

Addendum No. 5 to Final EIR 95-01

SCH No. 95091037

**Marblehead Coastal Project
Amended Residential Site Plan 97-16 and
Amended Commercial Site Plan 99-16**

**City of San Clemente
Community Development Department**

Prepared by:

*Keeton Kreitzer Consulting
17782 East 17th Street
West Building- Suite 106
Tustin, CA 92780*

May 2004

**Addendum No. 5 to
Final Environmental Impact Report 95-01
Table of Contents**

**Marblehead Coastal Project
San Clemente, California**

	<u>Page</u>
CHAPTER 1.0 – INTRODUCTION AND PURPOSE.....	1-1
1.1 CEQA Compliance.....	1-1
1.2 Background and History.....	1-2
1.2.1 Certification of the Marblehead Coastal Project EIR 95-01 (SCH No 95091037)	1-2
1.2.2 Addendum No. 1 to Marblehead Coastal Project Final EIR 95-01, July 1998	1-4
1.2.3 Addendum No. 2 to Marblehead Coastal Project Final EIR 95-01, February 2000	1-4
1.2.4 Coastal Development Permit Application 5-99-260, March 2001	1-6
1.2.5 Coastal Development Permit Application 5-01-459, January 2003	1-6
1.2.6 Coastal Development Permit Application 5-13-013, April 2003	1-6
1.2.7 Addendum No. 3 to Marblehead Coastal Project Final EIR 95-01, August 2003	1-7
1.2.8 Addendum No. 4 to Marblehead Coastal Project Final EIR 95-01, December 2003	1-9
 CHAPTER 2.0 – DESCRIPTION OF THE PROPOSED PROJECT	 2-1
2.1 Project Location	2-1
2.2 Project Description	2-1
 CHAPTER 3.0 – ENVIRONMENTAL ANALYSIS	 3-1
3.1 Land Use and Related Planning	3-1
3.2 Transportation and Circulation	3-2
3.3 Noise	3-4
3.4 Air Quality.....	3-5
3.5 Soils and Geology	3-5
3.6 Population and Housing	3-5
3.7 Cultural/Scientific Resources	3-6
3.8 San Onofre Emergency Evacuation Plan.....	3-6
3.9 Public Services and Facilities	3-6
3.9.1 Water Facilities and Service	3-6
3.9.2 Sewer Facilities and Service	3-7
3.9.3 Police Protection	3-7

**Addendum No. 5 to
Final Environmental Impact Report 95-01
Table of Contents (Continued)**

**Marblehead Coastal Project
San Clemente, California**

CHAPTER 3.0 - ENVIRONMENTAL ANALYSIS - CONTINUED

	<u>Page</u>
3.9 Public Services and Facilities (Continued)	
3.9.4 Fire Protection.....	3-7
3.9.5 Solid Waste Facilities.....	3-8
3.9.6 School Facilities.....	3-8
3.10 Hydrology and Flood Control.....	3-8
3.11 Aesthetics.....	3-8
3.12 Biological Resources.....	3-15
3.13 Recreation.....	3-15

**Addendum No. 5 to
Final Environmental Impact Report 95-01
List of Exhibits**

**Marblehead Coastal Project
San Clemente, California**

	<u>Page</u>
2-1 Project Vicinity.....	2-4
2-2a Amended TTM #8817 ..	2-5
2-2b Amended TTM #8817 ..	2-6
2-3 Amended Residential Site Plan.....	2-7
2-4 Amended Commercial Site Plan.....	2-8
3-1 Site Photos – Avenida Vista Hermosa Interchange	3-10
3-2 Site Photos – Ole Hanson Elementary School	3-11
3-3 Site Photos – San Clemente Municipal Pier	3-13
3-4 Site Photos – Ole Hanson Beach Club	3-14

**Addendum No. 5 to
Final Environmental Impact Report 95-01
List of Tables**

**Marblehead Coastal Project
San Clemente, California**

Page

3-1	Comparative Trip Generation Analysis	3-3
-----	--	-----

CHAPTER 1.0
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. 5) 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 were made to the recreation component of the Marblehead Coastal Project resulting in preparation of a fourth Addendum to Final EIR 95-01 in December 2003. Since the December 2003 Addendum (No. 4), minor refinements and revisions were made to the residential and commercial site plans 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:

CHAPTER 1.0 – INTRODUCTION AND PURPOSE

- (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;
- (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 Residential Site Plan 97-16 and Amended Commercial Site Plan 99-16.

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

CHAPTER 1.0 – INTRODUCTION AND PURPOSE

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);
- 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.

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 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

CHAPTER 1.0 – INTRODUCTION AND PURPOSE

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 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 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;

CHAPTER 1.0 – INTRODUCTION AND PURPOSE

- 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;
- 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.

CHAPTER 1.0 – INTRODUCTION AND PURPOSE

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 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.

CHAPTER 1.0 – INTRODUCTION AND PURPOSE

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 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 proposed 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 was proposed for preservation by the amended TTM, representing an increase of 2.6 acres over the 4.8 acres proposed for preservation under the previously approved plan.
- The amended TTM provided 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 was reduced to 51.6 acres, representing a 7.7-acre reduction from the previously approved plan. This reduced commercial acreage enabled preservation of 7.7 additional acres of existing wetland habitat, open space, and canyon areas.
- The amended TTM proposed to preserve and create 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 proposed three reinforced earth structures with unplanted facing. The structures allowed preservation of 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, was deleted to minimize canyon crossings under the amended TTM. The amended TTM provided 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 were eliminated, since they were no longer needed due to the condensed residential development and fewer residential lots. The commercial entry bridge proposed under the approved plan was eliminated under the amended TTM. A new bridge (2-Lane Local Facility) was proposed to connect the eastern and western commercial areas. No change was proposed to the Avenida Vista Hermosa bridge (4-Lane Primary Facility).

CHAPTER 1.0 – INTRODUCTION AND PURPOSE

- Various revisions to the storm drain, water, sewer, and reclaimed water systems were proposed under the amended TTM.
- The amended TTM proposed 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 were reconfigured and reduced from 5.01 acres to approximately 3.47 acres.
- With the amended TTM, a “cluster” home neighborhood was 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 were 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:

-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 were 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

CHAPTER 1.0 – INTRODUCTION AND PURPOSE

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 Resolution No. 03-75 Conditions of Approval. 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.

1.2.8 Addendum No. 4 to Marblehead Coastal Project Final EIR 95-01, December 2003

The *Marblehead Coastal Project Public Parks and Trails Master Plan* (PPTMP) was developed to address design issues through development of individual park master plans and a trails master plan. The PPTMP identified all public park parcels, open space parcels, and the trails network for the Marblehead Coastal Project. The PPTMP also defined development phasing, included construction drawings for all amenities, developed a financing plan, identified the proposed scheduling of both submittals of the plans and construction periods, and finally, included "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 Addendum No. 4 involved refinements to the Open Space component of Amended TTM #8817. The proposed refinements involved 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 decreased in size, the redesignated lots remained as open space. Implementation of the PPTMP did not result in changes to other components of the Marblehead Coastal Project. The PPTMP 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.

CHAPTER 1.0 – INTRODUCTION AND PURPOSE

- Coastal Sage Scrub Habitat – 7.54 acres of public habitat redesignated to private open space.

In essence, the Master Plan represented a refinement of the parks and trails facilities, detailing the proposed parks' and trails' amenities packages. It is noted that a condition was placed on the Sports Park parcel originally in the Tentative Tract Map, August 5, 1998 (#3D, Resolution 98-43) and later on September 16, 2003 (#12, Resolution 03-75). This condition required a conditional use permit for sport field lighting proposed for the Sports Park.

The Marblehead Coastal Project Public Parks & Trails Master Plan required preparation of Addendum No. 4 to Final EIR 95-01 in December 2003. The December 2003 Addendum (No. 4) analyzed the impacts associated with implementation of the Master Plan (i.e., refinements to the Open Space component of TTM #8817). The proposed Master Plan and refinements 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 the Parks and Trails Master Plan on March 2, 2004. Subsequently, technical changes and refinements to Amended TTM #8817 and the Parks and Trails Master Plan have occurred and are reflected on Amended Residential Site Plan 97-16 and Amended Commercial Site Plan 99-16. The proposed refinements to the residential and commercial components 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 Amended Residential Site Plan 97-16 and Amended Commercial Site Plan 99-16 have necessitated preparation of this Addendum (No. 5) 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 246.9¹ 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*). Subsequent to Amended TTM #8817, a Public Parks and Trails Master Plan for Amended TTM #8817 was approved on March 2, 2004, further refining the parks and trails facilities in accordance with the Coastal Commission's "Conditional Approval". The Project addressed in this Addendum (No. 5) involves refinements to Amended Residential Site Plan 97-16 and Amended Commercial Site Plan 99-16 of Amended TTM #8817 and the Public Parks and Trails Master Plan, as outlined below. Amended Residential Site Plan 97-16 and Amended Commercial Site Plan 99-16 are illustrated on Exhibit 2-3, *Amended Residential Site Plan*, and Exhibit 2-4, *Amended Commercial Site Plan*.

Amended Residential Site Plan 97-16 – Summary of Proposed Revisions

- The size of the Sports Park parking lot located adjacent to Shorecliffs Middle School would be increased to accommodate 158 parking spaces (as approved in the final Public Parks and Trails Master Plan, March 2, 2004), which represents an increase of 73 spaces analyzed in Addendum No. 4 to Final EIR (Public Parks and Trails Master Plan).
- The entry road to the parking lot for the proposed Sports Park adjacent to Shorecliffs Middle School, would be widened to provide one ingress and two egress lanes, as compared to the one ingress and one egress lanes proposed under Amended TTM to accommodate the increased parking.
- An open space ocean view corridor is proposed at the southern terminus of Street RRRR in the residential neighborhood adjacent to Shorecliffs Middle School, resulting in increased public view opportunities and the movement of adjacent residential lots slightly to the east and north.

¹ Since the Amended TTM 8817 and Public Parks and Trails Master Plan, an offer of dedication to the City of San Clemente of a portion of Avenida Vista Hermosa has reduced the overall project acreage from 247.88 acres to 246.9 acres.

CHAPTER 2.0 – DESCRIPTION OF THE PROPOSED PROJECT

- The public trail linking the Trident Canyon Park (Lot N) and the Western Canyon Park (Lot R) would be extended from the Western Canyon Park north up slope in Lot Y and would follow the sidewalk in Street RRRR to a pedestrian access gate proposed at Avenida Vista Hermosa Parkway with connection to the Sports Park.
- The multi-purpose trail located along the residential side of Avenida Vista Hermosa Parkway was increased two feet in width to 10 feet to improve and facilitate multi-purpose uses.
- The courtyard neighborhood was modified to provide additional on-street guest parking, to provide a buffer adjacent to the school edge with a 6-foot wall atop a 2-foot berm and to provide a new housing floor plan with a front porch and loft option.
- Overall, minor siting changes to residential lot lines and open space areas would occur to comply with engineering/geotechnical standards. Additionally, minor radius refinements to various street segments would occur to comply with City standards.

It is noted that the Residential Site Plan (March 1, 2000) reflected a total of 424 residential units. With the Amended TTM 8817, as previously analyzed in Addendum No. 3 to Final EIR, the number of residential units was reduced from 424 to 313 units. The Amended Residential Site Plan addressed herein reflects a total of 313 units consistent with the Amended TTM 8817. Thus, when compared to the Residential Site Plan (March 1, 2000), the Amended Residential Site Plan represents a 111-unit reduction, from 424 to 313

Amended Commercial Site Plan 99-16 – Summary of Proposed Revisions

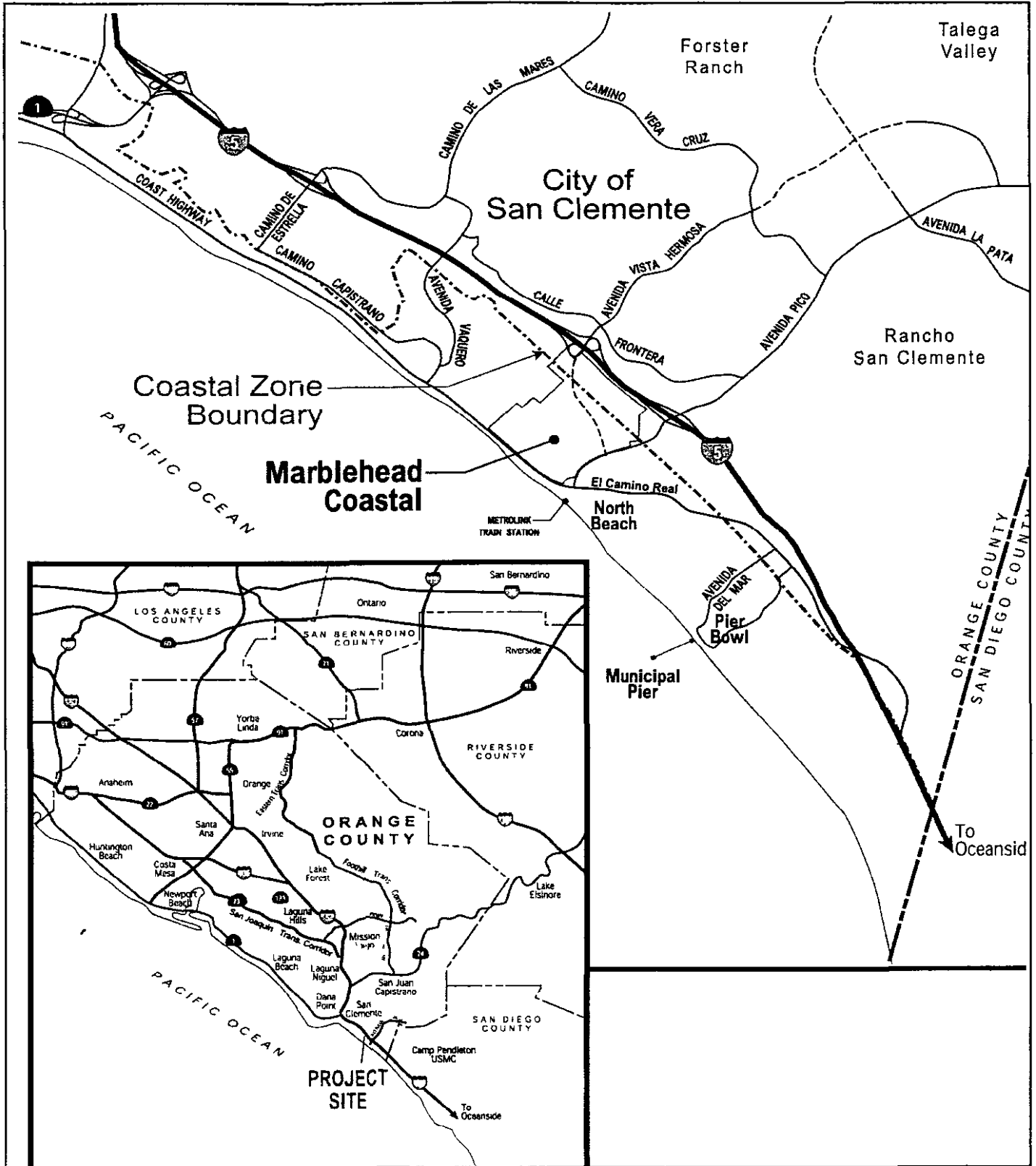
- Approximately 641,534 square feet of commercial uses are proposed, which represents a reduction of 33,709 square feet from the 675,243 square feet proposed with Amended TTM #8817.
- The top of slope in the Central Canyon would result in minor siting changes to reflect minor adjustments to the manufactured slope within the proposed open space lots located adjacent to the commercial site.
- Recent City-required street improvements to Los Molinos (i.e., 5-foot sidewalks, curb and gutter) adjacent to Lot TTT are included.
- The amended Commercial Site Plan would modify the commercial parking structure to accommodate 1,299 parking spaces, which represents an increase of 606 parking spaces from the 693 parking spaces proposed with the previously approved Commercial Site Plan. A total of 3,203 parking spaces would be provided throughout the Commercial site, exceeding the parking requirement of 2,785 to 2,910 plus conference² parking spaces.

² Conference parking requirement based on 25 percent of occupants.

CHAPTER 2.0 – DESCRIPTION OF THE PROPOSED PROJECT

- Minor alignment adjustments to the commercial bridge are proposed for traffic efficiency. Additionally, the sidewalk would be relocated to the hotel-side of the bridge for improved pedestrian mobility.
- Restaurant Building 8 is proposed to be relocated adjacent to the Central Canyon for improved outdoor dining.
- The four-story hotel is proposed to be reoriented parallel with the Central Canyon from its “approved in concept” proposed location parallel to the freeway, reducing exposure to freeway noise, increasing room view opportunities and locating outdoor events along the canyon.

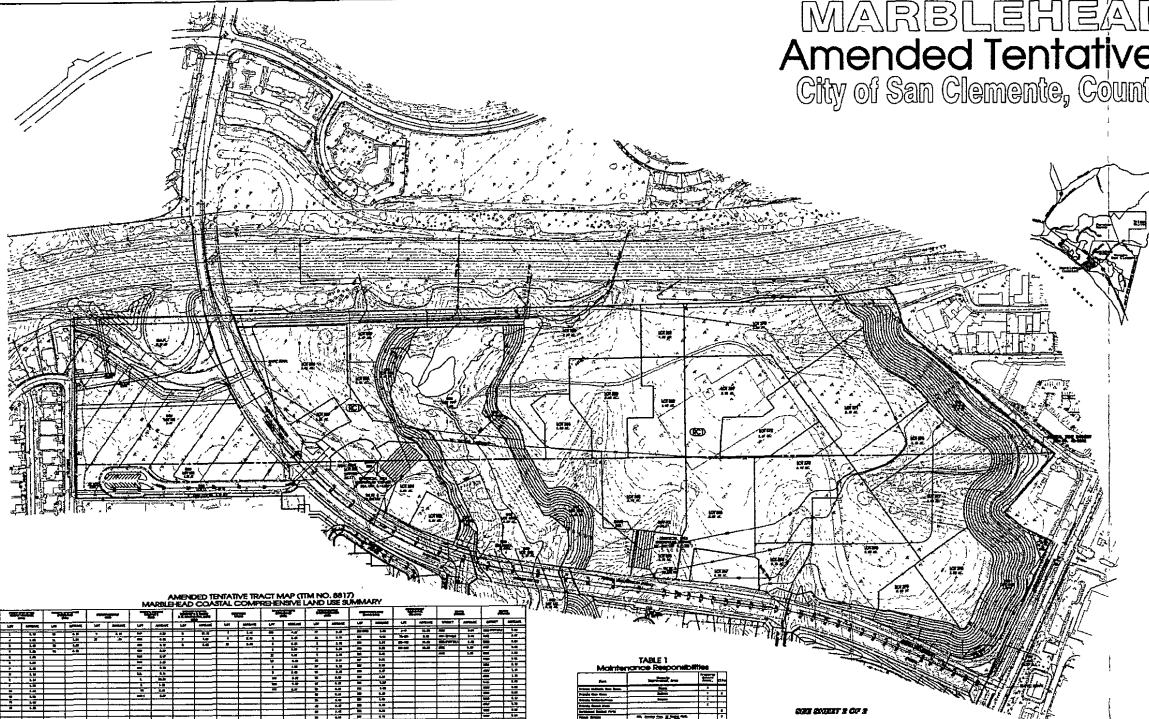
It is noted that the Commercial Site Plan (July 7, 1999) reflected a total of 700,140 square feet of commercial uses. With the Amended TTM 8817, as previously analyzed in Addendum No. 3 to Final EIR, the commercial square footage was reduced from 700,140 to 675,243 square feet. The Amended Commercial Site Plan addressed herein reflects a total of 641,534 square feet of commercial uses. Thus, when compared to the Commercial Site Plan (July 7, 1999), the Amended Commercial Site Plan represents a 58,606 square foot reduction, from 700,140 to 641,534.



MARBLEHEAD COASTAL

Amended Tentative Tract No. 8817

City of San Clemente, County of Orange, California



General Information

1. Name of Project: MARBLEHEAD COASTAL
 2. City: SAN CLEMENTE
 3. County: ORANGE
 4. Assessor's Parcel Number: 44-01-01-000-000-000-000
 5. Date of Map: 01/15/2014
 6. Date of Amended Map: 01/15/2014
 7. Name of Applicant: RBF CONSULTING, INC.
 8. Name of Engineer: RBF CONSULTING, INC.
 9. Name of Surveyor: RBF CONSULTING, INC.
 10. Name of Planner: RBF CONSULTING, INC.

Lot Summary

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1-10	1,234,567	1,234,567	1,234,567
11-20	1,234,567	1,234,567	1,234,567
21-30	1,234,567	1,234,567	1,234,567
31-40	1,234,567	1,234,567	1,234,567
41-50	1,234,567	1,234,567	1,234,567
51-60	1,234,567	1,234,567	1,234,567
61-70	1,234,567	1,234,567	1,234,567
71-80	1,234,567	1,234,567	1,234,567
81-90	1,234,567	1,234,567	1,234,567
91-100	1,234,567	1,234,567	1,234,567

Land Use Summary

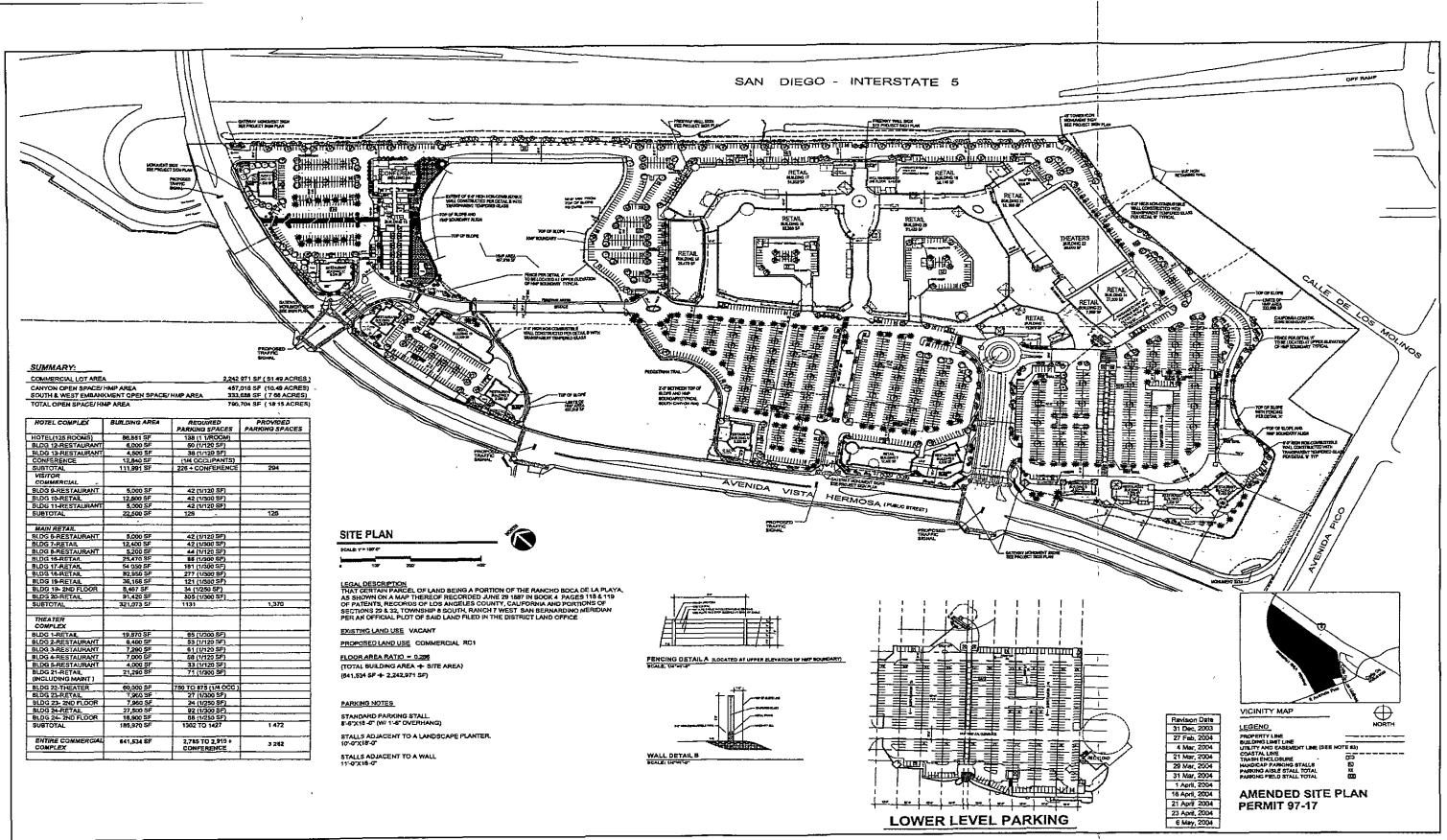
Land Use	Area (sq. ft.)
Residential	1,234,567
Commercial	1,234,567
Industrial	1,234,567
Public	1,234,567
Other	1,234,567

Legend

Proposed Lot	---
Proposed Easement	---
Proposed Right-of-Way	---
Proposed Street	---
Proposed Utility	---
Proposed Other	---

Bench Mark

1. Name of Bench Mark:
 2. Elevation:
 3. Date of Survey:
 4. Name of Surveyor:
 5. Name of Engineer:
 6. Name of Planner:
 7. Name of Applicant:
 8. Name of City:
 9. Name of County:
 10. Name of State:
 11. Name of Country:
 12. Name of Continent:
 13. Name of Planet:
 14. Name of Universe:
 15. Name of Galaxy:
 16. Name of Solar System:
 17. Name of Star:
 18. Name of Planet:
 19. Name of Continent:
 20. Name of Country:
 21. Name of State:
 22. Name of City:
 23. Name of Street:
 24. Name of Lot:
 25. Name of Parcel:
 26. Name of Tract:
 27. Name of Project:
 28. Name of Map:
 29. Name of Sheet:
 30. Name of Page:
 31. Name of Volume:
 32. Name of Issue:
 33. Name of Edition:
 34. Name of Version:
 35. Name of Revision:
 36. Name of Change:
 37. Name of Update:
 38. Name of Patch:
 39. Name of Hotfix:
 40. Name of Service Pack:
 41. Name of Feature Pack:
 42. Name of Language Pack:
 43. Name of Resource Kit:
 44. Name of SDK:
 45. Name of API:
 46. Name of DLL:
 47. Name of EXE:
 48. Name of INF:
 49. Name of CAB:
 50. Name of ZIP:
 51. Name of RAR:
 52. Name of TAR:
 53. Name of GZ:
 54. Name of BZ:
 55. Name of LZ:
 56. Name of XZ:
 57. Name of 7Z:
 58. Name of JAR:
 59. Name of WAR:
 60. Name of EAR:
 61. Name of SAR:
 62. Name of ZIPX:
 63. Name of RARX:
 64. Name of TARX:
 65. Name of GZ:
 66. Name of BZ:
 67. Name of LZ:
 68. Name of XZ:
 69. Name of 7Z:
 70. Name of JAR:
 71. Name of WAR:
 72. Name of EAR:
 73. Name of SAR:
 74. Name of ZIPX:
 75. Name of RARX:
 76. Name of TARX:
 77. Name of GZ:
 78. Name of BZ:
 79. Name of LZ:
 80. Name of XZ:
 81. Name of 7Z:
 82. Name of JAR:
 83. Name of WAR:
 84. Name of EAR:
 85. Name of SAR:
 86. Name of ZIPX:
 87. Name of RARX:
 88. Name of TARX:
 89. Name of GZ:
 90. Name of BZ:
 91. Name of LZ:
 92. Name of XZ:
 93. Name of 7Z:
 94. Name of JAR:
 95. Name of WAR:
 96. Name of EAR:
 97. Name of SAR:
 98. Name of ZIPX:
 99. Name of RARX:
 100. Name of TARX:
 101. Name of GZ:
 102. Name of BZ:
 103. Name of LZ:
 104. Name of XZ:
 105. Name of 7Z:
 106. Name of JAR:
 107. Name of WAR:
 108. Name of EAR:
 109. Name of SAR:
 110. Name of ZIPX:
 111. Name of RARX:
 112. Name of TARX:
 113. Name of GZ:
 114. Name of BZ:
 115. Name of LZ:
 116. Name of XZ:
 117. Name of 7Z:
 118. Name of JAR:
 119. Name of WAR:
 120. Name of EAR:
 121. Name of SAR:
 122. Name of ZIPX:
 123. Name of RARX:
 124. Name of TARX:
 125. Name of GZ:
 126. Name of BZ:
 127. Name of LZ:
 128. Name of XZ:
 129. Name of 7Z:
 130. Name of JAR:
 131. Name of WAR:
 132. Name of EAR:
 133. Name of SAR:
 134. Name of ZIPX:
 135. Name of RARX:
 136. Name of TARX:
 137. Name of GZ:
 138. Name of BZ:
 139. Name of LZ:
 140. Name of XZ:
 141. Name of 7Z:
 142. Name of JAR:
 143. Name of WAR:
 144. Name of EAR:
 145. Name of SAR:
 146. Name of ZIPX:
 147. Name of RARX:
 148. Name of TARX:
 149. Name of GZ:
 150. Name of BZ:
 151. Name of LZ:
 152. Name of XZ:
 153. Name of 7Z:
 154. Name of JAR:
 155. Name of WAR:
 156. Name of EAR:
 157. Name of SAR:
 158. Name of ZIPX:
 159. Name of RARX:
 160. Name of TARX:
 161. Name of GZ:
 162. Name of BZ:
 163. Name of LZ:
 164. Name of XZ:
 165. Name of 7Z:
 166. Name of JAR:
 167. Name of WAR:
 168. Name of EAR:
 169. Name of SAR:
 170. Name of ZIPX:
 171. Name of RARX:
 172. Name of TARX:
 173. Name of GZ:
 174. Name of BZ:
 175. Name of LZ:
 176. Name of XZ:
 177. Name of 7Z:
 178. Name of JAR:
 179. Name of WAR:
 180. Name of EAR:
 181. Name of SAR:
 182. Name of ZIPX:
 183. Name of RARX:
 184. Name of TARX:
 185. Name of GZ:
 186. Name of BZ:
 187. Name of LZ:
 188. Name of XZ:
 189. Name of 7Z:
 190. Name of JAR:
 191. Name of WAR:
 192. Name of EAR:
 193. Name of SAR:
 194. Name of ZIPX:
 195. Name of RARX:
 196. Name of TARX:
 197. Name of GZ:
 198. Name of BZ:
 199. Name of LZ:
 200. Name of XZ:
 201. Name of 7Z:
 202. Name of JAR:
 203. Name of WAR:
 204. Name of EAR:
 205. Name of SAR:
 206. Name of ZIPX:
 207. Name of RARX:
 208. Name of TARX:
 209. Name of GZ:
 210. Name of BZ:
 211. Name of LZ:
 212. Name of XZ:
 213. Name of 7Z:
 214. Name of JAR:
 215. Name of WAR:
 216. Name of EAR:
 217. Name of SAR:
 218. Name of ZIPX:
 219. Name of RARX:
 220. Name of TARX:
 221. Name of GZ:
 222. Name of BZ:
 223. Name of LZ:
 224. Name of XZ:
 225. Name of 7Z:
 226. Name of JAR:
 227. Name of WAR:
 228. Name of EAR:
 229. Name of SAR:
 230. Name of ZIPX:
 231. Name of RARX:
 232. Name of TARX:
 233. Name of GZ:
 234. Name of BZ:
 235. Name of LZ:
 236. Name of XZ:
 237. Name of 7Z:
 238. Name of JAR:
 239. Name of WAR:
 240. Name of EAR:
 241. Name of SAR:
 242. Name of ZIPX:
 243. Name of RARX:
 244. Name of TARX:
 245. Name of GZ:
 246. Name of BZ:
 247. Name of LZ:
 248. Name of XZ:
 249. Name of 7Z:
 250. Name of JAR:
 251. Name of WAR:
 252. Name of EAR:
 253. Name of SAR:
 254. Name of ZIPX:
 255. Name of RARX:
 256. Name of TARX:
 257. Name of GZ:
 258. Name of BZ:
 259. Name of LZ:
 260. Name of XZ:
 261. Name of 7Z:
 262. Name of JAR:
 263. Name of WAR:
 264. Name of EAR:
 265. Name of SAR:
 266. Name of ZIPX:
 267. Name of RARX:
 268. Name of TARX:
 269. Name of GZ:
 270. Name of BZ:
 271. Name of LZ:
 272. Name of XZ:
 273. Name of 7Z:
 274. Name of JAR:
 275. Name of WAR:
 276. Name of EAR:
 277. Name of SAR:
 278. Name of ZIPX:
 279. Name of RARX:
 280. Name of TARX:
 281. Name of GZ:
 282. Name of BZ:
 283. Name of LZ:
 284. Name of XZ:
 285. Name of 7Z:
 286. Name of JAR:
 287. Name of WAR:
 288. Name of EAR:
 289. Name of SAR:
 290. Name of ZIPX:
 291. Name of RARX:
 292. Name of TARX:
 293. Name of GZ:
 294. Name of BZ:
 295. Name of LZ:
 296. Name of XZ:
 297. Name of 7Z:
 298. Name of JAR:
 299. Name of WAR:
 300. Name of EAR:
 301. Name of SAR:
 302. Name of ZIPX:
 303. Name of RARX:
 304. Name of TARX:
 305. Name of GZ:
 306. Name of BZ:
 307. Name of LZ:
 308. Name of XZ:
 309. Name of 7Z:
 310. Name of JAR:
 311. Name of WAR:
 312. Name of EAR:
 313. Name of SAR:
 314. Name of ZIPX:
 315. Name of RARX:
 316. Name of TARX:
 317. Name of GZ:
 318. Name of BZ:
 319. Name of LZ:
 320. Name of XZ:
 321. Name of 7Z:
 322. Name of JAR:
 323. Name of WAR:
 324. Name of EAR:
 325. Name of SAR:
 326. Name of ZIPX:
 327. Name of RARX:
 328. Name of TARX:
 329. Name of GZ:
 330. Name of BZ:
 331. Name of LZ:
 332. Name of XZ:
 333. Name of 7Z:
 334. Name of JAR:
 335. Name of WAR:
 336. Name of EAR:
 337. Name of SAR:
 338. Name of ZIPX:
 339. Name of RARX:
 340. Name of TARX:
 341. Name of GZ:
 342. Name of BZ:
 343. Name of LZ:
 344. Name of XZ:
 345. Name of 7Z:
 346. Name of JAR:
 347. Name of WAR:
 348. Name of EAR:
 349. Name of SAR:
 350. Name of ZIPX:
 351. Name of RARX:
 352. Name of TARX:
 353. Name of GZ:
 354. Name of BZ:
 355. Name of LZ:
 356. Name of XZ:
 357. Name of 7Z:
 358. Name of JAR:
 359. Name of WAR:
 360. Name of EAR:
 361. Name of SAR:
 362. Name of ZIPX:
 363. Name of RARX:
 364. Name of TARX:
 365. Name of GZ:
 366. Name of BZ:
 367. Name of LZ:
 368. Name of XZ:
 369. Name of 7Z:
 370. Name of JAR:
 371. Name of WAR:
 372. Name of EAR:
 373. Name of SAR:
 374. Name of ZIPX:
 375. Name of RARX:
 376. Name of TARX:
 377. Name of GZ:
 378. Name of BZ:
 379. Name of LZ:
 380. Name of XZ:
 381. Name of 7Z:
 382. Name of JAR:
 383. Name of WAR:
 384. Name of EAR:
 385. Name of SAR:
 386. Name of ZIPX:
 387. Name of RARX:
 388. Name of TARX:
 389. Name of GZ:
 390. Name of BZ:
 391. Name of LZ:
 392. Name of XZ:
 393. Name of 7Z:
 394. Name of JAR:
 395. Name of WAR:
 396. Name of EAR:
 397. Name of SAR:
 398. Name of ZIPX:
 399. Name of RARX:
 400. Name of TARX:
 401. Name of GZ:
 402. Name of BZ:
 403. Name of LZ:
 404. Name of XZ:
 405. Name of 7Z:
 406. Name of JAR:
 407. Name of WAR:
 408. Name of EAR:
 409. Name of SAR:
 410. Name of ZIPX:
 411. Name of RARX:
 412. Name of TARX:
 413. Name of GZ:
 414. Name of BZ:
 415. Name of LZ:
 416. Name of XZ:
 417. Name of 7Z:
 418. Name of JAR:
 419. Name of WAR:
 420. Name of EAR:
 421. Name of SAR:
 422. Name of ZIPX:
 423. Name of RARX:
 424. Name of TARX:
 425. Name of GZ:
 426. Name of BZ:
 427. Name of LZ:
 428. Name of XZ:
 429. Name of 7Z:
 430. Name of JAR:
 431. Name of WAR:
 432. Name of EAR:
 433. Name of SAR:
 434. Name of ZIPX:
 435. Name of RARX:
 436. Name of TARX:
 437. Name of GZ:
 438. Name of BZ:
 439. Name of LZ:
 440. Name of XZ:
 441. Name of 7Z:
 442. Name of JAR:
 443. Name of WAR:
 444. Name of EAR:
 445. Name of SAR:
 446. Name of ZIPX:
 447. Name of RARX:
 448. Name of TARX:
 449. Name of GZ:
 450. Name of BZ:
 451. Name of LZ:
 452. Name of XZ:
 453. Name of 7Z:
 454. Name of JAR:
 455. Name of WAR:
 456. Name of EAR:
 457. Name of SAR:
 458. Name of ZIPX:
 459. Name of RARX:
 460. Name of TARX:
 461. Name of GZ:
 462. Name of BZ:
 463. Name of LZ:
 464. Name of XZ:
 465. Name of 7Z:
 466. Name of JAR:
 467. Name of WAR:
 468. Name of EAR:
 469. Name of SAR:
 470. Name of ZIPX:
 471. Name of RARX:
 472. Name of TARX:
 473. Name of GZ:
 474. Name of BZ:
 475. Name of LZ:
 476. Name of XZ:
 477. Name of 7Z:
 478. Name of JAR:
 479. Name of WAR:
 480. Name of EAR:
 481. Name of SAR:
 482. Name of ZIPX:
 483. Name of RARX:
 484. Name of TARX:
 485. Name of GZ:
 486. Name of BZ:
 487. Name of LZ:
 488. Name of XZ:
 489. Name of 7Z:
 490. Name of JAR:
 491. Name of WAR:
 492. Name of EAR:
 493. Name of SAR:
 494. Name of ZIPX:
 495. Name of RARX:
 496. Name of TARX:
 497. Name of GZ:
 498. Name of BZ:
 499. Name of LZ:
 500. Name of XZ:
 501. Name of 7Z:
 502. Name of JAR:
 503. Name of WAR:
 504. Name of EAR:
 505. Name of SAR:
 506. Name of ZIPX:
 507. Name of RARX:
 508. Name of TARX:
 509. Name of GZ:
 510. Name of BZ:
 511. Name of LZ:
 512. Name of XZ:
 513. Name of 7Z:
 514. Name of JAR:
 515. Name of WAR:
 516. Name of EAR:
 517. Name of SAR:
 518. Name of ZIPX:
 519. Name of RARX:
 520. Name of TARX:
 521. Name of GZ:
 522. Name of BZ:
 523. Name of LZ:
 524. Name of XZ:
 525. Name of 7Z:
 526. Name of JAR:
 527. Name of WAR:
 528. Name of EAR:
 529. Name of SAR:
 530. Name of ZIPX:
 531. Name of RARX:
 532. Name of TARX:
 533. Name of GZ:
 534. Name of BZ:
 535. Name of LZ:
 536. Name of XZ:
 537. Name of 7Z:
 538. Name of JAR:
 539. Name of WAR:
 540. Name of EAR:
 541. Name of SAR:
 542. Name of ZIPX:
 543. Name of RARX:
 544. Name of TARX:
 545. Name of GZ:
 546. Name of BZ:
 547. Name of LZ:
 548. Name of XZ:
 549. Name of 7Z:
 550. Name of JAR:
 551. Name of WAR:
 552. Name of EAR:
 553. Name of SAR:
 554. Name of ZIPX:
 555. Name of RARX:
 556. Name of TARX:
 557. Name of GZ:
 558. Name of BZ:
 559. Name of LZ:
 560. Name of XZ:
 561. Name of 7Z:
 562. Name of JAR:
 563. Name of WAR:
 564. Name of EAR:
 565. Name of SAR:
 566. Name of ZIPX:
 567. Name of RARX:
 568. Name of TARX:
 569. Name of GZ:
 570. Name of BZ:
 571. Name of LZ:
 572. Name of XZ:
 573. Name of 7Z:
 574. Name of JAR:
 575. Name of WAR:
 576. Name of EAR:
 577. Name of SAR:
 578. Name of ZIPX:
 579. Name of RARX:
 580. Name of TARX:
 581. Name of GZ:
 582. Name of BZ:
 583. Name of LZ:
 584. Name of XZ:
 585. Name of 7Z:
 586. Name of JAR:
 587. Name of WAR:
 588. Name of EAR:
 589. Name of SAR:
 590. Name of ZIPX:
 591. Name of RARX:
 592. Name of TARX:
 593. Name of GZ:
 594. Name of BZ:
 595. Name of LZ:
 596. Name of XZ:
 597. Name of 7Z:
 598. Name of JAR:
 599. Name of WAR:
 600. Name of EAR:
 601. Name of SAR:
 602. Name of ZIPX:
 603. Name of RARX:
 604. Name of TARX:
 605. Name of GZ:
 606. Name of BZ:
 607. Name of LZ:
 608. Name of XZ:
 609. Name of 7Z:
 610. Name of JAR:
 611. Name of WAR:
 612. Name of EAR:
 613. Name of SAR:
 614. Name of ZIPX:
 615. Name of RARX:
 616. Name of TARX:
 617. Name of GZ:
 618. Name of BZ:
 619. Name of LZ:
 620. Name of XZ:
 621. Name of 7Z:
 622. Name of JAR:
 623. Name of WAR:
 624. Name of EAR:
 625. Name of SAR:
 626. Name of ZIPX:
 627. Name of RARX:
 628. Name of TARX:
 629. Name of GZ:
 630. Name of BZ:
 631. Name of LZ:
 632. Name of XZ:
 633. Name of 7Z:
 634. Name of JAR:
 635. Name of WAR:
 636. Name of EAR:
 637. Name of SAR:
 638. Name of ZIPX:
 639. Name of RARX:
 640. Name of TARX:
 641. Name of GZ:
 642. Name of BZ:
 643. Name of LZ:
 644. Name of XZ:
 645. Name of 7Z:
 646. Name of JAR:
 647. Name of WAR:
 648. Name of EAR:
 649. Name of SAR:
 650. Name of ZIPX:
 651. Name of RARX:
 652. Name of TARX:
 653. Name of GZ:
 654. Name of BZ:
 655. Name of LZ:
 656. Name of XZ:
 657. Name of 7Z:
 658. Name of JAR:
 659. Name of WAR:
 660. Name of EAR:
 661. Name of SAR:
 662. Name of ZIPX:
 663. Name of RARX:
 664. Name of TARX:
 665. Name of GZ:
 666. Name of BZ:
 667. Name of LZ:
 668. Name of XZ:
 669. Name of 7Z:
 670. Name of JAR:
 671. Name of WAR:
 672. Name of EAR:
 673. Name of SAR:
 674. Name of ZIPX:
 675. Name of RARX:
 676. Name of TARX:
 677. Name of GZ:
 678. Name of BZ:
 679. Name of LZ:
 680. Name of XZ:
 681. Name of 7Z:
 682. Name of JAR:
 683. Name of WAR:
 684. Name of EAR:
 685. Name of SAR:
 686. Name of ZIPX:
 687. Name of RARX:
 688. Name of TARX:
 689. Name of GZ:
 690. Name of BZ:
 691. Name of LZ:
 692. Name of XZ:
 693. Name of 7Z:
 694. Name of JAR:
 695. Name of WAR:
 696. Name of EAR:
 697. Name of SAR:
 698. Name of ZIPX:
 699. Name of RARX:
 700. Name of TARX:
 701. Name of GZ:
 702. Name of BZ:
 703. Name of LZ:
 704. Name of XZ:
 705. Name of 7Z:
 706. Name of JAR:
 707. Name of WAR:
 708. Name of EAR:
 709. Name of SAR:
 710. Name of ZIPX:
 711. Name of RARX:
 712. Name of TARX:
 713. Name of GZ:
 714. Name of BZ:
 715. Name of LZ:
 716. Name of XZ:
 717. Name of 7Z:
 718. Name of JAR:
 719. Name of WAR:
 720. Name of EAR:
 721. Name of SAR:
 722. Name of ZIPX:
 723. Name of RARX:
 724. Name of TARX:



SUMMARY
 COMMERCIAL LOT AREA 3242 SF (0.074 ACRES)
 CANYON OPEN SPACE/HMP AREA 487,018 SF (10.48 ACRES)
 SOUTH & WEST SUBMANNING OPEN SPACE/HMP AREA 333,688 SF (7.66 ACRES)
 TOTAL OPEN SPACE/HMP AREA 766,706 SF (17.14 ACRES)

HOTEL COMPLEX	BUILDING AREA	REQUIRED PARKING SPACES	PROPOSED PARKING SPACES
HOTEL 115 ROOMS	36,841 SF	138 (1.15000)	
BLDG 13 RESTAURANT	4,200 SF	89 (1.12500)	
BLDG 13 RESTAURANT	4,200 SF	89 (1.12500)	
CONFERENCE	1,800 SF	128 (0.70000)	
SUBTOTAL	111,041 SF	224 + CONFERENCE	204
COMMERCIAL			
BLDG 2 RESTAURANT	5,200 SF	43 (0.12500)	
BLDG 3 RETAIL	12,500 SF	42 (1.00000)	
BLDG 4 RESTAURANT	5,200 SF	42 (0.12500)	
BLDG 5 RETAIL	28,400 SF	128	128
MAINT. BUILDING			
BLDG 6 RESTAURANT	4,200 SF	43 (0.12500)	
BLDG 7 RETAIL	14,400 SF	43 (1.00000)	
BLDG 8 RESTAURANT	4,200 SF	44 (0.12500)	
BLDG 9 RETAIL	24,200 SF	88 (1.00000)	
BLDG 10 RETAIL	14,400 SF	31 (1.00000)	
BLDG 11 RETAIL	20,500 SF	27 (1.00000)	
BLDG 12 2ND FLOOR	26,100 SF	34 (1.00000)	
BLDG 13 2ND FLOOR	1,400 SF	11 (1.00000)	
BLDG 14 2ND FLOOR	27,400 SF	30 (1.00000)	
SUBTOTAL	211,221 SF	131	1,370
RETAIL			
BLDG 15 RETAIL	13,200 SF	85 (0.50000)	
BLDG 16 RESTAURANT	4,400 SF	53 (0.12500)	
BLDG 17 RESTAURANT	7,800 SF	81 (0.12500)	
BLDG 18 RESTAURANT	7,800 SF	88 (0.12500)	
BLDG 19 RESTAURANT	4,200 SF	31 (0.12500)	
BLDG 20 RESTAURANT	2,200 SF	11 (0.12500)	
BLDG 21 THEATRE (INCLUDING MARNI)	60,200 SF	750 TO #12 (0.50000)	
BLDG 22 RETAIL	7,800 SF	27 (1.00000)	
BLDG 23 2ND FLOOR	7,800 SF	24 (1.00000)	
BLDG 24 2ND FLOOR	27,800 SF	82 (1.00000)	
BLDG 25 2ND FLOOR	18,900 SF	58 (1.00000)	
SUBTOTAL	189,970 SF	1302 TO 1407	1,472
ENTIRE COMMERCIAL COMPLEX	441,824 SF	2,780 TO 2,919 + CONFERENCE	3,382

SITE PLAN

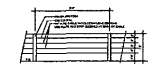


LEGAL DESCRIPTION
 THAT CERTAIN PARCELS OF LAND BEING A PORTION OF THE RANCHO BOCA DE LA PLAYA, AS SHOWN ON A MAP THEREOF RECORDED JUNE 29, 1961 IN BOOK 4, PAGE 118 & 119 OF PATENT'S RECORDS OF LOS ANGELES COUNTY, CALIFORNIA AND PORTIONS OF SECTIONS 2 & 3, TOWNSHIP 8 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, PER AN OFFICIAL PLOT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE.

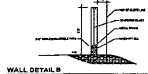
EXISTING LAND USE: VACANT
 PROPOSED LAND USE: COMMERCIAL, RCI
 FLOOR AREA RATIO = 0.208
 (TOTAL BUILDING AREA ÷ SITE AREA)
 (841,824 SF ÷ 2,342,971 SF)

PARKING NOTES
 STANDARD PARKING STALL
 8'0" X 18'0" (ON 1'-0" OVERHANG)
 STALLS ADJACENT TO A LANDSCAPE PLANTER
 10'-0" X 18'-0"

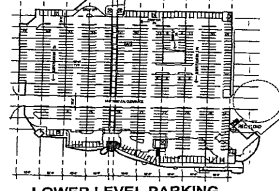
STALLS ADJACENT TO A WALL
 11'-0" X 18'-0"



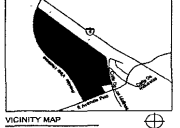
FENCING DETAIL A - LOCATED AT UPPER END OF WEST SIDE DRIVEWAY
 SCALE: 1/4" = 1'-0"



WALL DETAIL B
 SCALE: 1/4" = 1'-0"



LOWER LEVEL PARKING



VICINITY MAP

Revised Date

31 Dec 2003
27 Feb 2004
4 Mar 2004
11 Mar 2004
31 Mar 2004
1 Apr 2004
18 Apr 2004
21 Apr 2004
23 Apr 2004
6 May 2004

LEGEND
 PROPERTY LINE
 BUILDING FOOTPRINT
 CURB AND GROUNDLINE (SEE NOTE #4)
 TYPICAL CURB
 DRIVEWAY
 PARKING AREA STALL TOTAL
 PARKING FIELD STALL TOTAL

AMENDED SITE PLAN
 PERMIT 97-17

CHAPTER 3.0
ENVIRONMENTAL ANALYSIS

3.0 ENVIRONMENTAL ANALYSIS

The purpose of Chapter 3.0 of this Addendum to Final EIR 95-01 is to provide an analysis of the potential environmental consequences that are anticipated to occur as a result of implementation of the proposed modifications to the proposed Marblehead Coastal Project. Specifically, the analysis contained in this chapter includes a discussion of the impacts associated with the proposed amendments to Amended Tentative Tract Map No. 8817 (TTM #8817) and the Public Parks and Trails Master Plan, as described in Chapter 2.0, *Project Description*.

3.1 Land Use and Related Planning

The amended Commercial and Residential Site Plans are consistent with the San Clemente General Plan and the Marblehead Coastal Specific Plan. The current proposal in essence involves minor refinements/modifications to the development footprint by reducing commercial development and minor siting refinements to residential lot lines and open space areas. These proposed changes would not conflict with any of the goals and objectives of the City's General Plan. The Sports Park parking lot would be expanded to allow for additional parking and minor radius refinements to various street segments throughout the residential area would occur to comply with City standards and improve circulation and safety. Open space acreage within the amended Residential Site Plan would increase slightly with the introduction of an open space corridor north of Western Canyon. Additionally, the amended Residential Site Plan would expand the proposed trail linking Trident Canyon Park and Western Canyon Park to Avenida Vista Hermosa. The amended Commercial Site Plan would reduce commercial square footage from 675,243 square feet to 641,534 square feet. The reduced development footprint would allow increased open space views throughout the site.

Overall, while the amended Site Plans have modified the Project incrementally, they have retained the same basic elements as the Amended TTM, and have not materially affected the land use plan adopted for the site.

As with the Amended TTM, the condensed residential/commercial developments proposed in the Amended Site Plans have effectively avoided significant alterations to Marblehead Canyon, as well as other canyons and drainages, thereby facilitating consistency with the Coastal Act. The proposed changes would not adversely affect land use compatibility, or adopted General Plan goals, policies, or objectives. All of the potential impacts associated with the proposed Project were thoroughly and adequately evaluated in Final EIR 95-01. No new significant impacts to land use and/or relevant planning policies and programs would occur as a result of implementation of the amended Site Plans.

3.2 Transportation and Circulation

Circulation and Access

As with the Amended TTM, the Amended Site Plans would provide two residential entry points from Avenida Vista Hermosa into the Marblehead Coastal Project. With the Amended Site Plans, two emergency access points are proposed: from Camino San Clemente and from Avenida Pico. As described below, the Amended Site Plans would include only minor modifications that would not create any additional traffic-related impacts, as compared to those previously analyzed in the Final EIR and subsequent Addendums.

The Amended Residential Site Plan would modify the Sports Park parking lot by increasing the number of spaces from 85 to 158 spaces. The additional spaces would be accommodated by increasing the parking area by approximately one-acre within an easement located on the Shorecliffs Middle School site (Capistrano United School District). Additionally, the entry road to the Sports Park would be modified to include one-ingress and two-egress lanes, as compared to the previously proposed one-ingress and one-egress lane entry road. The modification to the Sports Park parking lot and the entry road would not result in impacts to the roadway circulation system and traffic patterns. It is also noted that minor radius refinements to various street segments would be incorporated into the Amended Site Plan to reflect City standards. These refinements would not result in any additional traffic-related impacts from those previously analyzed.

The Amended Commercial Site Plan would reduce the commercial square footage from 675,243 square feet to 641,534 square feet, representing a 33,709-square foot reduction. The circulation pattern of the commercial component has not been modified with the Amended Commercial Site Plan, with the exception of eliminating a right-in/right-out entry along Avenida Vista Hermosa. The modifications to the entry points would not result in increased in traffic-related impacts from those previously analyzed.

In addition, as stated in the Final EIR, there are locations identified in the City's RCFPP targeted for improvements (assumed as background conditions in the traffic analysis) for which the project would continue to be responsible for paying its fair share in their implementation.

Traffic

Table 3-1, *Comparative Trip Generation Analysis*, compares the 424 dwelling unit plan as documented in the *Marblehead Coastal Project FEIR - Traffic Analysis (Austin-Foust Associates, Inc., January 1998)* to the current Amended Residential and Commercial Site Plans. Table 3-1 indicates the forecast trip generation for the following three land use scenarios:

- 1998 Proposed Project Trip Generation;
- Amended TTM; and
- Amended Site Plans.

CHAPTER 3.0 – ENVIRONMENTAL ANALYSIS

**Table 3-1
Comparative Trip Generation Analysis**

	Units		AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Previous 1998 Marblehead Coastal Project Trip Generation (Utilizing 2003 Trip Rates)									
<i>Marblehead Coastal Project - Traffic Analysis (Austin-Foust Associates, Inc., January 1998)</i>									
Residential - Low/Med	424 00	DU	127	339	466	339	212	551	5,088
Strip Commercial (CRC)	60 00	TSF	27	24	51	87	93	180	2,100
Neigh Comm.	78 00	TSF	70	62	132	226	242	468	5,460
Fast Food Rest	6 00	TSF	153	147	300	104	96	200	2,977
Quality Restaurant/Bar	26 50	TSF	11	10	21	133	65	198	2,384
Park	10 00	ACRE	2	1	3	1	2	3	70
Theater	4500 00	SEAT	0	0	0	225	90	315	7,920
Vacant	8 80	ACRE	0	0	0	0	0	0	0
Discount Store	145 80	TSF	36	38	74	258	241	499	10,225
Regional Center	96 00	TSF	59	37	96	167	180	347	3,990
Outlet Center	307.70	TSF	151	55	206	332	372	704	8,182
TOTAL TRIPS			636	713	1,349	1,872	1,593	3,465	48,396

Previously Proposed ATTM Marblehead Coastal Project Trip Generation - Theater Alternative (August 2003)									
<i>Based on SDC Partners, LTD & Craig Realty Group, December 6, 2001 Site Plan</i>									
Residential - Low/Med	313 00	DU	94	250	344	250	157	407	3,756
Strip Commercial (CRC)	60.00	TSF	27	24	51	87	93	180	2,100
Neigh Comm.	19 95	TSF	18	16	34	58	62	120	1,397
Fast Food Rest (2)	7 68	TSF	195	188	383	134	123	257	3,810
Quality Restaurant/Bar	63 96	TSF	27	25	52	321	158	479	5,753
Theater	4500 00	SEATS	0	0	0	225	90	315	7,920
Sports Complex	8 72	ACRE	2	0	2	0	2	2	61
Regional Center	105.35	TSF	64	41	105	183	198	381	4,378
Outlet Center	320.89	TSF	157	58	215	347	388	735	8,532
Hotel/Conf. Center	125.00	ROOMS	58	30	88	45	38	83	1,088
Parks (2)	19 13	ACRE	4	1	5	1	4	5	134
TOTAL TRIPS			646	633	1,279	1,651	1,313	2,964	38,929
Previous 1998 Marblehead Coastal Project Trip Generation			636	713	1,349	1,872	1,593	3,465	48,396
Previously Proposed ATTM Marblehead Coastal Project Trip Generation-Theater Alt. (August 2003)			646	633	1,279	1,651	1,313	2,964	38,929
TRIP GENERATION CHANGE			10	-80	-70	-221	-280	-501	-9,467

Currently Proposed Amended Site Plan Marblehead Coastal Project Trip Generation									
<i>Based on SDC Partners, LTD & Craig Realty Group, April 23, 2004 Site Plan</i>									
Residential - Low/Med	313.00	DU	94	250	344	250	157	407	3,756
Strip Commercial (CRC)	24.90	TSF	11	10	21	36	39	75	872
Neigh Comm.	0.00	TSF	0	0	0	0	0	0	0
Fast Food Rest (2)	4 50	TSF	114	110	224	78	72	150	2,233
Quality Restaurant/Bar	50 89	TSF	21	20	41	255	126	381	4,578
Theater	3500 00	SEATS	0	0	0	175	70	245	6,160
Sports Complex	8.72	ACRE	2	0	2	0	2	2	61
Regional Center	0.00	TSF	0	0	0	0	0	0	0
Outlet Center	399 75	TSF	196	72	268	432	484	916	10,629
Hotel/Conf Center	125 00	ROOMS	58	30	88	45	38	83	1,088
Parks (2)	9 83	ACRE	2	0	2	0	2	2	69
TOTAL TRIPS			498	492	990	1,271	990	2,261	29,446
Previous 1998 Marblehead Coastal Project Trip Generation			636	713	1,349	1,872	1,593	3,465	48,396
Currently Proposed Amended Site Plans Marblehead Coastal Project Trip Generation (April 2004)			498	492	990	1,271	990	2,261	29,446
TRIP GENERATION CHANGE			-138	-221	-359	-601	-603	-1,204	-18,950

*Addendum to Final Environmental Impact Report 95-01 for the
Marblehead Coastal Project
May 2004*

CHAPTER 3.0 - ENVIRONMENTAL ANALYSIS

As indicated in Table 3-1, the previously approved 1998 plan was forecast to generate approximately 48,396 daily trips, which included approximately 1,349 AM peak hour trips and approximately 3,465 PM peak hour trips. The Final EIR concluded that all study area intersections would operate at acceptable Levels of Service (LOS).

The amended TTM was forecast to generate approximately 38,929 daily trips, which included approximately 1,279 AM peak hour trips and approximately 2,964 PM peak hour trips.

The Amended Site Plan is forecast to generate approximately 29,446 daily trips, which includes approximately 990 AM peak hour trips and approximately 2,261 PM peak hour trips. Thus, the amended Site Plan is forecast to generate fewer trips than both the 1998 Project and the Amended TTM Project. More specifically, the amended Site Plans, when compared to the 1998 approved plan, is forecast to generate approximately 18,950 fewer daily trips, approximately 359 fewer AM peak hour trips, and approximately 1,204 fewer PM peak hour trips. Also, the amended Site Plan, when compared to the Amended TTM project, is forecast to generate approximately 9,483 fewer daily trips, approximately 289 fewer AM Peak hour trips and approximately 703 fewer PM Peak hour trips.

An intersection capacity utilization (ICU) analysis was conducted for the ATTM (Theatre Alternative) *Addendum to Final EIR 95-01 (August 2003)*. It was concluded that with implementation of the Theater Alternative, all study area intersections would continue to operate at acceptable LOS and no changes to conclusions rendered in the Final EIR and subsequent Addendums to the EIR for the project would be required. Additionally, the August 2003 Addendum concluded that no additional mitigation measures would be required. Since the current Amended Site Plan Theater Alternative would result in a decrease in traffic volumes, including AM and PM peak hour trips and daily trips, as compared to the previously analyzed Amended TTM Theater Alternative (August 2003 Addendum), it is concluded that all study area intersections would continue to operate at an acceptable LOS and no changes to conclusions rendered in the Final EIR and subsequent Addendums would be required.

3.3 Noise

Analysis of long-term operational impacts conducted in the Final EIR concluded that along Avenida Vista Hermosa where residential uses are proposed, the ultimate noise level at 100 feet from the centerline is forecast to be 67.4 dB CNEL. Therefore, if the closest property line to the roadway were at 60 feet, the rear yard exterior noise exposure would be 71 dB at a pool, patio or similar recreational uses.¹ A barrier that creates a 6 dB noise level reduction would be required to meet the 65 dB exterior standard. A six-foot subdivision perimeter wall would meet the standard, reducing noise impacts to a less than significant level.²

With the amended Residential Site Plan, the closest residential property line to Avenida Vista Hermosa would be 67 feet from the roadway centerline. Additionally, the closest residential property line to Avenida Pico would be 105 feet from the roadway centerline. With the amended Residential Site Plan, the nearest property line would be located at a greater distance than the nearest property line analyzed in the Final EIR. Therefore, similar to the Final EIR, a six-foot

¹ Page 4 3-10, Marblehead Coastal Final EIR, June 1998.

² Ibid

CHAPTER 3.0 – ENVIRONMENTAL ANALYSIS

subdivision perimeter wall would be required to ensure that the 65 dB exterior standard is achieved, and a less than significant impact would occur.

As indicated in Section 3.2 of this report, traffic volumes projected for the Amended TTM would be reduced (approximately 24 percent) when compared to the current amended Site Plans, which would be proportionate to the reduction in commercial uses. Consequently, vehicular traffic noise impacts resulting from implementation of the amended Site Plans are anticipated to be similar to or less than those evaluated in the Final EIR, as well as subsequent Addendums. Further, noise levels from stationary sources (i.e., mechanical equipment, parking lots, loading docks, landscape equipment, etc.) would also decrease as a result of condensed commercial development. No new significant noise impacts beyond those identified in the Final EIR and subsequent Addendums are anticipated and, further, no new mitigation measures are required. The measures identified in the Final EIR would mitigate both short term (construction) and long-term (operational) noise impacts and would ensure that adequate structural attenuation and other measures are incorporated into the design of the project.

3.4 Air Quality

The reduced commercial development proposed under Amended Commercial Site Plan 99-16 would result in a proportionate reduction in short term and long-term air quality impacts. More specifically, air emissions associated with short term construction activities, including construction of new buildings, would be reduced due to the reduced commercial development. Additionally, long-term operational air emissions from mobile and stationary sources would be reduced commensurate with reduced traffic volumes and commercial development. Although air emissions associated with the amended Site Plans are anticipated to be slightly less than those evaluated in Final EIR 95-01 and subsequent Addendums, no changes to the conclusions previously identified would result.

3.5 Soils and Geology

The amount of graded area in Amended Residential Site Plan 97-16 and Amended Commercial Site Plan 99-16 would not change significantly from the amount of graded area previously analyzed with Amended TTM 8817. Although pad elevations would change slightly, earthwork quantities would balance on-site as previously analyzed in the Final EIR and subsequent Addendums. Additionally, construction of three reinforced earth structures: two as part of the Avenida Vista Hermosa bridge abutments and one adjacent to the commercial service road and utility corridor at the northern extreme of Marblehead Canyon would occur with the amended Site Plans. No new soils and geology impacts beyond those identified in the Final EIR and subsequent Addendums are anticipated and, further, no new mitigation measures are required.

3.6 Population and Housing

Amended Residential Site Plan 97-16 does not propose land use changes to the Amended TTM's residential component. Therefore, the population analysis contained in the Final EIR and subsequent Addendums adequately analyzes the effects of the proposed Marblehead Coastal Project on population projections.

CHAPTER 3.0 – ENVIRONMENTAL ANALYSIS

Amended Commercial Site Plan 99-16 would result in a reduction of 33,709 square feet of regional commercial development analyzed in Amended TTM 8817. Based on an employment generation factor of 1.0 employees per 1,000 SF of commercial development,³ the Amended TTM would generate approximately 735 jobs. Amended Commercial Site Plan 99-16 would generate approximately 641 jobs; approximately 94 fewer jobs than anticipated with Amended TTM 8817. As with Amended TTM 8817, the additional employment generated by the Project would be in the non-management retail/service sector. Thus, it is assumed that residents of the City or other nearby communities would fill the positions, thereby, benefiting the local "jobs-poor/housing-rich" conditions. The analysis contained in the Final EIR and subsequent Addendums adequately analyzes the effects of the proposed project on employment projections. No additional impacts are anticipated.

3.7 Cultural/Scientific Resources

The Final EIR for the Marblehead Coastal project concluded that grading and construction activities would constitute the primary impacts to cultural and scientific resources. Although Amended Commercial Site Plan 99-16 proposes reduced commercial development, similar grading would be required to implement the proposed development. Because the possibility continues to exist that buried or obscured archaeological deposits and fossil deposits may be encountered during site grading, potential impacts to both cultural and scientific resources may occur, as previously identified and analyzed. Therefore, impacts to cultural and scientific resources are anticipated to be the same as previously analyzed in the Final EIR and subsequent Addendums. Implementation of previously approved mitigation measures would still be required to mitigate cultural/scientific resources impacts. These measures would adequately address any impacts resulting from site development. No new significant impacts beyond those identified in the Final EIR and subsequent Addendums are anticipated, and no new mitigation measures are required.

3.8 San Onofre Emergency Evacuation Plan

As indicated in Final EIR 95-01 and subsequent Addendums, there are no feasible measures by which to further reduce the already low risk of a nuclear accident or limit the number of persons in the potential exposure area. The reduction of commercial development would not materially or adversely affect any established evacuation plans or impede any designated evacuation routes. No change to conclusions rendered in the Final EIR and subsequent Addendums to the EIR for the project would occur, as a result of Amended Residential Site Plan 97-16 and Amended Commercial Site Plan 99-16.

3.9 Public Services and Facilities

3.9.1 Water Facilities and Service

Estimated domestic and reclaimed water consumption associated with the amended Residential and Commercial Site Plans would decrease due to the reduction in commercial development as compared to Amended TTM #8817. Water consumption projected for the Amended TTM would

³ Final EIR for the Marblehead Coastal Project, June 10, 1998, Page 4 6-3

CHAPTER 3.0 – ENVIRONMENTAL ANALYSIS

be reduced proportionate to the reduction in commercial uses. Consequently, water facilities and service impacts resulting from project implementation are anticipated to be similar to or less than those evaluated in Final EIR 95-01, as well as subsequent Addendums. Therefore, the analysis contained in the Final EIR and subsequent Addendums adequately analyzes the effects of the proposed Marblehead Coastal Project on water facilities and services. No additional impacts would occur in this regard.

3.9.2 Sewer Facilities and Service

Estimated wastewater associated with the amended Residential and Commercial Site Plans would result in an overall reduction in wastewater generation as compared to Amended TTM #8817. Wastewater generation projected for the Amended TTM would be reduced proportionate to the reduction in commercial uses. Consequently, sewer facilities and service impacts resulting from project implementation are anticipated to be similar to or less than those evaluated in Final EIR 95-01, as well as subsequent Addendums. Therefore, the analysis contained in the Final EIR and subsequent Addendums adequately analyzes the effects of the proposed Marblehead Coastal Project on sewer facilities and services. No additional impacts would occur in this regard.

3.9.3 Police Protection

As with amended TTM #8817, the amended Residential and Commercial Site Plans are not expected to present any unique law enforcement problems. The amended Residential and Commercial Site Plans propose minor refinements to Amended TTM #8817 including reduction of commercial development. The Public Facilities Fee that is assessed to all new development would be assessed with the project based on the amended Residential and Commercial Site Plans. The fees are used to offset the increasing costs of public safety services, which may also include police protection. Reduced commercial development would not result in significant impacts with regard to police protection. The analysis contained in the Final EIR and subsequent Addendums adequately analyze the effects of the proposed Marblehead Coastal Project on police protection services. No additional significant impacts would occur in this regard.

3.9.4 Fire Protection

The amended Residential and Commercial Site Plans propose refinements to Amended TTM #8817 including reduction of commercial development. Implementation of the amended Site Plans would not result in the generation of additional calls for fire protection and emergency medical service responses, or fire prevention and annual fire inspections. Therefore, the analysis contained in the Final EIR and subsequent Addendums to the EIR adequately analyzes the effects of the proposed Marblehead Coastal Project on fire protection services. Implementation of previously approved mitigation measures would still be required to mitigate fire protection impacts. These measures would adequately address any impacts resulting from site development. No new significant impacts beyond those identified in the Final EIR and subsequent Addendums to the EIR are anticipated, and no new mitigation measures are required.

CHAPTER 3.0 – ENVIRONMENTAL ANALYSIS

3.9.5 Solid Waste Facilities

The amended Residential and Commercial Site Plans would result in an overall reduction in solid waste generation, as compared to Amended TTM #8817 that would be proportionate to the reduction in commercial uses. Consequently, solid waste facility impacts resulting from implementation of the amended Site Plans are anticipated to be similar to or less than those evaluated in Final EIR 95-01, as well as subsequent Addendums. Therefore, the analysis contained in the Final EIR and subsequent Addendums adequately analyzes the effects of the proposed Marblehead Coastal Project on solid waste facilities and services. No additional impacts would occur in this regard.

3.9.6 School Facilities

Implementation of the refinements to Amended Residential Site Plan 97-16 and Amended Commercial Site Plan 99-16 to the Marblehead Coastal Project would not result in a change to the number of residential units previously proposed. As a result, project-related student generation (237 students) would remain unchanged from those previously identified with the Amended TTM. As indicated in Final EIR 95-01 and subsequent Addendums, impacts to school facilities would remain less than significant.

3.10 Hydrology and Flood Control

Implementation of refinements to Amended Residential Site Plan 97-16 and Amended Commercial Site Plan 99-16 to the Marblehead Coastal Project would not significantly change stormwater flows or flood control protection for the Marblehead Coastal Project. The amended Site Plans would result in reduced commercial development and minor siting changes to residential lot lines and open space areas. Therefore, the analysis contained in the Final EIR and subsequent Addendums to the EIR adequately analyzes the effects of the proposed Marblehead Coastal Project on hydrology and flood control. No additional significant impacts would occur in this regard.

3.11 Aesthetics

As compared to the Amended TTM, the amended Site Plans have not appreciably modified the development footprint for the Marblehead Coastal Project. The amended Residential Site Plan would provide a new ocean view corridor at the southerly terminus of Street RRRR in the residential neighborhood adjacent to Shorecliffs Middle School. The ocean view corridor would modify adjacent residential lot lines to the northeast providing ocean and open space views of the Western Canyon from the residential area.

The amended Commercial Site Plan would result in reduced commercial development from 675,243 square feet to 641,534 square feet, increasing open space views within the commercial site. Additionally, proposed Restaurant Building 8 and the hotel would be relocated adjacent to the Central Canyon, improving view opportunities within the commercial site.

CHAPTER 3.0 – ENVIRONMENTAL ANALYSIS

The following discussion describes the site's post development conditions from four representative public vantage points, View Points A through D, as illustrated on Exhibits 3-1 through 3-4.

View Point A

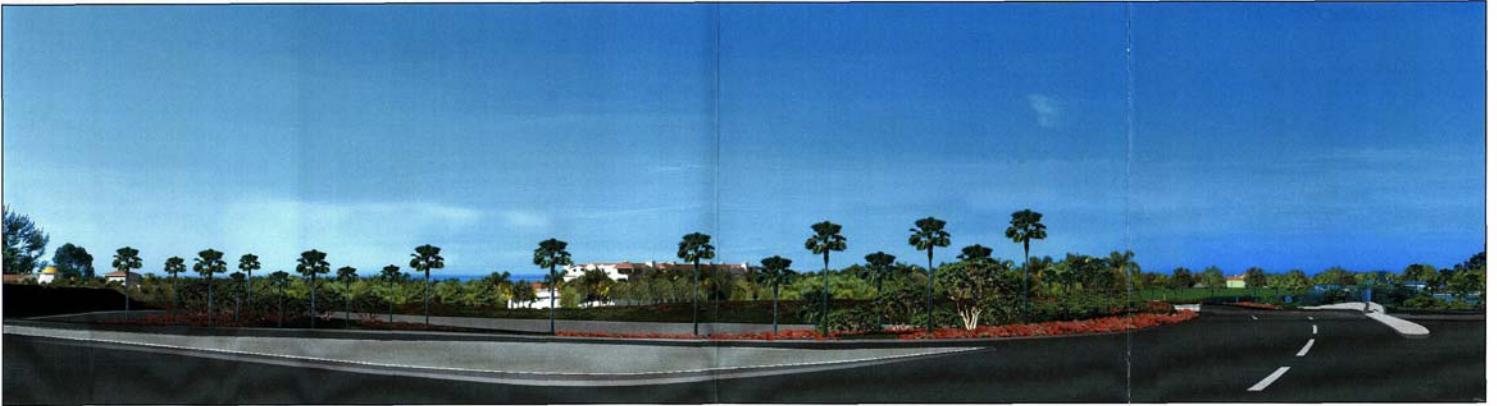
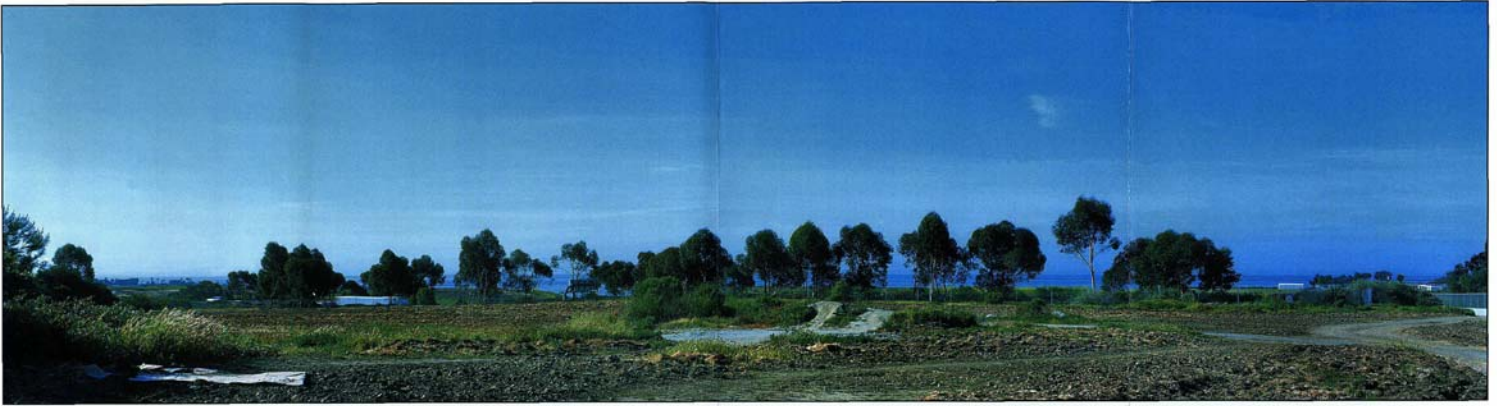
Exhibit 3-1, *Site Photos – Avenida Vista Hermosa Interchange*, illustrates views of the existing Marblehead Coastal Project site prior to completion of the Avenida Vista Hermosa interchange north of Interstate 5. The existing foreground viewshed encompasses the constructed interchange and landscaping while the middleground viewshed encompasses rows of eucalyptus and other mature trees within and paralleling the freeway. The background viewshed encompasses project site plateaus and the Pacific Ocean. With implementation of the amended Site Plans, (refer to Exhibit 3-1) commercial development would dominate the foreground viewshed and obstruct portions of the background viewshed. Additionally, residential units would comprise portions of the background viewshed. Views from the interchange would be brief and occur while driving. Views from Avenida Vista Hermosa approaching the bridge and freeway ramps would be comprised of commercial development in the foreground, residential uses in the middleground and ocean and horizon views in the background. A portion of the viewshed would be obstructed by the proposed hotel, however partially interrupted westward ocean views would be maintained.

Implementation of the amended Site Plans would alter the representative views as analyzed in Final EIR 95-01. The representative view from the Avenida Vista Hermosa interchange (refer to Exhibit 3-1) would result in reduced viewshed impacts with implementation of the amended Site Plans when compared to the Final EIR. Although the proposed hotel structure would be taller than the commercial structures previously analyzed, the structure would be in compliance with height limitations described by the Specific Plan. Further, ocean views with the amended Site Plans would be greater when compared to the Final EIR as a result of condensed commercial development located south and west of the proposed hotel, providing improved and uninterrupted ocean views.

View Point B

Ole Hanson Elementary School, located approximately 800 feet northeast of the I-5/Avenida Pico interchange, is situated at over 200 feet above mean seal level (MSL), providing a horizontal line of site extending over and beyond the Marblehead Coastal Project site (refer to Exhibit 3-2, *Site Photos - Ole Hanson Elementary School*). Existing middleground views are partially obscured by landscape vegetation and background views encompass the Pacific Ocean and coastal development. With implementation of the amended Site Plans, (refer to Exhibit 3-2) commercial development would dominate the middleground, distant middleground and background views. A portion of the viewshed would be obstructed by the nearest commercial structures (theater and bookstore) and some already partially interrupted westward ocean views would be eliminated completely.

The representative view from Ole Hanson Elementary School (refer to Exhibit 3-2) would result in reduced viewshed impacts and overall improved views with implementation of the amended Site Plans when compared to the Final EIR. Specifically, the amended Site Plans would reduce





CHAPTER 3.0 – ENVIRONMENTAL ANALYSIS

commercial development preserving ocean and horizon views in the background viewshed that would be completely obstructed with commercial development as proposed in the Final EIR.

View Point C

Views from San Clemente Municipal Pier, located approximately 1.5 miles from the Marblehead Coastal Project site, include several miles of coastline development in San Clemente and Dana Point (refer to Exhibit 3-3, *Site Photos – San Clemente Municipal Pier*). Existing blufftop and hillside development is visible and consists of structures with varying colors, massing, densities and architectural styles. With implementation of the amended Site Plans, residential development would constitute a background landscape due to the distance of the pier from the site (refer to Exhibit 3-3). Residential development would be set back away from the bluffs and the existing top of slope would not be altered, preserving views of the natural and previously stabilized bluffs from this location.

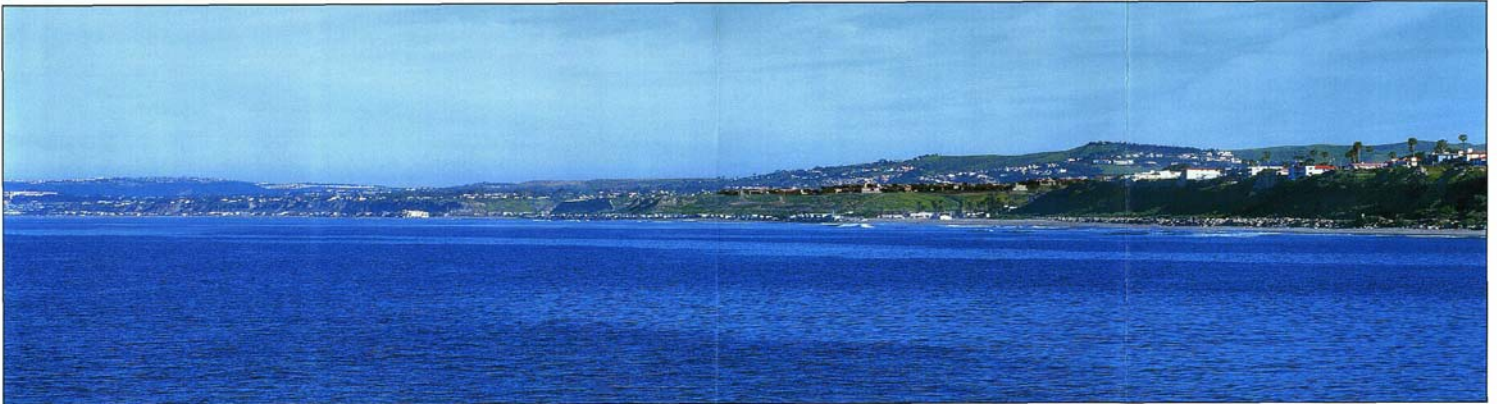
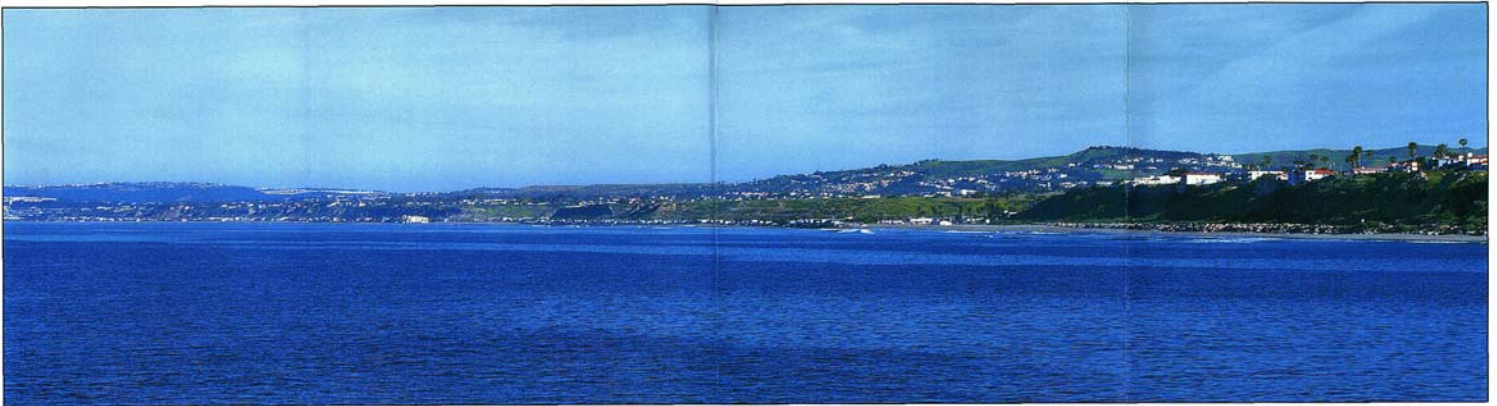
Similar to the Final EIR, the representative view from the San Clemente Municipal Pier (refer to Exhibit 3-3) would be altered with implementation of the amended Site Plans. However, when compared to the Final EIR, the amended Site Plans would result in reduced residential development, thereby reducing visual impacts. Additionally, the bluffs would no longer be graded and lowered to create terraces and proposed residential development would be setback away from the bluffs, preserving views of the natural and restored slopes.

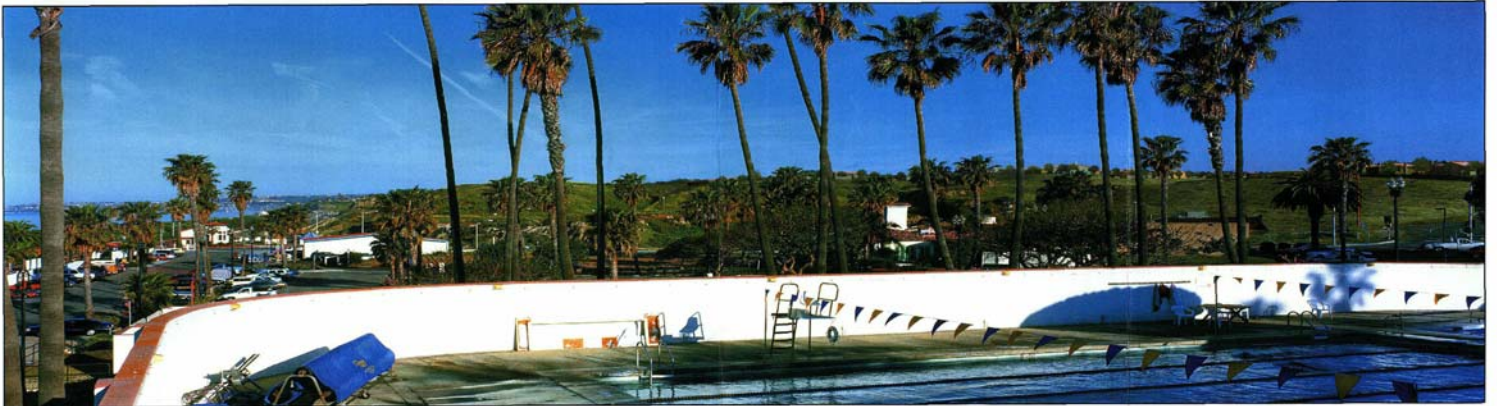
View Point D

Second-story views from Ole Hanson Beach Club, located approximately 600 feet south of the Project site, are comprised of a variety of visual elements (refer to Exhibit 3-4, *Site Photos – Ole Hanson Beach Club*). Existing foreground visual elements include surrounding commercial development, beach parking facilities, train depot structures and landscaping. Implementation of the amended Site Plans would result in the introduction of residential development in the foreground and middleground viewshed (refer to Exhibit 3-4). Elevated slopes of the Project site would continue to limit northward views from this location.

Although residential and park development would continue to dominate the foreground and middleground viewshed from Ole Hanson Beach Club (refer to Exhibit 3-4), implementation of the amended Site Plans would result in reduced viewshed impacts when compared to the Final EIR. Specifically, grading of the bluffs would not occur with the amended Site Plans and the existing top of slope would remain unaltered. In addition to reduced residential development, residential uses would be setback away from the bluffs, further increasing open space and reducing impacts to the existing viewshed.

Additionally, development within the Marblehead Coastal Project site would be subject to Specific Plan Design Guidelines and resource agency permit conditions (CDFG, USFWS, CRWQCB, USACE, CCC, etc) regulating grading, site design, habitat preservation/restoration, landscaping and architectural design, thereby reducing potential adverse visual effects. The design guidelines and conditions of approval also include on-site scenic view and resource protection, slope stabilization and landscaping, setback and footprint variation, and pedestrian and open space linkages that all are intended to offset visual impacts and improve the visual character of the Marblehead Coastal Project. As with the Final EIR and subsequent





CHAPTER 3.0 – ENVIRONMENTAL ANALYSIS

addendums, the reduction of commercial square footage, introduction of an open space ocean view corridor and minor siting changes to residential lot lines and open space areas proposed under the amended Site Plans would not result in significant visual impacts.

3.12 Biological Resources

Minor siting changes to residential lot lines and open space areas would occur to comply with engineering and geotechnical standards. However, the proposed refinements to Amended Residential Site Plan 97-16 and Amended Commercial Site Plan 99-16 to the Marblehead Coastal Project would not appreciably change the comprehensive habitat preservation, restoration and creation proposed by the Amended TTM and Public Parks and Trails Master Plan. With the Amended Site Plans, comprehensive habitat preservation, restoration and creation would continue to provide preserved, enhanced and created habitat that would improve the biological function and existing fragmented habitat on-site. No change to conclusions rendered in Final EIR 95-01 and subsequent Addendums to the EIR for the project would result.

3.13 Recreation

The Amended Residential and Commercial Site Plans would result in expansion of the existing trail linking Trident Canyon Park (Lot N) and Western Canyon Park (Lot R) north from Western Canyon Park to Avenida Vista Hermosa and the widening of the multi-purpose trail within the residential side of the Avenida Vista Hermosa Parkway. The Amended Site Plans would not result in significant changes to the parks and trails facilities analyzed in the Parks and Trails Master Plan. City of San Clemente Municipal Code Section 16.36.070, *Park and Recreational Facilities*, requires land dedication and/or the payment of park fees to satisfy the park code requirement of 5 acres per 1,000 residents imposed on residential development in San Clemente. Based on this requirement, the amended Site Plans would require dedication of 4.4 acres of parkland and/or the payment of in lieu park fees. The Marblehead Coastal Project would continue to provide a total of 12.26 acres of improved park facilities and dedicated parkland to San Clemente's Park System. No change to conclusions rendered in Final EIR 95-01 and subsequent Addendums to the EIR for the project would result.