

GREYSTAR SENIOR HOUSING PROJECT
CEQA GUIDELINES SECTION 15183 ANALYSIS

Prepared for

City of San Clemente
Community Development Department
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1. INTRODUCTION

Greystar Development, the applicant, is proposing a 150-unit senior housing development on approximately 6 acres of the existing Shorecliffs Golf Club located at 501 Avenida Vaquero in the City of San Clemente, Orange County, California. The existing golf course clubhouse would be demolished, and a new clubhouse constructed on the golf course property to allow for implementation of the senior housing apartment project. The project site is within the Forster Ranch Specific Plan area. The City of San Clemente Centennial General Plan designates the proposed development site Residential High Density (RH), which allows residential development up to 36 units per acre. The Forster Ranch Specific Plan reflects this land use designation.

This report provides an analysis of Greystone Senior Housing Project (Proposed Project or Project), with respect to the Proposed Project's consistency with the amended Forster Ranch Specific Plan; the analysis contained in the amended Specific Plan that addressed the proposed reuse of the site for housing; the City of San Clemente Centennial General Plan and Centennial General Plan Environmental Impact Report (General Plan EIR), the City's 2013-2021 General Plan Housing Element; and, site-specific environmental impacts or cumulative impacts that may result from the Project implementation.

1.1 California Environmental Quality Act

The California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] §21000 et seq. (Section 21083.3 and the State CEQA Guidelines (Title 14, California Code of Regulations [CCR] §§ 15000 et seq.) Section 15183 allows for a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified. Under CEQA Guidelines Section 15183, a subsequent project is relieved from further environmental review if it meets the criteria of Section 15183(c): all significant impacts were either addressed in a prior EIR or can be substantially mitigated by the imposition of uniformly applied development policies or standards.

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of San Clemente (City) is the Lead Agency charged with the responsibility of deciding whether to approve the Greystar Senior Housing Project.

CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning, states:

- (a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project--specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.
- (b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:
 - (1) Are peculiar to the project or the parcel on which the project would be located,

- (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
 - (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
 - (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.
- (c) If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of that impact.
- (d) This section shall apply only to projects which meet the following conditions:
- (1) The project is consistent with:
 - (A) A community plan adopted as part of a general plan,
 - (B) A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or
 - (C) A general plan of a local agency, and
 - (2) An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.
- (e) This section shall limit the analysis of only those significant environmental effects for which:
- (1) Each public agency with authority to mitigate any of the significant effects on the environment identified in the planning or zoning action undertakes or requires others to undertake mitigation measures specified in the EIR which the lead agency found to be feasible, and
 - (2) The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.
- (f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR. Such development policies or standards need not apply throughout the entire city

or county, but can apply only within the zoning district in which the project is located, or within the area subject to the community plan on which the lead agency is relying. Moreover, such policies or standards need not be part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance. Where a city or county, in previously adopting uniformly applied development policies or standards for imposition on future projects, failed to make a finding as to whether such policies or standards would substantially mitigate the effects of future projects, the decision-making body of the city or county, prior to approving such a future project pursuant to this section, may hold a public hearing for the purpose of considering whether, as applied to the project, such standards or policies would substantially mitigate the effects of the project. Such a public hearing need only be held if the city or county decides to apply the standards or policies as permitted in this section.

- (g) Examples of uniformly applied development policies or standards include, but are not limited to:
 - (1) Parking ordinances.
 - (2) Public access requirements.
 - (3) Grading ordinances.
 - (4) Hillside development ordinances.
 - (5) Flood plain ordinances.
 - (6) Habitat protection or conservation ordinances.
 - (7) View protection ordinances.
 - (8) Requirements for reducing greenhouse gas emissions, as set forth in adopted land use plans, policies, or regulations.
- (h) An environmental effect shall not be considered peculiar to the project or parcel solely because no uniformly applied development policy or standard is applicable to it.
- (i) Where the prior EIR relied upon by the lead agency was prepared for a general plan or community plan that meets the requirements of this section, any rezoning action consistent with the general plan or community plan shall be treated as a project subject to this section.
 - (1) “Community plan” is defined as a part of the general plan of a city or county which applies to a defined geographic portion of the total area included in the general plan, includes or references each of the mandatory elements specified in Section 65302 of the Government Code, and contains specific development policies and implementation measures which will apply those policies to each involved parcel.
 - (2) For purposes of this section, “consistent” means that the density of the proposed project is the same or less than the standard expressed for the

involved parcel in the general plan, community plan or zoning action for which an EIR has been certified, and that the project complies with the density--related standards contained in that plan or zoning. Where the zoning ordinance refers to the general plan or community plan for its density standard, the project shall be consistent with the applicable plan.

- (j) This section does not affect any requirement to analyze potentially significant offsite or cumulative impacts if those impacts were not adequately discussed in the prior EIR. If a significant offsite or cumulative impact was adequately discussed in the prior EIR, then this section may be used as a basis for excluding further analysis of that offsite or cumulative impact.

1.2 Previous Environmental Analysis of the Proposed Project

1.2.1 City of San Clemente Centennial General Plan

The City approved the Centennial General Plan and certified the Centennial General Plan Final Environmental Impact Report in 2014. The General Plan EIR evaluates the potential environmental impacts associated with the buildout of the City and its Sphere of Influence, inclusive of the change in land use on that portion of the Shorecliffs Golf Club site currently proposed for senior housing. As a part of the City's adoption of the General Plan, the site was redesignated from Coastal Recreation Commercial (CRC2) which allows for a resort hotel and timeshare uses, to Residential High Density (RH) which allows for residential development up to 36 units per acre with a potential for 216 units.

The following summarizes the findings of the 2013 Centennial General Plan EIR associated with the adoption and long-term implementation of the General Plan. The General Plan EIR found the following environmental effects to be less than significant with the incorporation of mitigation:

- Air Quality: Expose sensitive receptors to substantial pollutant concentrations.
- Air Quality: Industrial land uses have the potential to create objectionable odors that could affect a substantial number of people.
- Biological Resources: Impacts to sensitive species.
- Biological Resources: Impacts to sensitive habitats.
- Biological Resources: Impacts to jurisdictional waters and wetlands.
- Biological Resources: Impacts to wildlife movement.
- Cultural Resources: Impacts to archaeological resources or paleontological resources.
- Greenhouse Gas Emissions: Generation of greenhouse gas (GHG) emissions during operation.
- Noise: Noise-sensitive uses could be exposed to elevated noise levels from transportation sources.
- Transportation/Traffic: Project-related trip generation could impact levels of service for the existing area roadway system.

The General Plan EIR found the following to be significant unavoidable impacts:

- Air Quality: Inconsistency with the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan.
- Air Quality: Cumulative construction emissions exceeding SCAQMD’s significance thresholds.
- Air Quality: Cumulative operational emissions exceeding SCAQMD’s significance thresholds.
- Air Quality: Exposure of sensitive receptors to pollutant concentrations.
- Greenhouse Gas Emissions: Generation of GHG emissions during operations.
- Noise: Increase in traffic on local roadways, which would increase the existing noise environment.
- Noise: Elevates noise levels in the vicinity of noise-sensitive receptors and uses.

The General Plan EIR found that implementation of the General Plan would have a less than significant impact or no impact to the remaining topical areas evaluated in accordance with CEQA Statutes and the State CEQA Guidelines.

Specific to the Proposed Project, the General Plan EIR Impact 5.1-3 found that buildout of the Shorecliffs Golf Club site would alter the visual character of its immediate vicinity but would not result in a substantial cumulative change or degradation of visual character or quality in San Clemente. Additionally, General Plan EIR Impact 5.3-1 determined that the conversion from a golf course to commercial and residential uses would reduce habitat for urban wildlife species such as coyotes, skunks, and common birds that currently use the golf course. This impact was determined to be adverse but less than significant.

1.2.2 City of San Clemente General Plan 2013-2021 Housing Element

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* §65302(c)). It is the primary planning guide for local jurisdictions to identify and prioritize the housing needs of the city and determine ways to best meet these needs while balancing community objectives and resources. As a part of the mandate, a jurisdiction must demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction’s share of the region’s projected growth. The Housing Element notes that San Clemente is a nearly “built-out” city with very limited remaining vacant land. The Housing Element identifies the City’s Regional Housing Needs Assessment (RHNA) target for 2014-2021 is 361 units which is inclusive of Extremely/Very Low Income, Low Income, Moderate Income, and Above Moderate Income housing.

1.2.3 Forster Ranch Specific Plan

To qualify for a CEQA Guidelines Section 15183 exemption requires the project to be consistent with the development density established by either existing zoning, community plan or general plan policies for which an EIR was certified.

Prior to the adoption of the Centennial General Plan in 2014, the Forster Ranch Specific Plan designated a portion of the Shorecliffs Golf Club property for a resort hotel with a maximum of 500 hotel rooms and a 55-foot maximum building height. As previously discussed, the General Plan land use designation of this site was Coastal Recreation Commercial (CRC2) and with the adoption of the General, the land use

designation of the site was changed to Residential High Density (RH) with intent for development with senior housing.

Forster Ranch is divided into three sectors for planning and development purposes. The Shorecliffs Golf Club is in Sector G. In 2017, the Forster Ranch Specific Plan was amended to be consistent with and implement the General Plan change. The Specific Plan serves as the zoning for the Specific Plan area. The zoning designation for the site is Senior Housing. The golf course and senior housing are the only land uses permitted within the Coastal Zone portion of Sector G. Sector G Inland is comprised solely of the golf course north of I-5.

1.3 Findings

As demonstrated in the analysis herein, the Proposed Project, Greystone Senior Housing, is consistent with the findings of the General Plan EIR, for which an EIR was prepared and certified. The Proposed Project is consistent with the land use designations and development densities and intensities assigned to the project site in the General Plan. Cumulative and off-site impacts associated with Project development, as proposed, were fully addressed in the General Plan EIR (SCH No. 2013041021). Since the Proposed Project is consistent with the land use designation and development intensity for the site identified in the General Plan and analyzed in the certified General Plan Final EIR, Project implementation would not result in any new or altered cumulative impacts or off-site impacts beyond those addressed in the General Plan EIR.

The analysis demonstrates and/or validates that there are no site-specific or cumulative impacts associated with the Proposed Project that have not already been fully addressed in a previous environmental document or cannot be substantially mitigated through the application of uniformly applied standards and policies that would be applied to the Proposed Project. The Proposed Project requirements identified in the environmental analysis include measures that must be implemented by the Proposed Project to ensure that any site-specific impacts are mitigated. All Proposed Project requirements identified in the analysis shall be made a condition of project approval and shall be implemented within the timeframes identified. Therefore, no additional environmental analysis is required under CEQA associated with the approval of the Proposed Project.

2. DESCRIPTION OF THE PROPOSED PROJECT

2.1 Project Location

The project site is located at 501 Avenida Vaquero in the City of San Clemente, Orange County, California. It is a part of the existing 139-acre Shorecliffs Golf Club which is located both north and south of Interstate 5 (I-5). The site is further identified as a portion of Assessor Parcel Number (APN) 691-231-06. That portion of the golf course south of I-5, inclusive of the project site, is in the Coastal Zone. Regional access to the site is provided by I-5. Local access in the area is provided by Avenida Vaquero. The project site is shown in a regional and local context on Exhibit 1. Exhibit 2 depicts the site plan.

The approximately nine-acre project site is currently developed. Of the nine-acre site, the six-acre housing site is developed with the golf course clubhouse and driving range. The driving range is primarily turf and has tall poles with netting; no night lighting is provided. The golf course clubhouse is an approximately 11,500 square foot (sf) wood-framed structure which includes a pro shop, bar, lounge, locker rooms, and golf cart storage area. An unimproved maintenance road is located along the northern site boundary. The remainder of the nine-acre site includes the existing surface parking lot for the golf course, the tee boxes for the first hole of the golf course, and the pitch and putt practice area.

The project site has variable topography consisting of relatively flat areas in the golf course area and relatively steep areas around the west and north perimeters of the site with site elevations ranging from approximately 80 feet to 150 feet above mean sea level (msl).

The project site is generally bordered by the following uses:

North	I-5; residential development and portions of the Shorecliffs Golf Club are north of I-5
East/Southeast	Avenida Vaquero and single-family residences; San Gorgonio Park and single-family residences are east of Avenida Vaquero
South/Southwest	Shorecliffs Golf Club; single-family residences; vegetated open space is located between the driving range and the residences; and tennis and basketball courts
West	Vegetated open space

2.2 Project Characteristics

2.2.1 Land Use Designations

The project site has a General Plan land use designation of Residential High Density (RH), which allows for single-family attached residences, including townhomes and condominiums, and multi-family apartments with a minimum of 24 dwelling units per acre and a maximum of 36 dwelling units per acre. The Forster Ranch Specific Plan zoning designation is Senior Housing. The Specific Plan notes that senior housing is permitted in Sector G of the Coastal Zone with a Conditional Use Permit. "This conditionally permitted use is allowed on an approximately six-acre area presently occupied by the golf course driving range and clubhouse. No other location shall be considered."

The Forster Ranch Specific Plan identifies that the following uses are allowed with a senior housing development:

- a. Cabanas, garages, gazebos, pergolas, sheds, and similar structures accessory to residential uses.
- b. Courts for games. Examples: tennis, bocce ball.
- c. Dining facilities (indoor and outdoor).
- d. Exercise rooms if located within a building. Examples: dance, yoga, weights.
- e. Park, picnic or nature areas.
- f. Parking (parking for senior residential use must be located within the senior housing site, not within the golf course portion of Sector G).
- g. Salon/Spa.
- h. Swimming pools and spas.

2.2.2 Site Development

The proposed senior housing development would be constructed on approximately six acres of the approximately nine-acre site within the Shorecliffs Golf Club. The driving range would be removed, and the clubhouse would be demolished. The four-story building would include 150 apartment units with private patios or balconies. The primary entrance would be on the north side of the building; units would be accessed from interior corridors.

Project amenities would include an activity courtyard, a pool courtyard, and a dog park. The activity courtyard would be located in the eastern portion of the senior housing development. The courtyard is proposed to include turf areas, a covered patio, and seating areas. Access to the outdoor courtyard would be provided from an interior corridor and a gated entrance from the eastern parking area. The pool courtyard is on the south side of the development and is proposed to include a swimming pool, a covered patio, and seating areas. Access would be provided from within the building. The proposed dog park would be located on the northwest corner of the project site.

The driving range would not be replaced. A new clubhouse would be constructed. An approximately 5,794-sf, one-story golf course clubhouse with a basement level cart barn would be constructed where the first hole tee boxes are currently located. The first tee would be relocated south of the new clubhouse.

Site Access and Parking

Two driveways on Avenida Vaquero currently provide access to the Shorecliffs Golf Club. As a part of the proposed project, the northern driveway would be eliminated. Access to the proposed senior housing development and Shorecliffs Golf Club would be provided from a full-access driveway in the same location as the existing southern driveway north of Calle Arco from Avenida Vaquero. As a part of the project, the yellow median lane on Avenida Vaquero would be restriped to provide a continuous striped two-way left-turn lane to replace the left-turn lane on Avenida Vaquero at Calle Arco. The restriping is proposed to improve potential left-turn queuing operations in front of the project site.

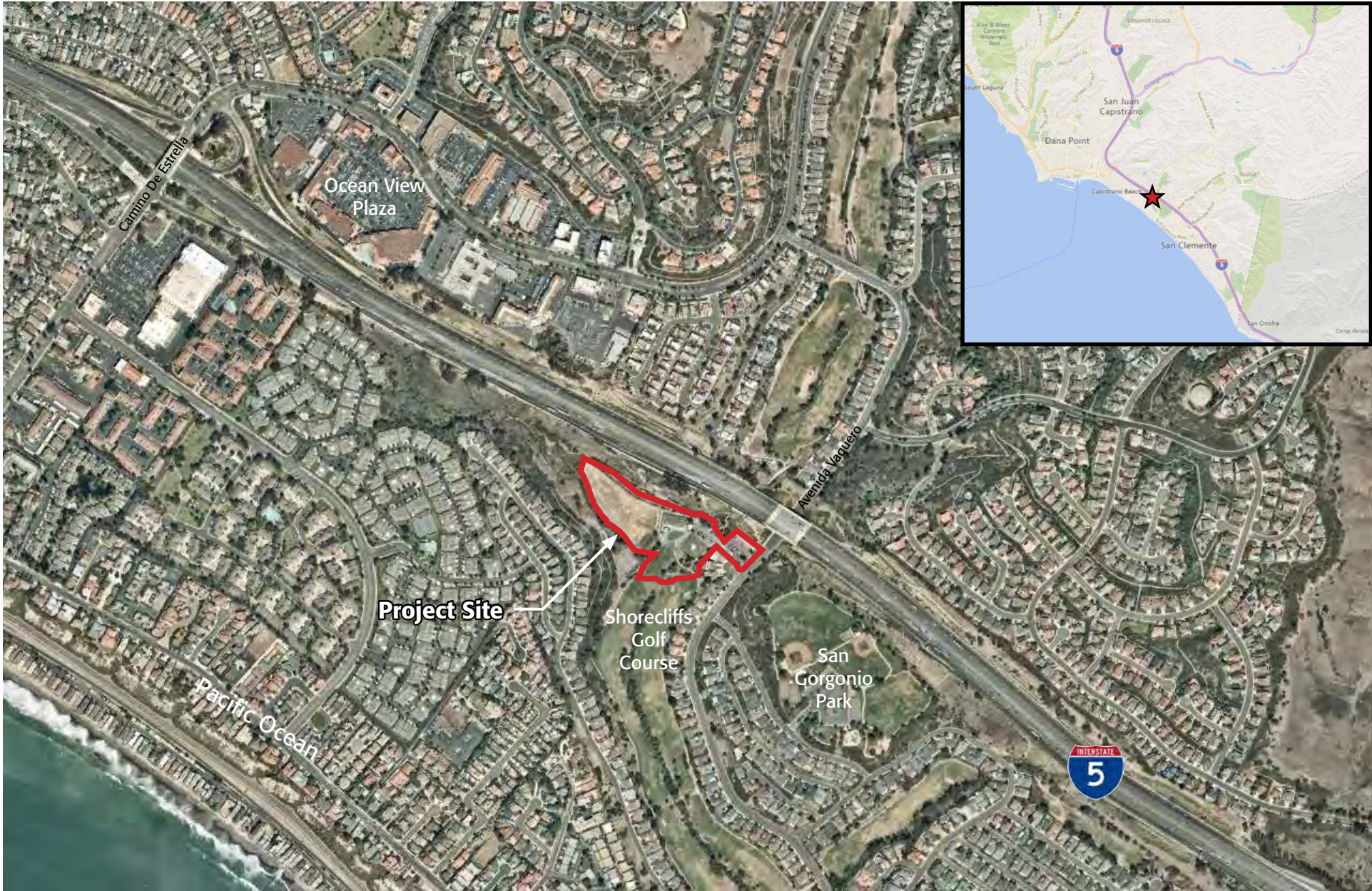


Exhibit 1: Project Location
Greystar Senior Housing Project

NOT TO SCALE



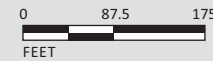
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Source: LSA

Exhibit 2: Site Plan
Greystar Senior Housing Project



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The housing development would have 182 parking spaces including 46 uncovered and 136 covered spaces. All parking for the housing project would be provided within the boundaries of the six-acre site. Covered parking would be located to the north, east, and west of the building with uncovered parking on the north and east sides of the building.

The golf course would have 124 uncovered surface parking spaces. Parking for the golf course would be provided at the existing northeast parking lot and in a new surface parking lot between the housing development to the west and the existing single-family residences to the east. The existing northeast parking lot would be reconfigured to eliminate the north drive and would provide approximately 57 parking spaces. The Proposed Project would restrict parking for spaces located immediately adjacent to the single-family residences on Calle Arco to between the hours of 8:00 AM and 8:00 PM.

A pedestrian walkway would be provided on the north side of the drive aisle from Avenida Vaquero to near the senior housing building. A crosswalk is provided to a walkway adjacent to and around the entirety of the building. A crosswalk is also provided on the west side to connect to the walkway leading to the dog park.

Landscaping and Lighting

Landscaping would be provided along the border of the project site. It would also be provided around senior housing building and in the activity courtyard, pool courtyard and dog park. A linear greenspace with a walkway would border the south/southwest boundary of the project site and provide access to the dog park. Landscape materials would include a combination of turf, groundcover, shrubs, and trees. Additional landscaping would be provided along Avenida Vaquero; on both sides of the drive aisle into the site from Avenida Vaquero; and within the surface parking areas.

All new landscaping would be required to comply with the General Landscaping Requirements established in the San Clemente Municipal Code Section 17.68.040 regarding species composition and drought tolerance. All irrigation would be automatic, using drip irrigation, high-efficiency spray, and/or bubblers.

Project lighting would include light sources typically used in multi-family residential developments and golf course uses, including outdoor lighting for security and wayfinding and interior lighting. The recreational, open space, and landscaped areas of the site would have lighting to allow for nighttime use of the amenity areas; lighting for security; and landscape accent lighting.

Infrastructure and Utilities

Implementation of the Proposed Project would require the construction of new and/or upgraded and relocated utility infrastructure including but not limited to water and sewer lines, gas lines, and electrical lines. These utilities would be connected to existing utility infrastructure in adjacent roadways, with the final sizing and design of on-site facilities to occur during final building design and plan check. Water and sewer service in the area is provided by the City of San Clemente. San Diego Gas & Electric (SDG&E) supplies electricity to San Clemente. SDG&E and Southern California Gas Company (SCGC) supply natural gas to San Clemente.

Post-development drainage conditions would convey a large area of on-site drainage via surface flow and proposed storm drain pipes. Flows would generally drain to the south and east. On-site drainage would be conveyed in storm drain pipes and would outlet into the natural drainage course within the Shorecliffs

Golf Club. The proposed southeast parking lot would maintain similar drainage patterns and would outlet towards the upstream inlet into the Prima Deshecha reinforced concrete box. Additionally, a portion of the proposed conveyance channel along the northwest side of the site would be graded for off-site drainage conveyance would ultimately drain into the existing Prima Deshecha RCB via a proposed storm drain.

Surface drainage associated with off-site development north of I-5 would be collected by the graded natural channel located to the northwest side of the project site. Additionally, a portion of the existing slope from the development, up to I-5 is collected by v-ditch and routed into an on-site storm drain. An existing storm drain that collects surface flow from I-5 and flows from across the freeway outlet into the existing slope would be collected by the proposed v-ditch and conveyed into the on-site storm drain.

2.3 Construction and Grading Assumptions

Project construction is expected to occur over approximately 320 days. Site preparation would include the demolition of existing structures. Grading activities are expected to include the net import of 1,242 cubic yards of soil.

2.4 Discretionary Approvals

- Site Plan
- Area Plan
- Conditional Use Permit. The Forster Ranch Specific Plan states “This conditionally permitted use is allowed on an approximately six-acre area presently occupied by the golf course driving range and clubhouse. No other location shall be considered.”
- Coastal Development Permit from the California Coastal Commission.

3. ENVIRONMENTAL EVALUATION

This section evaluates the potential environmental effects of the Proposed Project using the environmental checklist topics/questions from the State CEQA Guidelines as amended.

Aesthetics	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Except as provided in Public Resources Code Section 21099, would the project:			
a. Have a substantial adverse effect on a scenic vista?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion. The General Plan EIR determined that development resulting from implementation of the General Plan would result in a less than significant impact with respect to aesthetics.

The project site is not near a scenic view corridor as established in the General Plan. I-5 borders the project site to the north; the General Plan notes that this portion of I-5 is not designated a scenic highway. Therefore, the Proposed Project would not damage scenic resources along a State-designated scenic highway. The site is not located in a designated scenic hillside area and does not obstruct any public viewsheds of scenic hillsides.

The project site is generally flat and bordered by existing development including I-5, single-family residences, Avenida Vaquero, and the golf course. Vegetated open space is to the west of the driving range. The proposed development would be visible from existing development adjacent to and near the site. The four-story senior housing building would be constructed on the site of the existing driving range and golf course clubhouse. The building would be no closer than approximately 230 feet from the single-family residences located to the south along Calle Grande Vista and 210 feet from the single-family residence to the southeast on Calle Arco. Residences to the south are at a higher elevation (approximately 155 to 165 feet above msl) than the project site and have existing views from the rear yards of the residences of the golf course including the project site. The development pad for the housing is

approximately 98 feet above msl). Single-family residences east of the project site are at a similar elevation as the building pad. North of the project site, I-5 descends from northwest to southeast from approximately 155 feet to 136 feet above msl. Residences north of I-5 are at more than 510 feet from the project site. Similar to I-5, these residences are at descending elevations of approximately 190 feet to 130 feet from northwest to southeast. The new clubhouse would be constructed southeast of the senior housing development and would be smaller in square footage than the existing clubhouse, on one level with a basement level cart barn.

Although the Proposed Project would be visible and represents a change user, no significant aesthetic impacts would occur. The senior housing building and the golf course clubhouse would be constructed of materials and would incorporate a color palette compatible with surrounding land uses. Landscaping would be provided bordering the site.

Residential development to the north is across a major freeway; views of the site would be similar to those of existing development south of I-5 which includes single-family residences, roadways, and a public park. San Gorgonio Park is west of Avenida Vaquero and includes lighted basketball courts, lighted baseball/softball fields and multi-purpose fields, tennis courts, and other active and passive recreational areas.

Residences to the southeast and southwest of the site would also view the project site. As noted, existing single-family residences to the southeast are at a similar elevation to the project site. The Proposed Project's scale in combination with its location west of Avenida Vaquero and below the freeway helps to would make the Project compatible with the surrounding land uses and therefore, would not appear out of character with the existing development in the surrounding area.

The General Plan EIR also determined that light levels within the City of San Clemente would not substantially increase due to development contemplated in the General Plan. However, the General Plan EIR found that new developments could create new sources of light and glare resulting from additional nighttime lighting, an increase in vehicle headlights and the use of reflective building materials.

There are three residences on the Calle Arco cul-de-sac which abuts the golf course. The pitch and putt practice area is currently adjacent to the rear yards of these residences. These existing golf course uses would be removed and replaced with surface parking with lighting within the parking lot. The Proposed Project's lighting specifications would be reviewed by the City of San Clemente during the building permit review process. The building permit review would ensure that the proposed lighting meets City building code requirements regarding types of outdoor illumination and light fixture shielding to prevent building spillover.

Proposed glazing (e.g., glass exterior surfaces or windows) would be required to meet current building code requirements to minimize reflectivity for purposes of creating glare in off-site locations. Additionally, building facade features such as window shades, stepped building setbacks, angled building sides, and other architectural features reduce the direct sunlight onto the building surface and minimize glare. This finding is consistent with the General Plan EIR regarding General Plan Implementation. The Proposed Project would not require changes to the findings in the General Plan EIR.

General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to adverse aesthetic impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts, or increase previously identified impact's severity, with respect to aesthetics. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of less than significant.

Agricultural and Forestry Resources	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>			
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	<p>Not Addressed/ Not Applicable</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<p>Not Addressed/ Not Applicable</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>	<p>Not Addressed/ Not Applicable</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<p>Not Addressed/ Not Applicable</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	<p>Not Addressed/ Not Applicable</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion. The General Plan EIR did not evaluate agricultural and forestry resources due to the absence of these resources in the City and its Sphere of Influence. No impacts would occur.

Consistent with the findings of the General Plan EIR, the Proposed Project would not result in impacts to agriculture or forestry resources. There are no agricultural or forestry resources on or adjacent to the project site. No Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance farmlands are mapped on or proximate to the project site by the California Department of Conservation; the project site is designated Urban and Built-Up Land.¹ Additionally, the site is not the subject of a

¹ California Department of Conservation. (2016). *California Important Farmland Finder*. <https://maps.conservation.ca.gov/dlrp/ciff/>.

Williamson Act Contract. No impacts related to the loss of farmland would occur and no mitigation is required. The Proposed Project would not result in any new adverse impacts or increase the severity of any previously identified impacts on agricultural or forest resources.

General Plan EIR Mitigation Measures

None identified.

Conclusion

No impacts to agricultural and forestry resources are identified in the General Plan EIR. Accordingly, no new impacts relative to adverse agricultural impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts, or increase previously identified impact's severity, with respect to agricultural and forestry resources. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would change the prior finding of no impact.

Air Quality	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:			
a. Conflict with or obstruct implementation of the applicable air quality plan?	Significant & Unavoidable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Significant & Unavoidable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	Significant & Unavoidable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?	Less Than Significant With Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This section summarizes the Air Quality and Greenhouse Gas Analysis (LSA, 2018) and Health Risk Assessment (LSA, 2018), which are included in Appendix A1, Air Quality and Greenhouse Gas Analysis and Appendix A2 Health Risk Assessment.

Discussion. The General Plan EIR determined that development resulting from implementation of the General Plan would result in significant and unavoidable air quality impacts with the exception of odor impacts.

The General Plan EIR found that buildout of the General Plan would not be consistent with the Air Quality Management Plan (AQMP) because air pollutant emissions associated with buildout of the City of San Clemente would cumulatively contribute to the nonattainment designations in the South Coast Air Basin. However, the Proposed Project would be consistent with the AQMP. The AQMP is based on regional growth projections developed by Southern California Association of Governments (SCAG). The Proposed Project is a residential development and is not defined as a regionally significant project under State CEQA Guideline Section 15206; therefore, it does not meet the SCAG’s Intergovernmental Review criteria. The proposed use of the site is consistent with the General Plan and zoning designations for the project site and its surrounding area, which is consistent with the General Plan of the City. The City’s General Plan is consistent with the SCAG Regional Comprehensive Plan Guidelines and the South Coast Air Quality Management District (SCAQMD) AQMP.

The Proposed Project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by SCAQMD. Therefore, the Project would not result in an increase in the frequency or severity of any air quality standards violation and would not cause a new air quality standard violation. In addition, the Proposed Project’s construction and operations would not exceed the SCAQMD daily emission thresholds for any criteria pollutants.

The nearest sensitive receptor is a single-family residence located adjacent to the proposed surface parking lot at the southeast boundary. Other sensitive receptors in the project vicinity include single-family residences to the southwest. The localized operational emissions would not exceed the localized significance thresholds (LSTs).

The City's General Plan EIR recommends the preparation of an HRA in accordance with policies and procedures of the State Office of Environmental Health Hazard Assessment (OEHHA) and the SCAQMD, for submission prior to approval of any future discretionary residential or mixed-use projects proposed proximate to I-5. Mitigation Measure 2-3 states:

MM 2-3 The City of San Clemente shall evaluate new development proposals for sensitive land uses (e.g., residential, schools, day care centers) within the City for potential incompatibilities with regard to the California Air Resources Board's Air Quality and Land Use Handbook: A Community Health Perspective (April 2005). Applicants for sensitive land uses that are within the recommended buffer distances shall submit an HRA to the City of San Clemente prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the South Coast Air Quality Management District. The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E06) or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and noncancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:

- Air intakes away from high-volume roadways and/or truck loading zones.
- Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters.

Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the City and shall be verified by the City's Planning Department.

To comply with this mitigation measure, a health risk assessment (HRA) was prepared for the Project. The HRA evaluated all of these criteria in compliance with applicable requirements. The HRA concluded that future residents of the Proposed Project would not be exposed to any significant health risk level.

Heavy-duty equipment in the project area during construction would emit odors, primarily from equipment exhaust. However, the construction activity would cease to occur after individual construction is completed. SCAQMD Rule 402 regarding nuisances states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance,

or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.” The proposed uses are not anticipated to emit any objectionable odors. Therefore, objectionable odors affecting a substantial number of people would not occur as a result of the Proposed Project and no mitigation is required.

General Plan EIR Mitigation Measures

The Proposed Project has complied with Mitigation Measure 2-3 through the preparation of a HRA. No additional mitigation is required.

Conclusion

Accordingly, no new impacts relative to adverse air quality impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts, or increase previously identified impact’s severity, with respect to air quality. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of significant and unavoidable.

Biological Resources	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less Than Significant With Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less Than Significant With Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less Than Significant With Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less Than Significant With Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less Than Significant With Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Less Than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This section summarizes the Biological Resource Assessment and Surveys (Glenn Lukos Associates, 2018) and the Jurisdictional Delineation Report (Glenn Lukos Associates, 2018) which are included as Appendix B1, Biological Resource Assessment and Appendix B2 Jurisdictional Delineation Report.

Discussion. The General Plan EIR determined that development resulting from implementation of the General Plan would result in a less than significant biological resources impact with mitigation incorporated.

The majority of the project site is developed as a golf course with a driving range and clubhouse. Special-status species were considered based on a number of factors, including species identified by the November 2018 California Natural Diversity Database (CNDDDB) as occurring (either currently or historically) on or in the vicinity of the project site; and, any other special-status species that are known to occur within vicinity, or for which potentially suitable habitat occurs on the site.

State- and/or federally-listed threatened or endangered animal species that were considered include: the federally-listed threatened coastal California gnatcatcher (*Poliptila californica californica*), the federally- and State-listed endangered least Bell's vireo (*Vireo belli pusillus*), the federally-listed endangered southern arroyo toad (*Bufo californicus*), the federally-listed endangered southwestern willow flycatcher (*Empidonax traillii extimus*), the federally-listed endangered Pacific pocket mouse (*Perognathus longimembris pacificus*), the federally-listed endangered southern steelhead (*Oncorhynchus mykiss irideus*), and the federally-listed endangered tidewater goby (*Eucyclobobius newberryi*). None of these species have potential to occur at the project site. The project site does not include suitable habitat for any State- or federally listed species or other special status species to occur within the areas proposed for development.

The November 2018 CNDDDB review identified the following special-status habitat as occurring within the San Juan Capistrano and Dana Point quadrangles: southern coast live oak riparian woodland. The project site does not contain any special-status habitats.

The project site contains vegetation capable of supporting nesting birds. Specifically, various ornamental trees occur within areas proposed for development that exhibit some potential to support nesting birds. Impacts to nesting birds during the avian breeding season (March 15 to August 15) are prohibited under the Migratory Bird Treaty Act.

California Department of Fish and Wildlife (CDFW) streambed and vegetated riparian habitat occur on the project site within the drainage channel at the site's extreme northwest corner as well as adjacent to the golf course driving range. CDFW jurisdiction associated with drainage channel totals 0.15 acre of streambed, all of which consists of vegetated alkali meadow and emergent marsh habitat. A total of 437 linear feet of streambed is present. The Proposed Project would fully avoid all areas of streambed and associated riparian habitat.

U.S. Waters consisting of jurisdictional wetlands occur on site within the swales and the drainage channel adjacent to the driving range. Jurisdiction associated with the swales and drainage channel total 0.27 acre of U.S. Waters, all of which is jurisdictional wetlands. A total of 759 linear feet of vegetated channel is present at the project site. The Proposed Project avoids all U.S. Waters on the site. In addition, the Project has been designed to avoid impacts to U.S. Waters including wetlands, CDFW streambeds and associated herbaceous riparian habitat and wetlands as defined by the Coastal Act.

Areas defined as wetlands by the Coastal Conservation Association occur within portions of the project site that fall within the Coastal Zone, specifically within the portions of the drainage channel adjacent to the driving range. Wetlands within the Coastal Zone total 0.11 acre. The Proposed Project avoids all wetlands within the Coastal Zone as well as all wetlands outside the coastal zone.

The Proposed Project would not result in any new adverse impacts or increase the severity of any previously identified impacts on biological resources. The Proposed Project would not require changes to

the mitigation measures presented in the General Plan EIR. No additional mitigation measures or further analysis is required.

General Plan EIR Mitigation Measures

No mitigation is applicable to the Proposed Project.

Conclusion

Accordingly, no new impacts relative to adverse biological resources impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts, or increase previously identified impact's severity, with respect to biological resources. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of less than significant with mitigation.

Cultural Resources and Tribal Cultural Resources	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	Less Than Significant With Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Less Than Significant With Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	Less Than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This section summarizes the Literature Review and Records Check Results (Psomas, 2018), which is included in Appendix C, Literature Review and Records Check Results.

Discussion. The General Plan EIR determined that development resulting from implementation of the General Plan would result in less than significant cultural resource impacts with the incorporation of mitigation.

The literature review and records check identified 15 studies have been conducted within a 0.5-mile radius of the project area. Three historic resources are within 0.5 mile of the project area. Of these three resources, two structures may potentially qualify as significant historic resources. However, construction of the Proposed Project would not cause any direct or indirect impacts to these resources. Therefore, impacts to historical resources would be less than significant.

With respect to archaeological resources, research noted one recorded site, OR-00396, within 0.5 mile of the project site. However, no resources were identified with any of these early reports. The project area does not contain evidence of prehistoric use. South Central Coastal Information Center records search results do not indicate the presence of any known cultural resources. The literature review and records check identified 15 studies have been conducted within an 0.5-mile radius of the project area. Three historic resources are within 0.5 mile of the project area. Of these three resources, two structures may potentially qualify as significant historic resources. With respect to archaeological resources, research noted one recorded site, OR-00396, within 0.5 mile of the project site. The project site has been heavily disturbed with continuous use as a golf course. Therefore, a pedestrian survey was not completed because the likelihood of encountering surface scatter is low. Because the project site is in an urbanized area and has been previously developed/disturbed, it is not likely that historic or prehistoric archaeological resources or human remains would be discovered during grading or construction activities. Although no significant archaeological resources have been identified on or proximate to the project site, compliance with Mitigation Measure 4-1 from the General Plan EIR is required.

If human remains were to be discovered, the Proposed Project would comply with State Health and Safety Code Section 7050.5-7055. If the coroner were to determine that the remains could be those of a Native American or has reason to believe that they are those of a Native American, he/she would contact, within 24 hours, the Native American Heritage Commission.

The Proposed Project would not result in any new adverse impacts or increase the severity of any previously identified impacts on cultural resources. The Proposed Project would not require changes to the mitigation measures presented in the General Plan EIR. Furthermore, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified that would impact the prior finding under this threshold.

General Plan EIR Mitigation Measures

MM 4-1 City staff shall require applicants for development permits to provide studies by qualified archaeologists assessing the cultural and historical significance of any known archaeological resources on or next to each respective development site; and assessing the sensitivity of sites for buried archaeological resources. On properties where resources are identified, or that are determined to be moderately to highly sensitive for buried archaeological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified cultural preservation expert. The mitigation plan shall include the following requirements:

- An archaeologist shall be retained for the project and will be on call during grading and other significant ground-disturbing activities.
- Should any cultural/scientific resources be discovered, no further grading shall occur in the area of the discovery until the Community Development Director concurs in writing that adequate provisions are in place to protect these resources.
- Unanticipated discoveries shall be evaluated for significance by an Orange County Certified Professional Archaeologist. If significance criteria are met, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University Fullerton; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).

Conclusion

Accordingly, no new impacts relative to adverse cultural resources impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts, or increase previously identified impact's severity, with respect to cultural resources. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of less than significant with mitigation.

Energy	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Not Addressed	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	Not Addressed	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion. Energy was not an impact area identified and analyzed in the 2013 General Plan EIR.

The Proposed Project does not meet the CEQA Guidelines Section 15162 criteria for preparing a subsequent environmental document and no analysis of Energy is required based on the following supporting information:

1. As documented throughout this analysis, the Proposed Project does not include substantial changes proposed that involve new significant environmental impacts or a substantial increase in the severity of previously identified significant effects. As for Energy, the issue was not considered potentially significant in 2013.
2. Energy has been recognized as an environmental issue for previous CEQA documents and the approved project contribution to Energy is not new information that was unknown or could not have been known with the exercise of reasonable diligence at the time the EIR was certified in 2013.

However, in respect of full disclosure of all potential impacts for the Proposed Project, a discussion on Energy is provided below.

The Proposed Project would be required to conform with California’s Building Energy Efficiency Standards for Residential and Nonresidential Buildings, Title 24, Part 6, of the California Code of Regulations. In addition, the Proposed Project would be required to comply with the energy conservation goals and policies mapped out in the Natural Resources Element of the General Plan. Please refer to Greenhouse Gas Emissions in this report for more information on the Project’s energy usage.

General Plan EIR Impact 5.15-5 analyzed energy usage with respect to existing and/or proposed facilities being able to accommodate project-generated utility demands. The analysis concluded that the existing utility companies would be able to serve the demands of the General Plan buildout. Therefore, compliance with the California Building Energy Efficiency Standards for Residential and Nonresidential Buildings and the Energy Conservation section of the General Plan, the Proposed Project would result in a less than significant energy impact.

Geology and Soils	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:			
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Not Addressed/ Not Applicable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Not Addressed/ Not Applicable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less Than Significant With Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This section summarizes the Updated Preliminary Geotechnical Evaluation (LGC Geotechnical, Inc., 2018), which is included in Appendix D, Preliminary Geotechnical Evaluation.

Discussion. The General Plan EIR determined that development resulting from implementation of the General Plan would result in less than significant geology and soils impacts.

Primary fault rupture occurs along the traces of active earthquake faults. The project site is not within an Alquist-Priolo Earthquake Fault Zone and no such zone has been identified in the vicinity. Therefore, the project site is not considered susceptible to the risk of loss, injury, or death due to fault rupture and the associated impacts would be less than significant. This impact determination is consistent with the certified General Plan EIR. The Proposed Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

Secondary effects of seismic shaking resulting from large earthquakes on the major faults in the Southern California region, which may affect the site, include ground lurching and shallow ground rupture, soil liquefaction, and dynamic settlement. These secondary effects of seismic shaking are a possibility throughout the Southern California region and are dependent on the distance between the site, causative fault, and the on-site geology. The closest known active faults that could cause these secondary effects include, but are not limited to, the Newport-Inglewood Fault, the Elsinore Fault and the Coronado Banks Fault. Adherence to the California Building Code (CBC) requirements, would ensure that the Proposed Project would incorporate appropriate seismic design criteria. Therefore, the Project development would result in a less-than-significant impact related to the risk of loss, injury, or death due to strong seismic ground shaking. This impact determination is consistent with the certified General Plan EIR. The Proposed Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

The project site is located within a State of California Seismic Hazard Zone for liquefaction potential. Based on the proposed development and remedial grading, the project site would primarily consist of compacted fill over dense older Capistrano Formation alluvium or bedrock. Therefore, the potential for post construction landslides, liquefaction, and liquefaction-induced dynamic settlement is considered very low.

Project construction could result in the loss of top soil and soil erosion. The construction contractor would be required to adhere to the applicable grading requirements in the current CBC. Also, construction would be regulated under a construction-related storm water control permit, generally administered by the State Water Resources Control Board (SWRCB), as described more fully in the Hydrology and Water Quality section of this report. The SWRCB's Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) that describes the Best Management Practices (BMPs) that would be used to prevent erosion and protect the quality of storm water runoff. This impact determination is consistent with the General Plan EIR. The Proposed Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

Typically, subsidence occurs in areas underlain by soils that are highly compressible, such as soft clays or silts and unconsolidated sand or fill material. The project site consists of Capistrano Formation which consists of marine siltstone, moderately consolidated and poorly bedded, with minor fine to medium grained sand lenses that are weakly cemented and poorly bedded. Within the formation's upper oxidized portion, this material is typically light gray to brown in color and is commonly iron-stained along joints and fractures. The formation is typically dark gray to black in the lower unoxidized zones and jointing decreases with depth. Through compliance with the CBC, the Proposed Project's development would have

a less-than-significant impact related to geologically unstable soils. This impact determination is consistent with the certified General Plan EIR. The Proposed Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

Given that the expansion index exceeds 20, the foundation system shall be designed for effects of expansive soil. Generally, post-tensioned foundations are preferred over conventionally reinforced foundations when expansive soils are present at the site. The geotechnical parameters provided herein may be used for post-tensioned slab foundations with a deepened perimeter footing or a post-tensioned mat slab. These parameters have been determined in general accordance with the Post-Tensioning Institute (PTI) Standard Requirements for Design of Shallow Post-Tensioned Concrete Foundations on Expansive Soils, referenced in 2016 CBC Chapter 18. In using these parameters, the foundation engineer should design the foundation system in accordance with the allowable deflection criteria of applicable codes and the structural designer/architect's requirements. Other types of stiff slabs may be used in place of the CBC post-tensioned slab design provided that, in the foundation structural designer's opinion, the alternative type of slab is at least as stiff and strong as that designed by the CBC/PTI method. Compliance with the CBC and geotechnical recommendations implementation would ensure that Proposed Project impacts related to expansive soils would be less than significant. This impact determination is consistent with the certified General Plan EIR. The Proposed Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

No septic tanks would be installed under the Proposed Project. As a result, no impacts associated with the use of septic tanks would occur.

The paleontological records search results do not indicate the presence of any known paleontological resources (Psomas, 2018). The project site has been heavily disturbed with continuous use as a golf course. However, because of the potential presence of undiscovered resources, the Project would require compliance with Mitigation Measure 4-2 from the General Plan EIR to avoid substantial impacts for paleontological resources.

General Plan EIR Mitigation Measures

MM 4-2 City staff shall require applicants for development permits to provide studies by qualified paleontologists assessing the sensitivity of sites for buried paleontological resources. On properties determined to be moderately to highly sensitive for paleontological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified paleontologist. The mitigation plan shall include the following requirements:

- A. A paleontologist shall be retained for the project and will be on call during grading and other significant ground-disturbing activities.
- B. Should any potentially significant fossil resources be discovered, no further grading shall occur in the area of the discovery until the Community Development Director concurs in writing that adequate provisions are in place to protect these resources.
- C. Unanticipated discoveries shall be evaluated for significance by an Orange County Certified Professional Paleontologist. If significance criteria are met, then the

project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the California State University Fullerton; and provide a comprehensive final report, including catalog with museum numbers.

Conclusion

Accordingly, no new impacts relative to adverse geological, including paleontological resources, and soils impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts, or increase previously identified impact's severity, with respect to geology and soils. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of less than significant.

Greenhouse Gas Emissions	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Significant and Unavoidable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Significant and Unavoidable	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This section summarizes the Air Quality and Greenhouse Gas Analysis (LSA, 2018), which is included in Appendix A1, Air Quality and Greenhouse Gas Analysis.

Discussion. The General Plan EIR determined that development resulting from implementation of the General Plan would result in significant and unavoidable greenhouse gas (GHG) emissions impacts.

Global climate change refers to changes in average climatic conditions on Earth as a whole, including temperature, wind patterns and precipitation. Global temperatures are moderated by naturally occurring atmospheric gases, including water vapor, carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), as well as hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). These GHGs allow solar radiation (sunlight) into the Earth’s atmosphere, but prevent radiative heat from escaping; thus, warming the atmosphere. GHGs are emitted by both natural processes and human activities. Concentrations of GHGs have increased in the atmosphere since the industrial revolution. Human activities that generate GHG emissions include combustion of fossil fuels (CO₂ and N₂O); natural gas generated from landfills (such as CH₄), fermentation of manure and cattle farming (CH₄); and industrial processes, such as nylon and nitric acid production (N₂O).

GHGs have varying global warming potential (GWP). The GWP is the potential of a gas or aerosol to trap heat in the atmosphere; it is the “cumulative radiative forcing effect of a gas over a specified time horizon resulting from the emission of a unit of mass of gas relative to a reference gas.” The reference gas for GWP is CO₂; therefore, CO₂ has a GWP factor of 1. The other main GHGs that have been attributed to human activity include CH₄, which has a GWP factor of 25, and N₂O, which has a GWP factor of 298. When accounting for GHGs, all types of GHG emissions are expressed in terms of CO₂ equivalents (CO₂e) and are typically quantified in metric tons (MT) or million metric tons (MMT).

Assembly Bill (AB) 32, the California Global Warming Solutions Act, established a State goal of reducing GHG emissions to 1990 levels by the year 2020. Senate Bill (SB) 97, a companion bill, directed the California Natural Resources Agency (Resources Agency) to certify and adopt guidelines for the mitigation of GHGs or the effects of GHG emissions. SB 97 was the State Legislature’s directive to the Resources Agency to specifically establish that GHG emissions and their impacts are appropriate subjects for CEQA analysis.

Executive Order B-30-15, which was issued in April 2015, requires statewide GHG emissions to be reduced 40 percent below 1990 levels by 2030. SB 32, signed into law in September 2016, codifies the 2030 GHG reduction target in Executive Order B-30-15. SB 32 authorizes CARB to adopt an interim GHG emissions

level target to be achieved by 2030 and to adopt rules and regulations in an open public process to achieve the maximum, technologically feasible, and cost-effective GHG reductions. With SB 32, the California Legislature passed companion legislation AB 197, which provided additional direction for developing an updated Scoping Plan. CARB released the second update to the Scoping Plan to reflect the 2030 target set by Executive Order B-30-15 and codified by SB 32 in November 2017.

The General Plan EIR determined that the City’s Climate Action Plan (CAP) would ensure that GHG emissions from General Plan buildout would be minimized. However, additional statewide measures would be necessary to reduce GHG emissions under the Centennial General Plan to meet the long-term GHG reduction goals under Executive Order S-03-05, which identified a goal to reduce GHG emissions to 80 percent of 1990 levels by 2050. The California Air Resources Board updated the Scoping Plan in 2017 to identify additional measures to achieve California’s 2030 GHG reduction targets. As identified by the California Council on Science and Technology, the state cannot meet the 2050 goal without major advancements in technology.

Table 1 identifies the annual CO₂e emissions for construction activities using CalEEMod.

Table 1: Construction Greenhouse Gas Emissions					
Construction Activity		Total Regional Pollutant Emissions (MT/yr)			
		CO₂	CH₄	N₂O	CO₂e
2018	Demolition	36	<1	0	36
	Site Preparation	7	<1	0	7
	Grading	60	<1	0	60
	Building Construction	101	<1	0	102
2019	Building Construction	399	<1	0	400
	Paving	15	<1	0	15
	Architectural Coating	6	<1	0	6
Total Construction Emissions		624	<1	0	626
Amortized over 30 years		21	<1	0	21

CH₄ = methane; CO₂ = carbon dioxide; CO₂e = carbon dioxide equivalent; MT/yr = metric tons per year; N₂O = nitrous oxide
Source: LSA, 2018.

Architectural coatings used in Project construction may contain VOCs that are part of O₃ precursors. However, there are no significant emissions of GHGs from architectural coatings. The architectural coating phase identified in Table 1 shows GHG emissions from equipment exhaust and energy use.

Long-term operations would generate GHG emissions from area and mobile sources and indirect emissions from stationary sources associated with energy consumption. Mobile-source emissions of GHGs would include project-generated vehicle trips. Area-source emissions would be associated with activities including landscaping and maintenance, natural gas for heating, and other sources. Increases in stationary-source emissions would also occur at off-site utility providers as a result of demand for electricity, natural gas, and water by the Proposed Project.

The GHG emission estimates presented in Table 2 show the emissions associated with the level of development envisioned by the Proposed Project at opening. As shown the table, the Project would result in GHG emissions of 1,256 MT CO₂e/yr.

Table 2: Operational Greenhouse Gas Emissions						
Source	Pollutant Emissions, MT/year					
	Bio-CO₂	NBio-CO₂	Total CO₂	CH₄	N₂O	CO₂e
Construction emissions amortized over 30 years	0	21	21	<1	0	21
Operational Emissions						
Area Sources	0	39	39	<1	<1	39
Energy Sources	0	325	325	<1	<1	326
Mobile Sources	0	759	759	<1	0	759
Waste Sources	14	0	14	<1	0	35
Water Usage	3	62	65	<1	<1	76
Total Project Emissions	17	1,205	1,222	0	0	1,256
Note: Numbers in table may not appear to add up correctly due to rounding of all numbers. Bio-CO ₂ = biologically generated CO ₂ CH ₄ = methane; CO ₂ = carbon dioxide; CO ₂ e = carbon dioxide equivalent; MT/yr = metric tons per year N ₂ O = nitrous oxide; NBio-CO ₂ = Non-biologically generated CO ₂ Source: LSA, 2018.						

Energy/Natural Gas Use

Buildings represent 39 percent of the United States' primary energy usage and 70 percent of its electricity consumption (United States Department of Energy, 2012). The Proposed Project would increase the demand for electricity and natural gas due to the increased building area and number of residents. The Project would indirectly result in GHG emissions from off-site electricity generation at power plants and on-site natural gas consumption (326 MT CO₂e/yr).

Area Sources

Area sources of GHG emissions include consumer products, hearths, and landscaping. The Proposed Project would result in increased GHG emissions from area sources (39 MT CO₂e/yr).

Water Use

Water-related energy use is 19 percent of California's electricity every year (CEC 2005). Energy use and related GHG emissions are based on electricity used for water supply and conveyance, water treatment, water distribution, and wastewater treatment. The Project would indirectly increase GHG emissions from off-site electricity generation at power plants and on-site natural gas consumption (76 MT CO₂e/yr).

Solid Waste Disposal

The Proposed Project would also generate solid waste during the Proposed Project's operation. Default solid waste generation rates in CalEEMod were used to estimate solid waste emissions related to the

Proposed Project. The Proposed Project would indirectly result in GHG emissions from solid waste treatment at treatment plants (35 MT CO₂e/yr).

Mobile Sources

The Proposed Project would comply with existing State and federal regulations regarding the energy efficiency of buildings, appliances, and lighting, which would minimize the project's electricity demand. The 2016 California Building Standards Code (California Code of Regulations Title 24) has been enforced in California since January 1, 2017.

At present, there is a federal ban on chlorofluorocarbons (CFCs); therefore, it is assumed the Proposed Project would not generate emissions of CFCs. The Project may emit a small amount of HFCs from leakage and service of refrigeration and air-conditioning equipment and from disposal at the equipment's end of life. However, the details regarding refrigerants to be used at the project site are unknown at this time. PFCs and SF₆ are typically used in industrial applications, neither of which would be used on the project site. Therefore, the Proposed Project is not anticipated to contribute significant emissions of these additional GHGs.

The Proposed Project would generate 1,256 MT CO₂e/yr of GHG emissions. This emission level is less than the SCAQMD GHG threshold of 3,500 MT CO₂e/yr. Since the Project's GHG emissions would be below the SCAQMD GHG threshold, the Proposed Project would be consistent with all applicable plans, policies, and regulations adopted for the purpose of reducing GHGs. In particular, Project features such as the planting of new trees, low-water-use landscaping, and efficient sprinkler controllers would all assure that the Proposed Project would not conflict with the GHG emissions reduction goals in the San Clemente CAP. Therefore, GHG emissions associated with the Proposed Project would be less than significant.

General Plan EIR Mitigation Measures

No mitigation is identified.

Conclusion

Accordingly, no new impacts relative to adverse GHG emissions impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts or increase previously identified impact's severity with respect to GHG emissions. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of significant and unavoidable.

Hazards and Hazardous Materials	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	Not Addressed/ Not Applicable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This section summarizes the Phase I Environmental Site Assessment (AEC, 2016) which is provided in Appendix E.

Discussion. The General Plan EIR determined that development resulting from implementation of the General Plan would result in a less than significant hazards and hazardous materials impact. The General Plan EIR evaluated and identified potential impacts from hazards and hazardous materials resulting from General Plan implementation. The evaluation determined that adverse impacts would not occur as a result of General Plan buildout.

The Phase I ESA identified no recognized environmental conditions associated with the project site. Proposed Project would include a senior housing residential development, a golf course clubhouse, and surface parking lots.

Project construction is not anticipated to involve the transport, use, creation or disposal of hazardous materials. Small quantities of potentially hazardous substances such as gasoline, diesel fuel, lubricants for machines, and other petroleum-based products would be used on site. Should any unknown contaminated soils or other hazardous materials be discovered and be removed from the project site, the soils/material can be transported only by a licensed hazardous waste hauler in covered containment devices in compliance with all applicable State and federal requirements.

The project would not emit hazardous emissions or involve hazardous or acutely hazardous materials, substances, or waste. However, the proposed project could involve the transport and use of materials associated with routine maintenance of the property, such as janitorial supplies for cleaning purposes and/or herbicides and pesticides for landscaping. On the local level, the Orange County Fire Authority routinely provides inspections to ensure the safe storage, management, and disposal of any hazardous materials in accordance with the federal, State, and local regulations. Impacts would be less than significant.

The storage, use, handling, and disposal of any hazardous materials (such as paints and solvents) that might be stored on the site during construction are addressed by federal, State, and local laws, regulations and programs that govern the use, transport and/or disposal of hazardous materials. Compliance with local, State and federal laws and regulations would reduce the risk of hazardous material incidents to a less than significant impact. Therefore, the project would not create a significant hazard to the public or to the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

The project site does not include any sites identified on a hazardous site list compiled pursuant to California Government Code Section 65962.5.²

No new impacts nor a substantial increase in the severity of a previously identified significant impact would occur and impacts from hazards and hazardous materials would remain less than significant.

General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to adverse hazards and hazardous materials impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts, or increase previously identified impact's severity, with respect to hazards and hazardous materials. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of less than significant.

² California, State of, Department of Toxic Substances Control, DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). Available at: http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm. Accessed: November 12, 2018.

Hydrology and Water Quality	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? or	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Impede or redirect flood flows?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. In a flood hazard tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This section summarizes the Preliminary Hydrology Report (Urban Resource Corporation, 2018) and Conceptual Water Quality Management Plan (Urban Resources Corporation, 2018), which is included in Appendix F1, Preliminary Hydrology Report and Appendix F2, Conceptual Water Quality Management Plan.

Discussion. The General Plan EIR determined that development resulting from implementation of the General Plan would result in less than significant hydrology and water quality impacts.

Hydrology/Drainage

The project site has variable topography consisting of relatively flat areas in the golf course area and relatively steep areas around the west and north perimeters of the site with site elevations ranging from approximately 80 feet to 150 feet above msl within the project site. The site drains in two general directions towards the middle of the site that consists of the surface and subsurface drainage channel, the Prima Deshecha Channel, that is the primary storm drain conveyance for the site.

Existing drainage area off-site, from residential and commercial areas north of the I-5 outlet, and portions of the freeway collected by existing drains, outlet into the open space north of the project site via existing reinforced concrete pipe (RCP) storm drains, and ultimately makes its way through the existing driving range, where flows are ultimately collected by an existing storm drain riser and 45-inch RCP storm drain. Also contributing to the existing storm drain riser and 45-inch RCP storm drain is the existing residential tract to the south of the driving range, where an existing 18-inch RCP storm drain outlets into the driving range. As a part of the Project, the riser and 45-inch RCP storm drain would be replaced.

An existing 24-inch RCP storm drain collecting portions of I-5, and open space north of the freeway, outlets into the slope on the north side of the driving range, and naturally drains across the northerly side of the driving range, continuing into an existing natural drainage channel in the golf course. Also contributing to the existing natural channel is a large portion of the driving range which follows the natural grades of the driving range. The existing natural drainage channel in the golf course is to the south of the project site and continues to the south.

All storm water is ultimately collected by the existing Prima Deshecha Reinforced Concrete Box that runs south beneath the golf course. As previously addressed, a wetlands area along the northwest side of the project site would be protected during development.

Project development would increase the peak flow rate of the site. However, based on negligible increase in peak flow rate in the developed condition, on-site detention system would not be needed. Based on the hydraulic model conducted for the existing 45-inch RCP storm drain, and the 100-year storm flow per the existing condition hydrology analysis, the capacity of the existing 45-inch RCP storm drain is insufficient and a larger storm drain (i.e., 60-inch RCP and/or RCB) would be necessary. Additional hydraulic analysis of the proposed RCP storm drain for collection of off-site flows, in conjunction with the upstream earthen channel, would be conducted during final engineering for proper sizing.

Water Quality

Construction: Short-term impacts related to water quality could occur during the earthwork and construction phase, when the potential for erosion, siltation, and sedimentation would be the greatest. Additionally, impacts can occur prior to the establishment of ground cover, when the erosion potential may remain relatively high. Construction of the Proposed Project has the potential to produce typical pollutants, such as nutrients, heavy metals, pesticides and herbicides, and chemicals related to construction and cleaning, waste materials, including wash water, paints, wood, paper, concrete, food container, sanitary wastes, fuel, and lubricants. Impacts to storm water quality could occur from construction and associated earth moving, and increased pollutant loadings.

Construction activities would disturb more than one acre and therefore would be required to comply with the water quality standards and waste discharge requirements of the National Pollutant Discharge Elimination System (NPDES). The General Construction Permit requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) which would include project construction features designed to prevent erosion and protect the quality of storm water runoff (i.e., BMPs). A SWPPP would be prepared during the City's plan review process, prior to issuance of a grading permit. Water quality standards and waste discharge are addressed using the BMPs incorporated in the SWPPP. Compliance with the SWPPP, including the BMPs associated with the Proposed Project, would reduce, minimize, treat or even avoid storm water pollution associated with the construction of the Proposed Project. Implementation of BMPs identified in the SWPPP would eliminate or minimize pollution of downstream receiving waters.

Operations: The City also requires submittal of a Final WQMP during the plan review process, prior to issuance of a grading permit; a Preliminary WQMP has been prepared (Appendix F2). The WQMP establishes BMPs specific to the Proposed Project to treat, reduce, or avoid the contamination of downstream waters from waterborne pollutants during operations.

No new impact relative to water quality or a substantial increase in the severity of a previously identified significant impact would occur. Furthermore, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of less than significant impact. No additional mitigation measures or further analysis is required.

Flood Hazards

According to the Federal Emergency Management Administration (FEMA) flood zone maps, the project site is in Zone X, an area of minimum flood risk, or 0.2 percent chance annually.³ No levees, reservoirs, rivers, or flood control channels are near the project site that could potentially cause on-site inundation. Therefore, the Project would not place housing or structures within a 100-year flood hazard area.

Inundation

Tsunamis are sea waves that are generated in response to large-magnitude earthquakes. When these waves reach shorelines, they sometimes produce coastal flooding. Seiches are the oscillation of large bodies of standing water, such as lakes, that can occur in response to ground shaking. The project site is approximately 80 to 150 feet above msl and approximately 0.64-mile northeast of the Pacific Ocean and there are no nearby bodies of standing water. The General Plan EIR concluded that the "projected tsunami inundation area and inundation line are well below the majority of the developed land use areas and primarily affect open space land uses and existing beachfront properties or trailer parks." Because of the distance of the project site from the Pacific Ocean and the elevational differential, tsunamis and seiches do not pose hazards due to the project site's location and lack of nearby bodies of standing water. Additionally, the project site and surroundings are relatively flat with no potential for mudflow. Therefore, potential impacts associated with inundation by seiche, tsunami, and mudflow would be less than significant.

³ Federal Emergency Management Agency. (2018). FEMA Flood Map Service Center. Retrieved from <https://msc.fema.gov/portal/search#searchresultsanchor>

General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to adverse hydrology and water quality impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts, or increase previously identified impact's severity, with respect to hydrology and water quality. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of less than significant.

Land Use and Planning	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Physically divide an established community?	Not Addressed/ Not Applicable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion. The General Plan EIR determined that development resulting from implementation of the General Plan would result in a less than significant impact.

The Proposed Project does not include the construction of public roads, structures, or other improvements that would physically divide or separate neighborhoods within an established community. The project site is located within the Forster Ranch Specific Plan area and the site is planned for senior housing. The Proposed Project is consistent with the land use designation and would not divide an established community. This impact determination is consistent with the certified General Plan EIR.

The Proposed Project would not conflict with applicable land use plans, policies, or regulations, including the Forster Ranch Specific Plan, the City’s General Plan, applicable citywide infrastructure master plans, and regional plans. As previously noted, the project site is in the Forster Ranch Specific Plan area and is consistent with the land use designation. The approved Forster Ranch Specific Plan is consistent with the Centennial General Plan designation of Forster Ranch Specific Plan area such that the proposed land uses are consistent with the statistical profile evaluated in the General Plan. Overall, the Proposed Project is consistent with the underlying land use and zoning designations that have been included in local and regional planning efforts. No impact would occur. This impact determination is consistent with the certified General Plan EIR. The Proposed Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

The City of San Clemente and its Sphere of Influence are within the Orange County Southern Subregion Habitat Conservation Plan’s (HCP) Plan Area. The City’s Sphere of Influence and about 190 acres of the City near its northeast boundary are within a Reserve established under the HCP. As discussed in Section IV, no significant impacts would result from the Proposed Project on biological resources. Therefore, the Proposed Project would not conflict with the Orange County Southern Subregion HCP and no further analysis is required.

General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to adverse land use and planning impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts, or increase the previously identified impact's severity, with respect to land use and planning. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of less than significant.

Mineral Resources	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Not Addressed/ Not Applicable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Not Addressed/ Not Applicable	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion. The General Plan EIR did not evaluate mineral resources due to the lack of resources in the City.

As discussed in the City’s General Plan, given the extensive exploration for mineral resources that has occurred in Southern California, it is doubtful that significant (economically viable), undiscovered mineral resources exist within the City. Given that the project site is not located in an area known to contain significant mineral resources, impacts related to the loss of availability of a known mineral resource would be less than significant.

The project site has not been used for mineral resource recovery and is not delineated as a mineral resource recovery site on any land use plans. No impacts to mineral resources would occur. The General Plan implementation was determined to have no impact to mineral resources, as discussed in the General Plan EIR.

General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to adverse mineral resources impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts, or increase the previously identified impact’s severity, with respect to mineral resources. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of less than significant.

Noise	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Significant and Unavoidable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	Significant and Unavoidable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Not Addressed/ Not Applicable	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This section summarizes the Noise and Vibration Impact Analysis (LSA, 2018), which is included in Appendix G, Noise and Vibration Impact Analysis.

Discussion. The General Plan EIR determined that development resulting from implementation of the General Plan would result in significant and unavoidable noise impacts.

The closest noise-sensitive land uses to the project site are the single-family residences located within 50 feet and approximately 183 feet, respectively, from the project site construction boundary. Receptors would be exposed to construction noise reaching greater than 90 dBA Lmax (84 dBA Leq) and 79 dBA Lmax (77 dBA Leq), respectively. The Proposed Project would be required to comply with the construction hours allowed under the City’s Municipal Code Noise Ordinance and standard conditions. Therefore, noise generated from construction activities would be less than significant and would not conflict with standards established in the Centennial General Plan. No mitigation measures are required.

Based on the typical sound level reductions of buildings identified in *Protective Noise Levels, Condensed Version of EPA Levels Document*, standard building construction in Southern California would provide 24 dBA or more in noise reduction from exterior to interior with windows and doors closed (the national average is 25 dBA). With windows and doors open, the exterior-to-interior noise reduction drops to 12 dBA or more (the national average is 15 dBA). With windows and doors open, interior noise levels at the frontline units to the northeast adjacent to I-5 would have a noise level of up to 51 dBA CNEL (63 dBA - 12 dBA = 51 dBA) and would exceed the interior noise standard of 45 dBA CNEL. With windows and doors closed, interior noise levels at the frontline units to the northeast adjacent to I-5 would have a noise level of 39 dBA CNEL (63 dBA – 24 dBA = 39 dBA) and would not exceed the interior noise standard of 45 dBA CNEL. Therefore, windows and doors with Sound Transmission Class (STC) ratings provided by standard

building construction (STC-24 to STC-28) would be sufficient. Mechanical ventilation systems are proposed as a project design feature, which would ensure that windows can remain closed for a prolonged period of time. Therefore, no noise reduction measures are required for the building façades facing I-5.

For typical construction activity, the equipment with the highest vibration generation potential is the large bulldozer, which would generate 87 VdB at 25 feet. The closest structures are 12 feet and 183 feet from the project site. To preclude significant construction vibration impacts, no large bulldozer or other similarly heavy construction equipment would be used within 40 feet of residences on Calle Arco, which are the nearest sensitive uses to the project site. Additionally, the truck haul road for trucks entering and exiting from the rear of the project site would at no point be located closer than 25 feet to the nearest residence on Calle Arco. These distances would be specified on construction plans and signage. The single-family residences to the southeast and southwest would experience vibration levels of up to 86 VdB (0.076 PPV [in/sec]) and 61 VdB (0.004 PPV [in/sec]), respectively. Construction vibration levels at the single-family residences to the southwest would not exceed the vibration annoyance threshold of 78 VdB. Vibration levels would also be below 78 VdB for most of the single-family residences to the southeast of the project site. However, three of the four single-family residences on Calle Arco nearest to the project site may be exposed to vibration levels above 78 VdB for limited periods during the construction of the Project. Although construction vibration levels at these residential uses would have the potential to result in annoyance, these vibration levels would no longer occur once construction of the Project is completed. None of the residences in the vicinity to the project site would experience vibration levels that would exceed the FTA threshold of 94 VdB (0.2 PPV [in/sec]) for building damage. Therefore, vibration levels generated by construction activities would be less than significant. No mitigation is required.

Development of the Proposed Project would not result in exposure of persons to excessive transportation-related vibration impacts. The Project would also not result in significant impacts from long-term operational vibration impacts because proposed future land uses within the Centennial General Plan area are compatible with adjacent and surrounding land uses. Overall, long-term operational vibration impacts would be less than significant. This impact determination is consistent with the General Plan EIR. The Proposed Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Proposed Project would not occur. There are two main long-term off-site stationary noise potential impact sources: HVAC equipment and parking lot activities. The closest off-site sensitive receptors are the single-family residences located 259 feet and 329 feet, respectively, from the nearest proposed on-site HVAC unit. At a distance of 259 feet and 329 feet, noise would be attenuated by 39 dBA and 41 dBA, respectively, compared to the noise level measured at 3 feet from the source. On-site HVAC equipment would be shielded by the roof line and parapet that would provide a minimum noise attenuation of 5 dBA. Noise generated from on-site HVAC equipment at the closest residences to the southeast and west would reach 38 dBA Leq (82 dBA - 39 dBA - 5 dBA = 38 dBA) and 36 dBA Leq (82 dBA - 41 dBA - 5 dBA = 36 dBA), respectively. A noise level of 38 dBA Leq would not exceed the City's exterior daytime and nighttime L_{50} (30-minute) noise standard of 55 and 50 dBA Leq, respectively, for residential uses. Therefore, noise generated from on-site HVAC equipment would be less than significant.

The Proposed Project would include additional parking and reconfiguration of existing parking in all directions around the project site. The Proposed Project would restrict parking for spaces located immediately adjacent to the single-family residences on Calle Arco to between the hours of 8:00 AM and

8:00 PM. These hours are within the City's daytime period (7:00 AM to 10:00 PM), which has a higher exterior maximum noise standard than the nighttime period (10:00 PM to 7:00 AM). Noise generated from parking activities would include noise generated by vehicles traveling at slow speeds, engine start-up noise, car door slams, car horns, car alarms, and tire squeals. These activities would occur during daytime and nighttime hours. Representative parking activities would generate approximately 60 to 70 dBA Lmax at 50 feet. Noise levels generated from parking activities are intermittent in nature. The closest sensitive land uses are the residences located approximately 30 feet to the southeast of the proposed parking for the new golf course clubhouse. At a distance of 30 feet, noise would be 74 dBA Lmax. Intermittent noise levels generated from parking activities would not exceed the City's daytime exterior maximum noise standard of 75 dBA Lmax for residential uses. No noise impacts from parking activities would occur during nighttime hours because the relocated clubhouse and golf course would be either closed or parking spaces located immediately adjacent to the single-family residences on Calle Arco would be restricted to between the hours of 8:00 AM and 8:00 PM. Therefore, noise generated from parking activities would be less than significant.

Noise emissions from Project construction would be localized and occur intermittently for varying periods of time. The highest construction noise levels would be generated during grading, excavation, and foundation work, and lower noise levels would occur during building construction and finishing. The Project-related traffic noise increase would be up to 0.2 dBA. This noise level increase would not be perceptible to the human ear in an outdoor environment. Therefore, traffic noise impacts from the Project-related traffic on off-site sensitive receptors would be less than significant. However, according to the General Plan EIR, significant impacts from construction noise could occur with General Plan implementation. Proposed Project construction is proximate to existing and/or previously completed land uses may cause notable sound level increases. Mitigation Measure 10-2, is applicable to the Proposed Project and would reduce the temporary or periodic increase in ambient noise levels. With mitigation, the impact would be less than significant. The Proposed Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

According to the certified General Plan EIR, the Centennial General Plan Area, including the Proposed Project site, is not located within an airport land use plan or within 2 miles of a public airport or public use airport. In addition, the project site is outside the 60 dBA CNEL impact zone from John Wayne Airport based on the General Plan's Noise Element, the John Wayne Airport Impact Zones map in the AELUP, and the 2016 Annual Noise Contour for John Wayne Airport. Therefore, the project site is within an area with maximum noise levels from aircraft operations less than 60 dBA CNEL. The Proposed Project would not expose people to excessive airport-related noise levels. The Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

Standard Conditions

The following Standard Conditions are applicable to the Proposed Project:

- SC-1** Construction activities occurring as part of the Project shall be subject to the limitations and requirements of Section 6-8-205(a) of the City Municipal Code, which states that construction activities may occur between 7:00 AM and 6:00 PM, Mondays through Fridays, and 8:00 AM and 6:00 PM on Saturdays. No construction activities shall be permitted outside of these hours or on Sundays or City-recognized holidays unless a temporary waiver is granted by the City.

- SC-2** The Project construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained noise mufflers, consistent with manufacturer's standards.
- SC-3** The Project construction contractor shall locate staging areas away from off-site sensitive uses during the later phases of project development.
- SC-4** The Project construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site whenever feasible.

General Plan EIR Mitigation Measures

- 10-2** Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Mitigation measures such as installation of temporary sound barriers for construction activities that occur adjacent to occupied noise-sensitive structures, equipping construction equipment with mufflers, and reducing nonessential idling of construction equipment to no more than five minutes shall be incorporated into the construction operations to reduce construction-related noise to the extent feasible.
- 10-4** Individual projects that use vibration-intensive construction activities such as pile drivers, jackhammers, and vibratory rollers, near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the Federal Transit Administrations vibration annoyance criterion of 78 VdB), additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver).

Conclusion

Accordingly, no new impacts relative to adverse noise impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts, or increase the previously identified impact's severity, with respect to noise. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of significant and unavoidable.

Population and Housing	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Not Addressed/ Not Applicable	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion. The General Plan EIR determined that development resulting from implementation of the General Plan would result in a less than significant population and housing impact.

The project site has a General Plan land use designation of Residential High Density. The Forster Ranch Specific Plan was amended in 2017 to identify the site for senior housing consistent with the General Plan. The General Plan EIR determined that the increase in population, housing, and employment would exceed SCAG’s regional forecasts for the City of San Clemente but would improve the job-housing balance in the City. It has a minor effect on the job-housing balance in Orange County but would reduce vehicle miles traveled in the region by reducing commuter trips outside the City to other areas in Orange County and San Diego County. In addition, the General Plan was found to be consistent with SCAG’s Compass Blueprint program. Consequently, while buildout in accordance with the proposed General Plan Land Use Plan would increase both population and employment in the City, impacts would be less than significant because it would improve the job-housing balance and is consistent with regional policies.

The proposed 150 senior housing units would not induce substantial population growth beyond that already projected to occur in the General Plan and City of San Clemente Housing Element. The Proposed Project would not include the construction or extension of any new roads or infrastructure to previously undeveloped or inaccessible areas that would open up new areas for development that have not been previously envisioned for development by the City or contemplated within the parameters of the General Plan itself. Growth-inducing impacts would be less than significant.

Proposed Project implementation would not require the removal of housing necessitating the construction of replacement housing elsewhere. As a result, there would be no impact related to housing displacement. The Proposed Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

This impact determination is consistent with the certified General Plan EIR. The Proposed Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to adverse population and housing impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts, or increase the previously identified impact's severity, with respect to population and housing. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of less than significant.

Public Services	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			
a. Fire protection?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion. The General Plan EIR determined that development resulting from implementation of the General Plan would result in less than significant impacts to public services.

The project area, including the project site, is currently served by existing public services, including fire and police protection, schools, parks, and libraries. In addition, the effects of the Project’s population increase on fire and police protection, schools, parks, and libraries were previously considered in the General Plan EIR and the City’s 2013-2021 Housing Element. The General Plan EIR identified that development would place additional demands on fire and police protection, schools, parks, and libraries. The Orange County Fire Authority (OCFA) currently provides and would continue to provide fire protection and emergency medical services at the project area. The OCFA has three fire stations in San Clemente. The City and OCFA would maintain appropriate firefighter staffing to ensure compliance with National Fire Protection Association standards for response times and coverage. Station #50 at 670 Camino De Los Mares would primarily serve the project site.

The Orange County Sheriff’s Department (OCSD) provides police protection to the City from its San Clemente Station located at 100 Avenida Presidio. The General Plan EIR determined that compliance with “General Plan Policy S-7.01 to provide adequate staffing, facilities, and supplies and policy S-7.05 to create local, State and Federal emergency services agencies to enhance safety resources in the City, would ensure the City and OCSD maintain levels of police protection consistent with the OCSD’s service standards.” The service demand from the Proposed Project would not contribute to the need for new or

expanded facilities within the overall General Plan. Policies and implementation measures in the General Plan are designed to ensure collaboration between City departments, OCFA, OCSD, and other involved agencies to achieve the City's development goals in phases, working within the budget and infrastructure constraints of the City.

The General Plan EIR determined that the compliance with goals and policies in the San Clemente Municipal Code, and payment of school fees (SB 50), would alleviate any adverse impacts to schools and no mitigation would be required. The payment of school fees is consistent with California Government Code Section 65995(h) and is considered full and complete mitigation for impacts on school facilities and potential impacts are considered less than significant.

Based on the Orange County Public Library system's service standards of 0.2 square feet of library space per capita and 1.3 volumes per capita, the General Plan EIR found that the anticipated increase in population under the General Plan would generate demand for library space. However, developers would be required to pay construction fees for public services prior to the issuance of building permits. The environmental effects of construction and operation of additional library facilities would be evaluated separately when planning for such facilities. Therefore, the General Plan EIR identified environmental impacts from new or expanded library facilities as less than significant.

The General Plan EIR documented that General Plan buildout would result in approximately 12,339 new residents and 3,585 new dwelling units. The Proposed Project is consistent with the zoning and General Plan designations. The Project would not exceed the buildout projections of population or overall housing units identified in the General Plan such that a significantly increased need for public services. According to Municipal Code Chapter 15.52 – Public Facilities and Construction Fund Fee, the City requires construction fees in order to mitigate the impact on beach parking, municipal office space, and public safety services. The fee "is established and imposed upon the issuance of all building permits issued for the development of new units within the City. This fee shall be calculated to reflect the development's fair share of the cost of mitigating the increased demand such development placed on beach parking, municipal office space, and public safety services within the City."

With respect to parks, please refer to the following section of this report. Accordingly, no new impacts nor a substantial increase in the severity of a previously identified significant impact would occur and impacts to public services would remain less than significant.

General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to adverse public services impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts, or increase the previously identified impact's severity, with respect to public services. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of less than significant.

Recreation	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion. The General Plan EIR determined that development resulting from implementation of the General Plan would result in less than significant recreation impacts.

According to the City’s Master Plan for City Facilities, the document estimates that in 2000, the City had 6.01 acres per 1,000 residents. Municipal Code Title 16 Subdivisions, Chapter 36: Dedications, Article 70: Park and Recreational Facilities established that dedication of parkland and/or payment of in-lieu fees is required as a condition of approval of a final subdivision map. This section established a general City-wide standard for provision of parks and recreational facilities (5 acres per 1,000 persons), a formula for calculating how much parkland is required (based on a project’s unit count), a formula for calculating in-lieu fees, and criteria outlining when both parkland dedication and payment of in-lieu fees are required. The Proposed Project is a 150-unit senior housing apartment development; the Project is consistent with zoning and land use designations for the site. Therefore, the Proposed Project would not generate population growth beyond what has been anticipated and it would not create a significant increased demand for recreational facilities beyond what was evaluated in the General Plan EIR. The impact would be less than significant, which is consistent with the determination in the certified General Plan EIR. The Proposed Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

The Proposed Project would include an activity courtyard, a pool courtyard, and a dog park. The Proposed Project would provide recreational uses for its occupants and impact determination is consistent with the certified General Plan EIR. The Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to adverse recreation impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in

any new impacts, or increase the previously identified impact's severity, with respect to recreation. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of less than significant.

Transportation	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Less Than Significant With Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	Less Than Significant With Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in inadequate emergency access?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This section summarizes the Traffic Impact Analysis (LSA, 2018), which is included in Appendix H, Traffic Impact Analysis.

Discussion. The General Plan EIR determined that development resulting from implementation of the General Plan would result in less than significant transportation and traffic impacts with the incorporation of mitigation.

Existing Circulation System

Key roadways near the project site include the following:

- **Avenida Vaquero** is adjacent to and east of the project site. Avenida Vaquero is a secondary arterial with two lanes of travel and a speed limit of 30 miles per hour (mph). Class II bicycle lanes are located on both directions. Pedestrian traffic is afforded safe travel via continuous sidewalks along the western side of Avenida Vaquero. Avenida Vaquero connects the roadway segments of Camino De Los Mares and Camino Capistrano.
- **Camino De Los Mares** is a primary arterial with six lanes of travel from I-5 to Avenida Vaquero with a speed limit of 35 mph, and transitions to a secondary arterial with four lanes of travel from Avenida Vaquero to Portico del Norte with a speed limit of 45 mph. Class II bicycle lanes are located on both directions from Avenida Vaquero to Camino Vera Cruz, and a Class II bicycle lane is located on the southbound direction from Camino Vera Cruz to Portico Del Norte. Pedestrian traffic is afforded safe travel via continuous sidewalks along both sides of Camino De Los Mares from I-5 to Avenida Vaquero, and continuous sidewalks along the western side of Camino De Los Mares from Avenida Vaquero to Portico Del Norte.

- **Camino Capistrano** is a secondary arterial with three lanes of travel from the Pacific Coast Highway (PCH) to Monte Vista, and transitions to two lanes of travel from Monte Vista to the boundary of San Clemente’s city limits (Del Gado Road) with a speed limit of 35 mph. Pedestrian traffic is afforded safe travel via continuous sidewalks along the eastern side of Camino Capistrano from Monte Vista to the boundary of the San Clemente city limits.

An Orange County Transportation Authority (OCTA) bus stop is provided north of the Project driveway (i.e., Route 1). OCTA Route 1 connects the project site and the rest of San Clemente to coastal cities to the north, up to Long Beach.

Existing Baseline and Plus Project Traffic Volumes and Level of Service (LOS)

To demonstrate the effect the Proposed Project would have on the study area intersections in the existing condition, an Existing Plus Project Level of Service (LOS) analysis was prepared. This analysis assumes that the proposed 150 senior apartment units are added to the existing condition.

A summary of Existing and Plus Project intersection LOS is presented in Table 3 which indicates that all study area intersections currently operate at satisfactory LOS. With addition of the Proposed Project in the existing setting, all study area intersections would continue to operate at satisfactory LOS. The increase in intersection capacity utilization (ICU) does not exceed the threshold of significance at any of the intersections; therefore, the Proposed Project can be implemented in an existing setting with no significant peak-hour intersection impacts.

Intersection		Baseline				Plus Project				Peak-Hour ICU		Sig Impact?
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM	PM	
		ICU/Delay	LOS	ICU/Delay	LOS	ICU/Delay	LOS	ICU/Delay	LOS			
1	Camino De Los Mares/ Avenida Vaquero	0.368	A	0.375	A	0.372	A	0.379	A	0.004	0.004	No
2	Avenida Vaquero/ Project Driveway (HCM)	10.2	B	10.9	B	10.5	B	11.3	B	0.3	0.4	No
3	Camino Capistrano/ Avenida Vaquero	0.319	A	0.359	A	0.328	A	0.371	A	0.009	0.012	No

Access Analysis

Access to the project site would be provided via the full-access project driveway north of Calle Arco along Avenida Vaquero. The Proposed Project would remove the existing northern project driveway. As stated previously, Avenida Vaquero at the Project Driveway is anticipated to operate at satisfactory LOS during the AM and PM peak periods after completion of the Project and would not conflict with emergency access. The inbound drive aisle would have one lane of travel. The inbound drive aisle would be

approximately 180 feet long, measured between the back of the sidewalk at the driveway and the first intersecting drive aisle to the 57-space parking lot. The inbound and outbound drive aisles would be able to accommodate the demand at the project site.

In the existing configuration, a striped two-way left-turn lane is available for left-turning vehicles into the two existing driveways. The existing striping for the southern driveway provides approximately 40 feet of storage length measured between the Project driveway and Calle Arco. A dedicated left-turn lane with approximately 50 feet of storage length is provided for residents who live on Calle Arco.

A SimTraffic microsimulation was used to analyze whether potential left-turn queues for project trips would be accommodated within the existing northbound left-turn pocket length. The purpose of the left-turn pocket length is to allow the turning vehicles to exit the thru movement and decelerate into the turn pocket without queuing into the thru lane. The existing northbound left- turn pocket length at Avenida Vaquero/Project Driveway is approximately 40 feet long. Table 4 presents the results of the queuing analysis for The Existing Plus Project Scenario.

Table 4: Queuing Analysis						
Intersection		Movement	Existing Storage Length	Existing Plus Project 95th Percentile Queue		Exceeds Storage Length?
				AM Peak Hour	PM Peak Hour	
2	Avenida Vaquero/ Project Driveway	NBL	40 feet	< 25 feet	< 25 feet	No
Note: Average vehicle length = 25 feet NBL = northbound left						

As shown in Table 4, the projected northbound left-turn queues at Avenida Vaquero/Project Driveway can be accommodated in the existing left-turn pocket length. Therefore, Proposed Project vehicles would be able to enter the project site without affecting the northbound thru movement.

Although northbound left-turn queues into the Project driveway are not anticipated to back into the northbound thru lane during the morning and evening peak hours, the existing left-turn storage does not provide adequate deceleration length based on the California Department of Transportation (Caltrans) *Highway Design Manual* (HDM) (2016). According to Figure 405.2B of the HDM, the minimum length provided for deceleration in a left-turn lane should be approximately 50 feet for a roadway segment with a 30-mph speed limit and a 10 feet median-lane width. The existing striping for the southern driveway provides approximately 40 feet of storage length measured between the driveway and Calle Arco. As a part of the project, the yellow median lane on Avenida Vaquero would be restriped to provide a continuous striped two-way left-turn lane to replace the left-turn lane on Avenida Vaquero at Calle Arco. The restriping is proposed to improve potential left-turn queuing operations in front of the project site.

The traffic analysis for General Plan buildout includes the development of up to 236 multi-family units on the project site which exceeds the number of units proposed as a part of the Project. The City’s General Plan Analysis provided ICU worksheets for future year 2035 horizon conditions. The LOS for two of the applicable study area arterial intersections analyzed in the Traffic Impact Analysis is shown in Table 5. As

noted in the table, the two study area intersections are projected to operate at satisfactory LOS under General Plan conditions. Therefore, the Proposed Project can be implemented in a General Plan setting with no significant peak-hour intersection impacts.

Table 5: General Plan LOS Summary					
Intersection		Baseline			
		AM Peak Hour		PM Peak Hour	
		ICU/Delay	LOS	ICU/Delay	LOS
1	Camino De Los Mares/Avenida Vaquero	0.440	A	0.428	A
3	Camino Capistrano/Avenida Vaquero	0.319	A	0.454	A

The Traffic Impact Analysis finds that the Proposed Project can be implemented without significant impacts to the surrounding study area intersections in the existing year or General Plan horizon. The addition of traffic to the study area intersections does not exceed City thresholds for performance and is therefore not considered significant. Mitigation is not required.

According to the General Plan EIR, the City is not within an airport land use plan or within two miles of a public airport or public use airport. Therefore, the Proposed Project would not change air traffic patterns or levels such that an aviation-related safety risk would occur.

The Proposed Project does not include the use of any incompatible vehicles or equipment on site, such as farm equipment. The Proposed Project would not provide any off-site roadway improvements that could substantially increase hazards due to a design feature. The Proposed Project is compatible with the surrounding residential uses. All on-site and site-adjacent improvements, including traffic signing/stripping and Project driveways, would be constructed as approved by the City of San Clemente Public Works Department. Sight distance at Project access points would comply with applicable City of San Clemente/ Caltrans sight distance standards.

The project area would continue to be served by the existing transit system. Sidewalks would be provided along the Project frontages. The Project would not conflict with adopted policies, plans, or programs regarding alternative modes of transportation.

General Plan EIR Mitigation Measures

No mitigation measures from the General Plan EIR Transportation and Traffic Section are applicable to the Proposed Project.

Conclusion

Accordingly, no new impacts relative to adverse Transportation and Traffic impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to Transportation and Traffic. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of less than significant with mitigation.

Utilities and Service Systems	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	Less than Significant	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion. The General Plan EIR determined that development resulting from implementation of the General Plan would result in a less than significant utilities and service system impacts.

The Proposed Project would require additional water and wastewater infrastructure, as well as demand for solid waste disposal for building facility operation. Development of public utility infrastructure is part of an extensive planning process involving utility providers and jurisdictions with discretionary review authority. The coordination process associated with the preparation of development and infrastructure plans is intended to ensure that adequate resources are available to serve both individual projects and cumulative demand for resources and infrastructure as a result of cumulative growth and development in the area. Each individual project is subject to review for utility capacity to avoid unanticipated interruptions in service or inadequate supplies. Coordination with the utility companies would allow for the provision of utility service to the Proposed Project and other developments. The Proposed Project and other planned projects are subject to connection and service fees to assist in facility expansion and service improvements triggered by an increase in demand. Given the utility planning and coordination activities described above, the proposed project, combined with past, present, and reasonably foreseeable future projects, would result in less-than-significant cumulative utility impacts. The Proposed Project would

cause neither a new impact, nor an increase in the severity of an impact previously disclosed. As such, no further analysis is required.

General Plan EIR Mitigation Measures

None identified.

Conclusion

Accordingly, no new impacts relative to adverse utilities and service systems impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the General Plan EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Proposed Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to utilities and service systems. Additionally, no new information of substantial importance that was not known and could not have been known at the time the General Plan EIR was certified is available that would impact the prior finding of less than significant.

Wildfire	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion. Wildfire was not an impact area identified and analyzed in the 2013 General Plan EIR. At the time of the General Plan EIR certification, wildfire had not been recognized as an environmental issue.

When an EIR has been certified for a project, no subsequent environmental document needs to be prepared by the lead agency (the City) unless there is substantial evidence that one or more of the following has occurred:

1. Substantial changes are proposed in the project involving new significant environmental effects or a substantial increase in the severity of previously significant effects;
2. Substantial changes occur with response to the project due to 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 unknown or could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
 - c. Mitigation measures or alternatives previously found to be infeasible would be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents declined 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 declined to adopt the mitigation measure or alternative.

In this case, the Proposed Project does not meet the Section 15162 criteria for preparing a subsequent environmental document and no analysis of wildfires is required based on the following supporting information:

1. As documented throughout this analysis, the Proposed Project does not include substantial changes proposed that involve new significant environmental impacts or a substantial increase in the severity of previously identified significant effects. As for Wildfire, the issue was not considered potentially significant in 2013.
2. Wildfire has not been recognized as an environmental issue for previous CEQA documents and the approved project contribution to Wildfire is not new information that was unknown or could not have been known with the exercise of reasonable diligence at the time the EIR was certified in 2013.

However, in respect of full disclosure of all potential impacts for the Proposed Project, a discussion on wildfires is provided below.

Parts of the City are in Very High Fire Hazard Severity Zones (VHFHSZ) designated by the California Department of Forestry and Fire Prevention. These VHFHSZs are in Local Responsibility Areas, meaning that the OCFA and the City of San Clemente are financially responsible for fire suppression in those areas. The project site is developed and surrounded by development typical of urban environments. According to the City of San Clemente's VHFHSZ map, the project site is located within a non-VHFHSZ. Implementation of the Proposed Project would require the construction of new and/or upgraded and relocated utility infrastructure including but not limited to water and sewer lines, gas lines, and electrical lines to serve both existing and proposed land uses. The Project would be required to comply with the City of San Clemente Municipal Code to ensure construction of new and/or upgraded utility infrastructure does not exacerbate fire hazard risk in the project vicinity. Impacts would be less than significant in this regard.

Mandatory Findings of Significance	Prior EIR Determination	Potentially Significant Impact Not Identified in Prior EIR	No New Impact/ No Substantial Increase in Impact Severity
Would the Project:			
c. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	Less Than Significant With Mitigation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	Significant and Unavoidable	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Significant and Unavoidable	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion. As described throughout the analysis above, the Proposed Project would not result in significant impacts to the environment that cannot be mitigated to a less-than-significant level through the application of uniformly applied development policies and/or standards that were not already disclosed in the certified General Plan Final EIR. The Proposed Project would be required to implement a range of standard and uniformly applied development policies and standards, as well as project-applicable identified mitigation measures, all of which are identified in the certified General Plan EIR, which would reduce the majority of potentially significant impacts to a less than significant level. The cumulative impacts associated with development of the Proposed Project were considered, analyzed and disclosed in the General Plan EIR.

The Proposed Project displays consistency amongst the amended Forster Ranch Specific Plan, the analysis contained in the amended Specific Plan that addressed the proposed reuse of the site for housing, the City's Centennial General Plan Environmental Impact Report (General Plan EIR), and the City's 2013-2021 Housing Element.

The Proposed Project would not result in cumulative impacts that were not contemplated in the certified General Plan Final EIR. The Proposed Project would not result in peculiar site-specific impacts, impacts to

biological resources or impacts to cultural and/or historical resources. These are less-than-significant impacts. These impact determinations are consistent with the certified General Plan EIR. The Proposed Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

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