



City of San Clemente Planning Division

Notice of Preparation of an Environmental Impact Report

Date: February 12, 2021

To: Responsible and Trustee Agencies, Organizations, and Interested Parties

Lead Agency: City of San Clemente, Community Development
Contact: Jennifer Savage, Planning Division
910 Calle Negocio, San Clemente CA 92673

Subject: City of San Clemente Safety and Housing Element Update

The City of San Clemente (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project described below. The purpose of this Notice of Preparation (NOP) is to provide responsible agencies and interested stakeholders with information describing the project and to request feedback on the on the scope and content of the environmental document, the potential environmental effects that are of most concern, and what alternatives to the project should be analyzed within the EIR.

Scoping Meeting:

Consistent with Section 21083.9 of the California Environmental Quality Act (CEQA) Statute, a public scoping meeting will be held to solicit comments regarding the scope and analysis of the EIR. The scoping meeting will provide information about the CEQA process and will enable interested stakeholders to provide meaningful comments that identify environmental issues and alternatives that are recommended for consideration in the EIR. Public comments received at the Scoping Meeting and/or in writing during the NOP scoping process will be included as part of the EIR.

Zoom Virtual Meeting

Date: February 25, 2021

Time: 5:30 p.m. to 6:30 p.m.

You may participate on your computer or via telephone, as follows:

On your computer:

Link: <https://us02web.zoom.us/j/86916740891?pwd=Y0xDeHZ6U0ZiSURrdkgzUHJKQ1Jidz09>

Meeting ID: 869 1674 0891

Passcode: 599569

Via telephone:

Dial: +1 669 900 9128 or find your local number at: <https://us02web.zoom.us/j/keJZL1qiRg>

Meeting ID: 869 1674 0891

Passcode: 599569

Project Location:

The City of San Clemente is located in Orange County about 26 miles south of Irvine, California. San Clemente is bordered on the east and southeast by the County of San Diego, Camp Pendleton, and unincorporated portions of Orange County, on the west by the Pacific Ocean and Dana Point, on the north by the City of San Juan Capistrano and unincorporated portions of Orange County (Figures 1 and 2). The City is about 18 square miles in size and has a population of about 67,000 people with approximately 27,500 housing units. The City has two Metrolink stations: San Clemente and San Clemente Pier. The locations of specific potential rezones sites are shown on Figure 3.

Project Description:

The project includes an update to two General Plan elements, the Safety Element, and the Housing Element. The project would additionally implement rezoning necessary to achieve the City’s Regional Housing Needs Assessment (RHNA). A summary of each project element is provided below.

Safety Element

The City’s General Plan Safety Element Update will include revisions needed to comply with the latest planning guidance related to wildfire planning and will provide general updates with currently available data. Additionally, recent legislative changes (Government Code 65302(g)(4)) require Safety Elements, “be reviewed and updated as necessary to address climate adaptation and resiliency strategies.” The Safety Element update is expected to include the following mapping updates:

- Critical Facilities
- Flood Hazard
- Geologic, Seismic and Soils Hazards
- Tsunami Inundation Risk
- High Fire Hazard Severity Zones
- Hazardous Materials Sites

In addition to various updates to maps within the Safety Element, the update will include policy and information addressing emergency evacuation, climate vulnerability and adaptation, and wildfire. Results from the City’s Sea Level Rise Vulnerability Assessment will be incorporated by reference. Parallel efforts are underway with current efforts to update the City’s Local Hazard Mitigation Plan, which will additionally be incorporated by reference.

Housing Element

State law requires each jurisdiction to demonstrate in their Housing Element that its land inventory is adequate to accommodate its share of the region’s projected growth. The Housing Element is a required element of the City’s General Plan that sets citywide goals,

objectives and policies for housing and identifies housing conditions and needs within the community. The Housing Element must be updated every eight years. The project will evaluate adoption of the City’s 2021-2029 Housing Element, including rezones that will be necessary to implement the Housing Element and achieve the City’s RHNA allocation. Although various potential rezone sites will be evaluated in the EIR, the City does not intend to adopt the rezones concurrent with the Housing Element Update (HEU) adoption. Future rezones will be undertaken as a separate action but will rely on the environmental analysis completed with the current environmental document. The HEU will ensure the City’s General Plan is internally consistent and in compliance with State housing law.

The City’s RHNA allocation is approximately 978 total units, with specific allocations identified for each income group (Table 1). Housing required to meet the RHNA is anticipated to occur from Accessory Dwelling Unit (ADU) construction, reusing sites from prior Housing Element cycles, and rezoning additional sites. Approximately 401 units are anticipated from ADU construction and reuse of prior Housing Element cycle sites. Approximately 577 units are proposed to come from rezone sites that will allow housing in new areas.

Table 1 RHNA 2021-2029		
Income Group (% of County AMI)	Total Housing Units Allocated	Percentage of Units
Extremely Low (30% or less)/Very Low (31–50%)	281	28.70%
Low (51–80% AMI)	163	16.70%
Moderate (81%–120% AMI)	187	19.10%
Above Moderate (>120% AMI)	347	35.50%
Total RHNA Allocation	978	100%
AMI = area median income		

Candidate rezone sites (Table 2) were identified based on the following factors:

- The existence of high vacancy/turnover rates, declining/marginal operations, outdated business models.
- Age and condition of structure.
- Underutilized existing land use, e.g., number of units and/or Floor Area Ratio.
- Expressed interest of property owners or developers for redevelopment.
- Areas exhibiting active development activity.

All housing sites are considered draft as they are subject to further environmental review and approval by City and the California Department of Housing and Community Development.

**Table 2
Candidate Sites for Rezoning**

Assessor Parcel Number	Address	Acres	Current Zoning	Proposed Zone (dwelling units per acre)	Potential Units*	Affordability
679-021-05	Calle Frontera	5.31	MISP (I)	RMH (30.0)	127	Affordable
688-161-04	190 Avenida La Pata	2.17	RSCSP (Business Park)	RMH (30.0)	52	Affordable
678-161-02	990 Avenida Vista Hermosa	1.6	FRSP (NC)	RMH (30.0)	38	Affordable
688-021-36	907 Avenida Pico	10.75	RSCSP (MU)	Housing Overlay RM or RSCSP RH (24.0)	206	Moderate
688-021-37		0.83	RSCSP (MU)	Housing Overlay RM (24.0)	16	Moderate
688-021-33	911 Avenida Pico	0.69	RSCSP (MU)	Housing Overlay RM (24.0)	13	Moderate
688-021-34	915 Avenida Pico	0.68	RSCSP (MU)	Housing Overlay RM (24.0)	13	Moderate
688-021-30	937 Avenida Pico	2.36	RSCSP (MU)	Housing Overlay RM (24.0)	45	Moderate
688-021-14	957 Avenida Pico	0.79	RSCSP (MU)	Housing Overlay RM (24.0)	15	Moderate
688-021-31	943 Avenida Pico	2.18	RSCSP (MU)	Housing Overlay RM (24.0)	42	Moderate
688-021-15	951 Avenida Pico	10.48	RSCSP (MU)	Housing Overlay RM (24.0)	201	Moderate
688-021-16	959 Avenida Pico	0.53	RSCSP (MU)	Housing Overlay RM (24.0)	10	Moderate
688-021-17	963 Avenida Pico	0.56	RSCSP (MU)	Housing Overlay RM (24.0)	11	Moderate
688-131-22	979 Avenida Pico	2.43	RSCSP (MU)	Housing Overlay RM (24.0)	47	Moderate
688-131-21	989 Avenida Pico	6.42	RSCSP (MU)	Housing Overlay RM (24.0)	123	Moderate
688-021-18	965 Avenida Pico	0.74	RSCSP (MU)	Housing Overlay RM (24.0)	14	Moderate
688-131-20	993 Avenida Pico	2	RSCSP (MU)	Housing Overlay RM (24.0)	38	Moderate
692-351-09	101 Pico Plaza	7.46	WPCSP (CC2)	Housing Overlay RMH (30.0)	178	Affordable
692-351-05	85 Pico Plaza	3.03	WPCSP (CC2)	Housing Overlay RMH (30.0)	73	Moderate
692-351-10	91 Pico Plaza	0.37	WPCSP (CC2)	Housing Overlay RMH (30.0)	9	Moderate
057-020-68	416 E Ave Pico	0.48	WPCSP (CC2)	Housing Overlay RMH (30.0)	12	Moderate
701-043-09	Pico	14.47	TSP (C & OS)	TSP RH (40.0)	462	Affordable
701-041-59	Pico	7.5	TSP (OS)	TSP RH (40.0)	240	Affordable
679-152-03	Camino Vera Cruz	3.33	MISP (OS)	RMH (30.0)	79	Affordable
TOTAL					2,066	

*Total does not add due to rounding.
Affordable includes the categories of Extremely/Very Low and Low. Moderate includes categories of Moderate and Above Moderate.

The HEU will include City policies, strategies, and actions to facilitate the construction of new housing and preservation of existing housing to meet the needs of the population during the planning period for all economic segments. The following programs will continue under the 2021-2029 Housing Element Cycle:

- The City's Inclusionary Housing Program requires developers building six or more units to provide 4 percent of the total number of units for very low-income households, on-site, off-site, or pay an in-lieu fee, donation of land, or a combination recommended by the Community Development Director. The project includes an update to the inclusionary housing program including establishing a new, streamlined in-lieu fee methodology.
- The Neighborhood Revitalization Program provides loans for qualified rental properties and owner-occupied properties, provides special neighborhood clean-ups, public education of laws and services, and code enforcement.
- The Social Services Grant Program supports grants related to housing, homelessness, health, and youth.
- The Affordable Housing Program provides funds for non-profit agencies to acquire and rehabilitate older apartment buildings or construct new apartments for long term affordable housing for very low-income households (persons earning less than 50 percent of median income).

In addition, the HEU will introduce new programs, including the following as mandated by State law:

- Rezoning for RHNA: The HEU will establish a schedule for rezoning to provide adequate sites for the RHNA.
- Housing by Right: The HEU will require that the Zoning Code be amended to permit housing by right without discretionary review on reuse and rezone sites when a project sets aside 20 percent of the units as affordable to lower income households.
- Accessory Dwelling Units (ADUs): The HEU will identify the actions that the City will undertake to facilitate the development of ADUs.
- Affirmatively Furthering Fair Housing Choice: The HEU will outline the City's efforts in promoting fair housing.

Public Comment Period

Comments on this NOP will be accepted for 30 days following issuance of this notice and must be received no later than March 15, 2021 at 4:00 p.m. Comments on the NOP document can be emailed or sent via mail to Jennifer Savage, Project Manager.

E-mail: SavageJ@san-clemente.org
Address: City of San Clemente, Planning Division
Attn: Jennifer Savage
910 Calle Negocio
San Clemente, CA 92673

CEQA Requirements

CEQA requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before acting on those projects (Public Resources Code Section 21000 et. seq.). According to California Code of Regulations Section 15064(f)(1), preparation of an EIR is required whenever a project may result in a significant adverse environmental effect. An EIR is an informational document that is used to inform public agency decision makers and the general public about the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

Potential Environmental Effects

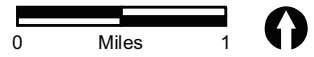
The following is a list of the subject areas to be analyzed in the EIR consistent with the 2021 CEQA Guidelines.

- | | |
|------------------------------------|-------------------------------|
| Aesthetics | Land Use and Planning |
| Agriculture and Forestry Resources | Mineral Resources |
| Air Quality | Noise |
| Biological Resources | Population and Housing |
| Cultural Resources | Public Services |
| Energy | Recreation |
| Geology and Soils | Transportation |
| Greenhouse Gas Emissions | Tribal Cultural Resources |
| Hazards and Hazardous Materials | Utilities and Service Systems |
| Hydrology and Water Quality | Wildfire |



 Project Boundary

FIGURE 1
Regional Location



-  Project Boundary
-  Arterial Roadways

FIGURE 2

Project Location on Aerial Photograph



- Project Boundary
- Arterial Roadways
- Existing Housing Sites
- Potential Rezone Sites

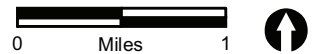


FIGURE 3
Housing Element Sites -
Existing and Potential Rezone Sites