

## General Plan EIR Addenda Summary

On February 4, 2014, the City Council: A) approved the Centennial General Plan (“General Plan”), B) certified Final Environmental Impact Report (FEIR) State Clearinghouse (SCH) No. 2013041021 (“EIR”); C) approved a mitigation monitoring program; D) and adopted a statement of overriding considerations for the significant, unavoidable adverse environmental impacts identified in the EIR, namely Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. Since then, the City adopted several General Plan Amendments to clean-up land use designations from the Centennial General Plan, for various reasons. The General Plan Amendments that have followed after the certified EIR were all evaluated for CEQA purposes using Addenda to the Centennial FEIR. Each of the Addenda are summarized below.

- EIR Addendum No. 1 in 2015 (see Exhibit A)  
On November 3, 2015, the City Council adopted General Plan Amendment (GPA) 15-049 and certified EIR Addendum No. 1, pursuant to CEQA Guidelines Section 15164(b). The GPA clarified General Plan text and graphics, added and improved maps, and made several changes to land use designations, standards, and policies. These land use changes reduced the development intensity or density of General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units. The amended build-out projections reduced traffic by more than 12,629 daily trips with a corresponding decrease in air emissions, greenhouse gas emissions, and roadway noise impacts.
- EIR Addendum No. 2 in 2017 (see Exhibit B)  
On September 5, 2017, the City Council adopted General Plan Amendment (GPA) 15-331, approved EIR Addendum No. 2, and approved Zoning Amendment (ZA) 17-251. These action items were for the approval of the City’s 2013-2021 Housing Element Update and associated implementation actions. The project did not change the General Plan build-out projections studied and mitigated in the General Plan EIR and Addendum No. 1.
- EIR Addendum No. 3 in 2022 (see Exhibit C)  
On December 17, 2019, the City Council adopted GPA 19-291, adopted Specific Plan Amendment 19-292; an update to the Pier Bowl Specific Plan, and approved EIR Addendum No. 3. The project: 1) changed the land use designation of two parcels on Coronado Lane in the Pier Bowl area from Residential High (RH) to Mixed Use 4 (MU 4) and added the Visitor-Serving Commercial District Overlay (VSCD), and 2) updated the Specific Plan for consistency with the General Plan and Coastal Land Use Plan. The land use change allowed 16,340 square feet of commercial uses on the two subject parcels, where the prior RH land use designation allowed residential uses only. The City projected that the land use change would add approximately 240 net new daily traffic trips and corresponding emissions and roadway noise to the impacts EIR for General Plan build-out. However, these potential impacts were found to be offset by the land use changes the City adopted in 2015 with GPA 15-031 and EIR Addendum No. 1. Considering the prior buildout reductions and proposed

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land use change, the City found GPA 19-291 reduces the General Plan build-out in the EIR by 1,670,260 commercial square feet and reduces daily traffic trips by 12,389. Therefore, the GPA19-291 shifted impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan more than offset project-level impacts. As a result, the City found GPA 19-291 did not increase impacts previously found to be significant and unavoidable, and prior mitigation measures remained feasible to minimize impacts.

- EIR Addendum No. 4 in 2021 (see Exhibit D)

On October 18, 2022, the City Council adopted GPA 21-238, SPA 21-239, ZA 21-240, Land Use Plan Amendment (“LUPA”) 21-241, and approved EIR Addendum No. 4 to:

- A. Change the land use designation of two parcels located at 1510 Avenida De La Estrella (APNs 057-020-45 and 057-020-67) from a split of Light Industrial and High Industrial to High Industrial. This change is a cleanup item that would make existing non-conforming automobile towing and salvage businesses on the parcels a conforming use. Concrete batch plants would not be allowed on the two parcels, unlike other High Industrial areas of West Pico Corridor.
- B. Expand the Architectural Overlay District to include several missing properties along primary circulation routes between Downtown and the Pier Bowl. The Overlay requires the use of Spanish Colonial Revival Architecture for all major remodels and new development.
- C. Update the West Pico Corridor Specific Plan to be consistent with the General Plan and LUP, pursuant to the California Government Code Sections 65300.5, 65359, and 65454; and expand the Specific Plan area to include additional parcels. Additionally, the project includes an update to the design guidelines and standards for Los Molinos that implement General Plan and LUP policies for the Los Molinos Focus Area.
- D. Update Title 17 - Zoning to reflect and clarify the changes reference above.

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*Addendum No. 1 to  
Certified Final Environmental Impact Report (No. SCH  
2013041021) for Centennial General Plan*

*Project:  
General Plan Amendment 15-049*

## **1. INTRODUCTION**

The California Environmental Quality Act (CEQA) requires public agencies to analyze and consider the environmental consequences of their decisions to approve projects over which they exercise discretion. CEQA achieves this objective by requiring agencies to prepare Environmental Impact Reports (EIR's) for projects with the potential to cause significant impacts on the physical environment. EIR's are public documents that assess environmental effects related to the planning, construction, and operation of a project, and indicate ways to mitigate possible environmental damage. An EIR also discloses growth inducing impacts, effects found not to be significant, significant cumulative impacts, and significant impacts that cannot be avoided, if any. The purpose of an EIR is to inform. EIR's are not policy documents and they do not make recommendations on project approval or denial.

Prior to approval of subsequent actions that constitute a "project" under CEQA, the City is required to determine whether the environmental effects of such actions are within the scope covered by the certified EIR, and whether additional environmental analysis is required. If the agency finds that, pursuant to Public Resources Code Section 21166 and Sections 15162, of the State CEQA Guidelines the project would not: (1) result in new effects and would not substantially increase the severity of previously identified significant effects, then no supplemental or subsequent EIR is required.

Moreover, according to State CEQA Guidelines Section 15183, a project that is consistent with a development density in existing zoning, community plan, or general plan 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. According to State CEQA Guidelines Section 15164, the lead agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions in State CEQA Guidelines 15162 have occurred.

## **2. BACKGROUND**

On February 13, 2014, the City Council: A) approved Final Centennial General Plan, dated February 2014; B) certified Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2013041021; C) approved a mitigation monitoring program; D) and, adopted a statement of overriding considerations for the significant, unavoidable adverse environmental impacts identified in the FEIR, namely Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. The foregoing environmental documents are attached to this Addendum on compact disc. ..

On February 3, 2015, when the City Council initiated GPA 15-049, staff was directed to change land use standards and designations as needed to address land use issues in the following seven areas:

1. Talega Neighborhood Commercial area at south end of Camino La Pedriza
2. Mixed Use areas in 1600 block of North El Camino Real
3. New Mixed Use Overlay in North Beach near Los Molinos area
4. Mixed Use (MU4.1) area on Coronado Lane in the Pier Bowl
5. Mixed Use (MU1) area near El Portal
6. Mixed Use area (3.1) adjacent to the Downtown Core (“T-Zone”)
7. New Mixed Use area (MU3.2) on west side of South El Camino Real

The proposed amendments to the General Plan address these City areas and others where clean up items or issues were identified through the public review process, including multiple public hearings and study sessions with the Planning Commission between April 22, 2015 and September 16, 2015. Beyond posting notice in a local newspaper, owners of parcels where land use changes are proposed were mailed notice and various community groups were informed of public hearings.

## **2. PROJECT DESCRIPTION**

General Plan Amendment 15-049 cleans up and clarifies items, adds and improves maps, and changes several land use designations, policies, and standards. A detailed description of the proposed changes that would be achieved by General Plan Amendment 15-049 is set forth in a matrix entitled “General Plan Amendment (GPA) 15-049, Summary and Map Key of Proposed Land Use and Policy Changes”, which is attached hereto and incorporated herein by reference as Exhibit 1-A.

Exhibit 1-A lists and describes in detail proposed land use and policy amendments in table format. Each amendment has a reference number that corresponds to maps that are titled: “General Plan Changes Map Book” and attached hereto as Exhibit 1-B. These maps show the geographic location of the amendments. The reference number is followed by a description of the existing General Plan land use. Next, Exhibit 1-A explains the proposed land use and policy changes for each reference number, categorizes the type of change and then comments on the nature of the change and its proposed impact on development..

Proposed changes that would be effectuated by General Plan Amendment 15-049 have been classified as one of three types: Group A, Group B or Group C. A description of these classifications is outlined below.

### ***Group A***

Changes that are classified as “Group A” involve map and text clean up items to reflect assumptions that were used in the General Plan EIR analysis or policy changes that have no potential to impact the environment. The majority of Group A amendments fix mapping errors on the current General Plan land use map and these changes are consistent with the assumptions that were used in the FEIR analysis. Below are several examples of amendments that have been classified as “Group A”:

1. Map clean ups to restore open space area that was inadvertently omitted from the General Plan map. The FEIR analysis build out calculations for the horizon year assumed that these areas would be Open Space and would not be developed.
2. The extension of the City's architectural overlay, which requires projects to have a certain form of architecture. This does not increase the allowed height, mass, or maximum density of development.
3. Renaming of particular land use designations with no change to development standards in any way.

### **Group B**

Changes that are classified as "Group B" are amendments that reduce development intensity or density. Group B changes would result in land uses that have fewer environmental impacts than were disclosed in the FEIR. Examples of Group B changes include:

1. Reductions of the maximum allowed Floor Area Ratio or density of development within a particular land use designation.
2. Application of new development standards that reduce the scale, mass, and density of development.
3. Land use designation changes from Neighborhood Commercial to Private Open Space.

### **Group C**

Changes that are classified as "Group C" are amendments that would increase development intensity or density. As can be seen from Exhibit 1-A, there are only a few of these changes proposed. While Group C changes would involve an increase in density or intensity of use, the overall impacts of the General Plan Update project would not be increased because the added intensity contemplated in Group C is more than offset by the reductions in Group B. By way of example, Group B would reduce overall traffic trips of the General Plan by more than 15,000 daily trips. (See Exhibit 2, § XV.) As such, the proposed project would reduce traffic related impacts that were disclosed in the General Plan EIR. The Group C changes would *add* approximately 1,560 daily trips. The net reduction in trips is more than 13,440 daily trips. (*Ibid.*) The reduction in vehicle trips carries with it a corresponding decrease in air emissions, greenhouse gas emissions, and roadway noise impacts. Thus, while Group C would intensify use of a couple of parcels in the City, that intensification would not result in an increase in impacts of the General Plan build-out.

### **3. BASIS FOR AN ADDENDUM TO AN EIR**

State CEQA Guidelines Section 15164 states that: *"The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling*

for the preparation of an subsequent EIR have occurred.” Section 15162 of the State CEQA Guidelines states:

- (a) *When an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
- (1) *Substantial changes are proposed in the project which would require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
  - (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
  - (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:*
    - (A) *The project would have one or more significant effects not discussed in the previous EIR;*
    - (B) *Significant effects previously examined would be substantially more severe than shown in the previous EIR;*
    - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
    - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.”*

Pursuant to Pub. Resources Code, section 21166, and State CEQA Guidelines, sections 15162 and 15164, subdivision (a), the City of San Clemente (“Lead Agency”) has prepared a Modified Initial Study to determine if a subsequent EIR would be required. A copy of the Modified Initial Study Checklist is attached hereto as Exhibit 2. The attached Modified Initial Study/Environmental Checklist uses the standard environmental checklist categories provided in Appendix G of the State CEQA Guidelines, but provides answer columns for evaluation consistent with the

considerations listed under CEQA Guidelines sections 15162, subdivision (a), and 15164.

Based on the analysis contained below and in Exhibit 2 of this Addendum, the City of San Clemente has determined that a supplemental or subsequent EIR is not required. The changes associated with GPA 15-049 are not substantial. There are no new significant impacts resulting from the land use, policy and map changes, and there would not be a substantial increase in the severity of previously identified environmental impacts. In addition, the changes with respect to the circumstances under which the project would be undertaken would not result in new or more severe environmental impacts.

### **3.1 *Impacts that Continue to be Less Than Significant***

In the Initial Study for the Centennial General Plan FEIR, two environmental impact categories were identified as not being significantly affected by or affecting the proposed General Plan:

1. Agriculture and Forestry Resources
2. Mineral Resources

Similarly, GPA15-049 does not change land use designations, standards, or overall policies in such a way that results in impacts to these categories.

### **3.2 *No New Significant Impacts/No Substantial Increases to Impacts***

This Addendum identifies no new significant impacts or substantial increases to previously studied and mitigated impacts from the implementation of GPA 15-049. In particular, GPA 15-049 does not substantially increase unavoidable significant impacts identified in the FEIR:

1. Air Quality
2. Greenhouse Gas Emissions
3. Noise, and Transportation
4. Traffic

The project would reduce traffic related impacts disclosed in the General Plan EIR by more than 13,000 daily trips, and have a corresponding decrease in air emissions, greenhouse gas emissions, and roadway noise impacts. This is because General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out up to 1,686,000 commercial square feet and 10 dwelling units.

Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect FEIR analysis and policy intent. Several Group B amendments are proposed that collectively reduce build-out commercial square footage up to 1,898,000 square feet and 64 housing units. These density

reductions would eliminate over 15,000 daily traffic trips. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. In total, Group C amendments would add up to 212,000 square feet of commercial uses and 54 house units. This would add up to approximately 1,560 trips per day and not likely change the traffic model's Level of Service (LOS) at nearby critical intersections such as North El Camino Real and Avenida Pico from the current projected LOS D. Level of Service D is acceptable in the general plan for the build-out period (2035).

Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, implementation of GPA 15-049 would have no new impacts or reduce impacts.

### **3.3 Cumulative Impacts**

The type and extent of construction activities and the operational characteristics of the proposed GPA 15-049 project would not differ substantially from what was previously evaluated in the FEIR. Therefore, the proposed GPA 15-049 project would result in no change to the analysis or conclusions regarding cumulative impacts, and the finding of less than significant cumulative impacts made in the FEIR would also apply to the this Addendum.

## **4. SUMMARY OF CEQA FINDINGS**

The City conducted an environmental review in conformance with the CEQA and the State CEQA Guidelines and determined the project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the previously certified FEIR. Therefore, an addendum may be prepared, pursuant to CEQA Guidelines Section 15164(b), as minor technical changes or additions must be made to the FEIR to reflect GPA 15-049. Addendum No. 1 has been prepared per Public Resource Code 21166 and CEQA Section 15162 findings below:

- A. The proposed addendum to the project description will not require major revision of the EIR; in that
  1. A majority of the proposed amendments involve clean up and clarification items that do not change the substance of environmental analysis in the FEIR.
  2. General Plan Amendment 15-049 includes several land use and policy changes that are within the thresholds of significance, migration, and impact analysis previously studied. Moreover, GPA 15-049 is expected to maintain or reduce environmental impacts previously studied and mitigated in the FEIR.

- B. No substantial changes are occurring with respect to the circumstances under which the project is being undertaken that would require major revisions to the certified EIR; and
1. Group A amendments largely involve clean up and clarification items that are consistent with previous policy intent, build-out assumptions, and overall circumstances to which the General Plan FEIR was completed.
  2. Group B amendments are land use and policy changes that are consistent with and fall within impact levels of previous General Plan build-out assumptions and corresponding impact studies. These amendments would not have new significant impacts or substantially increase previously studied and mitigated impacts. Instead, these changes would reduce impacts from those disclosed in the FEIR.
  3. Group C amendments add intensity and density to a couple of parcels in the City. However, the added intensity and density on these parcels falls within the envelope of analysis in the FEIR because of the corresponding reduction in impacts that would result from implementation of the Group B changes. Group C does not add new impacts; instead, it represents a shift in impacts from some parcels to other parcels, and is part of an overall strategy to reduce development intensity in the General Plan.
- C. No new information of substantial importance has become available that creates inconsistencies with the prior EIR or would require major revisions to occur.
1. The key circumstances and assumptions to which the FEIR was completed have not changed as stated in Subsection B above. The amendments are consistent with the environmental impact analysis, findings, and mitigation in the FEIR.

Although there are no substantive changes to the project, an addendum is appropriate because the project involves minor changes and new information related to the Centennial General Plan (State CEQA Guidelines §15165; 15183). This information does not constitute substantial changes to the project or the circumstances due to the involvement of significant environmental effects or a substantial increase in the severity of previously identified significant effects. Similarly, subsequent consideration does not constitute new information that would show new effects or substantially more severe effects. Likewise, there are no known mitigation measures that would in fact be feasible or that would substantially reduce significant effects that the project proponent has declined to adopt. Furthermore, there have been no other changes, evidence or new information, which would require revisions to the previous certified EIR. In accordance with State CEQA

Guidelines Section 15164, this Addendum to the certified Centennial General Plan FEIR is the appropriate environmental documentation for the proposed GPA 15-049.

**EXHIBIT 1-A**

**Matrix of Proposed General Plan Changes**

**General Plan Amendment (GPA) 15-049**

**Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see key)	Comments
1	D6	The land use designation is Neighborhood Commercial (NC1.2)	Change land use designation from Neighborhood Commercial (NC1.2) to Privately Owned Open Space (OS2)	Group B	Eliminates commercial development (approx. 495,000 projected square feet) by changing commercial land area to open space.
2	D4, D5, E4, E5, F3	The land use designation is Light Industrial (LI-2). Some properties (west of Interstate-5) are within the Coastal Overlay	Rename the Light Industrial land use designations from LI-2 to LI. No change to allowable uses or standards	Group A	Clerical change, no environmental impact
3	D5	The land use map shows the designation is Privately Owned Open Space (OS2). Prior to the 2014 General Plan update, the land use was Light Industrial (LI-1). No change was intended	Correct a map error and restore the Light Industrial land use designation. Rename the designation from LI-1 to LI to reflect similar changes noted in row 2 above.	Group A	Map clean up that reflects EIR analysis assumptions
4	A5, B3, B4, B5, C2, C3, C5, D3, D4, E2, E4, F5	The land use designation is Residential Low Density (RL)	Change the land use designation to Privately Open Space to reflect existing uses. The property is common area open space in a residential tract such as landscaped medians, pocket parks, hillside buffers, etc. Similar land use changes were made in the 2014 General Plan update to reflect existing uses, but some remanent parcels were missed. The proposed changes update the land use map further to include missed parcels	Group A	Map clean up that reflects EIR analysis assumptions
5	A5, B3, B5, C4, C5, C6, D5, F5	The land use designation is Residential Medium Low Density (RML)	Same as #4 above	Group A	Map clean up that reflects EIR analysis assumptions
6	C2, C4, C5, D5, D6,	The land use designation is Residential Medium Density (RM)	Same as #4 above	Group A	Map clean up that reflects EIR analysis assumptions
7	C2	The land use designation is Residential High Density (RH)	Same as #4 above	Group A	Map clean up that reflects EIR analysis assumptions
8	C2	The land use designation is shown as Privately Owned Open Space (OS2)	Update the land use map to reflect a 2012 General Plan Amendment (GPA12-184) that changed the land use designation from Privately Owned Open Space (OS2) to Residential Low Density (RL). This was done to reflect the existing land use (a house) so it is conforming	Group A	Map clean up that reflects EIR analysis assumptions (ie, residential was assumed for this site)

**General Plan Amendment (GPA) 15-049**

**Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see key)	Comments
9	C4	The General Plan map shows the land use is Community Commercial (CC2). This is an error. The 2014 General Plan update changed land use standards and allowed uses, but the intent was to keep existing standards that reflect existing uses and development. The designation should be NC1.3	Restore previous land use standards and allowed uses by changing the designation to Neighborhood Commercial (NC1.3)	Group B	Reduces the allowed density of commercial development from a maximum Floor Area Ratio of .5 to .35 (approx. 62,800 projected square feet)
10	C4, D4	The General Plan map shows the land use is Community Commercial (CC2). The 2014 General Plan update changed land use standards and allowed uses, but the intent was to keep existing standards that reflect existing uses and development	Restore land use standards and uses by changing the land use designation to Neighborhood Commercial (NC1.2), consistent with the land use prior to the 2014 General Plan update	Group B	Reduces the allowed density of commercial development from a maximum Floor Area Ratio of .5 to .35 (approx. 304,500 projected square feet)
11	C4	The General Plan map shows the land use is Community Commercial (CC2).	Change the land use designation to Privately Owned Open Space to reflect existing uses. The property is common area open space (landscaped median)	Group A	Map clean up that reflects EIR analysis assumptions
12	B2, B3, C2, C3, D2, G4, G5, H5	Two land use designations are on the property: Residential Low Density (RL) and Privately Owned Open Space (OS2). Due to a mapping error, the 2014 General Plan update moved the boundary of Privately Owned Open Space areas. The change was unintended	Restore the boundary of Privately Owned Open Space (OS2) areas that existed prior to the 2014 update. In areas where there is a Privately Owned Open Space easement, the proposed GPA enlarges Privately Owned Open Space areas to easement boundaries	Group A	Map clean up that reflects EIR analysis assumptions
13	D1, F3	The land use designation is Community Commercial (CC2). The maximum allowed density or "Floor Area Ratio" (FAR) is shown as .75. This is an error. The FAR limit should be .50, consistent with the previous General Plan and current zoning standards. A density increase wasn't intended in the 2014 General Plan update. Some properties are within the Medical Office Overlay or Professional Business Overlay	Restore the CC2 Floor Area Ratio (FAR) standard to a maximum of .50. This reverses an unintended land use change in the 2014 General Plan update	Group B	Reduces the maximum allowed density of the from .75 FAR to .5 FAR. Overall, this is expected to reduce projected build-out by approximately 595,500 square feet. Near the intersection of Los Molinos and Pico, #13 reduces projected build-out of the commercial area on the northwest corner by approx. 13,127 square feet). For the professional business overlay area, "anticipated buildout" is also likely to be reduced over the build-out period.

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**Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see key)	Comments
14	D1	The land use designation is Community Commercial (CC2). There is also a Medical Office Overlay. The land use table shows the maximum allowable FAR is .75 for the Medical Office Overlay. This is an error. In the 2014 General Plan update, the Overlay was to have a 1.0 maximum FAR north of Camino Mira Costa and this is not reflected in the General Plan	Make changes in row 13, above, and updates the maximum FAR standard for the Medical Office Overlay to a be maximum of 1.0 north of Camino Mira Costa	Group A	Revision to standards to reflect policy intent and EIR analysis assumptions
15	D2	The land use designation is Residential High Density (RH)	Add Affordable Housing Overlay was unintentionally omitted in the 2014 General Plan update	Group A	Map clean up that reflects EIR analysis assumptions and housing element updates
16	E2, E3, F3	The land use designation is Regional Commercial (RC). The 2014 General Plan update did not revise the RC Floor Area Ratio standard to reflect the Marblehead Specific Plan and a land use change of the hospital site from RC2 to Community Commercial (CC2). The General Plan shows a maximum FAR requirement of .5-2.0, where the Marblehead Specific Plan limits FAR to .35 for the Plaza San Clemente commercial project area	Reduce the maximum Regional Commercial Floor Area Ratio (FAR) standard from 2.0 to .35 of project lot area to be consistent with the Marblehead Coastal Specific Plan and Plaza San Clemente project	Group B	Reduces the allowed density of development from .5 (for RC1) to .35 of project lot area. This change results in a projected build-out reduction of approx. 374,000 square feet of commercial space, which correspond to a reduction of approx. 15,000 traffic trips per day
17	G4	The land use map shows the land use designation is Residential Medium Low Density (RML). This allows for duplexes but the properties are developed as single family residential	Change the land use to Residential Low Density (RL) to reflect existing single family residential uses on the property and the current zoning designation	Group B	Reduces residential density with 19 less units over the build-out period

**General Plan Amendment (GPA) 15-049**

**Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see key)	Comments
18	F3	Two land use designations are on the property: Mixed Use 3.1 (MU3.1) and Light Industrial (LI-1). There are two designations because the land use boundary does not align with lot lines. The property also is within the Architectural Overlay, Pedestrian Overlay, Coastal Overlay. The Light Industrial part of the property is also in the Mixed Use Overlay. No standards are shown for the Mixed Use Overlay in the land use table	Proposed changes: 1) change the land use designation of approx. 1,522 square feet from Light Industrial with Mixed Use Overlay to Mixed Use 1 (MU1) so the lot has (MU1) land use designation that follows lot lines, 2) name of the Mixed Use designation to MU1 [to distinguish the land use of north beach properties from the downtown MU3.1 area where the GPA allows stand-alone residential uses]	Group C	This increases the maximum projected build-out density by 1,522 square feet from 1.0 mixed use Floor Area Ratio to 2.0. While Group C changes would involve an increase in density or intensity of use, the overall impacts of the General Plan amendments would not be increased because the added intensity contemplated in Group C is more than offset by the reductions in Group B. The net difference is an overall overall reduction of traffic trips and a corresponding decrease in air emissions, greenhouse gas emissions, and roadway noise impacts. Thus, while Group C would intensify use of a couple of parcels in the City, that intensification would not result in an increase in impacts of the General Plan build-out. Changes 18-21 are expected to add a maximum of 54 dwelling units to build-out
19	F3	Two land use designations are on the property: Mixed Use 3.1 (MU3.1) and Light Industrial (LI-1). There are two designations because the land use boundary does not align with lot lines. The property also is within the Architectural Overlay, Pedestrian Overlay, Coastal Overlay. The Light Industrial part of the property is also in the Mixed Use Overlay. No standards are shown for the Mixed Use Overlay in the land use table	Proposed changes: 1) change the land use designation of approx. 4,100 square feet from Mixed Use 1 (MU1) to Light Industrial with Mixed Use Overlay (LI-MU) , 2) clarify standards for the Mixed Use Overlay by adding them to the land use table, 3) rename and consolidate Light Industrial designations from LI-1 and LI-2 to LI; 4) increase the maximum Floor Area Ratio (FAR) of the underlying Light Industrial designation from .35 to .50 (consistent with existing uses); and 5) increase the maximum FAR of the Mixed Use Overlay from 1.0 to 2.0	Group C	This increases the maximum projected build-out density by approx. 10,700 square feet from 1.0 mixed use Floor Area Ratio to 2.0. Similar comments as row 18
20	F3	The land use designation is Light Industrial (LI-1) and the property is within the Architectural Design Overlay, Pedestrian Overlay, Coastal Overlay, and Mixed Use Overlay. No standards are shown for the Mixed Use Overlay	Proposed changes: 1) clarify standards for the Mixed Use Overlay by adding them to the land use table, 2) rename and consolidate Light Industrial designations from LI-1 and LI-2 to LI; 3) increase the maximum Floor Area Ratio (FAR) of the underlying Light Industrial designation from .35 to .50 (consistent with existing uses), and 4) increase the maximum FAR of the Mixed Use Overlay from 1.0 to 2.0	Group C	This increases the maximum projected build-out density by approx. 122,000 square feet from 1.0 mixed use Floor Area Ratio to 2.0. Similar comments as row 18

**General Plan Amendment (GPA) 15-049**

**Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see key)	Comments
21	F3	The land use designation is shown as Mixed Use 2 (MU2) as a result of a mapping error. The properties are within the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay. Prior to the 2014 General Plan update, the land use designation was MU3.1. The land use change was unintended	Proposed changes: 1) restore the MU3.1 density/height standards that existed prior to the 2014 General Plan update. This increases the maximum allowed commercial FAR from .5 to 1.0 and mixed use FAR from 1.5 to 2.0. The height limit changes in that three stories are not allowed for Mixed Use projects on lots 12,000 sf or smaller unless a Conditional Use Permit exception is approved (with 45 ft Top of roof maximum height, 37 ft Plate line maximum height); 2) rename the Mixed Use designation as Mixed Use 1 (MU1) to distinguish the land use of north beach properties from the downtown MU3.1 area where the GPA allows stand-alone residential uses	Group C	This increases the maximum projected build-out density by approx. 14,500 square feet from 1.5 mixed use Floor Area Ratio to 2.0. Similar comments as row 18
22 23 24 29 41 54 55	F3, G4, H4	Urban Design Element (Policy UD-5.07) extends the Architectural Overlay from Palizada to El Portal. This is an error. The policy intent was to extend the Overlay along El Camino Real from downtown to the Overlay in North Beach and from downtown to the El Camino Real/Interstate-5 interchange. In these areas, the Overlay requires projects to have Spanish styled architecture, not limited to Spanish Colonial Revival style	Correct the policy wording to reflect intended policy of extending the Overlay from downtown to North Beach and downtown and the El Camino Real/Interstate-5 interchange	Group A	No change in the allowed density, scale, and height of development allowed
23	F3	The land use designation is Mixed Use 1 (MU1). The properties are within the Architectural Overlay and Coastal Overlay	Change land use designation from Mixed Use 1 (MU1) to Residential Medium Density (RM)	Group B	Reduces the maximum allowed density and use of development from 1.0 mixed use Floor Area Ratio with one dwelling unit per 1,200 net acre down to Medium Family Residential with a maximum of one unit per 1,800 net acre. This corresponds to a reduction of approximately 5 units
24	F3	The land use designation is Mixed Use 1 (MU1). The properties are within the Architectural Overlay and Coastal Overlay	Change land use designation from Mixed Use 1 (MU1) to Neighborhood Commercial (NC2)	Group B	Reduces the maximum allowed density and use of development from 1.0 mixed use Floor Area Ratio to .5 commercial only. This corresponds to a reduction of approximately 27 dwelling units.

**General Plan Amendment (GPA) 15-049**

**Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see key)	Comments
25	F3	The land use designation is Community Commercial (CC2) with Professional Business Overlay (-PB). Prior to the 2014 General Plan update, the land use was Residential Low Density (RL). The land use change was made with an understanding that a CC2 designation would better reflect the current land use. However, there is a house on the site	Restore the land use designation to Residential Low Density (RL) to reflect existing uses and the character of a residential neighborhood	Group B	Reduces development potential by changing the allowed land use and maximum allowed density from a commercial land use designation to residential
26	G4	The land use designation is Residential Medium Density (RM). In the 2014 General Plan update, the site was to be added to the Affordable Housing Overlay	Add Affordable Housing Overlay (-AH) that was unintentionally omitted in the 2014 General Plan update	Group A	Revision to land use map to reflect policy intent and EIR analysis assumptions
27	G3, G4	The land use designation is Mixed Use 3.1. Some properties are within the Architectural Overlay, Pedestrian Overlay and Coastal Overlay	Amend land use standards to clarify that stand-alone residential uses and residential uses at ground level are allowed in the Mixed Use 3.1 (MU3.1) land use designation (keeps allowances for commercial projects or mixed uses)	Group A	Change allows existing uses to be conforming and allows property to be developed as stand-alone residential while preserving ability to develop commercial projects or mixed use. Overall, the EIR assumes maximum build-out as mixed use. Therefore, this change would not have a direct impact on build out projections
28	G3	The land use designation is Mixed Use 4 (MU4). Properties are within the Architectural Overlay, Pedestrian Overlay and Coastal Overlay	Change the land use designation from Mixed Use 4 (MU4) to Residential High Density (RH) but maintain the 30 foot height limit of the MU4 designation	Group B	Removes commercial and mixed use as an option which reduces the development potential of property (approx. 61,400 square feet)

**General Plan Amendment (GPA) 15-049**

**Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see key)	Comments
29	G4	The land use designation is Mixed Use 3.2 (MU 3.2). Some properties are within the Coastal Overlay. The land use standards allow three stories for mixed use and two stories for commercial.	Proposed changes: 1) reduce the number of stories from three to two along El Camino Real; 2) apply new "height ceiling" limitations that restrict plate line height and top-of-roof height, above the front lot line midpoint elevation [28 foot plate line ceiling and 33 foot top of roof ceiling. With a Conditional Use Permit and specific findings, ceilings may be raised to 30 foot plate line/35 foot top of roof]; 3) apply a rear yard setback to building parts and roofs higher than a certain amount above the rear property line midpoint elevation [13 foot minimum setback to buildings higher than 28 feet]; 4) apply a minimum Urban Open Area standard that requires at least 50 percent of street level urban open area to be provided between street and alley facing building facade and property lines adjoining streets and alleys, 5) require projects to provide a minimum amount of storage for each residential unit, 6) amend policy LU-3.05, amend table LU-1, and strike policy LU-13.03 to prohibit stand-alone residential uses; 7) add missing standards in land use table LU-1 for clarification	Group B	This reduces the maximum allowed height of mixed use projects. For commercial projects, proposed standards allow projects to be two feet higher or 35 feet (33 maximum is currently allowed) with the approval of a Conditional Use Permit. For approval of a CUP, projects must minimize obstructions of freeway ocean views. Traffic, visual impacts, and other issues would be evaluated and processed for compliance with CEQA through the review of each project. Overall, the proposed GPA reduces the potential of environmental impacts assuming maximum build-out and density (mixed use). Therefore, this amendment is in "Group B". This change is expected to eliminate at least 13 dwelling units from build-out due to the elimination of a floor and new height limits. A reduction in commercial square footage is not expected.
30	H4, I4	The General Plan incorrectly shows the land use designation as Community Commercial (CC2). The 2014 General Plan update changed the land use from CC3 to CC2 which allows less development. This was unintended	Restore Community Commercial (CC3) designation and standards that were unintentionally excluded from the 2014 General Plan update	Group B	Reduces the maximum density of commercial uses from .75 FAR to .7 (or approx. 1,400 square feet) to reflect standards that previously existed for the property and weren't intended to change
31	C2, D2	The land use designation is shown as Residential Medium Low Density (RML). Prior to the 2014 General Plan update, Privately Owned Open Space (OS2) was shown within and surrounding the Shorecliffs Mobile Home Park that is under common ownership. The map shows all of this area as RML. The change was unintended	Restore private owned open space (OS2) within and surrounding the Shorecliffs mobile home park. Update the land use map to reflect the mobile home park, expanded as part of the Bellota slope repair project	Group A	Map clean up that reflects EIR analysis assumptions

**General Plan Amendment (GPA) 15-049**

**Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see key)	Comments
32	D2	The land use map shows the designation is Residential Medium Low Density (RML). The 2014 General Plan changed the land use designation from Residential Medium Density (RM) to RML. The change was unintended	Restore the land use designation to Residential Medium density to reflect a 2003 General Plan Amendment (GPA 03-150). The 2003 GPA changed the land use from RML to RM to reflect the existing use and development density, so the site is conforming	Group A	Map clean up that reflects existing uses and EIR analysis assumptions
33	E2	The land use designation is shown as Privately Owned Open Space (OS2)	Update the land use map to reflect a 1977 General Plan Amendment (GPA No. 30) that changed the land use designation from Open Area Recreational (O-A) to Single Family Residential. The GPA was unintentionally omitted from the 2014 General Plan update	Group A	Map clean up that reflects existing uses and EIR analysis assumptions
34	F4	The land use designation is Privately Owned Open Space (OS2)	Change the land use designation to Open Space Public (OS1). The lots are owned by the City of San Clemente	Group A	Map clean up that reflects existing use and city ownership of the properties
35	H4	The land use map shows the land use designation is Residential Low Density (RL)	Change the land use designation to Open Space Public (OS1). The lots are owned by the City of San Clemente, function as open space that is part of the shoreline	Group A	Map clean up that reflects existing uses and EIR analysis assumptions
36	F2, F3	The land use designation is Mixed Use 3.1 and Architectural Design Overlay, Pedestrian Overlay and Coastal Overlay	Rename Mixed Use designation as MU1 to distinguish the land use of North Beach properties from the downtown MU3.1 area where the GPA allows stand-alone residential uses	Group A	Clerical change, no environmental impact
37	F3	The land use map shows two land use designations for the property: Neighborhood Commercial (NC1.2) and Residential Medium (RM). This is because the commercial and residential areas do not split along the lot lines. The property is in the Coastal Overlay. Prior to the 2014 General Plan update, the property was entirely Neighborhood Commercial (NC2)	Restore the land use designation of the entire property to Neighborhood Commercial (NC1.2)	Group A	Map clean up that reflects existing uses and EIR analysis assumptions
38	G3	The land use designation is Mixed Use 3.0 (MU3.0) and is in the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay. Most of the properties are developed as residential. Currently, residential uses on the ground level are prohibited so these properties are nonconforming uses	Create a new Mixed Use designation (MU3.3) and remove the Pedestrian Overlay to allow stand-alone residential uses and residential uses on the ground level. This would allow properties to be developed with commercial, mixed use, or residential projects to accommodate existing uses and provide more flexibility	Group A	Change allows existing uses to be conforming and allows property to be developed as stand-alone residential while preserving ability to develop commercial projects or mixed use. Overall, the EIR assumes maximum build-out as mixed use. Therefore, this change would not have a direct impact on build out projections

**General Plan Amendment (GPA) 15-049**

**Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see key)	Comments
39	D4, D5	The land use designation is Light Industrial	Change the land use designation to Privately Owned Open Space (OS2) to reflect existing uses. The property is common area open space in the Rancho San Clemente Business Park, such as landscaped medians, pocket parks, hillside buffers, etc.	Group A	Map clean up that reflects existing uses and EIR analysis assumptions
40	F2, F3	Right of Way	Expand Architectural Overlay and Pedestrian Overlays to include alleys and storm channel culvert	Group A	No change in the allowed density, scale, and height of development allowed
41	F3, G4, H4	Right of Way	Expand Architectural Overlay Overlays to include alleys in some areas	Group A	No change in the allowed density, scale, and height of development allowed
42	G5	The land use map shows the land use designation is Residential Low Density (RL)	Change a portion of the properties from RL to a Privately Owned Open Space (OS2) land use designation to reflect the existence of open space easements	Group A	Map clean up that reflects existing uses and EIR analysis assumptions
43	C3, D3, F4, H5	The land use designation is shown as Residential Low Density (RL). Prior to the 2014 General Plan update, the properties were partially or entirely designated as Privately Owned Open Space (OS2). No land use change was intended	Restore Privately Owned Open Space (OS2) areas and expand in some instances to reflect open space easements	Group A	Map clean up that reflects existing uses and EIR analysis assumptions
44	F3, F4	The land use designation is Mixed Use 2 (MU2). The properties are within the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay.	Remove the Architectural Design Overlay (-A) and Pedestrian Overlay (-P). Unlike other sites in the Overlay Zones, the lots have frontage on Calle Los Molinos, not on El Camino Real	Group A	No change in the allowed density, scale, and height of development allowed
45	D3	Two land use designations are shown on the property: Residential Low Density (RL) and Privately Owned Open Space (OS2). Prior to the 2014 General Plan update, the properties were entirely designated as RL. No land use changes were intended	Change the land use designation to be entirely Residential Low Density (RL) and move the Privately Owned Open Space boundary to lot lines, consistent with the General Plan prior to the 2014 update	Group A	Map clean up that reflects EIR analysis assumptions
46	G3	The land use designation is Residential Medium Density (RM) and Coastal Overlay	Change the land use designation to Public Open Space (OS1) to reflect city ownership and existing use. The properties are part of the shoreline or function as coastal access	Group A	Map clean up that reflects existing uses and EIR analysis assumptions

**General Plan Amendment (GPA) 15-049**

**Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see key)	Comments
47	D1	The 2014 General Plan update unintentionally showed the property is located in the City of Dana Point. However, the property is in the City of San Clemente and map should be amended to reflect this	Include the property in the City limits and restore the land use designation of Residential Medium Low Density Residential (RML). This is consistent with surrounding land uses and the land use designation that existed prior to the 2014 General Plan update	Group A	Clerical item. No change in development potential
48	E2	The land use designation is shown as Residential Medium Low Density (RML). The properties are not within the City of San Clemente and the land use map should be amended to reflect this	Remove the properties from the General Plan land use map	Group A	Clerical item. No change in development potential
49	C6	The land use map shows the property is designated as Privately Owned Open Space (OS2). The Orange County Local Area Formation Commission indicates the properties are partially or entirely not located within the City of San Clemente	Adjust the City boundary on the land use map to reflect direction on the City boundary line. This removes Privately Owned Open Space (OS2) area within the City limits	Group A	Clerical item. No change in development potential
50	D6	The land use map shows the property is designated as Neighborhood Commercial. The property is not located within the City of San Clemente and the map should reflect this	Remove the properties from the General Plan land use map	Group A	Clerical item. No change in development potential
51	G3	The land use designation is Mixed Use 3.0 (MU3.0) and is in the Architectural Overlay, Pedestrian Overlay, and Coastal Overlay. The properties are developed as residential. Currently, residential uses on the ground level are prohibited so these properties are nonconforming uses	Create a new Mixed Use designation (MU3.3) and remove the Pedestrian Overlay to allow stand-alone residential uses and residential uses on the ground level. This would allow properties to be developed with commercial, mixed use, or residential projects to accommodate existing uses and provide more flexibility	Group A	Change allows existing uses to be conforming and allows property to be developed as stand-alone residential while preserving ability to develop commercial projects or mixed use. Overall, the EIR assumes maximum build-out as mixed use. Therefore, this change would not have a direct impact on build out projections
52	F2	The land use designation is Coastal Recreation Serving Commercial with Coastal Overlay (CRC)	Add property to Pedestrian Overlay. This change was encouraged by the Coastal Commission (in their review of the City's Draft Coastal Land Use Plan) because the intent of the CRC designation and Pedestrian overlay is similar: encourage visitor serving type commercial uses. The land use designation currently allows these uses	Group A	No change in the allowed density, scale, and height of development allowed

**General Plan Amendment (GPA) 15-049**

**Summary and map key of proposed land use and policy changes**

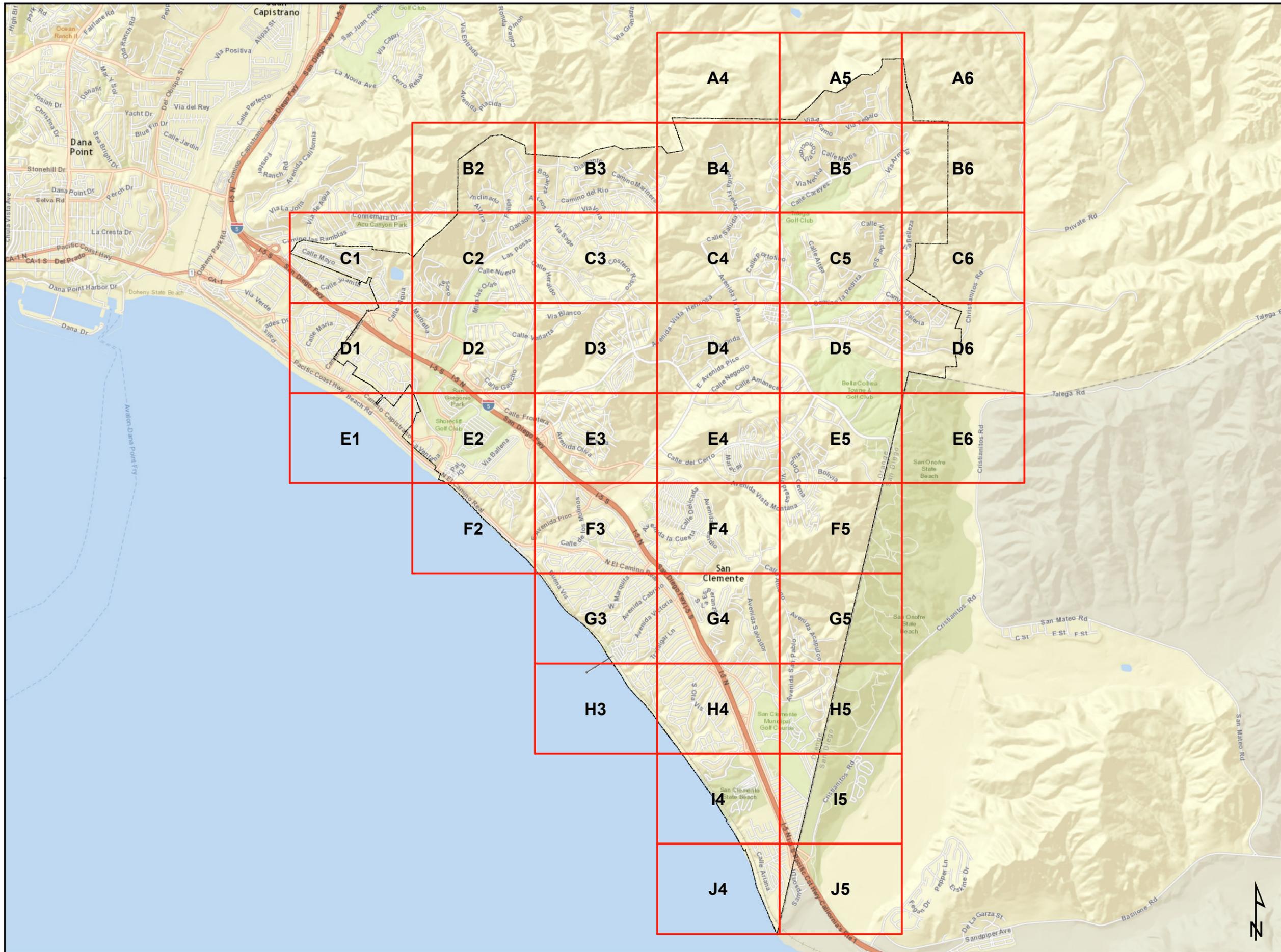
#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see key)	Comments
53	F3	The land use designation is Mixed Use 1 (MU1). The properties are within the Architectural Overlay and Coastal Overlay	Change land use designation from Mixed Use 1 (MU1) to Neighborhood Commercial (NC2)	Group B	Reduces the maximum allowed density and use of development from 1.0 mixed use Floor Area Ratio with one dwelling unit per 1,200 net acre down to Medium Family Residential with a maximum of one unit per 1,800 net acre
54	G4	The land use designation is Neighborhood Commercial 3 (NC3). The maximum allowed height is 45 feet top-of-roof	Amends height limitations so the maximum height of projects must be at the same level or lower than the elevation of the Interstate-5 Highway. With a Conditional Use Permit, projects may exceed the adjacent grade of the freeway up to the maximum height limit of 45 feet	Group B	The height and mass of several projects are likely to be reduced by the more restrictive height limitations proposed
55	G4	The land use designation is Neighborhood Commercial 2 (NC2). The maximum allowed height is 33 feet top-of-roof	Amends height limitations so the maximum height of projects must be at the same level or lower than the elevation of the Interstate-5 Highway. With a Conditional Use Permit, projects may exceed the adjacent grade of the freeway up to the maximum height limit of 33 feet	Group B	The height and mass of several projects are likely to be reduced by the more restrictive height limitations proposed
56	F3, G3	The land use designation is Neighborhood Commercial 1.2 (NC 1.2). The 2014 General Plan update changed the land use from Residential Medium Density (RM) to NC2. The intent was to add the commercial properties to the Affordable Housing Overlay but the overlay was not adjusted as intended	Add Affordable Housing Overlay to follow the boundary of the Neighborhood Commercial 1.2 (NC1.2) area and reflect the intent of the 2014 General Plan update	Group A	Clerical item/fix of mapping error in General Plan and EIR. No increase in the maximum allowed density or height
57	F3, G3	The land use designation is Residential Medium Density (RM) and Affordable Housing Overlay (-AH). The 2014 General Plan update changed the land use from Neighborhood Commercial 2 (NC2) to RM. The Affordable Housing Overlay was not adjusted to reflect the change from NC2 to RM as intended	Remove Affordable Housing Overlay to follow the boundary of the adjacent Neighborhood Commercial 1.2 (NC1.2) area and reflect the intent of the 2014 General Plan update	Group A	Clerical item/fix of mapping error in General Plan and EIR. No increase in the maximum allowed density or height

**General Plan Amendment (GPA) 15-049**  
**Summary and map key of proposed land use and policy changes**

#	Map pages	Existing General Plan land use	Proposed land use and policy changes	Type of Change (see key)	Comments
58	H4	The land use designation is Neighborhood Commercial 1.3 (NC1.3). The 2014 General Plan update was to add the commercial properties to the Affordable Housing Overlay but the overlay was not adjusted as intended	Add Affordable Housing Overlay to follow the boundary of the Neighborhood Commercial 1.3 (NC1.3) area and reflect the intent of the 2014 General Plan update	Group A	Clerical item/fix of mapping error in General Plan and EIR. No increase in the maximum allowed density or height

**EXHIBIT 1-B**

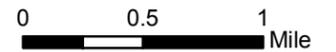
**General Plan Changes Map Book**



## General Plan Changes

21 September 2015

This map book "General Plan Changes" shows the geographic location of proposed land use and policy changes. Index pages describe proposed changes and identify each type of amendment with numbers.



### DATA SOURCES/ MAP NOTES

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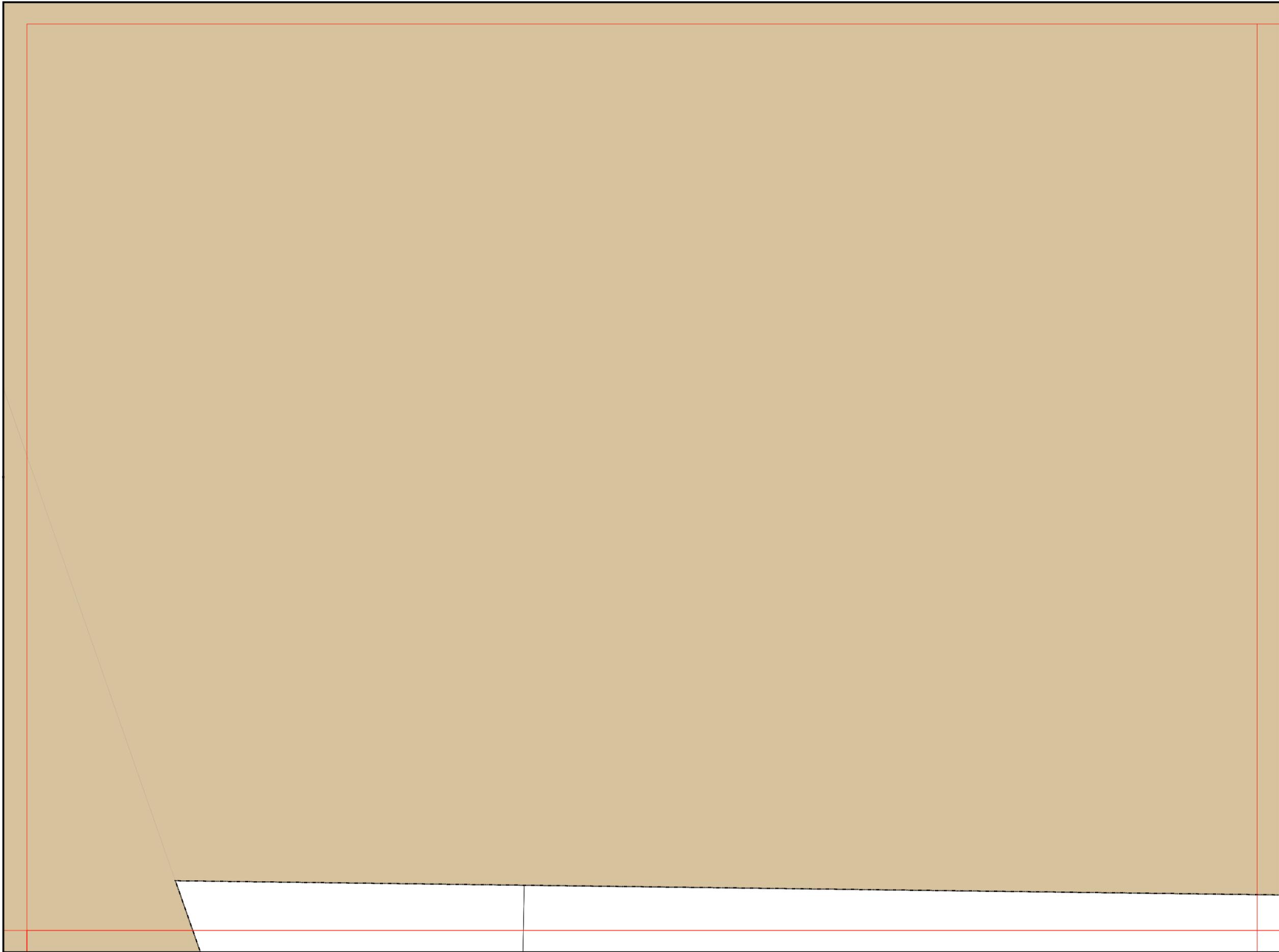




# General Plan Changes

21 September 2015

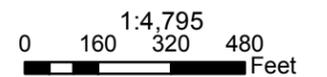
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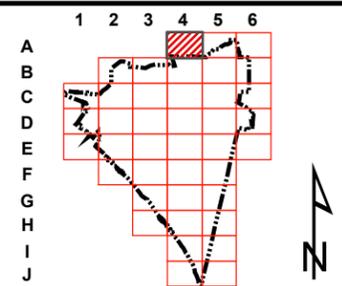
Coastal Zone Boundary

City Boundary



DATA SOURCES/ MAP NOTES  
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# General Plan Changes

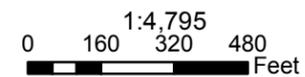
21 September 2015

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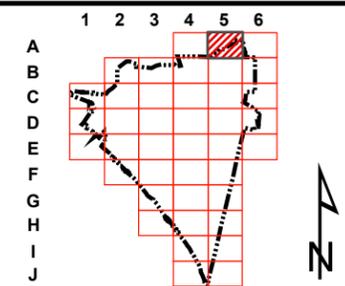
### LEGEND

- Coastal Zone Boundary
- City Boundary
- OS2 - Open Space Private



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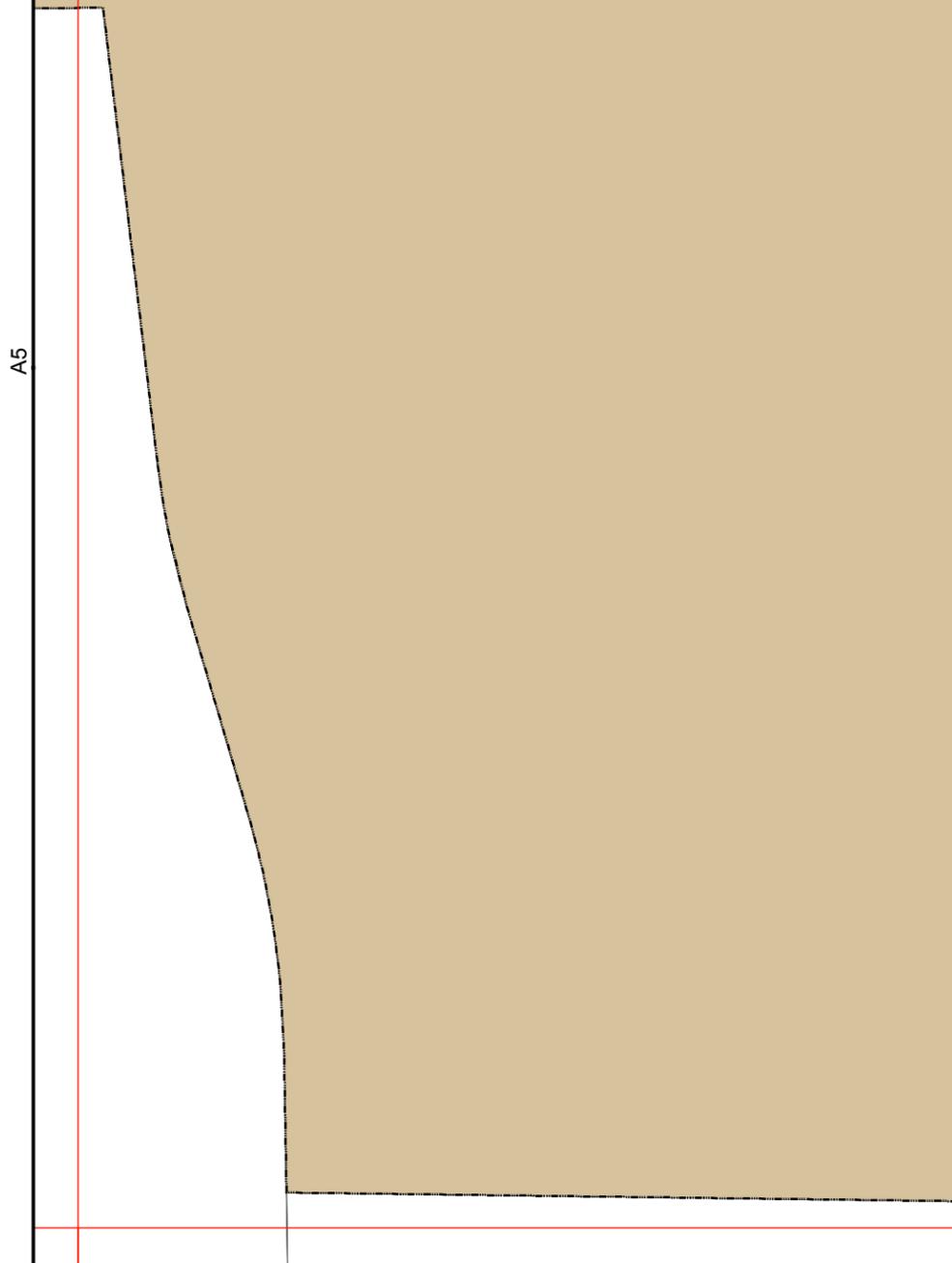
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# General Plan Changes

21 September 2015

See map key for details



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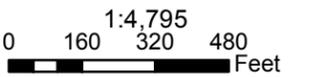
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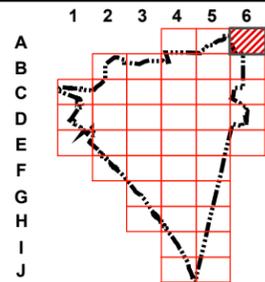
Coastal Zone Boundary

City Boundary



DATA SOURCES/ MAP NOTES  
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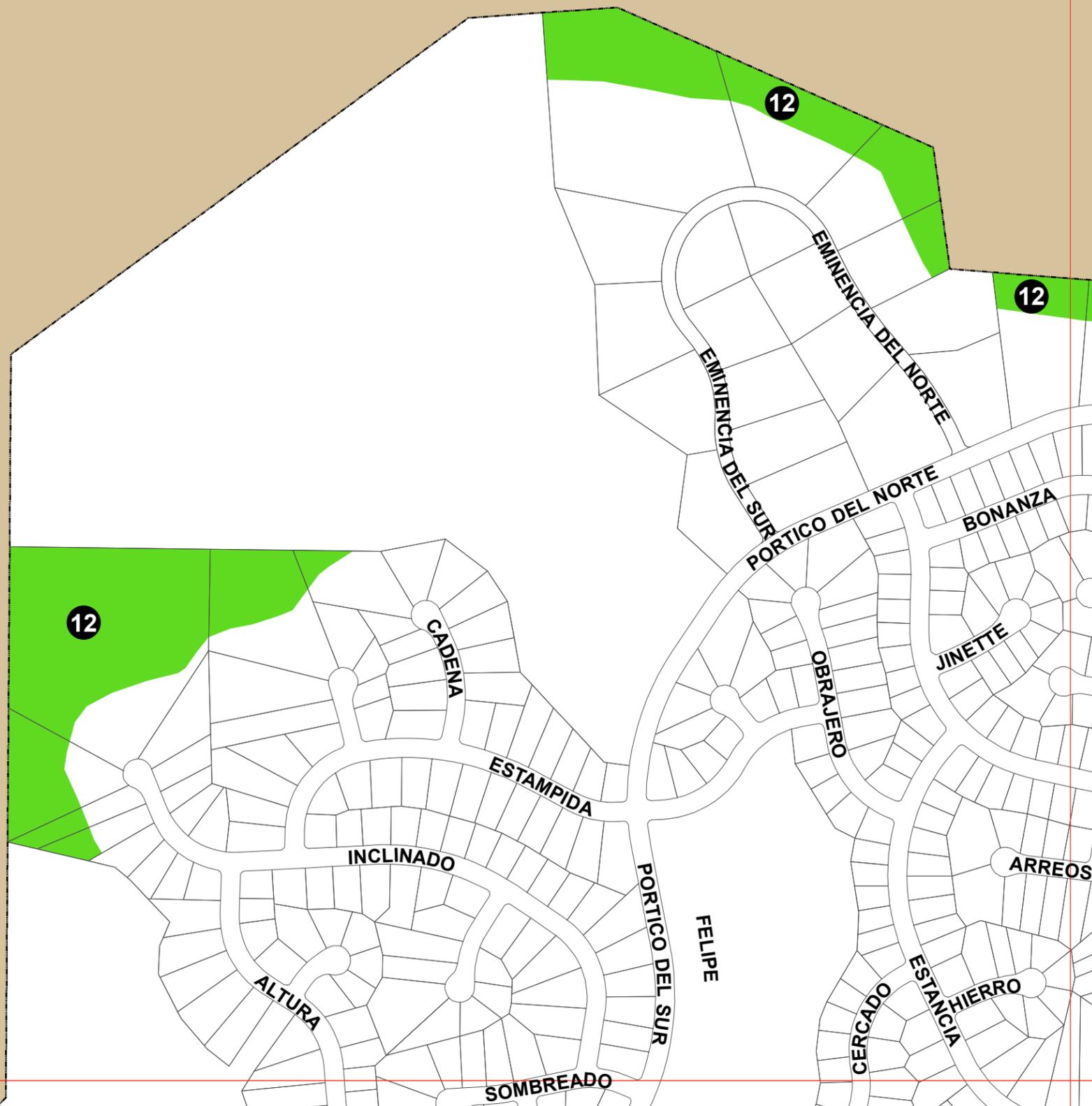
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# General Plan Changes

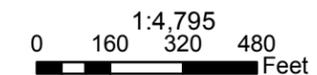
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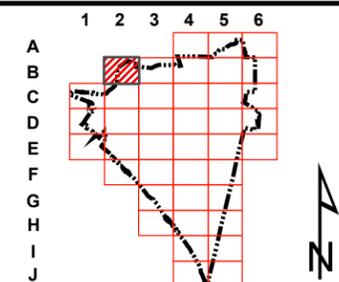
### LEGEND

- Coastal Zone Boundary
- City Boundary
- OS2 - Open Space Private



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# General Plan Changes

21 September 2015

See map key for details



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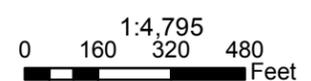
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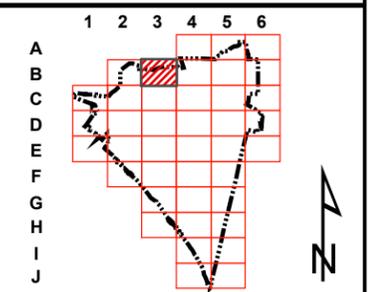
### LEGEND

- Coastal Zone Boundary
- City Boundary
- OS2 - Open Space Private



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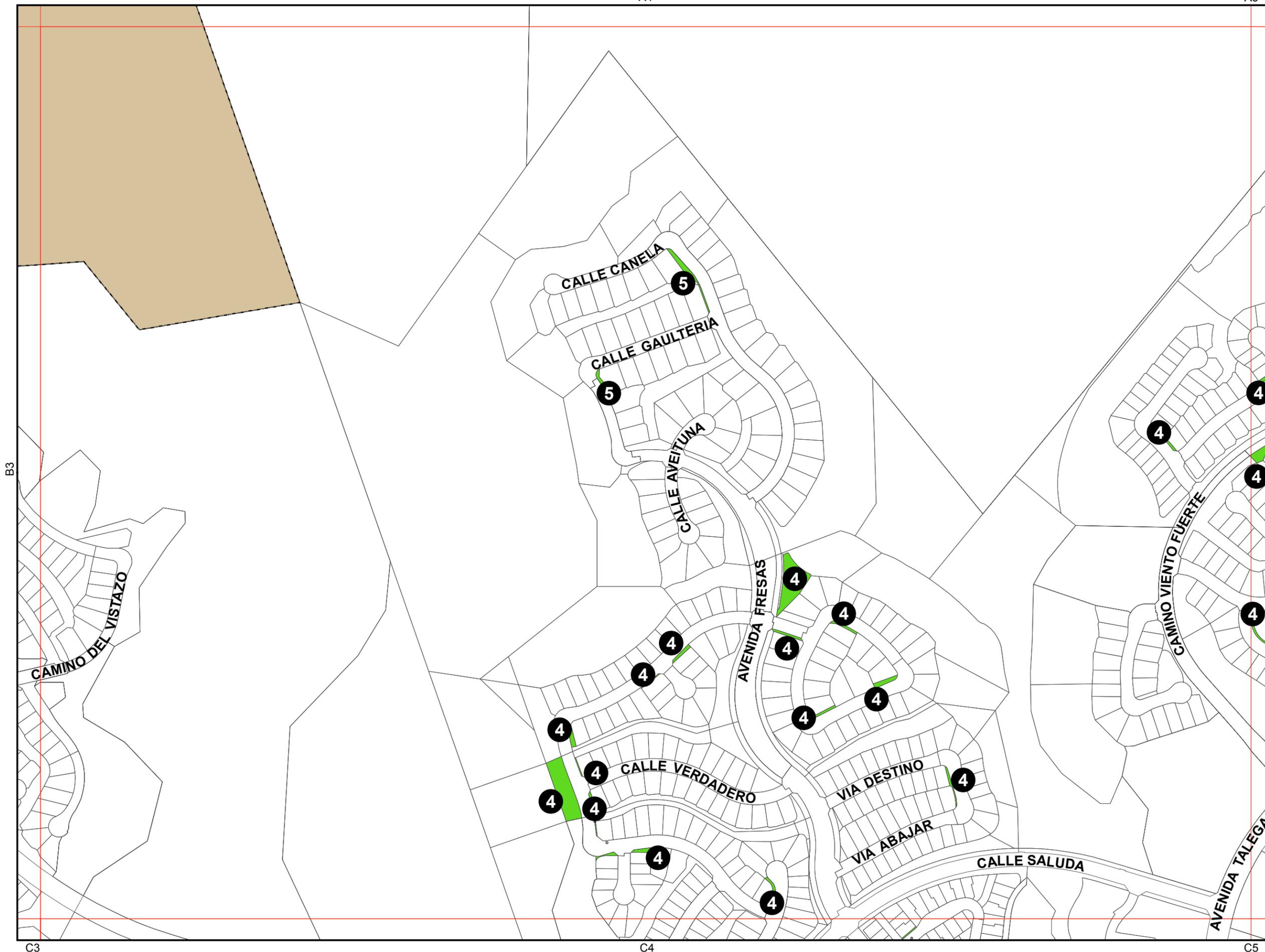
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# General Plan Changes

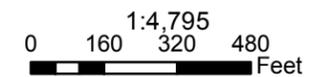
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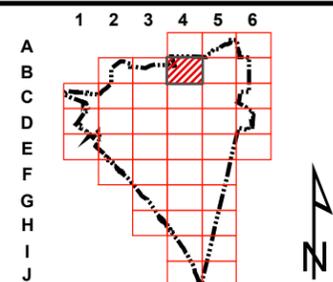
### LEGEND

- Coastal Zone Boundary
- City Boundary
- OS2 - Open Space Private



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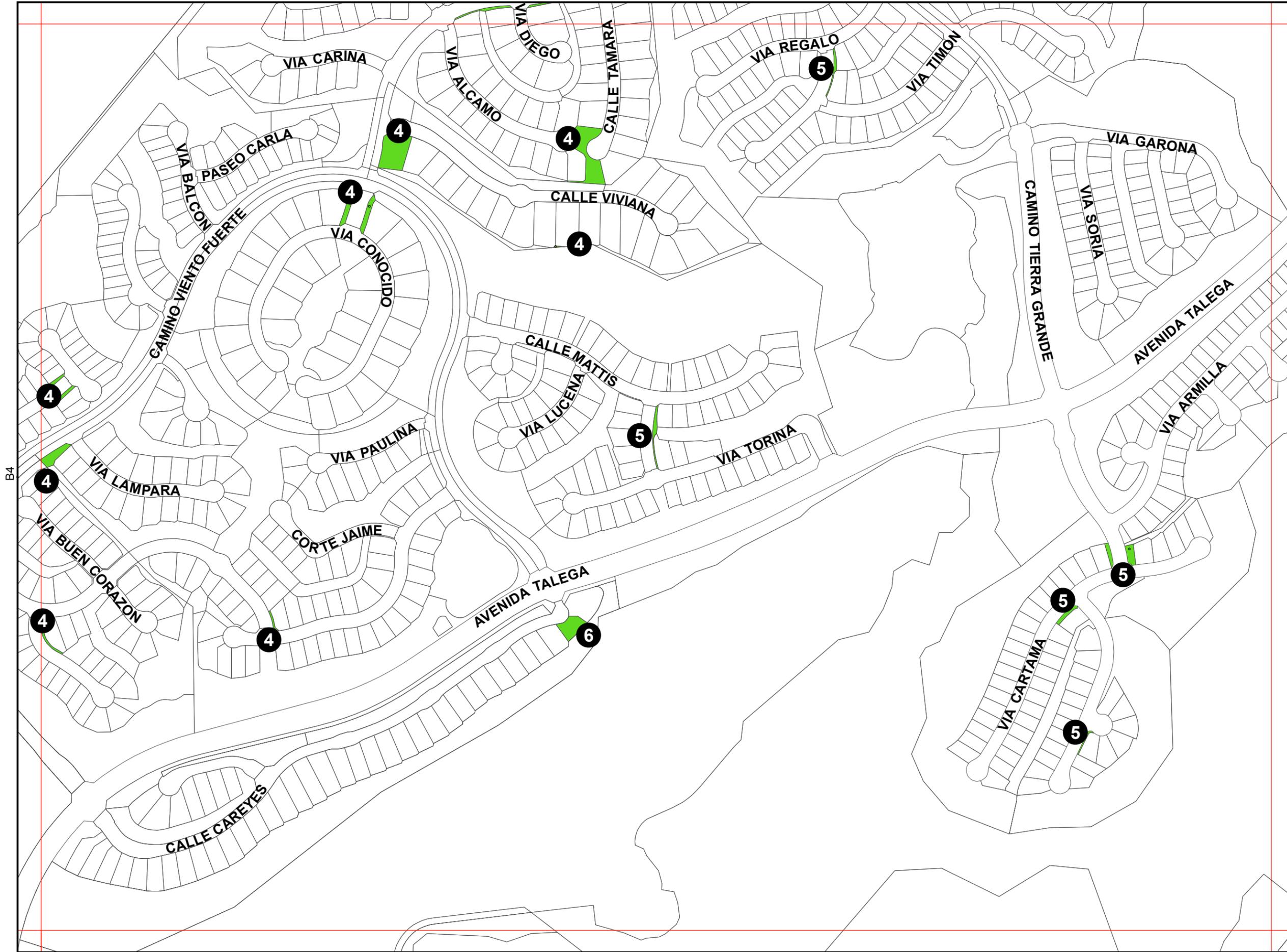
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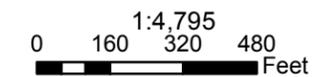
# General Plan Changes

21 September 2015

See map key for details

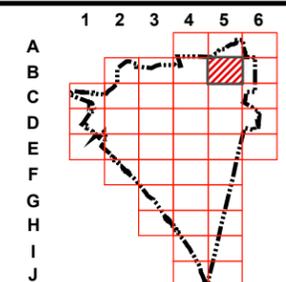
### LEGEND

- Coastal Zone Boundary
- City Boundary
- OS2 - Open Space Private



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# General Plan Changes

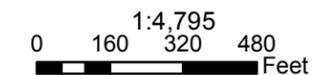
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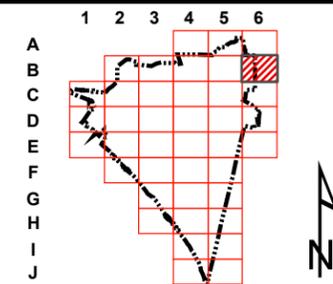
### LEGEND

-  Coastal Zone Boundary
-  City Boundary



DATA SOURCES/ MAP NOTES  
 Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_ FIPS\_0406\_Feet  
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# DRAFT



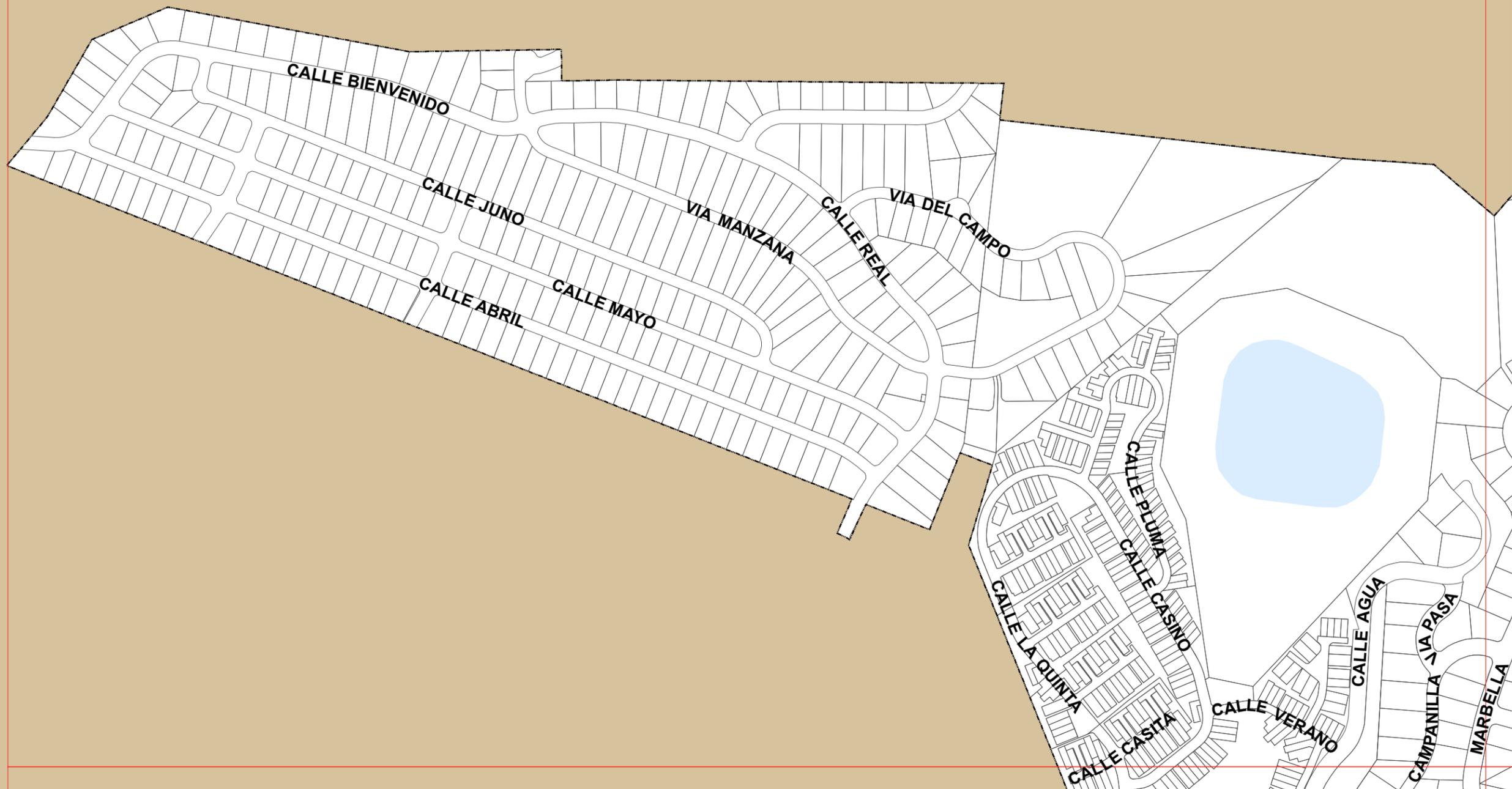
Index Grid: **B6**



# General Plan Changes

21 September 2015

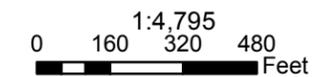
See map key for details



### LEGEND

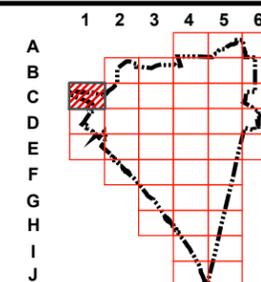
Coastal Zone Boundary

City Boundary



DATA SOURCES/ MAP NOTES  
Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_ FIPS\_0406\_Feet  
Source: I:\cd\Planning\secure\Staff\Wright\CiGIS\Melisa\ArcMap\IGPchanges\_mapbook.mxd

# DRAFT



Index Grid: C1



B2

B3

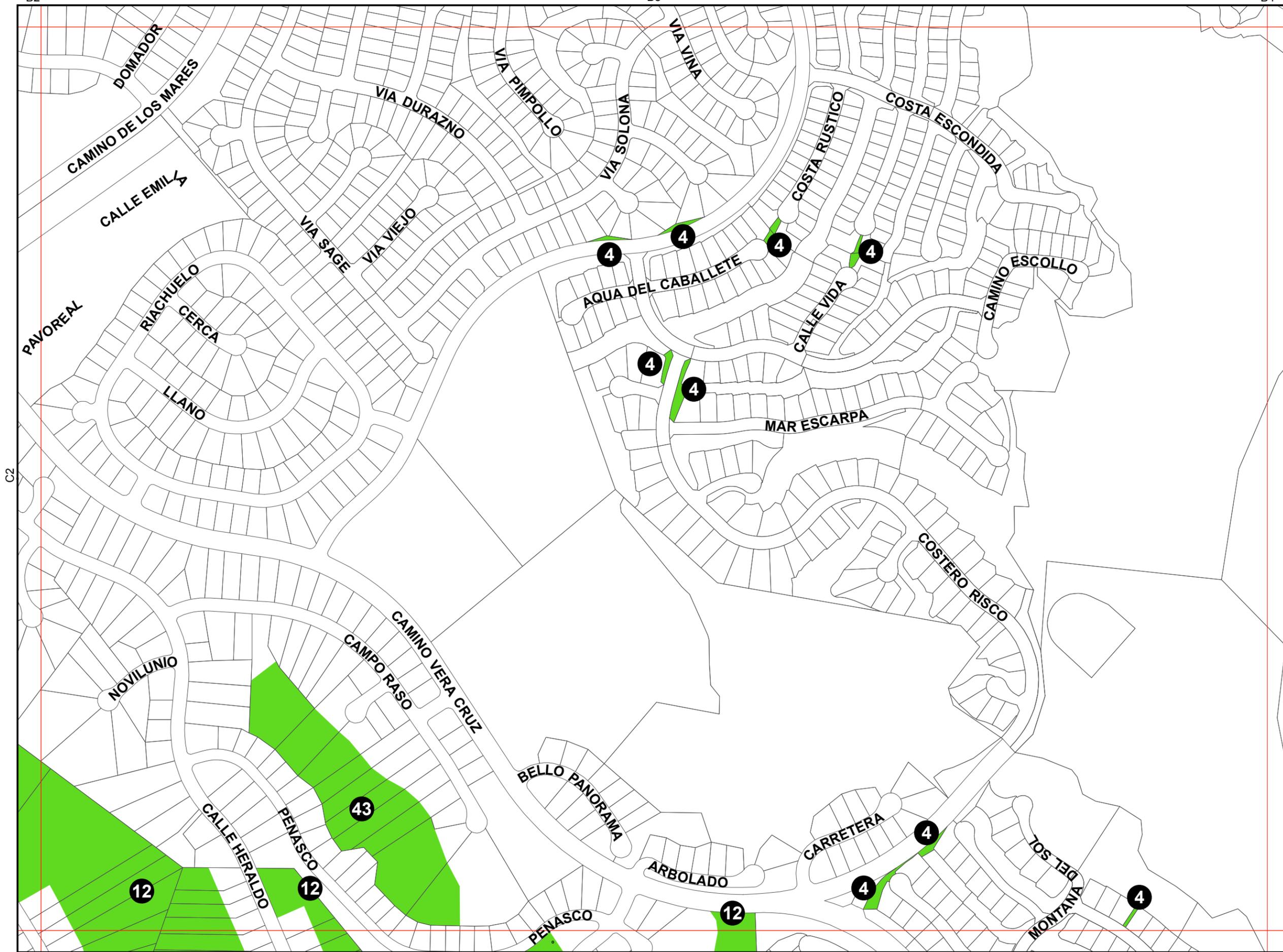
B4



# General Plan Changes

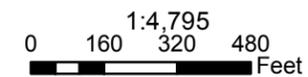
21 September 2015

See map key for details



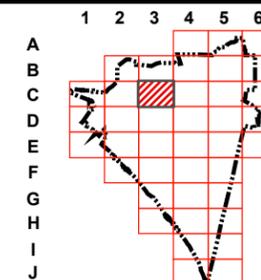
### LEGEND

- Coastal Zone Boundary
- City Boundary
- OS2 - Open Space Private



DATA SOURCES/ MAP NOTES  
 Coordinate System: NAD\_1983\_StatePlane\_California\_VI  
 FIPS\_0406\_Feet  
 Source: I:\cd\Planning\secure\Staff\Wright\GIS\Melisa\ArcMap\GPchanges\_mapbook.mxd

## DRAFT



Index Grid: C3

D2

D3

D4

B3

B4

B5

C3

C5

D3

D4

D5



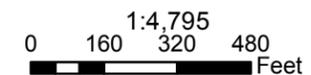
# General Plan Changes

21 September 2015

See map key for details

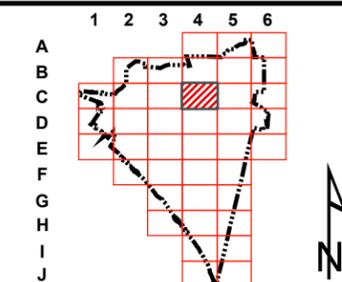
### LEGEND

- Coastal Zone Boundary
- City Boundary
- OS2 - Open Space Private
- Commercial**
- NC1.2 - Neighborhood Commercial 1.2
- NC1.3 - Neighborhood Commercial 1.3

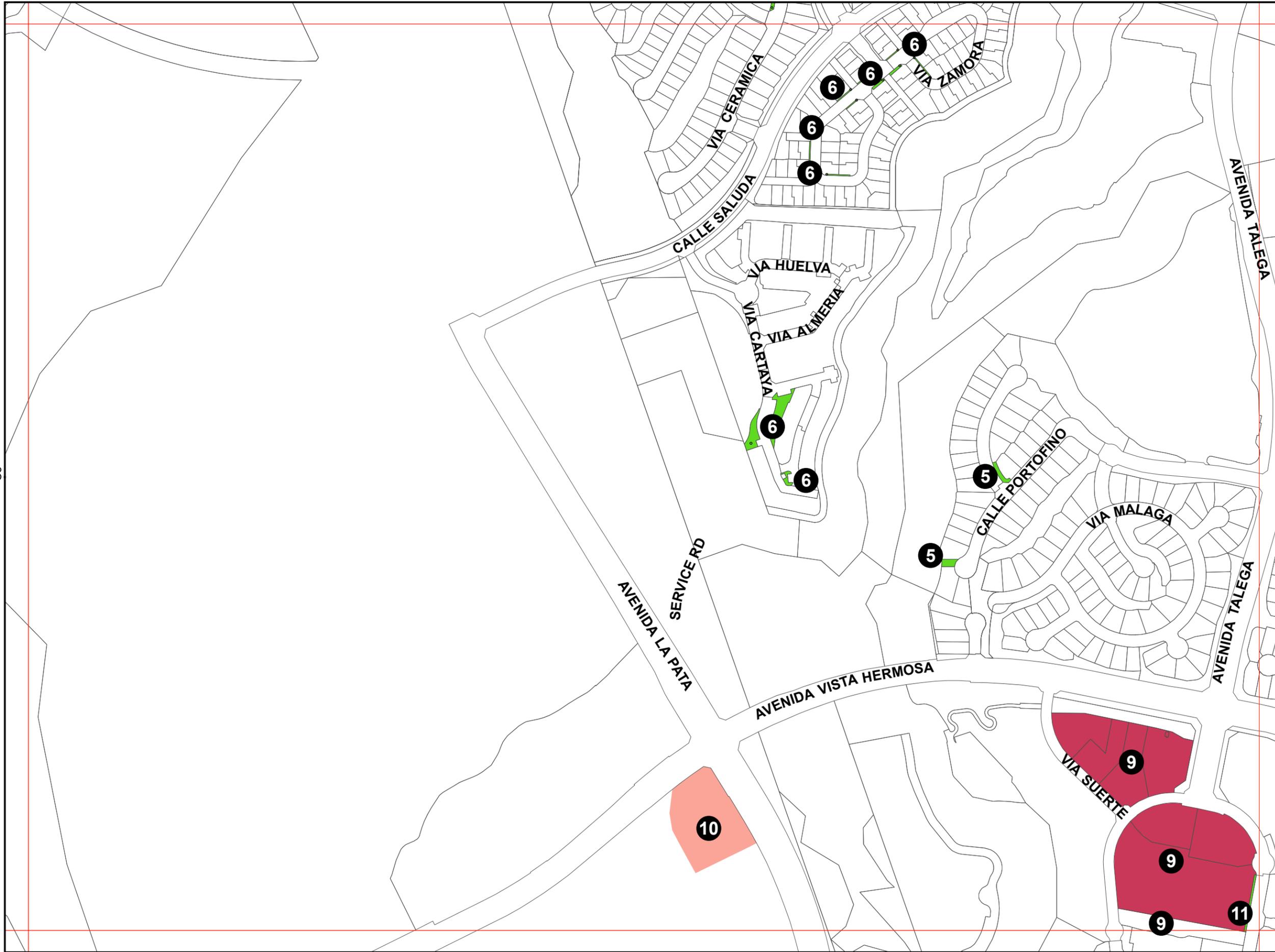


DATA SOURCES/ MAP NOTES  
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# DRAFT



Index Grid: C4



B4

B5

B6

C4

C6

D4

D5

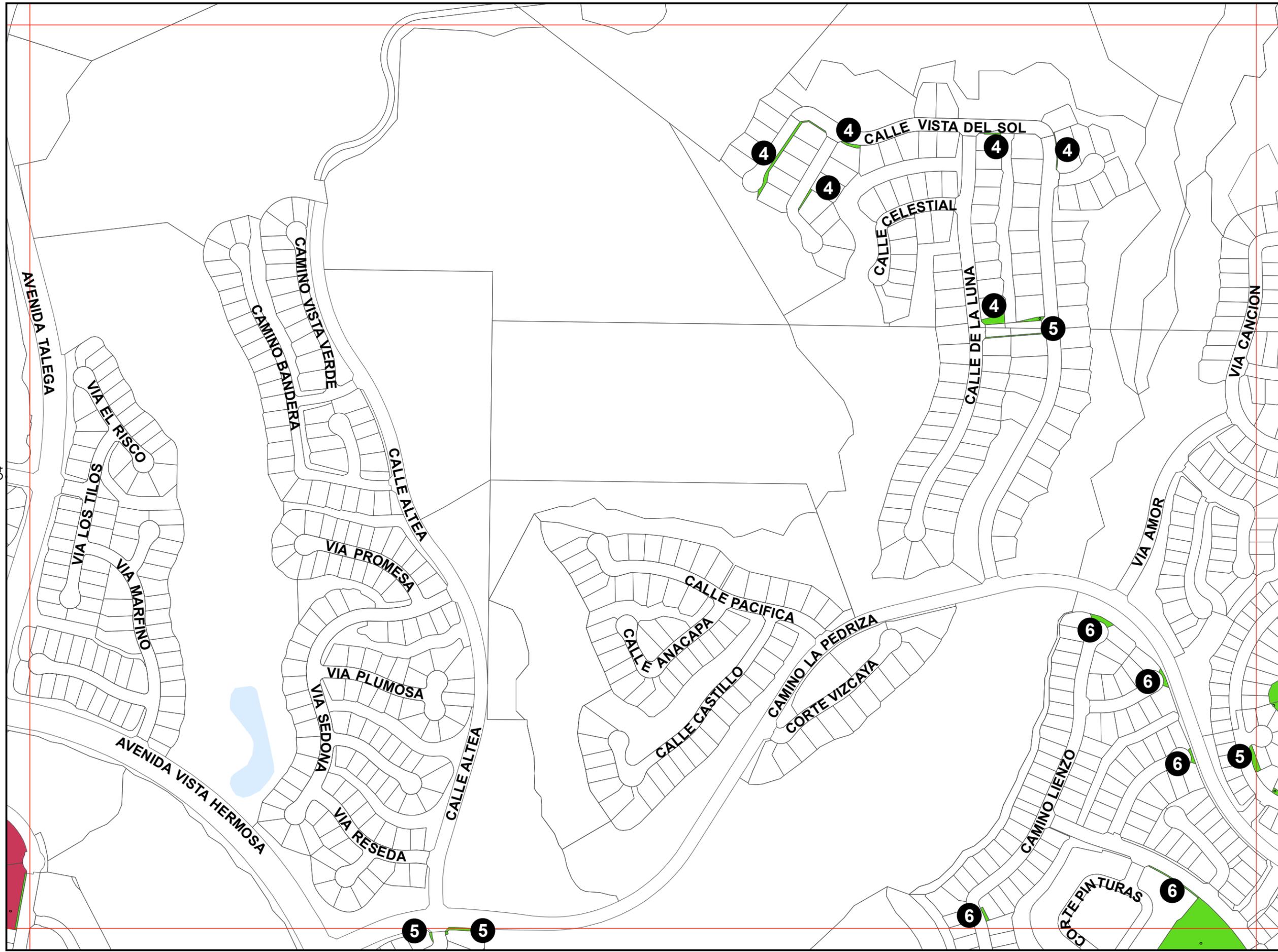
D6



# General Plan Changes

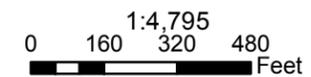
21 September 2015

See map key for details



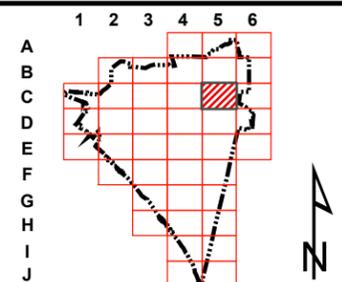
### LEGEND

- Coastal Zone Boundary
- City Boundary
- OS2 - Open Space Private Commercial
- NC1.3 - Neighborhood Commercial 1.3



DATA SOURCES/ MAP NOTES  
 Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_FIPS\_0406\_Feet  
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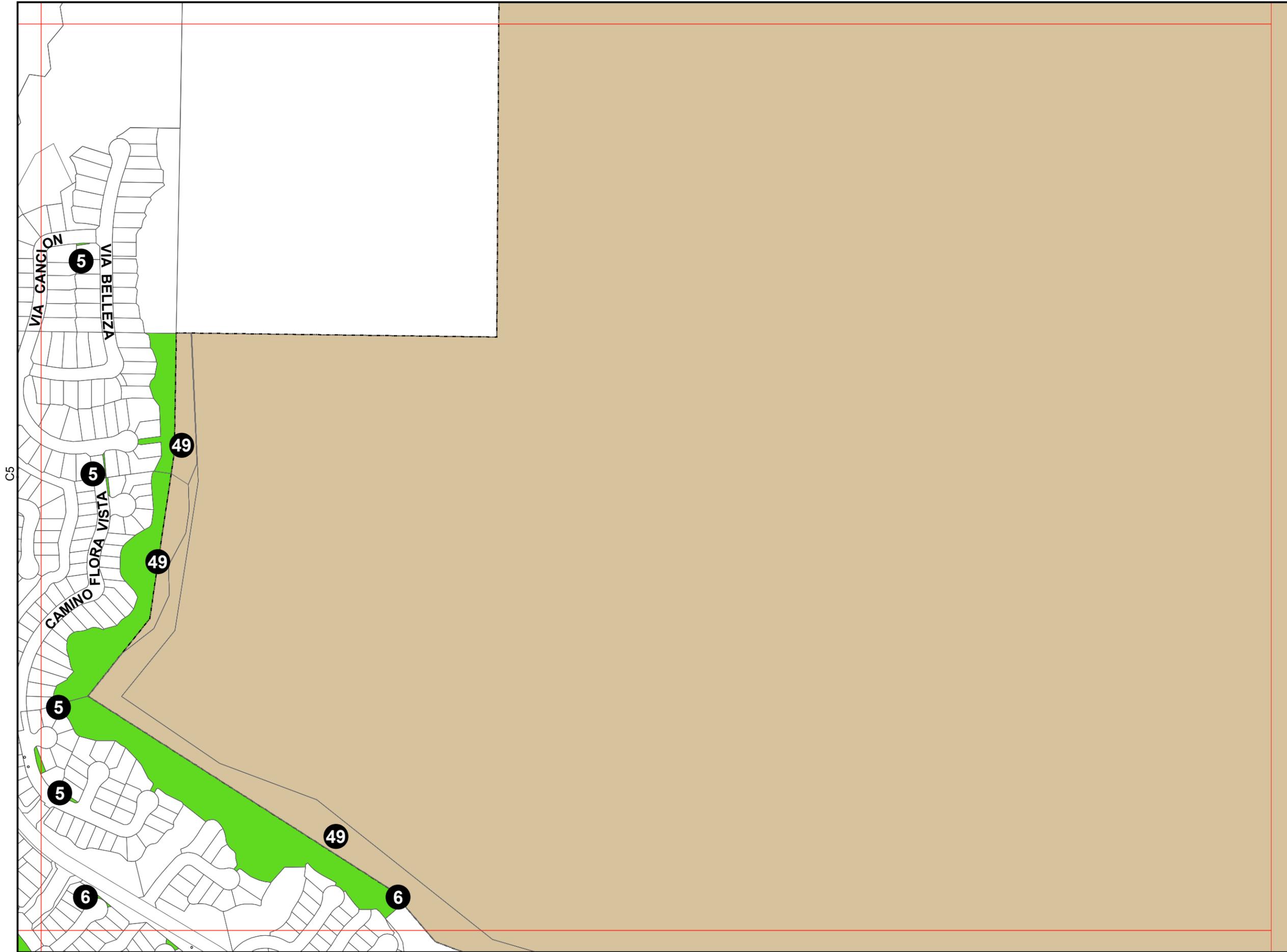
# DRAFT



Index Grid: C5

B5

B6



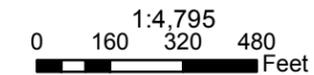
# General Plan Changes

21 September 2015

See map key for details

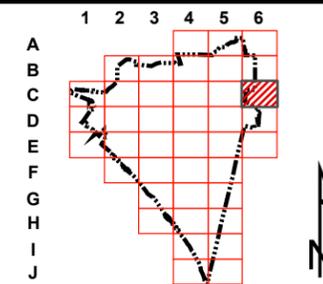
### LEGEND

-  Coastal Zone Boundary
-  City Boundary
-  OS2 - Open Space Private



DATA SOURCES/ MAP NOTES  
 Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_ FIPS\_0406\_Feet  
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**DRAFT**



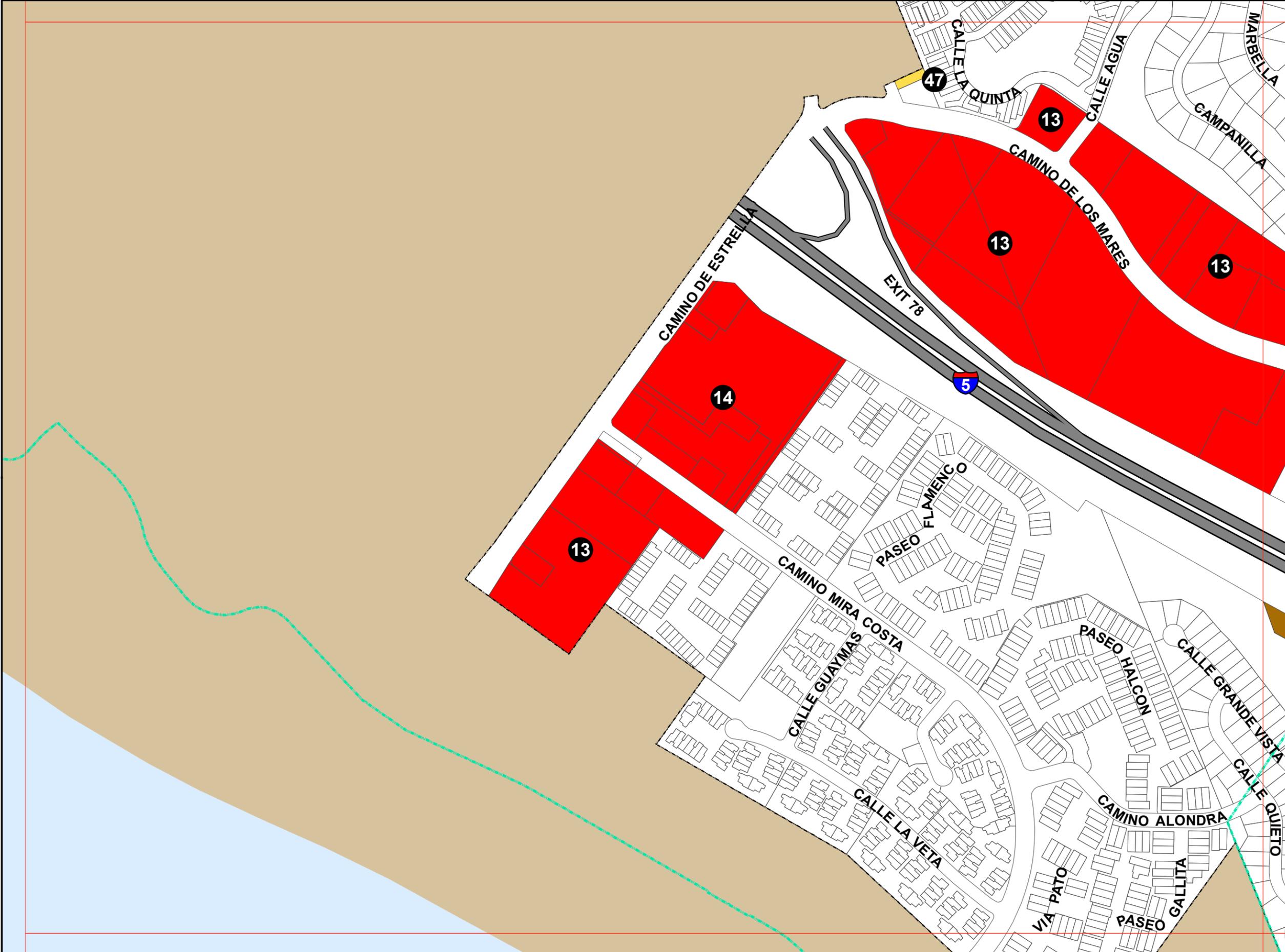
Index Grid: C6

D5

D6

C1

C2



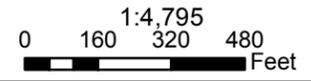
# General Plan Changes

21 September 2015

See map key for details

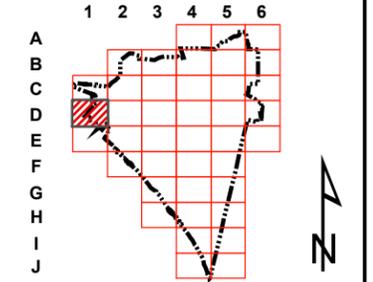
### LEGEND

- Coastal Zone Boundary
- City Boundary
- RH - Residential High Density
- RML - Residential Medium Low Density
- Commercial
- CC2 - Community Commercial 2



DATA SOURCES/ MAP NOTES  
 Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_FIPS\_0406\_Feet  
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**DRAFT**



E1

E2



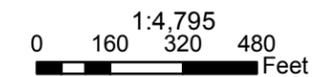
# General Plan Changes

21 September 2015

See map key for details

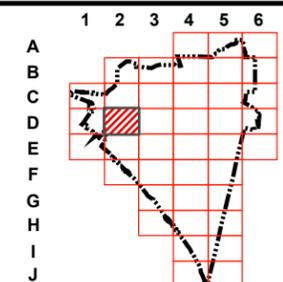
### LEGEND

- Coastal Zone Boundary
- City Boundary
- OS2 - Open Space Private
- RH - Residential High Density
- RM - Residential Medium Density
- Commercial**
- CC2 - Community Commercial 2



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 FIPS\_0406\_Feet  
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## DRAFT



Index Grid: **D2**



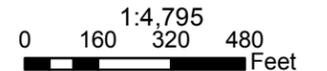
# General Plan Changes

21 September 2015

See map key for details

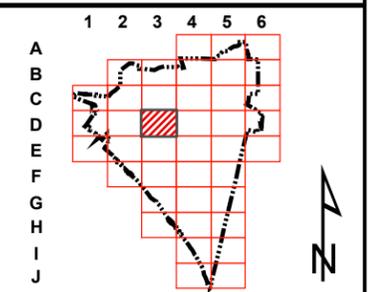
### LEGEND

-  Coastal Zone Boundary
-  City Boundary
-  OS2 - Open Space Private
-  RL - Residential Low Density



DATA SOURCES/ MAP NOTES  
 Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_FIPS\_0406\_Feet  
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**DRAFT**



Index Grid: **D3**

C3

C4

C5

D3

D5

E3

E4

E5



# General Plan Changes

21 September 2015

See map key for details

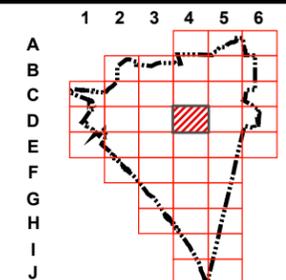
### LEGEND

-  Coastal Zone Boundary
-  City Boundary
-  LI - Light Industrial
-  OS2 - Open Space Private
- Commercial
-  NC1.2 - Neighborhood Commercial 1.2
-  NC1.3 - Neighborhood Commercial 1.3

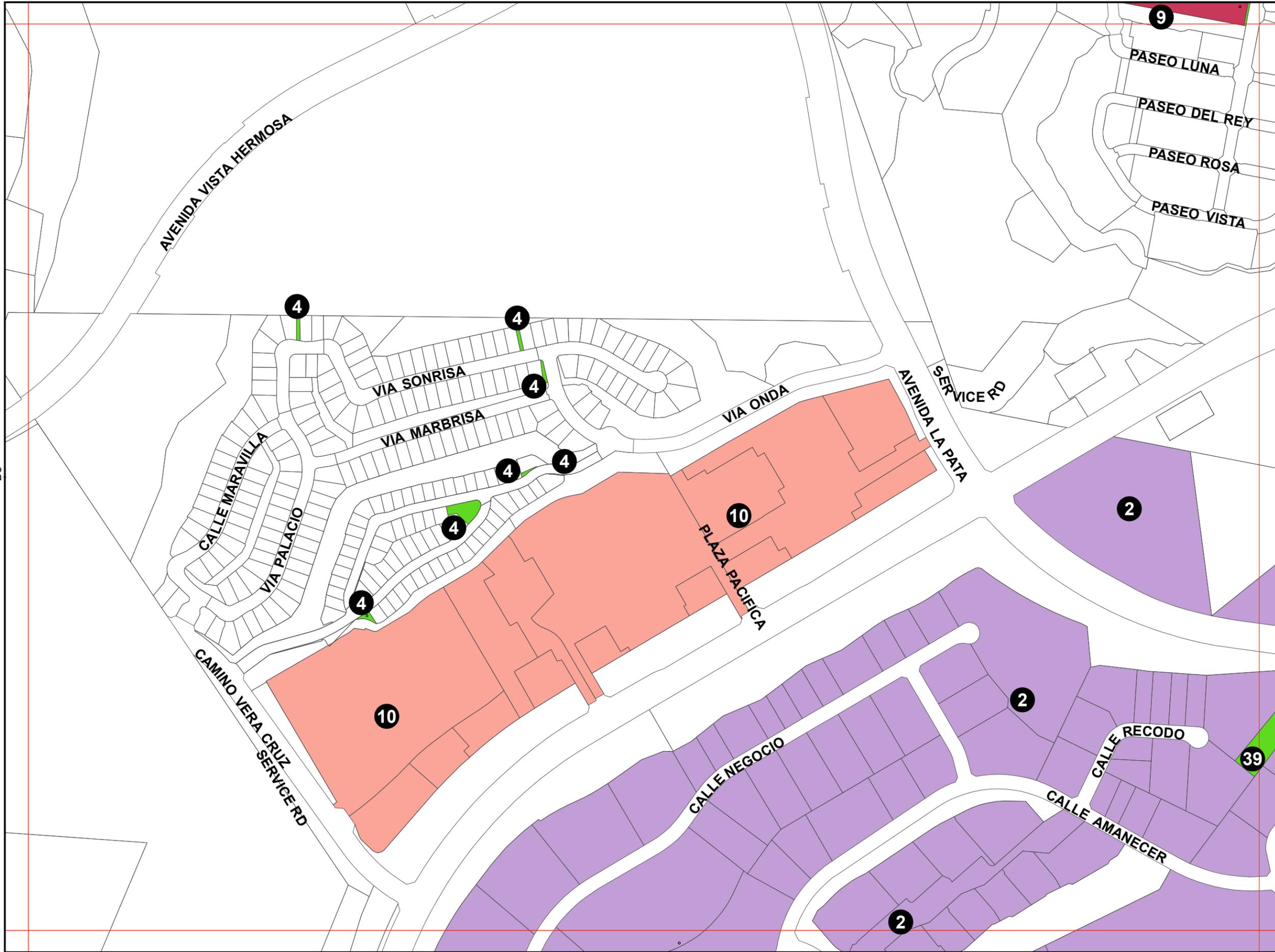


DATA SOURCES/ MAP NOTES  
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# DRAFT



Index Grid: **D4**





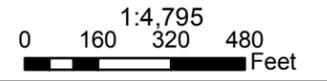
# General Plan Changes

21 September 2015

See map key for details

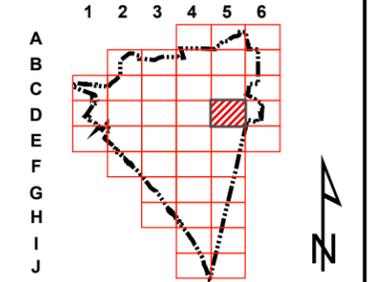
### LEGEND

- Coastal Zone Boundary
- City Boundary
- LI - Light Industrial
- OS2 - Open Space Private
- Commercial**
- NC1.3 - Neighborhood Commercial 1.3



DATA SOURCES/ MAP NOTES  
 Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_FIPS\_0406\_Feet  
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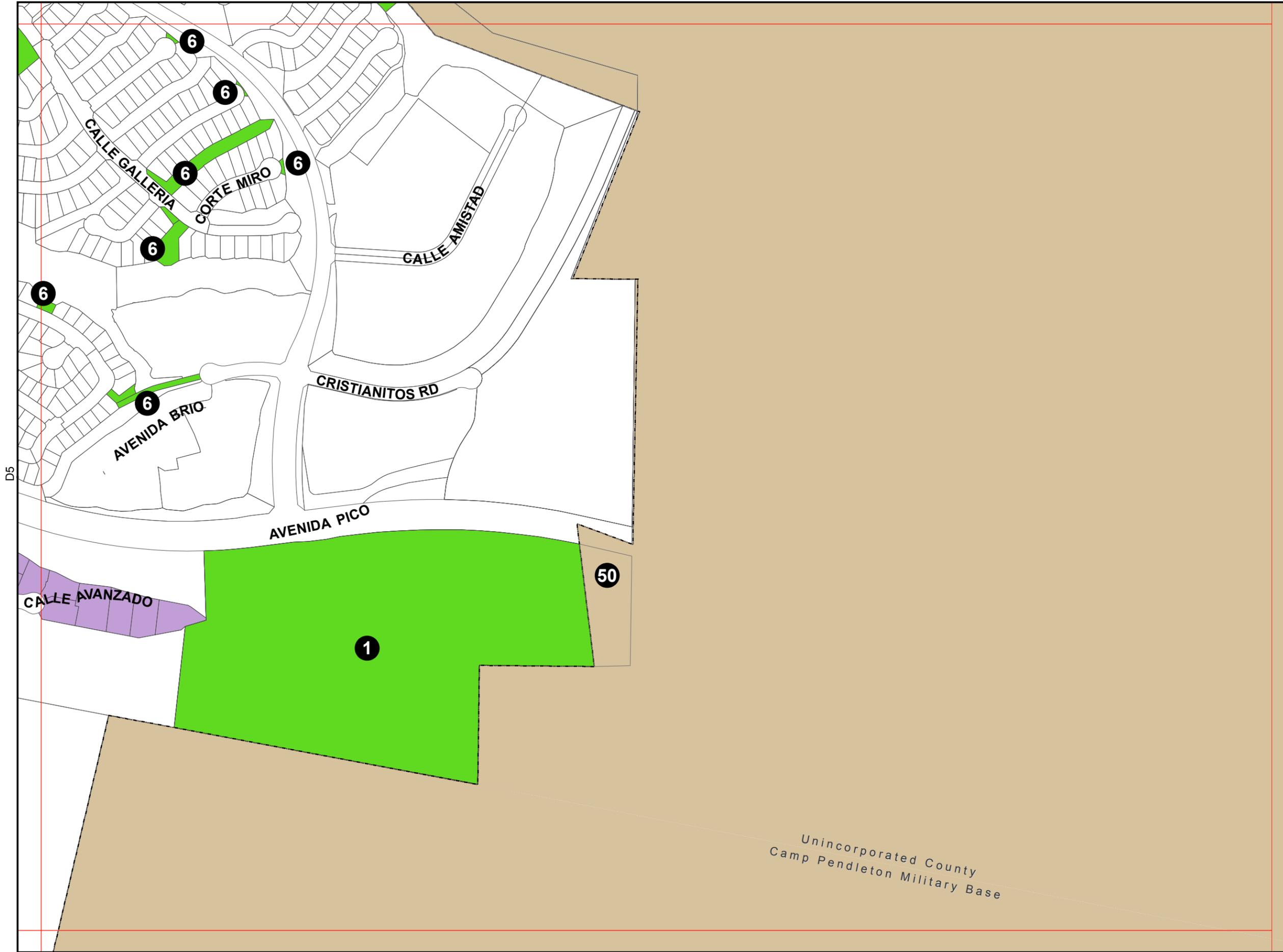
**DRAFT**



Index Grid: D5

C5

C6



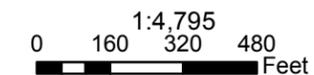
# General Plan Changes

21 September 2015

See map key for details

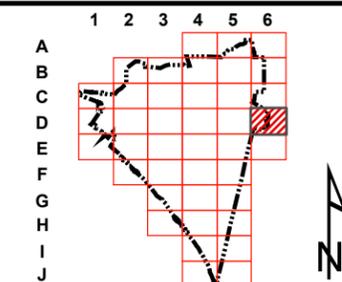
### LEGEND

- Coastal Zone Boundary
- City Boundary
- LI - Light Industrial
- OS2 - Open Space Private



DATA SOURCES/ MAP NOTES  
 Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_ FIPS\_0406\_Feet  
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**DRAFT**



Index Grid: **D6**

E5

E6

D1

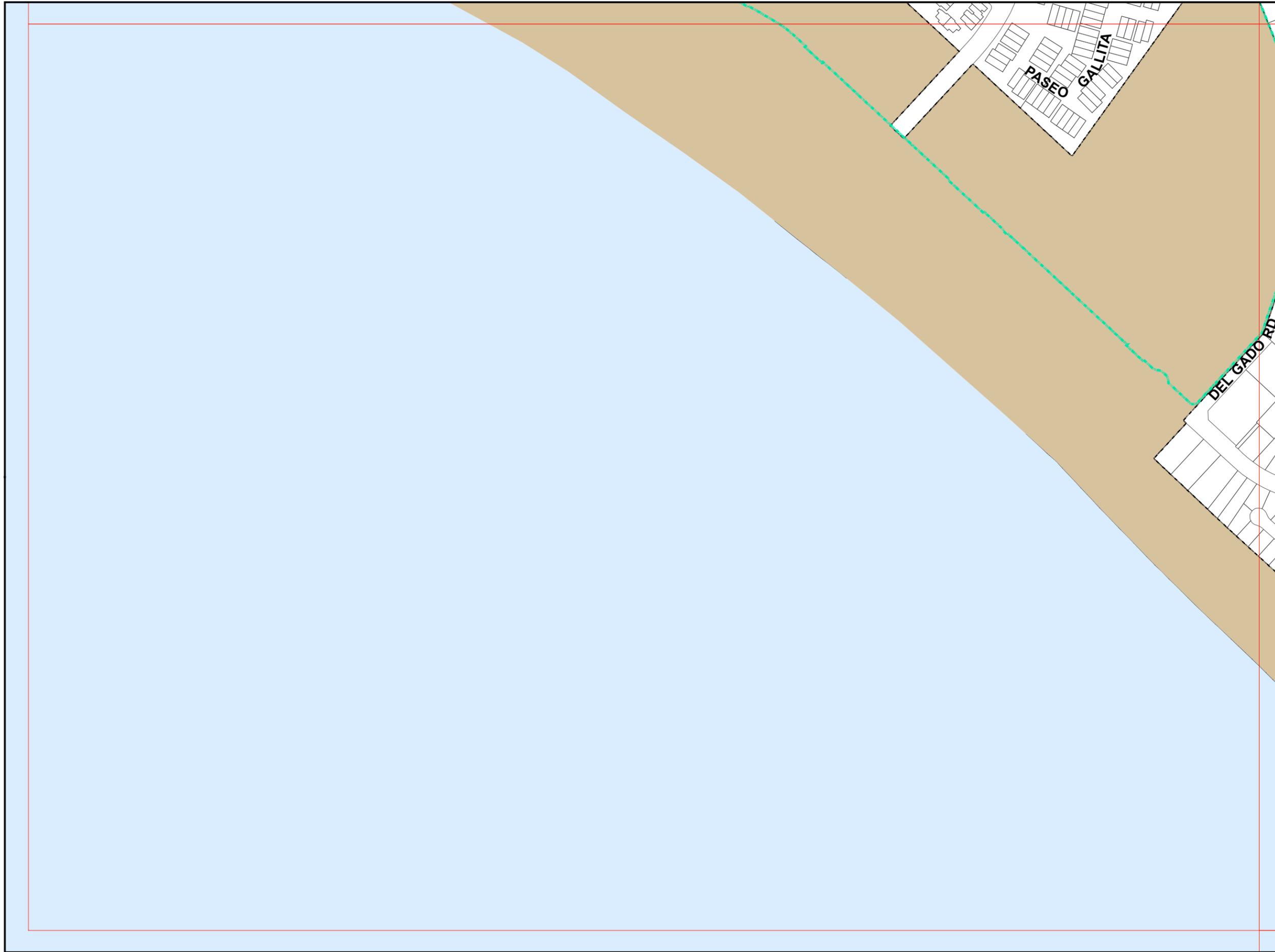
D2



# General Plan Changes

21 September 2015

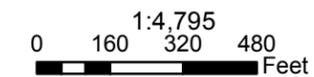
See map key for details



### LEGEND

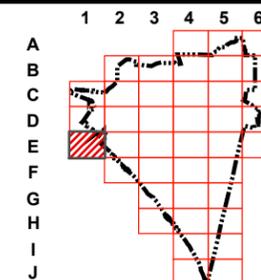
Coastal Zone Boundary

City Boundary



DATA SOURCES/ MAP NOTES  
Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_  
FIPS\_0406\_Feet  
Source: I:\cd\Planning\secure\Staff\Wright\GIS\Melisa\ArcMap\GPchanges\_mapbook.mxd

# DRAFT



Index Grid: E1

F2



D2

D3

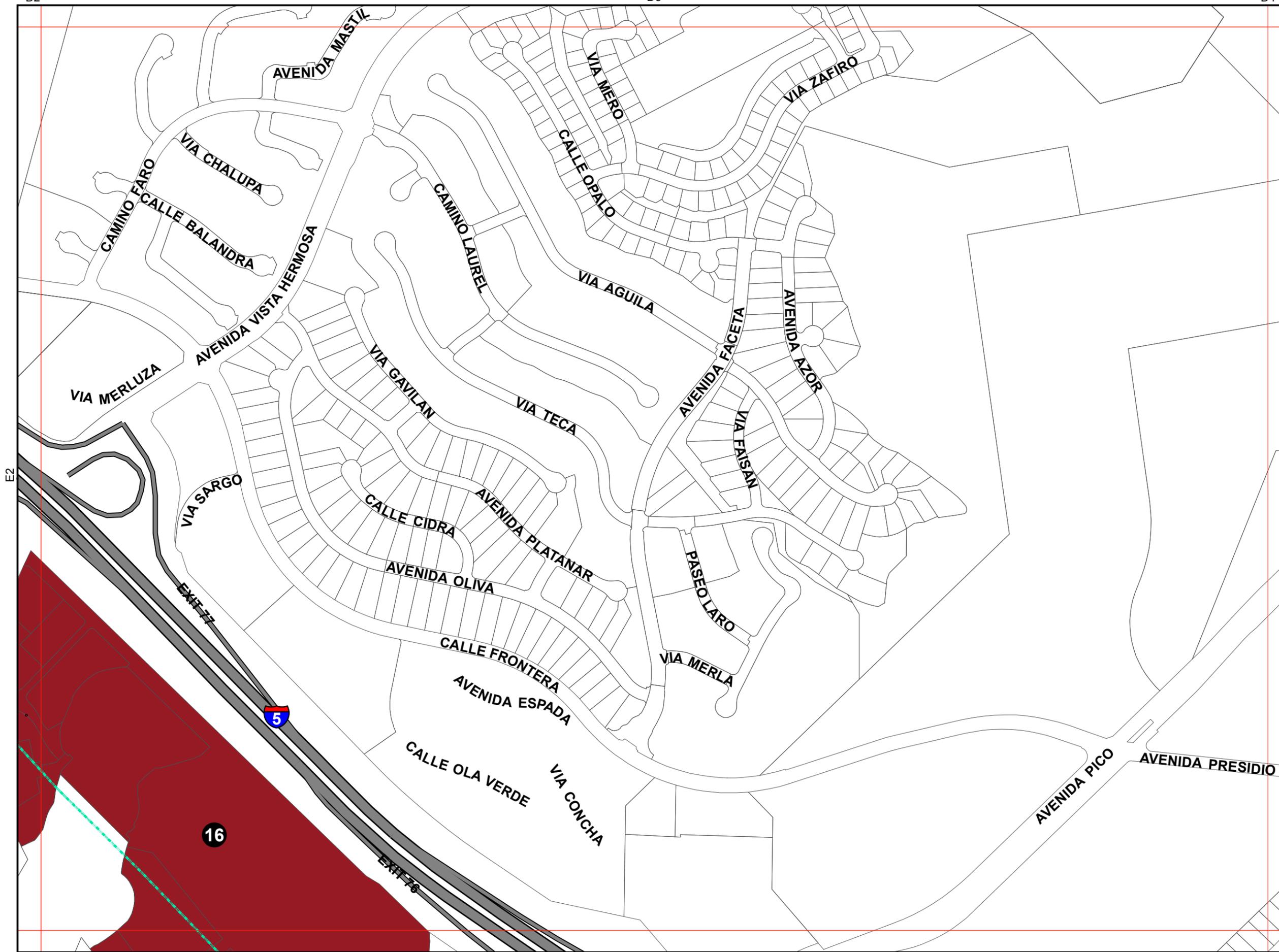
D4



# General Plan Changes

21 September 2015

See map key for details



E2

E4

F2

F3

F4

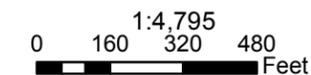
### LEGEND

Coastal Zone Boundary

City Boundary

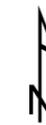
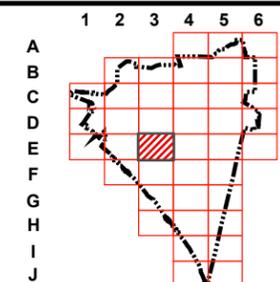
Commercial

RC - Regional Commercial



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# DRAFT



Index Grid: E3

D3

D4

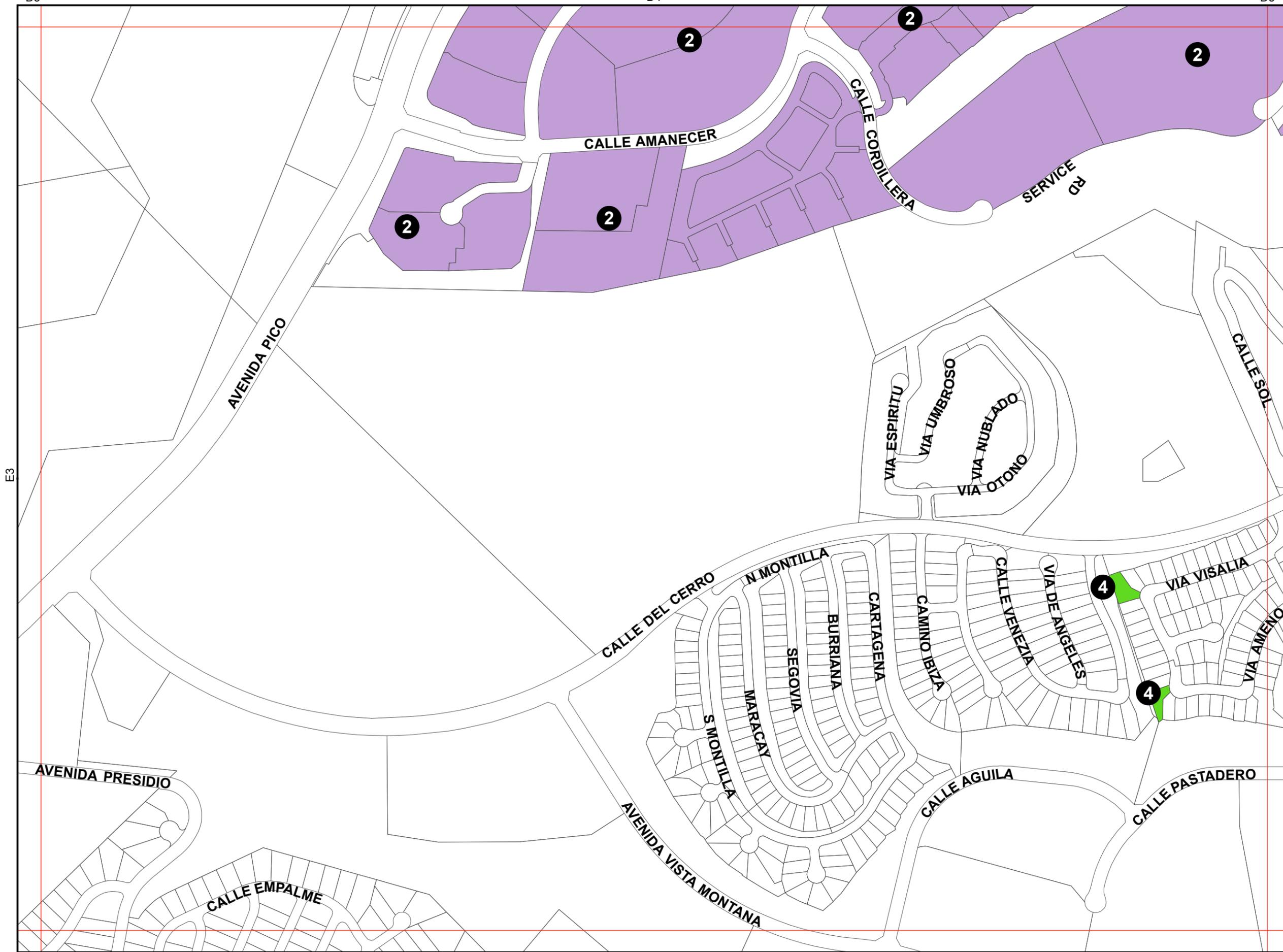
D5



# General Plan Changes

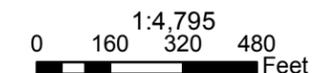
21 September 2015

See map key for details



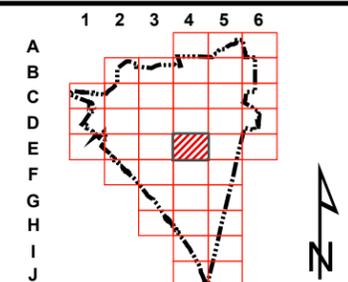
### LEGEND

- Coastal Zone Boundary
- City Boundary
- LI - Light Industrial
- OS2 - Open Space Private



DATA SOURCES/ MAP NOTES  
 Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_ FIPS\_0406\_Feet  
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# DRAFT



Index Grid: E4

F3

F4

F5

E3

E5



D4

D5

D6

E4

E6

F4

F5



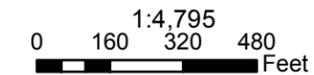
# General Plan Changes

21 September 2015

See map key for details

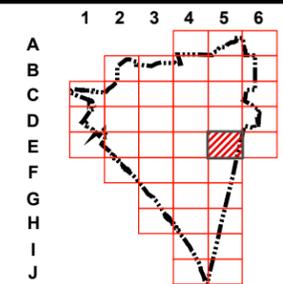
### LEGEND

-  Coastal Zone Boundary
-  City Boundary
-  LI - Light Industrial
-  OS2 - Open Space Private



DATA SOURCES/ MAP NOTES  
 Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_...  
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 Source: I:\cd\Planning\secure\Staff\Wright\GIS\Melisa\ArcMap\IGPchanges\_mapbook.mxd

**DRAFT**



Index Grid: E5



D5

D6

E6

F5



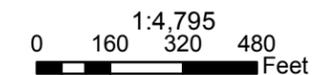
# General Plan Changes

21 September 2015

See map key for details

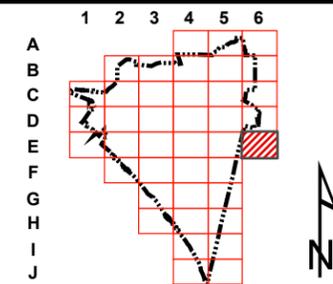
### LEGEND

-  Coastal Zone Boundary
-  City Boundary



DATA SOURCES/ MAP NOTES  
 Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_ FIPS\_0406\_Feet  
 Source: I:\cd\Planning\secure\Staff\Wright\GIS\Melisa\ArcMap\GPchanges\_mapbook.mxd

# DRAFT



Index Grid: E6

E1

E2

E3



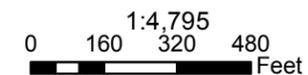
# General Plan Changes

21 September 2015

See map key for details

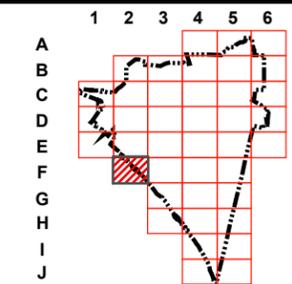
## LEGEND

- Coastal Zone Boundary
- City Boundary
- Alley & runoff channel
- OS1 - Open Space Public
- Commercial**
- CRC - Coastal and Recreation Serving Commercial
- Mixed Use**
- MU1 - Mixed Use 1



DATA SOURCES/ MAP NOTES  
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# DRAFT



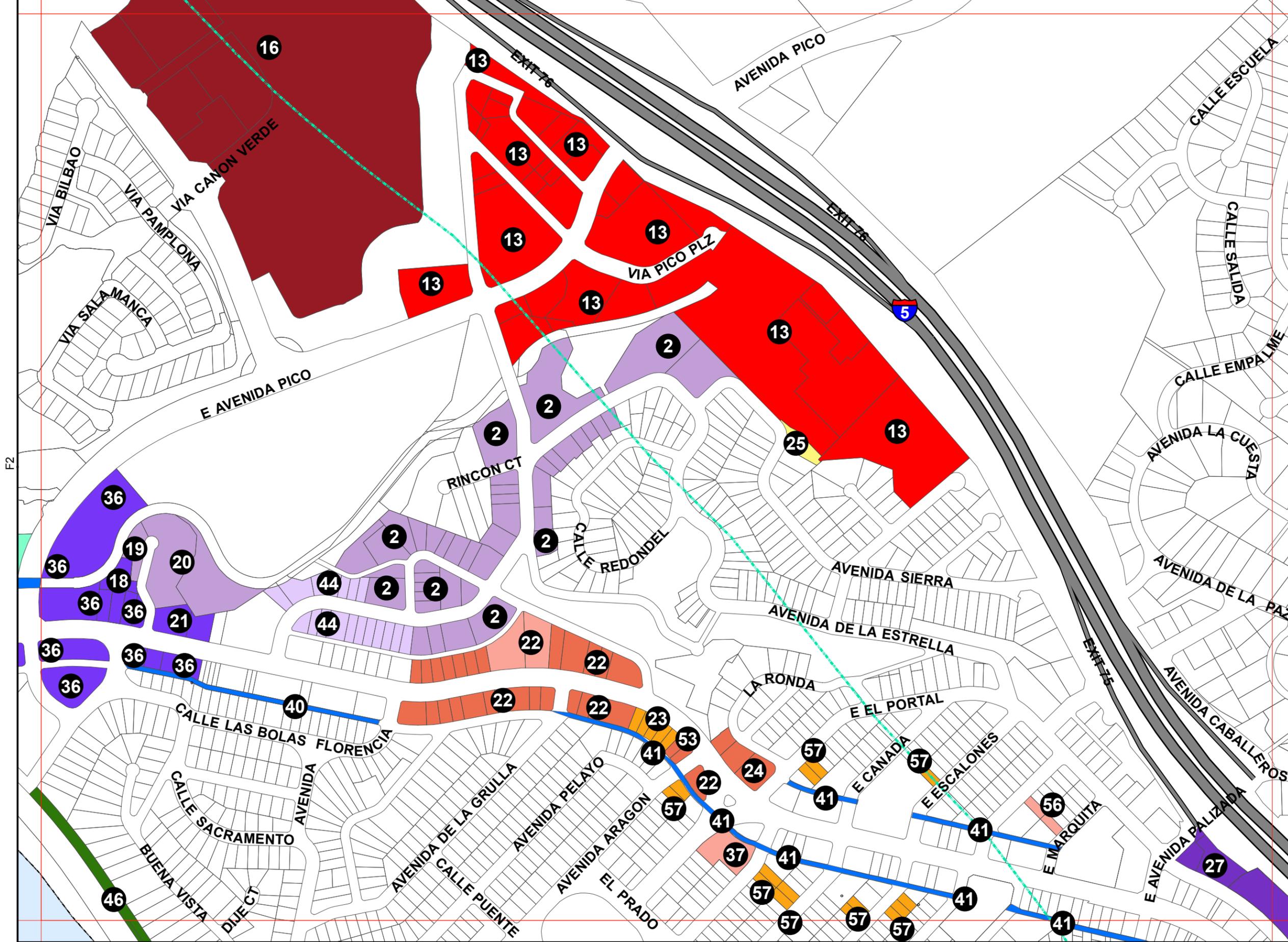
Index Grid: F2

G3

E2

E3

E4



G3

G4



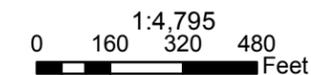
# General Plan Changes

21 September 2015

See map key for details

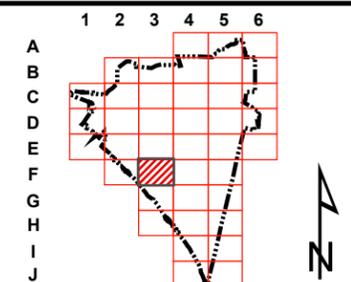
## LEGEND

- Coastal Zone Boundary
- City Boundary
- Alley & runoff channel
- LI - Light Industrial
- OS1 - Open Space Public
- RL - Residential Low Density
- RM - Residential Medium Density
- Commercial**
  - CC2 - Community Commercial 2
  - CRC - Coastal and Recreation Serving Commercial
  - NC1.2 - Neighborhood Commercial 1.2
  - NC2 - Neighborhood Commercial 2
  - RC - Regional Commercial
- Mixed Use**
  - MU1 - Mixed Use 1
  - MU2 - mixed Use 2
  - MU3.1 - Mixed Use 3.1



**DATA SOURCES/ MAP NOTES**  
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# DRAFT



Index Grid: **F3**



E4

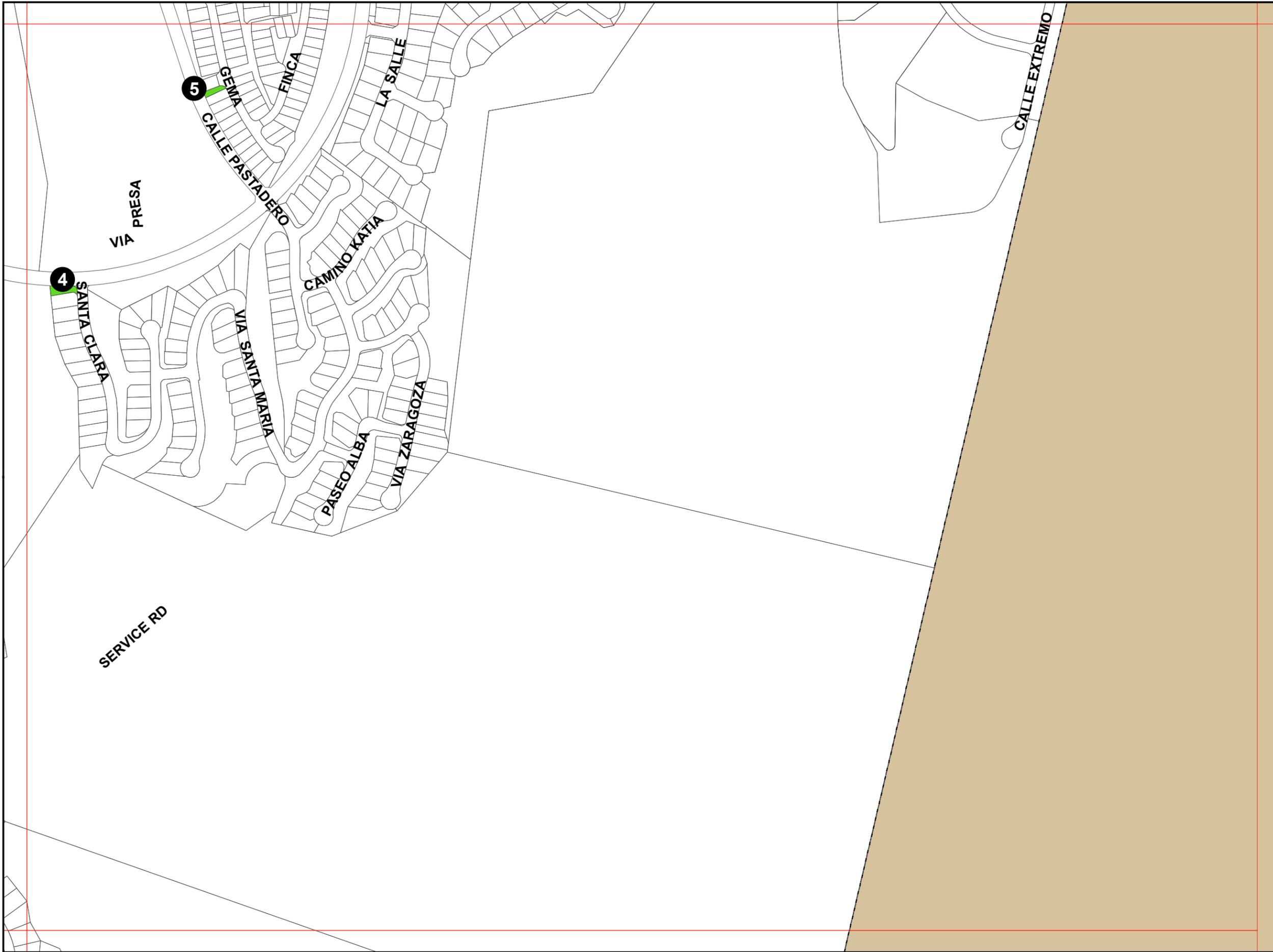
E5

E6

F4

G4

G5



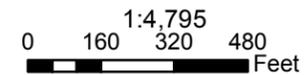
# General Plan Changes

21 September 2015

See map key for details

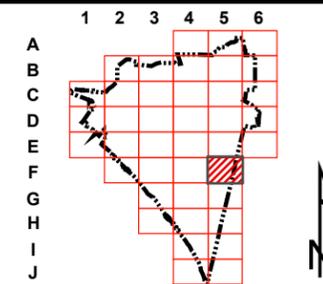
### LEGEND

-  Coastal Zone Boundary
-  City Boundary
-  OS2 - Open Space Private



DATA SOURCES/ MAP NOTES  
 Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_ FIPS\_0406\_Feet  
 Source: I:\cd\Planning\secure\Staff\Wright\GIS\Melisa\ArcMap\IGPchanges\_mapbook.mxd

## DRAFT

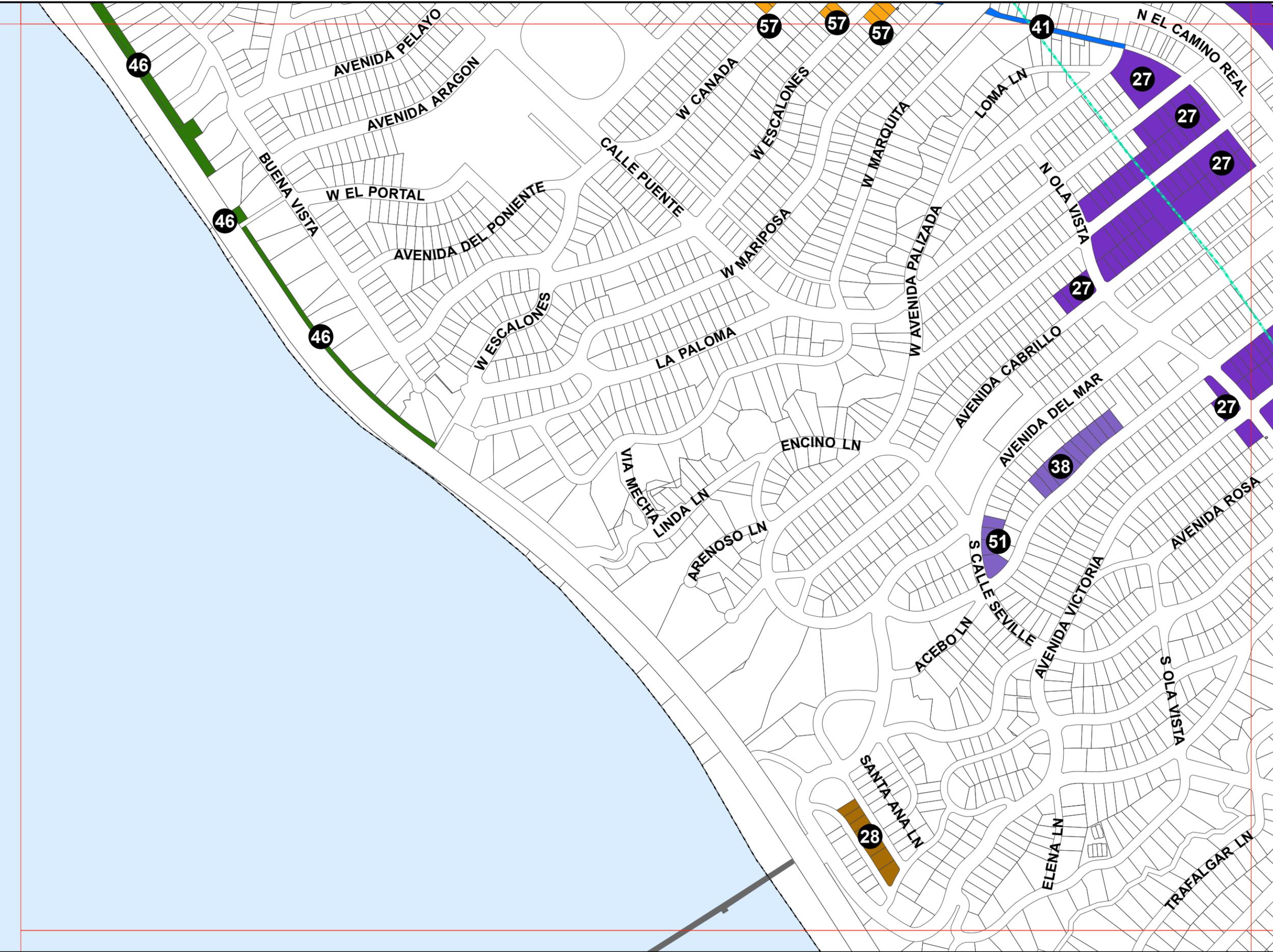


Index Grid: **F5**

F2

F3

F4



H3

H4



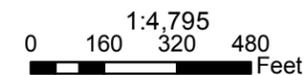
# General Plan Changes

21 September 2015

See map key for details

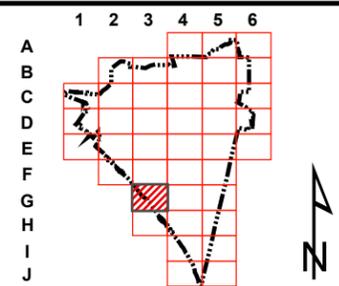
### LEGEND

- Coastal Zone Boundary
- City Boundary
- OS1 - Open Space Public
- RH - Residential High Density
- RM - Residential Medium Density
- Mixed Use
  - MU3.1 - Mixed Use 3.1
  - MU3.3 - Mixed Use 3.3



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**DRAFT**



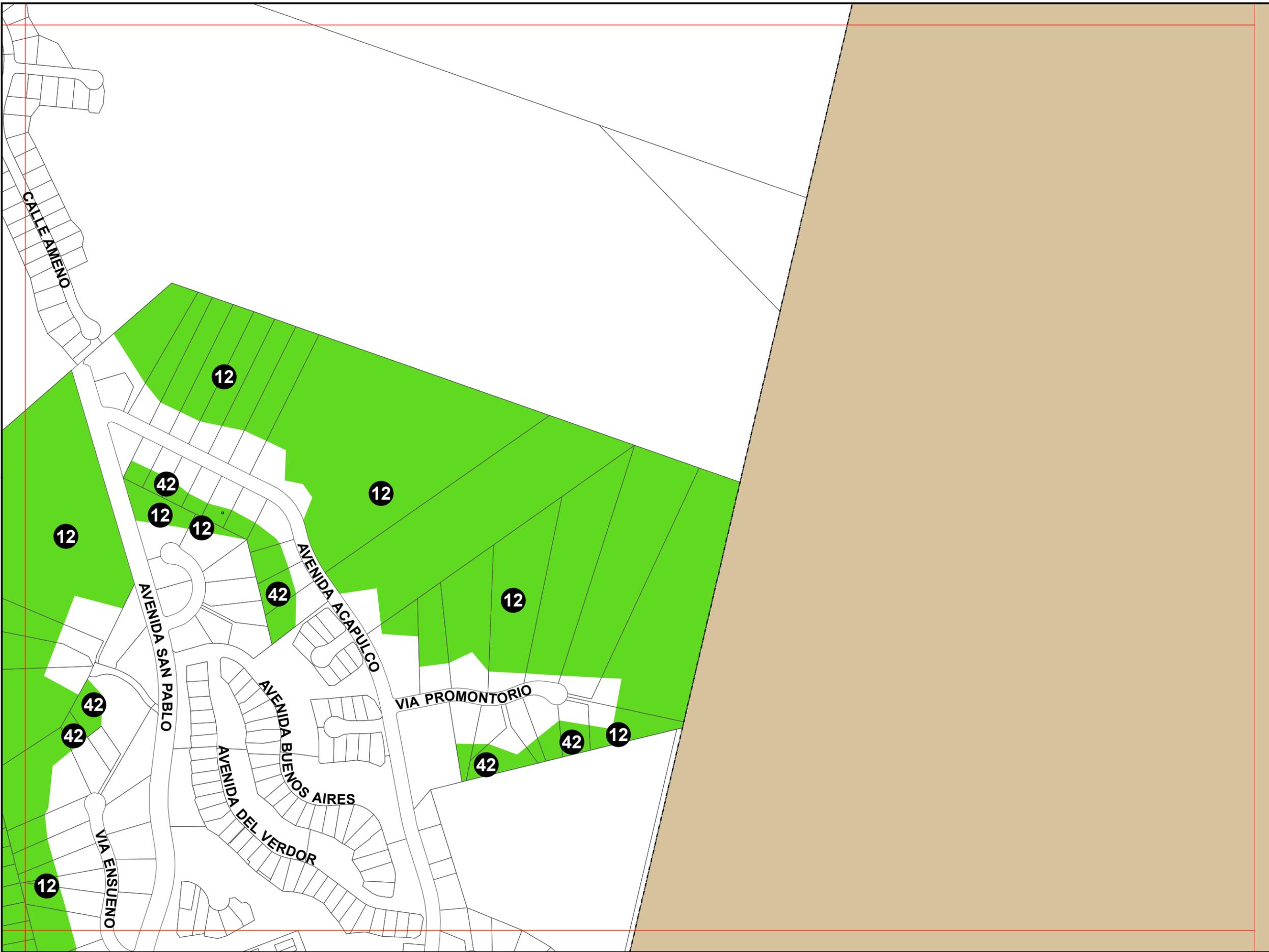
Index Grid: **G3**



F4

F5

G4



H4

H5



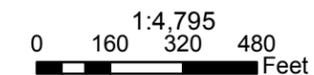
# General Plan Changes

21 September 2015

See map key for details

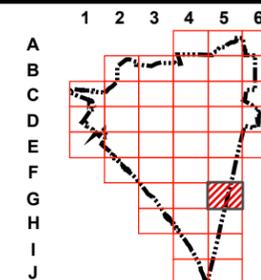
### LEGEND

-  Coastal Zone Boundary
-  City Boundary
-  OS2 - Open Space Private



DATA SOURCES/ MAP NOTES  
 Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_ FIPS\_0406\_Feet  
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## DRAFT



Index Grid: **G5**

G3

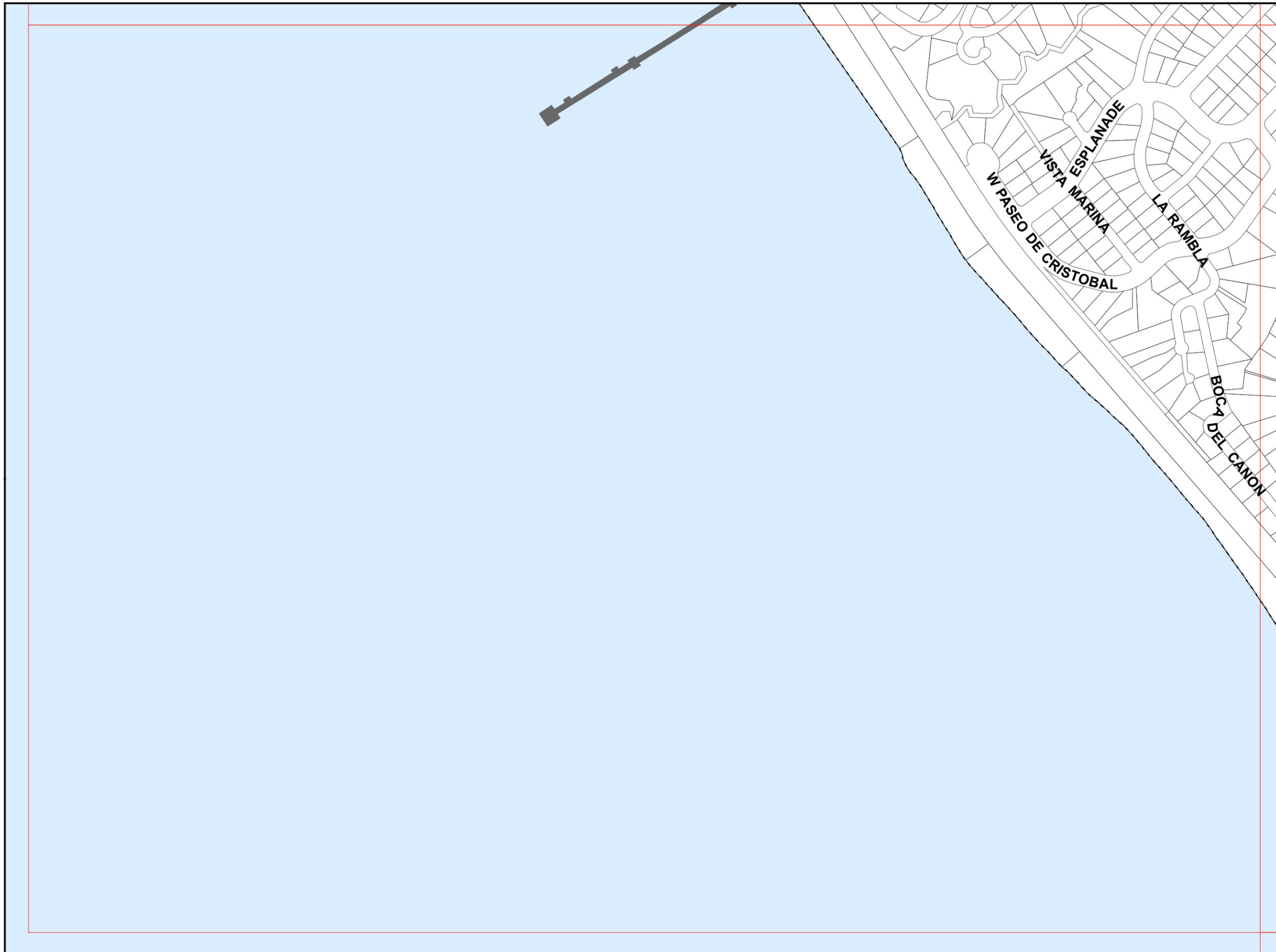
G4



# General Plan Changes

21 September 2015

See map key for details

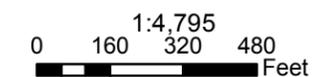


H4

### LEGEND

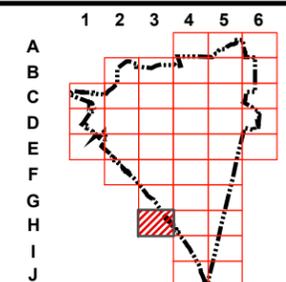
Coastal Zone Boundary

City Boundary



DATA SOURCES/ MAP NOTES  
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# DRAFT



Index Grid: H3

14



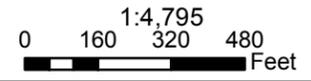
# General Plan Changes

21 September 2015

See map key for details

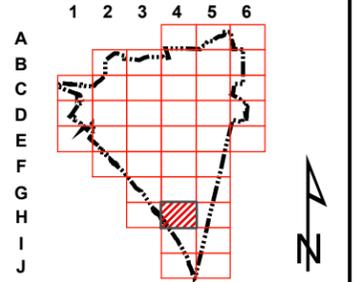
### LEGEND

- Coastal Zone Boundary
- City Boundary
- OS1 - Open Space Public
- OS2 - Open Space Private
- Commercial
  - CC3 - Community Commercial 3
  - NC1.3 - Neighborhood Commercial 1.3
  - NC2 - Neighborhood Commercial 2
- Mixed Use
  - MU3.2 - Mixed Use 3.2



**DATA SOURCES/ MAP NOTES**  
 Coordinate System: NAD\_1983\_StatePlane\_California\_VI\_FIPS\_0406\_Feet  
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**Index Grid: H4**

G4

G5

H4

I4

I5



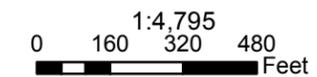
# General Plan Changes

21 September 2015

See map key for details

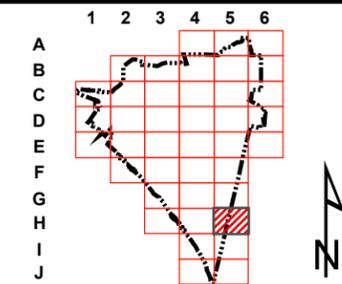
### LEGEND

-  Coastal Zone Boundary
-  City Boundary
-  OS2 - Open Space Private



DATA SOURCES/ MAP NOTES  
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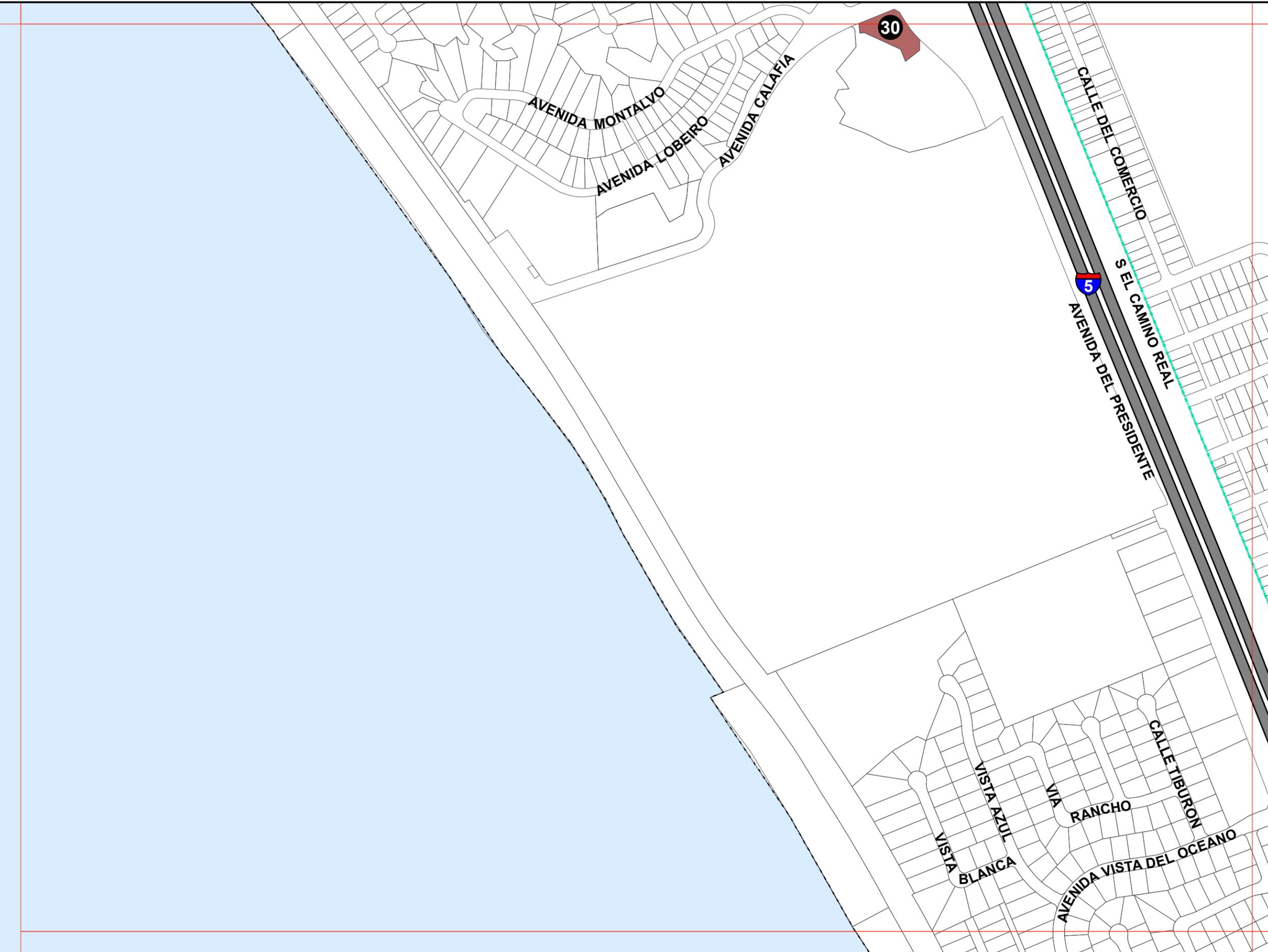


Index Grid: **H5**

H3

H4

H5



J4

J5



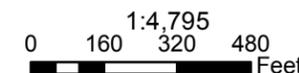
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21 September 2015

See map key for details

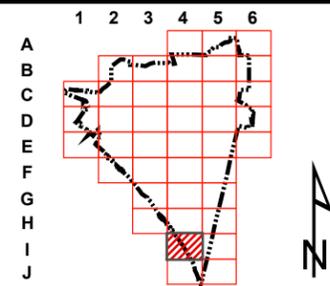
### LEGEND

-  Coastal Zone Boundary
-  City Boundary
- Commercial
  -  CC3 - Community Commercial



DATA SOURCES/ MAP NOTES  
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# DRAFT



Index Grid: **I4**





# General Plan Changes

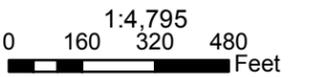
21 September 2015

See map key for details

### LEGEND

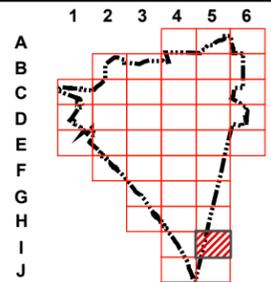
Coastal Zone Boundary

City Boundary



DATA SOURCES/ MAP NOTES  
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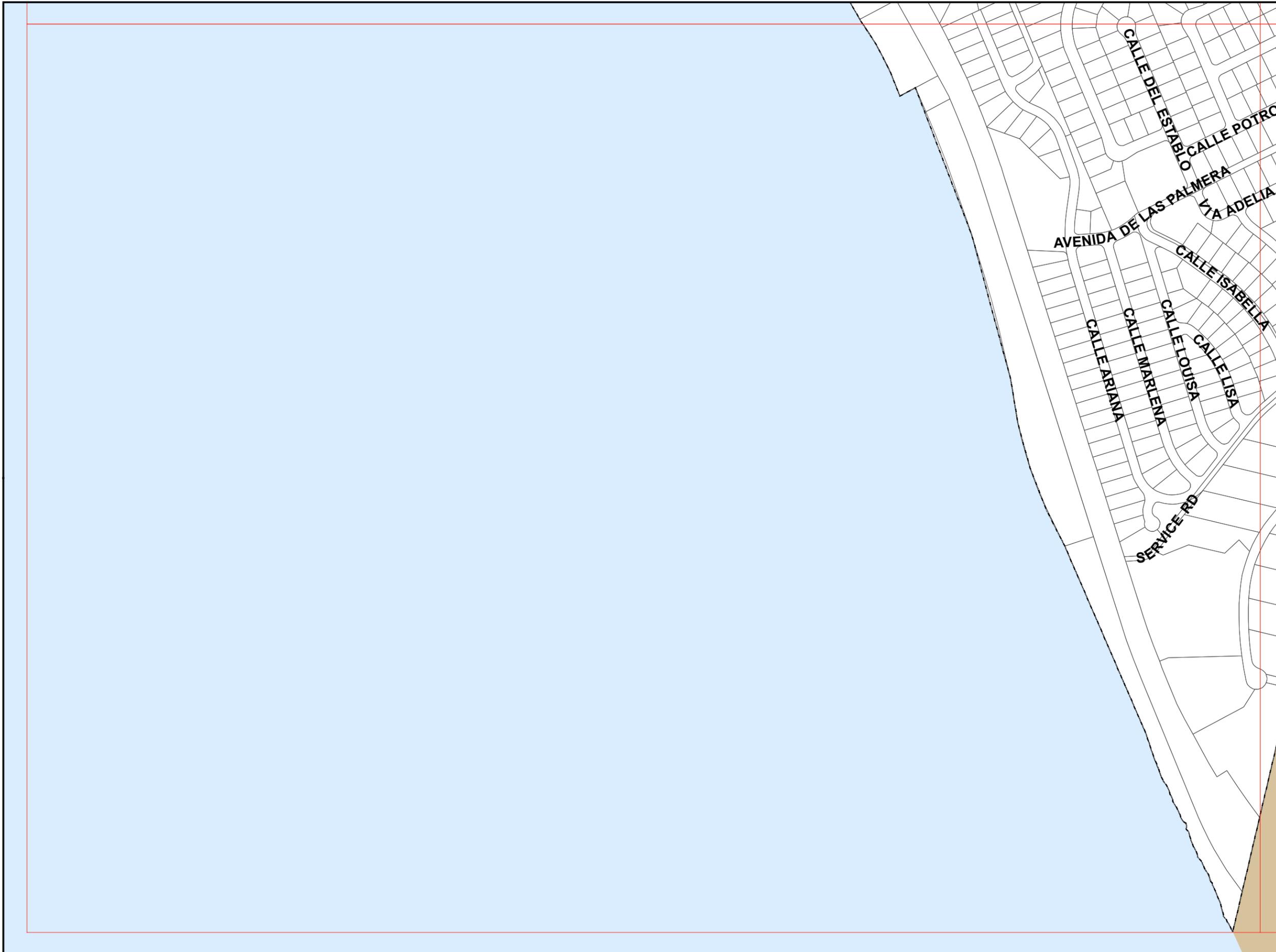
Index Grid: **I5**



# General Plan Changes

21 September 2015

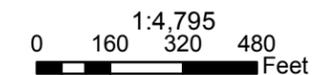
See map key for details



### LEGEND

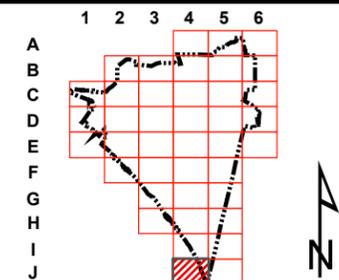
Coastal Zone Boundary

City Boundary



DATA SOURCES/ MAP NOTES  
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# DRAFT



Index Grid: **J4**



J4



# General Plan Changes

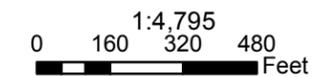
21 September 2015

See map key for details

### LEGEND

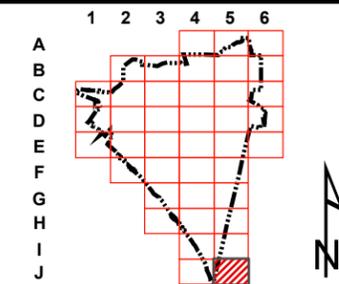
 Coastal Zone Boundary

 City Boundary



DATA SOURCES/ MAP NOTES  
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Index Grid: **J5**

**EXHIBIT 2**

**MODIFIED INITIAL STUDY CHECKLIST**

MODIFIED INITIAL STUDY CHECKLIST

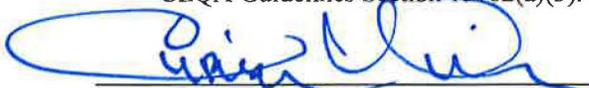
NEW SIGNIFICANT ENVIRONMENTAL EFFECTS OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS CEQA DOCUMENT.

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality              |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology / Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Land Use / Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Greenhouse Gases         |

DETERMINATION (To be completed by the Lead Agency): On the basis of this initial evaluation:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR adequately discusses the potential impacts of the project without modification.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.

  
 Signature  
 CHRISTOPHER WRIGHT  
 Printed Name

10/16/2015  
 Date  
 CITY OF SAN CLEMENTE  
 For (LEAD AGENCY)

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A finding of “No New Impact/No Impact” means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except "No New Impact/No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No New Impact/No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No New Impact/No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) A finding of “New Mitigation is Required” means that the project have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.
- 3) A finding of “New Potentially Significant Impact” means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.
- 4) A finding of “Reduced Impact” means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will reduce a significant impact identified in the previously prepared environmental document.
- 5) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.
  - c) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.
  - d) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.
- 7) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 8) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 9) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

- 10) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question;
  - b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and
  - c) the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/N o Impact	Reduced Impact
I. AESTHETICS. Would the project:					
a) Have a substantial adverse effect on a scenic vista?	EIR Page 5.1-11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	EIR Page 5.1-12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	EIR Page 5.1-15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	EIR Page 5.1-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/N o Impact	Reduced Impact
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*DISCUSSION*

*(a) No New Impact/Reduced Impact.* General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out up to 1,686,000 commercial square feet and 10 dwelling units. Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent. Several Group B amendments are proposed that collectively reduce build-out commercial square footage up to 1,898,000 square feet and 64 housing units. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. These parcels are “infill” and developed with industrial and commercial uses. In total, Group C amendments would add up to 212,000 square feet of commercial uses and 54 housing units. No density increases are proposed in locations that would obstruct views from a scenic vista. Projects require a discretionary review process in which aesthetic impacts to scenic vistas and corridors are evaluated and address through design changes or mitigation. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period.

*(b) No New Impact/Reduced Impact.* As stated above, Group A and Group B amendments either have no potential to impact the environment or reduce development and possible impacts. Group A amendments have no potential to impact the environment because they are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce build-out. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. These parcels are “infill” and developed with industrial and commercial uses. The proposed density increases are on properties that are on the east side of El Camino Real and significantly set back over 300 feet from the closest historic resource on the west side of the street (the Miramar Theatre on N. El Camino Real). The development of new buildings may result in indirect impacts relating to visibility. Also, development and redevelopment in the area is required to be consistent with historic resources and to maintain the quality of view corridors by incorporating high quality design and materials in a project. Consistent with General Plan policy, projects must be designed to minimize impacts to view corridors and scenic vistas and be compatible with any adjacent historic resource in accordance with the Secretary of Interior’s standards. Projects are subject to a discretionary review process and CEQA analysis in which project-level impacts are evaluated and mitigated if necessary. For approval, findings must be met that projects are compatible with historic resources and aesthetic resource policies in the General Plan. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period.

*(c) No New Impact/Reduced Impact.* As stated above, Group A and Group B amendments either have no potential to impact the environment or reduce development and possible impacts. Group A amendments have no potential to impact the environment because they are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce build-out. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. These parcels are “infill” and developed with industrial and commercial uses. Redevelopment in the area is required to meet required findings that projects are in character with surrounding properties, and improve the appearance of sites according to design guidelines and architectural controls. Projects are subject to a discretionary review process and CEQA analysis in which project-level impacts would be evaluated and mitigated if necessary. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period.

*(d) No New Impact/Reduced Impact.* As stated above, Group A and Group B amendments either have no potential to impact the environment or reduce development and possible impacts. Group A amendments have no potential to impact the environment because they are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce build-out. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. These parcels are “infill” and developed with industrial and commercial uses. Overall, Group B amendments reduce development more than offset density increases from Group C amendments, resulting in less development over the build-out period and therefore reduce potential light and glare impacts.

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New			Reduced Impact
		Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	

**AGRICULTURE AND FOREST RESOURCES.** 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:

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?	Initial Study EIR Appendix A, Page 34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Same as above	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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))?	Same as above	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Initial Study EIR Appendix A, Page 35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	Initial Study EIR Appendix A, Page 35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

*(a-e) No New Impact.* In the Initial Study for the Centennial General Plan EIR, agricultural and forest resources were identified as not being significantly affected by or affecting the proposed General Plan and this resource area was scoped out of the EIR. Similarly, GPA15-049 does not impact agricultural and forest resources. There are no farmland areas within the City of San Clemente that are identified as Prime Farmland, Unique Farmland of Statewide Importance as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no areas in San Clemente zoned for agricultural use or parcels under a Williamson Act contract. Therefore, GPA 15-049 would not have a new or more significant impacts to agricultural resources.

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>II. AIR QUALITY. 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:</p>					
a) Conflict with or obstruct implementation of the applicable air quality plan?	EIR Pages 5.2-17 to 5.2-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	EIR Pages 5.2-17 to 5.2-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	EIR Pages 5.2-17 to 5.2-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	EIR Pages 5.2-19 to 5.2-20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	EIR Page 5.2-22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:**

(a) *No New Impact/Reduced Impact.* The project would reduce traffic related impacts disclosed in the General Plan EIR by more than 13,000 daily trips, and have a corresponding decrease in air emissions. This is because General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out up to 1,686,000 commercial square feet and 10 dwelling units. Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent. Several Group B amendments are proposed that collectively reduce build-out commercial square footage up to 1,898,000 square feet and 64 housing units. These density reductions would eliminate over 15,000 daily traffic trips. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. In total, Group C amendments would add up to 212,000 square feet of commercial uses and 54 housing units. This would add up to approximately 1,560 trips per day. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, implementation of GPA 15-049 would have no new impacts or would reduce impacts compared to the General Plan EIR.

(b) *No New Impact/Reduced Impact.* The project would reduce traffic related impacts disclosed in the General Plan EIR and have a corresponding decrease in air emissions. This is because General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, implementation of GPA 15-049 would have no new impacts or would reduce impacts compared to the General Plan EIR.

(c) *No New Impact/Reduced Impact.* The project would reduce traffic related impacts disclosed in the General Plan EIR and have a corresponding decrease in air emissions. This is because General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, implementation of GPA 15-049 would have no new impacts or would reduce impacts compared to the General Plan EIR.

(d) *No New Impact/Reduced Impact.* The project would reduce traffic related impacts disclosed in the General Plan EIR and have a corresponding decrease in air emissions. This is because General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, implementation of GPA 15-049 would have no new impacts or would reduce impacts compared to the General Plan EIR.

(e) *No New Impact/Reduced Impact.* The project would reduce traffic related impacts disclosed in the General Plan EIR and have a corresponding decrease in air emissions. This is because General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, implementation of GPA 15-049 would have no new impacts or would reduce impacts compared to the General Plan EIR.

III. BIOLOGICAL RESOURCES. 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 Game or U.S. Fish and Wildlife Service? | EIR Pages 5.3-29 to 5.3-30 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 Game or U.S. Fish and Wildlife Service?   | EIR Pages 5.3-29 to 5.3-30 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | EIR Page 5.3-33            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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?   | EIR Page 5.3-33            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | EIR Page 5.3-33            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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? | EIR Pages<br>5.3-33 to 5.3-<br>34 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|-----------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

*DISCUSSION:*

(a) *No New Impact/Reduced Impact.* Implementation of GPA 15-049 is not expected to result in new significant impacts or substantially increase previously studied and mitigated impacts. Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce the intensity or density of development. As such, these amendments are expected to have no impact or reduce impacts. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. The subject properties are “infill” developed with industrial and commercial uses. The parcels do not provided habitat for known sensitive species.

(b) *No New Impact/Reduced Impact.* As stated above, Group A and Group B amendments either have no potential to impact the environment or reduce development and possible impacts. Group A amendments have no potential to impact the environment because they are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce build-out. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. The subject properties are “infill” developed with industrial and commercial uses. The parcels do not have riparian habitat or other sensitive natural community identified in local or regional plans.

(c) *No New Impact/Reduced Impact.* As stated above, Group A and Group B amendments either have no potential to impact the environment or reduce development and possible impacts. Group A amendments have no potential to impact the environment because they are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce build-out. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. The subject properties are “infill” developed with industrial and commercial uses. The parcels do not federally protected wetlands and redevelopment would not have an effect on wetlands.

(d) *No New Impact/Reduced Impact.* As stated above, Group A and Group B amendments either have no potential to impact the environment or reduce development and possible impacts. Group A amendments have no potential to impact the environment because they are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce build-out. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. The subject properties are “infill” developed with industrial and commercial uses. The parcels do not contain nor are adjacent to wildlife corridors or wildlife nursery sites.

(e) *No New Impact/Reduced Impact.* As stated above, Group A and Group B amendments either have no potential to impact the environment or reduce development and possible impacts. Group A amendments have no potential to impact the environment because they are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce build-out. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. The subject properties are “infill” developed with industrial and commercial uses. There are no known biological resources on the properties. Development is subject to a discretionary process and CEQA review in which project level impacts are evaluated and mitigated if necessary.

(f) *No New Impact/Reduced Impact.* As stated above, Group A and Group B amendments either have no potential to impact the environment or reduce development and possible impacts. Group A amendments have no potential to impact the environment because they are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce build-out. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. The subject properties are “infill” developed with industrial and commercial uses. The parcels are not in conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

IV. CULTURAL RESOURCES. Would the project:

- |  |                            |                          |                          |                                     |                          |
|--|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?    | EIR Pages 5.4-12 to 5.4-14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | EIR Pages 5.4-14 to 5.4-15 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?        | EIR Page 5.4-14            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                           | EIR Page 5.4-15            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*DISCUSSION:*

(a) *No New Impact/Reduced Impact.* Implementation of GPA 15-049 would not demolish or materially alter historic resources. Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce the intensity or density of development. As such, these amendments are expected to have no impact or reduce impacts. There are only four Group C amendments proposed that would increase development intensity or density of five “infill” developed parcels with industrial and commercial uses. The proposed density increases are on properties that are on the east side of El Camino Real and significantly set back over 300 feet from the closest historic resource on the west side of the street (the Miramar Theatre on N. El Camino Real). The development of new buildings may result in indirect impacts relating to visibility. Also, development and redevelopment in the area would be required to be consistent with the surrounding historic resources by incorporating high quality design and materials in a project. Consistent with General Plan policy, projects must be designed to be compatible with any adjacent historic resource in accordance with the Secretary of Interior’s standards. Projects are subject to a discretionary review process and CEQA analysis in which project-level impacts would be evaluated and mitigated if necessary. Projects must be found to be compatible with historic resources in order to be approved.

(b) *No New Impact/Reduced Impact.* Similar to other aspects of the General Plan, Group C amendments also have potential to impact archeological and paleontological resources; however, existing federal, state, and local regulations address: the provision of studies to identify resources; application review for projects that would potentially involve land disturbances; project-level standards conditions of approval that address unanticipated archaeological and or paleontological discoveries; and requirements to develop specific mitigation measures if resources are encountered during any development activity. Projects are subject to a discretionary review process and CEQA analysis in which review and protection of archaeological and paleontological resources are evaluated. Additionally, projects are subject to mitigation measures that reduced General Plan impacts to a less than significant level. Individual projects would also be subject to these mitigation measures and similarly address environmental issues.

(c) *No New Impact/Reduced Impact.* Similar to other aspects of the General Plan, Group C amendments also have potential to impact archeological and paleontological resources; however, existing federal, state, and local regulations address: the provision of studies to identify resources; application review for projects that would potentially involve land disturbances; project-level standards conditions of approval that address unanticipated archaeological and or paleontological discoveries; and requirements to develop specific mitigation measures if resources are encountered during any development activity. Projects are subject to a discretionary review process and CEQA analysis in which review and protection of archaeological and paleontological resources are evaluated. Additionally, projects are subject to mitigation measures that reduced General Plan impacts to a less than significant level. Individual projects would also be subject to these mitigation measures and similarly address environmental issues.

(d) *No New Impact.* There are only four Group C amendments proposed that would increase development intensity or density of five “infill” developed parcels with industrial and commercial uses. No known human remains are on the properties. Similar to other aspects of the General Plan, Group C amendments have the potential to impact disturb human remains; however, existing federal, state, and local regulations address the provision of studies to identify resources; application review for projects that would potentially involve disturbances; project-level standards conditions of approval that address unanticipated discoveries; and requirements to develop specific mitigation measures if remains are encountered during any development activity. Projects are subject to a discretionary review process and CEQA analysis in which review and protection of archaeological and paleontological resources are evaluated. Additionally, projects are subject to mitigation measures that reduced General Plan impacts to a less than significant level. Individual projects would also be subject to these mitigation measures and similarly address environmental issues.

V. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential 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.	EIR Page 5.5-21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Strong seismic ground shaking?	EIR Page 5.5-21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction?	EIR Pages 5.5-21 to 5.5-22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv)	Landslides?	EIR Page 5.5-22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil?	EIR Pages 5.5-22 to 5.5-23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	EIR Pages 5.5-23 to 5.5-24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?	EIR Page 5.5-24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	Initial Study EIR Appendix A, Page 41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION*

(a-d) *No New Impact/Reduced Impact.* Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce the intensity or density of development. As such, these amendments are expected to have no impact or reduce geological impacts. Group C amendments (18, 19, 20, and 21) increase the maximum allowed density of mixed use development on a limited number of parcels in the form of infill/intensification in already developed areas. The subject properties are within the N. El Camino Real and Los Molinos focus areas, which are in the older, more urbanized portion of the City. Each project considered for approval under the General Plan would be required to have a geotechnical investigation conducted of its project site. The geotechnical investigation would evaluate site soils for various issues, and provide recommendations for grading and for engineering and placement of soils to minimize hazards. Each projects would be required to comply with recommendations in the geotechnical investigation report for its project site. Consequently, GPA 15-049 would not result in new or more significant impacts.

(e) *No New Impact/Reduced Impact.* Soils incapable of supporting septic tanks or alternative wastewater disposal systems may be present in San Clemente. Development in accordance with the General Plan would be required to connect with the public sewer system so no septic tanks or alternative wastewater systems would be needed or used so there is no impact on soils related to wastewater disposal. Therefore, GPA 15-049 has less than significant impacts.

VI. GREENHOUSE GAS EMISSIONS. Would the project:

- |   |                               |                          |                          |                                     |                          |
|---|-------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?     | EIR Pages<br>5.6-14 to 5.6-48 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases? | EIR Pages<br>5.6-14 to 5.6-48 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*DISCUSSION*

(a) The project would reduce traffic related impacts disclosed in the General Plan EIR by more than 13,000 daily trips, and have a corresponding decrease in air emissions, greenhouse gas emissions, and roadway noise impacts. This is because General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out up to 1,686,000 commercial square feet and 10 dwelling units. Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent. Several Group B amendments are proposed that collectively reduce build-out commercial square footage up to 1,898,000 square feet and 64 housing units. These density reductions would eliminate over 15,000 daily traffic trips. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. In total, Group C amendments would add up to 212,000 square feet of commercial uses and 54 housing units. This would add up to approximately 1,560 trips per day. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development and greenhouse gas emission over the build-out period. Therefore, implementation of GPA 15-049 would have no new impacts or would reduce impacts as compared to the General Plan EIR.

(b) The project would reduce traffic related impacts disclosed in the General Plan EIR and have a corresponding decrease in air emissions, greenhouse gas emissions, and roadway noise impacts. This is because General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, implementation of GPA 15-049 would have no new impacts or would reduce impacts as compared to the General Plan EIR.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- |  |                                       |                          |                          |                                     |                          |
|--|---------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | EIR Pages 5.7-10 to 5.7-11            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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?  | EIR Pages 5.7-10 to 5.7-11            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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?  | EIR Pages 5.7-10 to 5.7-11            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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?                                   | EIR Pages 5.7-11 to 5.7-12            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 for people residing or working in the project area? | Initial Study EIR Appendix A, Page 43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | Initial Study EIR Appendix A, Page 43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | EIR Pages 5.7-12 to 5.7-13            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | EIR Pages 5.7-13 to 5.7-17            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION

(a-d,g-h)

*No New Impact/Reduced Impact.* Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent. Several Group B amendments are proposed that collectively reduce build-out commercial square footage up to 1,898,000 square feet and 64 housing units. Overall, these changes reduce exposure to potential hazards and therefore have no impact. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. In total, Group C amendments would add up to 212,000 square feet of commercial uses and 54 housing units. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Moreover, the “Group C” density increases are limited to a specific area and scope that is not expected to substantially increase the transport, use, or disposal of hazardous materials previously identified and mitigated in the EIR. The General Plan contains policies and programs to ensure compliance with federal, state, and local regulations relating to hazardous wastes. The impact related to the transport, use, and disposal of hazardous materials would be less than significant with adherence to the existing regulations. Therefore, implementation of GPA 15-049 would have no new significant impacts or would reduce impacts as compared to the General Plan EIR.

(e-f) *No New Impact.* The EIR Initial Study found these impact categories to be less than significant. GPA 15-049 is consistent with previous analysis and findings. (e) The closest airport to the project area is the John Wayne Airport, approximately 25 miles northwest of the project site. There are no public or public use airports in or in the general vicinity of San Clemente. Therefore, no additional discussion of this issue is required. (f) There are no aircraft safety hazard zones within the City from the Camp Pendleton and SCE SONGS Mesa Heliport. Therefore, development in accordance with the proposed GPA 15-049 would not result in a safety hazard and impacts would remain less than significant.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

- |   |                               |                          |                          |                                     |                          |
|---|-------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements?   | EIR Pages<br>5.8-22 to 5.8-35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | EIR Page 5.8-22               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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, in a manner which would result in substantial erosion or siltation on- or off-site?  | EIR Pages<br>5.8-22 to 5.8-35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?   | EIR Pages<br>5.8-19 to 5.8-21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- |  |                            |                          |                          |                                     |                          |
|--|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | EIR Pages 5.8-19 to 5.8-21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality?  | EIR Pages 5.8-22 to 5.8-35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?                   | EIR Page 5.8-22            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?  | EIR Page 5.8-22            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?                     | EIR Page 5.8-35            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Expose people or structures to inundation by seiche, tsunami, or mudflow?   | EIR Pages 5.8-35 to 5.8-36 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*DISCUSSION*

(a-f) *No New Impact/Reduced Impact.* Implementation of GPA 15-049 is not expected to result in new significant impacts or substantially increase previously studied and mitigated impacts.

Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent. Several Group B amendments are proposed that collectively reduce build-out commercial square footage up to 1,898,000 square feet and 64 housing units. Overall, these changes reduce exposure to hydrological hazards and potential impacts to water quality. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. These parcels are “infill” and developed with industrial and commercial uses. In total, Group C amendments would add up to 212,000 square feet of commercial uses and 54 housing units. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period.

The five “Group C” affected parcels are within the N. El Camino Real and Los Molinos focus areas, which are in the older, more urbanized portion of the City. The density increases are limited to a specific area and scope that is not expected to substantially change findings in the EIR. The changes to impervious conditions on the subject “in-fill” properties would be minimal and would not adversely impact ground water recharge or substantially alter storm water drainage patterns. Projects would be subject to existing mitigation measures, programs, and best management practices to ensure compliance with water quality thresholds established in regional water quality permits and applicable standards.

(g-h) There are only four Group C amendments proposed that would increase development intensity or density of five parcels. The five “Group C” affected parcels are within the N. El Camino Real and Los Molinos focus areas, which are in the older, more urbanized portion of the City. These parcels are not located within the 100-year flood hazard area, therefore the project has no new impact.

(i) The City of San Clemente is not within the inundation area of any major dam or levee. Therefore, impacts associated with flooding as a result of the failure of a levee or dam are less than significant.

(j) Based on the Pacific Institute report, “The impacts of Sea-Level Rise on the California Coast” (May 2009), the analysis and associated data is graphically shown in EIR Figure 5.8-5, *Projected Sea Level Rise* (EIR Page 5.8-34). From the study, all elevations of approximately 9.5 feet or less above mean sea level along the coastline within San Clemente would be subject to inundation based on sea level rise estimates. Based on a review of San Clemente’s coastline and GPA 15-049, the five “Group C” affected parcels are all above the projected sea level rise elevation. Figure 5.8-6, *Tsunami Emergency Response Planning Zone*, is provided by the State of California Department of Conservation. These tsunami inundation maps were produced in 2009 to show the projected areas that would potentially be subject to inundation by a tsunami. The projected tsunami inundation areas and inundation line are well below the Group C affected parcels, therefore GPA 15-049 has no new impact associated with exposing people or structures to flooding from a potential tsunami event.

**IX. LAND USE AND PLANNING.** Would the project:

- |   |   |                          |                          |                                     |                          |
|---|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Physically divide an established community?  | Initial Study<br>EIR Appendix<br>A, Page 47 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | EIR Pages<br>5.9-5 to 5.9-17                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?   | EIR Page 5.9-<br>18                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*DISCUSSION*

(a) *No New Impact/Reduced Impact.* The EIR Initial Study found these impact categories to be less than significant. GPA 15-049 is consistent with previous analysis and findings. The implementation of GPA 15-049 would not involve development of vacant land, intensification of existing land uses, and the introduction of new land uses on parcels throughout the City. Land use changes proposed within the focus areas are intended to tie into the existing uses and neighborhoods. Development would occur within existing urban areas and infill sites, which is not expected to divide an established community so impacts remain less than significant.

(b-c) *No New Impact/Reduced Impact.*

Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent.

Several Group B amendments are proposed that collectively reduce build-out of commercial square footage up to 1,898,000 square feet and 64 housing units.

There are only four Group C amendments proposed that would increase development intensity or density of five parcels. In total, Group C amendments would add up to 212,000 square feet of commercial uses and 54 housing units. Group C amendments (18, 19, 20, and 21) increase the maximum allowable density of in-fill mixed use development as described in Exhibit 1-A. The subject properties are within the N. El Camino Real and Los Molinos focus areas, which are in the older, more urbanized portion of the City. These land use changes are consistent with regional plans adopted to avoid or mitigate environmental effects, which tend to encourage denser development in in-fill areas closer to mass transit and major transportation corridors. In all, the goal of these plans is to reduce vehicular trips and associated greenhouse gas emissions, compared to development involving the conversion of “greenspace” or open space. The Group C density increases are limited to five “in-fill” parcels adjacent to mass transit and along a major road corridor. These changes are consistent with the goals of the Regional Transportation Plan and Sustainable Communities Strategy and therefore the proposed project would have no new or more significant impacts compared to the General Plan EIR.

X. MINERAL RESOURCES. 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?                                | Initial Study<br>EIR Appendix<br>A, Page 48 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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? | Initial Study<br>EIR Appendix<br>A, Page 49 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*DISCUSSION*

(a-b) *No New Impact.* In the Initial Study for the Centennial General Plan EIR, mineral resources were identified as not being significantly affected by or affecting the proposed General Plan. Similarly, GPA15-049 does not impact mineral resources. San Clemente does not contain any mineral resources of statewide or regional importance. There are no permitted mining operations within the City of San Clemente that provide aggregate materials to Southern California. Thus, the proposed project would not have any new or more significant impacts compared to the General Plan EIR.

XI. NOISE. Would the project result in:

- |   |                                    |                          |                          |                                     |                          |
|---|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | EIR Pages<br>5.10-17 to<br>5.10-29 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

- |   |                                       |                          |                          |                                     |                          |
|---|---------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | EIR Pages 5.10-29, 5.10-33 to 5.10-36 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | EIR Pages 5.10-17 to 5.10-21, 5.10-23 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | EIR Pages 5.10-29 to 5.10-33          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 expose people residing or working in the project area to excessive noise levels? | Initial Study EIR Appendix A, Page 50 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | Initial Study EIR Appendix A, Page 50 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## DISCUSSION

(a) *No New Impact/Reduced Impact.* The project would reduce traffic related impacts disclosed in the General Plan EIR by more than 13,000 daily trips, and have a corresponding decrease in roadway noise impacts. This is because General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out up to 1,686,000 commercial square feet and 10 dwelling units. Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent. Several Group B amendments are proposed that collectively reduce build-out of commercial square footage up to 1,898,000 square feet and 64 housing units. These density reductions would eliminate over 15,000 daily traffic trips. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. In total, Group C amendments would add up to 212,000 square feet of commercial uses and 54 housing units. This would add up to approximately 1,560 trips per day. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, implementation of GPA 15-049 would have no new significant impacts or would reduce impacts compared to the General Plan EIR.

(b) *No New Impact/Reduced Impact.* As stated above, Group A and Group B amendments either have no potential to impact the environment or have the potential to reduce development and associated impacts. Group A amendments have no potential to impact the environment because they are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce build-out. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, the project would reduce traffic related impacts disclosed in the General Plan EIR and would have a corresponding decrease in roadway noise impacts. As a result, implementation of GPA 15-049 would have no new impacts or would reduce impacts compared to the General Plan EIR.

(c) *No New Impact/Reduced Impact.* As stated above, Group A and Group B amendments either have no potential to impact the environment or reduce development and possible impacts. Group A amendments have no potential to impact the environment because they are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce build-out. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, the project would reduce traffic related impacts disclosed in the General Plan EIR and have a corresponding decrease in roadway noise impacts. As a result, implementation of GPA 15-049 would have no new impacts or would reduce impacts compared to the General Plan EIR.

(d) *No New Impact/Reduced Impact.* As stated above, Group A and Group B amendments either have no potential to impact the environment or they would reduce development and possible impacts. Group A amendments have no potential to impact the environment because they are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce build-out. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, the project would reduce traffic related impacts disclosed in the General Plan EIR and have a corresponding decrease in roadway noise impacts. As a result, implementation of GPA 15-049 would have no new impacts or would reduce impacts compared to the General Plan EIR.

(e) *No New Impact.* The EIR Initial Study found these impact categories to be less than significant. GPA 15-049 is consistent with previous analysis and findings. There are no public or public use airports in or in the general vicinity of San Clemente. There are no noise hazard zones in the city from the SCE SONGS Mesa Heliport and Camp Pendleton facilities. Therefore, development in accordance with the General Plan and GPA 15-049 would not expose people to excessive noise levels and impacts are less than significant.

(f) *No New Impact.* The EIR Initial Study found these impact categories to be less than significant. GPA 15-049 is consistent with previous analysis and findings. There are no public or public use airports in or in the general vicinity of San Clemente. There are no noise hazard zones in the city from the SCE SONGS Mesa Heliport and Camp Pendleton facilities. Therefore, development in accordance with the General Plan and GPA 15-049 would not expose people to excessive noise levels and impacts are less than significant.

XII. POPULATION AND HOUSING. Would the project:

- |  |  |                          |                          |                                     |                          |
|--|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)? | EIR Pages 5.11-13 to 5.11-18             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?  | Initial Study EIR Appendix A, Page 50-51 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?  | Initial Study EIR Appendix A, Page 50-51 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION

(a) *No New Impact/Reduced Impact.* General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out up to 1,686,000 commercial square feet and 10 dwelling units. Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent. Several Group B amendments are proposed that collectively reduce build-out of commercial square footage up to 1,898,000 square feet and 64 housing units. These density reductions would eliminate over 15,000 daily traffic trips. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. In total, Group C amendments would add up to 212,000 square feet of commercial uses and 54 housing units. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, the project is expected to maintain or reduce population growth identified in the General Plan EIR.

(b) *No New Impact.* The EIR Initial Study found these impact categories to be less than significant. GPA 15-049 is consistent with previous analysis and findings. General Plan Amendment 15-049 does not change land use designations or standards in such a way that eliminates substantial numbers of existing housing units. Therefore, the project does not necessitate the construction of replacement housing elsewhere.

(c) *No New Impact.* The General Plan EIR Initial Study found these impact categories to be less than significant. GPA 15-049 is consistent with previous analysis and findings. General Plan Amendment 15-049 does not change land use designations or standards in such a way that displaces substantial numbers of peoples. Therefore, the project does not necessitate the construction of replacement housing elsewhere. No new or more significant impacts would result from the proposed project.

XIII. PUBLIC SERVICES. Would the project:

- |   |                            |                          |                          |                                     |                          |
|---|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) 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: | EIR Pages 5.12-2 to 5.12-7 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fire protection?  | EIR Pages 5.12-2 to 5.12-7 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Police protection?	EIR Pages 5.12-9 to 5.12- 12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	EIR Pages 5.12-13 to 5.12-16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	EIR Pages 5.12-2 to 5.12- 20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	EIR Pages 5.12-17 to 5.12-20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION*

(a) *No New Impact/Reduced Impact.* General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out up to 1,686,000 commercial square feet and 10 dwelling units. Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent. Several Group B amendments are proposed that collectively reduce build-out of commercial square footage up to 1,898,000 square feet and 64 housing units. These density reductions would eliminate over 15,000 daily traffic trips. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. In total, Group C amendments would add up to 212,000 square feet of commercial uses and 54 housing units. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period.

Therefore, the overall demand for services is not expected to change significantly or may be reduced on a city-wide basis compared to projected demand disclosed in the EIR. Nonetheless, policies and implementation measures in the General Plan encourage periodic review of services and require that they reflect the growing needs of residents. This is to ensure adequate equipment, personnel, and services are provided as needed. Therefore, impacts to services would not be new or more significant. In regards to schools, the EIR states that impact fees are to provide funding for financing of new school facilities as needed. Consistent with previous findings and policies for education, impacts on school services resulting from GPA 15-049, and build-out overall, are assumed to be less than significant. No new or more significant impacts would result from implementation of the proposed project.

XIV. RECREATION. Would the project:

- |  |                                   |                          |                          |                                     |                          |
|--|-----------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) 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? | EIR Pages<br>5.13-8 to 5.13-<br>9 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?            | EIR Pages<br>5.13-9               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*DISCUSSION*

(a-b) *No New Impact/Reduced Impact.* General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out up to 1,686,000 commercial square feet and 10 dwelling units. Therefore, the overall demand for recreational facilities is not expected to change significantly or may be reduced compared to General Plan built-out. Nonetheless, policies in the General Plan encourage review of facilities and master planning to ensure the needs of residents are met. Therefore, impacts of the proposed project would not be new or more significant compared to the General Plan EIR.

XV. TRANSPORTATION / TRAFFIC. Would the project:

- |   |                                       |                          |                          |                                     |                          |
|---|---------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | EIR Pages 5.14-16 to 5.14-39          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?   | EIR Page 5.14-39                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   | Initial Study EIR Appendix A, Page 53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  | EIR Pages 5.14-39 to 5.14-40          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access?   | EIR Pages 5.14-39 to 5.14-40          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?  | EIR Pages 5.14-40 to 5.14-54          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## DISCUSSION

(a) *No New Impact/Reduced Impact.* The project would reduce traffic related impacts disclosed in the General Plan EIR by more than 13,000 daily trips. This is because General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out up to 1,686,000 commercial square feet and 10 dwelling units. Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent. Several Group B amendments are proposed that collectively reduce build-out of commercial square footage up to 1,898,000 square feet and 64 housing units. These density reductions would eliminate over 15,000 daily traffic trips. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. In total, Group C amendments would add up to 212,000 square feet of commercial uses and 54 housing units. This would add up to approximately 1,560 trips per day and not likely change the traffic model's Level of Service (LOS) at nearby critical intersections such as El Camino Real and Avenida Pico from the current projected LOS D. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments. This would result in less development over the build-out period and a reduction in daily traffic trips which can improve the performance of the circulation over the build-out period. Therefore, the project has no new impacts or would reduce impacts compared to the General Plan EIR.

(b) *No New Impact/Reduced Impact.* The project would reduce traffic related impacts disclosed in the General Plan EIR. This is because General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out. Several Group B amendments are proposed that collectively reduce build-out commercial square footage up to 1,898,000 square feet and 64 housing units. These density reductions would eliminate over 15,000 daily traffic trips. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. In total, Group C amendments would add up to 212,000 square feet of commercial uses and 54 housing units. This would add up to approximately 1,560 trips per day and not likely change the traffic model's Level of Service (LOS) at nearby critical intersections such as El Camino Real and Avenida Pico from the current projected LOS D. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments. This would result in less development over the build-out period and a reduction in daily traffic trips which can improve the performance of the circulation over the build-out period. Therefore, the project has no new impacts or would reduce impacts compared to the General Plan EIR.

(c) *No New Impact.* Although there are no commercial or private airports in the general vicinity of San Clemente, Camp Pendleton is located south of the City boundary and hosts a variety of military training programs. New development would occur within developed areas of the City and is not expected to result in a change in air traffic patterns. Therefore, development would not result in an increase in safety risk and impacts are less than significant.

(d) *No New Impact/Reduced Impact.* The project does not increase hazards due to a design feature or incompatible uses. General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out. Therefore, the project has no new impact or reduced impact.

(e) *No New Impact/Reduced Impact.* General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out up to 1,686,000 commercial square feet and 10 dwelling units. Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent. Several Group B amendments are proposed that collectively reduce build-out commercial square footage up to 1,898,000 square feet and 64 housing units. These density reductions would eliminate over 15,000 daily traffic trips. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. In total, Group C amendments would add up to 212,000 square feet of commercial uses and 54 house units. Overall, Group B amendments reduce development more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, the overall demand for services is not expected to change significantly or may be reduced on a city-wide basis compared to projected demand disclosed in the EIR. Nonetheless, policies and implementation measures in the General Plan encourage periodic review of services and require that they reflect the growing needs of residents. This is to ensure adequate equipment, personnel, and services are provided as needed. Therefore, there would be no new impacts or reduced impacts in regards to emergency access.

(f) *No New Impact/Reduced Impact.* General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out. Overall, Group B amendments reduce development more than offset density increases from Group C amendments, resulting in less development and traffic impacts over the build-out period. Therefore, implementation of GPA 15-049 would have no new impacts or reduce impacts.

XVI. UTILITIES AND SERVICE SYSTEMS.

Would the project:

- |  |  |                          |                          |                                     |                          |
|--|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | EIR Pages 5.15-18 to 5.10-20                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?   | EIR Pages 5.15-18 to 5.15-20, 5.15-21 to 5.15-27 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?  | EIR Pages 5.15-27 to 5.15-28                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221). | EIR Pages 5.15-20 to 5.15-27                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) 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?  | EIR Pages 5.15-28 to 5.15-30                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?   | EIR Pages 5.15-27 to 5.15-28                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?  | EIR Pages 5.15-27 to 5.15-28                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## DISCUSSION

(a) *No New Impact/Reduced Impact.* General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out up to 1,686,000 commercial square feet and 10 dwelling units. Group A amendments have no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent. Several Group B amendments are proposed that collectively reduce build-out commercial square footage up to 1,898,000 square feet and 64 housing units. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. In total, Group C amendments would add up to 212,000 square feet of commercial uses and 54 housing units. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Development projects require the approval of discretionary and ministerial permits in which a project's compliance with water quality requirements are evaluated and enforced. Therefore, the project would have no new impact or would reduce impacts due to the reduction of build-out as compared to the General Plan EIR.

(b) *No New Impact/Reduced Impact.* As stated above, Group A and Group B amendments either have no potential to impact the environment or would reduce development and possible impacts. Group A amendments have no potential to impact the environment because they are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce build-out. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, the project would have similar or less demand and impacts on water and wastewater treatment facilities compared to build-out in the EIR. As a result, implementation of GPA 15-049 would have no new impacts or would reduce impacts as compared to the General Plan EIR.

(c) *No New Impact/Reduced Impact.* As stated above, Group A and Group B amendments either have no potential to impact the environment or reduce development and possible impacts. Group A amendments have no potential to impact the environment because they are limited to correcting maps and text to reflect EIR analysis and policy intent. Group B amendments reduce build-out. There are only four Group C amendments proposed that would increase development intensity or density of five parcels. Overall, Group B amendments reduce development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, the project would have similar or less demand and impacts on storm water drainage facilities compared to build-out in the EIR. As a result, implementation of GPA 15-049 would have no new impacts or would reduce impacts as compared to the General Plan EIR.

(d) *No New Impact/Reduced Impact.* General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out. Therefore, GPA 15-049 will have no new impact or would reduce the amount of water needed to support land uses compared to build-out in the General Plan EIR.

(e) *No New Impact/Reduced Impact.* General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out. Therefore, GPA 15-049 will have no new impact or would reduce the amount of wastewater capacity to support land uses compared to build-out in the General Plan EIR.

(f) *No New Impact/Reduced Impact.* General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out. Therefore, GPA 15-049 will have no new impact or would reduce the amount of landfill capacity needed to support land uses compared to build-out in the General Plan EIR.

(g) *No New Impact/Reduced Impact.* General Plan Amendment 15-049 reduces development intensity or density of General Plan build-out. Therefore, GPA 15-049 will have no new impact or would reduce solid waste generation as compared to build-out in the General Plan EIR, which would improve the City's ability to comply with federal, state, and local regulations related to such waste.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to 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?
  
- b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?
  
- c) 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 project, and the effects of probable future projects.)
  
- d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

DISCUSSION

(a) *No New Impact/Reduced Impact.* Implementation of GPA 15-049 is mostly expected to maintain or reduce projected build-out in areas of the General Plan. Therefore, Group A and Group B land use changes proposed are expected to maintain or improve the environment relative to the adopted General Plan in terms of wildlife. Group C land use changes involve modest increases to the maximum allowed density of in-fill mixed use development in the North El Camino Real/Los Molinos focus areas, which are within older, more urbanized portions of the City. However, any impacts that would ordinarily be associated with the increase in density/intensity of use in these areas is clearly offset by the reduction in density/intensity of use that would occur with the Group B changes. (See Section XV above.) Within this context, the environmental impacts to wildlife are expected to be less than significant. Therefore, the proposed project would have no new or more significant impacts compared to those disclosed in the General Plan EIR.

(b) *No New Impact/Reduced Impact.* Implementation of GPA 15-049 would in large part maintain or reduce projected build-out in areas of the General Plan. Therefore, Group A and Group B land use changes proposed are expected to maintain or improve the environment relative to the adopted General Plan in terms of wildlife. Group C land use changes involve modest increases to the maximum allowed density of in-fill mixed use development in the North El Camino Real/Los Molinos focus areas, which are within older, more urbanized portions of the City. However, any impacts that would ordinarily be associated with the increase in density/intensity of use in these areas is clearly offset by the reduction in density/intensity of use that would occur with the Group B changes. (See Section XV above.) Within this context, the environmental impacts to wildlife are expected to be less than significant. Therefore, the proposed project would have no new or more significant impacts compared to those disclosed in the General Plan EIR.

(c) *No New Impact/Reduced Impact.* Implementation of GPA 15-049 would in large part maintain or reduce projected build-out in areas of the General Plan. Therefore, Group A and Group B land use changes proposed are expected to maintain or improve the environment relative to the adopted General Plan in terms of wildlife. Group C land use changes

involve modest increases to the maximum allowed density of in-fill mixed use development in the North El Camino Real/Los Molinos focus areas, which are within older, more urbanized portions of the City. However, any impacts that would ordinarily be associated with the increase in density/intensity of use in these areas is clearly offset by the reduction in density/intensity of use that would occur with the Group B changes. (See Section XV above.) Within this context, the environmental impacts to wildlife are expected to be less than significant. Therefore, the proposed project would have no new or more significant impacts compared to those disclosed in the General Plan EIR.

(d) *No New Impact/Reduced Impact.* Implementation of GPA 15-049 would in large part maintain or reduce projected build-out in areas of the General Plan. Therefore, Group A and Group B land use changes proposed are expected to maintain or improve the environment relative to the adopted General Plan in terms of wildlife. Group C land use changes involve modest increases to the maximum allowed density of in-fill mixed use development in the North El Camino Real/Los Molinos focus areas, which are within older, more urbanized portions of the City. However, any impacts that would ordinarily be associated with the increase in density/intensity of use in these areas is clearly offset by the reduction in density/intensity of use that would occur with the Group B changes. (See Section XV above.) Within this context, the environmental impacts to wildlife are expected to be less than significant. Therefore, the proposed project would have no new or more significant impacts compared to those disclosed in the General Plan EIR.

EIR Addendum No. 2

EXHIBIT B

CITY OF SAN CLEMENTE

**ADDENDUM TO THE CENTENNIAL GENERAL PLAN  
ENVIRONMENTAL IMPACT REPORT  
(STATE CLEARINGHOUSE NO. 2013041021)**

**FOR THE  
2013-2021 HOUSING ELEMENT UPDATE**

**LEAD AGENCY**  
CITY OF SAN CLEMENTE  
COMMUNITY DEVELOPMENT DEPARTMENT  
100 AVENIDA PRESIDIO  
SAN CLEMENTE, CA 92672

**AUGUST 2017**

## **I. INTRODUCTION**

The preparation of the Housing Element is required by California State Law. The City of San Clemente (“City”) proposes to update the Housing Element of the City’s General Plan as mandated by Government Code Sections 65580-65589 (State Housing Element law). The 2013-2021 Housing Element (hereafter referred to as the Housing Element Update) is a policy document with programs intended to facilitate meeting the City's housing needs and accommodating the City’s share of projected regional housing need during the 2013-2021 planning period, as determined by the Southern California Association of Government's Regional Housing Needs Assessment (“RHNA”). The Housing Element Update reviews the City’s housing programs, accomplishments the City has made since the last update, and outlines how the City will meet its local obligation of RHNA units.

### **A. Purpose of the Addendum**

This Addendum has been prepared in accordance with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) (“CEQA”) and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), which allow public agencies to prepare addenda to previously certified or adopted environmental review documents under certain circumstances.

The City certified the Centennial General Plan Environmental Impact Report (State Clearinghouse No. 2013041021) on February 4, 2014. This document is referred to as the “General Plan EIR” in this Addendum.

Pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162, when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for the project unless the lead agency determines, on the basis of substantial evidence, that one or more of the following conditions are met:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, 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

identified in the previous EIR.

- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.
- d) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Section 15164 of the State CEQA Guidelines states that an addendum to an EIR shall be prepared “if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”

On the basis of the findings of the General Plan EIR and the provisions of the State CEQA Guidelines, the City of San Clemente, as the Lead Agency, has determined that, as documented in this Addendum to the previously approved General Plan EIR, no supplemental or subsequent EIR is required to review the Housing Element Update.

#### **B. The Centennial General Plan EIR**

As explained above, on February 4, 2014, the City Council of the City of San Clemente certified the Final General Plan Program EIR for the Centennial General Plan, and adopted Findings and a Statement of Overriding Considerations for those environmental effects associated with implementation of the Centennial General Plan.

The City’s certification of the General Plan EIR included the adoption of findings for those areas of environmental impact that could not be avoided and were considered to be significant and unavoidable: air quality, greenhouse gas emissions, noise, and transportation/traffic. All other impacts were found to be less than significant, or were reduced to a less than significant level with the incorporation of mitigation. The Housing Element Update will implement applicable mitigation measures included in the General Plan EIR.

#### **C. Public Review**

This Addendum need not be circulated for public review prior to adoption. (State CEQA Guidelines, § 15164.) Rather, the City will consider this Addendum with the originally certified Centennial General Plan EIR prior to making an approval decision regarding the Housing Element Update.

#### **D. Addendum Conclusions**

Based upon the analysis contained herein, the City finds that:

- a) An addendum to the certified Centennial General Plan Environmental Impact Report is warranted for the Housing Element Update because none of the conditions identified in

State CEQA Guidelines section 15162(a) are in evidence and there is no substantial evidence, in light of the whole record, that the proposed revisions to the existing Housing Element will have a significant effect on the environment.

- b) This Addendum reflects the independent judgment and analysis of the City of San Clemente.

## **II. PROJECT DESCRIPTION**

### **A. The Proposed 2013-2021 Housing Element Update**

The proposed Housing Element Update was developed by consultants and City staff, and informed by data gathered at multiple community workshops and through an online survey. The Housing Element Update was also informed by and incorporated feedback from the California Department of Housing and Community Development (“HCD”).

The purpose of the Housing Element Update is to identify the City’s housing needs and outline goals, policies and programs to meet them. In accordance with State law, the primary issues addressed in the Housing Element include:

- The provision of a decent home in a healthy environment for all economic levels of society;
- Housing affordability for special needs populations;
- Assisting in the development of affordable housing;
- Implementation of housing programs; and
- Rehabilitation and preservation of existing affordable housing.

To address these issues, the Housing Element Update includes the following:

- Comprehensive update of the demographic and housing data with the most recently available data;
- Update on the governmental constraint discussions to reflect recent city efforts on Senate Bill 2 (“SB 2”) compliance and rezoning;
- Update on the inventory of sites available and progress in accommodating the City’s Regional Housing Needs Allocation (“RHNA”);
- Modifications to the City’s housing programs and objectives, particularly to reflect the loss of redevelopment funds; and
- Update of the City’s overall housing inventory and affordable housing stock, which is diminishing due to factors such as demand exceeding supply, market conditions, and short-term vacation rentals.

The Housing Element also includes a “Housing Action Plan” (Section 5 of the Housing Element), that identifies 15 programs that help implement the City’s housing goals. It also provides methods to achieve the City’s goal of providing adequate opportunities for new housing for persons at all economic levels and needs. Revisions to these are proposed as part of the Housing Element Update. These revisions direct the City to:

- Update the City’s density bonus regulations to be consistent with State law; and

- Adopt the following amendments to the City’s emergency shelter overlay:
  - Remove a requirement that homeless shelter operators be a “responsible social service provider”;
  - Reduce the required parking ratio; and
  - Eliminate the required 300 foot buffer between emergency shelters when two shelters operated by the same provider are proposed side-by-side, on adjacent parcels.

The environmental impacts of these actions are analyzed in this Addendum. Further, the City is moving forward with implementation of the amendments to the City’s emergency shelter overlay concurrently with adoption of the Housing Element Update.

In addition to the above, the Housing Element Update revisions to the Housing Action Plan also direct the City to:

- Consider future changes to the City’s affordable housing overlay;
- Consider modifying the City’s required findings for approval of affordable housing projects;
- Consider the utilization of in lieu fees and creating a program for use of those fees; and
- Consider including additional properties in the City’s affordable housing overlay.

While these actions will be considered in the future, they contemplate programs and activities that have yet to be identified and defined. Therefore the environmental impacts of these potential future programs are not analyzed as part of this Addendum, as such an analysis would be too speculative to be meaningful.

## **B. Other Public Agencies Whose Approval is Required**

HCD has reviewed the Housing Element Update and conditionally determined that it is consistent with state Housing Element law. The City of San Clemente Planning Commission is required to review and make a recommendation to the San Clemente City Council. The City Council is required to approve the Housing Element Update and adopt it as part of the City’s General Plan. Once the Housing Element Update has been adopted, the City will submit the adopted Housing Element to HCD for certification of compliance with state Housing Element law.

### III. SUPPLEMENTAL ENVIRONMENTAL CHECKLIST

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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I. AESTHETICS. Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that buildout in accordance with the Centennial General Plan would not substantially alter scenic vistas in San Clemente. (DEIR, Impact 5.1-1.) No mitigation measures were required. Adoption of the Housing Element Update, as well as implementation of the actions to update the City’s density bonus regulations and emergency shelter ordinance to be consistent with State law, given that no change in the City’s land use plan designations, or the ultimate build out permitted, would change. Any future development constructed consistent with the Housing Element Update would continue to be required to comply with regulations in the Municipal Code, policies in the General Plan, and other existing City polices that protect scenic vistas. This includes Municipal Code regulations requiring retention of important natural features, preservation of views, and development design and landscaping that is sensitive to visual resources. No new impact would occur.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that building in accordance with the Centennial General Plan would not substantially alter scenic resources within a state scenic highway. (DEIR, Impact 5.1-2.) None of the revisions to the goals, policies or programs included in the Housing Element Update would introduce new uses or different

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>Issues:</p> <p>intensities along any scenic highway than are already permitted. Scenic resources and corridors in the City would continue to be protected under General Plan policies and the Municipal Code, and no provisions relating to protection of scenic resources are altered as a result of the Housing Element. No new impact would occur.</p>				

<p>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that building in accordance with the Centennial General Plan would alter the visual appearance of the City, but would not substantially degrade its existing visual character or quality. (DEIR, Impact. 5.1-3.) This analysis included consideration of Affordable Housing Opportunities sites, and other development that would occur as a result of the buildout of the General Plan. Adoption of the Housing Element Update, and the proposed amendments relating to the City's density bonus regulations and the City's emergency shelter ordinance will not increase buildout over what was analyzed in the General Plan EIR. Further, any new or expanded uses developed under the General Plan, including under the Housing Element, would continue to be required to comply with General Plan policies, Design Guidelines, and Municipal Code regulations that address land use compatibility, including aesthetic compatibility. No new impact would occur.

<p>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that future development that would be accommodated by the

Issues:

Centennial General Plan would generate additional light and glare in the City that could impact surrounding land uses, however this impact would be less than significant. (DEIR, Impact 5.1-4.) Adoption of the Housing Element Update and the amendments to the City's density bonus and emergency shelter regulations would not alter the amount of light and glare generated in the City, above that already considered in the General Plan EIR, because the goals, policies, and programs of the Housing Element are consistent with the buildout of the Centennial General Plan. Adherence to the design standards of the Municipal Code and other regulations would continue to ensure that light and glare from new development and redevelopment projects accommodated by the General Plan, or the Housing Element, would be minimized and no new impact would occur.

New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>II. AGRICULTURE AND FOREST RESOURCES. 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. 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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Initial Study prepared for the General Plan

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>EIR determined that there are no farmland areas within the City and therefore no impacts would occur. (DEIR, p. A2-32.) Adoption of the Housing Element Update and associated revisions to the City’s regulations would therefore also result in no impacts, given that no agricultural resources are present. No new impact would occur.</p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Initial Study prepared for the General Plan EIR determined that there are no areas within the City zoned for agricultural use or parcels under a Williamson Act, therefore no impact would occur. (DEIR, p. A2-38.) Similarly, adoption of the Housing Element Update and associated revisions to the City’s regulations would not result in new conflicts, given that these resources are not present. No new impact would occur.

<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>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Initial Study prepared for the General Plan EIR determined that there are no areas of forestland or timberland located within the City, therefore no impact would occur. (DEIR, pp. A2-38, -39.) Adoption of the Housing Element Update and associated revisions to the City’s

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
regulations would similarly not result in conflicts, given that these resources are not present. No new impact would occur.				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Initial Study prepared for the General Plan EIR determined that there are no forest uses within the City, and therefore implementation of the General Plan would not convert forest to nonforest use. (DEIR, p. A2-39.) On the same grounds, adoption of the Housing Element Update and associated revisions to the City’s regulations would not result in potential impacts. No new impact would occur.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Initial Study prepared for the General Plan EIR determined that there was no potential for conversion of farmland or forestland as a result of the Centennial General Plan, because neither of these resources are present. (DEIR, p. A2-39.) On the same grounds, adoption of the Housing Element Update and associated revisions to the City’s regulations would not result in potential impacts. No new impact would occur.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>III. AIR QUALITY. 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:</p> <p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that the Centennial General Plan would not be consistent with the SCAQMD AQMP because buildout of the Land Use Plan would exceed current population and employment estimates and would cumulatively contribute to the nonattainment designations of the SoCAB. The EIR went on to determine that these impacts were significant and unavoidable, even after the implementation of all feasible mitigation measures. (DEIR, Impact 5.2-1.)

Adoption of the Housing Element Update and associated revisions to the City’s density bonus regulations or emergency shelter overlay will not increase the severity of this significant and unavoidable impact because it will not further increase the population and/or employment growth associated with buildout of the Centennial General Plan, beyond that analyzed in the General Plan EIR. The proposed revisions do not increase the density of land uses, or change land use designations such that more intensive development will occur. Although revisions to the density bonus regulations will clarify the types of density bonuses that would be available to affordable housing developers, such bonuses are already permitted by way of State law. The revisions to the City’s density bonus regulations would only bring the City’s regulations in line with State law, which already controls. Thus no

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
new impact will occur.				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that construction activities associated with buildout of the Centennial General Plan could generate short-term emissions that exceed the SCAQMD’s significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB. (DEIR, Impact. 5.2-2.) The General Plan EIR also determined that buildout of the Centennial General Plan (i.e. operational emissions) would generate long-term emissions that would exceed the SCAQMD’s significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB. (DEIR, Impact 5.2-3.) Although the General Plan includes several policies aimed at reducing air quality emissions (i.e. expansion of pedestrian and bicycle networks, installation of electric vehicle charging stations, and implementation of energy efficient retrofits), existing regulations and standard conditions are in place to address air quality emissions, and despite incorporation of Mitigation Measure 2-1 into the General Plan EIR (requiring additional fugitive dust control measures, etc.), these impacts remain significant and unavoidable.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance will not result in more severe violations of air quality standards or more air quality violations than were analyzed and disclosed in the General Plan EIR. This is because these actions do not increase the density of land uses, or change land use designations such

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Issues:  that more intensive development will occur. Although revisions to the density bonus regulations will clarify the types of density bonuses that would be available to affordable housing developers, such bonuses are already permitted by way of State law. The revisions to the City's density bonus regulations would only bring the City's regulations in line with State law, which already controls. Thus no new impact will occur.				

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that buildout of the Centennial General Plan (i.e. operational emissions) would generate long-term emissions that would exceed the SCAQMD's significance thresholds and cumulatively contribute to the nonattainment designations of the SoCAB. (DEIR, Impact 5.2-3.) Although the General Plan includes several policies aimed at reducing air quality emissions (i.e. expansion of pedestrian and bicycle networks, installation of electric vehicle charging stations, and implementation of energy efficient retrofits), and existing regulations and standard conditions are in place to address air quality emissions, this impact remains significant and unavoidable. Due to the magnitude of emissions generated by office, commercial, industrial, and warehousing land uses, the General Plan EIR determined that no mitigation measures were available to reduce impacts below

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
SCAQMD's thresholds.				

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City's density bonus regulations and emergency shelter ordinance will not result in more severe increases in criteria pollutants than were analyzed and disclosed in the General Plan EIR. This is because these actions do not increase the density of land uses, or change land use designations such that more intensive development will occur. Although revisions to the density bonus regulations will clarify the types of density bonuses that would be available to affordable housing developers, such bonuses are already permitted by way of State law. The revisions to the City's density bonus regulations would only bring the City's regulations in line with State law, which already controls. Thus no new impact will occur.

d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that buildout of the Centennial General Plan could place sensitive land uses near air pollution sources and therefore expose sensitive receptors to substantial pollutant concentrations. (DEIR, Impact 5.2-4; Impact 5.2-5.) Goals and policies included in the General Plan reduce concentrations of criteria air pollutant emissions and air toxics generated by new development. In addition, review of projects by SCAQMD for permitted sources of air toxics would ensure health risks are minimized. Further, the General Plan EIR identified Mitigation Measure 2-2 to further ensure mobile sources of TACs not covered by SCAQMD permits are considered during subsequent project-level environmental review. This measure would remain in effect after adoption of the Housing Element. However, the incremental increase in

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>health risk associated with individual projects is considered cumulatively considerable and would contribute to already elevated levels of cancer and noncancer health risks in the SoCAB. Therefore the General Plan EIR determined this impact was significant and unavoidable.</p>				
<p>Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance will not result in more severe impacts associated with sensitive receptors. This is because these actions do not change the locations of either sensitive receptors or pollution sources within the City, different from what was analyzed in the General Plan EIR. Therefore, no new impact would occur.</p>				
<p>e) Create objectionable odors affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that industrial land uses associated with buildout of the Centennial General Plan have the potential to create objectionable odors that could affect a substantial number of people. (DEIR, Impact 5.2-6.) However, the General Plan EIR identified Mitigation Measure 2-4, which requires an odor management plan when any project-level environmental review determines that a project has the potential to emit nuisance odors beyond the property line. The General Plan EIR determined that Mitigation Measure 2-4, along with SCAQMD Rule 402, would ensure that odor impacts are minimized to a level of less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance would not result in new impacts associated with objectionable odors,

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Issues:  because the these actions would not allow more uses with the propensity for odors (i.e. industrial uses) within the City beyond those assumed in the General Plan EIR. Therefore no new impact would occur.				

IV. BIOLOGICAL RESOURCES.

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 Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that buildout of the Centennial General Plan could impact sensitive species. (DEIR, Impact 5.3-1.) However, the EIR also determined that General Plan policies relating to natural resources would reduce these impacts. In addition, the EIR identified Mitigation Measure 3-1, which requires applicants of future development projects that disturb undeveloped land to prepare a biological resources survey, and Mitigation Measure 3-2, which requires applicants of development projects that have the potential to affect listed species to obtain written authorization of the USFWS. With the incorporation of these measures, the EIR determined that impacts would be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City's density bonus regulations and

Issues:

emergency shelter ordinance, would not result in any new impacts to sensitive species because no additional buildout beyond that analyzed in the General Plan EIR would occur. No additional development that will disturb undeveloped land will result because any new housing developed under the Housing Element Update will occur in already urbanized areas. Mitigation Measures 3-1 and 3-2 will continue to be in effect. No new impacts would occur.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>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 Game or U.S. Fish and Wildlife Service?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that buildout of the Centennial General Plan could result in impacts to sensitive habitats. (DEIR, Impact 5.3-2.) The EIR also determined that General Plan policies relating to both natural resources as well as coastal resources would reduce impacts to sensitive habitats. However, the EIR also determined that impacts to covered sensitive communities that are not located within designated open spaces within the Habitat Conservation Plan would be potentially significant. In addition, the EIR identified Mitigation Measure 3-1, which requires applicants of future development projects that disturb undeveloped land to prepare a biological resources survey, and Mitigation Measure 3-2, which requires applicants of development projects that have the potential to affect listed species to obtain written authorization of the USFWS. With the incorporation of these measures, the EIR determined that impacts would be less than

Issues:  
significant.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in any new impacts to sensitive habitats because these actions do not provide for additional buildout beyond that analyzed in the General Plan EIR. No additional development that will disturb undeveloped land will result due to the Housing Element. Further, Mitigation Measures 3-2 and 3-2 will continue to be in effect. No new impacts would occur.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that buildout of the Centennial General Plan could impact jurisdictional waters and wetlands. (DEIR, Impact 5.3-3.) Specifically, projects considered for approval under the General Plan could impact waters of the US, waters of the state, and wetlands. However, these projects would be subject to the requirements of applicable Section 404 and 401 permits, USFWS review, and CDFW 1600 Stream Alteration agreements. In addition, General Plan policies relating to natural resources would also reduce potential impacts. However, these impacts remain potentially significant.

The General Plan EIR identified Mitigation Measure 3-3, which requires applicants of

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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development projects that have the potential to affect listed species to obtain written authorization of the USFWS, Mitigation Measure 3-4, which requires jurisdictional delineations, and Mitigation Measure 3-5, which requires permits from USACOE, CDFW, and/or the Santa Ana RWQCB, as necessary. With the incorporation of these measures, the EIR determined that impacts would be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in any new impacts to wetlands or jurisdictional waters because it would not provide for additional buildout beyond that analyzed in the General Plan EIR. No additional development that will disturb wetlands or jurisdictional areas will result due to the Housing Element. Further, Mitigation Measures 3-4 and 3-5 will continue to be in effect. No new impacts would occur.

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that buildout of the Centennial General Plan would impact wildlife movement. (DEIR, Impact 5.3-4.) Specifically, the Centennial General Plan proposed an extension of Avenida La Pata that would transect a large area of natural habitat.

The General Plan EIR identified Mitigation Measure 3-6, which requires applicants of future development projects within designated open

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>space or areas identified as a major linkage/corridor, to prepare a habitat connectivity evaluation. With the incorporation of this measure, the EIR determined that impacts would be less than significant.</p>				
<p>Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in any new impacts to wildlife movement because it would not provide for additional buildout beyond that analyzed in the General Plan EIR. No additional development will occur within designated open spaces or other areas identified as wildlife corridors, as a result of the Housing Element Update. Further, Mitigation Measure 3-6 will continue to be in effect and apply to future housing projects. No new impacts would occur.</p>				
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that buildout of the Centennial General Plan would not conflict with the Orange County Southern Subregion HCP, the City’s Coastal Element, or any other local policies protecting biological resources and impacts would be less than significant. (DEIR, Impact 5.3-5; Impact 5.3-6.)

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in any additional conflicts with local policies or ordinances because it would not provide for additional buildout beyond that analyzed in the General Plan EIR. Activities implemented under

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
the Housing Element will be consistent with the HCP and the City's Coastal Element and all existing policies and regulations would apply to future housing development. No new impacts would occur.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that buildout of the Centennial General Plan would not conflict with the Orange County Southern Subregion HCP, the City's Coastal Element, or any other local policies protecting biological resources and impacts would be less than significant. (DEIR, Impact 5.3-5; Impact 5.3-6.)

Adoption of the Housing Element would not result in any additional conflicts with local policies or ordinances because it would not provide for additional buildout beyond that analyzed in the General Plan EIR. Activities implemented under the Housing Element will be consistent with the HCP and the City's Coastal Element and all existing policies and regulations would apply to future housing development. No new impacts would occur.

v. CULTURAL RESOURCES.  
Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that development pursuant to the Centennial General

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>Plan could impact identified historic resources. (DEIR, Impact 5.4-1.) However, the EIR went on to conclude that the Centennial General Plan’s Historic Preservation Element, the City’s Municipal Code, and state and federal regulations restricting alteration, relocation, and demolition of historic resources ensures impacts would be less than significant.</p>				
<p>Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in any additional impacts relating to historical resources, as all General Plan policies, Municipal Code provisions, and state and federal regulations would remain in effect and would apply to any future housing projects developed consistent with the Housing Element. The Housing Element will not result in the demolition, development, reuse, or other impacts to historic resources not already considered in the General Plan EIR, because these actions do not expand or increase development potential. No new impacts would occur.</p>				
<p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined the buildout of the Centennial General Plan could impact archeological resources. (DEIR, Impact 5.4-2.) The City is considered potentially sensitive for archeological resources, and ground disturbance has a high potential for uncovering resources. However, the General Plan EIR went on to conclude that existing federal, state, and local regulations address the provision of studies to identify resources, and application review for individual projects would result in conditions of approval and mitigation measures (if necessary).

Issues:

New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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Further, the General Plan’s Natural Resources Element contains policies addressing the management of found artifacts. In addition, the General Plan EIR identified Mitigation Measures 4-1 and 4-2 which require that City staff require applicants for development permits to provide studies assessing the potential for historical, archeological, and paleontological resources, and provide a mitigation plan for monitoring and treatment. Together, these would ensure that impacts would be reduced to a less than significant level.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in additional impacts beyond those already identified. The Housing Element would not result in new areas of disturbance or an increased amount of disturbance over what was originally analyzed, and the regulations, policies, and mitigation measures identified in the General Plan EIR would continue to apply. No new impact would occur.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined the buildout of the Centennial General Plan could impact paleontological resources. (DEIR, Impact 5.4-2.) Ground disturbance associated with development could damage fossils buried in soils, and abundant fossils occur in the City. However, the General Plan EIR went on to conclude that existing federal, state, and local regulations address the provision of studies to identify resources, and application review for individual projects would result in conditions of approval and mitigation

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>measures (if necessary). Further, the General Plan’s Natural Resources Element contains policies addressing the management of found resources, including paleontological resources. In addition, the General Plan EIR identified Mitigation Measures 4-1 and 4-2 which require that City staff require applicants for development permits to provide studies assessing the potential for historical, archeological, and paleontological resources, and provide a mitigation plan for monitoring and treatment. Together, these would ensure that impacts would be reduced to a less than significant level.</p>				
<p>Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in additional impacts beyond those already identified. The Housing Element would not result in new areas of disturbance or an increased amount of disturbance over what was originally analyzed, and the regulations, policies, and mitigation measures identified in the General Plan EIR would continue to apply. No new impact would occur.</p>				
<p>d) Disturb any human remains, including those interred outside of dedicated cemeteries?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that grading activities associated with buildout of the Centennial General Plan could potentially disturb human remains. (DEIR, Impact 5.4-3.) However, California Health and Safety Code section 7050.5 identifies the mandatory procedure for when such remains are encountered. With adherence to this state statute, impacts were determined to be less than significant.

Adoption of the Housing Element Update, as well

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not increase the potential for encountering human remains, because it does not alter the amount of buildout, or the location of future development. In addition, existing statutes would remain in effect. No new impact would occur.</p>				
<p>e) Cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code §21074?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined the buildout of the Centennial General Plan could impact archeological resources, which may include tribal cultural resources. (DEIR, Impact 5.4-2.) The City is considered potentially sensitive for archaeological resources, and ground disturbance has a high potential for uncovering resources. However, the General Plan EIR went on to conclude that existing federal, state, and local regulations address the provision of studies to identify resources, and application review for individual projects would result in conditions of approval and mitigation measures (if necessary). Further, the General Plan’s Natural Resources Element contains policies addressing the management of found artifacts. In addition, the General Plan EIR identified Mitigation Measures 4-1 and 4-2 which require that City staff require applicants for development permits to provide studies assessing the potential for historical, archeological, and paleontological resources, and provide a mitigation plan for monitoring and treatment. Together, these would ensure that impacts would be reduced to a less than significant level.

Adoption of the Housing Element Update, as well

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>Issues:</p> <p>as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in additional impacts beyond those already identified. These actions would not result in new areas of disturbance or an increased amount of disturbance over what was originally analyzed, and the regulations, policies, and mitigation measures identified in the General Plan EIR would continue to apply. No new impact would occur.</p>				

VI. GEOLOGY AND SOILS. Would the project:

- |    |   |                          |                          |                                     |                          |
|----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The Initial Study prepared for the General Plan EIR determined that the City does not lie within an Alquist-Priolo Earthquake Fault Zone listed by the US Geological Survey, and therefore impacts are less than significant. (DEIR, p. A2-44.) On the same grounds, adoption of the Housing Element will not result in impacts related to an Alquist-Priolo Fault Zone. No new impact would

Issues: occur.	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that buildout of the Centennial General Plan would expose people and structures to strong ground shaking. (DEIR, Impact 5.5-1.) However, because each development project considered for approval by the City would be required to comply with seismic safety provisions of the California Building Code, and complete a geotechnical investigation, the General Plan EIR determined that impacts would be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City's density bonus regulations and emergency shelter ordinance, would not increase the overall buildout of the City, and therefore would not result in increased exposure of persons and buildings to ground shaking over what was previously analyzed in the General Plan EIR. Further, all projects developed pursuant to the Housing Element Update would be required to complete geotechnical investigations and would be subject to the California Building Code. No new impact would occur.

iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that buildout of the Centennial General Plan could subject people and structures to hazards from liquefaction and other seismic ground failure. (DEIR, Impact 5.5-2.) However, because geotechnical investigations would be required for individual projects, and because each project would be required to comply with the geotechnical investigation recommendations and the California Building

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Issues:  Code, impacts were determined to be less than significant.				
Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not increase the overall buildout of the City, and therefore would not result in increased exposure of persons and buildings to ground failure or liquefaction over what was previously analyzed in the General Plan EIR. Further, all projects developed pursuant to the Housing Element Update would be required to complete geotechnical investigations and would be subject to the California Building Code. No new impact would occur.				

iv) Landslides?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that buildout of the Centennial General Plan could pose hazards to people and structures from earthquake-induced landslides. (DEIR, Impact 5.5-3.) However, because the City has development restrictions and processes to mitigate landslide risks, development projects would be required to mitigate any unstable slope conditions, and building setbacks (where no mitigation was feasible) would be imposed, the General Plan EIR went on to determine that impacts would be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not increase the overall buildout of the City, and therefore would not result in increased exposure of persons and buildings to landslide risks over what was previously analyzed in the General Plan EIR. Further, all projects developed pursuant to the Housing Element Update would be required to complete geotechnical investigations, would be

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Issues:  subject to existing City processes to mitigate landslide risks, and would have to be consistent with the California Building Code. No new impact would occur.				

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that buildout of the Centennial General Plan could result in substantial soil erosion. (DEIR, Impact 5.5-4.) However, because individual projects would be required to prepare a SWPPP, and would be subject to the erosion control measures in the Municipal Code, impacts were determined to be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City's density bonus regulations and emergency shelter ordinance, would not increase the potential for or the amount of soil erosion, because there would be no increase in the amount of area subject to potential development. Further, all projects developed pursuant to the Housing Element Update would be required to prepare a SWPPP and implement the erosion control measures in the Municipal Code, as necessary. No new impact would occur.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that buildout of the Centennial General Plan would not expose

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>people or structures to substantial hazards from ground subsidence. (DEIR, Impact 5.5-5.) Ground subsidence is not a major hazard in the City, and groundwater extraction is maintained below safe yield to avoid overdraft that may lead to subsidence. The General Plan EIR also determined that buildout of the Centennial General Plan could expose people or structures to substantial hazards arising from collapsible soils. (DEIR, Impact 5.5-6.) However, because each project considered for approval under the General Plan would be required to have a geotechnical investigation conducted of its project site, which would evaluate site soils for collapsibility, impacts were determined to be less than significant</p>				
<p>Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not increase the potential for substantial hazards from ground subsidence, or hazards from collapsible soils, over what was previously analyzed in the General Plan EIR. This is because projects under the Housing Element Update would, like all projects, be required to have a geotechnical investigation conducted, and be required to implement any recommendations of that investigation. No new impact would occur.</p>				
<p>d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that implementation of the Centennial General Plan could subject people and structures to hazards from expansive soils. (DEIR, Impact 5.5-7.) However, geotechnical investigations would

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>evaluate soils on each project site for expansion potential and provide recommendations for grading and foundation design. Thus, the EIR determined that impacts would be less than significant.</p>				
<p>Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not increase risks associated with expansive soils, as the requirements pertaining to geotechnical investigations would apply to any project developed under the Housing Element Update. No new impact would occur.</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Initial Study prepared for the General Plan EIR determined that development in accordance with the Centennial General Plan would be required to connect to the public sewer system, and therefore no septic tanks or alternative wastewater disposal systems would be needed or used, and no impact would occur. (DEIR, p. A2-45.) For the same reason, adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in new or more severe impacts, as any future housing project would be required to connect to the public sewer. No new impacts would occur.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that buildout of the Centennial General Plan would contribute to global climate change through direct and indirect GHG emissions. Specifically, buildout under the General Plan would not be consistent with the state’s goal of reducing GHG emissions to 80 percent of 1990 levels of 2050. (DEIR, Impact 5.6-1.) Therefore impacts would be potentially significant. The Centennial General Plan includes numerous policies aimed at reducing GHG emissions, through increasing accessibility (and therefore reducing automobile reliance), encouraging mixed use development, developing pedestrian and bicycle routes, supporting natural and drought tolerant landscaping, etc. Further, the City’s Climate Action Plan sets GHG reduction targets for the City, and includes measures for the City to implement in support of achieving these targets. Nonetheless, the General Plan EIR determined potential impacts would remain significant and unavoidable.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not increase the severity of this previously disclosed impact, because it would not result in new development or transportation that would emit additional GHG emissions, beyond those already assumed, analyzed, and disclosed. Further, the policies of the General Plan and the City’s Climate Action Plan aimed at reducing emissions would remain in effect and would apply to any future housing

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
development constructed consistent with the Housing Element Update. No new impact would occur.				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that buildout of the Centennial General Plan would not be consistent with the state’s goal of reducing GHG emissions to 80 percent of 1990 levels of 2050. (DEIR, Impact 5.6-1.) However, development of the Centennial General Plan was determined to be consistent with other adopted plans and policies, including SCAG’s 2012 RTP/SCS. Regardless, impacts would be potentially significant. The Centennial General Plan includes numerous policies aimed at reducing GHG emissions, through increasing accessibility (and therefore reducing automobile reliance), encouraging mixed use development, developing pedestrian and bicycle routes, supporting natural and drought tolerant landscaping, etc. Further, the City’s Climate Action Plan sets GHG reduction targets for the City, and includes measures for the City to implement in support of achieving these targets. Nonetheless, the General Plan EIR determined potential impacts would remain significant and unavoidable.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not increase the severity of this previously disclosed impact, because it would not result in new development or transportation that would emit additional GHG emissions, beyond those already assumed, analyzed, and disclosed. Further, the policies of the General Plan and the City’s Climate Action

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Plan aimed at reducing emissions would remain in effect, and would apply to any future housing development constructed consistent with the Housing Element. No new impact would occur.				

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that buildout in accordance with the Centennial General Plan would involve the transport, use, and/or disposal of hazardous materials; however, existing regulations were determined to reduce this impact to a level of less than significant. (DEIR, Impact 5.7-1.)

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City's density bonus regulations and emergency shelter ordinance, would not result in any new impact associated with hazardous materials, because any residential development constructed in accordance with the policies and programs of the Housing Element would not increase the need for transport, use, or disposal of hazardous materials, as these activities are not associated with residential development. Further, the Housing Element Update does not increase the potential buildout of the City beyond that already considered and analyzed in the General Plan EIR. No new impact would occur.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>upset and accident conditions involving the release of hazardous materials into the environment?</p>				

The General Plan EIR determined that buildout in accordance with the Centennial General Plan could result in increased risk of upset or accidental conditions resulting in the release of hazardous materials; however, existing regulations were determined to reduce this impact to a level of less than significant. (DEIR, Impact 5.7-1.)

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in any new impact associated with hazardous materials, because any residential development constructed in accordance with the policies and programs of the Housing Element would not increase the need for transport, use, or disposal of hazardous materials, as these activities are not associated with residential development. Further, the Housing Element does not increase the potential buildout of the City beyond that already considered and analyzed in the General Plan EIR. No new impact would occur.

<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that buildout in accordance with the Centennial General Plan could result development of vacant land, intensification of existing uses, and new land uses

Issues:

throughout the City, including within one quarter mile of a Capistrano Unified School District school. However, existing regulations were determined to reduce this impact to a level of less than significant. (DEIR, Impact 5.7-1.)

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in any new impact associated with hazardous materials, because any residential development constructed in accordance with the policies and programs of the Housing Element would not increase the need for transport, use, or disposal of hazardous materials, as these activities are not associated with residential development. Further, the Housing Element does not increase the potential buildout of the City beyond that already considered and analyzed in the General Plan EIR. No new impact would occur.

- 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?.

New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that there are hazardous materials sites located within the City. (DEIR, Impact 5.7-2.) However, the City has ordinances regulating hazardous materials management consistent with County, State, and Federal law, and the Centennial General Plan also includes policies and programs to ensure compliance with existing laws. Thus, the General Plan EIR determined impacts would be less than significant.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not increase the potential for impacts or development on hazardous waste sites. This is because the Housing Element encourages housing policies that are consistent with the Land Use Plan already analyzed in the General Plan EIR. No new impacts would occur.</p>				

<p>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 for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Initial Study prepared for the General Plan EIR determined that there are no public or public use airports in, or in the general vicinity of, the City and no impacts would therefore occur. (DEIR, p. A2-47.) For the same reason, adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in safety hazards relating to a public use airport. No new impact would occur.

<p>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Initial Study prepared for the General Plan EIR determined there are no commercial or

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>private airports or airstrips in the vicinity of the City, and there are no aircraft safety hazard zones within the City. Therefore, impacts were determined to be less than significant. (DEIR, p. A2-48.) For the same reason, adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City's density bonus regulations and emergency shelter ordinance, would not result in safety hazards relating to a private airstrip. No new impact would occur.</p>				
<p>g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that development of the Centennial General Plan could affect the implementation of an emergency response or evacuation plan, but that any impacts would be less than significant. (DEIR, Impact 5.7-3.) This is because the City has several resources to utilize in an emergency event, including the City's Multi-Hazard Emergency Plan, the Orange County Fire Authority Emergency Command Center, and the Standardized Emergency Management System. Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City's density bonus regulations and emergency shelter ordinance, would not impact the City's existing emergency response resources, all of which would remain in effect. None of the Housing Element policies or programs would reduce access to emergency routes or otherwise impede evacuation plans. No new impact would occur.

<p>h) Expose people or structures to a significant risk of loss, injury or death involving</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

The General Plan EIR determined that buildout of the Centennial General Plan could expose structures and/or residences to wildfire danger, but that these impacts were less than significant. (DEIR, Impact 5.7-4.) This is because the Municipal Code requires fire sprinklers in new homes, the City is part of the OCFA Pre-Fire Management Program (which includes risk analysis and mitigation evaluation), building and fire codes are in place, and new development is required to submit fuel modification plans if there is combustible vegetation onsite.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, will not affect the City’s fire control and mitigation regulations, and new development constructed pursuant to Housing Element policies and programs will be required to follow all such existing regulations, and submit fuel modification plans if there is combustible vegetation onsite. The Housing Element Update does not expand development potential into open space or wildland fire areas beyond what was already analyzed in the General Plan EIR. No new impact would occur.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that during construction of projects in accordance with the

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>Centennial General Plan, there is potential for short-term unquantifiable increases in pollutant concentrations. (DEIR, Impact 5.8-4.) However, as required by the General Construction permit and associated local NPDES regulations, project applicants for future development will be required to provide evidence that meet the permit requirements, and implement the required construction best management practices.</p>				
<p>The General Plan EIR also determined that buildout per the Centennial General Plan may result in longterm impacts to water quality, through the creation of new sources of runoff contamination. However, in accordance with the requirements of the City’s LIP and consistency with the OC DAMP and Fourth Term MS4 permit, new development projects must incorporate low impact development/site design and source control BMPs to address stormwater runoff management, and treatment. Further, certain projects will also be required to develop a project-specific WQMP that describes the menu of BMPs for the project and any treatment BMPs. Specifically, the General Plan EIR determined these practices would reduce potential pollutants including sediment, trash/debris, oil/grease, bacteria/pathogens, pesticides, nutrients, metals, oxygen-demanding substances, etc. to a level of less than significant.</p>				
<p>Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, will not increase impacts associated with water quality standards or waste discharge. This is because there will be no additional pollutant discharge resulting from implementation of any future housing projects, beyond those assumed in the General Plan EIR. All existing regulations pertaining to General Construction Permits, incorporation and implementation of BMPs, etc. will remain in</p>				

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
effect. No new impact would occur.				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that implementation of the Centennial General Plan would not result in a substantial increase in the amount of impervious surfaces and therefore would not impact groundwater resources. (DEIR, Impact 5.8-2.) Changes in impervious condition would be minimal and not adversely affect groundwater recharge. Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in new impervious surfaces either, as it does not alter where or how much new development can occur, beyond what was already analyzed in the General Plan EIR. No new impact would occur.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
or siltation on- or off-site?				

The General Plan EIR determined that during construction of projects in accordance with the Centennial General Plan, there is potential for increased erosion or siltation. (DEIR, Impact 5.8-4.) Specifically, sediment would have the potential to move offsite due to exposed conditions. However, projects will be required to implement an effective combination of erosion and sediment control BMPs, and as a result, impacts were determined to be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, will not result in the potential for increase soil erosion or siltation beyond that already analyzed and disclosed in the General Plan EIR. This is because the Housing Element’s policies and programs will not introduce new development into areas beyond those assumed in the General Plan. No new impact would occur.

d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that buildout of the Centennial General Plan could result in changes to runoff. (DEIR, Impact 5.8-1.) However, no significant impacts would occur to downstream streams or rivers, and no increases in peak flow or volumes were found to occur from

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
buildout. This is because existing storm drain systems are adequately sized to accommodate existing and future flows.				
Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not increase runoff beyond that identified in the General Plan EIR, because the development of housing was already considered under the Centennial General Plan. While the Housing Element Update revises certain City housing policies, it does not increase the ultimate buildout of the City beyond that already assumed, and existing storm water drainage facilities would be adequate. No new impacts would occur.				
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that buildout of the Centennial General Plan could result in changes to runoff. (DEIR, Impact 5.8-1.) However, no significant impacts would occur to downstream streams or rivers, and no increases in peak flow or volumes were found to occur from buildout. This is because existing storm drain systems are adequately sized to accommodate existing and future flows.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not increase runoff beyond that identified in the General Plan EIR, because the development of housing was already considered under the Centennial General

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Plan. While the Housing Element Update revises certain housing policies, it does not increase the ultimate buildout of the City beyond that already assumed, and existing storm water drainage facilities would be adequate. No new impacts would occur.				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that during construction of projects in accordance with the Centennial General Plan, there is potential for short-term unquantifiable increases in pollutant concentrations. (DEIR, Impact 5.8-4.) However, as required by the General Construction permit and associated local NPDES regulations, project applicants for future development will be required to provide evidence that they meet the permit requirements, and implement the required construction best management practices.

The General Plan EIR also determined that buildout per the Centennial General Plan may result in longterm impacts to water quality, through the creation of new sources of runoff contamination. However, in accordance with the requirements of the City's LIP and consistency with the OC DAMP and Fourth Term MS4 permit, new development projects must incorporate low impact development/site design and source control BMPs to address stormwater runoff management, and treatment. Further, certain projects will also be required to develop a project-specific WQMP that describes the menu of BMPs for the project and any treatment BMPs. Specifically, the General Plan EIR determined these practices would reduce potential pollutants including sediment, trash/debris, oil/grease, bacteria/pathogens, pesticides, nutrients, metals, oxygen-demanding substances, etc. to a level of less than significant.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>Issues:</p> <p>Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, will not increase impacts associated with water quality standards or waste discharge. This is because there will be no additional pollutant discharge resulting from implementation of any future housing projects, beyond those assumed in the General Plan EIR. All existing regulations pertaining to General Construction Permits, incorporation and implementation of BMPs, etc. will remain in effect. No new impact would occur.</p>				

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that those portions of the City proposed for development under the Centennial General Plan are not located within a 100-year flood hazard area and therefore no impacts would occur. (DEIR, Impact 5.8-3.) Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would also not place new structures or housing within a 100-flood area, because it does not change which portions of the City can accommodate future housing and structures. Therefore no new impact would occur.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that those portions of the City proposed for development

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>Issues:</p> <p>under the Centennial General Plan are not located within a 100-year flood hazard area and therefore no impacts would occur. (DEIR, Impact 5.8-3.) Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would also not place new structures or housing within a 100-flood area, because it does not alter those portions of the City where housing and structures may be developed or redeveloped. Therefore no new impact would occur.</p>				

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that the City is not located within the inundation area of any major dam or levee, and therefore no impact would occur. (DEIR, Impact 5.8-5.) For the same reasons, adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in impacts. No new impact would occur.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>j) Expose people or structures to inundation by seiche, tsunami, or mudflow?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that the City is not subject to inundation by seiche, tsunami, or mudflow. (DEIR, Impact 5.8-6.) This is because the projected tsunami inundation area and inundation line are well below the majority of the developable land use areas and primarily affect open space land uses and beach front property. No dams or reservoirs are located in the City. Therefore impacts were determined to be less than

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Issues:  significant. Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City's density bonus regulations and emergency shelter ordinance, would not result in allowing additional development in the tsunami inundation zone, and would not introduce a new reservoir or dam within the City. Therefore no new impact would occur.				

X. LAND USE AND PLANNING.  
Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The Initial Study prepared for the General Plan EIR determined that development consistent with the Centennial General Plan would occur within existing urban areas and infill sites, which would not be expected to divide an established community, and impacts will be less than significant. (DEIR, p. A2-51.) For the same reason, adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City's density bonus regulations and emergency shelter ordinance, would not result in division of established communities. Future housing would also be located in existing urban areas and on infill sites. No new impact would occur.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
environmental effect?				

The General Plan EIR determined that implementation of the Centennial General Plan would not conflict with applicable plans adopted for the purposes of avoiding or mitigating an environmental effect. (DEIR, Impact 5.9-1.) The EIR determined that the General Plan was consistent with state planning law, the 2012-2035 SCAG RTP/SCS, and SCAG Blueprint. Therefore, impacts would be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not introduce any new inconsistencies with any of these plans or policies, because it would not alter the City’s Land Use Plan or Circulation Plan. Instead the Housing Element Update would ensure that the City’s General Plan remains consistent with state law requirements pertaining to housing provision and municipal general plans. No new impact would occur.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that implementation of the Centennial General Plan would not conflict with the adopted Orange County Southern Subregion Natural Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan. (DEIR, Impact 5.9-3.) Projects proposed on sites where HCP covered species are identified are required to apply to the HCP and CDFW for take permits and impacts were determined to be less than significant. Adoption of the Housing Element Update, as well as the implementation of the

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in inconsistencies with the HCP, because it does not propose land use changes within the HCP Reserve Area, and individual projects would still be required to comply with the HCP and CDFW regulations and permits. No new impact would occur.</p>				

XI. MINERAL RESOURCES. Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The Initial Study prepared for the General Plan EIR determined that the City does not contain any mineral resources of statewide or regional importance, and therefore no impact would occur. (DEIR, p. A2-52.) For the same reason, adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in impacts to mineral resources. No new impact would occur.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The Initial Study prepared for the General Plan EIR determined that there are no permitted mining operations within the City that provide locally important mineral resources, and therefore no impact would occur. (DEIR, p. A2-52.) For the

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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Issues:  
 same reason, adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in impacts to locally important mineral resources. No new impact would occur.

XII. NOISE. Would the project result in:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that buildout of the Centennial General Plan’s Land Use Plan would substantially increase the existing noise environment, resulting in noise levels greater than 65 dBA CNEL, the City’s threshold. (DEIR, Impact 5.10-1, Impact 5.10-3, Impact 5.10-4.) The General Plan EIR also identifies Mitigation Measure 10-1 (land use compatibility) which, along with General Plan policies and the City’s Noise Ordinance, would reduce impacts to the extent feasible; however the EIR determined that this impact would remain significant and unavoidable.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in additional noise impacts or additional potential for uses to be subjected to noise above 65 dBA. Mitigation Measure 10-1 would remain in effect and apply to any new development. No new impact would occur.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that implementation of the General Plan could potentially expose sensitive uses to strong levels of groundborne vibration, after considering vibration associated with transportation, railroad, industrial uses, and construction. However, the General Plan EIR determined that Mitigation Measure 10-3 would reduce potential train-related vibration impacts to less than significant, and Mitigation Measure 10-4 would reduce potential vibration for industrial uses to less than significant. Mitigation Measure 10-5 was also identified to address construction related vibration, which would reduce impacts to the extent feasible. However, due to the potential for proximity of construction activities to sensitive uses and potential longevity of construction activities, this impact was determined to remain significant and unavoidable. (DEIR, Impact 5.10-5, Impact 5.10-7.)

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not increase vibration impacts beyond what was already analyzed and disclosed. Although future housing projects may be constructed pursuant to the Housing Element, such projects could also occur without the Housing Element Update and under the Centennial General Plan. The Housing Element policies and programs do not increase the potential for more construction or transportation-related vibration than was already considered. No new impact would occur.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that buildout of the Centennial General Plan’s Land Use Plan would substantially increase the existing noise environment, resulting in noise levels greater than 65 dBA CNEL, the City’s threshold. (DEIR, Impact 5.10-1, Impact 5.10-3, Impact 5.10-4.) However, the General Plan EIR also identifies Mitigation Measure 10-1 (land use compatibility) which, along with General Plan policies and the City’s Noise Ordinance, would reduce impacts to less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in additional noise impacts or additional potential for uses to be subjected to noise above 65 dBA. Mitigation Measure 10-1 would remain in effect and apply to any new development. No new impact would occur.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that construction activities associated with buildout of the individual land uses and projects for implementation of the General Plan would substantially elevate noise levels in the vicinity of noise-sensitive land uses. (DEIR, Impact 5.10-6.) Because construction activities associated with any individual development may occur near

Issues:

noise-sensitive receptors, construction noise impacts were determined to be potentially significant. The General Plan EIR therefore identified Mitigation measure 10-2, requiring implementation of measures such as temporary sound barriers, mufflers, and reducing nonessential idling during construction activities. However, the General Plan EIR determined this impact would remain significant and unavoidable.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in additional noise impacts. Mitigation Measure 10-2 would remain in effect and apply to any new development, including new housing development consistent with the Housing Element. No new impact would occur.

- 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 expose people residing or working in the project area to excessive noise levels?

New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Initial Study for the General Plan EIR determined that there are no public or public use airports in the vicinity of the City, and therefore no impacts relating to airport noise would occur. (DEIR, p. A2-54.) For the same reason, adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in potential impacts. No new impact would occur.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Initial Study for the General Plan EIR determined that there are no private airstrips in the vicinity of the City, and therefore no impacts relating to airport noise would occur. (DEIR, p. A2-54.) For the same reason, adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in potential impacts. No new impact would occur.

XIII. POPULATION AND HOUSING.  
Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that the Centennial General Plan would directly result in population growth within the City. (DEIR, Impact 5.11-1.) The EIR went on to determine that impacts would be less than significant, given that the Centennial General Plan would improve the job-housing balance and is consistent with regional policies and growth projections.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
new or increased population growth impacts because these actions do not propose and will not result in additional development beyond what the Centennial General Plan previously anticipated. No new impacts would occur.				

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Initial Study prepared for the General Plan EIR determined that implementation of the Centennial General Plan would alter the existing land use designations and could displace nonconforming housing with new development. However, it went on to conclude that the General Plan is not expected to displace a substantial number of existing housing, and overall would increase the number of dwelling units within the City, resulting in less than significant impacts. (DEIR, p. A2-55.) For the same reason, the Housing Element Update would not result in additional displacement, and instead includes policies and programs aimed at encouraging and accommodating the provision of safe, affordable housing within the City. No new impact would occur.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Initial Study prepared for the General Plan EIR determined that implementation of the Centennial General Plan would alter the existing land use designations and could displace nonconforming housing with new development. However, it went on to conclude that the General Plan is not expected to displace a substantial

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Issues:  number of persons, and overall would increase the number of dwelling units within the City, resulting in less than significant impacts. (DEIR, p. A2-55.) For the same reason, the Housing Element Update would not result in additional displacement, and instead includes policies and programs aimed at encouraging and accommodating the provision of safe, affordable housing within the City. No new impact would occur.				

XIV. PUBLIC SERVICES. Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) 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: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Fire protection?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The General Plan EIR determined that the Centennial General Plan would increase the requirement for fire protection facilities and personnel. (DEIR, Impact 5.14-1.) However, the City and OCFA would maintain appropriate firefighter staffing, and sufficient revenue would be available for any service improvements as development comes online. Several General Plan policies address the maintenance of adequate fire

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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service. Therefore, impacts were determined to be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not increase potential impacts to fire service, because it will not result in growth beyond what was analyzed in the General Plan EIR, and the City’s policies and procedures for ensuring adequate revenue for service increases, as necessary, would remain in place. No new impact would occur.

Police protection?3

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that the Centennial General Plan would increase the demand for police protection facilities and personnel. (DEIR, Impact 5.14-2.) However, compliance with General Plan policies to provide adequate facilities and emergency services would ensure maintenance of appropriate service levels. Impacts were determined to be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not increase potential impacts to police protection, because it will not result in growth beyond what was analyzed in the General Plan EIR, and the City’s policies for ensuring adequate service levels would remain in place. No new impact would occur.

Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that buildout of the Centennial General Plan would generate approximately 2,394 new students in the Capistrano Unified School District, but that

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>payment of development impact fees would provide funding for new school facilities as needed and impacts would be less than significant. (DEIR, Impact 5.12-3.) Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not increase potential impacts to schools, because any development constructed pursuant to Housing Element policies and programs would also be required to pay development impact fees, consistent with state law. No new impact would occur.</p>				
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The General Plan EIR determined that the Centennial General Plan would increase the use of existing park and recreational facilities, and would result in environmental impacts relating to the provision of new and/or expanded recreational facilities. (DEIR, Impact 5.13-1, 5.13-2.) However, the EIR went on to conclude that that General Plan policies address the need for parks and recreation, and ensure periodic review of the City’s parks and recreational master plan. Impacts would be less than significant.</p>				
<p>Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in any additional impacts to parks, because the residential growth that may occur pursuant to Housing Element policies and programs was already considered as part of the General Plan. Further, General Plan policies relating to parks programming, open space and trails provision, coastal resources access, and access to recreational amenities by residential land uses, would remain in place. No new impact would occur.</p>				

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that buildout in accordance with the Centennial General Plan would generate additional population and therefore increase the need for library services. (DEIR, Impact 5.12-4.) However, additional City and county tax revenues generated from new development would contribute toward the financing of additional library resources, and in addition, City residents have access to the entirety of the Orange County Library system. Therefore, impacts were determined to be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City's density bonus regulations and emergency shelter ordinance, would not result in additional impacts to library facilities, because the development that would occur under the Housing Element was already accounted for within the Centennial General Plan, and any new development would generate new tax revenues that would support needed library resources. No new impact would occur.

XV. RECREATION. Would the project:

a)	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The General Plan EIR determined that the project would increase the use of existing park and recreational facilities, but that General Plan policies address the need for parks and recreation,

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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Issues:

and ensure periodic review of the City’s parks and recreational master plan. (DEIR, Impact 5.13-1.) The EIR determined that impacts would be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in any additional impacts, because the residential growth that may occur pursuant to Housing Element policies and programs was already considered as part of the General Plan. Further, General Plan policies relating to parks programming, open space and trails provision, coastal resources access, and access to recreational amenities by residential land uses, would remain in place. No new impact would occur.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) | Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that the Centennial General Plan would result in environmental impacts relating to the provision of new and/or expanded recreational facilities. (DEIR, Impact 5.13-2.) However, goals, policies and actions in the General Plan, along with existing federal, state, and local regulations, would reduce potential impacts to a level of less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in any additional impacts, because the residential

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Issues:  growth that may occur pursuant to Housing Element policies and programs was already considered as part of the General Plan. Further, General Plan policies relating to parks programming, open space and trails provision, coastal resources access, and access to recreational amenities by residential land uses, would remain in place. No new impact would occur.				

XVI. TRANSPORTATION / TRAFFIC.  
Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR would result in project-related trip generation that would impact levels of service for the existing area roadway system. (DEIR, Impact 5.14-1.) The EIR determined that, without mitigation, implementation of the General Plan Land Use Plan and Mobility and Complete Streets Element would cause several roadway segments and intersections to operate at unacceptable LOS, resulting in significant traffic impacts. As a result, the General Plan EIR identified Mitigation Measures 14-1 and 14-2, which identify intersection improvements that will

Issues:

New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
---	----------------------------------	-------------------------------	-------------------

improve LOS at impacted locations. However, the EIR also determined that right-of-way acquisitions would be required to implement some of these improvements, and acquisition is not guaranteed. Therefore, impacts were considered significant and unavoidable.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in additional increases in impacts at intersections and segments beyond the impacts already identified and disclosed in the General Plan EIR. This is because the Housing Element Update revisions, and the implementation of revisions to the density bonus regulations and emergency shelter ordinance would not result in development beyond that already considered and planned for. No new impact would occur.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that future development accommodated by the Centennial General Plan would not conflict with the applicable congestion management program, because the CMP does not apply within the City. Therefore, no impact would occur. (DEIR, Impact 5.14-2.) Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance,

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
would not change the fact that the CMP does not apply, and therefore adoption of the Housing Element would not lead to any additional impacts. No new impact would occur.				

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

The Initial Study prepared for the General Plan EIR determined that although there are no commercial or private airports in the general vicinity of the City, Camp Pendleton is located south of the City. New development would occur within developed areas and is not expected to result in a change in air traffic patterns, therefore impacts were determined to be less than significant. (DEIR, p. A2-57.) For the same reason, adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not affect air traffic patterns, as any growth developed pursuant to Housing Element policies has already been considered, and would also occur only in urbanized and developed areas. No new impact would occur.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

The General Plan EIR determined that circulation improvements associated with future development that would be accommodated by the General Plan would be designed to adequately address potentially hazardous conditions. (DEIR, Impact

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>5.14-3.) General Plan policies included in the Mobility and Complete Streets Element encourage protection of travelers’ safety, and address potential conflicts between vehicles and bicycles or pedestrians. As a result, the EIR determined impacts would be less than significant. Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in additional conflicts or design hazards, as the Housing Element does not include new traffic-generating uses not considered in the General Plan EIR, and does not control or affect the design and construction of transportation facilities. All General Plan policies relating to the safe design of traffic conditions would remain in effect. No new impact would occur.</p>				
<p>e) Result in inadequate emergency access?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that circulation improvements associated with future development that would be accommodated by the General Plan would be designed to adequately address and allow for emergency access. (DEIR, Impact 5.14-3.) General Plan policies included in the Mobility and Complete Streets Element require balance of emergency response time and evacuation needs with other community concerns, such as urban design and traffic calming. As a result, the EIR determined impacts would be less than significant. Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in additional impacts relating to emergency access, as these actions do not include new traffic-generating uses not considered in the General Plan EIR, and does not control or affect the design and construction of transportation facilities. All General Plan policies, and state and federal

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
regulations, relating to emergency access provision would remain in effect. No new impact would occur.				
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that the Centennial General Plan would not conflict with adopted policies, plans, or programs for alternative transportation modes and would not decrease the safety of alternative transportation. (DEIR, Impact 5.14-4.) The City’s Bicycle and Pedestrian Master Plan establishes implementation of San Clemente’s bikeway system and provides broad recommendations to improve the overall walking environment. Further, implementation of the General Plan would promote the use of alternative transportation modes, by promoting development of new or expanded facilities, safety education, and public transit use. The EIR determined that impacts would be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not affect or inhibit the use of alternative transportation modes, because the proposed revisions only address and encourage the provision of housing resources, consistent with the General Plan as originally analyzed. No new impact would occur.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined the buildout of the Centennial General Plan could result in additional wastewater, but that this wastewater could be adequately treated by the service provider. (DEIR, Impact 5.15-1.) There is sufficient capacity to accommodate the increase in sewer demand citywide, and the increase in proposed sewer flows will not exceed the treatment requirements of the RWQCB. Therefore impacts were determined to be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, will not result in exceedances of wastewater treatment requirements, because any projects developed pursuant to the Housing Element’s programs and policies have already been accounted for in the buildout of the General Plan, and therefore there is sufficient capacity and flows will not exceed treatment requirements. No new impacts would occur.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Issues:

New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
---	----------------------------------	-------------------------------	-------------------

The General Plan EIR determined that no new major sewer upgrades are anticipated or recommended for the Centennial General Plan land uses changes, because existing capacity is adequate for future flows. (DEIR, Impact 5.15-1.) Further, adherence to existing requirements and regulations, such as the completion of a Water Supply Assessment for larger projects, and compliance with the Urban Water Management Planning Act were determined to reduce any potential impacts relating to new water facilities to a level of less than significant. (DEIR, Impact 5.15-2.)

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in the need for construction of new water or wastewater treatment facilities beyond those already accounted for in the General Plan EIR. This is because any projects developed pursuant to the Housing Element’s programs and policies have already been accounted for in the buildout of the General Plan. No new impacts would occur.

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) | Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that existing storm drainage systems are adequate to serve the drainage requirements of the Centennial General Plan, and impacts are less than significant. (DEIR, Impact 5.15-3.) Proposed runoff rates would remain essentially unchanged as compared to existing conditions, and regional drainage systems were found to be adequately sized to

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Issues:  accommodate peak flows. No new storm water drainage facilities are necessary to accommodate buildout of the General Plan.				

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, will also not require additional storm water drainage facilities, because any development constructed pursuant to the Housing Element’s policies and programs has already been accounted for in the General Plan, and therefore storm drainage facilities are adequate. No new impact would occur.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221). | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The General Plan EIR determined that buildout of the Centennial General Plan would result in a reduction of water use compared to existing conditions, and therefore impacts would be less than significant. (DEIR, Impact 5.15-2.)

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City’s density bonus regulations and emergency shelter ordinance, would not result in

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>additional demand for water supplies or entitlements above that considered in the General Plan because the General Plan already considered buildout growth, including future residential development that would be consistent with the Housing Element. No new impact would occur.</p>				
<p>e) 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined the buildout of the Centennial General Plan could result in additional wastewater, but that this wastewater could be adequately treated by the service provider. (DEIR, Impact 5.15-1.) There is sufficient capacity to accommodate the increase in sewer demand citywide, and the increase in proposed sewer flows will not exceed the treatment requirements of the RWQCB. Therefore impacts were determined to be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City's density bonus regulations and emergency shelter ordinance, will not result in exceedances of wastewater treatment requirements, because any projects developed pursuant to the Housing Element's programs and policies has already been accounted for in the buildout of the General Plan. Therefore, there is sufficient capacity and flows will not exceed treatment requirements. No new impacts would occur.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The General Plan EIR determined that existing and/or proposed facilities would be able to accommodate project-generated solid waste and comply with related solid waste regulations. (DEIR, Impact 5.15-4.) Because adequate capacity exists for the foreseeable future, impacts were determined to be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City's density bonus regulations and emergency shelter ordinance, would not result in generation of solid waste above and beyond what was considered in the General Plan EIR, because the development that may occur consistent with the Housing Element was already anticipated. Therefore, no new impact would occur.

g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

The General Plan EIR determined that existing and/or proposed facilities would be able to accommodate project-generated solid waste and comply with related solid waste regulations. (DEIR, Impact 5.15-4.) Because adequate capacity exists for the foreseeable future, impacts were determined to be less than significant.

Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City's density bonus regulations and emergency shelter ordinance, would not result in

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Issues:  conflicts with statutes and regulations related to solid waste, beyond what was considered in the General Plan EIR, because the development that may occur consistent with the Housing Element was already anticipated. Therefore, no new impact would occur.				

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The Initial Study prepared for the General Plan EIR determined that implementation of the Centennial General Plan would involve development of vacant land, intensification of existing land uses, and the introduction of new uses on parcels throughout the City, and these changes have the potential to degrade the quality of the environment. (DEIR, p. A2-60.) However, the adoption of the Housing Element Update has no potential to result in additional biological, cultural, or geological resources beyond those already considered, analyzed, and disclosed in the General Plan EIR. This is because the Housing Element Update and its associated changes to the

Issues:

City's density bonus regulations and emergency shelter ordinance do not allow additional growth beyond what was previously considered, and does not allow growth in new areas, not previously analyzed in the General Plan EIR. No new impact would occur.

	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The Centennial General Plan did not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals, in part because the General Plan included myriad policies and programs aimed at reducing potential future impacts on the environment. These policies include protecting existing resources, increasing mobility and transportation alternatives. Adoption of the Housing Element Update, as well as the implementation of the proposed changes to the City's density bonus regulations and emergency shelter ordinance, also does not have the potential to disadvantage long-term environmental goals, because all these General Plan policies would remain in effect. No new impact would occur.

- c) 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 project, and the effects of probable future projects.)
- 

The Initial Study prepared for the General Plan EIR determined that implementation of the Centennial General Plan and its associated land use changes could result in cumulative impacts. (DEIR, p. A2-60.) However, adoption of the Housing Element Update would not increase the severity of any potential cumulatively considerable impact because the Housing Element does not allow additional growth beyond what was previously considered, and does not allow growth in new areas, not previously analyzed in the General Plan EIR. No new impact would occur.

- d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The Initial Study prepared for the General Plan EIR determined that the Centennial General Plan and its associated land use changes would potentially have harmful effects on the environment which would affect humans directly and indirectly. (DEIR, p. A2-60.) However, adoption of the Housing Element Update would not increase the severity of any potential impacts affecting humans directly or indirectly. This is because the Housing Element does not allow additional growth beyond what was previously considered, and does not allow growth in new areas, not previously analyzed in the General Plan EIR. No new impact would occur.

**Addendum No. 3 to  
Certified Final Environmental Impact Report  
(SCH No. 2013041021) for Centennial  
General Plan**

**Project:  
General Plan Amendment 19-291  
Specific Plan Amendment 19-292**



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Associate Planner II

December 2019

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## **1.0 INTRODUCTION**

The City of San Clemente (“City” or “Lead Agency”) initiated amendments to the Centennial General Plan, known as General Plan Amendment (GPA) 19-291 and Specific Plan Amendment (SPA) 19-292, to achieve consistency with the City’s certified Local Coastal Program Land Use Plan (LUP) pursuant to the California Government Code. This Addendum has been prepared for GPA 19-291 and SPA 19-292 (the “Project”) in accordance with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) (“CEQA”) and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), which allow public agencies to prepare addenda to previously certified or adopted environmental review documents under certain circumstances.

### **1.1 Purpose of the Addendum.**

CEQA requires public agencies to analyze and consider the environmental consequences of their decisions to approve projects over which they exercise discretion. CEQA achieves this objective by requiring agencies to prepare Environmental Impact Reports (EIRs) for projects with the potential to cause significant impacts on the physical environment. EIRs are public documents that assess environmental effects related to the planning, construction, and operation of a project, and indicate ways to mitigate possible environmental damage. An EIR also discloses growth inducing impacts, effects found not to be significant, significant cumulative impacts, and significant impacts that cannot be avoided, if any. The purpose of an EIR is to inform. EIRs are not policy documents and they do not make recommendations on project approval or denial.

Prior to approval of subsequent actions that constitute a “project” under CEQA, the City is required to determine whether the environmental effects of such actions are within the scope covered by the certified EIR, and whether additional environmental analysis is required. If the agency finds that, pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162, the project would not: (1) result in new effects and (2) would not substantially increase the severity of previously identified significant effects, then no supplemental or subsequent EIR is required. Moreover, according to State CEQA Guidelines Section 15183, a project that is consistent with a development density in existing zoning, community plan, or general plan 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. According to State CEQA Guidelines Section 15164, the lead agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions in State CEQA Guidelines 15162 have occurred.

Pursuant to Public Resources Code, Section 21166, and State CEQA Guidelines, Sections 15162 and 15164, Subdivision (a), the Lead Agency has prepared a Modified Initial Study to determine if a subsequent EIR would be required. A copy

of the Modified Initial Study Checklist is attached hereto as Appendix A. The attached Modified Initial Study/Environmental Checklist uses the standard environmental checklist categories provided in Appendix G of the State CEQA Guidelines, but provides answer columns for evaluation consistent with the considerations listed under State CEQA Guidelines Sections 15162, subdivision (a), and 15164.

Based on the analysis contained below and in Appendix A of this Addendum, the City determined a supplemental or subsequent EIR is not required. The changes associated with GPA 19-291 and SPA 19-292 are not substantial. There are no new significant impacts resulting from the land use, policy and map changes, and there would not be a substantial increase in the severity of previously identified environmental impacts. In addition, the changes with respect to the circumstances under which the project would be undertaken would not result in new or more severe environmental impacts.

## **1.2 Background.**

Following an update of the City's General Plan, in 1993 the City adopted the Pier Bowl Specific Plan to provide a framework and regulations for improvements to revitalize the Pier Bowl area and address issues identified by the community. The Specific Plan includes development standards, design guidelines, and procedures to implement the goals, policies, and objectives of the City's General Plan, and the California Coastal Act because the Pier Bowl area is entirely within the coastal zone. The Specific Plan also describes existing conditions of the Pier Bowl area, such as circulation, coastal access, recreational facilities, and historic structures. See Figure 1 on page 4 for a vicinity map of the Pier Bowl Specific Plan.

On February 4, 2014, the City Council: A) approved the Centennial General Plan ("General Plan"), B) certified Final Environmental Impact Report (FEIR) State Clearinghouse (SCH) No. 2013041021 ("EIR"); C) approved a mitigation monitoring program; D) and adopted a statement of overriding considerations for the significant, unavoidable adverse environmental impacts identified in the EIR, namely Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic.

The City's General Plan Strategic Implementation Program (SIP) sets priorities for implementation measures to accomplish the General Plan's goals over time. This includes amendments to the Zoning Code (San Clemente Municipal Code Title 17 ("Zoning")), Specific Plans, and Local Coastal Program (LCP) Land Use Plan (LUP); that make development standards, land uses, maps, regulations, and other related contents integrated, internally consistent, and compatible with the General Plan, pursuant to California Government Code Sections 65300.5, 65359, and 65454; by cleaning up errors, making clarifications, and correcting inconsistencies.

On November 3, 2015, the City Council adopted General Plan Amendment (GPA) 15-049 and certified EIR Addendum No. 1, pursuant to CEQA Guidelines Section 15164(b). The GPA clarified General Plan text and graphics, added and improved

maps, and made changes to land use designations, standards, and policies. These changes reduced the development intensity or density of General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units. The amended build-out projections reduced traffic by more than 12,629 daily trips with a corresponding decrease in air emissions, greenhouse gas emissions, and roadway noise impacts.

On September 5, 2017, the City Council adopted General Plan Amendment (GPA) 15-331 and approved EIR Addendum No. 2 for the approval of the City's 2013-2021 Housing Element Update. GPA 15-331 did not change the General Plan build-out projections studied and mitigated in the General Plan EIR and Addendum No. 1.

On February 8, 2018, the California Coastal Commission (CCC) approved a comprehensive update to the City's Local Coastal Program (LCP) Land Use Plan (LUP) with suggested modifications (Major LCP Amendment No. 1-16 (LCP-5-SCL-16-0012-1)) that included: A) changing the land use designation of two parcels on Coronado Lane in the Pier Bowl area from Residential High (RH) to Mixed Use 4 (MU 4) and adding the Visitor-Serving Commercial District Overlay (VSCD). The VSCD is known as the Pedestrian Overlay in the General Plan. The Assessor's Parcel Number ("APN") of the two affected parcels are 692-022-09 (119 Coronado Lane) and 936-960-01, 936-960-02 and 936-960-03 (one parcel with three APNs at 512 Monterey Lane); and B) removing the VSCD on public designated parcels in the Pier Bowl.

At the public hearing on June 12, 2018, the City Council adopted Resolution No. 18-19 approving the comprehensive LUP update, and on August 10, 2018, the California Coastal Commission certified the comprehensive LUP update. These actions reversed land use change no. 28 in GPA 15-049 and EIR Addendum No. 1 approved by the City Council on November 3, 2015, which had previously changed the land use designation of the two parcels on Coronado Lane from MU4 to RH.

### **1.3 Public Review.**

This Addendum need not be circulated for public review prior to adoption (State CEQA Guidelines, § 15164). Rather, the City will consider this Addendum at a public hearing with the originally certified General Plan EIR prior to making an approval decision regarding the project. Beyond posting notice in a local newspaper, owners of parcels where land use changes are proposed were mailed notice and various community groups were informed of public hearings.

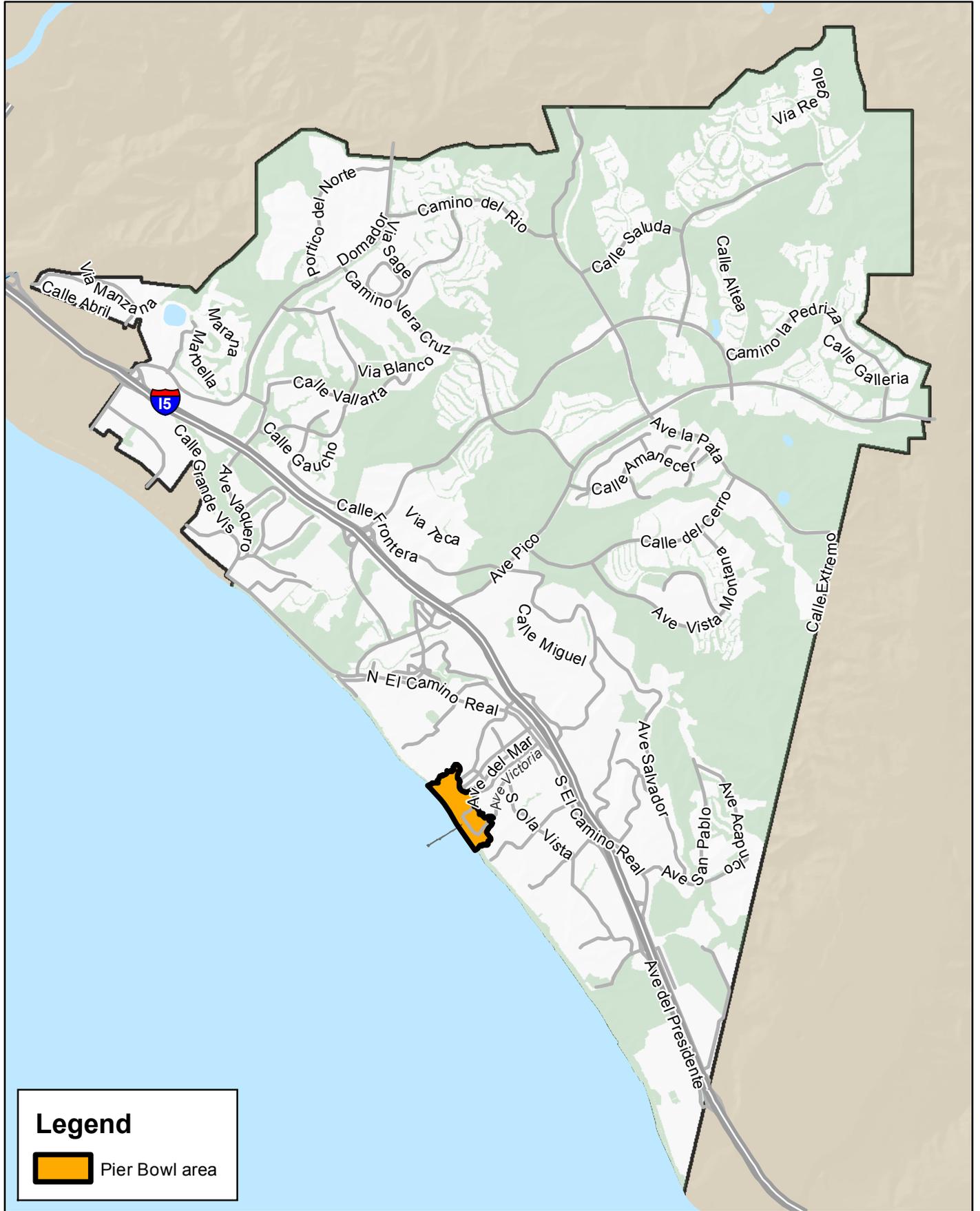
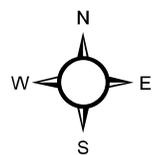


Figure 1  
Vicinity Map



## 2.0 PROJECT DESCRIPTION

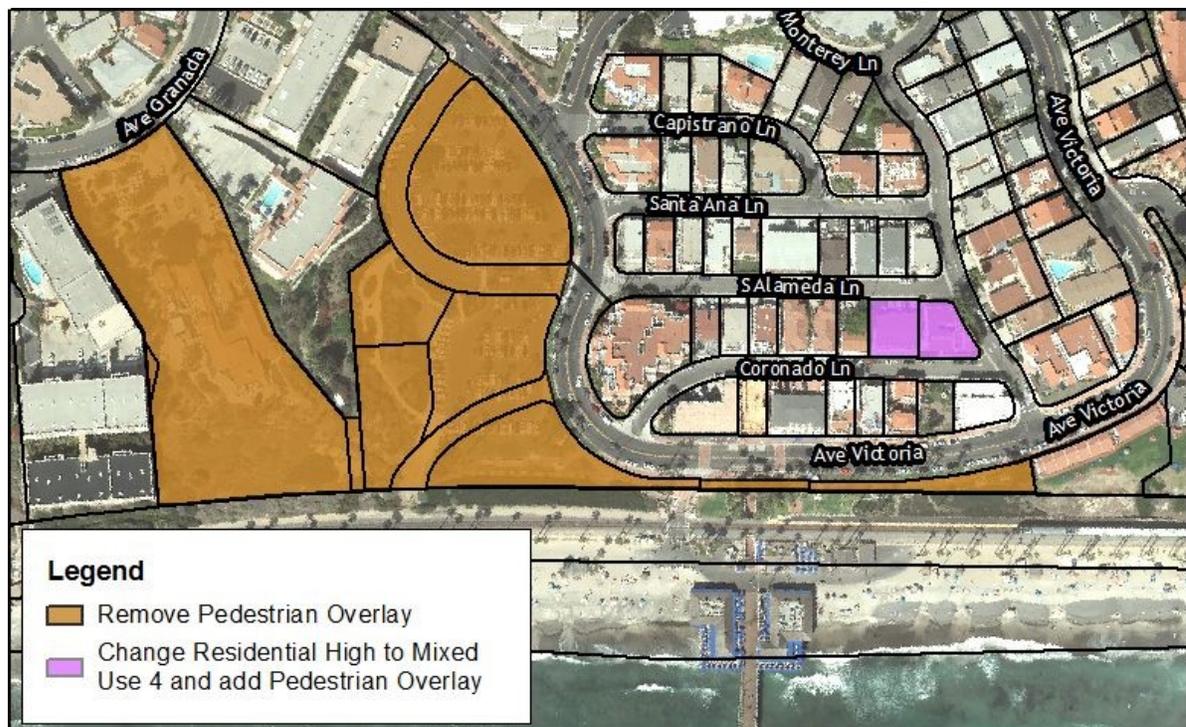
### 2.1 General Plan Amendment

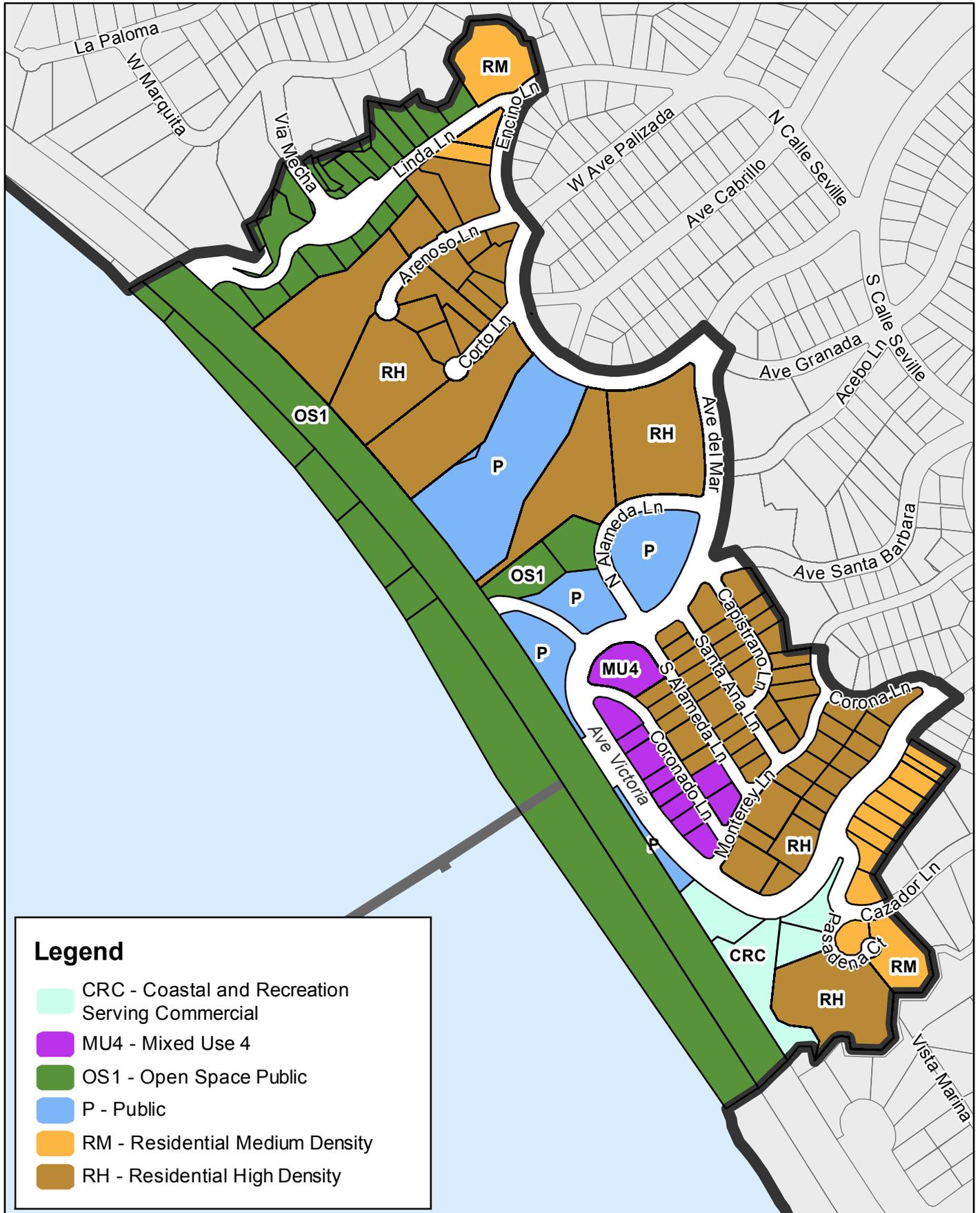
General Plan Amendment (GPA) 19-291 changes land use and overlay designation of properties to achieve consistency between the General Plan and LUP, pursuant to the California Government Code. This amendment modifies maps only; no text changes to the General Plan are proposed. The proposed amendments are summarized and shown in Table 1 and Figure 2 below. On pages 6 and 7, Figures 3 and 4 show the proposed General Plan land use designations and Overlays.

**Table 1 – Summary of GPA 19-291**

General Plan References	Comments
Land Use Element, Figure LU-1A Land Use and Figure LU-3D Commercial and Mixed Use – Pier Bowl	Changed land use designation of two parcels on southeast end of block of Avenida Coronado Lane from Residential High (RH) to Mixed Use 4 (MU4) and add the Pedestrian Overlay ( <i>See purple shaded parcels in Figure 1 below</i> )
Land Use Element, Figure LU-1B Overlays and Figure LU-3D Commercial and Mixed Use – Pier Bowl	Removed Pedestrian Overlay from Public and Open Space designated parcels in the Pier Bowl, including the Casa Romantica, municipal parking lots, and Parque Del Mar along Avenida Victoria. ( <i>See brown shaded parcels in Figure 1</i> )
Glossary	Added definition “Spanish Colonial Revival” to clarify meaning of term

**Figure 2 – Map of Land Use and Overlay Changes**



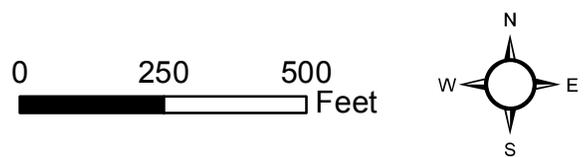


**Legend**

- CRC - Coastal and Recreation Serving Commercial
- MU4 - Mixed Use 4
- OS1 - Open Space Public
- P - Public
- RM - Residential Medium Density
- RH - Residential High Density



Figure 3  
**General Plan  
 Land Use**



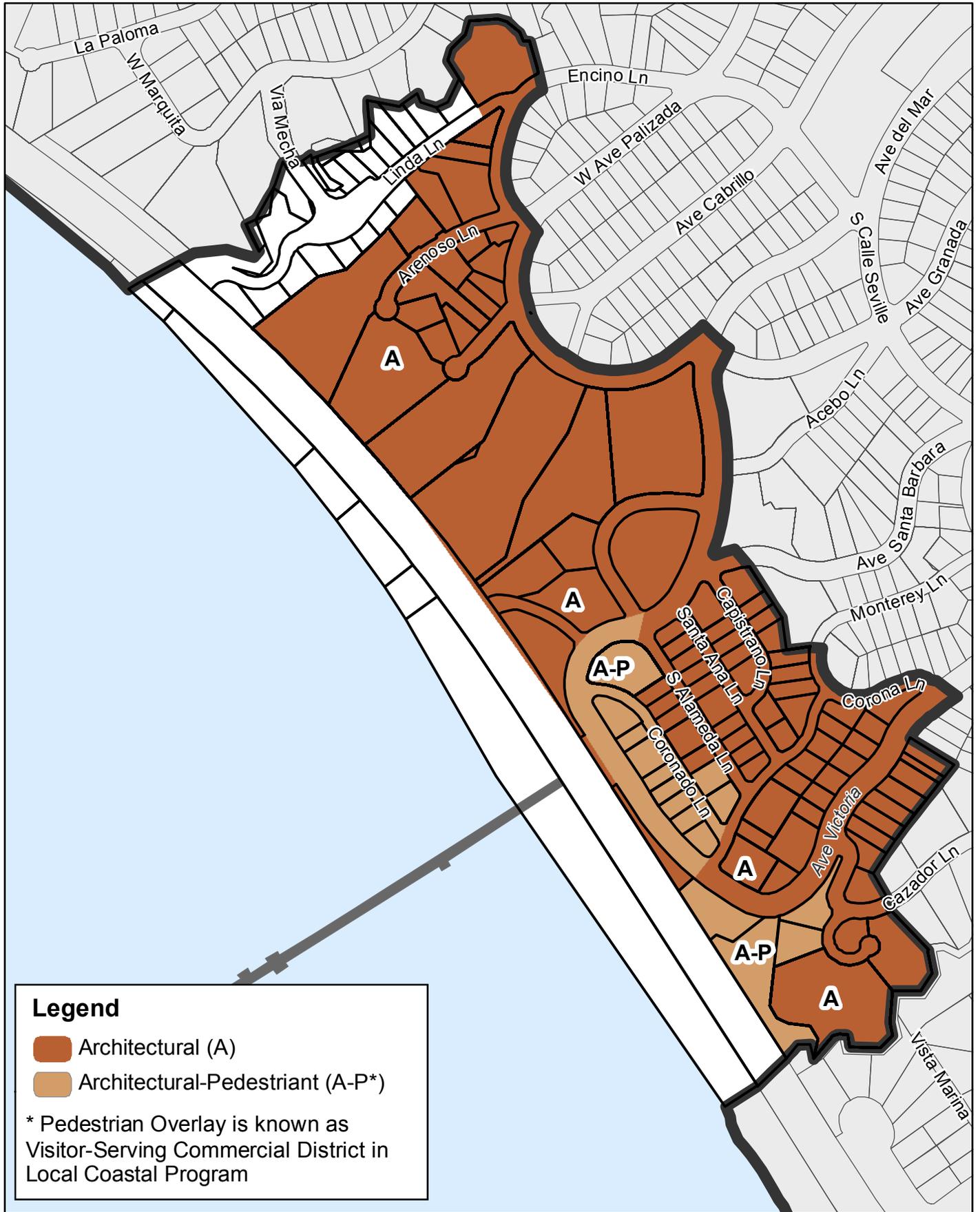
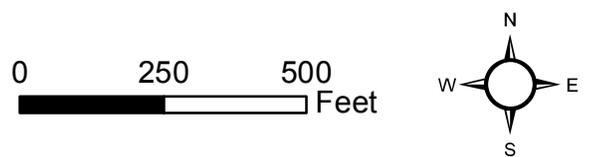


Figure 4  
**General Plan  
Overlays**



## **2.2 Specific Plan Amendment 19-292, Pier Bowl Specific Plan Update**

Specific Plan Amendment (SPA) 19-292 updates development standards, land use classifications, design guidelines, and procedures for consistency with goals, policies, land uses, and standards adopted in updates of the City's General Plan and LCP. The Specific Plan updates are necessary to implement the General Plan and LCP pursuant to California Government Code Sections 65300.5, 65359, and 65454, consistent with findings in the General Plan Program EIR. The amendments clean up errors, make clarifications, correct inconsistencies, improve the Specific Plan's format and organization, and update descriptions of the Pier Bowl existing uses, circulation, coastal access, recreational facilities, cultural facilities, and other topics. See below for a high-level summary of changes proposed for consistency with the General Plan and LUP. The amended Specific Plan would allow development and uses consistent with what was evaluated in the EIR, except for the proposed GPA analyzed in this Addendum,. On pages 9 and 10, Figures 5 and 6 show the proposed land use classifications and Overlays in the amended Pier Bowl Specific Plan.

### **2.2.1 Parking standards**

Off-street parking standards were updated in the Visitor-Serving Commercial District (VSCD) to be consistent with other pedestrian areas of the City, like the downtown core, and a parking standard was added to credit adjoining on-street spaces. With a Conditional Use Permit, parking waiver provisions are added to the Robison property and Beachcomber Motel in the Coastal and Recreation Commercial (CRC) areas. If required findings are met, waivers may be approved in instances where an adaptive reuse of the historic structures will be compatible with resources, implement policies for visitor-serving commercial uses, and available public parking is found adequate.

### **2.2.2 Architectural standards**

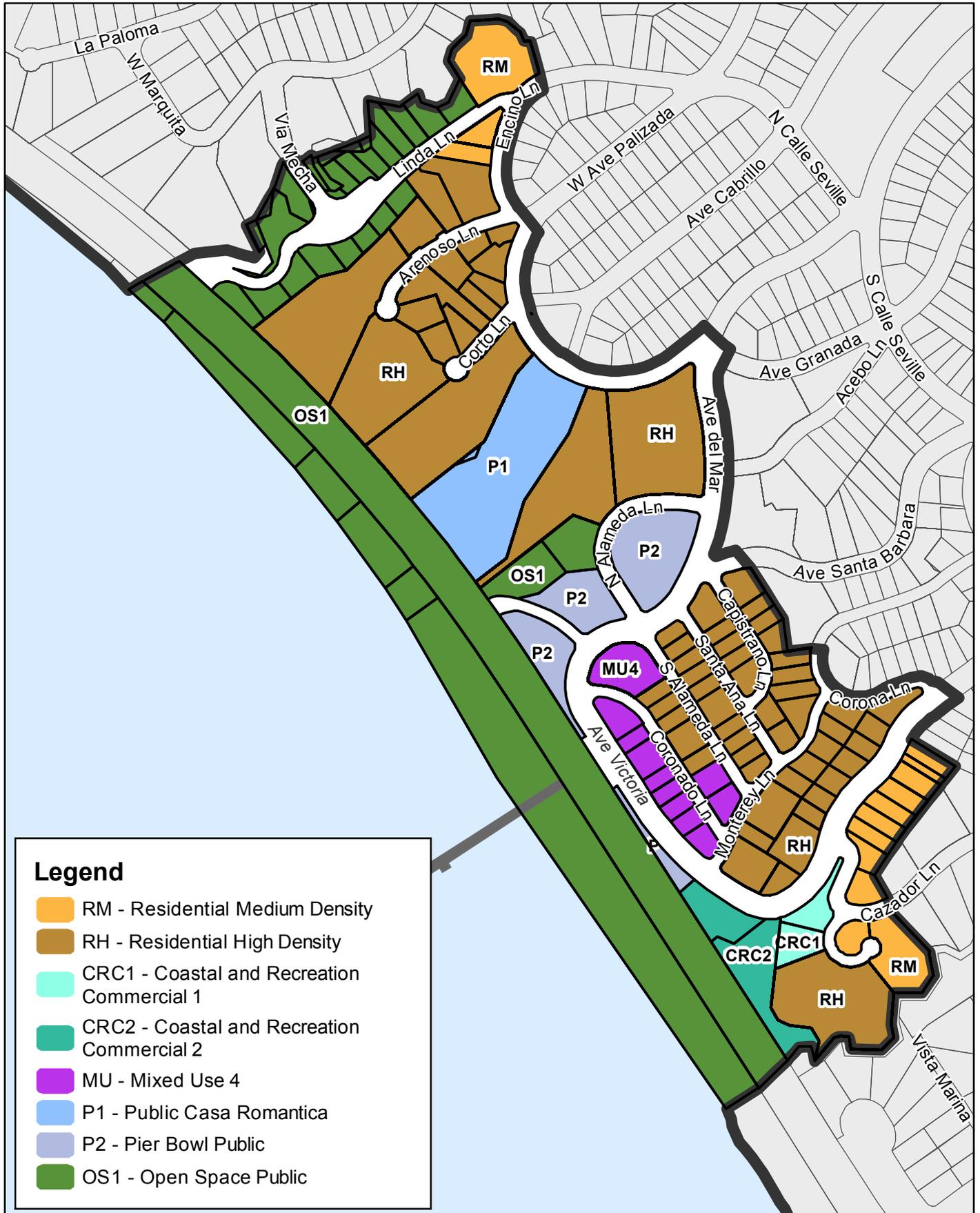
Architectural requirements are updated according to General Plan policies for historic structures with distinctive architecture other than Spanish Colonial Revival (SCR). For these structures, projects may maintain and enhance existing architecture.

### **2.2.3 Marine safety headquarters**

Open space standards are updated to be consistent with policies that call for a relocation of marine safety headquarters facility when a suitable and feasible site becomes available.

### **2.2.4 Plant and street tree selection criteria**

Plant selection criteria and streetscape tree lists were updated for consistency with policies that encourage native species. These updates were done with emphasis on maintaining community character.

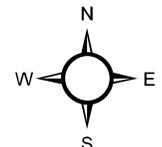


**Legend**

- RM - Residential Medium Density
- RH - Residential High Density
- CRC1 - Coastal and Recreation Commercial 1
- CRC2 - Coastal and Recreation Commercial 2
- MU - Mixed Use 4
- P1 - Public Casa Romantica
- P2 - Pier Bowl Public
- OS1 - Open Space Public



Figure 5  
**Specific Plan**  
**Land Use Areas**



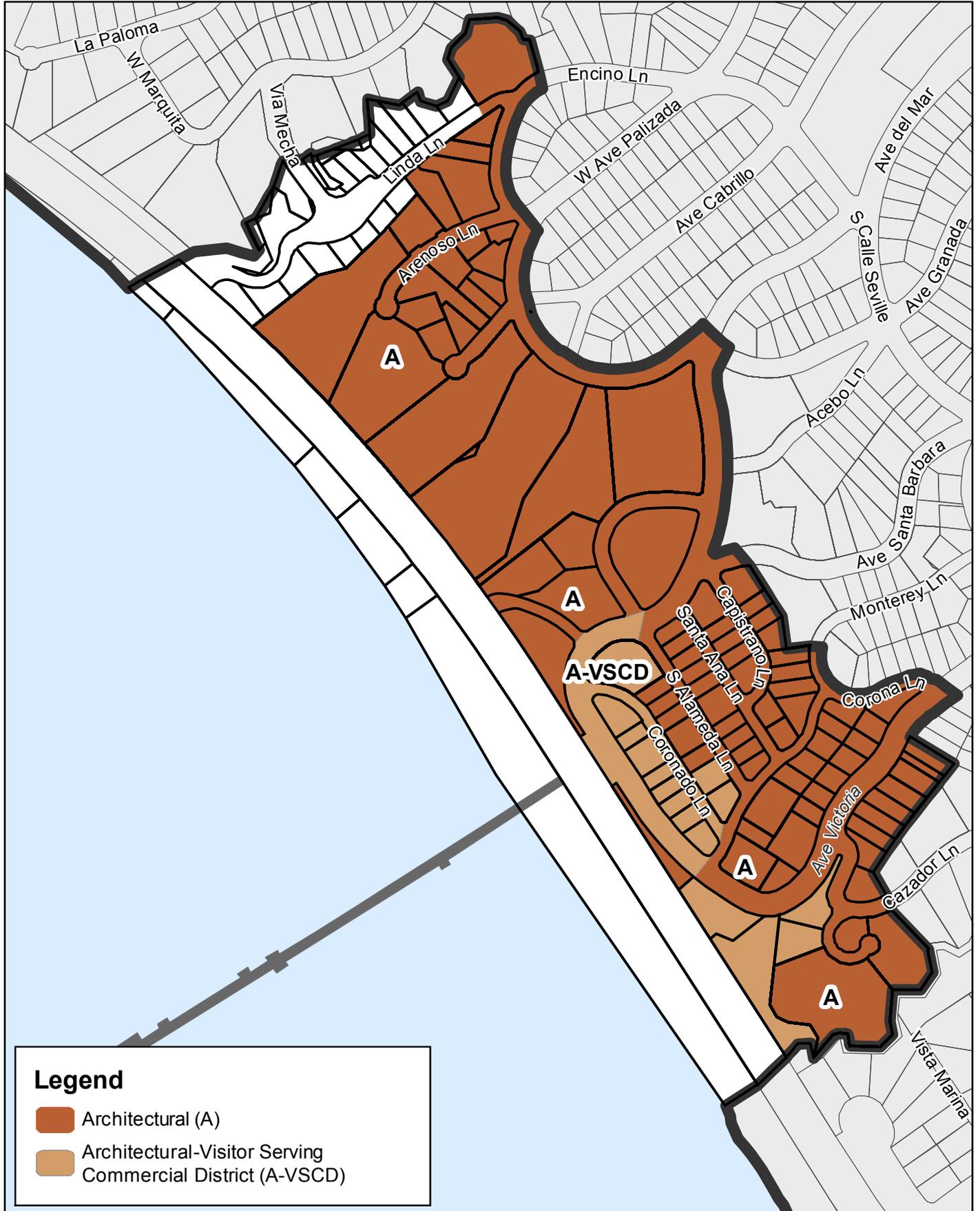
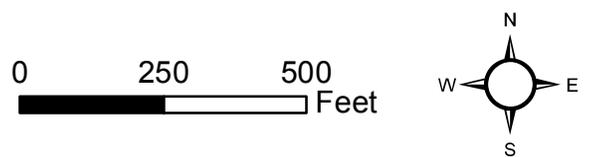


Figure 6  
Specific Plan  
Overlays



### **3.0 CEQA FINDINGS**

The City conducted an environmental review in conformance with CEQA and the State CEQA Guidelines and determined the Project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the previously certified EIR. Therefore, an addendum may be prepared, pursuant to CEQA Guidelines Section 15164(b), as minor technical changes or additions to be made to the EIR to reflect the Project. Addendum No. 3 has been prepared per Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15164, based on the following conclusions.

#### **3.1 No Major EIR Revisions Required Due to Environmental Effects**

There are no substantial changes proposed in the Project which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, in that:

1. The Initial Study for the General Plan EIR found the implementation of the General Plan will not result in impacts to Agricultural and Forestry Resources and Mineral Resources, so no additional discussion of these two impact categories or mitigation was necessary in the EIR. The Project does not change these previous conclusions. The Project does not create new significant environmental effects to these categories or change the circumstances in which the Initial Study was completed to require major revisions to previous analysis. The City continues to have no farmland or known mineral resource areas.
2. The Project does not create new significant environmental effects or substantially increase environmental effects found to be less than significant or less than significant with mitigation in the EIR with mitigation: Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Population/Housing, Public Services, Recreation, and Utilities/Service Systems. The Project does not significantly change the circumstances and assumptions in which the EIR was completed and the Project is consistent with the environmental impact analysis, findings, and mitigation in the EIR; as described in the Modified Initial Study Checklist in Appendix A.
3. The Project does not increase unavoidable significant impacts identified in the EIR, which were Air Quality, Greenhouse Gas Emissions, Noise, and Transportation/Traffic; in that:
  - a. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of

commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The land use change would add approximately 240 net new daily traffic trips. This additional growth would generate emissions and roadway noise. However, the Project is within the scope of impacts identified and mitigated in the EIR. In 2015, the City adopted General Plan Amendment (GPA) 15-031 that reduced the General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units. This reduced development-related impacts, including traffic, air quality, greenhouse gas emissions, and noise impacts. The amended build-out projections reduced traffic by more than 12,629 daily trips and decreased air emissions to an extent that more than offsets impacts from the project. Considering the prior buildout reductions and proposed land use change, the Project reduces the General Plan build-out in the EIR by 1,670,260 commercial square feet and reduces daily traffic trips by 12,389. Therefore, the Project shifts impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan would more than offset project-level impacts. Therefore, the Project does not increase impacts previously found to be significant and unavoidable, and prior mitigation measures remain feasible to minimize impacts.

- b. The Project removes the Pedestrian Overlay from public designated parcels to be consistent with the underlying land use designation of properties intended for public facility uses, not pedestrian-oriented, visitor-serving commercial uses encouraged by Pedestrian Overlay policy. This change does not change the type, density, or height of development on the affected parcels so this portion of the Project does not change the circumstances and assumptions in which the EIR was completed. These amendments are consistent with the environmental impact analysis, findings, and mitigation in the EIR.
- c. The type and extent of construction activities and the operational characteristics of the General Plan as amended would not differ substantially from what was previously evaluated in the EIR. Therefore, the Project would not change the analysis or conclusions regarding cumulative impacts, and the finding of less than significant cumulative impacts made in the EIR would also apply to this Addendum.
- d. The proposed Specific Plan amendments are necessary to make development standards, land uses classifications, design guidelines, and procedures in the Pier Bowl Specific Plan consistent and compatible with goals, policies, land uses, and standards in the City's General Plan and LCP; pursuant to California Government Code Section 65300.5. Therefore, the Project updates the Specific Plan to be consistent with the environmental analysis and mitigation in the EIR and Addenda.

### **3.2 No Major EIR Revisions Required Due to Change in Circumstances**

There are no substantial changes that have or will occur with respect to the circumstances under which the Project is undertaken which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, for reasons detailed in Section 3.1 above.

### **3.3 No New Information of Substantial Importance**

There is no new information of substantial importance known and could have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, in that:

1. The key circumstances and assumptions to which the EIR was completed have not changed. The amendments are consistent with the environmental impact analysis, findings, and mitigation in the EIR; and
2. Mitigation measures in the EIR Mitigation Monitoring and Reporting Program shall be incorporated as feasible mitigation measures for the project.

### **3.4 EIR Addendum is Appropriate Documentation**

Although there are no substantive changes to the Project, an addendum is appropriate because the Project involves minor changes and new information related to the Centennial General Plan (State CEQA Guidelines §§15162, 15164). This information does not constitute substantial changes to the Project or the circumstances due to the involvement of significant environmental effects or a substantial increase in the severity of previously identified significant effects. Similarly, subsequent consideration does not constitute new information that would show new effects or substantially more severe effects. Likewise, there are no known mitigation measures that would in fact be feasible or that would substantially reduce significant effects that the Project proponent has declined to adopt. Furthermore, there have been no other changes, evidence or new information, which would require revisions to the previous certified EIR. In accordance with State CEQA Guidelines Section 15164, this Addendum to the certified Centennial General Plan EIR is the appropriate environmental document for the proposed Project.

**Appendix A**

**MODIFIED INITIAL STUDY CHECKLIST**

## Modified Initial Study Checklist

NEW SIGNIFICANT ENVIRONMENTAL EFFECTS OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS CEQA DOCUMENT. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality              |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology / Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality          | <input type="checkbox"/> Land Use / Planning      |
| <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population / Housing     |
| <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Greenhouse Gases         |

DETERMINATION (To be completed by the Lead Agency): On the basis of this initial evaluation:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR adequately discusses the potential impacts of the project without modification.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.



Signature \_\_\_\_\_  
Christopher Wright

10/30/2019

Date \_\_\_\_\_  
City of San Clemente

Printed Name \_\_\_\_\_

For \_\_\_\_\_

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A finding of “No New Impact/No Impact” means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except "No New Impact/No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No New Impact/No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No New Impact/No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) A finding of “New Mitigation is Required” means that the project have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.
- 3) A finding of “New Potentially Significant Impact” means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.
- 4) A finding of “Reduced Impact” means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will reduce a significant impact identified in the previously prepared environmental document.
- 5) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.
  - c) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.
  - d) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.
- 7) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 8) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 9) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

- 10) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question;
  - b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and
  - c) the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
1. AESTHETICS. Would the project:					
a) Have a substantial adverse effect on a scenic vista?	EIR Page 5.1-11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	EIR Page 5.1-12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	EIR Page 5.1-15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	EIR Page 5.1-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION**

(a) No New Impact.

The EIR found the implementation of the General Plan would not substantially alter scenic vistas in San Clemente and no significant impacts relating to scenic vistas would occur. Development is required to comply with regulations in the Municipal Code, General Plan policies, and other City policies that protect scenic vistas.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The two developed “infill” parcels are in the Pier Bowl focus area of the General Plan with sloped topography down to the ocean and properties that are mostly built out and graded. The parcels are not adjacent to a designated public view corridor. The two parcels are located at the south end of a block adjacent to Residential High density designated properties to the east and south and across Coronado Lane from Mixed Use parcels fronting Avenida Victoria to the west. See Figures 1 and 5 in the Addendum for maps of the subject parcels and surrounding land use designations. The adjacent Residential High density properties to the east and south are allowed to have a higher 45-foot maximum height limit and are at a higher grade on the hillside from the subject parcels. The Project maintains the maximum 30-foot height limit on the properties so future development would have smaller scale and be lower than the adjacent residentially designated properties, which means the project does not have potential to obstruct views of the ocean from view corridors and surrounding properties in general. The parcels are not adjacent to a public view corridor designated in the General Plan. The Project maintains General Plan policies or Municipal Code standards for the protection of scenic vistas. For approval of development, the City must find a proposal is in character with the area and consistent with design guidelines that consider building size, architecture, and massing impacts. Additionally, the Pier Bowl Specific Plan requires projects to be evaluated for compatibility with public view corridors. Therefore, the Project would have no new impacts on scenic vistas.

(b) No New Impact.

The EIR found the implementation of the General Plan would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within state scenic highways.

The Project makes no changes to the land use designation and standards of parcels within or adjacent to a state scenic highway or scenic corridor identified in the General Plan. Therefore, the Project has no new impact on scenic highways or City designated scenic corridors.

(c) No New Impact.

The EIR found the implementation of the General Plan does not substantially degrade the existing visual character or quality of the City or its neighborhoods and no significant impacts would occur. Development is required to comply with regulations in the Municipal Code, General Plan policies, and other City policies that protect visual quality and compatibility of a proposal with surrounding properties.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The two developed “infill” parcels are in the Pier Bowl focus area of the General Plan with sloped topography down to the ocean and properties that are mostly built out and graded. The parcels are not adjacent to a designated public view corridor. The two parcels are located at the south end of a block adjacent to Residential High density designated properties to the east and south and across Coronado Lane from Mixed Use parcels fronting Avenida Victoria to the west. See Figures 1 and 5 of the Addendum for maps of the subject parcels and surrounding land use designations. The adjacent Residential High density properties to the east and south are allowed to have a higher 45-foot maximum height limit and are at a higher grade on the hillside from the subject parcels. The Project maintains the maximum 30-foot height limit on the properties so future development would have smaller scale and be lower than the adjacent residentially designated properties, which means the Project does not have potential to obstruct views of the ocean from view corridors and surrounding properties in general. The subject parcels would have a land use designation, zoning standards, allowed uses, and density that is similar to the character and intended use of Mixed Use properties to the west on Avenida Victoria. The Project maintains General Plan policies or Municipal Code standards for architecture, neighborhood compatibility, visual impacts, and urban design. For approval of development, the City must find a proposal is in character with the area and consistent with design guidelines that consider building size, architecture, and massing impacts. Therefore, the Project has no new impacts on the visual character of surroundings.

(d) No New Impact.

The EIR found the General Plan Land Use Plan would generate new sources of light and glare that could affect day or nighttime views in the City, but adherence to regulations, design guidelines, and policies would ensure light and glare from new development and redevelopment would be minimized so that significant impacts would not occur. Development must comply with, be consistent with design guidelines, and be consistent with General Plan policies that address light and glare, require lighting to be shielded and directed away from other properties, and meet additional “dark sky” restrictions aimed at avoiding light pollution.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow commercial uses in structures but not increase the maximum height limit or general intensity of development in the area. As a result, it is not expected the Project would increase the potential for light trespass and pollution beyond what is allowed and addressed by General Plan policies, design guidelines, and Municipal Code standards. Therefore, the Project is not expected to have new impacts on light glare and trespass.

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>1. AGRICULTURE AND FOREST RESOURCES. 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California</p>					

Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:

- |  |   |                          |                          |                                     |                          |
|--|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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?   | Initial Study<br>EIR Appendix<br>A, Page 38 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | Same as above                               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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))? | Same as above                               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | Initial Study<br>EIR Appendix<br>A, Page 39 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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?   | Initial Study<br>EIR Appendix<br>A, Page 39 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*DISCUSSION*

(a) No New Impact.

In the EIR Initial Study, Agricultural and Forest Resources were not found to be significantly affected by the General Plan so no discussion of the issue was required in the EIR and no mitigation measures were necessary. When the EIR was prepared, there were no farmland areas within the City identified as Prime Farmland, Unique Farmland of Statewide Importance as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. These circumstances have not changed. Therefore, the Project would have no new impact.

(b) No New Impact.

In the EIR Initial Study, Agricultural and Forest Resources were not found to be significantly affected by the General Plan so no discussion of the issue was required in the EIR and no mitigation measures were necessary. When the EIR was prepared, there were no areas in San Clemente zoned for agricultural use or parcels under a Williamson Act contract. These circumstances have not changed. Therefore, the Project would have no new impact.

(c) No New Impact.

In the EIR Initial Study, Agricultural and Forest Resources were not found to be significantly affected by the General Plan so no discussion of the issue was required in the EIR and no mitigation measures were necessary. The General Plan did not rezone or conflict with existing zoning of forest land or timberland defined by the Public Resources Code. When the EIR was prepared, there were no areas designated for forest land or timberland production or resource management. These circumstances have not changed. Therefore, the Project would have no new impact.

(d) No New Impact.

In the EIR Initial Study, Agricultural and Forest Resources were not found to be significantly affected by the General Plan so no discussion of the issue was required in the EIR and no mitigation measures were necessary. When the EIR was prepared, State and county maps of wildlife habitats compiled by the California Department of Forestry and fire Protection do not identify forest uses within the City. These circumstances have not changed. Therefore, the Project would have no new impact.

(e) No New Impact.

In the EIR Initial Study, Agricultural and Forest Resources were not found to be significantly affected by the General Plan so no discussion of the issue was required in the EIR and no mitigation measures were necessary. As discussed above, the City has not agricultural resources so implementation of the General Plan would not convert forest uses to non-forest use. Therefore, the Project would have no new impact.

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
3. AIR QUALITY. 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?	EIR Pages 5.2-17 to 5.2-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	EIR Pages 5.2-17 to 5.2-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	EIR Pages 5.2-17 to 5.2-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	EIR Pages 5.2-19 to 5.2-20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	EIR Page 5.2-22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION:*

(a) No New Impact.

The EIR found the General Plan would be inconsistent with the Air Quality Management Plan because air pollutant emissions associated with build-out of the City would cumulatively contribute to the nonattainment designations in the South Coast Air Basin (SoCAB) and build-out increase population and employment estimates not included in the regional emissions inventory when the General Plan was prepared. The EIR includes mitigation measures to reduce the significance of impacts for the General Plan build-out.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows

residential uses only. The land use change would add approximately 240 net new daily traffic trips. This additional growth would generate emissions that would contribute to the nonattainment designations in the AQMP. However, the Project is within the scope of impacts identified and mitigated in the EIR. In 2015, the City adopted General Plan Amendment (GPA) 15-031 that reduced the General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units. This reduced development related impacts, including air quality. The amended build-out projections reduced traffic by more than 12,629 daily trips and decreased air emissions to an extent that more than offsets impacts from the project. Considering the prior buildout reductions and proposed land use change, the Project reduces the General Plan build-out in the EIR by 1,670,260 commercial square feet and reduces daily traffic trips by 12,389. Therefore, the Project shifts impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan would more than offset air quality air pollution emissions associated with the Project. As a result, the Project has no new impacts or reduces impacts in the EIR; and prior mitigation measures remain feasible.

(b) No New Impact.

The EIR found the General Plan would have significant construction related air quality impacts associated with development of the Land Use Plan. Information regarding specific development projects, soil types, and the locations of receptors would be needed in order to quantify the level of impact associated with construction activity. Due to the scale of development activity associated with buildout of the proposed Land Use Plan, the EIR found buildout emissions would likely exceed the SCAQMD regional significance thresholds. In accordance with the SCAQMD methodology, emissions that exceed the regional significance thresholds would cumulatively contribute to the nonattainment designations of the SoCAB.

The Project changes two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The land use change would not increase the maximum height limit or general intensity of development in the area so construction level activities for a project on the subject parcels is expected to be within the impacts identified and mitigated in the EIR. Nevertheless, there is potential for the land use change to produce new construction related air quality impacts. However, several land use changes were adopted in 2015 that reduced the General Plan build-out and this reduction of development potential would more than offset air quality impacts associated with the project. Therefore, the Project has no new impacts or reduces impacts in the EIR; and prior mitigation measures remain feasible.

(c) No New Impact.

The EIR found the General Plan buildout would generate long-term emissions that would exceed the SCAQMD's significance thresholds and would cumulatively contribute to the nonattainment designations of the SOCAB. General Plan policies and implementation actions require future development to apply SCAQMD air quality mitigation measures and reduce air quality impacts to the extent feasible. However, the EIR found future development projects could exceed the SCAQMD regional emissions thresholds. Therefore, operational-related air quality impacts associated with future development of the proposed General Plan were found to be significant.

The Project changes two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The land use change would add approximately 240 net new daily traffic trips. This additional growth would generate long-term emissions that would contribute to the nonattainment designations. Nevertheless, there is potential for the land use change to produce new emissions. However, several land use changes were adopted in 2015 that reduced the General Plan build-out and this reduction of development potential would more than offset air quality impacts associated with the Project. Therefore, the Project has no new impacts or reduces impacts in the EIR; and prior mitigation measures remain feasible.

(d) No New Impact.

The EIR found the General Plan would have significant air quality impacts from placement of sensitive land uses near major pollutant sources, such as within the vicinity of freeways, distribution centers, rail yards, ports, refineries, chrome-plating facilities, dry cleaners, and gasoline-dispensing facilities. Specifically, the EIR stated new development allowed in the General Plan Land Use Plan within 500 feet of Interstate 5 (I-5) with more than 100,000 vehicle trips per day has the potential to expose sensitive receptors to substantial pollutant concentrations from diesel exhaust. In accordance with CEQA, new development would be required to assess the localized air quality impacts from placement of new sensitive uses within the vicinity of air pollutant sources. In addition, Policy NR-5.01 would reduce impacts for future development projects to the extent feasible. However, sensitive receptors could be exposed to substantial pollutant concentrations near major sources of air pollutants in the absence of mitigation.

Additionally, the EIR found the General Plan buildout would generate new sources of criteria air pollutants and Toxic Air Contaminants (TACs) in the City from area/stationary sources and mobile sources, and the operation of new land uses consistent with the General Plan Land Use Plan. The new emissions could potentially be near existing sensitive receptors, including additional truck usage and rail activities, and vehicle congestion from growth. Land uses that have the potential to be substantial stationary sources that would require a permit from SCAQMD for emissions of TACs include industrial land uses, such as chemical processing facilities, chrome-plating facilities, dry cleaners, and gasoline-dispensing facilities. Emissions of TACs would be controlled by SCAQMD through permitting and would be subject to further study and health risk assessment prior to the issuance of any necessary air quality permits under SCAQMD Rule 1401. Because the nature of those emissions cannot be determined at this time and they are subject to further regulation and permitting, the EIR did not include a detailed analysis but the emissions were considered a potentially significant impact of the General Plan. In addition to stationary/area sources of TACs, warehousing operations could generate a substantial amount of diesel particulate matter emissions from off-road equipment use and truck idling. In addition, some warehousing and industrial facilities may include rail operations involving switch or main line locomotive activities.

The Project changes two parcels on Coronado Lane from a Residential High density designation to Mixed Use 4 (MU4). The subject parcels are more than 500 feet away from Interstate 5 so the project would have no impact of traffic emissions in this area. The proposed land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The MU4 designation allows visitor-service commercial uses, primarily retail, restaurants, and lodging, but may include service uses in nonpedestrian oriented space, which would comprise a small portion of the floor area on the two parcels. While this growth has potential to generate new sources of air pollutants, land uses identified in EIR Table 5.2-10 (page 5.2-21) for siting sensitive uses mostly could not be allowed to occur on the subject parcels based on General Plan policies and Municipal Code standards that push for visitor-serving activity in the Pier Bowl MU4 area intended for commercial, pedestrian-oriented space. The only exception is a dry cleaners that is a permitted service use in limited nonpedestrian space on the parcels; however this type of use would require necessary air quality permits and compliance with SCAQMD regulations to ensure a use is compatible with surrounding properties. Any commercial space added by the Project by the land use change is not expected to generate significant new truck trips based on the overall net daily traffic trips generated and the scale of uses that would be allowed on the two parcels. Therefore, the Project has no new impacts; and prior mitigation measures remain feasible.

(e) No New Impact.

The EIR found City growth from the General Plan could generate new sources of odors and place sensitive receptors near existing sources of odors. Industrial land uses associated with the proposed General Plan would be required to comply with SCAQMD Rule 402, and there are air quality emission mitigations that limit exposure to air pollutants and corresponding odors. Residential and commercial uses are not considered potential generators of odor that could affect a substantial number of people, so the EIR found impacts from potential odors generated from residential and commercial uses associated with the General Plan would be less than significant. During construction activities, construction equipment exhaust, application of asphalt and architectural coatings would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent in nature. Additionally, noxious odors would be confined to the immediate vicinity of the construction equipment. By the time such emissions reach any sensitive receptor sites, they would be diluted to well below any level of air quality concern. Furthermore, short-term construction-related odors are expected to cease upon the drying or hardening of the odor-producing materials. Therefore, the EIR found odors from construction activities associated with the General Plan would be less than significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. As stated in the EIR, commercial uses are not considered potential generators of odor that could affect a substantial number of people, so the Project is not expected to generate significant odors from the allowance of commercial uses. And, temporary construction-related odor emissions from development on the parcels is not expected to vary significantly from potential impacts assumed and mitigated in the EIR for the existing Residential High density designation of the parcels. The land use change would not increase the maximum height limit or significant increase the size of development allowed on the parcels, meaning construction activities for future development is not likely to change substantially. Therefore, the Project has no new impacts; and prior mitigation measures remain feasible.

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
4. BIOLOGICAL RESOURCES. 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 Game or U.S. Fish and Wildlife Service?	EIR Pages 5.3-29 to 5.3-30	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Game or U.S. Fish and Wildlife Service?	EIR Pages 5.3-29 to 5.3-30	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	EIR Page 5.3-33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	EIR Page 5.3-33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	EIR Page 5.3-33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	EIR Pages 5.3-33 to 5.3-34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DISCUSSION:**

(a) No New Impact.

The EIR found sensitive species such as the California gnatcatcher can occur in coastal scrub habitats on hillsides that adjoin focus areas. Construction activities in these areas that adjoin habitat occupied by the California gnatcatcher could indirectly impact the species as a result of disturbance during the nesting season. This impact would be potentially significant, and could be mitigated to a less than significant level by either avoiding construction in the nesting season or by implementing a minimum distance between construction activities and active nests during the nesting season.

The Project would have no new 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 Game or U.S. Fish and Wildlife Service.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are in the Pier Bowl focus area of the General Plan. The focus areas are mostly developed and lack natural habitats. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The Pier Bowl focus area is mostly built out and graded. The two parcels on Coronado Lane are developed “infill” lots in a developed area. The parcels do not adjoin coastal canyons and bluffs with coastal sage scrub. EIR Figure 5.3-5 on page 5.3-23 shows no sensitive species in the Pier Bowl area and on the subject parcels. Therefore, the Project has no new impact.

(b) No New Impact.

The EIR found sensitive habitats in the City and Sphere of Influence (SOI) include coastal sage scrub, coast live oak woodland and forest, and riparian communities such as mule fat scrub, southern willow scrub, and southern arroyo willow riparian forest. The majority of these sensitive habitats occur in land designated as Open Space-Publicly Owned or Open Space-Privately Owned, and would therefore not be impacted by implementation of the proposed General Plan. The General Plan designates several patches of natural vegetation in the City (see Figure 5.3-8, page 5.3-31) for residential development where the EIR found there is the potential for direct impacts to sensitive communities in these areas.

The Project would have no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are in the Pier Bowl focus area of the General Plan. The focus areas are mostly developed and lack natural habitats. The project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The Pier Bowl focus area is mostly built out and graded. The two parcels on Coronado Lane are developed “infill” lots with no patches of natural vegetation designated for development shown on Figure 5.3-8 “*Habitat Areas Designated for Development in Proposed General Plan.*” The parcels do not adjoin coastal canyons and bluffs with coastal sage scrub. EIR Figure 5.3-5 on page 5.3-23 shows no sensitive species in the Pier Bowl area and on the subject parcels. Therefore, the Project has no new impact.

(c) No New Impact.

The ephemeral and intermittent streams distributed throughout the City and Sphere of Influence (SOI), and areas identified as supporting riparian vegetation are potential Corps and California Department of Fish and Wildlife (CDFW) jurisdictional waters and wetlands. The EIR found projects considered for approval under the General Plan could impact waters of the US, waters of the state, and wetlands. Such impacts would be subject to the requirements of applicable Section 404 permits from the Corps, Section 401 water quality certification, Unified States Fish and Wildlife Service (USFWS) review, and CDFW 1600 Streambed Alteration Agreements. General Plan Natural Resources Element policies NR-1.02, 1.03, 1.04, 1.05, and 1.06 would reduce impacts to jurisdictional waters and wetlands. The EIR found the General Plan has potentially significant impacts depending on the size, type, and location of a development considered under the Land Use Plan.

The Project does not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are in the Pier Bowl focus area of the General Plan. The focus areas are mostly developed and lack natural habitats. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The two parcels on Coronado Lane are developed “infill” lots in a developed area. The Project site does not have federally protected wetlands therefore development or redevelopment would not have an effect on wetlands, so there is no new impact.

(d) No New Impact.

The Project does not 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. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are in the Pier Bowl focus area of the General Plan that is mostly developed with a lack of lack natural habitats, except for coastal canyons and bluffs with coastal sage scrub and potentially Environmentally Sensitive Habitat Areas (ESHA). EIR Figure 5.3-5 on page 5.3-23 shows no sensitive species in the Pier Bowl area and on the subject parcels. The subject parcels are not part of or adjacent to coastal canyons or bluffs with sensitive habitat areas. According to EIR Figure 5.3-6, "Habitat Linkages", the subject parcels do not contain nor are adjacent to according to the analysis of wildlife movement and habitat linkages in the South Orange County Habitat Conservation Plan (HCP) that identifies three wildlife major habitat linkages that occur in the City and/or SOI. Therefore, the Project has no new impact.

(e) No New Impact.

The Project is not in conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There are no known biological resources on the project site. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are in the Pier Bowl focus area of the General Plan that is mostly developed with a lack of lack natural habitats, except for coastal canyons and bluffs with coastal sage scrub and potentially Environmentally Sensitive Habitat Areas (ESHA). EIR Figure 5.3-5 on page 5.3-23 shows no sensitive species in the Pier Bowl area and on the subject parcels. The subject parcels are not part of or adjacent to coastal canyons or bluffs with sensitive habitat areas. According to EIR Figure 5.3-6, "Habitat Linkages", the subject parcels do not contain nor are adjacent to according to the analysis of wildlife movement and habitat linkages in the South Orange County Habitat Conservation Plan (HCP) that identifies three wildlife major habitat linkages that occur in the City and/or SOI. Therefore, the Project has no new impact.

(f) No New Impact.

The Project is not in conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There are no known biological resources on the project site. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are in the Pier Bowl focus area of the General Plan that is mostly developed with a lack of lack natural habitats, except for coastal canyons and bluffs with coastal sage scrub and potentially Environmentally Sensitive Habitat Areas (ESHA). EIR Figure 5.3-5 on page 5.3-23 shows no sensitive species in the Pier Bowl area and on the subject parcels. The subject parcels are not part of or adjacent to coastal canyons or bluffs with sensitive habitat areas. The subject parcels are developed "infill" lots with no patches of natural vegetation designated for development shown on Figure 5.3-8 "Habitat Areas Designated for Development in Proposed General Plan." Additionally, according to EIR Figure 5.3-6, "Habitat Linkages", the subject parcels do not contain nor are adjacent to according to the analysis of wildlife movement and habitat linkages in the South Orange County Habitat Conservation Plan (HCP) that identifies three wildlife major habitat linkages that occur in the City and/or SOI. Therefore, the Project has no new impact.

5. CULTURAL RESOURCES. Would the project:

- |  |                            |                          |                          |                                     |                          |
|--|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?    | EIR Pages 5.4-12 to 5.4-14 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | EIR Pages 5.4-14 to 5.4-15 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?        | EIR Page 5.4-14            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

d) Disturb any human remains, including those interred outside of formal cemeteries?

*DISCUSSION:*

(a) No New Impact.

The EIR found adoption of the Centennial General Plan in itself would not directly affect any historical structures or resources. However, identified historic structures and sites that are eligible or potentially eligible for National Register of Historic Resources listing may be vulnerable to development activities in accordance with the General Plan. The proposed changes in land use and land use intensity are located predominantly in the eight focus areas, which collectively have 14 properties on the Local Register, 6 on the California Register, 4 on the National Register, 3 eligible for the National Register, and 50 potentially eligible for listing. Other structures that could meet the National Register criteria upon reaching 50 years of age might be impacted by development activity. There are also sensitive historical resources of local interest that are protected under Section 17.16.160 of the San Clemente Municipal Code, which determines whether places, sites, buildings, structures, objects or improvements, manmade or natural, shall be included on designated historic resources or landmarks lists.

Implementation of the General Plan would not demolish or materially alter historic resources. The development of new buildings adjacent to a historic resource may result in indirect impacts relating to visibility. For example, site specific development would need to be evaluated to ensure that no indirect impacts occur with respect to the properties that are listed or eligible for listing. General Plan Policies require the preservation of historic resources through the Historic Preservation Element. Development and redevelopment in the area would be required to be consistent with the surrounding historic resources by incorporating high quality design and materials into the architecture design. Adherence to Policy 2.05 would require the proposed development to evaluate the proposed design to ensure the structure is compatible with any adjacent historic resource in accordance with the Secretary of the Interior's Standards.

Buildout of the Centennial General Plan could impact an identified or unidentified historic resource. At the time development or redevelopment projects are proposed, the project-level CEQA document would need to identify any impacts to known or potential historical sites and structures. The Historic Preservation Element section of the proposed General Plan contains numerous polices that specifically address sensitive historical resources and their protection. Policy HP-2.03 requires mitigation of significant, adverse impacts to onsite and nearby historic resources as part of applications for general plan amendments, zoning changes, or any projects requiring environmental review. Consistent with CEQA Guidelines, Policy HP-2.05 ensures projects follow the Secretary of Interior Standards for the Treatment of Historic Properties and standards and guidelines prescribed by the State Office of Historic Preservation for any listed historic resources or properties eligible for historic listing. In addition, the City encourages adaptive reuse to preserve historic resources and prevent architecturally inappropriate changes, disrepair, and demolition through Policy HP-2.03. Further, all new development adjacent to or within a 300-foot radius of a historic resource must be compatible with the historic resource in terms of scale, massing, building materials, and general architectural treatment (Policy HP-2.06). The San Clemente Municipal Code Section 17.16.170 identifies specific procedures and CEQA findings required prior to demolition of buildings, structures and other resources on the City's Designated Historic Resources List, and buildings, structures, and other resources on or eligible for listing in the California Register of Historic Resources. The General Plan polices, municipal code, and state and federal regulations restricting alteration, relocation, and demolition of historical resources ensures impacts would be less than significant.

The Project would not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed "infill" lots with no historical resources identified on EIR Table 5.4-3 or structure that is potentially significant for listing. The subject parcels are across the street and at a higher topography from a historic structure located at 606 Avenida Victoria. No site specific operations or development of any kind is proposed. Thus, the Project has no new impact.

(b) No New Impact.

The EIR found development of projects pursuant to the proposed General Plan could impact known archaeological sites; 13 known archaeological sites are within the eight focus areas (see Table 5.4-4). Locations of archaeological sites and types of resources in each site are kept confidential due to their sensitive nature. The City, including the focus areas, is considered potentially sensitive for archaeological resources. Thus, ground disturbance has a high potential for uncovering archaeological resources. Ground disturbance from development of projects pursuant to the proposed General Plan could damage fossils buried in soils. Abundant fossils occur in several rock formations in San Clemente, including the Capistrano Formation, which is present across much of the City and SOI. This formation has produced numerous important animal fossil specimens in recent years. The Monterey, Sespe, and Vaqueros Formations in the northeastern portions part of the City and SOI also contain abundant fossils. Therefore, the City may contain significant, nonrenewable, paleontological resources and is considered to

have high sensitivity.

Implementation of the proposed Land Use Plan has the potential to impact archeological and paleontological resources. However, existing federal, state, and local regulations address: the provision of studies to identify archaeological and paleontological resources; application review for projects that would potentially involve land disturbance; project-level standard conditions of approval that address unanticipated archaeological and or paleontological discoveries; and requirements to develop specific mitigation measures if resources are encountered during any development activity. The proposed Natural Resources Element contains policies that address the management of artifacts (see Policy NR-3.01) and the notification and inventory of archeological and paleontological resources (Policies NR-3.02 and 3.03). Review and protection of archaeological and paleontological resources is also afforded by CEQA for individual projects subject to discretionary actions that are implemented in accordance with the preferred land use plan. Per section 21083.2 of CEQA, the lead agency shall determine whether the project may have a significant effect on archaeological resources. If the lead agency determines that the project may have a significant effect on unique archaeological resources, the EIR shall address the issue of those resources. The potential to uncover undiscovered archeological and paleontological resources is high. In the event of an unanticipated discovery of archaeological resources during grading and excavation of the site, a qualified archaeologist would assess the find and develop a course of action to preserve the find, as indicated in Mitigation Measures 4-1 and 4-2.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed "infill" lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Development is subject to a discretionary review process and CEQA analysis in which project-level impacts are evaluated and mitigated if necessary. Thus, the Project has no new impact on archaeological resources or sites.

(c) No New Impact.

The EIR found development of projects pursuant to the proposed General Plan could impact known archaeological sites; 13 known archaeological sites are within the eight focus areas (see Table 5.4-4). Locations of archaeological sites and types of resources in each site are kept confidential due to their sensitive nature. The City, including the focus areas, is considered potentially sensitive for archaeological resources. Thus, ground disturbance has a high potential for uncovering archaeological resources. Ground disturbance from development of projects pursuant to the proposed General Plan could damage fossils buried in soils. Abundant fossils occur in several rock formations in San Clemente, including the Capistrano Formation, which is present across much of the City and SOI. This formation has produced numerous important animal fossil specimens in recent years. The Monterey, Sespe, and Vaqueros Formations in the northeastern portions part of the City and SOI also contain abundant fossils. Therefore, the City may contain significant, nonrenewable, paleontological resources and is considered to have high sensitivity.

Implementation of the proposed Land Use Plan has the potential to impact archeological and paleontological resources. However, existing federal, state, and local regulations address: the provision of studies to identify archaeological and paleontological resources; application review for projects that would potentially involve land disturbance; project-level standard conditions of approval that address unanticipated archaeological and or paleontological discoveries; and requirements to develop specific mitigation measures if resources are encountered during any development activity. The proposed Natural Resources Element contains policies that address the management of artifacts (see Policy NR-3.01) and the notification and inventory of archeological and paleontological resources (Policies NR-3.02 and 3.03). Review and protection of archaeological and paleontological resources is also afforded by CEQA for individual projects subject to discretionary actions that are implemented in accordance with the preferred land use plan. Per section 21083.2 of CEQA, the lead agency shall determine whether the project may have a significant effect on archaeological resources. If the lead agency determines that the project may have a significant effect on unique archaeological resources, the EIR shall address the issue of those resources. The potential to uncover undiscovered archeological and paleontological resources is high. In the event of an unanticipated discovery of archaeological resources during grading and excavation of the site, a qualified archaeologist would assess the find and develop a course of action to preserve the find, as indicated in Mitigation Measures 4-1 and 4-2.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed "infill" lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Development is subject to a discretionary review process and CEQA analysis in which project-level impacts are evaluated and mitigated if necessary. Thus, the Project has no new impact.

(d) No New Impact.

The EIR found there are 13 archaeological sites within the eight focus areas alone, and human habitation in coastal Orange and San Diego counties is known to date to at least approximately 7,000 years B.C. Therefore, human remains could be buried in

soils in San Clemente. Ground disturbance by projects developed pursuant to the proposed General Plan could disturb these remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered within the project site, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation and made recommendations to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Public Resources Code Section 5097.98, mandates the process to be followed in the event of a discovery of any human remains and would mitigate all potential impacts.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Development is subject to a discretionary review process and CEQA analysis in which project-level impacts are evaluated and mitigated if necessary. Thus, the Project has no new impact.

6. GEOLOGY AND SOILS. Would the project:

- |  |                                       |                          |                          |                                     |                          |
|--|---------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential 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. | EIR Page 5.5-21                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking?   | EIR Page 5.5-21                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?   | EIR Pages 5.5-21 to 5.5-22            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides?  | EIR Page 5.5-22                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | EIR Pages 5.5-22 to 5.5-23            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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?   | EIR Pages 5.5-23 to 5.5-24            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property?   | EIR Page 5.5-24                       | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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?   | Initial Study EIR Appendix A, Page 41 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## DISCUSSION

### (a)(i) No New Impact.

The EIR Initial Study found this impact category to be less than significant. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazards of surface faulting and fault rupture to build structures. Active earthquake faults are faults where surface rupture has occurred within the last 11,000 years. Surface rupture of a fault generally occurs within 50 feet of an active fault line. According to the EIR Initial Study, San Clemente does not lie within an Alquist-Priolo Earthquake Fault Zone listed by the US Geological Survey. Since there are no known active fault lines in the City, the risk of surface rupture is very low. Impacts continue to be less than significant. Thus, the Project has no new impact.

### (a)(ii) No New Impact.

The EIR found buildout of the General Plan would increase the numbers of residential units, nonresidential structures, residents, and workers in the City. The City is in a seismically active region; strong ground shaking is very likely to occur in the City during the useful lives of structures that would be developed or redeveloped pursuant to the General Plan. As described above, the two nearest active faults to San Clemente are the Glen Ivy North fault in the Elsinore Fault Zone about 17 miles northeast of the SOI, and an unnamed offshore fault 11 miles southwest of the City. In addition, two segments of the active Newport-Inglewood fault are located 19 miles northwest and 19 miles south-southeast (Rose Canyon) of the City (CGS 2013). Peak horizontal ground acceleration from these faults is 0.34 g (MMI intensity VIII) on and near the coast, and declines to about 0.31 g in the northeastern part of the City and SOI. Each development project considered for approval by the City under the proposed General Plan would be required to comply with seismic safety provisions of the CBC (Title 24, Part 2 of the California Code of Regulations) and have a geotechnical investigation conducted for the affected project site. The geotechnical investigation would calculate seismic design parameters pursuant to CBC requirements, and would include foundation and structural design recommendations, as needed, to reduce hazards to people and structures arising from ground shaking.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed "infill" lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impact.

### (a)(iii) No New Impact.

The EIR found General Plan implementation would increase numbers of residents, workers, and structures in the City. Parts of the City are in zones of required investigation for liquefaction hazard designated by the CGS (see Figure 5.5-5, *Seismic Hazard Zones*). The zones of required investigation are mostly concentrated along the coast and in lower-elevation portions of Cristianitos, Prima Deshecha, and Segunda Deshecha Canyons, and some tributary canyons to those three canyons (CGS 2001; CGS 2002). General Plan buildout would place increased numbers of residents, workers, and structures at risk from liquefaction and other seismic ground failure.

Geotechnical investigations for projects considered for approval by the City under the proposed General Plan would be required to evaluate the potential for liquefaction and other seismic ground failure such as lateral spreading, under the respective project sites. Geotechnical investigation reports would provide recommendations for grading and for foundation design to reduce hazards to people and structures arising from liquefaction and other ground failure. Each project would be required to comply with recommendations in the geotechnical investigation report and comply with the CBC, thereby reducing such hazards. Areas underlain by young, unconsolidated alluvial deposits and artificial fill may be susceptible to seismically induced settlement (see Figure 5.5-21). Implementation of the Centennial General Plan could increase the numbers of persons and structures in the City that could be subjected to earthquake-related hazards. Projects developed pursuant to General Plan would be required to meet the most current seismic safety requirements in the CBC. Chapter 16 of the CBC contains requirements for design and construction of structures to resist loads, including earthquake loads. Chapter 18 contains requirements for excavation, grading, and fill; load-bearing values of soils; and foundations, footings, and piles. Compliance with those requirements would ensure that there would not be substantial impacts related to ground shaking, liquefaction, or seismic settlement. The General Plan Policy S-1.05 would require that all new habitable structures be designed to mitigate impacts related to geologic and soil hazards.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed "infill" lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impact.

(a)(iv) No New Impact.

The EIR found General Plan buildout would increase numbers of residents, workers, and structures in the City and SOI. Much of the land surface in the City and SOI consists of areas subject to landslides (see Figure 5.5-3, *Landslides Map*). Much of the City and SOI, including most of the City and SOI northeast of the I-5, are designated Zones of Required Investigation for earthquake-induced landslides (see Figure 5.5-5, *Seismic Hazard Zones*). Thus, General Plan implementation would pose hazards from landslides and earthquake-induced landslides to increased numbers of residents, workers, and structures.

San Clemente has development restrictions and processes to mitigate landslide risks. A soil engineering and engineering geology report is required for development projects, which includes a slope stability analyses for suspect slopes. The report would require mitigation for unstable slope conditions, which may include construction of retaining structures, buttress fills, drainage devices, or by other means. If it is not feasible to mitigate unstable slope conditions, the City may recommend building setbacks, or may deny a project. The San Clemente Municipal Code gives the City Engineer authority to deny a grading permit where the development is liable to “constitute a hazard to property or result in the deposition of debris on any public way or interfere with any existing drainage course.” Geotechnical investigations for projects considered for approval by the City under the proposed General Plan would evaluate the potential for earthquake-induced landslides on the respective project sites, and would provide recommendations to reduce hazards to people and structures from landslides, including earthquake-induced landslides. Such recommendations may include removing landslides; burying landslides under engineered fill during site grading; buttressing, that is, placement of engineered fill on the toe of a landslide to resist further movement; or shear keys, that is, slots excavated into natural slopes in order to stabilize the upper portion of the slope without grading encroachment into the lower portion of the slope (Day 2002). Each project would be required to comply with recommendations in the geotechnical investigation report for its project site.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impact.

(b) No New Impact.

The EIR found General Plan buildout would involve ground disturbance in various parts of the City and SOI, particularly in the eight Focus Areas. During future development, soil would be graded and excavated, exposed, moved, and stockpiled. Construction and site grading of projects developed pursuant to the General Plan could cause substantial soil erosion without effective soil erosion measures. Construction projects on sites of one acre or larger are required to prepare and implement a SWPPP. The SWPPP is required to obtain coverage under the Statewide General Construction Activity permit issued by the State Water Resources Control Board. The SWPPP would specify BMPs that would be used by the construction phase of each affected project to minimize water pollution, including pollution with sediment. Categories of BMPs used in SWPPPs are described in Table 5.5-2. In addition to the requirement to prepare a SWPPP, development projects are subject to erosion control measures in the City’s municipal code (Chapter 15.36 Excavations and Grading, Art. XII - Erosion Control). This code includes restrictions and practices that must be followed by developers in the City. The faces of cut-and-fill slopes and project sites shall be prepared and maintained to control against erosion. Erosion control measures may include temporary and/or permanent erosion control devices such as desilting basins, check dams, riprap or other devices or methods, as approved by the City Engineer. Consequently, impacts would be less than significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impact.

(c) No New Impact.

*Liquefaction*

The EIR found General Plan implementation would increase numbers of residents, workers, and structures in the City. Parts of the City are in zones of required investigation for liquefaction hazard designated by the CGS (see Figure 5.5-5, *Seismic Hazard Zones*). The zones of required investigation are mostly concentrated along the coast and in lower-elevation portions of Cristianitos, Prima Deshecha, and Segunda Deshecha Canyons, and some tributary canyons to those three canyons (CGS 2001; CGS 2002). General Plan buildout would place increased numbers of residents, workers, and structures at risk from liquefaction and other seismic ground failure.

Geotechnical investigations for projects considered for approval by the City under the proposed General Plan would be required to evaluate the potential for liquefaction and other seismic ground failure such as lateral spreading, under the respective project sites. Geotechnical investigation reports would provide recommendations for grading and for foundation design to reduce hazards to people and structures arising from liquefaction and other ground failure. Each project would be required to comply with recommendations in the geotechnical investigation report and comply with the CBC, thereby reducing such hazards. Areas underlain by young, unconsolidated alluvial deposits and artificial fill may be susceptible to seismically induced settlement (see Figure 5.5-21). Implementation of the Centennial General Plan could increase the numbers of persons and structures in the City that could be subjected to earthquake-related hazards. Projects developed pursuant to General Plan would be required to meet the most current seismic safety requirements in the CBC. Chapter 16 of the CBC contains requirements for design and construction of structures to resist loads, including earthquake loads. Chapter 18 contains requirements for excavation, grading, and fill; load-bearing values of soils; and foundations, footings, and piles. Compliance with those requirements would ensure that there would not be substantial impacts related to ground shaking, liquefaction, or seismic settlement. The General Plan Policy S-1.05 would require that all new habitable structures be designed to mitigate impacts related to geologic and soil hazards.

#### *Ground subsidence*

The EIR found ground subsidence is not considered a major hazard in San Clemente. The major cause of ground subsidence is withdrawal of groundwater. Most of the City and SOI are not underlain by groundwater basins, with the exception of small areas in Cristianitos Canyon and some of its tributary canyons. Groundwater is extracted for municipal use from one area of the City, the San Clemente subbasin in the southeast part of the City. Groundwater extraction from the San Clemente subbasin is maintained below the safe yield set by the City to avoid both overdraft of the subbasin and seawater intrusion. Impacts are less than significant.

General Plan buildout would increase numbers of residents, workers, and structures in the City and SOI. Native soils within a few feet of the ground surface are often characterized as collapsible. The potential for soils to collapse must be evaluated on a site-specific basis as part of the geotechnical studies for development. A number of construction-related mitigation techniques reduce the risk of soil collapse. These techniques include excavation and recompaction, or the in-place presaturation and preloading of the susceptible soils to induce collapse. After construction, infiltration of water into the subsurface soils should be minimized by proper surface drainage design, which directs excess runoff to catch basins and storm drains. Each project considered for approval under the General Plan would be required to have a geotechnical investigation conducted of its project site. The geotechnical investigation would evaluate site soils for collapsibility, and provide recommendations for grading and for engineering and placement of fill soils to minimize hazards from collapsible soils. Each project would be required to comply with recommendations in the geotechnical investigation report for its project site. Consequently, impacts would be less than significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impact.

#### (d) No New Impact.

The EIR found buildout of the General Plan would increase numbers of residents, workers, and structures in the City and SOI. Clay soils derived from Capistrano Formation rock, which underlies much of the City and SOI, tend to be highly expansive. Therefore, General Plan implementation could expose people and structures to substantial geologic risk from expansive soils. Geotechnical investigations for projects considered for approval by the City under the proposed General Plan would evaluate soils on each affected project site for expansion potential and would provide recommendations for grading and for foundation design to reduce hazards from expansive soils. Each project would be required to comply with recommendations in the geotechnical investigation report for its project site. Consequently, impacts would be less than significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impact.

#### (e) No New Impact.

The EIR found soils incapable of supporting septic tanks or alternative wastewater disposal systems may be present in San Clemente. Development in accordance with the General Plan would be required to connect with the public sewer system so no

septic tanks or alternative wastewater systems would be needed or used so there is no impact on soils related to wastewater disposal. Therefore, the Project has no new impacts.

7. GREENHOUSE GAS EMISSIONS. Would the project:

- |   |                            |                          |                          |                                     |                          |
|---|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?     | EIR Pages 5.6-14 to 5.6-48 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases? | EIR Pages 5.6-14 to 5.6-48 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION

(a) No New Impact.

The EIR found the General Plan buildout would contribute to global climate change through direct and indirect GHG emissions. The increase in Greenhouse Gas (GHG) emissions is based on the difference between existing land uses and land uses associated with buildout of the proposed General Plan (see Table 3-3, *San Clemente Centennial General Plan Buildout Projects [2035]*) as well as an estimate of population employment within the City in year 2035. The EIR includes mitigation measures to reduce the significance of impacts for the General Plan build-out. Also, to achieve the local goals identified by the California Air Resources Board’s 2008 Scoping Plan, the City of San Clemente prepared a CAP with the General Plan (see Appendix C of this DEIR). The City’s CAP identifies and evaluates feasible and effective policies to reduce GHG emissions in order to reduce energy costs, protect air quality, and improve the economy and the environment. The policies identified in the CAP represent the City’s actions to achieve the GHG reduction targets of Assembly Bill (AB) 32. A consistency analysis with the goals and actions of the proposed General Plan to the community actions in the CAP is shown in Table 5.6-7. As identified in this table, the General Plan includes policies and actions consistent with the City’s CAP. In addition, the CAP is one of the implementation actions of the General Plan. The CAP identifies that the City would achieve the local GHG reduction goals under AB 32.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. No site specific operations or development of any kind is proposed. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The land use change would add approximately 240 net new daily traffic trips. This additional growth would generate emissions that would contribute to climate change. However, the Project is within the scope of impacts identified and mitigated in the EIR. In 2015, the City adopted General Plan Amendment (GPA) 15-031 that reduced the General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units. This reduced development related impacts, including greenhouse gas emission. The amended build-out projections reduced traffic by more than 12,629 daily trips and decreased air emissions to an extent that more than offsets impacts from the Project. Considering the prior buildout reductions and proposed land use change, the Project reduces the General Plan build-out in the EIR by 1,670,260 commercial square feet and reduces daily traffic trips by 12,389 in the General Plan EIR. Therefore, the Project shifts impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan would more than offset greenhouse gas emissions associated with the Project. As a result, the Project has no new impacts or reduces impacts in the EIR; and prior mitigation measures remain feasible.

(b) No New Impact.

The EIR found the General Plan buildout would contribute to global climate change through direct and indirect GHG emissions. The increase in Greenhouse Gas (GHG) emissions is based on the difference between existing land uses and land uses associated with buildout of the proposed General Plan (see Table 3-3, *San Clemente Centennial General Plan Buildout Projects [2035]*) as well as an estimate of population employment within the City in year 2035. The EIR includes mitigation measures to reduce the significance of impacts for the General Plan build-out. Also, to achieve the local goals identified by the California Air Resources Board’s 2008 Scoping Plan, the City of San Clemente prepared a CAP with the General Plan (see Appendix C of the EIR). The City’s CAP identifies and evaluates feasible and effective policies to reduce GHG emissions in order to reduce energy costs, protect air quality, and improve the economy and the environment. The policies identified in the CAP represent the City’s actions to achieve the GHG reduction targets of Assembly Bill (AB) 32. A consistency analysis with the goals and actions of the proposed General Plan to the community actions in the CAP is shown in Table 5.6-7. As identified in this table, the General Plan includes policies and actions consistent with the City’s CAP. In addition, the CAP is one of the implementation actions of the General Plan. The CAP identifies that the City would achieve the local GHG reduction goals

under AB 32.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. No site specific operations or development of any kind is proposed. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The land use change would add approximately 240 net new daily traffic trips. This additional growth would generate emissions that would contribute to climate change. However, the Project is within the scope of impacts identified and mitigated in the EIR. In 2015, the City adopted General Plan Amendment (GPA) 15-031 that reduced the General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units. This reduced development related impacts, including greenhouse gas emissions. The amended build-out projections reduced traffic by more than 12,629 daily trips and decreased air emissions to an extent that more than offsets impacts from the Project. Considering the prior buildout reductions and proposed land use change, the Project reduces the General Plan build-out in the EIR by 1,670,260 commercial square feet and reduces daily traffic trips by 12,389 in the General Plan EIR. Therefore, the Project shifts impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan would more than offset greenhouse gas emissions associated with the Project. As a result, the Project has no new impacts or reduces impacts in the EIR on any conflict with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions; and prior mitigation measures remain feasible.

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- |  |                                       |                          |                          |                                     |                          |
|--|---------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | EIR Pages 5.7-10 to 5.7-11            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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?  | EIR Pages 5.7-10 to 5.7-11            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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?  | EIR Pages 5.7-10 to 5.7-11            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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?                                   | EIR Pages 5.7-11 to 5.7-12            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 for people residing or working in the project area? | Initial Study EIR Appendix A, Page 43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | Initial Study EIR Appendix A, Page 43 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | EIR Pages 5.7-12 to 5.7-13            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

EIR Pages 5.7-13 to 5.7-17

*DISCUSSION*

(a-c) No New Impact.

The General Plan involves the designations of residential, commercial, mixed-use, industrial, open space, recreation, and public uses. San Clemente has and will allow additional industrial uses and businesses that may manufacture, transport, store, use, and dispose of hazardous materials and waste. The transport of hazardous materials along I-5, the railroad, and the City’s local roadways creates potential risks for spills or leaks from nonstationary sources. Seismic activity, flooding, marine hazards, and fires can result in hazardous materials being released onto land or into the air and water, contaminating the environment and endangering public safety. The goal of the Hazardous Materials Section of the General Plan is to protect life, property, and the natural environment by minimizing the potential for exposure to and contamination from hazardous materials and waste.

The alteration of land uses may also contribute to public exposure and environmental hazards during transport, use, or disposal of hazardous materials. Development under the General Plan will increase the number of residents and businesses within the City, resulting in an increase in the number of hazardous materials being transported, used, and stored, and the amount of people being exposed to these materials. This would also result in an increase in the frequency of transport, use, and disposal of hazardous materials associated with commercial and industrial growth within San Clemente. An increase in the transport of hazardous waste from an increased demand for transport, use, and disposal, within or outside the City, could result in upset or accidental conditions resulting in the release of hazardous materials. However, the increase in the transport of hazardous materials as a result of the General Plan would be limited to areas along interstates and rail lines, where commercial and industrial uses would be concentrated. Some transport of hazardous materials may occur near small commercial pockets proposed throughout various areas of the City. No facilities that are registered transporters of hazardous wastes were identified on the Active Hazardous Waste Transporter Database for Orange County.

Capistrano Unified School District serves the City of San Clemente. Development in accordance with the San Clemente Centennial General Plan allows development of vacant land, intensification of existing land uses, and the introduction of new land uses on parcels throughout the City. These land use changes may result in impacts related to the emission or handling of hazardous materials near schools. For new school sites that receive state funding or for existing school sites with new construction, the DTSC oversees school site approval for potential hazards in soil at the site or from potential hazardous waste impact from nearby parcels. California Department of Education oversees the evaluation of air quality hazards within a ¼ mile of permitted and nonpermitted hazardous emission sources to new and expanding school sites.

Redevelopment under the General Plan may involve demolition of older buildings that contain asbestos-containing materials (ACM) or lead-based paint (LBP). Future development requiring demolition would be required to comply with the California Health and Safety Code, Occupational Safety and Health Administration (OSHA), and South Coast Air Quality Management District (SCAQMD) Rule 1403 related to removal of ACMs and LBPs. Compliance would require the preparation LBP and ACM surveys for any building demolitions and appropriate remediation measures for removal of LBP and ACM during demolition activities.

Potential hazardous material transport, use, or disposal would be limited to those commonly used in residential and commercial areas (e.g., pool cleaning agents, disinfectants, fertilizers, herbicides, pesticides). All residential, commercial and industrial uses of hazardous chemicals in the City of San Clemente would be subject to compliance with various state and federal regulations that promote public health and safety by governing the transport, use and disposal of hazardous materials. Current City ordinances regulate hazardous materials management in accordance with state law and CalARP managed by the Orange County Fire Authority. The CalARP program maintains inventories of chemicals stored, handled, and used within the City and coordinates hazardous materials emergency plans. Chapter 8.36 of the City Code of Ordinances outlines the filing of hazardous material disclosure forms with the OCFA for businesses using or handling hazardous materials. The General Plan also contains policies and programs to ensure compliance with federal, state, and local regulations relating to hazardous wastes (see Policies S-6.01– 6.06). The impact related to the transport, use and disposal of hazardous materials would be less than significant with adherence to the existing regulations.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. No site specific operations or development of any kind is proposed. For approval of development, a discretionary review process is required. For approval of development, a proposal be must found to be consistent General Plan policies, including those mentioned above for hazardous wastes. Thus,

the Project has no new impact.

(d) No New Impact.

The City of San Clemente General Plan has ordinances regulating hazardous materials management in accordance with state law; Orange County Environmental Management Agency policies; and Orange County Fire Authority, Safety and Environmental Services Section. In addition, the San Clemente General Plan contains policies and programs to ensure compliance with federal, state, and local regulations relating to hazardous waste production, use, storage, transport, or disposal of hazardous materials so that impacts to the environment and sensitive land uses are mitigated.

The National Pipeline Mapping System shows no major high-pressure or hazardous liquid pipelines running through the City of San Clemente. According to the EIR analysis, out of the 62 identified potentially contaminated sites that were listed on the DTSC Envirostor or RWQCB Geotracker websites for the City of San Clemente, 5 were leaking underground storage tank sites that were being remediated or monitored, 2 were dry cleaning facilities that were referred to other agencies, 3 were for site assessment activities at the Northrop Grumman facility, and 1 was a former burn dump. The remaining identified sites have received regulatory agency closure approval. The dry cleaning facilities entered into remedial action agreements with the County of Orange Health Care Agency. An old municipal waste burn dump was identified as an open inactive site located at the San Clemente Municipal Golf Course near Calle Bahia and the Vista Bahia Park. The former Northrop Grumman San Juan Capistrano test site is on 2,800 acres leased from Mission Viejo Ranch in northeast San Clemente. Of these 2,800 acres, 500 were developed and used to conduct research by Northrop Grumman who stopped activities in 2011. The remaining 2,300 acres of undeveloped land provided a buffer to the surrounding areas from site testing activities and has been used by the Mission Viejo Ranch to support ranching activities. Remedial actions at the facility have occurred under the oversight of the Orange County Health Care Agency, and additional investigations including groundwater monitoring and site characterization are ongoing. No NPL sites or landfill disposal sites were identified in the City of San Clemente.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed "infill" lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. New businesses/users would be required to follow the same regulations as existing businesses/users, and the number of sites would not increase substantially from the existing quantity. The Orange County Health Care Agency Environmental Health Division implements the Hazardous Waste Inspection Program for business in San Clemente to ensure that all hazardous wastes generated by businesses are properly handled, recycled, treated, stored, and disposed. The General Plan also contains policies and programs to ensure compliance with federal, state, and local regulations relating to hazardous wastes (see Policies S-6.01– 6.06). The majority of new businesses would also be in the same general areas that they are now and would not be expanded into sensitive communities. All environmental investigations, sampling, and/or remediation for projects within the City shall be conducted under the oversight of a regulatory agency that has jurisdiction. The Project will have no new impacts.

(e) No New Impact.

The EIR Initial Study found General Plan impacts would be less than significant, so no additional discussion of this issue was required in the EIR. The circumstances and assumptions to which the EIR was completed have not changed. The closest airport to the Project area is the John Wayne Airport, approximately 25 miles northwest of the Project site. There are no public or public use airports in or in the general vicinity of San Clemente. Therefore, the Project will have no new impacts.

(f) No New Impact.

The EIR Initial Study found General Plan impacts would be less than significant, so no additional discussion of this issue was required in the EIR. The circumstances and assumptions to which the EIR was completed have not changed. The Project is consistent with previous analysis and findings (please cite to where this previous analysis and findings may be found). There are no aircraft safety hazard zones within the City from the Camp Pendleton and SCE SONGS Mesa Heliport. Therefore, development in accordance with the Project would not result in a safety hazard and impacts would remain less than significant. Thus, the Project will have no new impacts.

(g) No New Impact.

Disaster preparedness is managed through the Emergency Planning Office of the City of San Clemente. This Office is in the Public Works Department and is responsible for preparing the community for natural or human-caused disasters by preparing and maintaining the City of San Clemente's Multi-Hazard Emergency Plan. Additional responsibilities include maintaining the City Emergency Operations Center and communications equipment; training City staff who may be called upon to serve in time of disaster; assisting the City Manager with issues relating to emergency services; conducting emergency exercises in

coordination with county, state, and federal agencies; working with other government agencies to develop and maintain integrated emergency plans for response to an incident at the San Onofre Nuclear Generating Station; assisting individuals and community organizations to become prepared for a disaster; and promote and use AlertOC, the City's community mass notification system. The City of San Clemente Municipal Code Section 8.12 outlines emergency functions in the City with other public agencies and the organizational structure for emergency services.

The City of San Clemente Multi-Hazard Emergency Plan provides the framework for responding to major emergencies or disasters. The goals of this plan are to outline a strategy to prepare for, respond to, and recover from an emergency or disaster that affects the City. In order to facilitate meeting these goals, the plan identifies potential hazards that form the basis for the emergency plan, identifies authorities and assigns responsibilities to the appropriate agencies, identifies other jurisdictions and organizations with which planning and emergency response activities are coordinated, establishes an organizational structure to manage the emergency response, outlines preplanned response actions to be taken by emergency personnel to mitigate the effects of a disaster, outlines a process of disseminating emergency information and instructions to the public, describes the resources available to support emergency response activities, establishes responsibilities for maintaining the overall City emergency preparedness program, and provides the basis for initial training and subsequent retraining of emergency workers.

Additionally, Orange County Fire Authority Emergency Command Center provides emergency response services to the City of San Clemente, including hazardous materials emergency response.

The City's participation in the Standardized Emergency Management System (SEMS ) as required under Government Code Section 8607(a) allows San Clemente to receive state support and funding in the event of an emergency. SEMS incorporates the use of the Incident Command System (ICS), California Disaster and Civil Defense Master Mutual Aid Agreement (MMAA), the Operational (OA) Area concept, and multiagency or inter-agency coordination. State agencies are required to use SEMS and local government entities must use SEMS in order to be eligible for any reimbursement of response-related costs under the state's disaster assistance programs.

These resources would be utilized by San Clemente in an emergency event, and the impact would be less than significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed "infill" lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impacts.

#### (h) No New Impact.

As discussed in the EIR, the City of San Clemente is identified as a "community at risk" by CAL FIRE. A large percentage of the City's area is designated part of Moderate, High, and Very High fire hazard severity zones, as mapped by CAL FIRE. Although most land use changes proposed by the San Clemente General Plan are planned for infill sites, there is a possibility that land use changes and redevelopment may expose people or structures to heightened risks related to wildfires, potentially resulting in significant impacts. Chapter 8.22 of Title 8 of the San Clemente Municipal code was adopted designating very high fire hazard severity zones within the City of San Clemente and was passed as ordinance no. 1547 in 2012, repealing exclusions from state recommendations. In 1976 a spark from a welder's torch at Camp Pendleton started a wildfire that charred 2,400 acres, destroying 16 homes and damaging 144 homes in San Clemente. Following the fire the city developed ordinances requiring fire sprinklers in new homes.

The City of San Clemente is part of OCFA Pre-Fire Management program, which uses risk analysis and mitigation evaluation to identify fire risks in order to develop and/or modify effective risk intervention programs. A section of the Pre-Fire Management program is wildland fire defense planning and prevention to manage large, open space areas to better understand fire risks and potential losses due to wildland fire and to protect the land. The Pre-Fire Management program mitigates risks through a formalized fuel modification inspection and enforcement program. The program monitors wildland and vegetation conditions to identify potential hazards, ensuring communities in the wild and urban interface areas are better protected from the risk of wildland fire.

To help protect the City and its residents from fire hazards, San Clemente has building and fire codes that must be followed. The fire chief of OCFA may also use their authority to instate certain building, planning, or landscaping requirements. On a site-specific basis, the fire chief may require the removal of brush in an area 10 feet from a structure and from a road or open space with the exception of single specimen trees, ornamental shrubbery or cultivated ground cover.

The fire code official may require the submittal for approval of geological studies, evaluations, reports, remedial recommendations, and/or similar documentation from a state-licensed and department-approved individual or firm, on any parcel of land to be developed which has, is adjacent to, or within one 1,000 feet of a parcel of land that has an active, inactive,

or abandoned oil or gas well operation; petroleum or chemical refining facility; petroleum or chemical storage; or may contain or give off toxic, combustible or flammable liquids, gases, or vapors. Fire code officials determine and publicly announce when hazardous fire areas are closed to entry and when such areas reopen. Outdoor fires are not allowed in hazardous fire areas except by permit from fire code officials.

All new buildings constructed in areas containing combustible vegetation are required to submit and have approved by the fire code official a preliminary fuel modification plan when submitting any tentative map. Grading permits will be issued following the submittal and approval of the final fuel modification plan that meets the criteria of the OCFA Fuel Modification Plan guidelines.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Thus, the Project has no new impacts.

9. HYDROLOGY AND WATER QUALITY.

Would the project:

- |   |                            |                          |                          |                                     |                          |
|---|----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements?   | EIR Pages 5.8-22 to 5.8-35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | EIR Page 5.8-22            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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, in a manner which would result in substantial erosion or siltation on- or off-site?  | EIR Pages 5.8-22 to 5.8-35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?   | EIR Pages 5.8-19 to 5.8-21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?  | EIR Pages 5.8-19 to 5.8-21 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality?   | EIR Pages 5.8-22 to 5.8-35 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | EIR Page 5.8-22            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	EIR Page 5.8-22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	EIR Page 5.8-35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people or structures to inundation by seiche, tsunami, or mudflow?	EIR Pages 5.8-35 to 5.8-36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION*

(a) No New Impact.

The EIR found the incorporation of site design, Low Impact Development (LID) features, and Best Management Practices (BMPs) required under the City Local Implementation Plan (LIP) and Orange County Drainage Area Management Plan (OC DAMP), individual development projects within the City would be required to treat runoff prior to exiting the sites. As a result, water quality exceedances are not anticipated, and pollutants are not expected in project runoff that would adversely affect beneficial uses in San Clemente Coastal Streams Watershed. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process. A Water Quality Management Plan (WQMP) screening is required to ensure water quality exceedances are not anticipated and pollutants are not expected in project runoff. Consistent with the prior analysis, the Project has no new impacts.

(b) No New Impact.

The EIR found land use changes in the General Plan would occur within focus areas of the City that are currently built out. The changes in impervious condition would be minimal and would not adversely impact groundwater recharge. In addition, the City operates two groundwater wells, which provide approximately 6 percent of the total water supply for the City. Reliance on groundwater from the San Clemente subbasin is expected to remain in the 6 to 7 percent range (1,000 acre-ft/year) for the next 25 years indicating a stable projection. The proposed land use changes would not result in a significant change to the production of groundwater from the City’s existing wells. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area. Consistent with prior analysis, the area is mostly built out, and changes to the production of groundwater from existing wells would remain unchanged or very similar to existing conditions. Therefore, the Project has no new impact.

(c) No New Impact.

The EIR found the incorporation of site design, Low Impact Development (LID) features, and Best Management Practices (BMPs) required under the City Local Implementation Plan (LIP) and Orange County Drainage Area Management Plan (OC DAMP), individual development projects within the City would be required to treat runoff prior to exiting the sites. As a result, water quality exceedances are not anticipated, and pollutants are not expected in project runoff that would adversely affect beneficial uses in San Clemente Coastal Streams Watershed. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process. A Water Quality Management Plan (WQMP) screening is required to ensure water quality exceedances are not anticipated and pollutants are not expected in project runoff. Consistent with the prior analysis, the Project has no new impacts.

(d) No New Impact.

The EIR found the General Plan would largely preserve the existing rates and amount of surface runoff throughout the City. Runoff rates would remain essentially unchanged from existing conditions. This is primarily due to the built out condition for each focus area where land use changes occur in the General Plan, which are currently built out, and changes to hydrology runoff conditions would remain unchanged or very similar to existing conditions. In general, runoff rates would remain

essentially unchanged compared to existing conditions. As discussed in EIR Section 2.1.3, the major components of the 1982 Drainage Master Plan were all implemented over a period of time concurrent with the development phases. Regional drainage facilities are adequately sized to accommodate peak flows based on existing land use conditions. The EIR also found the General Plan is not expected to impact the water quality of downstream streams or rivers, no increases in peak flow or volumes are expected, and the Pier Bowl focus area are exempt from hydromodification requirements. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area. Consistent with prior analysis, the area is mostly built out, and changes to hydrology runoff conditions would remain unchanged or very similar to existing conditions. Therefore, the Project has no new impact.

(e) No New Impact.

The EIR found the General Plan would largely preserve the existing rates and amount of surface runoff throughout the City. Runoff rates would remain essentially unchanged from existing conditions. This is primarily due to the built out condition for each focus area where land use changes occur in the General Plan, which are currently built out, and changes to hydrology runoff conditions would remain unchanged or very similar to existing conditions. In general, runoff rates would remain essentially unchanged compared to existing conditions. As discussed in EIR Section 2.1.3, the major components of the 1982 Drainage Master Plan were all implemented over a period of time concurrent with the development phases. Regional drainage facilities are adequately sized to accommodate peak flows based on existing land use conditions. The EIR also found the General Plan is not expected to impact the water quality of downstream streams or rivers, no increases in peak flow or volumes are expected, and the Pier Bowl focus area are exempt from hydromodification requirements. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area. Consistent with prior analysis, the area is mostly built out, and changes to hydrology runoff conditions would remain unchanged or very similar to existing conditions. Therefore, the Project has no new impact.

(f) No New Impact.

The EIR found the incorporation of site design, Low Impact Development (LID) features, and Best Management Practices (BMPs) required under the City Local Implementation Plan (LIP) and Orange County Drainage Area Management Plan (OC DAMP), individual development projects within the City would be required to treat runoff prior to exiting the sites. As a result, water quality exceedances are not anticipated, and pollutants are not expected in project runoff that would adversely affect beneficial uses in San Clemente Coastal Streams Watershed. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area of the General Plan, which is in the older, more urbanized portion of the City. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process. A Water Quality Management Plan (WQMP) screening is required to ensure water quality exceedances are not anticipated and pollutants are not expected in project runoff. Consistent with the prior analysis, the Project has no new impacts.

(g-h) No New Impact.

The EIR found flooding conditions and extent of the 100-year and 500-year flood plains would remain unchanged. No housing or structures are proposed within the 100-year flood hazard area, including future development on the two subject parcels, so no impacts are anticipated. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are developed “infill” lots in the Pier Bowl focus area that is mostly built out. Thus, the Project has no new impacts.

(i) No New Impact.

The City of San Clemente is not within the inundation area of any major dam or levee. Therefore, impacts associated with flooding as a result of the failure of a levee or dam are less than significant. Accordingly, the Project has no new impacts.

(j) No New Impact.

Future sea level rise scenarios are increasingly being incorporated into engineering design and environmental impact analyses for projects on or near the coast. Based on the Pacific Institute report, “The Impacts of Sea-Level Rise on the California Coast” (May 2009), the analysis and associated data is graphically shown in EIR Figure 5.8-5, *Projected Sea Level Rise*. From the study, all elevations of approximately 9.5 feet or less above mean sea level along the coastline within San Clemente would be subject to inundation based on sea level rise estimates. Based on review of San Clemente’s coastline and Centennial General Plan, the majority of development and infrastructure are above the projected sea level rise elevation. With respect to the Pier Bowl Focus Area, the sea level rise is approximately a five feet difference between the nearest developable area. The 2019 City

of San Clemente Draft Sea Level Rise Vulnerability Assessment evaluated scenarios based on the 2015 California Coastal Commission Seal Level Rise Policy Guide and based on coordination with California Coastal Commission staff scenarios of 0.8 ft of Sea Level Rise (SLR) projected to occur between 2040 to 2080, 3.3 ft of SLR between 2060 and 2100, and 4.9 feet of SLR projected as early as 2080 or after 2100. Based on a review of San Clemente’s coastline, the subject parcels are above the projected sea level rise elevation. Therefore, sea level rise impacts are considered less than significant.

EIR Figure 5.8-6, *Tsunami Emergency Response Planning Zone* is provided by the State of California Department of Conservation. These tsunami inundation maps were produced in 2009 to show the projected areas that would potentially be subject to inundation by a tsunami. Due to its proximity to the coast, the Pier Bowl Focus Areas may be subject to inundation by tsunami. However, the projected tsunami inundation area and inundation line are well below the majority of the developable land use areas and primarily affect open space land uses and existing beachfront properties or trailer parks. As a result, tsunami impacts are considered less than significant.

There are no major dams or reservoirs in the City that would cause a seiche. The existing storm drain system includes upstream debris basins to control debris and sediment from storm events. In addition, the built-out conditions of the City also reduce the chance and likelihood of major mudflow conditions. Therefore, impacts from seiches and mudflows are considered less than significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. No site specific operations or development of any kind is proposed. Thus, the Project has no new impacts.

10. LAND USE AND PLANNING. Would the project:

a) Physically divide an established community?	Initial Study EIR Appendix A, Page 47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	EIR Pages 5.9-5 to 5.9-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	EIR Page 5.9-18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION*

(a) No New Impact.

The EIR Initial Study found impacts to be less than significant. The Project is consistent with previous analysis and findings. The Project does not involve development of vacant land and the introduction of new land uses that is expected to divide an established community. The proposed land use change would tie into the existing uses and neighborhoods. Therefore, the Project will have no new impact.

(b) No New Impact.

The General Plan is to guide decision making on development within the City through 2035 and beyond. The EIR found the General Plan was consistent with applicable state, regional, and local laws, regulations, plans, and guidelines. No site specific operations or development of any kind is proposed. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The subject parcels are “infill” and developed within the Pier Bowl focus areas, which is in the older, more urbanized portion of the City. The land use change is consistent with regional plans adopted to avoid or mitigate environmental effects, which tend to encourage denser development in in-fill areas closer to mass transit and

major transportation corridors. In all, the goal of these plans is to reduce vehicular trips and associated greenhouse gas emissions, compared to development involving the conversion of “greenspace” or open space. The proposed land use changes are within proximity to a transit stop and High Quality Transit Area. These changes are consistent with the goals of the Regional Transportation Plan, Sustainable Communities Strategy, and objectives of the Climate Action Plan to reduce greenhouse gas emissions in part with less vehicle traffic trips. Therefore, the proposed Project would have no new impacts.

(c) No New Impact.

The Project is not in conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There are no known biological resources on the Project site. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are in the Pier Bowl focus area of the General Plan that is mostly developed with a lack of lack natural habitats, except for coastal canyons and bluffs with coastal sage scrub and potentially Environmentally Sensitive Habitat Areas (ESHA). EIR Figure 5.3-5 on page 5.3-23 shows no sensitive species in the Pier Bowl area and on the subject parcels. The subject parcels are “infill” and developed within the Pier Bowl focus areas, which is in the older, more urbanized portion of the City. The subject parcels have no patches of natural vegetation designated for development shown on Figure 5.3-8 “*Habitat Areas Designated for Development in Proposed General Plan.*” Additionally, according to EIR Figure 5.3-6, “*Habitat Linkages*”, the subject parcels do not contain nor are adjacent to according to the analysis of wildlife movement and habitat linkages in the South Orange County Habitat Conservation Plan (HCP) that identifies three wildlife major habitat linkages that occur in the City and/or SOI. Therefore, the Project has no new impact.

11. MINERAL RESOURCES. 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?                                | Initial Study<br>EIR Appendix<br>A, Page 52 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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? | Initial Study<br>EIR Appendix<br>A, Page 53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*DISCUSSION*

(a) No New Impact.

In the EIR Initial Study, Mineral Resources were not found to be significantly affected by the General Plan so no discussion of the issue was required in the EIR and no mitigation measures were necessary. San Clemente did not contain any mineral resources of statewide or regional importance. Therefore, the Project has no new impacts.

(b) No New Impact.

In the EIR Initial Study, Mineral Resources were not found to be significantly affected by the General Plan so no discussion of the issue was required in the EIR and no mitigation measures were necessary. San Clemente does not contain any mineral resources of statewide or regional importance. There are no permitted mining operations within the City of San Clemente that provide aggregate materials to Southern California. Therefore, the Project has no new impacts.

12. NOISE. Would the project result in:

- |   |  |                          |                          |                                     |                          |
|---|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | EIR Pages<br>5.10-17 to<br>5.10-29           | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | EIR Pages<br>5.10-29, 5.10-<br>33 to 5.10-36 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	EIR Pages 5.10-17 to 5.10-21, 5.10- 23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	EIR Pages 5.10-29 to 5.10-33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 expose people residing or working in the project area to excessive noise levels?	Initial Study EIR Appendix A, Page 50	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Initial Study EIR Appendix A, Page 50	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION*

(a) No New Impact.

The EIR found future development in accordance with the General Plan would cause increases in traffic along local roadways. Traffic on the I-5 is also projected to increase due to regional growth, in addition to the expansion of the I-5 to include five lanes in both directions to accommodate HOV lanes. A significant impact occurs if the proposed Land Use Plan designates noise-sensitive land uses in areas where the ambient noise level clearly exceeds levels that are compatible for the designated land use, or if the future ambient noise would be incompatible with existing noise-sensitive land uses. As previously discussed, noise-sensitive land uses include residential, schools, libraries, churches, nursing homes, hospitals, and open space/recreation areas. Commercial and industrial areas are not considered noise sensitive and have much higher tolerances for exterior noise levels. Noise level increases on roadways over existing conditions were calculated in the EIR for two long-range (2035) scenarios obtained from the traffic report (Fehr and Peers 2013): 1) Preferred General Plan, No Foothill Transportation Corridor (FTC); and 2) Preferred General Plan with FTC. The scenario "Preferred General Plan No FTC" is most likely to occur over buildout period. For this scenario, the EIR found the segments to experience substantial noise increases greater than 5 dBA over 2012 conditions, resulting in noise levels greater than 65 dBA CNEL, and that include sensitive receptors, were: Avenida Pico from Avenida La Pata to Camino La Pedriza, and Avenida La Pata from Calle Saluda to Avenida Vista Hermosa. The future ambient noise would be substantially higher (5 dBA) when compared to existing conditions at noise-sensitive receptors along these roadway segments, and therefore noise impacts were found to be significant for these areas.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The Project does not allow new noise-sensitive land uses in areas where the ambient noise level clearly exceeds compatible levels for that use. The Project allows new commercial uses in a mixed use area that have higher tolerances for exterior noise levels. This would not add noise sensitive uses within the vicinity of the impacted street impacts identified above, and the subject parcels are located in the 60 dBA CNEL area shown on EIR Figure 5.10-3, within the City noise standard for a mixed use area. The land use change would add approximately 240 net new daily traffic trips that would generate roadway noise. However, the Project is expected to have less than a significant effect. The Project is within the scope of impacts identified and mitigated in the EIR. In 2015, the City adopted General Plan Amendment (GPA) 15-031 that reduced the General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units, including density reductions on El Camino Real used to access the subject parcels. This reduced development related impacts, including roadway noise. Considering the prior buildout reductions and proposed land use change, the project reduces the General Plan build-out in the EIR by 1,670,260 commercial square feet and reduces daily traffic trips by 12,389. Therefore, the Project shifts impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan would more than offset noise associated with the Project. Each new individual development project would be subject to review under CEQA. As a result, the Project would not have new impacts; and prior mitigation measures remain feasible.

(b) No New Impact.

Camp Pendleton is east of City limits. Figure 5.10-5 from the EIR shows the base's projected noise zones. According to the Range Compatible Use Zone (RCUZ) study, the City is outside the Noise Zone 2 contours. Generally, residential development is not recommended within Noise Zone 2. The projected noise due to aircraft and heavy weapons use within City of San Clemente limits remain below Noise Zone 2 contours, which are levels that interfere with speech, sleep, or the ability to hear television and radio shows. Because vibration dissipates quickly with distance, and projected Zone 2 noise contours are well beyond City limits, future land uses to be developed on the eastern portions of the City would not be exposed to incompatible noise and vibration levels. Based on this analysis, the EIR found implementation of the General Plan would not expose land uses to substantial noise and vibration levels, and these impacts would be less than significant. The circumstances and assumptions to which the EIR was completed have not changed. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are not within Noise Zone 2. Consistent with the EIR analysis, the Project does not increase exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. In conclusion, the Project has no new impact.

(c) No New Impact.

The EIR found future development in accordance with the General Plan would cause increases in traffic along local roadways. As stated above, the General Plan scenario "Preferred General Plan No FTC" is most likely to occur over buildout period and the EIR found the segments to experience substantial noise increases greater than 5 dBA over 2012 conditions, resulting in noise levels greater than 65 dBA CNEL, and that include sensitive receptors, were: Avenida Pico from Avenida La Pata to Camino La Pedriza, and Avenida La Pata from Calle Saluda to Avenida Vista Hermosa. The future ambient noise would be substantially higher (5 dBA) when compared to existing conditions at noise-sensitive receptors along these roadway segments, and therefore noise impacts were found to be significant for these areas.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The Project does not allow new noise-sensitive land uses in areas where the ambient noise level clearly exceeds compatible levels for that use. The Project allows new commercial uses in a mixed use area that have higher tolerances for exterior noise levels. This would not add noise sensitive uses within the vicinity of the impacted street impacts identified above, and the subject parcels are located in the 60 dBA CNEL area shown on EIR Figure 5.10-3, within the City noise standard for a mixed use area. The land use change would add approximately 240 net new daily traffic trips that would generate roadway noise. However, the Project is expected to have less than a significant effect. The Project is within the scope of impacts identified and mitigated in the EIR. In 2015, the City adopted General Plan Amendment (GPA) 15-031 that reduced the General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units, including density reductions on El Camino Real used to access the subject parcels. This reduced development related impacts, including roadway noise. Considering the prior buildout reductions and proposed land use change, the Project reduces the General Plan build-out in the EIR by 1,670,260 commercial square feet and reduces daily traffic trips by 12,389. Therefore, the Project shifts impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan would more than offset noise associated with the Project. Each new individual development project would be subject to review under CEQA. As a result, the Project has no new impact; and prior mitigation measures remain feasible.

(d) No New Impact.

The implementation of the General Plan would result in construction of new residential, commercial, and industrial uses throughout the City. Two types of temporary noise impacts could occur during construction. First, the transport of workers and movement of materials to and from the site could incrementally increase noise levels along local access roads. The second type of temporary noise impact is related to demolition, site preparation, grading, and/or physical construction. Construction is performed in distinct steps, each of which has its own mix of equipment, and, consequently, its own noise characteristics.

San Clemente Municipal Code Section 15.36.190 allows for grading, right-of-way encroachment, and landscaping/irrigation construction under permit only, during specific hours. Approval to conduct these activities beyond the accepted time period, or on Saturday, Sunday, or during recognized holidays must be pre-approved by the City Engineer through a written request submitted by the contractor. However, construction activities may occur outside of these hours if the City determines that the maintenance, repair, or improvement is necessary to maintain public services or cannot feasibly be conducted during normal business hours, or if construction activities comply with the stationary source noise standards of the Municipal Code. Significant noise impacts may occur from operation of heavy earthmoving equipment and truck haul that would occur with construction of individual development projects. Implementation of the General Plan anticipates an increase in development intensity. Construction noise levels are dependent upon the specific locations, site plans, and construction details of individual projects, which have not yet been developed. Construction would be localized and would occur intermittently for varying

periods of time. Because specific project-level information is not available at this time, it is not possible to quantify the construction noise impacts at specific sensitive receptors. Construction of individual developments associated with implementation of the General Plan would temporarily increase the ambient noise environment in the vicinity of each individual project. Because construction activities associated with any individual development may occur near noise-sensitive receptors and depending on the project type noise disturbances may occur for prolonged periods of time, construction noise impacts associated with implementation of the General Plan are considered significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels in the Pier Bowl focus area on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The Pier Bowl focus area is mostly built out and graded. The subject parcels are developed “infill” lots with no patches of natural vegetation designated for development shown on Figure 5.3-8 “*Habitat Areas Designated for Development in Proposed General Plan.*” The Project does not increase the maximum height limit or general intensity of development in the area. As a result, the Project is not expected to significantly increase the amount of construction activity and noise associated with developing the subject parcels. Nevertheless, each new individual development project would be subject to review under CEQA and regulations to minimize impacts. In conclusion, the Project has no new impact; and prior mitigation measures remain feasible.

(e) No New Impact.

The EIR Initial Study found impacts to be less than significant. The Project is consistent with previous analysis and findings. There are no public or public use airports in or in the general vicinity of San Clemente. There are no noise hazard zones in the city from the Southern California Edison (SCE) San Onofre Nuclear Generating Station (SONGS) Mesa Heliport and Camp Pendleton facilities. Therefore, the Project would not expose people to excessive noise levels and has no new impacts.

(f) No New Impact.

The EIR Initial Study found impacts to be less than significant. The Project is consistent with previous analysis and findings. There are no public or public use airports in or in the general vicinity of San Clemente. There are no noise hazard zones in the city from the SCE SONGS Mesa Heliport and Camp Pendleton facilities. Therefore, the Project would not expose people to excessive noise levels so the Project has no new impacts.

13. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	EIR Pages 5.11-13 to 5.11-18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Initial Study EIR Appendix A, Page 50-51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Initial Study EIR Appendix A, Page 50-51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION*

(a) No New Impact.

The General Plan is not a growth-oriented plan; however, it would allow continued growth throughout the City in undeveloped or underutilized parcels, and it proposes changes to land use and land use intensity predominantly within eight focus areas. One of the purposes of the General Plan is to adequately plan and accommodate growth. Implementation of the General Plan accommodates population growth through land use designations, goals, and policies that provide a vision and guide growth in the City. The Land Use Plan designations allow a wide range of residential, commercial, mixed use, industrial, open space and other land uses such as institutional and public. Development of these uses could lead to population growth by providing either housing or employment opportunities in the City.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The addition of commercial space is expected to increase employment opportunities in the Pier Bowl area that may improve the jobs housing balance for residents in the vicinity. The future growth is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent than more than offsets growth inducing impacts associated with the project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. In conclusion, the Project does not result in new impacts; and prior mitigation measures remain feasible.

(b) No New Impact.

The EIR Initial Study found General Plan impacts to be less than significant, so no additional discussion of this issue was required in the EIR. The circumstances and assumptions to which the EIR was completed have not changed. The Project does not change land use designations or standards in such a way that eliminates substantial numbers of existing housing units. Therefore, the Project does not necessitate the construction of replacement housing elsewhere, so the Project has no new impact.

(c) No New Impact.

The EIR Initial Study found General Plan impacts to be less than significant, so no additional discussion of this issue was required in the EIR. The circumstances and assumptions to which the EIR was completed have not changed. The Project does not change land use designations or standards in such a way that eliminates substantial numbers of existing housing units that would displace people. Therefore, the Project does not necessitate the construction of replacement housing elsewhere, so the Project has no new impact.

14. PUBLIC SERVICES. Would the project:

a) 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:	EIR Pages 5.12-2 to 5.12-7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire protection?	EIR Pages 5.12-2 to 5.12-7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	EIR Pages 5.12-9 to 5.12-12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	EIR Pages 5.12-13 to 5.12-16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	EIR Pages 5.12-2 to 5.12-20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	EIR Pages 5.12-17 to 5.12-20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION*

(a) No New Impact.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels

on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels, where the current land use designation allows residential uses only. The addition of commercial uses on the subject parcels is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent than more than offsets growth inducing impacts associated with the Project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. The Project does not result in new impact. Below is a review of the services individually listed in the checklist.

*Fire Emergency Services*

Upon implementation of the General Plan, the City and Orange County Fire Authority (OCFA) would maintain appropriate firefighter staffing to ensure compliance with NFPA standards for response time and coverage, as discussed above. In addition, projects are reviewed by the City and OCFA on an individual basis and would be required to comply with requirements in effect at the time building permits are issued. Policies and implementation measures in the General Plan are designed to ensure collaboration between City departments, OCFA, and other involved agencies to achieve the City’s development goals in phases, working within the budget and infrastructure constraints of the City. Following this process, sufficient revenue would be available for necessary service improvements to provide for adequate fire facilities, equipment, and personnel upon buildout of the General Plan. Therefore, impacts to fire services resulting from buildout of the General Plan were found to be less than significant. Consistent with this previous analysis from the EIR, the Project is not expected to have new impacts.

*Police Protection*

Upon implementation of the General Plan, 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 that the City of San Clemente and Orange County Sheriffs Department (OCSD) maintain levels of police protection consistent with the OCSD’s service standards. Provision of police services under the General Plan would continue to be funded by revenues in the City’s General Fund, which would be expected to grow as new units and businesses are added in San Clemente. Facilities, equipment, and personnel needed to serve additional residents in the City would be financed by increases in tax revenue generated by new housing units and businesses. Therefore, impacts on police protection services resulting from buildout of the General Plan were found to be less than significant. Consistent with previous analysis from the EIR, the Project is not expected to have new impacts.

*School Services*

Population growth in San Clemente under the General Plan would result in additional students in CUSD elementary, middle, and high schools. According to the EIR, although schools in San Clemente currently have unused classroom capacity, the addition of 2,394 students in San Clemente would likely require expanded school services and new or expanded school facilities. Despite the increased need, payment of Senate Bill 50 development impact fees would provide funding for the financing of new school facilities. Therefore, impacts on school services resulting from buildout of the General Plan were assumed to be less than significant. The Project is not expected to induce population growth given the land use change is limited to allowing commercial uses in a mixed use area, where the current allowed use is residential only. Consistent with previous analysis, the Project is not expected to have new impacts.

*Library Services*

Buildout of the Centennial General Plan would result in an increase in demand for library services in San Clemente. New facilities, books, and personnel would be necessary to reach adequate levels of service. However, additional City and county tax revenues generated from new dwelling units and businesses in San Clemente would contribute toward the financing of additional library space and services in the City. Implementation of policies and implementation measures in the General Plan would assist in providing library services that meet local needs. Residents of the City also have access to the entirety of the Orange County Public Library (OCPL) system and its materials. For all of the above reasons, buildout of the General Plan was not anticipated to have a significant impact on library services. Consistent with previous analysis, the Project is not expected to have new impacts.

15. RECREATION. Would the project:

- a) 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?

EIR Pages  
5.13-8 to 5.13-  
9

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?

*DISCUSSION*

(a) No New Impact.

Buildout of the General Plan would generate additional residents in the City. Future growth in the City in accordance with buildout of the Centennial General Plan would increase the demand for parks and increase existing park usage. The extent to which the City of San Clemente can plan and implement parks, trails, and other recreational facilities is related to the availability of funding. The Quimby Act is a funding mechanism for parkland acquisition. Under this Act and pursuant to the City's Municipal Code, residential subdivisions must dedicate parkland or pay in-lieu fees (or both, in some circumstances) to enable the City to acquire a ratio of 5 acres of parkland per 1,000 residents (Municipal Code Section 16.36.070). Policy BPR-2.01 in the Beaches, Parks, and Recreation Element of the proposed General Plan reiterates this standard. The combination of parkland dedication, in lieu fees and passive open space opportunities will provide adequate recreational amenities for future residents, and build out of the General Plan would not cause a substantial physical deterioration of existing facilities. Impacts are less than significant.

Policies in the General Plan address the need for parks and recreation. In addition to the parkland standard stated in Policy BPR-2.01, the Beaches, Parks and Recreation Element contains goals, policies, and programs that support regular review and updating of the City's Beaches, Parks and Recreational Master Plan and Master Plan for City Facilities. This periodic review of the City's master plans is designed to ensure that the provision of parks keeps pace with demographic trends and the recreational needs of San Clemente's residents. Individual policies in that element would track the recreation needs and interests of residents (Policies BPR-1.03 and BPR 2.02), provide recreational opportunities for underserved populations (Policy BPR-1.06), and establish a balanced approach to acquiring parkland (Policy BPR-2.06). Special topics relating to the provision of recreation opportunities, including beach access, trail connectivity, and financing of facilities, are also addressed in the Beaches, Parks and Recreation Element. Additional policies that address coastal access are found in the Coastal Element.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels. The Project is not expected to induce population growth given the land use change is limited to allowing commercial uses in a mixed use area, where the current land use designation allows residential uses only. The addition of commercial uses on the subject parcels is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent than more than offsets growth inducing impacts associated with the Project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. In conclusion, the Project does not result in new impacts.

(b) No New Impact.

The General Plan guides growth and development within the City and is not a development project. However, the Land Use Plan designates 971 acres of land for public open space, which includes parks and recreational facilities. Although a majority of this acreage not used for parks and recreation would likely remain unimproved open space upon buildout, some of the acreage could be improved as parks and recreational facilities. Development pursuant to the General Plan would result in the construction of new or expansion of existing recreational facilities in the City. Development and operation of new recreational facilities may have an adverse physical effect on the environment, including impacts relating to air quality, biological resources, lighting, noise, and traffic. Environmental impacts associated with construction of new and/or expansion of recreational facilities in accordance with the Land Use Plan are addressed separately. However, it is speculative to determine the location of proposed park facilities in the City and impacts arising from development of individual park projects. Goals, policies, and actions in the General Plan, along with existing federal, state, and local regulations, would mitigate potential adverse impacts to the environment that may result from the expansion of parks, recreational facilities, and trails pursuant to buildout of the Land Use Plan. Furthermore, subsequent environmental review would be required for development of park projects under the Land Use Plan. Consequently, the EIR found the General Plan would not result in significant impacts relating to new or expanded recreational facilities.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels. The Project is not expected to induce population growth given the land use

change is limited to allowing commercial uses in a mixed use area, where the current land use designation allows residential uses only. The addition of commercial uses on the subject parcels is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent that more than offsets growth inducing impacts associated with the Project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. In conclusion, the Project does not result in new impacts.

16. TRANSPORTATION / TRAFFIC. Would the project:

- |   |                                       |                          |                          |                                     |                          |
|---|---------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | EIR Pages 5.14-16 to 5.14-39          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?   | EIR Page 5.14-39                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   | Initial Study EIR Appendix A, Page 53 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  | EIR Pages 5.14-39 to 5.14-40          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access?   | EIR Pages 5.14-39 to 5.14-40          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?  | EIR Pages 5.14-40 to 5.14-54          | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

*DISCUSSION*

(a) No New Impact.

As stated in the EIR, the General Plan is a regulatory document that lays down the framework for future growth and development and does not directly result in development in and of itself. Before any development can occur, all such development is required to be analyzed for conformance with the General Plan, zoning requirements, and other applicable local and State requirements; comply with the requirements of CEQA and obtain all necessary clearances and permits. The General Plan included reclassifications and improvements of certain arterials throughout the City to accommodate projected circulation needs. Future traffic volume forecasts were developed from the traffic model using accepted procedures for model forecast refinement. A series of model runs were performed by Stantec to forecast traffic volumes throughout the City under different scenarios. The models were designed for the City of San Clemente to predict traveler behavior under varying scenarios for

operational analysis. The traffic forecasts reflect the area-wide growth anticipated between existing conditions and future year conditions. The General Plan proposes to allow for greater density development ranging from office to mixed-use development in several focus areas. Allowing for greater density adds additional vehicle traffic to the street network. Traffic scenarios evaluated in the Mobility Report range from a combination of situations with/without the completion of the Foothill Transportation Corridor (FTC), the partial completion of the FTC called the Tesoro Extension, and road diets. The EIR found the General Plan would cause several roadway segments and intersections to operate at unacceptable Level of Service (LOS), resulting in significant traffic impacts.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels in the Pier Bowl area on Coronado Lane from a Residential High density designation to Mixed Use. The land use change is limited to allowing 16,340 square feet of commercial uses in a mixed use area, where the current land use designation allows residential uses only. This growth in commercial space would add approximately 240 net new daily traffic trips. This would add up to approximately 240 net new daily trips and is not anticipated to change the traffic model peak hour Levels of Service (LOS) at the nearby study intersections on El Camino Real. The peak hour trips are comprised of a percentage of the daily trips and are considered low. Once these peak hour trips are dispersed directionally within the street system in the study area, the net trips numbers are negligible and would not have a discernable effect on traffic operations and flow. Additionally, several land use changes adopted in 2015 reduced the General Plan build-out and this reduction of development potential would reduce traffic and congestion on the roadway network. In conclusion, the Project has no new impact.

(b) No New Impact.

As Orange County's Congestion Management Agency, Orange County Transportation Authority (OCTA) is responsible for the administration of the Congestion Management Plan (CMP). The CMP establishes that the LOS should be LOS E or better for CMP roadways and intersections. The EIR found there were no CMP intersections within the City of San Clemente. Because there are no local roadways or intersections in the City, the CMP requirements do not apply to the City. The EIR found the General Plan would have no impact in regard to CMP facilities in the City, and no mitigation would be required.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels in the Pier Bowl area on Coronado Lane from a Residential High density designation to Mixed Use. The land use change is limited to allowing 16,340 square feet of commercial uses in a mixed use area, where the current land use designation allows residential uses only. This growth in commercial space would add approximately 240 net new daily traffic trips. This would add up to approximately 240 net new daily trips and is not anticipated to change the traffic model peak hour Levels of Service (LOS) at the nearby study intersections on El Camino Real. The peak hour trips are comprised of a percentage of the daily trips and are considered low. Once these peak hour trips are dispersed directionally within the street system in the study area, the net trips numbers are negligible and would not have a discernable effect on traffic operations and flow. Additionally, several land use changes adopted in 2015 reduced the General Plan build-out and this reduction of development potential would reduce traffic and congestion on the roadway network. In conclusion, the Project has no new impact.

(c) No New Impact.

The EIR Initial Study found the General Plan would have less than significant impacts. New development would occur within developed areas of the City and is not expected to result in a change in air traffic patterns. Therefore, development would not result in an increase in safety risk and impacts are less than significant. Therefore, this impact was not addressed in the EIR. Consistent with the prior analysis, the Project would not result in new development that is expected to change air traffic patterns so the Project has no new impacts.

(d) No New Impact.

The EIR found General Plan buildout would result in some changes to the City's circulation network, but would not increase hazards or impact emergency access due to design features. The General Plan includes reclassifications and improvements of certain arterials throughout the City to accommodate projected circulation needs. All roadway system improvements associated with development and redevelopment activates under the General Plan are to be designed in accordance with the established roadway design standards, and subject to review and future consideration by the City of San Clemente. An evaluation of the roadway alignments, intersection geometrics, and traffic control features will be needed. Roadway improvements would have to be made in accordance with the City's Circulation Plan, roadway functional design guidelines, and meet design guidelines included in the California Manual of Uniform Traffic Control Devices (MUTCD) and the Caltrans Roadway Design Manual. Implementation of the General Plan would not result in hazardous conditions, create conflicting uses, or cause a detriment to emergency vehicles access.

Policies M3.01 to 3.06 are included in the Mobility and Mobility and Complete Streets Element to encourage multimodal transportation and protect travelers' safety. Conflicts between vehicular traffic and other forms of travel such as bicyclists and pedestrians may also cause traffic hazards. Implementation of Policy M-3.01 (Complete Streets Roadway Standards) require

that pedestrian, vehicular, and bicycle circulation on public and private property are coordinated and designed to maximize safety, comfort and aesthetics and are consistent with federal, state, Orange County, and local laws, codes, and standards. In addition, Policy M-3.04 encourages the use of traffic calming measures to slow traffic where non-motorized travel is encouraged. Policy M3.03, Safe Routes to School, requires collaboration with the Capistrano Unified School District and private schools to identify and implement safety measures to improve safe travel to and from schools for students, parents, residents, and school employees. Policy M-3.06, Emergency Response, requires balance of emergency response time and evacuation needs with other community concerns, such as Urban Design and traffic calming. Since roadway improvements would have to be made in accordance with the City’s Circulation Plan and roadway functional design guidelines, and with implementation of Policies M-3.01 to 3.06, the EIR found General Plan impacts would be less than significant, and no mitigation was required.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels in the Pier Bowl area on Coronado Lane from a Residential High density designation to Mixed Use. The land use change is limited to allowing 16,340 square feet of commercial uses in a mixed use area, where the current land use designation allows residential uses only. This growth in commercial space would add approximately 240 net new daily traffic trips. This would add up to approximately 240 net new daily trips and is not anticipated to change the traffic model peak hour Levels of Service (LOS) at the nearby study intersections on El Camino Real. The peak hour trips are comprised of a percentage of the daily trips and are considered low. Once these peak hour trips are dispersed directionally within the street system in the study area, the net trips numbers are negligible and would not have a discernable effect on traffic operations and flow. Additionally, several land use changes adopted in 2015 reduced the General Plan build-out and this reduction of development potential would reduce traffic and congestion on the roadway network. Therefore, the Project would not result in the need for new roadway reclassifications and improvements accommodate projected circulation needs. In conclusion, the Project has no new impact.

(e) No New Impact.

As stated above in (d), the Project would not result in the need for new roadway reclassifications and improvements accommodate projected circulation needs and provide sufficient emergency access. In conclusion, the Project has no new impact.

(f) No New Impact.

With the Centennial General Plan, the City adopted the Bicycle and Pedestrian Master Plan (BPMP) that establishes implementation of San Clemente’s bikeway system and provides broad recommendations to improve the overall walking environment. The BPMP emphasizes the importance of providing a complete and pleasant walking environment for residents and visitors. The plan enables travel by bicycle and pedestrian modes to major activity areas, including government offices, public facilities, schools, major parks and recreation areas, major retail areas, and large employment centers. A robust sidewalk and bikeway network provides an alternate to the automobile. Thoughtful and strategic investment can help to reduce emission-related pollution and congestion and improve overall community character. Implementation of the General Plan would promote the use of alternative transportation modes. Several policies are included in the proposed General Plan to promote the development of new or expansion of facilities. Policies were also included to require public outreach and education to promote alternative modes and their safe use. Policy M-1.12, Design Integration would ensure that development projects and subdivisions are designed and/or retrofitted to incorporate, and be efficiently served by, public transit, pedestrian and bicycle facilities. Policy M-1.19, Street Redesign, promotes the consideration multimodal alternative improvements to nonautomotive facilities during street redesign projects. Policies M-2.01 to M-2.36 (see policies below) were included specifically to promote the use of alternative modes of transportation and to assist on the implementation of the BPMP. The EIR found there would be no conflict with policies, plans, and programs for alternative transportation from future development and redevelopment of the General Plan.

Consistent with the aforementioned analysis in the EIR, the Project does not result in conflicts with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. The Project does not include specific plans for development or operations. Future development or redevelopment of property would be subject to a discretionary review process and CEQA in which projects are evaluated for consistency with the BPMP and General Plan policies. There would be no new impact.

17. UTILITIES AND SERVICE SYSTEMS.

Would the project:

- |   |                                    |                          |                          |                                     |                          |
|---|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | EIR Pages<br>5.15-18 to<br>5.10-20 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	EIR Pages 5.15-18 to 5.15-20, 5.15- 21 to 5.15-27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	EIR Pages 5.15-27 to 5.15-28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).	EIR Pages 5.15-20 to 5.15-27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	EIR Pages 5.15-28 to 5.15-30	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	EIR Pages 5.15-27 to 5.15-28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	EIR Pages 5.15-27 to 5.15-28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*DISCUSSION*

(a) No New Impact.

The EIR found the increase in sewer flows for land use changes in the General Plan would not exceed the treatment requirements of the San Diego Regional Water Quality Control Board (RWQCB). Therefore, impacts to the wastewater treatment providers were found to be less than significant. No new major sewer upgrades are anticipated or recommended for the Project. All new development in the City will be subject to a site specific sewer capacity study as part of the approval process through the City. In the unlikely event an expansion of existing sewer facilities is required; a site-specific Storm Water Pollution Prevention Plan (SWPPP) will be required for construction thereby limiting construction impacts to less than significant. Consistent with this analysis, the Project will have no new impacts.

(b) No New Impact.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels that are entirely within the City's water district boundaries. The Project is not expected to induce population growth given the land use change is limited to allowing commercial uses in a mixed use area, where the current land use designation allows residential uses only. The addition of commercial uses on the subject parcels is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent than more than offsets growth inducing impacts associated with the Project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. In conclusion, the Project does not result in new impacts. An individual review of water and

wastewater is below.

### *Water*

Under the most conservative approach, the EIR found General Plan buildout would result in a 4.1 percent increase in demand within the City's service boundaries. This would not be considered a large margin. The City's projected supplies exceed demands and are sufficient to accommodate the demands of 2,698 additional people; therefore, impacts were found to be less than significant. Water demands due to General Plan buildout would not deplete groundwater supplies in the San Clemente Sub-Basin because the City Water District has existing and planned water supplies that are adequate even with a large increase in water demands, while General Plan buildout is forecast to increase City Water District water demands by a small fraction, 4.1 percent; and because planned groundwater production in the Sub-Basin by 2015, 1,000 acre feet per year (afy), would still be below the safe pumping yield of 1,100 afy.

### *Wastewater*

The EIR found the increase in sewer flows for land use changes in the General Plan would not exceed the treatment requirements of the San Diego Regional Water Quality Control Board (RWQCB). Therefore, impacts to the wastewater treatment providers were found to be less than significant. No new major sewer upgrades are anticipated or recommended for the Project. All new development in the City will be subject to a site specific sewer capacity study as part of the approval process through the City. In the unlikely event an expansion of existing sewer facilities is required; a site-specific Storm Water Pollution Prevention Plan (SWPPP) will be required for construction thereby limiting construction impacts to less than significant. Consistent with this previous EIR analysis, the Project will have no new impacts.

#### (c) No New Impact.

In general, the EIR found General Plan runoff rates remain essentially unchanged as compared to existing conditions. This is primarily due to the built out condition of the City and each Focus Area. The City is updating their Drainage Master Plan and will re-evaluate all regional storm drain facilities and confirm with more sophisticated modeling tools projected runoff rates, existing capacities and identification of deficiencies and/or recommended improvement for long-term viability of the City's storm drain system (see PSFU-6.02). This report will also incorporate the land uses associated with the updated General Plan and will identify if any of the improvements are needed within the eight Focus Areas and the cost sharing mechanisms for such improvements. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels in the Pier Bowl focus area on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels that are developed in a most built out area. The Project is not expected to induce population growth given the land use change is limited to allowing commercial uses in a mixed use area, where the current land use designation allows residential uses only. Development on the subject parcels is subject to a discretionary review process and review under CEQA, in which required infrastructure, including storm water drainage facilities, will be evaluated and necessary improvements will be required to allow a project. Public improvements must be permitted, funded, and completed according to engineering design standards, the Municipal Code, and State and Regional regulations. Also, any improvements will be evaluated for consistency and implementation of the new Drainage Master Plan. Therefore, the Project is not expected to have new impacts.

#### (d) No New Impact.

As stated above in (b), the EIR found the General Plan is forecast to have existing and planned water supplies and wastewater facilities that are adequate to service projected demand for buildout. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels that are entirely within the City's water district boundaries. The Project is not expected to induce population growth given the land use change is limited to allowing commercial uses in a mixed use area, where the current land use designation allows residential uses only. The addition of commercial uses on the subject parcels is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent that more than offsets growth inducing impacts associated with the project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. In conclusion, the Project does not result in new impacts.

#### (e) No New Impact.

The EIR found the increase in sewer flows for land use changes in the General Plan would not exceed the treatment requirements of the San Diego Regional Water Quality Control Board (RWQCB). Therefore, impacts to the wastewater treatment providers were found to be less than significant. No new major sewer upgrades are anticipated or recommended for the Project. All new development in the City will be subject to a site specific sewer capacity study as part of the approval process through the City. In

the unlikely event an expansion of existing sewer facilities is required; a site-specific Storm Water Pollution Prevention Plan (SWPPP) will be required for construction thereby limiting construction impacts to less than significant. Consistent with this previous EIR analysis, the Project will have no new impacts.

(f) No New Impact.

There are two solid waste facilities that accept the vast majority of solid waste from San Clemente. According to the EIR, the sites have a combined remaining capacity of about 89,289,000 tons and closure dates as late as 2067. There is sufficient landfill capacity in the region for solid waste that would be generated by buildout according with the General Plan. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels. The Project is not expected to induce population growth given the land use change is limited to allowing commercial uses in a mixed use area, where the current land use designation allows residential uses only. The addition of commercial uses on the subject parcels is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent than more than offsets growth inducing impacts associated with the Project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. Consistent with the previous EIR analysis, the Project will have no new impacts.

(g) No New Impact.

The CalRecycle requires that all counties have an approved Countywide Integrated Waste Management Plan (CIWMP). To be approved, the CIWMP must demonstrate sufficient solid waste disposal capacity for at least 15 years, or identify additional available capacity outside of the county’s jurisdiction. Orange County’s CIWMP, approved in 1996, contains future solid waste disposal demand based on the County population projections previously adopted by the Board of Supervisors. According to the EIR (as of 2014), the Orange County landfill system has capacity in excess of 15 years. The Orange County IWMB has also prepared a Regional Landfill Options for Orange County, a 40-year strategic plan to evaluate options for waste disposal for Orange County. Therefore, it may be assumed that adequate capacity for the General Plan is available for the foreseeable future. Furthermore, the City of San Clemente has actively pursued programs to comply with federal, state, and local regulations related to solid waste and facilities to minimize impacts from project-generated solid waste. Therefore, impacts are considered less than significant.

The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change would allow 16,340 square feet of commercial uses on the two subject parcels. The Project is not expected to induce population growth given the land use change is limited to allowing commercial uses in a mixed use area, where the current land use designation allows residential uses only. The addition of commercial uses on the subject parcels is within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent than more than offsets growth inducing impacts associated with the project. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and review under CEQA. Consistent with the previous EIR analysis, the Project will have no new impacts.

18. MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to 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?
  
- b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

- c) 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 project, and the effects of probable future projects.)
- d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

*DISCUSSION*

(a) No New Impact.

For the reasons above, the Project would not have new impacts to biological, cultural, and geological resources; and previous mitigation measures remain feasible to minimize impacts. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels in the Pier Bowl area on Coronado Lane from a Residential High density designation to Mixed Use. The land use change is limited to allowing 16,340 square feet of commercial uses in a mixed use area, where the current land use designation allows residential uses only. The subject parcels are in the Pier Bowl focus area of the General Plan that is mostly developed with a lack of lack natural habitats, except for coastal canyons and bluffs with coastal sage scrub and potentially Environmentally Sensitive Habitat Areas (ESHA). EIR Figure 5.3-5 on page 5.3-23 shows no sensitive species in the Pier Bowl area and the subject parcels are not part of a coastal canyon, bluff, or ESHA. No site specific operations or development of any kind is proposed. Development on the subject parcels is subject to a discretionary review process and CEQA, including an analysis of impacts to natural resources.

(b) No New Impact.

For reasons above, the Project would not have new impacts or substantially increase impacts; and previous mitigation measures remain feasible to minimize impacts. The EIR found the General Plan built out would have less than significant impacts to categories except for air quality, noise, greenhouse gas emissions, and traffic. The Project is consistent with the previous analysis of categories found to have insignificant impacts. The Project does not change the type, scale, or intensity of development in the General Plan, except for changing two parcels in the Pier Bowl area on Coronado Lane from a Residential High density designation to Mixed Use. The land use change is limited to allowing 16,340 square feet of commercial uses in a mixed use area, where the current land use designation allows residential uses only. This growth in commercial space would add approximately 240 net new daily traffic trips and is not anticipated to change the traffic model peak hour Levels of Service (LOS) at the nearby study intersections on El Camino Real. The peak hour trips are comprised of a percentage of the daily trips and are considered low. Once these peak hour trips are dispersed directionally within the street system in the study area, the net trips numbers are negligible and would not have a discernable effect on traffic operations and flow. Additionally, several land use changes adopted in 2015 reduced the General Plan build-out and this reduction of development potential would more than offset cumulative air quality, noise, greenhouse gas, and traffic impacts associated with the project. Development on the subject parcels is subject to a discretionary review process and CEQA, including an analysis of cumulative impacts. In conclusion, the Project has no new impact.

(c) No New Impact.

For reasons above and stated in (a) and (b), the Project would not have new impacts or substantially increase impacts; and previous mitigation measures remain feasible to minimize impacts.

(d) No New Impact.

For reasons above and stated in (a) and (b), the Project would not have new impacts or substantially increase impacts; and previous mitigation measures remain feasible to minimize impacts.

## General Plan EIR Addenda Summary

On February 4, 2014, the City Council: A) approved the Centennial General Plan (“General Plan”), B) certified Final Environmental Impact Report (FEIR) State Clearinghouse (SCH) No. 2013041021 (“EIR”); C) approved a mitigation monitoring program; D) and adopted a statement of overriding considerations for the significant, unavoidable adverse environmental impacts identified in the EIR, namely Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic. Since then, the City adopted several General Plan Amendments to clean-up land use designations from the Centennial General Plan, for various reasons. The General Plan Amendments that have followed after the certified EIR were all evaluated for CEQA purposes using Addenda to the Centennial FEIR. Each of the Addenda are summarized below.

- EIR Addendum No. 1 in 2015 (see Exhibit A)

On November 3, 2015, the City Council adopted General Plan Amendment (GPA) 15-049 and certified EIR Addendum No. 1, pursuant to CEQA Guidelines Section 15164(b). The GPA clarified General Plan text and graphics, added and improved maps, and made several changes to land use designations, standards, and policies. These land use changes reduced the development intensity or density of General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units. The amended build-out projections reduced traffic by more than 12,629 daily trips with a corresponding decrease in air emissions, greenhouse gas emissions, and roadway noise impacts.

- EIR Addendum No. 2 in 2017 (see Exhibit B)

On September 5, 2017, the City Council adopted General Plan Amendment (GPA) 15-331, approved EIR Addendum No. 2, and approved Zoning Amendment (ZA) 17-251. These action items were for the approval of the City’s 2013-2021 Housing Element Update and associated implementation actions. The project did not change the General Plan build-out projections studied and mitigated in the General Plan EIR and Addendum No. 1.

- EIR Addendum No. 3 in 2019 (see Exhibit C)

On December 17, 2019, the City Council adopted GPA 19-291, adopted Specific Plan Amendment 19-292; an update to the Pier Bowl Specific Plan, and approved EIR Addendum No. 3. The project: 1) changed the land use designation of two parcels on Coronado Lane in the Pier Bowl area from Residential High (RH) to Mixed Use 4 (MU 4) and added the Visitor-Serving Commercial District Overlay (VSCD), and 2) updated the Specific Plan for consistency with the General Plan and Coastal Land Use Plan. The land use change allowed 16,340 square feet of commercial uses on the two subject parcels, where the prior RH land use designation allowed residential uses only. The City projected that the land use change would add approximately 240 net new daily traffic trips and corresponding emissions and roadway noise to the impacts EIR for General Plan build-out. However, these potential impacts were found to be offset by the land use changes the City adopted in 2015 with GPA 15-031 and EIR Addendum No. 1. Considering the prior buildout reductions and proposed

## **General Plan EIR Addenda Summary**

land use change, the City found GPA 19-291 reduces the General Plan build-out in the EIR by 1,670,260 commercial square feet and reduces daily traffic trips by 12,389. Therefore, the GPA19-291 shifted impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan more than offset project-level impacts. As a result, the City found GPA 19-291 did not increase impacts previously found to be significant and unavoidable, and prior mitigation measures remained feasible to minimize impacts.

**ADDENDUM NO. 4 TO THE CENTENNIAL GENERAL PLAN  
ENVIRONMENTAL IMPACT REPORT  
(STATE CLEARINGHOUSE NO. 2013041021)**

**West Pico Corridor Specific Plan Update and  
Architectural Overlay Expansion**



**Lead Agency:**

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May 2022

This document is designed for double-sided printing to conserve natural resources.

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**ATTACHMENT**

1 Transportation Analysis

## **1.0 INTRODUCTION**

As Lead Agency, the City of San Clemente (City) prepared an Environmental Impact Report (EIR) for the *Centennial General Plan* (General Plan). The San Clemente City Council certified the *Centennial General Plan Final Environmental Impact Report* (Certified EIR) (State Clearinghouse No. 2013041021) and approved the General Plan on February 4, 2014.

Following certification of the EIR, the City adopted several General Plan Amendments to refine land use designations from the General Plan for various reasons, which were evaluated in subsequent addenda pursuant to the California Environmental Quality Act (CEQA). The Certified EIR and three subsequent addenda are described in more detail under Section 1.2, *Previous Environmental Documents*.

Currently, the City is proposing General Plan Amendment (GPA) 21-238, Land Use Plan Amendment (LUPA) 21-241, Specific Plan Amendment (SPA) 21-239, and Zoning Amendment (ZA) 21-240 (from herein referred to as the “West Pico Corridor Specific Plan Update and Architectural Overlay Expansion” or “project”). These amendments are proposed to:

- Change the land use designation of two parcels with the central-western portion of the City and expand the Architectural Overlay District to include additional parcels.
- Update the *West Pico Corridor Specific Plan* (Specific Plan) to be consistent with the General Plan and *City of San Clemente Local Coastal Program Land Use Plan* (LUP), as required by State law, and expand the Specific Plan area to include additional parcels.
- Update zoning to reflect the changes above.

Refer to Section 2.2, *Proposed Project Characteristics*, for a full description of the proposed project.

This fourth Addendum to the Certified EIR has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) statutes (Public Resources Code 21000 et seq.); the CEQA Guidelines (14 California Code of Regulations, 15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as adopted by the City of San Clemente. The purpose of the Addendum to the Certified EIR is to determine whether the proposed project would result in new or substantially more severe significant environmental impacts compared with the impacts disclosed in the Certified EIR and subsequent addenda.

Additionally, project-specific impacts related to energy, vehicle miles traveled, tribal cultural resources, and wildfire were not specifically identified in the Certified EIR or subsequent addenda as these topics were not subject matter that required evaluation pursuant to the CEQA Guidelines at the time the documents were prepared. As such, this Addendum also analyzes the proposed project’s impacts related to these topical areas.

As described in greater detail below, the City finds that the previously Certified EIR (SCH No. 2013041021) remains relevant in light of the proposed changes.

## **1.1 PROJECT LOCATION**

The West Pico Corridor Specific Plan area is generally located in the western-central portion of the City in southern Orange County, stretching from the northern edge of North Beach Village to the San Diego Freeway (Interstate 5; I-5) in the vicinity of Avenida Pico; refer to Exhibit 1, *Regional Vicinity*, and Exhibit 2, *Local Vicinity*. Currently, the Specific Plan area encompasses approximately 80 acres of various land use designations, including Community Commercial 2 (CC 2), Neighborhood Commercial 1.2 (NC 1.2), Neighborhood Commercial 2 (NC 2), Light Industrial (LI), Heavy Industrial (HI), Publicly Owned Open-Space (OS 1), and Public (P); refer to Exhibit 3, *West Pico Corridor Specific Plan – Current Land Use Map*.

The Specific Plan area is currently developed with mostly industrial and commercial uses with some residential uses. The Avenida Pico/I-5 interchange provides primary access to the Specific Plan area with secondary access via North El Camino Real, Avenida Pico, and Calle De Los Molinos.

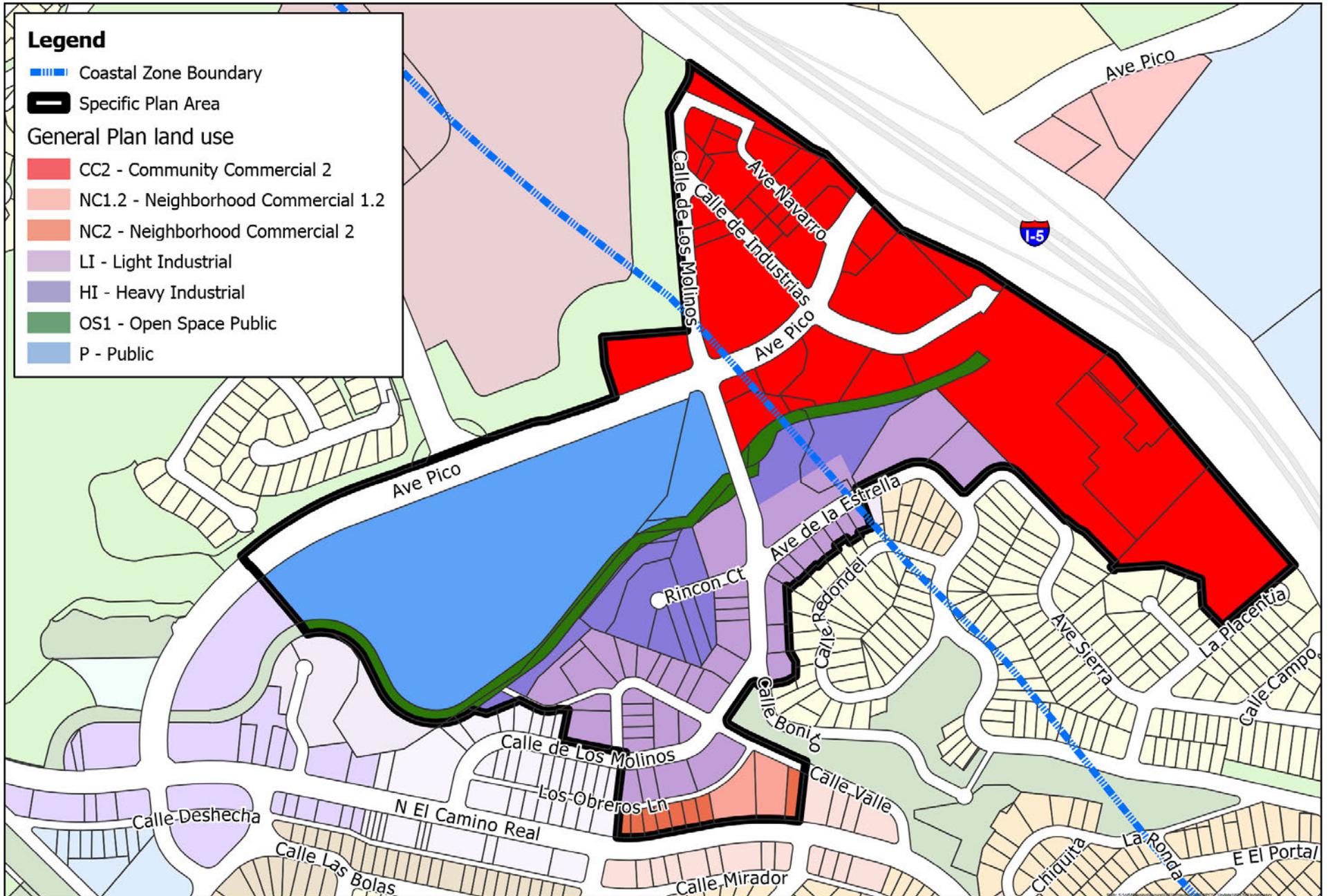
The City's Architectural Overlay District shown on Exhibit 4, *Current Architectural Overlay Area*, encompasses areas in the Del Mar/T-Zone, North Beach, and Pier Bowl areas, and along portions of El Camino Real.





Source: Google Earth Pro, January 2022

WEST PICO CORRIDOR SPECIFIC PLAN UPDATE AND ARCHITECTURAL OVERLAY EXPANSION  
CENTENNIAL GENERAL PLAN EIR ADDENDUM NO. 4

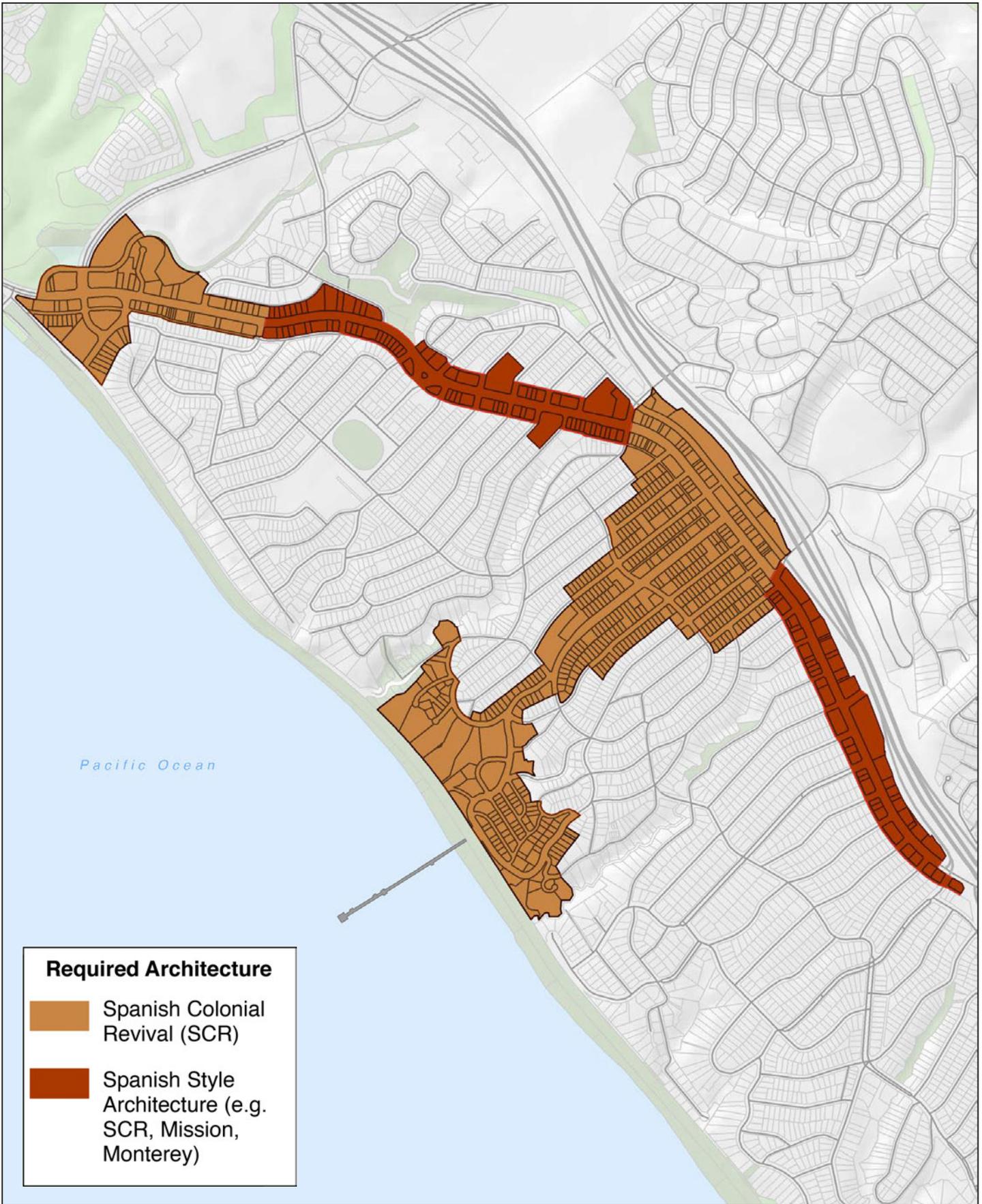


Source: City of San Clemente, 2021

WEST PICO CORRIDOR SPECIFIC PLAN UPDATE AND ARCHITECTURAL OVERLAY EXPANSION  
CENTENNIAL GENERAL PLAN EIR ADDENDUM NO. 4

## West Pico Corridor Specific Plan - Current Land Use Map





Source: City of San Clemente, 2021

WEST PICO CORRIDOR SPECIFIC PLAN UPDATE AND ARCHITECTURAL OVERLAY EXPANSION  
CENTENNIAL GENERAL PLAN EIR ADDENDUM NO. 4

**Current Architectural Overlay Area**

## **1.2 PREVIOUS ENVIRONMENTAL DOCUMENTS**

### **1.2.1 2014 Certified EIR**

On February 4, 2014, the San Clemente City Council: approved the *Centennial General Plan*, certified the Final Environmental Impact Report (State Clearinghouse No. 2013041021); approved a mitigation monitoring program; and adopted a statement of overriding considerations for the significant and unavoidable environmental impacts identified in the Certified EIR, namely Air Quality, Greenhouse Gas Emissions, Noise, and Transportation and Traffic.

### **1.2.2 2015 EIR Addendum No. 1**

On November 3, 2015, the San Clemente City Council adopted GPA 15-049 and certified EIR Addendum No. 1 (2015 Addendum), pursuant to CEQA Guidelines Section 15164. GPA 15-049 clarified General Plan text and graphics, added and improved maps, and made changes to land use designations, standards, and policies. Changes under GPA 15-049 were classified into one of three groups: Groups A, B, or C. Group A amendments had no potential to impact the environment. These items were limited to correcting maps and text to reflect EIR analysis and policy intent. Several Group B amendments collectively reduced build-out commercial square footage up to 1,898,000 square feet and 64 housing units. There were only four Group C amendments that increased allowed development density of five parcels. These parcels were “infill” and developed with industrial and commercial uses. In total, Group C amendments added up to 212,000 square feet of allowed commercial uses and 54 housing units. Overall, the land use changes reduced the development density of General Plan build-out by 1,686,600 square feet of commercial use and 10 dwelling units. The amended build-out projections reduced traffic by more than 12,629 daily trips with a corresponding decrease in air emissions, greenhouse gas emissions, and roadway noise impacts.

### **1.2.3 2017 EIR Addendum No. 2**

On September 5, 2017, the San Clemente City Council adopted GPA 15-331 and approved EIR Addendum No. 2 (2017 Addendum) for the approval of the *City of San Clemente 2013-2021 Housing Element Update* (2013-2021 Housing Element Update). GPA 15-331 did not change the General Plan build-out projections evaluated in the Certified EIR and 2015 Addendum.

### **1.2.4 2019 EIR Addendum No. 3**

On December 17, 2019, the San Clemente City Council adopted GPA 19-291 and SPA 19-292 (an update to the *Pier Bowl Specific Plan*), and approved EIR Addendum No. 3 (2019 Addendum). The project: 1) changed the land use designation of two parcels on Coronado Lane in the Pier Bowl area from Residential High (RH) to Mixed Use 4 (MU4) and added the Visitor-Serving Commercial District Overlay (VSCD), and 2) updated the *Pier Bowl Specific Plan* to be consistent with the General Plan and LUP. The land use change allowed 16,340 square feet of commercial use on the two subject parcels, where the prior RH land use designation allowed residential uses only. The City projected that the land use change could add approximately 240 net new daily traffic trips and corresponding emissions and roadway noise to the impacts the Certified EIR identified for General Plan build-out. However, these potential impacts were found to be offset by the land use changes the City adopted in 2015 with GPA 15-049 and the 2015 Addendum. Considering the prior build-out reductions and land use change, the City found GPA 19-291 reduced the General Plan build-out identified in the Certified EIR by 1,670,260 square feet of commercial use and reduced traffic by approximately 12,389 daily trips. Therefore, the GPA 19-291 shifted impacts from some parcels to other parcels

and the overall reduction of development potential in the General Plan more than offset project-level impacts. As a result, the 2019 Addendum concluded that GPA 19-291 and SPA 19-292 did not increase impacts previously found to be significant and unavoidable under the Certified EIR, and prior mitigation measures remained feasible to minimize impacts.

### **1.2.5 Documents Incorporated By Reference**

CEQA Guidelines Section 15150 permits and encourages environmental documents to incorporate by reference other documents that provide relevant data and analysis. The documents referenced above are incorporated by reference herein and are considered part of the Final EIR. These documents are available for review upon request at the City of San Clemente Community Development Department located at 910 Calle Negocio, San Clemente, California 92673.

## **2.0 DESCRIPTION OF PROPOSED PROJECT**

### **2.1 ADDENDUM'S PURPOSE AND NEED**

When an EIR has been certified for a project, CEQA Guidelines Section 15162 mandates that no subsequent or supplemental environmental review documentation shall be required unless one or more of the following events occurs:

- 1) Substantial changes are proposed in the project, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, 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 not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

When none of the above events has occurred, yet minor technical changes or additions to the previously adopted negative declaration are necessary, an Addendum may be prepared (CEQA Guidelines Section 15164[b]).

As discussed below, none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of subsequent environmental review have occurred. This Addendum supports the conclusion that the proposed project would result in minor or technical changes that do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, as discussed below, the proposed project would not result in any new or substantially increased significant environmental impacts, no new mitigation

measures, and no new alternatives that would substantially reduce significant impacts. As a result, an Addendum is an appropriate CEQA document for analysis and consideration of the proposed project.

Circulation of an Addendum for public review is not necessary (CEQA Guidelines Section 15164[c]); however, the Addendum must be considered in conjunction with the adopted Final EIR by the decision-making body (CEQA Guidelines Section 15164[d]).

CEQA requires a comparative evaluation of a proposed project and alternatives to the project, including the “No Project” alternative. The EIR addressed a reasonable range of alternatives for the project. There is no new information indicating that an alternative that was previously rejected as infeasible is in fact feasible, or that a considerably different alternative than those previously studied would substantially reduce one or more significant effects on the environment.

## **2.2 PROPOSED PROJECT CHARACTERISTICS**

The proposed project has three major components: 1) change the General Plan land use designation of two parcels, 2) expand the City’s Architectural Overlay District, and 3) update the *West Pico Corridor Specific Plan*. These components are described in more detail below. The required discretionary actions for the project are listed in Section 2.3, Requested Discretionary Actions.

### **2.2.1 Proposed Land Use Change at 1510 Avenida De La Estrella**

The project proposes to modify two split-zoned industrial parcels located at 1510 Avenida De La Estrella (APNs 057-020-45 and 057-020-67) within the current Specific Plan area, comprising approximately 132,552 square feet of land area. The Heavy Industrial (HI) and LI land use designations currently run across the two parcels, resulting in “split zoning” where approximately 48,720 square feet of property is designated Light Industrial, with frontage to Avenida De La Estrella, and the remaining area of the two parcels is designated Heavy Industrial. The two parcels would be redesignated from HI and LI to be entirely HI; refer to Exhibit 5, Proposed Land Use Change at 1510 Avenida De La Estrella.

The proposed redesignation would result in the following two changes to the allowed development of the property at 1510 Avenida De La Estrella:

- The maximum allowed density would increase from a 0.50 Floor Area Ratio (FAR) to 0.75 FAR, resulting in an allowable density increase of approximately 12,180 square feet. The maximum allowed density of the two parcels would change from approximately 87,235 square feet to 99,415 square feet.
- The land use change would make the existing non-conforming automobile towing and salvage use on the subject parcels a conforming use. The Specific Plan allows two conditionally permitted uses in HI zones that are not permitted in LI zones: 1) towing and salvage yards, and 2) concrete batch plants. It should be noted that the intent of the land use change is to modify a split zoned property and convert an existing non-conforming use into a conforming use. The land use change is not anticipated to intensify use of hazardous materials.

## **2.2.2 Expansion of the City's Architectural Overlay District**

Pursuant to Municipal Code Section 17.56.020, *Architectural (-A) Overlay District*, the intent of the Architectural Overlay District is to establish a visually distinct district in San Clemente with the City's traditional Spanish and Spanish Colonial Revival architectural style and a pedestrian orientation. The project proposes to expand the current Architectural Overlay District to include several properties that front primary circulation routes between the Downtown and Pier Bowl in order to integrate the architectural character of the visitor-serving districts; refer to Exhibit 6, *Proposed Architectural Overlay Expansion Areas*. Existing land use designations and zoning underlying the overlay district would remain the same.

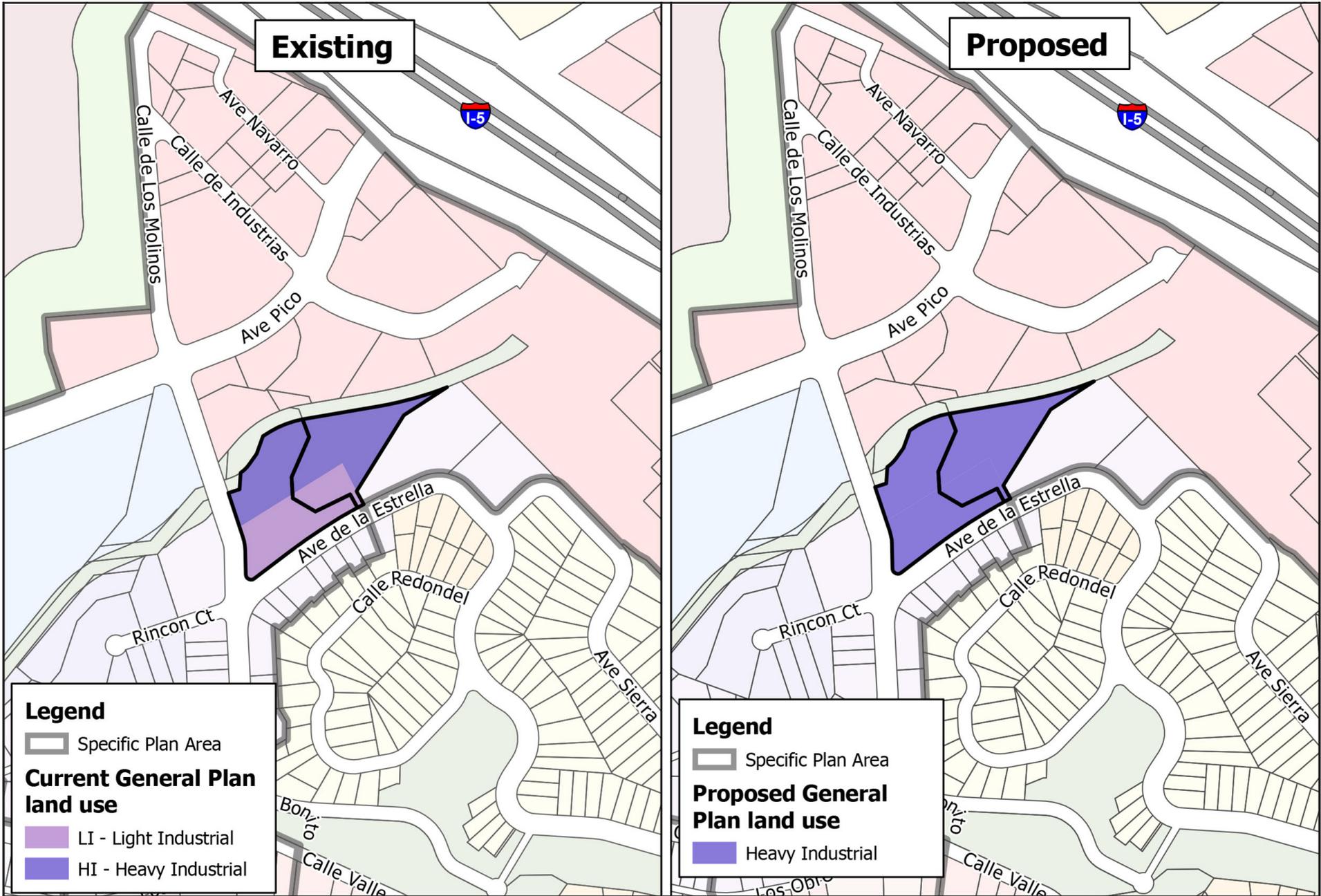
## **2.2.3 Updates to the West Pico Corridor Specific Plan**

The project proposes to update the development standards, permitted uses, design guidelines, and other content within the Specific Plan to be consistent with the General Plan and LUP, as required by State law, and to reflect the proposed land use change at 1510 Avenida De La Estrella (see Section 2.2.1, *Proposed Land Use Change at 1510 Avenida De La Estrella*).

### **Expansion of Specific Plan Area**

Additionally, the current Specific Plan area includes a portion of the General Plan Los Molinos Focus Area. The project proposes to expand the Specific Plan area to include the entirety of the focus area; refer to Exhibit 7, *West Pico Corridor Specific Plan – Proposed Expansion*. By incorporating the entirety of the focus area, the Specific Plan would become a more useful and effective tool to implement General Plan goals and policies with updated development standards and design guidelines.

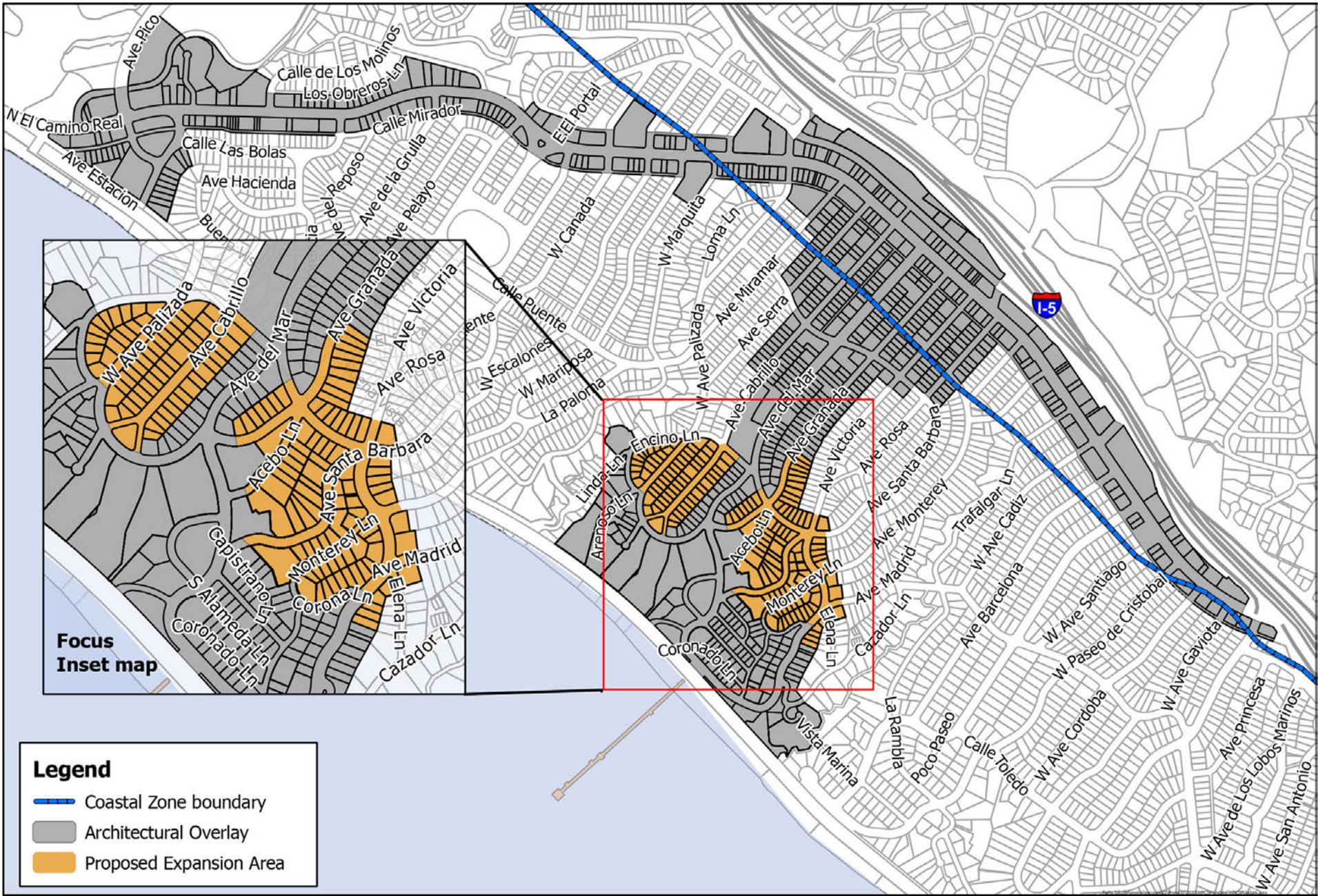
Four additional parcels at 1511 Avenida De La Estrella, 108 and 1607 Calle Lago, and 1623 North El Camino Real are also proposed to be included in the Specific Plan area; refer to Exhibit 7. Currently, these properties are zoned Light Industrial (LI) and the parcels on Calle Lago and North El Camino Real are also in the Mixed-Use (MU) Overlay District, where mixed use developments are allowed pursuant to Mixed Use 1 (MU 1) zoning standards. The Specific Plan's Light Industrial development standards and permitted uses would be applied to the four additional parcels; refer to Exhibit 8, *West Pico Corridor Specific Plan – Proposed Land Use Map*.



Source: City of San Clemente, 2021

WEST PICO CORRIDOR SPECIFIC PLAN UPDATE AND ARCHITECTURAL OVERLAY EXPANSION  
CENTENNIAL GENERAL PLAN EIR ADDENDUM NO. 4

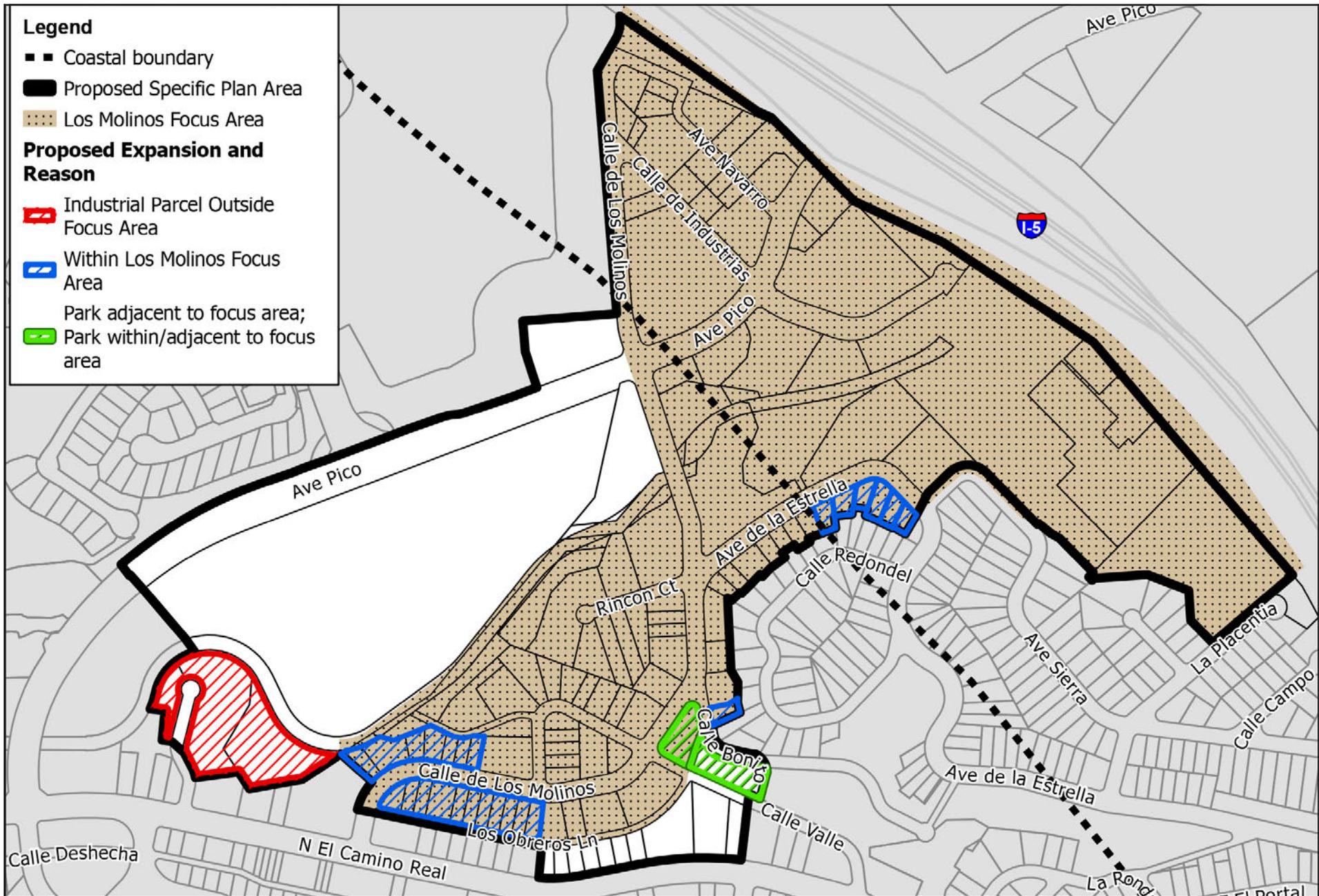
**Proposed Land Use Change at 1510 Avenida De La Estrella**



Source: City of San Clemente, 2021

WEST PICO CORRIDOR SPECIFIC PLAN UPDATE AND ARCHITECTURAL OVERLAY EXPANSION  
CENTENNIAL GENERAL PLAN EIR ADDENDUM NO. 4

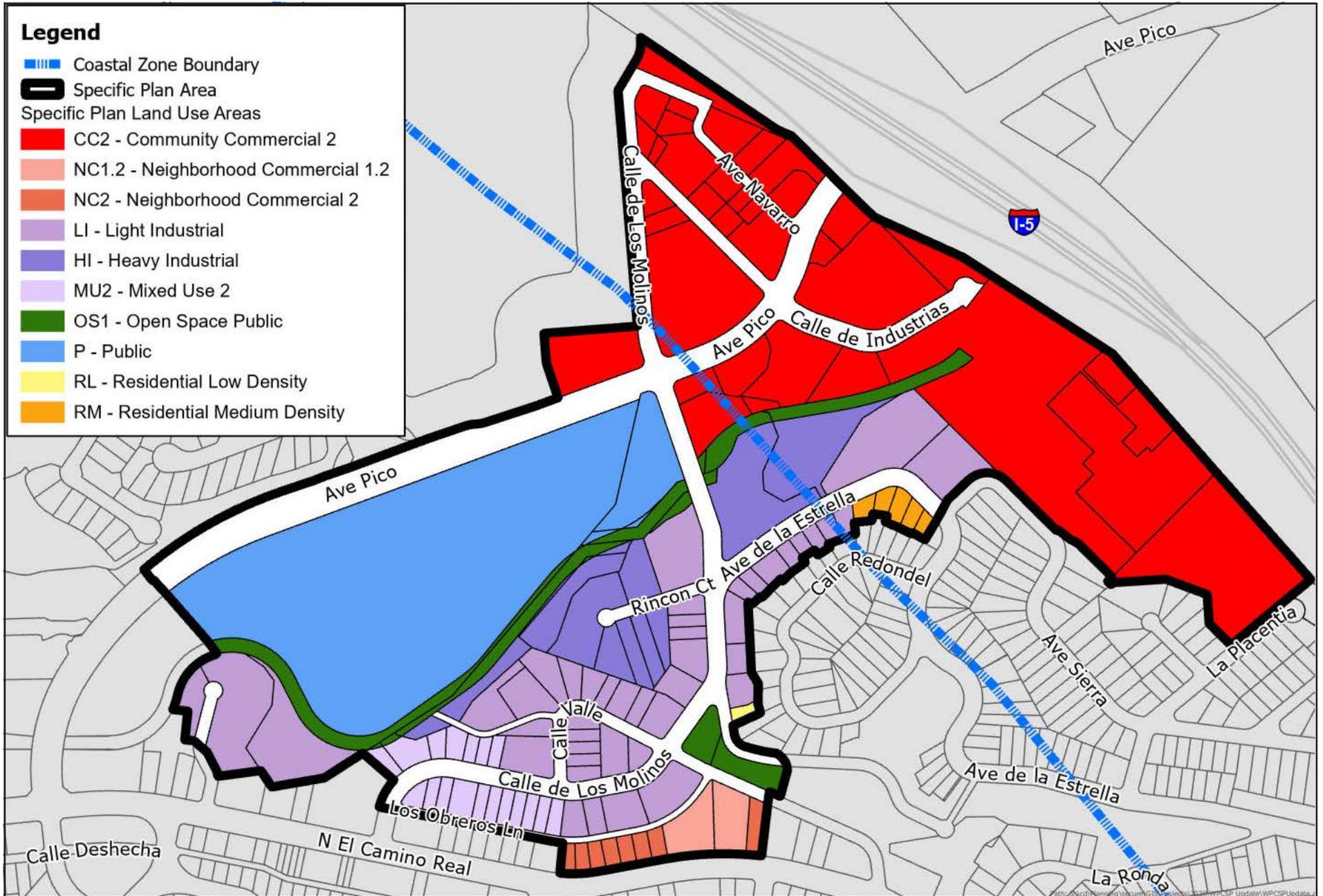
# Proposed Architectural Overlay Expansion Areas



Source: City of San Clemente, 2021

WEST PICO CORRIDOR SPECIFIC PLAN UPDATE AND ARCHITECTURAL OVERLAY EXPANSION  
CENTENNIAL GENERAL PLAN EIR ADDENDUM NO. 4

**West Pico Corridor Specific Plan - Proposed Expansion**



Source: City of San Clemente, 2022

WEST PICO CORRIDOR SPECIFIC PLAN UPDATE AND ARCHITECTURAL OVERLAY EXPANSION  
CENTENNIAL GENERAL PLAN EIR ADDENDUM NO. 4

## West Pico Corridor Specific Plan - Proposed Land Use Map

## **2.3 REQUESTED DISCRETIONARY ACTIONS**

The proposed project would require the following City discretionary approvals:

- General Plan Amendment (GPA) 21-238 and Land Use Plan Amendment (LUPA) 21-241, to change the land use designation of two parcels at 1510 Avenida De La Estrella and to expand the Architectural Overlay District;
- Specific Plan Amendment (SPA) 21-239, to update the *West Pico Corridor Specific Plan* and expand its area to include additional parcels; and
- Zoning Amendment (ZA) 21-240, to update the City's Zoning Map to reflect the changes above and clarify how Architectural Overlay standards in the Zoning Code are applied to through lots in the *West Pico Corridor Specific Plan* with frontage to El Camino Real and the Los Molinos industrial area to the rear.

Approvals by other agencies include, but may not be limited to, the following:

- California Coastal Commission approval of a Local Coastal Program Land Use Plan Amendment (LUPA) for the GPA, subsequent to project approval.

### **3.0 MODIFIED INITIAL STUDY CHECKLIST**

NEW SIGNIFICANT ENVIRONMENTAL EFFECTS OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS CEQA DOCUMENT. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances, or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology and Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards/Hazardous Materials
<input type="checkbox"/>	Hydrology and Water Quality	<input type="checkbox"/>	Land Use and Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population and Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities and Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Sig.

DETERMINATION (To be completed by the Lead Agency): On the basis of this initial evaluation:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR adequately discusses the potential impacts of the project without modification.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.

\_\_\_\_\_  
Signature  
  
Christopher Wright  
Printed Name

\_\_\_\_\_  
Date  
  
City of San Clemente  
For

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A finding of “No New Impact/No Impact” means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except “No New Impact/No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No New Impact/No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No New Impact/No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) A finding of “New Mitigation is Required” means that the project have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.
- 3) A finding of “New Potentially Significant Impact” means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.
- 4) A finding of “Reduced Impact” means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will reduce a significant impact identified in the previously prepared environmental document.
- 5) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 6) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. Describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the proposed action.
  - c) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.
  - d) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one or more effects discussed in the original document.
- 7) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 8) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 9) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 10) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question;
  - b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and
  - c) the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

## **4.0 ENVIRONMENTAL ASSESSMENT**

This comparative analysis has been undertaken to analyze whether the proposed project would result in any new or substantially more severe significant environmental impacts as compared with the impacts disclosed in the Certified EIR and subsequent addenda. The comparative analysis discusses whether impacts are greater than, less than, or similar to the conclusions discussed in the Certified EIR and subsequent addenda.

The Certified EIR was prepared according to CEQA Guidelines in effect at the time the EIR was prepared in 2014. In December 2018, the California Natural Resources Agency amended the CEQA Guidelines, including the Appendix G checklist questions. As such, the City has elected to address the updated Appendix G checklist questions within this Addendum No. 4. Updates to the checklist questions since 2014 are shown in double underline for insertions and ~~strikeout~~ for deletions.

### **4.1 AESTHETICS**

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Would the project:					
a. Have a substantial adverse effect on a scenic vista?	Certified EIR Pages 5.1-11 to 5.1-12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Certified EIR Pages 5.1-12 to 5.1-15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. <u>In non-urbanized areas, s</u> Substantially degrade the existing visual character or quality of <u>public views of</u> the site and its surroundings? <u>(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?</u>	Certified EIR Pages 5.1-15 to 5.1-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Certified EIR Pages 5.1-17 to 5.1-18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Certified EIR Findings:** The Certified EIR determined that implementation of the General Plan would not substantially alter scenic vistas or scenic highways upon implementation of General Plan policies and compliance with the Municipal Code. Although development in accordance with the General Plan could result in minor changes to existing views and ridgelines or the Pacific Ocean, development would be dispersed throughout the City and would be required to comply with City regulations and policies, including Municipal Code Chapter 15.40, *Hillside Development*, Chapter 15.44, *Residential Development Control*, Chapter 17.24, *General Development Standards*, and Chapter 17.68, *Landscape Standards*, General Plan policies, and other existing City policies that address the preservation of ridgelines, vistas, and scenic resources. Further, although the segment of I-5 that traverses the City is not an officially designated scenic highway, both I-5 and State Route 1/El Camino Real are recognized as highways within the City that afford generous scenic views of hillsides, ridgelines, the City, and the Pacific Ocean. El Camino Real, which winds through the City roughly parallel to I-5 but also winds near the beach at the City's northwestern edge, is an officially designated scenic highway. Scenic corridors in the City, including I-5 and El Camino Real, and scenic resources near those corridors, are protected under General Plan Policy M-1.26, *Major and Minor Scenic Corridors*, among others, and Municipal Code development standards that limit the height and bulk of buildings. Upon compliance with existing regulations, impacts in regard to scenic vistas and scenic resources along a State scenic highway would be less than significant.

Additionally, the Certified EIR determined that implementation of the General Plan would not substantially alter the visual character of the City and its surroundings as most of the areas where land use changes would occur in accordance with the General Plan are already built out, and new or expanded uses would be required to comply with the General Plan policies and design guidelines and Municipal Code development standards that address visual characters and quality.

The Certified EIR determined that adherence to the design standards in the Municipal Code and other regulations ensured that light and glare from new development and redevelopment projects accommodated through the General Plan were minimized and that significant impacts would not occur.

**2015 Addendum Findings:** The 2015 Addendum analyzed impacts related to GPA 15-049 which reduced development density of General Plan build-out by up to 1,686,000 commercial square feet and 10 dwelling units. As analyzed, the 2015 Addendum concluded that no areas with density increases (Group C amendments) would obstruct views from a scenic vista. Additionally, development and redevelopment accommodated by GPA 15-049 is required to maintain the quality of view corridors by incorporating high quality design and materials in a project. Consistent with General Plan policies, projects must be designed to minimize impacts to view corridors and scenic vistas, be compatible with any adjacent historic resource in accordance with the Secretary of Interior's standards, and be in character with surrounding properties. Further, given the reduction in build-out potential, GPA 15-049 reduced potential light and glare impacts. Overall, impacts were determined to be less than significant and no new mitigation measures were required.

**2017 Addendum Findings:** The 2017 Addendum found that adoption of the 2013-2021 Housing Element Update under GPA 15-331 did not change the General Plan build-out projections evaluated in the Certified EIR and 2015 Addendum. Additionally, none of the revisions in the 2013-2021 Housing Element Update would introduce new uses or different intensities along any scenic State highway than are already permitted. Any future development constructed consistent with the 2013-2021 Housing Element Update would continue to be required to comply with Municipal Code regulations, General Plan policies, and other existing City polices that protect scenic vistas

and corridors, scenic resources, and aesthetic land use compatibility. The 2017 Addendum found no new impact would occur.

**2019 Addendum Findings:** The 2019 Addendum found that GPA 19-291 and SPA 19-292 did not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The two developed infill parcels are in the Pier Bowl Focus Area with sloped topography down to the ocean and properties that are mostly built out and graded. The parcels are not adjacent to a designated public view corridor or within or adjacent to a State scenic highway. Future development on the two parcels would also be required to comply with General Plan policies and Municipal Code standards related to architecture, neighborhood compatibility, visual impacts, urban design, and light and glare. Thus, the 2019 Addendum found no new aesthetic impacts would occur.

**Proposed Project:**

(a)-(b) Based on General Plan Figure NR-1, *Aesthetic Resources Map (Citywide)*, no scenic vistas are located within or in the vicinity of the project site and thus, no impacts in this regard would occur.

As shown on Exhibit 4, the project site consists of portions of El Camino Real, which is an officially designated scenic highway. As shown on the Certified EIR Figure 5.1-3, *Scenic Corridors Map*, portions of Avenida Pico and El Camino Real are designated Major Urban Corridors and are located within the project site. Specifically, according to General Plan Figures NR-1 and NR-2, *Aesthetic Resources Map (North Beach and Pier Bowl)*, several public view corridors are located within the project site affording views of the Pacific Ocean.

The project proposes to update the Specific Plan to be consistent with the General Plan and LUP and expand the Specific Plan area to include the entirety of the General Plan Los Molinos Focus Area, which would allow the Specific Plan to become a more useful and effective tool to implement General Plan goals and policies with updated development standards and design guidelines. Additionally, as part of the updates to the Specific Plan, the project proposes to include four additional parcels at 1511 Avenida De La Estrella, 108 and 1607 Calle Lago, and 1623 North El Camino Real in the Specific Plan area. The Specific Plan's Light Industrial development standards and permitted uses would be applied to the four additional parcels. No site-specific development would occur at these additional parcels. As the project area is largely built out and no site-specific development is proposed, the proposed updates and expansion of the Specific Plan area would not result in new adverse impacts to scenic vistas or scenic resources along a designated scenic highway.

Additionally, a currently split zoned industrial property at 1510 Avenida De La Estrella would be redesignated from HI and LI to be entirely HI. This land use change would result in an allowable density increase of approximately 12,180 square feet and would make the existing non-conforming automobile towing and salvage use on the subject parcels a conforming use. As the project area is largely built out within an industrial area of the City that is not adjacent to scenic corridors or vistas, the proposed land use change would not result in new significant aesthetic impacts to scenic vistas or scenic resources along a designated scenic highway.

The project also proposes to expand the City's Architectural Overlay District to include several properties that front primary circulation routes between the Downtown and Pier Bowl in order to integrate the architectural character of the visitor-serving districts. The subject properties are not

adjacent to scenic corridors as shown on Certified EIR Figure 5.1-3. Existing land use designations and zoning underlying the overlay district would remain the same, and no site-specific development would occur. Thus, the proposed expansion of the City's Architectural Overlay District would not result in any new impacts to scenic vistas or scenic resources along a designated scenic highway. Overall, no new impacts have been identified and no new mitigation measures are required.

(c) As discussed above, the project would provide updates to the Specific Plan to be consistent with the General Plan and LUP, and expand the existing Architectural Overlay District to include additional parcels. As part of the updates to the Specific Plan, the project proposes to expand the Specific Plan area to include the entirety of the General Plan Los Molinos Focus Area, which would allow the Specific Plan to become a more useful and effective tool to implement General Plan goals and policies with updated development standards and design guidelines. Future development within the entirety of the General Plan Los Molinos Focus Area would also be consistent with the rest of the Specific Plan area. Additionally, as part of the updates to the Specific Plan, the project proposes to include four additional parcels at 1511 Avenida De La Estrella, 108 and 1607 Calle Lago, and 1623 North El Camino Real in the Specific Plan area. The Specific Plan's Light Industrial development standards and permitted uses would be applied to the four additional parcels. No site-specific development would occur; as such, no impacts would occur in this regard.

Additionally, a currently split zoned industrial property at 1510 Avenida De La Estrella would be redesignated from HI and LI to be entirely HI. This land use change would result in an allowable density increase of approximately 12,180 square feet and would make the existing non-conforming automobile towing and salvage use on the subject property a conforming use. No site development is proposed on the subject property as part of the project. However, future redevelopment of the site would be required to undergo separate environmental review under CEQA and comply with existing regulations governing scenic quality in the General Plan and Municipal Code.

The project also proposes to expand the City's Architectural Overlay District to include additional properties. As stated, existing land use designations and zoning underlying the overlay district would remain the same, and no site-specific development would occur. Further, upon project implementation, future development within the expanded overlay district would have more consistent architectural character within the visitor-serving areas of the Downtown and Pier Bowl areas. Thus, the proposed expansion of the overlay district would result in a beneficial impact with regards to enhancing the visual character of the Downtown and Pier Bowl areas.

Overall, compliance with General Plan Design Guidelines, Municipal Code standards, and General Plan policies would ensure impacts are reduced to less than significant levels. No new impacts are identified, and no new mitigation measures are required.

(d) The project would not directly result in development that would introduce light and glare. The project would provide updates to the Specific Plan to be consistent with the General Plan and LUP and expand the Specific Plan area to incorporate several additional parcels, and expand the City's Architectural Overlay District to include additional parcels. No land use changes are proposed as part of these project components and future development would be required to comply with existing Municipal Code standards related to light and glare.

Additionally, a currently split zoned industrial property at 1510 Avenida De La Estrella would be redesignated from HI and LI to be entirely HI. This land use change would result in an allowable

density increase of approximately 12,180 square feet and would make the existing non-conforming automobile towing and salvage use on the subject parcels a conforming use.

Because the project area is largely built out, lighting sources associated with the redesignated industrial property and future development in the Specific Plan area and expanded Architectural Overlay District would not substantially increase compared to existing conditions. Further, light and glare sources from future development within the project area would be required to comply with General Plan policies and design guidelines and Municipal Code development standards. Specifically, General Plan policies NR-7.1, NR-7.2, and NR-7.3 require that land uses in the City use unobtrusive light so that the sky can be observed and enjoyed in a more natural state. Additionally, Municipal Code Section 17.24.130, *Lighting*, requires exterior lighting to be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel, and are directed downward and away from adjoining properties and public rights-of-way. As such, no significant light and glare impacts would result from the proposed project beyond what was analyzed in the Certified EIR. No new impacts have been identified and no new mitigation measures are required.

**Mitigation Measures**

No new mitigation measures are required.

**4.2 AGRICULTURE AND FORESTRY RESOURCES**

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:

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?	Certified EIR Appendix A, Initial Study, Page A2-38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Certified EIR Appendix A, Initial Study, Page A2-38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<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>Certified EIR Appendix A, Initial Study, Pages A2-38 to A2-39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d. Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<p>Certified EIR Appendix A, Initial Study, Page A2-39</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Certified EIR Findings:** The Certified EIR confirmed no areas within the City are identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The Certified EIR also confirmed there are no areas within the City zoned for agricultural use or parcels under a Williamson Act contract. Additionally, there are no areas within San Clemente designated forest land, timberland, or timberland production. Thus, the Certified EIR concluded no impacts in this regard would occur.

**2015 Addendum Findings:** As concluded in the Certified EIR, the 2015 Addendum also stated that there are no farmland areas within the City that are identified as Prime Farmland, Unique Farmland of Statewide Importance as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no areas in San Clemente zoned for agricultural use or parcels under a Williamson Act contract. Thus, GPA 15-049 would not have a new or more significant impact to agriculture and forestry resources.

**2017 Addendum Findings:** Similar to the Certified EIR and 2015 Addendum, the 2017 Addendum found that no impacts would occur to agriculture and forestry resources.

**2019 Addendum Findings:** Similar to the Certified EIR, 2015 Addendum, and 2017 Addendum, the 2019 Addendum found that no impacts would occur to agriculture and forestry resources.

**Proposed Project:**

(a)-(e) The proposed project is located within the City boundaries and does not involve any land use changes related to agriculture, forest land, or timberland production. No new or substantially more severe impacts would occur, and no new mitigation measures are required.

**Mitigation Measures**

No new mitigation measures are required.

### 4.3 AIR QUALITY

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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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?	Certified EIR Pages 5.2-14 to 5.2-16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <del>Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</del> Result in a cumulatively considerable net increase of any criteria pollutant <u>for which the project region is non-attainment</u> under an applicable Federal or State ambient air quality standard <del>(including releasing emissions which exceed quantitative thresholds for ozone precursors)?</del>	Certified EIR Pages 5.2-16 to 5.2-18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	Certified EIR Pages 5.2-19 to 5.2-21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. <del>Create objectionable</del> <u>Result in other emissions (such as those leading to odors) adversely</u> affecting a substantial number of people?	Certified EIR Pages 5.2-22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Certified EIR Findings:** The Certified EIR concluded that the General Plan could be inconsistent with the Air Quality Management Plan because air pollutant emissions associated with build-out of the City could cumulatively contribute to the nonattainment designations in the South Coast Air Basin (SoCAB) and could increase the City’s population and employment, which was not previously included in the regional emissions inventory when the General Plan was prepared. Thus, impacts were determined to be significant and unavoidable.

The Certified EIR concluded that build-out of the General Plan could result in construction-related air quality impacts and build-out emissions could exceed the South Coast Air Quality Management District (SCAQMD) regional significance thresholds. In accordance with the SCAQMD methodology, emissions that exceed the regional significance thresholds could cumulatively contribute to the nonattainment designations of the SoCAB. Mitigation Measures 2-1 through 2-3 were included to reduce impacts in this regard; however, impacts remained significant and unavoidable.

The Certified EIR also concluded that the General Plan build-out could generate long-term emissions that could exceed the SCAQMD’s significance thresholds and could cumulatively

contribute to the nonattainment designations of the SoCAB. General Plan policies and implementation actions require future development to apply SCAQMD air quality mitigation measures and reduce air quality impacts to the extent feasible. However, operational-related air quality impacts associated with future development of the General Plan were found to be significant and unavoidable.

The Certified EIR concluded that growth from the General Plan could generate new sources of odors and place sensitive receptors near existing sources of odors. Industrial land uses have the potential to generate objectionable odors. Examples of industrial projects are wastewater treatments plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), dairy farms, petroleum refineries, asphalt batch plants, chemical manufacturing, and food manufacturing facilities. The Certified EIR found odors from industrial land uses would have a less than significant impact with the implementation of Mitigation Measure 2-4.

**2015 Addendum Findings:** Given the reduction in General Plan build-out potential under GPA 15-049, the 2015 Addendum found that GPA 15-049 reduced potential traffic related impacts by more than 13,000 average daily trips with a corresponding decrease in air emissions. As such, implementation of GPA 15-049 was found to have no new impacts or reduced impacts compared to the Certified EIR.

**2017 Addendum Findings:** The 2017 Addendum found that adoption of the 2013-2021 Housing Element Update would not increase the severity of the General Plan's significant and unavoidable air quality impacts because it would not further increase the population and/or employment growth associated with build-out of the General Plan, beyond that analyzed in the Certified EIR.

**2019 Addendum Findings:** The 2019 Addendum found that GPA 19-291 and SPA 19-292 allowed 16,340 square feet of commercial use on two subject parcels, where the prior land use designation allows residential uses only. This land use change could add approximately 240 net new daily traffic trips, which could generate additional emissions. However, the City adopted GPA 15-049 in 2015 which reduced the General Plan build-out by up to 1,686,600 commercial square feet and 10 dwelling units. This reduced development related impacts, including air quality. The amended build-out projections reduced traffic by more than 12,629 average daily trips and decreased air emissions to an extent that more than offset impacts from GPA 19-291 and SPA 19-292. Therefore, the project shifted impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan more than offset air quality emissions associated with GPA 19-291 and SPA 19-292. Thus, the 2019 Addendum found no new impacts would occur and prior mitigation measures remained applicable.

**Proposed Project:**

(a) The proposed project would not change the type, scale, or intensity of development contemplated in the General Plan and previously analyzed in the Certified EIR, except for changing two split zoned parcels from HI and LI to entirely HI. The land use change is intended to modify the split zoned parcels and would make the existing non-conforming automobile towing and salvage use on the subject parcels a conforming use. No site specific development is proposed as part of the project. As detailed in the *West Pico Corridor Specific Plan Update and General Plan Amendment Transportation Analysis* (Transportation Analysis), prepared by Michael Baker International and dated March 15, 2022, the land use change would add approximately 80 net average daily trips and associated emissions; refer to Attachment 1, Transportation Analysis. However, GPA 15-049 reduced the General Plan build-out by up to

1,686,600 commercial square feet and 10 dwelling units. The amended build-out projections reduced traffic by more than 12,629 daily trips and decreased air emissions to an extent that more than offsets impacts from the proposed project's 80 net average daily trips. As such, the project has no new impacts regarding plan consistency.

(b) The project proposes to update the Specific Plan to be consistent with the General Plan and LUP and include additional parcels within the Specific Plan area. Additionally, one land use change is proposed within the Specific Plan area, which would modify two split zoned industrial parcels and redesignate them from LI and HI to entirely HI. The intent of the land use change is to make the existing non-conforming automobile towing and salvage use on the subject parcels a conforming use. No site development is proposed as part of the project. Future development on the subject parcels would also be required to undergo separate environmental review under CEQA. Further, it is acknowledged that Mitigation Measures 2-1 through 2-3 would still apply to the project.

The proposed project would also expand the City's existing Architectural Overlay District to integrate the architectural character of the visitor-serving districts to additional parcels in the Downtown and Pier Bowl. The overlay district expansion would not result in any emissions. As such, the project would not result in any new or potentially adverse construction-related air quality impacts not previously considered and addressed in the Certified EIR. Implementation of Mitigation Measures 2-1 through 2-3 would also reduce impacts in this regard to less than significant levels.

While the proposed project would not directly propose any construction, long-term operational impacts from stationary sources (e.g., mechanical equipment, landscaping, and heating, ventilation, and air conditioning [HVAC] equipment) would be similar to existing conditions and would not substantially increase operational emissions. Further, as detailed in the Transportation Analysis, the proposed project is anticipated to generate approximately 80 average daily trips. As such, operational air quality impacts from mobile sources would not be significant. Additionally, GPA 15-049 reduced the General Plan build-out and the reduction of development potential would offset air quality impacts associate with the proposed project. As such, no new impacts are identified and no new mitigation measures are required.

(c) The proposed project would redesignate two split zoned parcels from LI and HI to entirely HI. The land use change would make the existing non-conforming automobile towing and salvage use on the subject parcels a conforming use. The land use change would increase the maximum allowable density at the property by approximately 12,180 square feet and thus, has the potential to generate new sources of air pollutants. Note, land uses identified in Certified EIR Table 5.2-10, *CARB Recommendations for Siting New Sensitive Land Uses*, for siting sensitive uses are not proposed by the project. CO emissions are a function of vehicle idling time, meteorological conditions, and traffic flow. Based on the Transportation Analysis, the proposed land use change would generate 80 additional average daily trips. Given the nominal net increase of trips, air quality impacts to the sensitive receptors would not be significant in regards of CO emissions and toxic air containments. Additionally, GPA 15-049 reduced the General Plan build-out and the reduction of development potential would offset air quality impacts associate with the proposed project. Therefore, the project would result in no new impacts; and no new mitigation measures are required.

(d) As stated in the Certified EIR, industrial uses would have less than significant impacts with regards to odors upon implementation of Mitigation Measure 2-4 and compliance with SCAQMD Rule 402. While the proposed land use change would redesignate the split zoned property from

LI and HI to entirely HI, the intent of the land use change is to modify a split zoned property and convert an existing non-conforming use into a conforming use. The Specific Plan area is also located in an industrial area and thus, potential future redevelopment of the industrial property would not introduce new sources of odors that adversely affect a substantial number of people. Upon implementation of Mitigation Measure 2-4 and compliance with SCAQMD Rule 402, impacts would be less than significant. Therefore, no new impacts would occur, and no new mitigation is required.

**Mitigation Measures**

No new mitigation measures are required.

**4.4 BIOLOGICAL RESOURCES**

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	Certified EIR Pages 5.3-29 to 5.3-30	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	Certified EIR Pages 5.3-30 to 5.3-33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on <del>State or</del> federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Certified EIR Page 5.3-33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	Certified EIR Page 5.3-33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Certified EIR Pages 5.3-33 to 5.3-34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	Certified EIR Pages 5.3-33 to 5.3-34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Certified EIR Findings:** The Certified EIR states that sensitive species such as the California gnatcatcher can occur in coastal scrub habitats on hillsides. Construction activities in area that adjoin suitable habitat for sensitive species could indirectly impact the species as a result of disturbance during the nesting season. As such, development within these areas could result in potentially significant impacts. Applicants for future development projects that disturbed undeveloped land would be required to acquire a qualified biologist to prepare a biological resources survey to assess development impacts to any existing biological resources within the development area (Mitigation Measure 3-1). In the event that a future development project has the potential to affect listed endangered or threatened species, applicants would be required to obtain written authorization from the U.S. Fish and Wildlife Service that the grading or construction activities is in compliance with regulations on the “take” of such species (Mitigation Measure 3-2). Upon compliance with Mitigation Measures 3-1 and 3-2, the Certified EIR determined that impacts to candidate, sensitive, or special status species would be less than significant.

Additionally, the Certified EIR identified sensitive habitats within the City, including coastal sage scrub, coast live oak woodland and forest, and riparian communities such as mule fat scrub, southern willow scrub, and southern arroyo willow riparian forest. The majority of these sensitive habitats occur in land designated as Open Space-Publicly Owned or Open Space-Privately Owned. The Certified EIR determined that implementation of General Plan Natural Resources Element Policies NR-1.01, NR-1.02, NR-1.03, NR-1.04, NR-1.05, and NR-1.06, as well as Coastal Element Policies C-2.02, C-2.05, C-2.06, C-2.07, C-2.08, C-2.09, C-2.10, C-2.11, and C-2.12, would reduce impacts to sensitive habitats. Future development projects that disturb undeveloped land would also be required to comply with Mitigation Measures 3-1 and 3-2. As such, the Certified EIR found that impacts to sensitive habitats would be reduced to less than significant levels.

Ephemeral and intermittent streams are distributed throughout the City, including the Prima Deshecha Canada stream/channel, the Segunda Deshecha Canada stream/channel, other coastal streams, tributaries of the San Mateo Creek, including Cristianitos Canyon, and estuarine/marine areas along the Pacific Ocean. The Certified EIR included Mitigation Measures

3-3 through 3-5 to reduce potential impacts associated with build-out of the General Plan to jurisdictional resources to less than significant levels.

Major wildlife movement corridors identified in the Certified EIR are located along the northern and northeastern boundaries of the City, which adjoin the Cristianitos Canyon habitat linkage, and are designated by the General Plan as Open Space-Privately Held. The Certified EIR determined that future development projects within designated open space or identified as a major linkage/corridor be required to prepare a habitat connectivity evaluation (Mitigation Measure 3-6) to reduce impacts to less than significant levels.

According to the Certified EIR, the City is located within the Plan Area of the Orange County Southern Subregion Habitat Conservation Plan (HCP), which serves as an HCP for the “take” of selected federally threatened species, including the California gnatcatcher. The HCP identifies certain areas within the City as current preserves or protected habitat reserves for federally threatened species.

**2015 Addendum Findings:** The 2015 Addendum found that implementation of GPA 15-049 was not expected to result in new significant impacts or substantially increase previously studied and mitigated impacts. Overall, GPA 15-049 reduced General Plan build-out potential. Only Group C amendments increased allowed infill development of commercial and industrial uses in the City. These subject properties have no known biological resources on-site and are not in conflict with an adopted Habitat Conservation Plan or Natural Community Conservation Plan. Thus, the 2015 Addendum found that impacts were determined to be less than significant in this regard and no new mitigation measures were identified.

**2017 Addendum Findings:** The 2017 Addendum found that adoption of the 2013-2021 Housing Element Update would not result in any new impacts to biological resources because no additional build-out beyond that analyzed in the Certified EIR would occur. Additionally, activities implemented under the 2013-2021 Housing Element Update would be consistent with the Habitat Conservation Plan and the City’s Coastal Element and all existing policies and regulations would apply to future housing development. The 2017 Addendum found that no new impacts would occur.

**2019 Addendum Findings:** The project did not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The subject parcels are in the Pier Bowl Focus Area, which is mostly built out and graded. The two parcels on Coronado Lane are also developed infill lots in an urbanized area. No sensitive biological resources are located in the area. Thus, it was found that no new impacts would occur.

### **Proposed Project:**

(a) The proposed project would update the Specific Plan to be consistent with the General Plan and LUP, and would expand the current Specific Plan area to include the entirety of the Los Molinos Focus Area. The project would not change the type, scale, or intensity of development contemplated in the General Plan and previously analyzed in the Certified EIR, with the exception of one split zoned industrial property located at 1510 Avenida De La Estrella. The project proposes to redesignate the property from HI and LI to entirely HI to modify the split zone and convert an existing non-conforming automobile towing and salvage use to a conforming use. As such, the project would not directly result in physical environmental impacts to sensitive habitat. Additionally, future development within the project area would require separate environmental

review under CEQA on a project-by-project basis. Where applicable, future developments would be required to comply with Mitigation Measures 3-1 and 3-2, as stated within the Certified EIR. As such, no new impacts to special status species would occur, and no new mitigation measures are required.

The proposed project would also expand the City's existing Architectural Overlay District to include properties that front primary circulation routes between the Downtown and Pier Bowl. The expansion of the overlay district would not result in physical environmental impacts, including impacts to special status species. As such, no new impacts are identified, and no new mitigation measures are required.

(b) The Specific Plan area and Architectural Overlay District area are predominantly built out and located in urbanized areas of the City. There are no sensitive habitats within the project area. Thus, the project would have no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. No new impacts would occur, and no new mitigation measures are required. Mitigation Measures 3-1 and 3-2 would remain applicable.

(c) No land use changes are proposed by the project that could impact federally protected wetlands. As stated, one land use change is proposed to modify a split zoned industrial property from HI and LI to entirely HI. The site is currently developed with an automobile towing and salvage use and thus, does not have any federally protected wetlands on-site. Accordingly, no new impacts are identified, and no new mitigation measures are required.

(d) The Specific Plan area and Architectural Overlay District are located in urbanized areas of the City and have no areas designated as open space or identified as a major linkage/corridor. Thus, no new impacts would occur, and no new mitigation measures are required.

(e)-(f) The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There are no known biological resources within the project area. As stated, the project would not change the land use designations or the type, scale, or intensity of development contemplated in the General Plan and previously analyzed in the Certified EIR, with the exception of changing the land use designation of one property located at 1510 Avenida De La Estrella from HI and LI to entirely HI. However, this industrial property is located in an urbanized and predominantly built out area of the City and would not conflict with the HCP nor any local policies or ordinances protecting biological resources. Thus, no new impacts have been identified, and no new mitigation measures are required.

### **Mitigation Measures**

No new mitigation measures are required.

## 4.5 CULTURAL RESOURCES

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource <del>pursuant to as defined in § 15064.5?</del>	Certified EIR Pages 5.4-12 to 5.4-14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	Certified EIR Pages 5.4-14 to 5.4-15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. <del>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</del> Disturb any human remains, including those interred outside of <del>dedicated</del> <u>formal</u> cemeteries?	Certified EIR Page 5.4-15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Certified EIR Findings:** According to the Certified EIR, there are multiple historic resources within the City that are listed or eligible for listing on the National Register of Historic Resources, California Register of Historical Resources, and/or local register. However, implementation of the General Plan in itself would not involve demolishing or materially altering any historic resources within San Clemente. Additionally, compliance with existing General Plan policies and Municipal Code standards regarding historic resources ensured impacts would be reduced to less than significant levels.

The Certified EIR concluded that the City is considered potentially sensitive for archaeological resources. Additionally, ground disturbance from development of projects pursuant to the General Plan could damage fossils buried in soils. General Pan Policy NR-3.01 requires an assessment and mitigation of potential project impacts to archaeological and paleontological resources for projects requiring environmental review under CEQA, and General Plan Policies NR-3.02 and 3.03 require notification and inventory of archaeological and paleontological resources. Additionally, the Certified EIR recommended Mitigation Measure 4-1, which would require future developers to prepare archaeological resources assessments evaluating a project’s potential impacts on known and unknown archaeological resources.

The Certified EIR determined that, because the City is considered potentially sensitive for archaeological resources, human remains could be buried in soils. California Health and Safety Code Section 7050.5 requires that if human remains are discovered within the project site, disturbance of the site would be required to stop and remain halted until the coroner has conducted an investigation and made recommendations to the person responsible for the excavation. In the event that the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

**2015 Addendum Findings:** The 2015 Addendum found that implementation of GPA 15-049 would not demolish or materially alter historic resources. There were only four Group C amendments that increased allowed density of five infill developed parcels with commercial and industrial uses. Development and redevelopment in the area is required to be consistent with any surrounding historic resources by incorporating high quality design and materials in the project. Thus, impacts to historical resources were determined to be less than significant.

Group C amendments also had potential to impact archaeological and paleontological resources and human remains; however, compliance with existing federal, State, and local regulation reduced such impacts. Additionally, projects are subject to the same mitigation measures that reduced General Plan impacts to less than significant levels. Thus, impacts in this regard were determined to be less than significant and no new mitigation measures were required.

**2017 Addendum Findings:** The 2017 Addendum found that adoption of the 2013-2021 Housing Element Update would not result in any new impacts to cultural resources because no additional build-out beyond that analyzed in the Certified EIR would occur. Thus, the 2017 Addendum found no new impacts would occur.

**2019 Addendum Findings:** The 2019 Addendum determined that the land use changes on two parcels on Coronado Lane would not impact any historical resources within the City. Additionally, development is subject to a discretionary review process under CEQA in which project-level impacts are evaluated and mitigated if necessary. Thus, that project was found not to have new impacts on archaeological or paleontological resources or human remains.

**Proposed Project:**

(a) The proposed project would update the Specific Plan to be consistent with the General Plan and LUP and expand the existing Architectural Overlay District to include additional parcels. No site-specific development is proposed, and the project would not directly result in impacts to existing structures and resources. The project would not change the type, scale, or intensity of development previously contemplated in the General Plan and analyzed in the Certified EIR, with the exception of modifying a split zoned industrial property located at 1510 Avenida De La Estrella from HI and LI to entirely HI. The subject property is currently developed as an automobile towing and salvage use with no historical resources on-site or adjacent to the subject property. Therefore, no new impacts to historic resources would occur and no new mitigation measures are required for the proposed project.

(b) As stated, the proposed project would not change the type, scale, or intensity of development contemplated in the General Plan and previously analyzed in the Certified EIR, with the exception of modifying a split zoned industrial property from HI and LI to entirely HI. While the proposed land use change would increase the maximum allowed density of the industrial property by approximately 12,180 square feet, the intent of the land use change is to modify a split zoned property and convert an existing non-conforming use into a conforming use. No site-specific development is proposed. Therefore, no new impacts have been identified and no new mitigation measures are required for the proposed project. Mitigation Measure 4-1 from the Certified EIR would still be applicable to the proposed project.

(c) The proposed project would not change the type, scale, or intensity of development contemplated in the General Plan and previously analyzed in the Certified EIR, with the exception of modifying a split zoned industrial property from HI and LI to entirely HI. While the proposed land use change would increase the maximum allowed density of the industrial property by

approximately 12,180 square feet, the intent of the land use change is to modify a split zoned property and convert an existing non-conforming use into a conforming use. No site-specific development is proposed. Therefore, no new impacts have been identified and no new mitigation measures are required for the proposed project.

**Mitigation Measure**

No new mitigation measures are required.

**4.6 ENERGY**

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Would the project:					
a. <u>Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</u>	Not Previously Analyzed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?</u>	Not Previously Analyzed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Certified EIR Findings:** The Certified EIR did not evaluate energy impacts as it was not required in the CEQA Guidelines at the time the Certified EIR was prepared in 2013.

**2015 Addendum Findings:** The 2015 Addendum did not evaluate energy impacts as it was not required in the CEQA Guidelines at the time the 2015 Addendum was prepared in 2015.

**2017 Addendum Findings:** The 2017 Addendum did not evaluate energy impacts as it was not required in the CEQA Guidelines at the time the 2017 Addendum was prepared in 2017.

**2019 Addendum Findings:** The 2019 Addendum did not evaluate energy impacts as it was not required in the CEQA Guidelines at the time the 2019 Addendum was prepared in 2019.

**Proposed Project:**

(a)-(b) As stated, the Certified EIR and subsequent addenda did not evaluate energy impacts as it was not required in the CEQA Guidelines at the time the environmental documents were prepared. Therefore, the proposed project’s impacts, as currently proposed, is discussed below.

Public Resources Code Section 21100(b)(3) and CEQA Guidelines Section 15126.4 require EIRs to describe, where relevant, the wasteful, inefficient, and unnecessary consumption of energy caused by a project. Thus, the effect of energy usage could have been raised in 2013 when the City considered the EIR. A challenge to an EIR must be brought within 30 days of the lead agency’s notice of approval. (Pub. Resources Code, § 21167[b].) Under Public Resources Code

Section 21166(c), an agency may not require a supplemental environmental review unless new information, which was not known and could not have been known at the time the EIR was approved, becomes available. After a project has been subjected to environmental review, the statutory presumption flips in favor of the project proponent and against further review. (*Moss v. County of Humboldt* [2008] 162 Cal.App.4th 1041, 1049-1050.) “[S]ection 21166 comes into play precisely because in-depth review has already occurred [and] the time for challenging the sufficiency of the original EIR has long since expired.” (*Id.*, 1050.)

The proposed project would provide updates to the Specific Plan to be consistent with the General Plan and LUP and expand the existing Architectural Overlay District to include additional parcels. The Specific Plan update and expansion of the City’s Architectural Overlay District would not result in any energy consumption and would not conflict with a State or local renewable energy or energy efficiency plan.

However, the project proposes one land use change on a split zoned industrial property at 1510 Avenida De La Estrella within the Specific Plan area to redesignate the property from HI and LI to be entirely HI. The redesignation would increase the property’s maximum allowed density by approximately 12,180 square feet. The intent of the land use change is to make the existing non-conforming automobile towing and salvage use on the subject parcels a conforming use. No site development is proposed as part of the project and future redevelopment of the industrial property would be required to undergo separate environmental review under CEQA. Future redevelopment would also be required to comply with mandated energy efficiency programs and regulations included in the California Building Energy Efficiency Standards (Title 24) of the California Building Code (CBC). The standards require developers to provide windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. Additionally, the 2019 California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as CALGreen, went into effect on January 1, 2017. CALGreen requires that new buildings employ water efficiency and conservation, increase building system efficiencies, divert construction waste from landfills, and incorporate electric vehicles charging infrastructure. Additionally, the City adopted the *City of San Clemente Climate Action Plan* (CAP) in April 2012. The CAP is linked to the General Plan and the *City of San Clemente Sustainability Action Plan* (SAP), adopted in 2010. The CAP represents further implementation of the SAP’s established goals through a focus on reducing greenhouse gas emissions over time. The CAP is the City’s strategy to actively anticipate and plan for the future and is first step in the City’s development of a long range, comprehensive plan to move from business-as-usual growth practices to an environmentally and economically sustainable growth model. The CAP provides a roadmap to reduce the City’s municipal and community emissions. Future development would be required to adhere to all applicable federal, State, and local requirements for energy efficiency, including Title 24 standards, CALGreen, and the City’s CAP. Overall, the proposed project would not result in the inefficient, wasteful, or unnecessary consumption of energy and a less than significant impact would occur.

### **Mitigation Measures**

No new mitigation measures are required.

## 4.7 GEOLOGY AND SOILS

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Would the project:					
a. <del>Expose people or structures to</del> <u>Directly or indirectly cause</u> potential substantial adverse effects, including the risk of loss, injury, or death involving:					
1) 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.	Certified EIR Appendix A, Initial Study, Page A2-44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Strong seismic ground shaking?	Certified EIR Page 5.5-21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Seismic-related ground failure, including liquefaction?	Certified EIR Pages 5.5-21 to 5.5-22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Landslides?	Certified EIR Page 5.5-22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	Certified EIR Pages 5.5-22 to 5.5-23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	Certified EIR Pages 5.5-23 to 5.5-24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial <u>direct or indirect</u> risks to life or property?	Certified EIR Page 5.5-24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	Certified EIR Appendix A, Initial Study, Page A2-45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. <u>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</u>	Certified EIR Pages 5.4-14 to 5.4-15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Certified EIR Findings:** According to the Certified EIR, San Clemente does not lie within an Alquist-Priolo Earthquake Fault Zone listed by the U.S. Geological Survey. Thus, the Certified EIR found that no impacts would occur in this regard.

The City is located in a seismically active region and strong ground shaking is likely to occur. Build-out of the General Plan could increase the number of residential and nonresidential structures in the City. However, each development project considered for approval by the City under the General Plan is required to comply with seismic safety provisions of the California Building Code (CBC) and have a geotechnical investigation conducted for the affected project site. Thus, impacts were determined to be less than significant.

Parts of the City are in zones of required investigation for liquefaction hazard designated by the California Geological Survey; refer to Certified EIR Figure 5.5-5, *Seismic Hazard Zones*. The zones of required investigation are mostly concentrated along the coast and in lower-elevation portions of Cristianitos, Prima Deshecha, and Segunda Deshecha Canyons, and some tributary canyons to those three canyons. Site-specific geotechnical investigations would be required to evaluate the potential for liquefaction and other seismic ground failure and to provide recommendations to reduce such hazards. Future projects would also be required to comply with CBC standards. Thus, impacts were determined to be less than significant.

Much of the land surface in the City consists of areas subject to landslides; refer to Certified EIR Figure 5.5-3, *Landslides Map*. Additionally, much of the City, including most of the City northeast of I-5, are designated Zones of Required Investigation for earthquake-induced landslides; refer to Certified EIR Figure 5.5-5, *Seismic Hazard Zones*. However, build-out of the General Plan would be required to comply with seismic safety provisions of the CBC and prepare site-specific soil engineering and engineering geology report to provide slope stability analyses for suspect slopes. The Certified EIR found that upon compliance with the CBC and implementation of recommended geotechnical design measures, future development accommodated by the General Plan would result in less than significant impacts in this regard.

The Certified EIR determined build-out of the General Plan could result in soil erosion. However, future development projects located on parcels one acre or larger would be required to implement a Stormwater Pollution Prevention Plan (SWPPP) to obtain coverage under a General Construction Activity Permit issued by the State Water Resources Control Board (SWRCB) and implement Best Management Practices (BMPs) related to soil erosion. BMPs could include erosion control measures, wind erosion control measures and sediment control measures.

Additionally, construction activities associated with future development would be required to comply with Municipal Code 15.36 Excavations and Grading, *Article XII Erosion Control*. Consequently, impacts regarding soil erosion or the loss of topsoil were determined to be less than significant.

According to the Certified EIR, parts of the City are located in zones of required investigation for liquefaction hazards and landslide hazards designated by the California Geological Survey. Expansive soil hazards could also potentially occur within the City. However, ground subsidence is not considered a major hazard in the City. Future developments accommodated by the General Plan would be required to prepare site-specific geotechnical investigations to evaluate potential geotechnical hazards associated with liquefaction, landslide, and expansive soils. Each project would be required to comply with recommendations in the geotechnical investigation report for its project site. Consequently, impacts were determined to be less than significant.

The City may contain significant, nonrenewable, paleontological resources and has a high sensitivity for paleontological resources. Abundant fossils occur in several rock formations in the City, including the Capistrano Formation. Future build-out of the General Plan would be required to comply with General Plan Policies NR-3.02 and NR-3.03 regarding the management of artifacts and the notification and inventory of archaeological and paleontological resources. Additionally, Mitigation Measure 4-2 requires applicants for development permits to provide studies by qualified paleontologists assessing the sensitivity of sites for buried paleontological resources. Upon compliance with the General Plan policies and implementation of Mitigation Measure 4-2, impacts in this regard were determined to be less than significant.

**2015 Addendum Findings:** The 2015 Addendum found that Group C amendments under GPA 15-049 increased the maximum allowed density on a limited number of parcels in the form of infill/intensification in already developed areas. Future projects would be required to have a geotechnical investigation conducted to evaluate site soils for various geotechnical issues and implement recommended remediation measures. Additionally, future projects would be required to connect with the City's public sewer system so no septic tanks or alternative wastewater systems would be needed or used. Overall, the 2015 Addendum concluded that GPA 15-049 would not result in new or more significant impacts.

**2017 Addendum Findings:** The 2017 Addendum found that adoption of the 2013-2021 Housing Element Update would not increase the overall build-out of the City, and therefore would not result in increased exposure of persons and buildings to geological hazards beyond what was previously analyzed in the Certified EIR. Further, all projects developed pursuant to the 2013-2021 Housing Element Update would be required to complete geotechnical investigations and implement any remedial recommendations, prepare a SWPPP and implement erosion control measures, and be subject to the California Building Code. Additionally, future projects would be required to connect with the City's public sewer system so no septic tanks or alternative wastewater systems would be needed or used. The 2017 Addendum found no new impact would occur.

**2019 Addendum Findings:** The 2019 Addendum stated that the two land use changes on Coronado Lane are developed infill lots in the Pier Bowl Focus Area. No site specific operations or development of any kind was proposed. Thus, the 2019 Addendum found no new impacts would occur.

**Proposed Project:**

(a)(i) Since there are no known Alquist-Priolo Earthquake Fault Zones or active fault lines in the City, the risk of surface rupture is very low. Thus, the project would result in no new impacts.

(a)(ii) The proposed project does not change the type, scale, or intensity of development contemplated in the General Plan and previously analyzed in the Certified EIR, except for changing two split zoned parcels from HI and LI to entirely HI. The land use change is intended to modify the split zoned parcels and would make the existing non-conforming automobile towing and salvage use on the subject parcels a conforming use. No site specific development is proposed as part of the project. Thus, the project would result in no new impacts.

(a)(iii) The proposed project does not change the type, scale, or intensity of development contemplated in the General Plan and previously analyzed in the Certified EIR, except for changing two split zoned parcels from HI and LI to entirely HI. The land use change is intended to modify the split zoned parcels and would make the existing non-conforming automobile towing and salvage use on the subject parcels a conforming use. No site specific development is proposed as part of the project. Thus, the project would result in no new impacts.

(a)(iv) The proposed project does not change the type, scale, or intensity of development contemplated in the General Plan and previously analyzed in the Certified EIR, except for changing two split zoned parcels from HI and LI to entirely HI. The land use change is intended to modify the split zoned parcels and would make the existing non-conforming automobile towing and salvage use on the subject parcels a conforming use. No site specific development is proposed as part of the project. Thus, the project would result in no new impacts.

(b) The proposed project does not change the type, scale, or intensity of development contemplated in the General Plan and previously analyzed in the Certified EIR, except for changing two split zoned parcels from HI and LI to entirely HI. The land use change is intended to modify the split zoned parcels and would make the existing non-conforming automobile towing and salvage use on the subject parcels a conforming use. No site specific development is proposed as part of the project. Thus, the project would result in no new impacts.

(c)-(d) The proposed project does not change the type, scale, or intensity of development contemplated in the General Plan and previously analyzed in the Certified EIR, except for changing two split zoned parcels from HI and LI to entirely HI. The land use change is intended to modify the split zoned parcels and would make the existing non-conforming automobile towing and salvage use on the subject parcels a conforming use. No site specific development is proposed as part of the project. Thus, the project would result in no new impacts.

(e) According to the Certified EIR, there may be soils within the City that are incapable of supporting septic tanks or alternative wastewater disposal systems. However, future development within the areas of the Specific Plan and the Architectural Overlay District would be required to connect to the public sewer system, and no septic tanks or other alternative wastewater disposal systems would be utilized. As such, no new impacts are identified, and no new mitigation measures are required.

(f) The proposed project does not change the type, scale, or intensity of development contemplated in the General Plan and previously analyzed in the Certified EIR, except for changing two split zoned parcels from HI and LI to entirely HI. The land use change is intended to modify the split zoned parcels and would make the existing non-conforming automobile towing

and salvage use on the subject parcels a conforming use. No site specific development is proposed as part of the project. Additionally, future development within the Specific Plan and Architectural Overlay District would similarly be required to comply with General Plan Policies NR-3.02 and NR-3.03, which requires projects undergoing environmental review to assess and mitigate for any potential impacts to paleontological resources under CEQA, and utilize the City’s inventory of paleontological resources. Additionally, future development would be required to comply with Mitigation Measure 4-2 related to preparing a paleontological resources assessment. As such, no new impacts have been identified and no new mitigation measures are required.

**Mitigation Measure**

No new mitigation measures are required.

**4.8 GREENHOUSE GAS EMISSIONS**

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Certified EIR Pages 5.6-14 to 5.6-48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Certified EIR Pages 5.6-14 to 5.6-48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Certified EIR Findings:** The Certified EIR concluded that General Plan build-out could contribute to global climate change through direct and indirect GHG emissions. The increase in GHG emissions is based on the difference between existing land uses and land uses associated with build-out of the General Plan as well as an estimate of population and employment within the City by 2035. To achieve the local goals identified by the California Air Resources Board’s *2008 Scoping Plan*, the City prepared a CAP with the General Plan. The CAP identified and evaluated feasible and effective policies to reduce GHG emissions in order to reduce energy costs, protect air quality, and improve the economy and the environment. However, no additional measures were available to reduce GHG emissions associated with the General Plan build-out and impacts were determined to be significant and unavoidable.

**2015 Addendum Findings:** The 2015 Addendum found that implementation of GPA 15-049 reduced potential traffic related impacts by more than 13,000 average daily trips with a corresponding decrease in air emissions, greenhouse gas emissions, and roadway noise impacts. This is due to the fact that GPA 15-049 reduced development intensity of General Plan build-out. Overall, Group B amendments reduced development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, implementation of GPA 15-049 was found to result in no new impacts or reduced impacts as compared to General Plan build-out.

**2017 Addendum Findings:** Adoption of the 2013-2021 Housing Element Update did not increase the severity of GHG emissions impacts because it did not result in new development or transportation that could emit additional GHG emissions beyond those already assumed and analyzed. Further, the policies of the General Plan and the CAP aimed at reducing emissions would remain in effect and would apply to any future housing development constructed consistent with the 2013-2021 Housing Element Update. Thus, the 2017 Addendum found no new impacts would occur.

**2019 Addendum Findings:** As stated, the two land use changes analyzed in the 2019 Addendum allowed 16,340 square feet of commercial uses where the prior land use designation allowed residential uses only. The land use change added approximately 240 potential net new daily traffic trips with additional GHG emissions. However, several land use changes were adopted in 2015 (i.e., GPA 15-049) that reduced the General Plan build-out, which more than offset GHG emission impacts associated with GPA 19-291 and SPA 19-292. As a result, the 2019 Addendum found no new impacts would occur and prior mitigation measures remain applicable.

**Proposed Project:**

(a)-(b) The project does not change the type, scale, or intensity of development contemplated in the General Plan and previously analyzed in the Certified EIR, except for modifying the split zoned industrial property from LI and HI to entirely HI. No site development is proposed as part of the project. The land use change would increase the maximum allowable density of the subject property by approximately 12,180 square feet and would add approximately 80 net new average daily trips. This additional growth would generate emissions that would contribute to climate change. However, the project is within the scope of impacts identified and mitigated in the Certified EIR. In 2015, the City adopted GPA 15-049 that reduced General Plan build-out by up to 1,686,600 commercial square feet and 10 dwelling units. The amended build-out projections reduced traffic by more than 12,629 daily trips and decreased air emissions to an extent that more than offsets impact from the proposed project. Consequently, operational GHG emissions impacts associated with the proposed project would be less than significant. Additionally, future redevelopment would be required to comply with mandated energy efficiency programs and regulations, including Title 24 of the CBC and CALGreen, both of which were recently adopted or updated since the Certified EIR was certified. As such, no new impacts are identified, and no new mitigation measures are required.

**Mitigation Measures**

No new mitigation measures are required.

## 4.9 HAZARDS AND HAZARDOUS MATERIALS

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Would the project:					
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Certified EIR Pages 5.7-10 to 5.7-11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	Certified EIR Pages 5.7-10 to 5.7-11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	Certified EIR Pages 5.7-10 to 5.7-11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	Certified EIR Pages 5.7-11 to 5.7-12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 <u>or excessive noise</u> for people residing or working in the project area?	Certified EIR Appendix A, Initial Study, Page A2-47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. <del>For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people resident or working in the project area? Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</del>	Certified EIR Pages 5.7-12 to 5.7-13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
g. Expose people or structures, <u>either directly or indirectly</u> , to a significant risk of loss, injury or death involving wildland fires, <del>including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</del>	Certified EIR Pages 5.7-13 to 5.7-14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Certified EIR Findings:** The Certified EIR determined that with adherence with applicable federal, State, and local regulatory requirements, including the California Accidental Release Prevention (CalARP) program managed by the Orange County Fire Authority (OCFA), Municipal Code Chapter 8.36, *Hazardous Materials*, and General Plan Policies S-6.01 to 6.06, impacts associated with the transport, use, and disposal of hazardous materials in the City, including potential emission or handling of hazardous materials near schools, would be less than significant. Further, the Certified EIR determined that impacts regarding listed hazardous materials sites would be less than significant with adherence to applicable regulations and policies, including those from the Orange County Environmental Management Agency, OCFA, Municipal Code, and General Plan.

The Certified EIR determined that the closest airport (i.e., John Wayne Airport) is located approximately 25 miles to the northwest of the City. There are no public or public use airports in, or in the general vicinity of San Clemente. As such, the Certified EIR found no impact in this regard would occur.

The Certified EIR determined that future development accommodated through the General Plan would not interfere with implementation of the City’s Multi-Hazard Emergency Plan, operation of the City Emergency Operations Center and the OCFA Emergency Command Center, or City’s participation in the Standardized Emergency Management System. As such, implementation of the General Plan would result in less than significant impacts in regard to applicable emergency response or evacuation plan.

**2015 Addendum Findings:** Group C amendments under GPA 15-049 were limited to a specific area and scope that is not expected to substantially increase the transport, use, or disposal of hazardous materials previously identified and mitigated for in the Certified EIR. The General Plan contains policies and programs to ensure compliance with federal, State, and local regulations relating to hazardous wastes. Therefore, implementation of GPA 15-049 had no new significant impacts or reduced impacts as compared to the Certified EIR.

Additionally, there are no public or public use airports in the general vicinity of San Clemente. Therefore, the 2015 Addendum concluded that GPA 15-049 would not result in a safety hazard and impacts would remain less than significant.

**2017 Addendum Findings:** The 2017 Addendum found that adoption of the 2013-2021 Housing Element Update would not result in any new impact associated with hazardous materials, because any residential development constructed in accordance with the policies and programs of the 2013-2021 Housing Element Update would not increase the need for transport, use, or

disposal of hazardous materials, as these activities are not associated with residential development. Further, the 2013-2021 Housing Element Update did not increase the potential build-out of the City beyond that already considered and analyzed in the Certified EIR. The 2017 Addendum found no new impact would occur.

**2019 Addendum Findings:** Implementation of GPA 19-291 and SPA 19-292 did not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. No site specific operations or development of any kind was proposed. New businesses/users would be required to follow the same regulations as existing businesses/users. The Orange County Health Care Agency Environmental Health Division implements the Hazardous Waste Inspection Program for businesses in San Clemente to ensure that all hazardous wastes generated by businesses are properly handled, recycled, treated, stored, and disposed. The General Plan also contains policies and programs to ensure compliance with federal, State, and local regulations relating to hazardous wastes. Further, future development is required to undergo a discretionary review process and CEQA review to ensure compliance with existing regulations related to hazards and hazardous materials. Thus, the 2019 Addendum found no new impacts would occur.

### **Proposed Project:**

(a)-(d) State Water Resources Control Board and Department of Toxic Substances Control's online databases identified approximately 40 potentially contaminated sites within the project area.<sup>1,2</sup> However, no site-specific development is proposed as part of the project. The project would 1) redesignate a currently split zoned industrial property to be entirely HI, 2) expand the City's Architectural Overlay District, and 3) update the Specific Plan to be consistent with the General Plan and LUP and incorporate additional parcels within the Specific Plan area. The only proposed land use change is related to the split zoned industrial property, which would make the existing non-conforming automobile towing and salvage use on the subject property a conforming use. It should be noted that the intent of the land use change is to modify a split zoned property and convert an existing non-conforming use into a conforming use. The land use change is not anticipated to intensify use of hazardous materials associated with HI permitted uses. As such, the proposed GPA, SPA, and ZA would not result in land use changes that would increase the transport, use, or disposal of hazardous materials in the project area or near schools.

Similar to existing conditions, all future development within the expanded Specific Plan area and Architectural Overlay District would be required to comply with applicable regulations and policies related to hazards and hazardous materials. Therefore, project impacts associated with the transport, use, and disposal of hazardous materials in the City, potential release of emissions or handling of hazardous materials near schools, or being on a site identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, would be less than significant. No new impacts have been identified and no new mitigation measures are required for the proposed project.

(e) As stated, there are no public or public use airports in, or in the general vicinity of San Clemente. As such, no impact in this regard would occur.

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<sup>1</sup> State Water Resources Control Board, *GeoTracker*, <https://geotracker.waterboards.ca.gov/>, accessed March 4, 2022.

<sup>2</sup> Department of Toxic Substances Control, *EnviroStor*, <https://www.envirostor.dtsc.ca.gov/public/>, accessed March 4, 2022

(f) As discussed in Section 4.17, *Transportation*, the project does not propose any site-specific development that could directly impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project would 1) redesignate a currently split zoned industrial property to be entirely HI, 2) expand the City’s Architectural Overlay District, and 3) update the Specific Plan to be consistent with the General Plan and LUP and incorporate additional parcels within the Specific Plan area. The only proposed land use change is related to the split zoned industrial property, which would make the existing non-conforming automobile towing and salvage use on the subject property a conforming use. It should be noted that the intent of the land use change is to modify a split zoned property and convert an existing non-conforming use into a conforming use. The land use change does not include features that may impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Additionally, all future roadway improvements within the expanded Specific Plan area and Architectural Overlay District would be designed in accordance with the City’s established roadway design standards and be subject to review by the City. Therefore, no new impacts have been identified and no new mitigation measures are required for the proposed project.

(g) Refer to Section 4.20, *Wildfire*.  
**Mitigation Measures**

No new mitigation measures are required.

**4.10 HYDROLOGY AND WATER QUALITY**

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Would the project:					
a. Violate any water quality standards or waste discharge requirements <u>or otherwise substantially degrade surface or ground water quality?</u>	Certified EIR Pages 5.8-22 to 5.8-35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially <del>deplete</del> <u>decrease</u> groundwater supplies or interfere substantially with groundwater recharge such that <del>there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)</del> <u>the project may impede sustainable groundwater management of the basin?</u>	Certified EIR Page 5.8-22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, <u>or through the addition of impervious surfaces</u> , in a manner which would:					
1) Result in substantial erosion or siltation on- or off-site;	Certified EIR Pages 5.8-19 to 5.8-21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) <u>Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</u>	Certified EIR Pages 5.8-19 to 5.8-21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) <u>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</u>	Certified EIR Pages 5.8-19 to 5.8-21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) <u>Impede or redirect flood flows?</u>	Certified EIR Page 5.8-22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. <del>Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?</del> <u>In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</u>	Certified EIR Pages 5.8-22 and 5.8-35 to 5.8-36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. <del>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?</del> <u>Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</u>	Certified EIR Pages 5.8-22 to 5.8-35	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<del>f. Otherwise substantially degrade water quality?</del>					
<del>g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</del>					
<del>h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</del>					
<del>i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</del>					
<del>j. Inundation by seiche, tsunami, or mudflow?</del>					

**Certified EIR Findings:** The Certified EIR determined that water quality exceedances are not anticipated, and pollutants are not expected in runoff that would adversely affect beneficial uses in the San Clemente Coastal Streams Watershed. Subsequently, impacts to the *Water Quality Control Plan for the San Diego Basin* (Basin Plan) maintained by the San Diego Regional Water Quality Control Board (San Diego RWQCB) were determined to be less than significant. It is acknowledged that the general water quality objectives from the Basin Plan would also apply to all groundwaters of the San Diego region. During construction, applicable future development accommodated through the General Plan would be required to comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Permit, including the preparation of project-specific SWPPPs and associated construction-related BMPs. During project operations, applicable future development accommodated through the General Plan would be required to incorporate site design and/or Low Impact Development (LID) features, source control and treatment control BMPs (if applicable), as well as prepare a project-specific Water Quality Management Plan (WQMP) in accordance with the current Municipal Separate Storm Sewer System (MS4) Permit, Orange County *Drainage Area Management Plan* (OC DAMP), and the City’s Local Implementation Plan.

The Certified EIR determined that future development accommodated by the General Plan would not result in a substantial increase in the amount of impervious surfaces and would therefore not adversely impact opportunities for groundwater recharge as development would primarily occur within built out areas of the City.

The Certified EIR determined that no impacts are anticipated to downstream streams or rivers, and no increases in peak flow or volumes are expected upon implementation of the General Plan. In addition, for those land use changes occurring in General Plan Focus Areas subject to hydromodification requirements, additional runoff controls for peak flow and volume (e.g., flow duration control) will be required to comply with the *South Orange County Hydromodification Management Plan* (South Orange County HMP). Implementation of hydromodification controls would act to reduce peak flows and volumes over the long term as individual projects accommodated through the General Plan are implemented.

The Certified EIR determined that inundation impacts from failure of a levee or dam, seiche, mudflow, tsunami, and sea level rise would be less than significant. Further, no housing or structures are proposed with the City's 100-year flood hazard areas. Thus, the Certified EIR concluded no impact would occur in this regard.

**2015 Addendum Findings:** As stated, the Group C amendments under GPA 15-049 increased the allowed development density of five infill parcels that are currently developed with industrial land commercial uses. The potential changes to impervious conditions on the properties would be minimal and would not adversely impact groundwater recharge or substantially alter stormwater drainage patterns. Projects would also be subject to existing mitigation measures, programs, and best management practices to ensure compliance with water quality thresholds established in regional water quality permits. Additionally, these five parcels are not located within a 100-year flood hazard area not within the inundation area of any major dam or levee. The parcels also are all above the projected sea level rise elevation illustrated in Certified EIR Figure 5.8-5 *Projected Sea Level Rise*. Thus, the 2015 Addendum found no new impacts associated with hydrology and water quality would occur and no new mitigation measures were required.

**2017 Addendum Findings:** The 2017 Addendum found that adoption of the 2013-2021 Housing Element Update would not increase impacts associated with water quality standards or waste discharge, result in new impervious surfaces, increase runoff volumes, or alter existing drainage patterns. No additional pollutant discharge resulting from implementation of any future housing projects beyond those assumed in the Certified EIR would occur. Additionally, no new development would occur that could be located in a 100-year flood hazard area or inundation area of a major dam or levee. Thus, the 2017 Addendum found no new impacts would occur.

**2019 Addendum Findings:** As stated, no site specific operations or development of any kind was proposed under GPA 19-291 and SPA 19-292. Development on the two parcels is subject to a discretionary review process and CEQA review. A Water Quality Management Plan (WQMP) screening is required to ensure water quality exceedances are not anticipated and pollutants are not expected in runoff. Additionally, given that the two parcels are infill lots in the Pier Bowl Focus Area, no substantial changes are anticipated regarding groundwater recharge, impervious surfaces, and runoff volumes. Further, the two parcels are not located within a 100-year flood zone or inundation area of any major dam or levee. Thus, the 2019 Addendum found no new impacts would occur.

**Proposed Project:**

(a) and (e) The project would provide updates to the Specific Plan and expand the City's Architectural Overlay District. No new development would occur. While the proposed land use change on the split zoned industrial property would increase the allowable density of the property by approximately 12,180 square feet, the intent of the land use change is to make the existing non-conforming automobile towing and salvage use on the subject property a conforming use. Further, similar to existing conditions, all future development within the Specific Plan area and Architectural Overlay District would be required to comply with existing local, State, and federal regulations pertaining to water quality. Thus, the proposed GPA, SPA, and ZA would not violate any water quality standards or waste discharge requirements. No new impacts have been identified and no new mitigation measures are required in this regard.

(b) The project area includes the Specific Plan area and Architectural Overlay District area. These areas are predominantly built out and not utilized for groundwater recharge. No new development

would occur under the proposed project. Thus, the proposed project would not substantially interfere with groundwater recharge. No new impacts have been identified and no new mitigation measures are required in this regard.

(c) As discussed above, the project would redesignate a currently split zoned industrial property, expand the existing Architectural Overlay District, and update the Specific Plan. No site-specific development is proposed. Areas of the Specific Plan and the Architectural Overlay District are also built out, and future development within these areas would be required to comply with all applicable regulations and policies detailed in Response 4.10(a) and hydromodification requirements in accordance with the South Orange County HMP, where applicable. Overall, the proposed project is not anticipated to substantially alter drainage patterns and associated impacts pertaining to erosion/siltation, flooding, runoff pollution, and impeded or redirected flood flow would be less than significant. No new impacts have been identified and no new mitigation measures are required in this regard.

(d) No new development is proposed under the project. Additionally, the Specific Plan area and Architectural Overlay District are predominantly built out and located away from flood hazard, tsunami, and seiche zones. Thus, no new impacts have been identified and no new mitigation measures are required in this regard.

**Mitigation Measures**

No new mitigation measures are required.

**4.11 LAND USE AND PLANNING**

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Would the project:					
a. Physically divide an established community?	Certified EIR Appendix A, Initial Study, Page A2-51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Cause a significant environmental impact due to a c</u> <del>Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance)</del> adopted for the purpose of avoiding or mitigating an environmental effect?	Certified EIR Pages 5.9-5 to 5.9-17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. <del>Conflict with any applicable habitat conservation plan or natural community conservation plan?</del>					

**Certified EIR Findings:** The Certified EIR determined that implementation of the General Plan would not physically divide an established community as development in accordance with the General Plan would occur within existing urban areas and infill sites, and that a less than significant impact would occur in this regard.

The Certified EIR determined that the General Plan is consistent with applicable State, regional, and local laws, regulations, plans, and guidelines, including the California Government Code Section 65302, the Southern California Association of Governments' (SCAG's) *2012–2035 Regional Transportation Plan/Sustainable Communities Strategy* (2012–2035 RTP/SCS), and SCAG's Compass Blueprint 2% Strategy, as one area of City is designated a Compass 2% Strategy Opportunity Area.

**2015 Addendum Findings:** The 2015 Addendum found that land use changes under GPA 15-049 would not divide any established community within the City. Additionally, the Group C amendment density increases were limited to five infill parcels adjacent to mass transit and along a major road corridor. Thus, these changes were found to be consistent with the goals of the Regional Transportation Plan and Sustainable Communities Strategy. Therefore, the 2015 Addendum found GPA 15-049 would have no new or more significant impacts compared to the Certified EIR.

**2017 Addendum Findings:** Adoption of the 2013-2021 Housing Element Update did not increase residential development potential in the City and thus, could not result in the division of established communities. Additionally, the 2013-2021 Housing Element Update ensured that the General Plan remained consistent with State law requirements pertaining to housing provision and municipal general plans. Thus, the 2017 Addendum found no new land use impacts would occur.

**2019 Addendum Findings:** The land use changes under GPA 19-291 and SPA 19-292 were found to tie into the existing uses and neighborhood and not physically divide an established community. Additionally, the land use changes were found consistent with regional plans adopted to avoid or mitigate environmental effects, which tend to encourage denser development in in-fill areas closer to mass transit and major transportation corridors. Thus, the land use changes were found consistent with the goals of the Regional Transportation Plan, Sustainable Communities Strategy, and objectives of the Climate Action Plan to reduce GHG emissions in part with less vehicle miles traveled. Thus, the 2019 Addendum found no new land use impacts would occur.

**Proposed Project:**

(a) The project would provide updates to the Specific Plan to be consistent with the General Plan and LUP, expand the existing Architectural Overlay District to include additional parcels, and modify a currently split zoned industrial property to make an existing nonconforming automobile towing and salvage use on the subject property a conforming use. No new development is proposed as part of the project, the Specific Plan area and Architectural Overlay District area are predominantly built out, and the project does not add or reroute roadway or utility corridors. Thus, future development in these areas would not physically divide an established community. Additionally, given the urbanized nature of the project area, no new infrastructure or improvements (e.g., roadways or utility corridors) would be constructed that could create a new barrier or obstacle for connectivity. No new impacts have been identified and no new mitigation measures are required.

(b) The project would 1) redesignate a currently split zoned industrial property to be entirely HI, 2) expand the City's Architectural Overlay District, and 3) update the Specific Plan to be consistent

with the General Plan and LUP pursuant to State law and incorporate additional parcels within the Specific Plan area. The project does not change the type, scale, or intensity of development contemplated in the General Plan, except for the redesignated split zoned industrial property, which would increase the maximum allowable density by approximately 12,180 square feet. The land use change would make the existing non-conforming automobile towing and salvage use on the subject property a conforming use. The Specific Plan allows two conditionally permitted uses in HI zones that are not permitted in LI zones: 1) towing and salvage yards, and 2) concrete batch plants, though the project would preclude concrete batch plants on the subject property. It should be noted that the intent of the land use change is to modify a split zoned property and convert an existing non-conforming use into a conforming use. The land use change is not anticipated to intensify existing heavy industrial uses and is intended to 'clean up' the split zoned property. The Specific Plan area is also an older industrial area of the City and thus, the land use change would be consistent with the General Plan and other applicable land use plans.

The project also proposes to expand the current Architectural Overlay District to include several properties that front primary circulation routes between the Downtown and Pier Bowl, in order to integrate the architectural character of the visitor-serving districts. Existing land use designations and zoning underlying the overlay district would remain the same. As such, a GPA and ZA are proposed to reflect the expanded Architectural Overlay District on applicable General Plan and zoning maps to include these newly added properties. Upon approval of the requested GPA and ZA, future development in these visitor-serving areas would be required to comply with the architectural design guidelines under the overlay district and further establish the City's traditional Spanish and Spanish Colonial Revival architectural style and pedestrian orientation in the district.

The project would also update the Specific Plan to be consistent with the General Plan and LUP. The project proposes to update the development standards, permitted uses, design guidelines, and other content within the Specific Plan to be consistent with the General Plan and LUP, as required by State law. As such, the Specific Plan updates would make future development within the area more consistent with the General Plan and LUP compared to existing conditions. Additionally, the project proposes to expand the Specific Plan area to include the entirety of the General Plan Los Molinos Focus Area. By incorporating the entirety of the focus area, the Specific Plan would become a more useful and effective tool to implement General Plan goals and policies with updated development standards and design guidelines. It is also acknowledged that four additional parcels are proposed to be included in the Specific Plan area. Currently, these four parcels are zoned LI and the parcels on Calle Lago and North El Camino Real are also in the Mixed-Use (MU) Overlay District, where mixed use developments are allowed pursuant to Mixed Use 1 (MU) zoning standards. Upon approval of the SPA and ZA, the Specific Plan's LI development standards and permitted uses would be applied to the additional parcels, consistent with the parcels' existing zoning.

Overall, upon approval of the requested entitlements, the project would be consistent with applicable land use plans and zoning, including the General Plan, LUP, and Municipal Code. Thus, no new impacts have been identified and no new mitigation measures are required in this regard.

### **Mitigation Measures**

No new mitigation measures are required.

## 4.12 MINERAL RESOURCES

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	Certified EIR Appendix A, Initial Study, Pages A2-52 to A2-53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	Certified EIR Appendix A, Initial Study, Page A2-53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Certified EIR Findings:** The Certified EIR determined that there are no known mineral resources of Statewide or regional importance within the City. Additionally, there are no locally important mineral resource recovery sites within the City.

**2015 Addendum Findings:** Implementation of GPA 15-049 would not impact mineral resources. The City does not contain any mineral resources of Statewide or regional importance. The 2015 Addendum found no impact would occur.

**2017 Addendum Findings:** Adoption of the 2013-2021 Housing Element Update would not impact mineral resources. The City does not contain any mineral resources of Statewide or regional importance. The 2017 Addendum found no impact would occur.

**2019 Addendum Findings:** Implementation of GPA 19-291 and SPA 19-292 would not impact mineral resources. The City does not contain any mineral resources of Statewide or regional importance. The 2019 Addendum found no impact would occur.

### Proposed Project:

(a)-(b) The proposed updates within the Specific Plan area and Architectural Overlay District would not result in direct or indirect impacts to mineral resources. No new impacts have been identified and no new mitigation measures are required.

### Mitigation Measures

No new mitigation measures are required.

### 4.13 NOISE

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Would the project result in:					
a. <del>Exposure of persons to or</del> <u>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?</u>	Certified EIR Pages 5.10-17 to 5.10-33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <del>Exposure of persons to or</del> <u>Generation of excessive groundborne vibration or groundborne noise levels?</u>	Certified EIR Pages 5.10-33 to 5.10-34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. <del>A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? 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?</del>	Certified EIR Appendix A, Initial Study, Page A2-54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. <del>A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</del>					
e. <del>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 expose people residing or working in the project area to excessive noise levels?</del>					
f. <del>For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</del>					

**Certified EIR Findings:** The Certified EIR determined upon implementation of regulatory requirements and General Plan policies, implementation of the General Plan would result in less than significant impacts from long-term rail noise, long-term stationary noise, and noise and vibration from activities at the Marine Corps Base Camp Pendleton. Upon implementation of

Mitigation Measure 10-1, long-term noise impacts on new land uses from transportation sources would be reduced to less than significant. Upon implementation of Mitigation Measure 10-5, long-term train-related and industrial-related vibration impacts would be reduced to be less than significant. However, even with the implementation of Mitigation Measures 10-1 through 10-5, long-term noise impacts on existing sensitive uses from transportation sources, short-term construction noise impacts, and short-term construction vibration impacts would remain significant and unavoidable.

Additionally, there are no public or public use airports in or in the general vicinity of San Clemente. Thus, the Certified EIR found impacts in this regard to be less than significant.

**2015 Addendum Findings:** The 2015 Addendum found that implementation of GPA 15-049 reduced potential traffic related impacts by more than 13,000 average daily trips with a corresponding decrease in air emissions, greenhouse gas emissions, and roadway noise impacts. This is due to the fact that GPA 15-049 reduced development intensity of General Plan build-out. Overall, Group B amendments reduced development and more than offset density increases from Group C amendments, resulting in less development over the build-out period. Therefore, the 2015 Addendum found implementation of GPA 15-049 would result in no new impacts or would reduce impacts as compared to General Plan build-out.

**2017 Addendum Findings:** The 2017 Addendum concluded that adoption of the 2013-2021 Housing Element Update would not result in additional noise impacts or additional potential for uses to be subjected to noise above 65 dBA. Although future housing projects may be constructed pursuant to the 2013-2021 Housing Element Update, such projects could also occur without the Housing Element Update and under the General Plan. The 2013-2021 Housing Element Update policies and programs did not increase the potential for more short- or long-term noise or vibration impacts than was already considered. Mitigation measures required under the Certified EIR would remain in effect and apply to any new development.

**2019 Addendum Findings:** Implementation of GPA 19-291 and SPA 19-292 did not change the type, scale, or intensity of development in the General Plan, except for changing two parcels on Coronado Lane from a Residential High density designation to Mixed Use. The land use change allowed 16,340 square feet of commercial uses on the two parcels, where the prior land use designation allowed residential uses only. The change did not allow new noise-sensitive land uses in areas where the ambient noise level clearly exceeds compatible levels for that use. Instead, GPA 19-291 and SPA 19-292 allowed new commercial uses in a mixed use area with a higher tolerance for exterior noise levels.

The land use change added approximately 240 potential net new daily traffic trips that would generate roadway noise. However, several land use changes were adopted in 2015 (i.e., GPA 15-049) that reduced the General Plan build-out, which more than offset noise impacts associated with GPA 19-291 and SPA 19-292. As a result, the 2019 Addendum found no new impacts would occur and prior mitigation measures remained applicable.

**Proposed Project:**

(a)-(b) The proposed project would update the Specific Plan to be consistent with the General Plan and LUP and expand the Specific Plan area to include the entirety of the General Plan Los Molinos Focus Area; redesignate the two split zoned parcels at 1510 Avenida De La Estrella from HI and LI to be entirely HI; and expand the City's existing Architectural Overlay District to include several properties that front primary circulation routes between the Downtown and Pier Bowl. The

expansions of the Specific Plan area and Architectural Overlay District would not affect noise impacts, as the expansions would not change the existing land use and zoning designations of the areas, and thus would not change the short-term construction or long-term operational activities and associated noise levels.

The proposed redesignation of the two parcels at 1510 Avenida De La Estrella would increase the maximum allowed density from a 0.50 FAR to 0.75 FAR, and make the existing non-conforming automobile towing and salvage use on the subject parcels a conforming use. The redesignated parcels are located approximately 100 feet to the north of the closest single-family residential uses, and could potentially result in long-term noise and vibration impacts from industrial-related stationary sources. However, the conforming automobile towing and salvage use on the redesignated parcels would not generate higher noise and vibration levels than what was analyzed in the Certified EIR, and upon implementation of regulatory requirements, General Plan policies, and Mitigation Measure 10-5, impacts would remain less than significant. According to the U.S. Department of Transportation Federal Highway Administration’s *Techniques for Reviewing Noise Analyses and Associated Noise Reports*, a doubling of traffic volumes would result in a 3 dB increase in traffic noise levels, which is barely detectable by the human ear. As detailed in the Transportation Analysis, the proposed land use change would result in approximately 80 net new average daily trips over the existing 175 trips. Thus, the generated daily trips would not double existing traffic volumes and any increase in traffic noise levels would be imperceptible. Overall, the proposed redesignation of the two parcels would not affect short-term construction noise and vibration impacts, or long-term noise and vibration impacts from transportation and rail sources, as the redesignation would not change the level of construction activities or doubling trips or VMT compared to existing conditions. As such, no new construction and operational noise and vibration impacts are identified, and no new mitigation measures are required.

(c) There are no public or public use airports in or in the general vicinity of San Clemente. Thus, the proposed project would not expose people residing or working in the project area to excessive airport noise levels, and no new impacts are identified.

**Mitigation Measures**

No new mitigation measures are required.

**4.14 POPULATION AND HOUSING**

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Would the project:					
a. Induce substantial <u>unplanned</u> 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)?	Certified EIR Pages 5.11-13 to 5.11-15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
b. Displace substantial numbers of existing <u>people or</u> housing, necessitating the construction of replacement housing elsewhere?	Certified EIR Appendix A, Initial Study, Pages A2-54 to A2-55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<del>c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</del>					

**Certified EIR Findings:** The Certified EIR determined that while build-out in accordance with the General Plan would increase both population and employment in the City, impacts in this regard would be less than significant because the General Plan would improve the job-housing balance and is consistent with regional policies.

**2015 Addendum Findings:** The 2015 Addendum found that the Group B amendments reduced development and more than offset density increases from Group C amendments, resulting in less development over the General Plan build-out period. Therefore, GPA 15-049 was expected to maintain or reduce population growth identified in the Certified EIR. Additionally, GPA 15-049 did not change land use designations or standards in such a way that eliminated substantial numbers of existing housing units or displaced substantial numbers of peoples. The 2015 Addendum found no new or more significant impacts would result from implementation of GPA 15-049.

**2017 Addendum Findings:** Adoption of the 2013-2021 Housing Element Update did not result in new or increased population growth impacts because no new development would occur beyond what was previously contemplated in the Certified EIR. As such, the 2017 Addendum found no new population and housing impacts would occur.

**2019 Addendum Findings:** The land use changes allowed 16,340 square feet of commercial use on two parcels where the prior land use designation allowed residential uses only. The addition of commercial space is expected to increase employment opportunities in the Pier Bowl Focus Area that may improve the jobs housing balance for residents in the vicinity. Future employment growth associated with the land use changes were previously analyzed in the Certified EIR. Additionally, in 2015, several land use changes were adopted that reduced the General Plan build-out to an extent than more than offset growth inducing impacts associated with GPA 19-291 and SPA 19-292. Further, no site specific operations or development of any kind was proposed. Development on the parcels is subject to a discretionary review process and CEQA review. Thus, the 2019 Addendum found no new impacts would occur.

**Proposed Project:**

(a)-(b) The project would not directly result in population growth or displace people or housing as no site-specific development would occur. The one proposed land use change for the split zoned industrial property at 1510 Avenida De La Estrella would increase the maximum allowed density of the property by approximately 12,180 square feet. This nominal increase in development potential for one property would not result in a significant increase in population or employment growth in the City beyond what was analyzed in the Certified EIR. Additionally, it is acknowledged that the intent of the land use change is to make the existing non-conforming automobile towing

and salvage use on the subject property a conforming use. Thus, no new impacts have been identified and no new mitigation measures are required.

**Mitigation Measures**

No new mitigation measures are required.

**4.15 PUBLIC SERVICES**

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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:					
1) Fire protection?	Certified EIR Pages 5.12-2 to 5.12-5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) Police protection?	Certified EIR Pages 5.12-9 to 5.12-10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Schools?	Certified EIR Pages 5.12-13 to 5.12-15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4) Parks?	Certified EIR Pages 5.13-8 to 5.13-9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Other public facilities?	Certified EIR Pages 5.12-18 to 5.12-19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Certified EIR Findings:** According to the Certified EIR, build-out of the General Plan could result in an increased number of persons and businesses within the City. Accordingly, the build-out of the General Plan could result in an increase in the need for fire, police, school, parks and recreation, and other public services (i.e., library services). The Certified EIR concluded that upon implementation of the General Plan and compliance with applicable General Plan policies related to public services, impacts in this regard would be less than significant. Additionally, pursuant to Senate Bill (SB) 50, payment of development impact fees would provide funding for the financing

of school facilities. Additional City tax revenues generated from new dwelling units and businesses would contribute toward the City's General Fund, which would fund fire, police, and library services.

**2015 Addendum Findings:** GPA 15-049 reduced development intensity by up to 1,686,000 commercial square feet and 10 dwelling units. Thus, the 2015 Addendum found that the overall demand for public services was not expected to change significantly or may be reduced on a City-wide basis with implementation of GPA 15-049 compared to projected demands analyzed in the Certified EIR. The 2015 Addendum found no new or more significant impacts would occur.

**2017 Addendum Findings:** Adoption of the 2013-2021 Housing Element Update did not increase potential impacts to public services because it did not accommodate growth beyond what was previously analyzed in the Certified EIR, and the City's policies for ensuring adequate public service levels would remain in place. The 2017 Addendum found no new impact would occur.

**2019 Addendum Findings:** As stated, the approved land use change allowed 16,340 square feet of commercial uses on two parcels, where the prior land use designation allowed residential uses only. The addition of commercial uses on the parcels is within the scope of impacts identified and mitigated in the Certified EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent that more than offset growth inducing impacts associated with GPA 19-291 and SPA 19-292. Additionally, no site specific operations or development of any kind was proposed. Development on the parcels is subject to a discretionary review process and review under CEQA. Thus, the 2019 Addendum found no new impacts associated with public services would occur.

**Proposed Project:**

(a) The proposed project would expand the Specific Plan area and provide updates to the Specific Plan to be consistent with the General Plan and LUP, and expand the existing Architectural Overlay District to include additional parcels. The project would not result in changes to the type, scale, or intensity of development contemplated in the General Plan and previously analyzed in the Certified EIR, with the exception of an existing split zoned industrial property at 1510 Avenida De La Estrella within the Specific Plan area. The project proposes to redesignate the property from HI and LI to entirely HI, which would increase the property's maximum allowed density by approximately 12,180 square feet. However, it should be noted that the intent of the land use change is to modify a split zoned property and convert an existing non-conforming use into a conforming use. The Specific Plan area is largely built out and the proposed industrial land use change would not result in a substantial increase in residents or jobs. Further, future development of the subject property would be required to undergo separate environmental review under CEQA. Additionally, payment of development impact fees pursuant to SB 50 would also offset impacts on school services. Thus, the proposed project itself would not result in any additional impacts to public services, including fire, police, park, school, and library services. As such, no new impacts are identified, and no new mitigation measures are required.

**Mitigation Measures**

No new mitigation measures are required.

## 4.16 RECREATION

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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?	Certified EIR Pages 5.13-8 to 5.13-9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	Certified EIR Pages 5.13-9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Certified EIR Findings:** According to the Certified EIR, build-out of the General Plan could generate additional residents in the City, and could therefore increase the demand for parks and existing park usage. However, future development pursuant to the General Plan could also result in the construction of new or expansion of existing recreational facilities in the City. General Plan Policy LU-1.04 requires residential developments be designed to promote feasible access to the City’s amenities, including community facilities, parks, open spaces, and trails. General Plan Policy LU-6.01 requires the continuation of Public and Institutional land uses (i.e., public recreational facilities) in their respective land use areas and zones. Additionally, under the Quimby Act, and pursuant to Municipal Code Article 70, *Park and Recreational Facilities*, future development would also be required to pay in-lieu fees to offset impacts on the City’s parks and recreational services. The Certified EIR found that adherence to these regulations would reduce impacts to parks and recreational facilities to less than significant levels.

**2015 Addendum Findings:** GPA 15-049 reduced allowed development density of General Plan build-out up to 1,686,000 commercial square feet and 10 dwelling units. Therefore, the 2015 Addendum found that the overall demand for recreational facilities was not expected to change significantly or may be reduced compared to General Plan built-out.

**2017 Addendum Findings:** The 2017 Addendum found that adoption of the 2013-2021 Housing Element Update did not increase potential impacts to recreational services because it did not accommodate growth beyond what was previously analyzed in the Certified EIR, and the City’s policies for ensuring adequate recreational service levels would remain in place. The 2017 Addendum found no new impact would occur.

**2019 Addendum Findings:** As stated, the land use change on the two parcels allowed 16,340 square feet of commercial uses. Implementation of GPA 19-291 and SPA 19-292 was not expected to induce population growth given the land use change was limited to allowing commercial uses in a mixed use area, where the prior land use designation allowed residential uses only. The addition of commercial uses on the subject parcels was within the scope of impacts

identified and mitigated in the Certified EIR. Additionally, in 2015, several land use changes were adopted that reduced the General Plan build-out to an extent that more than offset growth inducing impacts associated with GPA 19-291 and SPA 19-292. No site specific operations or development of any kind was proposed and future development on the parcels is subject to a discretionary review process and CEQA review. Thus, the 2019 Addendum found no new impacts would occur.

**Proposed Project:**

(a)-(b) The proposed project does not involve any land use changes that would increase the City’s residential population. The intent of the one proposed land use change for the split zoned industrial property is to modify the split zone and convert an existing non-conforming automobile towing and salvage use on the subject property a conforming use. Thus, the project would not induce substantial population growth that would increase the use of the City’s parks and recreational facilities. Further, future development would be required to pay in-lieu fees to offset impacts on the City’s parks and recreational facilities pursuant to Municipal Code Article 70, *Park and Recreational Facilities*. Therefore, no new impacts are identified, and no new mitigation measures are required.

**Mitigation Measures**

No new mitigation measures are required.

**4.17 TRANSPORTATION**

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Would the project:					
a. Conflict with an <del>applicable program, ordinance or policy establishing measures of effectiveness for the performance of addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</del>	Certified EIR Pages 5.14-16 to 5.14-39 and Pages 5.14-40 to 5.14-42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
b. <del>Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? <u>Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?</u></del>	Not Previously Analyzed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a <u>geometric</u> design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Certified EIR Pages 5.14-39 to 5.14-40	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	Certified EIR Pages 5.14-39 to 5.14-40	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. <del>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</del>					

**Certified EIR Findings:** The Certified EIR determined that no conflict with policies, plans, and programs for alternative transportation would occur from future development and redevelopment under the General Plan. Implementation of the General Plan would promote the use of alternative transportation modes, and several policies included in the General Plan would promote the development of new or expanded transportation facilities. Specifically, General Plan Policy M-1.12, *Design Integration*, would ensure that development projects and subdivisions are designed and/or retrofitted to incorporate, and be efficiently served by, public transit, pedestrian and bicycle facilities. General Plan Policy M-1.19, *Street Redesign*, promotes the consideration multimodal alternative improvements to nonautomotive facilities during street redesign projects. Additionally, General Plan Policies M-2.01 to M-2.36 promote the use of alternative modes of transportation and to assist on the implementation of the City's *Bicycle and Pedestrian Master Plan*.

The Certified EIR concluded that the General Plan build-out would generate vehicle trips in a manner that would impact levels of service (LOS) for the existing area roadway system. The Certified EIR determined that, without mitigation, implementation of the General Plan Land Use Plan and Mobility and Complete Streets Element would cause several roadway segments and intersections to operate at unacceptable LOS, resulting in significant traffic impacts. As a result, the Certified EIR identified Mitigation Measures 14-1 and 14-2, which identify intersection and roadway segment improvements that would improve LOS at impacted locations. However, the Certified EIR also determined that right-of-way acquisitions would be required to implement some of these improvements, and acquisition is not guaranteed. Therefore, impacts were determined to be significant and unavoidable in this regard.

The Certified EIR determined that while build-out of the General Plan would result in some changes to the City's circulation network, it would not increase hazards or impact emergency access due to design features with implementation of General Plan Policies M-3.01 to M-3.06, and impacts would be less than significant in this regard. General Plan Policies M3.01 to M-3.06 would encourage multimodal transportation and protect travelers' safety. All future roadway system improvements associated with development and redevelopment activities under the General Plan would be designed in accordance with the established roadway design standards and be subject to review and future consideration by the City, which would include an evaluation of roadway alignments, intersection geometrics, and traffic control features.

**2015 Addendum Findings:** GPA 15-049 reduced potential traffic related impacts disclosed in the Certified EIR by more than 13,000 daily trips. This is because General Plan Amendment 15-049 reduced allowed development density of General Plan build-out up to 1,686,000 commercial square feet and 10 dwelling units. Group A amendments had no potential to impact the environment. These items are limited to correcting maps and text to reflect EIR analysis and policy intent. Several Group B amendments collectively reduced build-out of commercial square footage up to 1,898,000 square feet and 64 housing units, which eliminated over 15,000 daily traffic trips. There are only four Group C amendments that increased allowed development density of five parcels. In total, Group C amendments added up to 212,000 square feet of commercial uses and 54 housing units, which added up to approximately 1,560 trips per day and was determined to not likely change the LOS at nearby critical intersections such as El Camino Real and Avenida Pico from the prior projected LOS D. Overall, Group B amendments reduced development and more than offset density increases from Group C amendments. This resulted in less development over the General Plan build-out period and a reduction in daily traffic trips which can improve the performance of the circulation over the build-out period. Therefore, the 2015 Addendum found GPA 15-049 had no new impacts or would reduce impacts compared to the Certified EIR.

**2017 Addendum Findings:** The 2017 Addendum found that adoption of the 2013-2021 Housing Element Update would not result in additional increases in impacts at intersections and segments beyond the impacts already identified and disclosed in the Certified EIR. The 2017 Addendum found no new impacts would occur.

**2019 Addendum Findings:** The 2019 Addendum found that implementation of GPA 19-291 and SPA 19-292 did not change the type, scale, or intensity of development in the General Plan, except for changing two parcels in the Pier Bowl area on Coronado Lane from a Residential High density designation to Mixed Use. The land use change was limited to allowing 16,340 square feet of commercial uses in a mixed use area, where the prior land use designation allowed residential uses only. This growth in commercial build-out added approximately 240 potential net new daily traffic trips, which was not anticipated to change the traffic model peak hour LOS at the nearby study intersections on El Camino Real. The peak hour trips were comprised of a percentage of the daily trips and were considered low. Once these peak hour trips were dispersed directionally within the street system in the study area, the net trip numbers were determined to be negligible and would not have a discernable effect on traffic operations and flow. Additionally, several land use changes adopted in 2015 reduced the General Plan build-out and this reduction of development potential would reduce traffic and congestion on the roadway network. In conclusion, the 2019 Addendum found GPA 19-291 and SPA 19-292 would have no new impact.

### **Proposed Project:**

(a) The project would provide updates to the Specific Plan to be consistent with the General Plan and LUP, and expand the existing Architectural Overlay District to include additional parcels.

Additionally, a split zoned industrial property at 1510 Avenida De La Estrella would be redesignated from HI and LI to be entirely HI, and the property's maximum allowed density would increase by approximately 12,180 square feet. This land use intensity increase for one property is not anticipated to significantly impact the City's circulation system, including transit, roadway, bicycle and pedestrian facilities beyond what was analyzed in the Certified EIR. Additionally, it is acknowledged that the intent of the land use change is to modify a split zoned property and convert an existing non-conforming use into a conforming use. Thus, no new impacts have been identified and no new mitigation measures are required.

(b) The Certified EIR did not evaluate VMT impacts as it was not required in the CEQA Guidelines at the time the Certified EIR was prepared in 2013. Therefore, the proposed project's impacts, as currently proposed, is discussed below.

Michael Baker International prepared the *West Pico Corridor Specific Plan Update and General Plan Amendment Transportation Analysis* (Transportation Analysis), dated May 24, 2022, to evaluate the project's VMT impacts; refer to [Attachment 1, Transportation Analysis](#). The County of Orange's *2020 Updated Transportation Implementation Manual* (TIM), amended November 17, 2020, was utilized as a resource for the VMT assessment as the City has not yet adopted its own transportation impact study guidelines. According to the TIM, a project is presumed to have a less than significant VMT impact and would be exempt from project-level VMT assessment based on the following screening criteria:

- Project in High-Quality Transit Area (HQTA);
- Neighborhood Retail Project;
- Affordable Housing;
- Low VMT Area Project;
- Small Project; and
- Public Facilities.

The Transportation Analysis determined that the project would meet two of the County's VMT screening criteria: Project in HQTA and Small Project. Specifically, the site is located within a HQTA and would generate fewer than 500 average daily trips. As such, the Transportation Analysis concluded that less than significant VMT impacts would occur and a full VMT assessment is not required. As such, the project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). No new impacts have been identified and no new mitigation measures are required.

Consistent with effective CEQA Appendix G checklist questions when the EIR was prepared, intersection operations analysis was also conducted in the Transportation Analysis to determine potential LOS changes upon implementation of the proposed project. The proposed project is anticipated to generate 80 net new trips, including 10 a.m. peak hour trips and 15 p.m. peak hour trips; refer to Transportation Analysis Table 3, *General Plan Amendment Trip Generation Summary*. It should be noted that the subject property is fully developed and the proposed land use change would not affect the existing trips generated by the site. Trips from the developed site are already considered in the existing traffic counts, therefore, the analysis focuses on the net change in potential trips as a result of the land use change to modify the split-zoned property. An intersection operational analysis was conducted at two intersections near the project site to determine if the additional traffic would negatively affect intersection operations. The two intersections evaluated in the Transportation Analysis were:

1. Calle De Los Molinos & Avenida Pico (Signalized); and
2. Calle De Los Molinos & Avenida De La Estrella (All-Way Stop Control)

To determine the existing operations at the two study intersections, a.m. and p.m. peak hour intersection turning movement counts were collected on Wednesday, February 9, 2022. Morning peak period counts were collected from 7:00 to 9:00 a.m. and evening peak period counts were collected from 4:00 to 6:00 p.m. The counts used in this analysis were taken from the highest hour within the peak periods. Pedestrian and bicycle counts were also collected at each intersection during the a.m. and p.m. peak periods.

### Existing Conditions

Transportation Analysis Table 5, *Existing Intersection Level of Service Comparison*, shows the LOS results for the 2010 Base Year Condition from the Certified EIR and Existing Conditions (Year 2022). As shown, both intersections currently operate at LOS A, which is considered acceptable operating conditions in the County and City. The net increase in traffic associated with the proposed land use change was assumed to have a similar distribution and travel pattern as trip characteristics of the existing use on-site. Traffic volumes from the proposed land use change were added to existing traffic volumes to determine potential changes in LOS at the two study intersections. As shown in Transportation Analysis Table 6, *Existing & Existing Plus General Plan Amendment Intersection Level of Service Summary*, both intersections are forecast to operate at LOS A with the addition of project-generated traffic. As such, intersection improvements are not required.

### Future Condition (Year 2035)

The Certified EIR evaluated a Future Condition scenario assuming a buildout year of 2035. Within the Future Condition analysis, the Certified EIR analyzed a Preferred General Plan scenario which allowed for greater density development ranging from office to mixed-use development throughout the focus areas of the City. The Preferred General Plan scenario included an alternative with the completion of the Foothill Transportation Corridor (FTC). The FTC is the extension of State Route 241 from Oso Parkway to Cow Camp Road, which was completed in 2019. Therefore, the Future Condition (Year 2035) scenario in this analysis is based on the Preferred General Plan With FTC scenario.

According to the Certified EIR, the Calle De Los Molinos & Avenida Pico intersection was forecast to operate at LOS F during the PM peak hour under Future Condition (Year 2035). The City considers LOS E or F unacceptable intersection operating conditions. Therefore, the Certified EIR included mitigation at this intersection to improve operating conditions to LOS D or better. Recommended improvements included restriping the Calle De Los Molinos northbound approach to have one shared through-left turn and one right-turn lane with signal modifications. This restriping improvement has already been implemented at the intersection and therefore is included in the Future Condition (Year 2035) analysis.

It is noted that the Certified EIR did not evaluate the intersection of Calle De Los Molinos & Avenida De La Estrella. Therefore, the Transportation Analysis developed AM and PM peak hour traffic volumes by assuming the same growth from existing conditions (Year 2022) to Future Condition (Year 2035) at the Calle De Los Molinos & Avenida Pico intersection.

As shown in Transportation Analysis Table 7, *Future Conditions (Year 2035) & Future Conditions (Year 2035) Plus General Plan Amendment (GPA) Intersection Level of Service Summary*, both

intersections are forecast to operate at acceptable levels of service in the Future Condition (Year 2035) and Future Condition (Year 2035) Plus General Plan Amendment scenarios. Therefore, no further improvements are required at this location.

(c)-(d) The project does not propose any site-specific development. All future roadway improvements within the expanded Specific Plan area and Architectural Overlay District would be designed in accordance with the City’s established roadway design standards and be subject to review by the City. Future improvements would also be required to comply with General Plan Policies M-3.01 to M-3.06, which encourage multimodal transportation and traveler safety. Therefore, no new impacts have been identified and no new mitigation measures are required for the proposed project.

**Mitigation Measures**

No new mitigation measures are required.

**4.18 TRIBAL CULTURAL RESOURCES**

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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Would the project:

- a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	Not Previously Analyzed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	Not Previously Analyzed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Certified EIR Findings:** The Certified EIR did not evaluate impacts on tribal cultural resources as it was not required in the CEQA Guidelines at the time the Certified EIR was prepared in 2013.

**2015 Addendum Findings:** The 2015 Addendum did not evaluate impacts on tribal cultural resources as it was not required in the CEQA Guidelines at the time the 2015 Addendum was prepared in 2015.

**2017 Addendum Findings:** The 2017 Addendum found that adoption of the 2013-2021 Housing Element Update did not result in additional impacts beyond those already identified in the Certified EIR. These actions did not result in new areas of disturbance or an increased amount of disturbance over what was originally analyzed, and the regulations, policies, and mitigation measures identified in the General Plan EIR continue to apply. The 2017 Addendum found no new impacts would occur.

**2019 Addendum Findings:** The 2019 Addendum did not evaluate impacts on tribal cultural resources.

**Proposed Project:**

(a) As stated, the Certified EIR did not evaluate impacts on tribal cultural resources as it was not required in the CEQA Guidelines at the time the Certified EIR was prepared in 2013. Therefore, the proposed project’s impacts, as currently proposed, is discussed below.

The proposed project would provide updates to the Specific Plan to be consistent with the General Plan and LUP, and expand the existing Architectural Overlay District to include additional parcels. The project would not change the type, scale, or intensity of development in the General Plan, with the exception of modifying a split zoned industrial property located at 1510 Avenida De La Estrella from HI and LI to entirely HI. The project would not directly result in construction or grading activities that could impact tribal cultural resources, as no site-specific development would occur. Future development on the subject property would be required to undergo separate environmental review under CEQA, that would include applicable tribal consultation regarding tribal resources as required under Assembly Bill 52 (AB 52). As such, the proposed modifications would not result in any adverse impacts to tribal cultural resources. Impacts would be less than significant and no new mitigation measures are required.

## Mitigation Measures

No new mitigation measures are required.

### 4.19 UTILITIES AND SERVICE SYSTEMS

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Would the project:					
a. <del>Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Require or result in the relocation or construction of new or expanded water, or wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects?</del>	Certified EIR Pages 5.15-18 to 5.15-30	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <del>Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed and reasonably foreseeable future development during normal, dry and multiple dry years?</del>	Certified EIR Pages 5.15-20 to 5.15-27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	Certified EIR Pages 5.15-18 to 5.15-20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. <del>Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? 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?</del>	Certified EIR Pages 5.15-27 to 5.15-28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
e. Comply with federal, state, and local <u>management and reduction</u> statutes and regulations related to solid waste?	Certified EIR Pages 5.15-27 to 5.15-28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Certified EIR Findings:** The Certified EIR determined that implementation of the General Plan would result in less than significant impacts pertaining to water, wastewater treatment, stormwater drainage, electric power, natural gas, and telecommunications facilities. Future development projects would also be required to prepare a site-specific Water Supply Assessment (WSA), SWPPP, or sewer capacity study as part of the approval process through the City, where applicable, and be subject to existing federal, State, and local regulations.

**2015 Addendum Findings:** As stated, Group B amendments under GPA 15-049 reduced development potential and more than offset density increases from Group C amendments, resulting in less development over the General Plan build-out period. Thus, GPA 15-049 would have similar or less demand and impacts on utilities and service systems, including water, wastewater, stormwater drainage, and solid waste. As a result, implementation of GPA 15-049 would have no new impacts or would reduce impacts as compared to the Certified EIR.

**2017 Addendum Findings:** The 2017 Addendum found that adoption of the 2013-2021 Housing Element Update did not increase the permitted development potential within the City. Therefore, the 2013-2021 Housing Element Update did not increase demand or impacts on utilities and service systems, including water, wastewater, stormwater drainage, and solid waste. The 2017 Addendum found no new impacts would occur.

**2019 Addendum Findings:** The 2019 Addendum concluded that implementation of GPA 19-291 and SPA 19-292 allowed 16,340 square feet of commercial uses on two parcels. GPA 19-291 and SPA 19-292 did not induce population growth given the land use change was limited to allowing commercial uses in a mixed use area, where the prior land use designation allowed residential uses only. The addition of commercial uses on the parcels was within the scope of impacts identified and mitigated in the EIR. In 2015, several land use changes were adopted that reduced the General Plan build-out to an extent that more than offset growth inducing impacts associated with GPA 19-291 and SPA 19-292. No site specific operations or development of any kind was proposed and future development on the parcels is subject to a discretionary review process and CEQA review, in which required infrastructure, including water, wastewater, stormwater drainage, and solid waste facilities and services would be evaluated and necessary improvements would be required to allow future development. Thus, no new impacts would occur.

**Proposed Project:**

(a)-(e) As discussed in Section 4.14, *Population and Housing*, the project would not involve site-specific development; thus, the proposed project would not directly result in population growth that could increase demand on utilities and service systems. While the project would redesignate a currently split zoned industrial property from HI and LI to be entirely HI and result in an allowable density increase of approximately 12,180 square feet, this nominal increase in land use intensity is not anticipated to significantly increase demand for water, wastewater treatment, stormwater drainage, electric power, natural gas, telecommunications facilities, or solid waste facilities

beyond what was analyzed in the Certified EIR. Therefore, no new impacts have been identified and no new mitigation measures are required for the proposed project.

**Mitigation Measures**

No new mitigation measures are required.

**4.20 WILDFIRE**

Issues:	Where Impact Was Analyzed in Prior Environmental Documents	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:

<u>a. Substantially impair an adopted emergency response plan or emergency evacuation plan?</u>	Not Previously Analyzed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>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?</u>	Not Previously Analyzed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>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?</u>	Not Previously Analyzed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>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?</u>	Not Previously Analyzed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Certified EIR Findings:** The Certified EIR did not evaluate impacts on wildfire as it was not required in the CEQA Guidelines at the time the Certified EIR was prepared in 2013.

**2015 Addendum Findings:** The 2015 Addendum did not evaluate impacts on wildfire as it was not required in the CEQA Guidelines at the time the 2015 Addendum was prepared in 2015.

**2017 Addendum Findings:** The 2017 Addendum did not evaluate impacts on wildfire as it was not required in the CEQA Guidelines at the time the 2017 Addendum was prepared in 2017.

**2019 Addendum Findings:** The 2019 Addendum did not evaluate impacts on wildfire as it was not required in the CEQA Guidelines at the time the 2019 Addendum was prepared in 2019.

**Proposed Project:**

(a)-(d) As stated, the Certified EIR did not evaluate wildfire impacts as it was not required in the CEQA Guidelines at the time the Certified EIR was prepared in 2013. Therefore, the proposed project’s impacts, as currently proposed, is discussed below.

The Specific Plan and Architectural Overlay District are located in predominantly built out and urbanized areas of the City. According to the California Department of Forestry and Fire Protection’s *Orange County Fire Hazard Severity Zones in LRA Map*, the project site is not located within a State Responsibility Area (SRA) nor is it located in a Very High Fire Hazard Severity Zone.<sup>3</sup> Additionally, Figure 5.7-1, *Wildfire Hazard Zones*, of the Certified EIR shows that the project site is not located within a Very High Fire Hazard Severity Zone. Accordingly, no impacts would occur in this regard.

**Mitigation Measures**

No new mitigation measures are required.

**4.21 MANDATORY FINDINGS OF SIGNIFICANCE**

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
a. Does the project have the potential to <u>substantially</u> 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, <u>substantially</u> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(a) As analyzed above, the proposed project would not result in any new impacts to biological, cultural, or paleontological resources, and previous mitigation measures remain feasible to minimize impacts. Most of the Specific Plan area and Architectural Overlay District, including the expanded

<sup>3</sup> California Department of Forestry and Fire Protection, *Orange County Fire Hazard Severity Zones in LRA Map*, October 2011.

areas, are built out and urbanized, and lack natural habitats for biological resources. The project would not change the type, scale, or intensity of development previously contemplated in the General Plan and analyzed in the Certified EIR, with the exception of modifying the split zoned industrial property at 1510 Avenida De La Estrella. However, this land use change is not expected to result in any impacts to existing biological, cultural, or paleontological resources. Similar to existing conditions, future development in the Specific Plan area and Architectural Overlay District would be required to comply with existing local, State, and federal regulations and applicable mitigation measures outlined in the Certified EIR. As such, the project would not 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. No new impacts are identified, and no new mitigation measures are required.

(b) As analyzed above, the project would not have new impacts or substantially increase impacts, and previous mitigation measures from the Certified EIR remain feasible to minimize impacts. The Certified EIR found that General Plan build-out would have less than significant impacts to all environmental topical areas except for air quality, noise, greenhouse gas emissions, and traffic. The proposed project is consistent with the previous analyses. The proposed project would update the Specific Plan to be consistent with the General Plan and LUP, and expand the existing Architectural Overlay District to include additional parcels. The project would not change the type, scale, or intensity of development in the General Plan, with the exception of changing the land use designation of one property located at 1510 Avenida De La Estrella (APNs 057-020-45 and 057-020-67) from a split land use designation of HI and LI to entirely HI. While the land use change would increase the property's maximum allowable density by approximately 12,180 square feet, the intent of the land use change is to modify the split zoned property and convert the existing non-conforming automobile towing and salvage use on the subject property to a conforming use. Thus, the project would not introduce any new cumulative impacts not previously identified in the Certified EIR. No new impacts are identified, and no new mitigation measures are required.

(c) As analyzed in response to 4.21(a) and 4.21(b), the project would not result in any new impacts or substantially increase impacts. Previous mitigation measures identified in the Certified EIR remain feasible to minimize project impacts.

## **5.0 DETERMINATION/ADDENDUM CONCLUSION**

The City conducted an environmental review in conformance with CEQA and the State CEQA Guidelines and determined the project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the Certified EIR. Therefore, an addendum may be prepared, pursuant to CEQA Guidelines Section 15164(b), as minor technical changes or additions to be made to the EIR to reflect the project. Addendum No. 4 has been prepared per Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15164, based on the following conclusions.

### **5.1 NO MAJOR EIR REVISIONS REQUIRED DUE TO ENVIRONMENTAL EFFECTS**

There are no substantial changes proposed in the project which would require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, in that:

1. The Initial Study for the Certified EIR found the implementation of the General Plan will not result in impacts to Agricultural and Forestry Resources and Mineral Resources, so no additional discussion of these two impact categories or mitigation was necessary in the Certified EIR. The project does not change these previous conclusions. The project does not create new significant environmental effects to these categories or change the circumstances in which the Initial Study was completed to require major revisions to previous analysis. The City continues to have no farmland or known mineral resource areas.
2. The project does not create new significant environmental effects or substantially increase environmental effects found to be less than significant or less than significant with mitigation in the EIR with mitigation: Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Population and Housing, Public Services, Recreation, and Utilities and Service Systems. The project does not significantly change the circumstances and assumptions in which the Certified EIR was completed and the project is consistent with the environmental impact analysis, findings, and mitigation in the Certified EIR; as described in Section 4.0, *Environmental Assessment*.
3. The project does not increase the severity of significant unavoidable impacts identified in the Certified EIR, which were Air Quality, Greenhouse Gas Emissions, Noise, and Transportation/Traffic; in that:
  - a. The project proposes to modify two split-zoned industrial parcels located at 1510 Avenida De La Estrella (APNs 057-020-45 and 057-020-67) within the current Specific Plan area. The two parcels would be redesignated from HI and LI to be entirely HI. The redesignation would increase the maximum allowed density from a 0.50 FAR to 0.75 FAR, resulting in an allowable density increase from approximately 87,235 square feet to 99,415 square feet (net increase of 12,180 square feet). Additionally, the land use change would make the existing non-

conforming automobile towing and salvage use on the subject parcels a conforming use. The land use change would add approximately 80 net new average daily trips. This additional growth would generate emissions and roadway noise. However, the project is within the scope of impacts identified and mitigated in the Certified EIR.

In 2015, the City adopted GPA 15-049 that reduced the General Plan build-out up to 1,686,600 commercial square feet and 10 dwelling units. This reduced development-related impacts, including traffic, air quality, greenhouse gas emissions, and noise impacts. The amended build-out projections reduced traffic by more than 12,629 daily trips and decreased air emissions to an extent that more than offsets impacts from the project. Additionally, in 2019, the City adopted GPA 19-291 that allowed an additional 16,340 square feet of commercial use and approximately 240 net new daily traffic trips and corresponding emissions and roadway noise to the impacts analyzed in the EIR for General Plan build-out. However, these potential impacts were found to be offset by the land use changes the City adopted in 2015 with GPA 15-049 and the 2015 Addendum. Considering the prior build-out reductions and proposed land use change under GPA 15-049, the City found GPA 19-291 reduces the General Plan build-out in the EIR by 1,670,260 commercial square feet and reduces daily traffic trips by 12,389. Therefore, GPA 19-291 shifted impacts from some parcels to other parcels and the overall reduction of development potential in the General Plan more than offset project-level impacts.

For the proposed GPA 21-238, the land use change at 1510 Avenida De La Estrella would result in approximately 80 net new average daily trips and associated emissions and roadway noise. Given the nominal increase in traffic trips under the proposed project and prior build-out reductions under GPA 15-049, the project would not increase the overall development potential originally considered and analyzed in the Certified EIR. Therefore, the project does not increase impacts previously found to be significant and unavoidable, and prior mitigation measures remain feasible to minimize impacts.

- b. The project expands the current Architectural Overlay District to include several properties that front primary circulation routes between the Downtown and Pier Bowl in order to integrate the architectural character of the visitor-serving districts. Existing land use designations and zoning underlying the overlay district would remain the same. Therefore, this portion of the project does not change the circumstances and assumptions in which the Certified EIR was completed. These amendments are consistent with the environmental impact analysis, findings, and mitigation in the Certified EIR.
- c. The proposed Specific Plan amendments are necessary to make development standards, land uses classifications, design guidelines, and procedures in the *West Pico Corridor Specific Plan* consistent and compatible with goals, policies, land uses, and standards in the City's General Plan and LUP; pursuant to California Government Code Section 65300.5. Therefore, the project updates the Specific Plan to be consistent with the environmental analysis and mitigation in the Certified EIR.

- d. The project proposes to expand the current Specific Plan area to include the entirety of the General Plan Los Molinos Focus Area. By incorporating the entirety of the focus area, the Specific Plan would become a more useful and effective tool to implement General Plan goals and policies with updated development standards and design guidelines. Four additional parcels at 1511 Avenida De La Estrella, 108 and 1607 Calle Lago, and 1623 North El Camino Real are also proposed to be included in the Specific Plan area, and would maintain their existing LI zoning. Overall, the parcels proposed to be incorporated into the Specific Plan area would maintain their existing land use designations and zoning. Therefore, this portion of the project does not change the circumstances and assumptions in which the Certified EIR was completed. These amendments are consistent with the environmental impact analysis, findings, and mitigation in the Certified EIR.
- e. The type and extent of construction activities and the operational characteristics of the General Plan as amended would not differ substantially from what was previously evaluated in the Certified EIR. Therefore, the project would not change the analysis or conclusions regarding cumulative impacts, and the finding of less than significant cumulative impacts made in the Certified EIR would also apply to this Addendum.

## **5.2 NO MAJOR EIR REVISIONS REQUIRED DUE TO CHANGE IN CIRCUMSTANCES**

There are no substantial changes that have or will occur with respect to the circumstances under which the project is undertaken which would require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, for reasons detailed in Section 5.1, *No Major EIR Revisions Required Due to Environmental Effects*.

## **5.3 NO NEW INFORMATION OF SUBSTANTIAL IMPORTANCE**

There is no new information of substantial importance known and could have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, in that:

1. The key circumstances and assumptions to which the Certified EIR was completed have not changed. The amendments are consistent with the environmental impact analysis, findings, and mitigation in the Certified EIR; and
2. Mitigation measures in the Certified EIR Mitigation Monitoring and Reporting Program shall be incorporated as feasible mitigation measures for the project.

## **5.4 EIR ADDENDUM IS APPROPRIATE DOCUMENTATION**

Although there are no substantive changes to the project, an addendum is appropriate because the project involves minor changes and new information related to the *Centennial General Plan* (State CEQA Guidelines §§15162, 15164). This information does not constitute substantial changes to the project or the circumstances due to the involvement of significant environmental effects or a substantial increase in the severity of previously identified significant effects. Similarly, subsequent consideration does not constitute new information that would show new effects or

substantially more severe effects. Likewise, there are no known mitigation measures that would in fact be feasible or that would substantially reduce significant effects that the project proponent has declined to adopt. Furthermore, there have been no other changes, evidence or new information, which would require revisions to the Certified EIR. In accordance with State CEQA Guidelines Section 15164, this Addendum to the certified *Centennial General Plan Final Environmental Impact Report* is the appropriate environmental document for the proposed project.

## **6.0 REFERENCES**

California Department of Conservation, *California Important Farmland Finder*, <https://maps.conservation.ca.gov/dlrp/ciff/>, accessed March 14, 2022.

California Department of Conservation, *Earthquake Zones of Required Investigation Maps*<https://maps.conservation.ca.gov/cgs/EQZApp/>, accessed March 14, 2022.

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California Department of Toxic Substances Control, *EnviroStor*, <https://www.envirostor.dtsc.ca.gov/public/>, accessed March 4, 2022.

City of San Clemente, *Bicycle and Pedestrian Master Plan*, adopted February 2014.

City of San Clemente, *Climate Action Plan*, April 2012.

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County of Orange, Cities of Orange County and Orange County Flood Control District, *Drainage Area Management Plan*, July 1, 2003.

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San Diego Regional Water Quality Control Board, *Water Quality Control Plan for the San Diego Basin*, September 8, 1994.

South Coast Air Quality Management District, *Final 2016 Air Quality Management Plan*, March 2017.

State Water Resources Control Board, *GeoTracker*, <https://geotracker.waterboards.ca.gov/>, accessed March 4, 2022.

U.S. Department of Transportation Federal Highway Administration, *Techniques for Reviewing Noise Analysis and Associated Noise Reports*, June 1, 2018.

**Attachment 1**  
**Transportation Analysis**

## TECHNICAL MEMORANDUM

**To:** Christopher Wright, City of San Clemente

**From:** Jacob Swim, TE - Michael Baker International  
Dawn Wilson, PE TE – Michael Baker International

**Date:** May 24, 2022

**Subject:** West Pico Corridor Specific Plan Update & General Plan Amendment Transportation Analysis

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### *Introduction*

Michael Baker International (Michael Baker) prepared this technical memorandum to provide a transportation analysis for the proposed West Pico Corridor Specific Plan Update (Project) located in the City of San Clemente, California. This City-initiated project includes a General Plan Amendment (GPA) 21-238, Specific Plan Amendment (SPA) 21-239, and Zoning Amendment (ZA) 21-240. The purpose of this transportation analysis is to address the proposed land use change related to the “split-zoned” industrial property at 1510 Avenida De La Estrella within the Specific Plan. The Project would change the General Plan land use designation of 1510 Avenida De La Estrella from a split of “Heavy Industrial (HI) and Light Industrial (LI) to be entirely “Heavy Industrial”. This analysis focuses on the portion of the property that is currently zoned “Light Industrial” which consists of approximately 48,719 square feet (SF). **Table 1** provides key project information.

**Exhibit 1** shows the location of the project and proposed land use changes.

**Table 1: Project Information**

Item	Description
Project Title	West Pico Corridor Specific Plan Update & General Plan Amendment
Project Location	1510 Avenida De La Estrella (City of San Clemente)
Existing Use	Light Industrial (LI)
Proposed Use	Heavy Industrial (HI)
Site Area	Approx. 48,719 Square Feet (SF)



**EXHIBIT 1: Project Location Map & Proposed Land Use Changes**

*Transportation Analysis Guidelines*

The transportation analysis includes two components: vehicle miles traveled (VMT) analysis to comply with the California Environmental Quality Act (CEQA) process and traffic operations analysis based on level of service (LOS) to comply with the County’s requirements. The City of San Clemente does not have their own transportation impact study guidelines. Therefore, the County of Orange’s *2020 Updated Transportation Implementation Manual (County of Orange TIM)* amended November 17, 2020 was utilized as a resource for the VMT assessment and LOS analysis in this technical memorandum.

### Trip Generation Summary

The *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition* was used to estimate the number of daily and AM/PM peak hour trips generated by the land use in the current General Plan and the land use under consideration with the General Plan Amendment at 1510 Avenida De La Estrella. **Table 2** provides the trip generation rates assumed for the site. General light industrial is the existing land use and manufacturing represents the proposed land use since “heavy industrial” is not a designated land use category in the *ITE Trip Generation Manual*.

**Table 2: Trip Generation Rates**

Land Use	ITE Code	Unit	Daily (per unit)	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
General Light Industrial	110	KSF	4.87	0.74	88%	12%	0.65	14%	86%
Manufacturing	140	KSF	4.75	0.68	76%	24%	0.74	31%	69%

Source: *Institute of Transportation Engineers (ITE) Trip Generation Rates, 11th Edition*.

KSF = 1,000 Square Feet

**Table 3** summarizes the General Plan Amendment trip generation using the trip rates shown in Table 2. As shown in Table 3, the General Plan Amendment would result in a net increase in total potential trips generated by the zone i.e. 80 net new daily PCE vehicle trips with 10 AM PCE (5 inbound and 5 outbound) peak hour trips and 15 PM PCE (7 inbound and 8 outbound) peak hour trips.

**Table 3: General Plan Amendment Trip Generation Summary**

Land Use	Quantity	Unit	Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<b>Existing General Plan</b>									
General Light Industrial <sup>(1)</sup>	24.360	KSF	119	18	16	2	16	2	14
Passenger Cars (69%) <sup>(2)</sup>			82	12	11	1	11	1	10
Trucks (31%) <sup>(2)</sup>			37	6	5	1	5	1	4
PCE Factor Applied to Truck Trips Only <sup>(3)</sup>			93	15	12	3	13	3	10
<b>Total PCE Trips (Passenger Cars + Truck PCE Trips)</b>			<b>175</b>	<b>27</b>	<b>23</b>	<b>4</b>	<b>24</b>	<b>4</b>	<b>20</b>
<b>Proposed General Plan Amendment</b>									
Manufacturing <sup>(4)</sup>	36.540	KSF	174	25	19	6	27	8	19
Passenger Cars (69%) <sup>(2)</sup>			120	17	13	4	19	6	13
Trucks (31%) <sup>(2)</sup>			54	8	6	2	8	2	6
PCE Factor Applied to Truck Trips Only <sup>(3)</sup>			135	20	15	5	20	5	15
<b>Total PCE Trips (Passenger Cars + Truck PCE Trips)</b>			<b>255</b>	<b>37</b>	<b>28</b>	<b>9</b>	<b>39</b>	<b>11</b>	<b>28</b>
<b>NET NEW TRIPS (PCE) (General Plan Amendment - Existing General Plan)</b>			<b>80</b>	<b>10</b>	<b>5</b>	<b>5</b>	<b>15</b>	<b>7</b>	<b>8</b>

Notes:

<sup>(1)</sup> General Light Industrial is allowed a maximum density of 0.5 FAR.

<sup>(2)</sup> South Coast Air Quality Management District (SCAQMD) assumes industrial uses generally consist of 69% passenger cars and 31% trucks.

<sup>(3)</sup> A PCE factor of 2.5 was assumed to account for heavy vehicles per the County of San Diego Transportation Study Guidelines, June 2020.

<sup>(4)</sup> Manufacturing (Heavy Industrial) is allowed a maximum density of 0.75 FAR.

KSF = 1,000 Square Feet

The proposed General Plan Amendment would increase the maximum allowed density of 48,719 SF of property from 0.50 floor area ratio (FAR) to 0.75 FAR, resulting in a density increase of 12,180 SF. In Table 5, the General Light Industrial shows 24,360 SF which is based on an 0.5 FAR (48,719 SF x 0.50). The Manufacturing shows 36,540 SF in Table 3 which is based on a 0.75 FAR (48,719 SF x 0.75).

Larger vehicles such as trucks are generally associated with industrial type uses. According to the South Coast Air Quality Management District (SCAQMD), industrial facilities generally consist of 69% passenger vehicles and 31% trucks. As such, the trips associated with the existing General Plan and proposed General Plan Amendment were broken down by vehicle type i.e. passenger cars and trucks.

In addition, a passenger car equivalency (PCE) factor was applied to these land uses to account for trucks. Since trucks tend to have more significant effect on roadway operations when compared to passenger vehicles, passenger car equivalency (PCE) factors were applied to convert truck traffic to passenger car equivalents. PCE factors are not provided in *County of Orange TIM* and so a PCE factor of 2.5 was applied only to the truck trips using the County of San Diego's Transportation Study Guidelines since they are a neighboring County that recommends a PCE factor to account for truck trips.

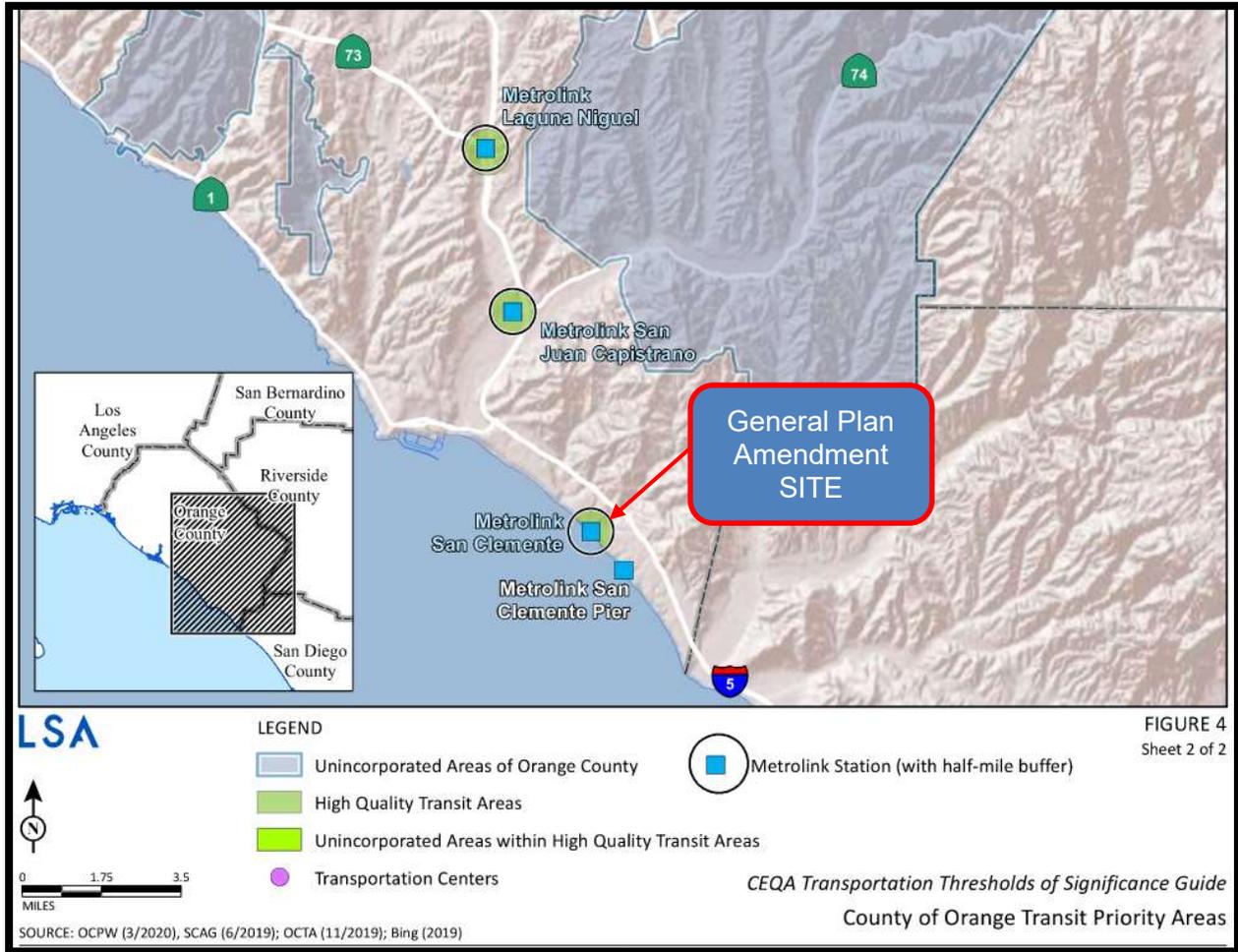
### *VMT Screening Criteria*

According to the *County of Orange TIM*, CEQA analysis requires an evaluation of potential transportation impacts related to VMT. Screening criteria to determine if a project is anticipated to result in a less-than-significant transportation impact along with VMT metrics and thresholds of significance are included in the *County of Orange TIM*. Projects that meet the VMT screening criteria identified in **Table 4** are assumed to result in a less-than-significant transportation impact under CEQA and do not require a detailed quantitative VMT analysis. Michael Baker has conducted an evaluation of the VMT screening criteria and has determined that **the General Plan Amendment meets two of the Screening Criteria. Therefore, a detailed VMT assessment is not required, and the VMT impact is considered less-than-significant on the environment.**

**Table 4: Screening Criteria for Development Projects Exempt from VMT Calculation**

Screening Criteria	Description of Screening Criteria	General Plan Amendment Evaluation	Result
<b>PROJECT IN HIGH-QUALITY TRANSIT AREA (HQTA)</b>	The project is within 0.5 mile of a Transit Priority Area (TPA) or an HQTA, unless the project is inconsistent with the RTP/SCS, has a floor-to-area ratio (FAR) less than 0.75, provides an excessive amount of parking, or reduces the number of affordable residential units.	The site is located within a HQTA based on Figure 4 of the Guidelines for Evaluating VMT under CEQA prepared by LSA Associates on Sept. 2020 which depicts TPA's within Orange County. Refer to <b>Exhibit 2</b> in this memo.	<b>Criteria Is Met</b>
<b>NEIGHBORHOOD RETAIL PROJECT</b>	The project involves local-serving retail space of less than 50,000 square feet.	The site does not include any retail and therefore, this screening criteria does not apply.	Does Not Meet Criteria

Screening Criteria	Description of Screening Criteria	General Plan Amendment Evaluation	Result
<b>AFFORDABLE HOUSING</b>	The project is 100 percent affordable-housing units.	The site is not residential and therefore, this screening criteria does not apply.	Does Not Meet Criteria
<b>LOW VMT AREA PROJECT</b>	The project is in low VMT areas. The applicant may submit data from the most recent OCTAM version showing the proposed project is within a low VMT area.	Low VMT areas from the OCTAM model were not identified for this site. Since the site is not located within a HQTA, it is presumed this site is not located within a low VMT area.	Does Not Meet Criteria
<b>SMALL PROJECT</b>	A project that generates 500 or fewer average daily trips (ADT).	The General Plan Amendment is expected to generate 80 daily vehicle trips.	<b>Criteria Is Met</b>
<b>PUBLIC FACILITIES</b>	The development of institutional/government and public service uses that support community health, safety and welfare such as police/sheriff stations, fire stations, community centers, refuse stations, jails and landfills.	The site is industrial and therefore not considered an institutional, government, or public service use.	Does Not Meet Criteria



**EXHIBIT 2: County of Orange Transit Priority Areas**

*Intersection Operations Analysis*

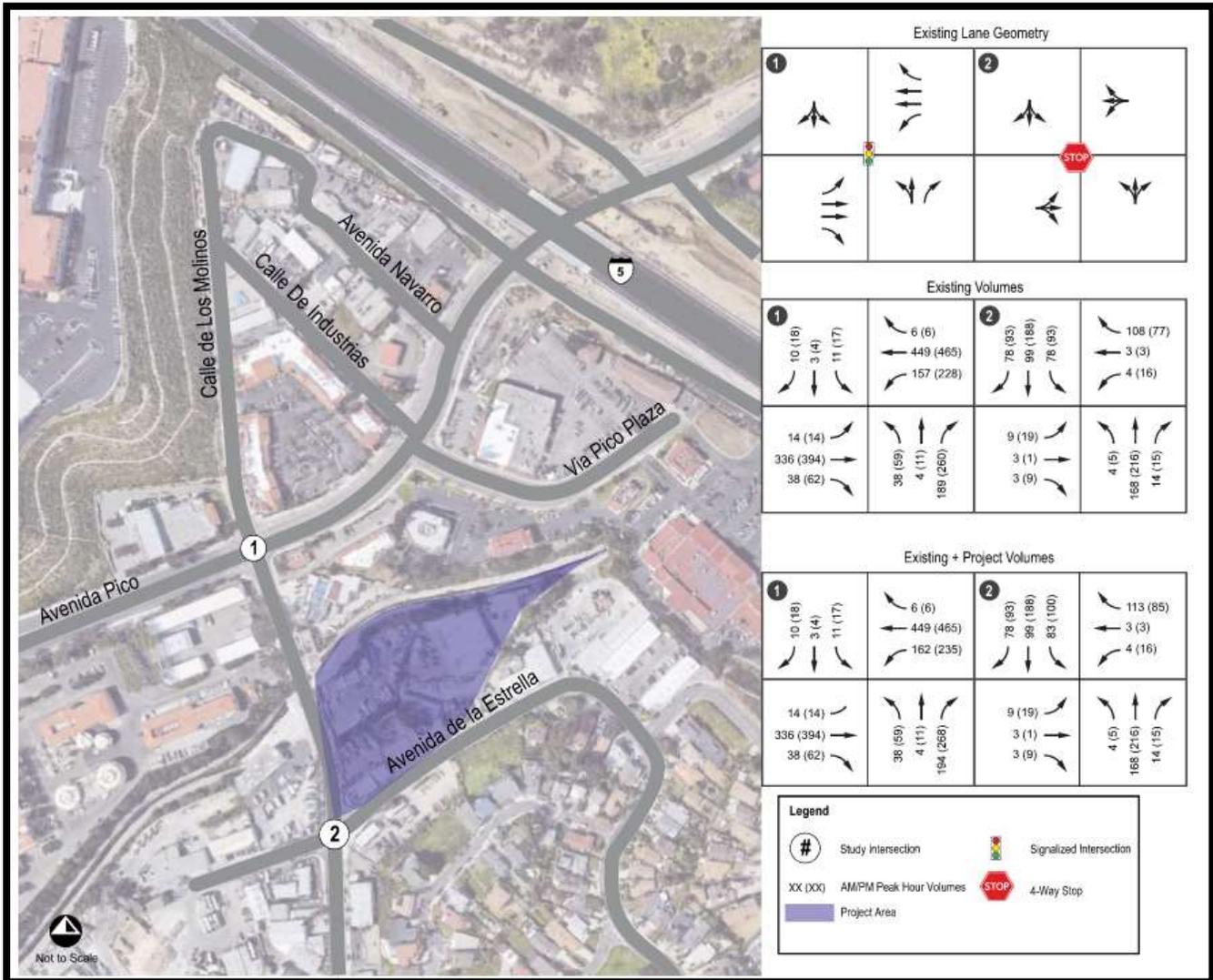
The General Plan Amendment is estimated to generate 10 AM and 15 PM peak hour trips as a result of the land use change from General Light Industrial to Heavy Industrial i.e. Manufacturing. It may be noted the site is fully developed and the land use change would not affect the existing trips generated by the site. Trips from the developed site are already considered in the existing traffic counts, therefore, the analysis focuses on the net change in potential trips as a result of the land use change. An intersection operational analysis was conducted at two intersections near the Project site to determine if the additional traffic would negatively affect intersection operations. The two intersections evaluated in this analysis were:

- 1.) Calle De Los Molinos & Avenida Pico (Signalized)
- 2.) Calle De Los Molinos & Avenida De La Estrella (All-Way Stop Control)

**Traffic Count Data**

To determine the existing operations at the two study intersections, AM and PM peak hour intersection turning movement counts were collected on Wednesday, February 9, 2022. AM peak period counts were collected from 7:00 to 9:00 AM and

PM peak period counts were collected from 4:00 to 6:00 PM. The counts used in this analysis were taken from the highest hour within the peak periods. Pedestrian and bicycle counts were also collected at each intersection during the AM and PM peak periods. **Exhibit 3** shows the existing AM and PM peak hour traffic volumes at the study intersections. Detailed traffic count data is contained in **Appendix A** of this memorandum.



**EXHIBIT 3: Existing Lane Geometry & Existing and Existing Plus General Plan Amendment AM/PM Peak Hour Traffic Volumes**

**Intersection Operations Analysis**

For analyzing intersections, the County of Orange requires the Intersection Capacity Utilization (ICU) methodology be used. ICU is a percentage that relates the relative capacity of an intersection to accommodate vehicular traffic where a value of 100% means the intersection is at capacity and likely experiences congestion for one hour. The ICU calculations were performed in the Synchro program and the results are provided in **Table 5** presenting the ICU and LOS results for the Existing Conditions at both study intersections for the 2010 Base Year condition and Year 2022 condition. The ICU and LOS results for the 2010 Base Year condition at Calle De Los Molinos & Avenida Pico were obtained from the City of San Clemente’s General Plan Update Environmental Impact Report (EIR), Appendix G (Mobility Report). It may be noted the all-way stop controlled intersection at Calle De Los Molinos & Avenida De La Estrella was not evaluated in the City’s General Plan Update and therefore, the no results are provided for the 2010 Base Year conditions.

**Table 5: Existing Intersection Level of Service Comparison**

Study Intersection	Traffic Control	2010 Base Year Conditions (GP EIR) <sup>1</sup>		Existing Conditions (Year 2022)	
		AM	PM	AM	PM
		ICU <sup>2</sup> - LOS	ICU - LOS	ICU <sup>2</sup> - LOS	ICU <sup>2</sup> - LOS
1 - Calle De Los Molinos & Avenida Pico	Signal	0.400 - A	0.520 - A	0.416 - A	0.495 - A
2 - Calle De Los Molinos & Avenida De La Estrella	AWSC	N/A	N/A	0.407 - A	0.502 - A

<sup>1</sup> City of San Clemente 2010 General Plan Update EIR, Appendix G - Table 1-3 (2010 Base Year Conditions Intersection Levels of Service)

<sup>2</sup> ICU = Intersection Capacity Utilization

AWSC = All-Way Stop Control

LOS = level of service.

As shown, both intersections currently operate at LOS A, which is considered acceptable operating conditions in the County of Orange and the City of San Clemente. The net increase in traffic associated with the change in land use was assumed to have a similar distribution and travel pattern as trip characteristics of the existing use on the site. At Calle De Los Molinos & Avenida De La Estrella, the majority of existing traffic (80%) in the westbound approach is turning right (northbound towards Avenida Pico). At Calle De Los Molinos & Avenida Pico, the majority of existing traffic (80%) in the northbound approach turns right (eastbound towards Interstate 5). For purposes of this analysis, we assumed 100% of project traffic exiting the project site makes a westbound right-turn onto Calle De Los Molinos and then travels north to then make a right-turn at Avenida Pico and vice-versa traveling to the project site from Interstate 5.

Traffic volumes from the General Plan Amendment were added to existing traffic volumes to derive the Existing Plus General Plan Update peak hour traffic volumes shown in Exhibit 3. **Table 6** presents the Existing Plus General Plan Amendment AM and PM peak hour LOS for both study intersections. As shown, both intersections are forecast to operate at LOS A with the addition of Project traffic. Detailed ICU worksheets for both the Existing and Existing Plus General Plan Amendment conditions are provided in **Appendix B** of this memorandum.

**Table 6: Existing & Existing Plus General Plan Amendment  
Intersection Level of Service Summary**

Study Intersection	Traffic Control	Existing Conditions (Year 2022)		Existing Plus General Plan Amendment	
		AM	PM	AM	PM
		ICU <sup>1</sup> - LOS	ICU <sup>1</sup> - LOS	ICU <sup>1</sup> - LOS	ICU <sup>1</sup> - LOS
1 - Calle De Los Molinos & Avenida Pico	Signal	0.416 - A	0.495 - A	0.419 - A	0.499 - A
2 - Calle De Los Molinos & Avenida De La Estrella	AWSC	0.407 - A	0.502 - A	0.413 - A	0.508 - A

<sup>1</sup> ICU = Intersection Capacity Utilization

AWSC = All-Way Stop Control

LOS = level of service.

### *Future Conditions (Year 2035)*

The City's 2010 General Plan Update Environmental Impact Report (EIR) evaluates the Future Conditions assuming a buildout year of 2035. Within the Future Conditions analysis, the City's General Plan Update analyzed a Preferred General Plan scenario which allowed for greater density development ranging from office to mixed-use development throughout the focus areas of the City. Allowing for greater density generates additional traffic to the circulation network which could negatively affect intersections near these developments and along major routes of travel. The Preferred General Plan scenario included an alternative with the completion of the Foothill Transportation Corridor (FTC). The FTC is the extension of State Route 241 (SR-241) from Oso Parkway to Cow Camp Road which was completed in 2019. Therefore, the Future Conditions (Year 2035) in this analysis is based on the Preferred General Plan With FTC scenario.

Year 2035 peak hour traffic volumes at Calle De Los Molinos & Avenida Pico were taken from the City's 2010 General Plan Update and used to evaluate intersection operations. According to the 2010 General Plan EIR, Calle De Los Molinos & Avenida Pico is forecast to operate at LOS F during the PM peak hour under Future Conditions (Year 2035). LOS E or F is considered unacceptable intersection operating conditions according to the City of San Clemente. Therefore, mitigation was required at this intersection to improve operating conditions to LOS D or better. Recommended improvements included restriping the Calle De Los Molinos northbound approach to have one shared through-left turn and one right-turn lane with signal modifications. This mitigation measure has already been implemented at Calle De Los Molinos & Avenida Pico and therefore included in the Future Conditions (Year 2035) analysis. As shown in **Table 7**, this intersection is forecast to operate at LOS D in the Future Conditions (Year 2035). Therefore, no further improvements are needed at this location.

The 2010 General Plan EIR does not evaluate the intersection of Calle De Los Molinos & Avenida De La Estrella. Therefore, AM and PM peak hour traffic volumes were developed assuming the growth from Year 2022 to Year 2035 at Calle De Los Molinos & Avenida Pico. The total growth from Year 2022 to Year 2035 was calculated to be 46% in the AM peak hour and 61% in the PM peak hour. This growth was applied to the Year 2022 peak hour volumes to derive the Future Conditions (Year 2035) peak hour volumes at Calle De Los Molinos & Avenida De La Estrella.

**Table 7** presents the ICU and LOS results for Future Conditions (Year 2035) Without and With the General Plan Amendment for both study locations. As shown, both study intersections are forecast to operate at LOS D or better in both the AM and PM peak hour under Future Conditions (Year 2035). As such, no improvements are needed.

**Table 7: Future Conditions (Year 2035) & Future Conditions (Year 2035) Plus General Plan Amendment (GPA) Intersection Level of Service Summary**

Study Intersection	Traffic Control	Future Conditions (Year 2035)		Future Conditions (Year 2035) Plus General Plan Amendment	
		AM	PM	AM	PM
		ICU <sup>1</sup> - LOS	ICU <sup>1</sup> - LOS	ICU <sup>1</sup> - LOS	ICU <sup>1</sup> - LOS
1 - Calle De Los Molinos & Avenida Pico <sup>2</sup>	Signal	0.713 - C	0.771 - D	0.716 - C	0.776 - D
2 - Calle De Los Molinos & Avenida De La Estrella	AWSC	0.544 - B	0.720 - C	0.551 - B	0.729 - C

<sup>1</sup> ICU = Intersection Capacity Utilization

<sup>2</sup> The analysis assumes the restriping of the northbound approach to a shared through-left-turn lane and dedicated right-turn lane since this striping exists today.

AWSC = All-Way Stop Control

LOS = level of service.

Detailed ICU worksheets for both the Future Conditions (Year 2035) and Future Conditions (Year 2035) Plus General Plan Amendment conditions are provided in **Appendix C** of this memorandum

### Conclusions

This transportation analysis addresses the proposed land use change (LI to HI) related to the “split-zoned” industrial property at 1510 Avenida De La Estrella within the Specific Plan. This change in land use along with the maximum allowed density increase from 0.5 FAR to 0.75 FAR results in 80 additional daily trips and 10 additional AM peak hour trips and 15 PM peak hour trips. In accordance with the *County of Orange TIM*, a detailed VMT analysis is not required since two of the VMT screening criteria are met. Therefore, the land use change is considered to have a less-than-significant transportation impact on the environment. In addition, the two study intersections are expected to operate at LOS A with the addition of traffic associated with the land use change. As such, intersection improvements are not required under Existing Conditions or Future Conditions (2035) with the proposed General Plan Amendment.

# Appendix A - Traffic Count Data

City of San Clemente  
 N/S: Calle de Los Molinos  
 E/W: Avenida Pico  
 Weather: Clear

File Name : 01\_SNC\_CI Molinos\_A Pico AM  
 Site Code : 12222101  
 Start Date : 2/9/2022  
 Page No : 1

Groups Printed- Total Volume

Start Time	Calle de Los Molinos Southbound				Avenida Pico Westbound				Calle de Los Molinos Northbound				Avenida Pico Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	2	0	0	2	35	37	0	72	4	2	39	45	1	44	2	47	166
07:15 AM	1	0	6	7	26	33	2	61	5	0	54	59	0	53	7	60	187
07:30 AM	0	0	0	0	38	59	1	98	5	2	64	71	1	75	9	85	254
07:45 AM	2	0	2	4	52	114	0	166	5	1	85	91	4	86	11	101	362
Total	5	0	8	13	151	243	3	397	19	5	242	266	6	258	29	293	969
08:00 AM	1	2	1	4	47	59	0	106	8	1	54	63	4	65	6	75	248
08:15 AM	2	0	0	2	28	74	0	102	10	2	48	60	0	74	4	78	242
08:30 AM	4	0	4	8	36	157	4	197	6	1	36	43	4	87	12	103	351
08:45 AM	4	1	5	10	46	159	2	207	14	0	51	65	6	110	16	132	414
Total	11	3	10	24	157	449	6	612	38	4	189	231	14	336	38	388	1255
Grand Total	16	3	18	37	308	692	9	1009	57	9	431	497	20	594	67	681	2224
Apprch %	43.2	8.1	48.6		30.5	68.6	0.9		11.5	1.8	86.7		2.9	87.2	9.8		
Total %	0.7	0.1	0.8	1.7	13.8	31.1	0.4	45.4	2.6	0.4	19.4	22.3	0.9	26.7	3	30.6	

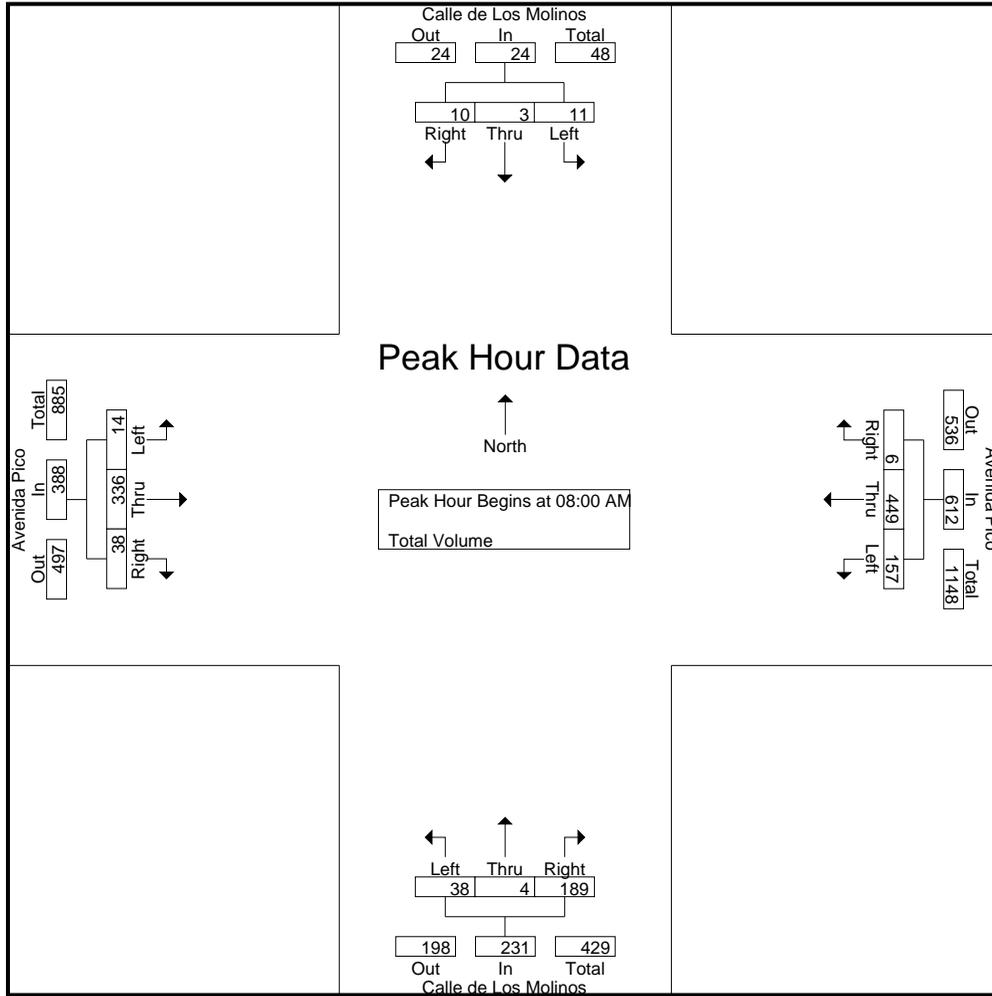
Start Time	Calle de Los Molinos Southbound				Avenida Pico Westbound				Calle de Los Molinos Northbound				Avenida Pico Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
08:00 AM	1	2	1	4	47	59	0	106	8	1	54	63	4	65	6	75	248
08:15 AM	2	0	0	2	28	74	0	102	10	2	48	60	0	74	4	78	242
08:30 AM	4	0	4	8	36	157	4	197	6	1	36	43	4	87	12	103	351
08:45 AM	4	1	5	10	46	159	2	207	14	0	51	65	6	110	16	132	414
Total Volume	11	3	10	24	157	449	6	612	38	4	189	231	14	336	38	388	1255
% App. Total	45.8	12.5	41.7		25.7	73.4	1		16.5	1.7	81.8		3.6	86.6	9.8		
PHF	.688	.375	.500	.600	.835	.706	.375	.739	.679	.500	.875	.888	.583	.764	.594	.735	.758

Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1

Peak Hour for Entire Intersection Begins at 08:00 AM

City of San Clemente  
 N/S: Calle de Los Molinos  
 E/W: Avenida Pico  
 Weather: Clear

File Name : 01\_SNC\_CI Molinos\_A Pico AM  
 Site Code : 12222101  
 Start Date : 2/9/2022  
 Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1  
 Peak Hour for Each Approach Begins at:

	08:00 AM				08:00 AM				07:30 AM				08:00 AM			
+0 mins.	1	2	1	4	47	59	0	106	5	2	64	71	4	65	6	75
+15 mins.	2	0	0	2	28	74	0	102	5	1	85	91	0	74	4	78
+30 mins.	4	0	4	8	36	157	4	197	8	1	54	63	4	87	12	103
+45 mins.	4	1	5	10	46	159	2	207	10	2	48	60	6	110	16	132
Total Volume	11	3	10	24	157	449	6	612	28	6	251	285	14	336	38	388
% App. Total	45.8	12.5	41.7		25.7	73.4	1		9.8	2.1	88.1		3.6	86.6	9.8	
PHF	.688	.375	.500	.600	.835	.706	.375	.739	.700	.750	.738	.783	.583	.764	.594	.735

City of San Clemente  
 N/S: Calle de Los Molinos  
 E/W: Avenida Pico  
 Weather: Clear

File Name : 01\_SNC\_CI Molinos\_A Pico PM  
 Site Code : 12222101  
 Start Date : 2/9/2022  
 Page No : 1

Groups Printed- Total Volume

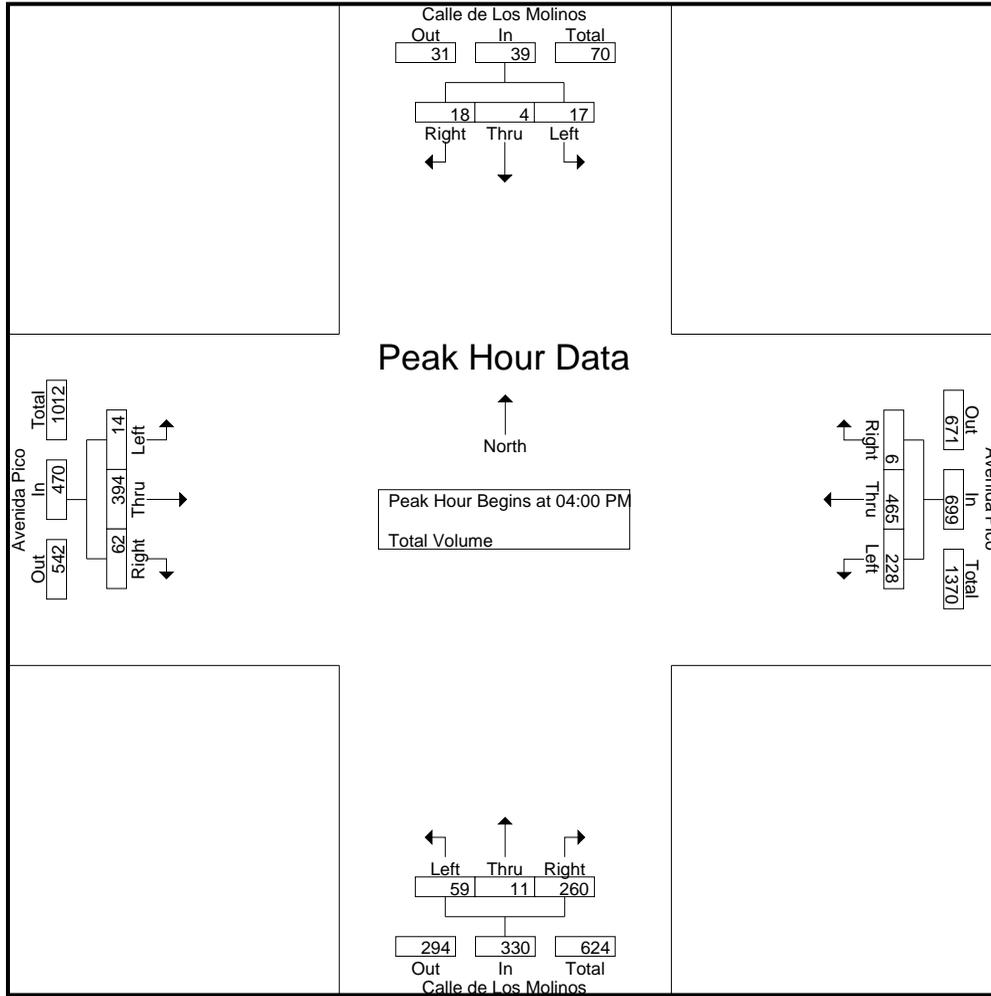
Start Time	Calle de Los Molinos Southbound				Avenida Pico Westbound				Calle de Los Molinos Northbound				Avenida Pico Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
04:00 PM	5	1	6	12	61	126	3	190	18	2	68	88	7	109	17	133	423
04:15 PM	4	0	5	9	60	113	2	175	13	4	64	81	1	113	15	129	394
04:30 PM	2	2	3	7	60	113	1	174	18	2	75	95	3	92	14	109	385
04:45 PM	6	1	4	11	47	113	0	160	10	3	53	66	3	80	16	99	336
Total	17	4	18	39	228	465	6	699	59	11	260	330	14	394	62	470	1538
05:00 PM	3	1	4	8	60	121	1	182	16	2	64	82	4	95	14	113	385
05:15 PM	4	6	2	12	47	121	3	171	9	2	68	79	4	105	8	117	379
05:30 PM	4	3	7	14	37	106	2	145	17	1	53	71	9	80	8	97	327
05:45 PM	2	3	3	8	57	73	1	131	3	0	64	67	1	91	8	100	306
Total	13	13	16	42	201	421	7	629	45	5	249	299	18	371	38	427	1397
Grand Total	30	17	34	81	429	886	13	1328	104	16	509	629	32	765	100	897	2935
Apprch %	37	21	42		32.3	66.7	1		16.5	2.5	80.9		3.6	85.3	11.1		
Total %	1	0.6	1.2	2.8	14.6	30.2	0.4	45.2	3.5	0.5	17.3	21.4	1.1	26.1	3.4	30.6	

Start Time	Calle de Los Molinos Southbound				Avenida Pico Westbound				Calle de Los Molinos Northbound				Avenida Pico Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
04:00 PM	5	1	6	12	61	126	3	190	18	2	68	88	7	109	17	133	423
04:15 PM	4	0	5	9	60	113	2	175	13	4	64	81	1	113	15	129	394
04:30 PM	2	2	3	7	60	113	1	174	18	2	75	95	3	92	14	109	385
04:45 PM	6	1	4	11	47	113	0	160	10	3	53	66	3	80	16	99	336
Total Volume	17	4	18	39	228	465	6	699	59	11	260	330	14	394	62	470	1538
% App. Total	43.6	10.3	46.2		32.6	66.5	0.9		17.9	3.3	78.8		3	83.8	13.2		
PHF	.708	.500	.750	.813	.934	.923	.500	.920	.819	.688	.867	.868	.500	.872	.912	.883	.909

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1  
 Peak Hour for Entire Intersection Begins at 04:00 PM

City of San Clemente  
 N/S: Calle de Los Molinos  
 E/W: Avenida Pico  
 Weather: Clear

File Name : 01\_SNC\_CI Molinos\_A Pico PM  
 Site Code : 12222101  
 Start Date : 2/9/2022  
 Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1  
 Peak Hour for Each Approach Begins at:

	04:45 PM				04:00 PM				04:00 PM				04:00 PM			
+0 mins.	<b>6</b>	1	4	11	<b>61</b>	<b>126</b>	<b>3</b>	<b>190</b>	<b>18</b>	2	68	88	<b>7</b>	109	<b>17</b>	<b>133</b>
+15 mins.	3	1	4	8	60	113	2	175	13	4	64	81	1	<b>113</b>	15	129
+30 mins.	4	<b>6</b>	2	12	60	113	1	174	18	2	<b>75</b>	<b>95</b>	3	92	14	109
+45 mins.	4	3	<b>7</b>	<b>14</b>	47	113	0	160	10	3	53	66	3	80	16	99
Total Volume	17	11	17	45	228	465	6	699	59	11	260	330	14	394	62	470
% App. Total	37.8	24.4	37.8		32.6	66.5	0.9		17.9	3.3	78.8		3	83.8	13.2	
PHF	.708	.458	.607	.804	.934	.923	.500	.920	.819	.688	.867	.868	.500	.872	.912	.883

Location: San Clemente  
 N/S: Calle de Los Molinos  
 E/W: Avenida Pico



Date: 2/9/2022  
 Day: Wednesday

**PEDESTRIANS**

	North Leg Calle de Los Molinos	East Leg Avenida Pico	South Leg Calle de Los Molinos	West Leg Avenida Pico	
	Pedestrians	Pedestrians	Pedestrians	Pedestrians	
7:00 AM	0	0	0	0	0
7:15 AM	0	0	3	0	3
7:30 AM	1	0	0	0	1
7:45 AM	0	0	1	1	2
8:00 AM	1	1	2	1	5
8:15 AM	0	0	1	1	2
8:30 AM	1	1	1	0	3
8:45 AM	0	0	0	0	0
<b>TOTAL VOLUMES:</b>	3	2	8	3	16

	North Leg Calle de Los Molinos	East Leg Avenida Pico	South Leg Calle de Los Molinos	West Leg Avenida Pico	
	Pedestrians	Pedestrians	Pedestrians	Pedestrians	
4:00 PM	2	0	4	2	8
4:15 PM	2	0	0	0	2
4:30 PM	0	1	5	2	8
4:45 PM	0	1	1	0	2
5:00 PM	0	0	0	2	2
5:15 PM	0	0	0	2	2
5:30 PM	0	0	0	0	0
5:45 PM	1	2	0	1	4
<b>TOTAL VOLUMES:</b>	5	4	10	9	28

Location: San Clemente  
 N/S: Calle de Los Molinos  
 E/W: Avenida Pico



Date: 2/9/2022  
 Day: Wednesday

BICYCLES

	Southbound Calle de Los Molinos			Westbound Avenida Pico			Northbound Calle de Los Molinos			Eastbound Avenida Pico			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	1
7:15 AM	0	0	0	0	0	0	1	0	0	0	1	0	2
7:30 AM	0	0	0	0	0	0	0	0	5	1	0	0	6
7:45 AM	0	0	2	0	0	0	0	0	2	0	2	0	6
8:00 AM	0	0	0	0	0	0	1	0	1	1	0	0	3
8:15 AM	0	0	1	1	0	0	1	0	0	1	1	0	5
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	1	1
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES:	0	0	3	1	1	0	3	0	8	3	4	1	24

	Southbound Calle de Los Molinos			Westbound Avenida Pico			Northbound Calle de Los Molinos			Eastbound Avenida Pico			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
4:00 PM	0	0	0	0	3	0	0	0	0	0	0	0	3
4:15 PM	0	0	0	0	1	0	0	0	0	0	0	2	3
4:30 PM	0	0	0	0	0	0	0	1	0	0	0	0	1
4:45 PM	0	0	0	0	1	0	0	0	0	0	0	0	1
5:00 PM	0	0	0	0	1	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	1	0	0	0	0	0	0	0	1	2
5:30 PM	0	0	0	0	0	0	0	0	1	0	0	0	1
5:45 PM	0	0	0	0	1	0	0	0	0	0	0	0	1
TOTAL VOLUMES:	0	0	0	1	7	0	0	1	1	0	0	3	13

City of San Clemente  
 N/S: Calle de Los Molinos  
 E/W: Rincon Ct/Avenida de la Estrella  
 Weather: Clear

File Name : 02\_SNC\_CI Molinos\_A Est AM  
 Site Code : 12222101  
 Start Date : 2/9/2022  
 Page No : 1

Groups Printed- Total Volume

Start Time	Calle de Los Molinos Southbound				Avenida de la Estrella Westbound				Calle de Los Molinos Northbound				Rincon Court Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	7	23	4	34	2	0	13	15	2	30	2	34	3	1	0	4	87
07:15 AM	9	18	3	30	1	0	25	26	1	35	2	38	2	0	1	3	97
07:30 AM	18	24	2	44	0	1	30	31	0	43	0	43	0	2	1	3	121
07:45 AM	24	32	3	59	0	0	33	33	2	58	2	62	2	0	2	4	158
Total	58	97	12	167	3	1	101	105	5	166	6	177	7	3	4	14	463
08:00 AM	22	29	4	55	3	1	22	26	1	32	9	42	4	0	0	4	127
08:15 AM	14	14	3	31	1	1	23	25	1	35	3	39	3	1	0	4	99
08:30 AM	14	26	3	43	4	0	15	19	0	25	3	28	4	0	2	6	96
08:45 AM	16	45	2	63	2	0	19	21	1	37	2	40	1	3	1	5	129
Total	66	114	12	192	10	2	79	91	3	129	17	149	12	4	3	19	451
Grand Total	124	211	24	359	13	3	180	196	8	295	23	326	19	7	7	33	914
Apprch %	34.5	58.8	6.7		6.6	1.5	91.8		2.5	90.5	7.1		57.6	21.2	21.2		
Total %	13.6	23.1	2.6	39.3	1.4	0.3	19.7	21.4	0.9	32.3	2.5	35.7	2.1	0.8	0.8	3.6	

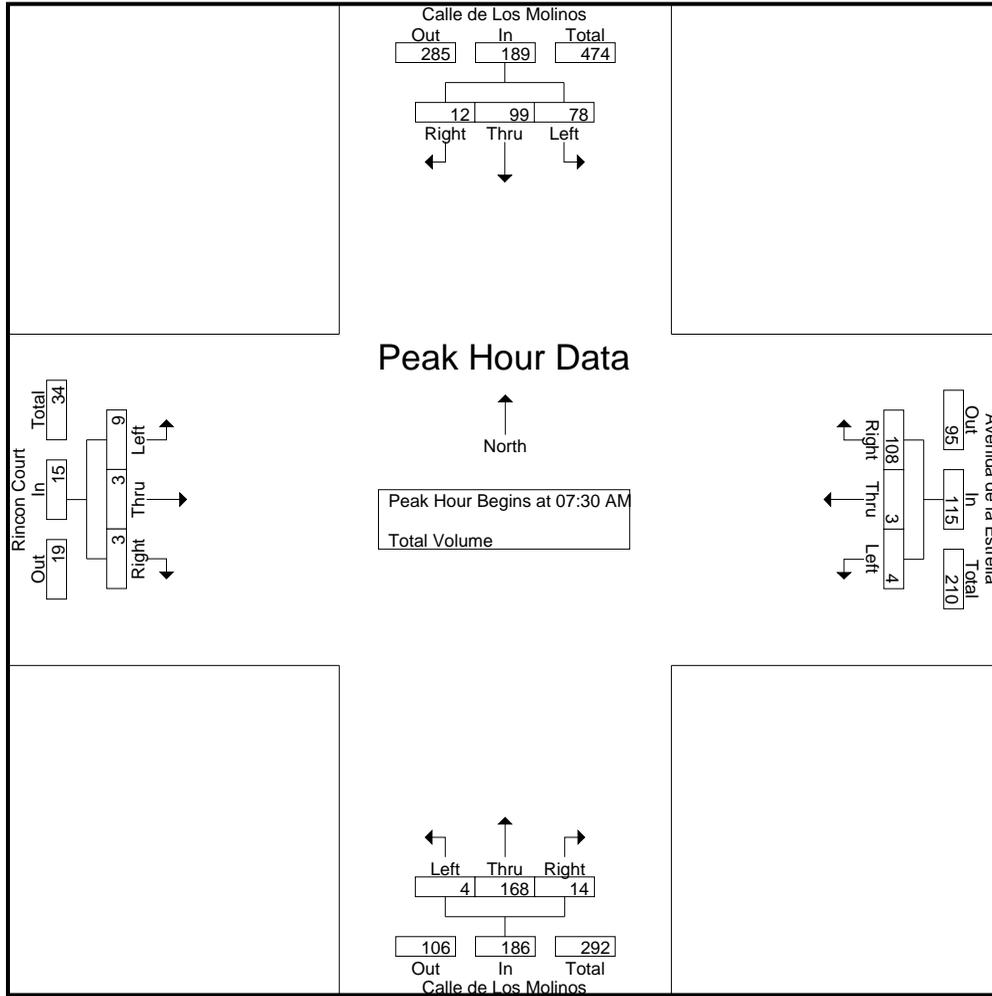
Start Time	Calle de Los Molinos Southbound				Avenida de la Estrella Westbound				Calle de Los Molinos Northbound				Rincon Court Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:30 AM	18	24	2	44	0	1	30	31	0	43	0	43	0	2	1	3	121
07:45 AM	<b>24</b>	<b>32</b>	3	<b>59</b>	0	0	<b>33</b>	<b>33</b>	<b>2</b>	<b>58</b>	2	<b>62</b>	2	0	<b>2</b>	<b>4</b>	<b>158</b>
08:00 AM	22	29	4	55	3	1	22	26	1	32	9	42	4	0	0	4	127
08:15 AM	14	14	3	31	1	1	23	25	1	35	3	39	3	1	0	4	99
Total Volume	78	99	12	189	4	3	108	115	4	168	14	186	9	3	3	15	505
% App. Total	41.3	52.4	6.3		3.5	2.6	93.9		2.2	90.3	7.5		60	20	20		
PHF	.813	.773	.750	.801	.333	.750	.818	.871	.500	.724	.389	.750	.563	.375	.375	.938	.799

Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1

Peak Hour for Entire Intersection Begins at 07:30 AM

City of San Clemente  
 N/S: Calle de Los Molinos  
 E/W: Rincon Ct/Avenida de la Estrella  
 Weather: Clear

File Name : 02\_SNC\_CI Molinos\_A Est AM  
 Site Code : 12222101  
 Start Date : 2/9/2022  
 Page No : 2



Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1  
 Peak Hour for Each Approach Begins at:

	08:00 AM				07:15 AM				07:30 AM				08:00 AM			
+0 mins.	<b>22</b>	29	<b>4</b>	55	1	0	25	26	0	43	0	43	<b>4</b>	0	0	4
+15 mins.	14	14	3	31	0	<b>1</b>	30	31	<b>2</b>	<b>58</b>	2	<b>62</b>	3	1	0	4
+30 mins.	14	26	3	43	0	0	<b>33</b>	<b>33</b>	1	32	<b>9</b>	42	4	0	<b>2</b>	<b>6</b>
+45 mins.	16	<b>45</b>	2	<b>63</b>	<b>3</b>	1	22	26	1	35	3	39	1	<b>3</b>	1	5
Total Volume	66	114	12	192	4	2	110	116	4	168	14	186	12	4	3	19
% App. Total	34.4	59.4	6.2		3.4	1.7	94.8		2.2	90.3	7.5		63.2	21.1	15.8	
PHF	.750	.633	.750	.762	.333	.500	.833	.879	.500	.724	.389	.750	.750	.333	.375	.792

City of San Clemente  
 N/S: Calle de Los Molinos  
 E/W: Rincon Ct/Avenida de la Estrella  
 Weather: Clear

File Name : 02\_SNC\_CI Molinos\_A Est PM  
 Site Code : 12222101  
 Start Date : 2/9/2022  
 Page No : 1

Groups Printed- Total Volume

Start Time	Calle de Los Molinos Southbound				Avenida de la Estrella Westbound				Calle de Los Molinos Northbound				Rincon Court Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
04:00 PM	25	47	3	75	1	1	25	27	1	41	7	49	4	1	0	5	156
04:15 PM	16	53	2	71	6	2	17	25	3	54	4	61	11	0	1	12	169
04:30 PM	24	49	2	75	3	0	18	21	1	59	3	63	5	0	4	9	168
04:45 PM	22	38	3	63	1	0	16	17	0	49	3	52	3	1	1	5	137
Total	87	187	10	284	11	3	76	90	5	203	17	225	23	2	6	31	630
05:00 PM	31	48	1	80	6	1	26	33	1	54	5	60	0	0	3	3	176
05:15 PM	19	37	0	56	4	0	20	24	0	54	3	57	3	0	1	4	141
05:30 PM	14	41	0	55	1	0	22	23	1	48	6	55	1	0	2	3	136
05:45 PM	18	41	1	60	2	0	20	22	0	42	6	48	2	0	1	3	133
Total	82	167	2	251	13	1	88	102	2	198	20	220	6	0	7	13	586
Grand Total	169	354	12	535	24	4	164	192	7	401	37	445	29	2	13	44	1216
Apprch %	31.6	66.2	2.2		12.5	2.1	85.4		1.6	90.1	8.3		65.9	4.5	29.5		
Total %	13.9	29.1	1	44	2	0.3	13.5	15.8	0.6	33	3	36.6	2.4	0.2	1.1	3.6	

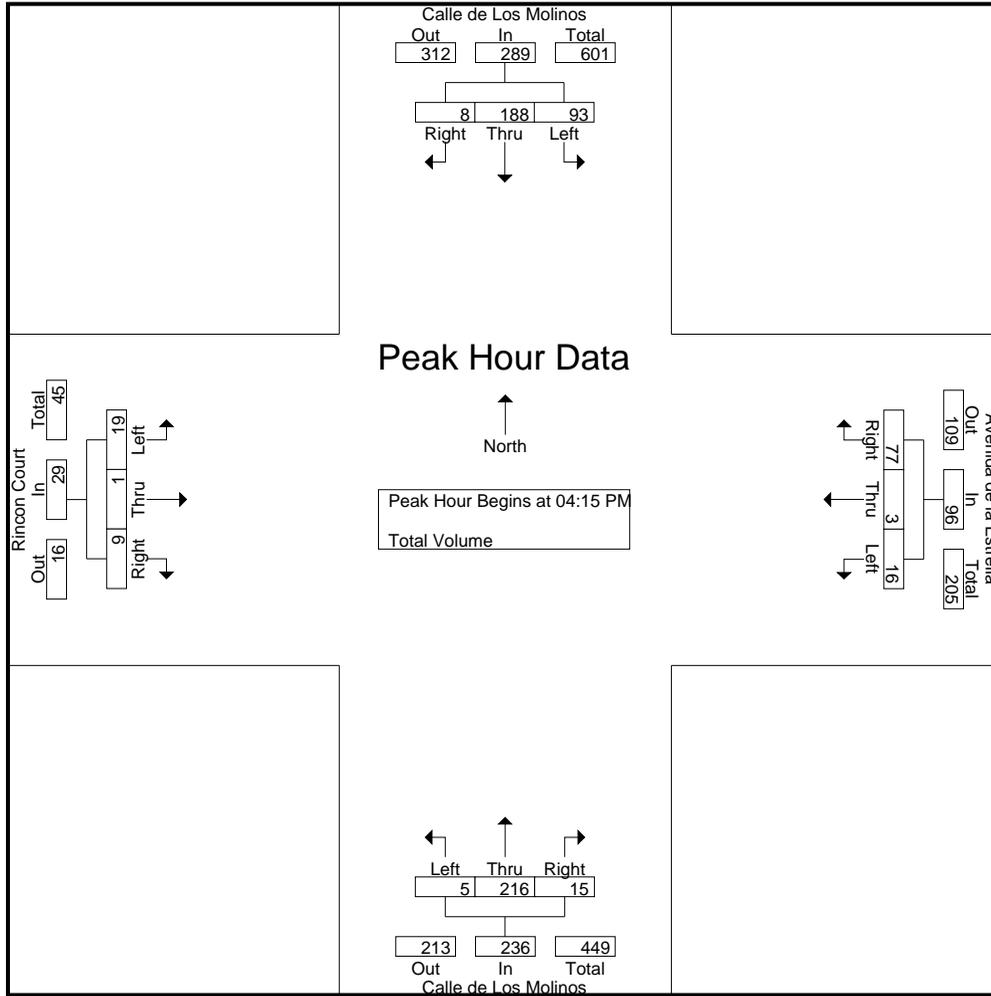
Start Time	Calle de Los Molinos Southbound				Avenida de la Estrella Westbound				Calle de Los Molinos Northbound				Rincon Court Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
04:15 PM	16	<b>53</b>	2	71	<b>6</b>	<b>2</b>	17	25	<b>3</b>	54	4	61	<b>11</b>	0	1	<b>12</b>	169
04:30 PM	24	49	2	75	3	0	18	21	1	<b>59</b>	3	<b>63</b>	5	0	<b>4</b>	9	168
04:45 PM	22	38	<b>3</b>	63	1	0	16	17	0	49	3	52	3	<b>1</b>	1	5	137
05:00 PM	<b>31</b>	48	1	<b>80</b>	6	1	<b>26</b>	<b>33</b>	1	54	<b>5</b>	60	0	0	3	3	<b>176</b>
Total Volume	93	188	8	289	16	3	77	96	5	216	15	236	19	1	9	29	650
% App. Total	32.2	65.1	2.8		16.7	3.1	80.2		2.1	91.5	6.4		65.5	3.4	31		
PHF	.750	.887	.667	.903	.667	.375	.740	.727	.417	.915	.750	.937	.432	.250	.563	.604	.923

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1

Peak Hour for Entire Intersection Begins at 04:15 PM

City of San Clemente  
 N/S: Calle de Los Molinos  
 E/W: Rincon Ct/Avenida de la Estrella  
 Weather: Clear

File Name : 02\_SNC\_CI Molinos\_A Est PM  
 Site Code : 12222101  
 Start Date : 2/9/2022  
 Page No : 2



Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1  
 Peak Hour for Each Approach Begins at:

	04:15 PM				05:00 PM				04:15 PM				04:00 PM			
+0 mins.	16	<b>53</b>	2	71	<b>6</b>	<b>1</b>	<b>26</b>	<b>33</b>	<b>3</b>	54	4	61	4	<b>1</b>	0	5
+15 mins.	24	49	2	75	4	0	20	24	1	<b>59</b>	3	<b>63</b>	<b>11</b>	0	1	<b>12</b>
+30 mins.	22	38	<b>3</b>	63	1	0	22	23	0	49	3	52	5	0	<b>4</b>	9
+45 mins.	<b>31</b>	48	1	<b>80</b>	2	0	20	22	1	54	<b>5</b>	60	3	1	1	5
Total Volume	93	188	8	289	13	1	88	102	5	216	15	236	23	2	6	31
% App. Total	32.2	65.1	2.8		12.7	1	86.3		2.1	91.5	6.4		74.2	6.5	19.4	
PHF	.750	.887	.667	.903	.542	.250	.846	.773	.417	.915	.750	.937	.523	.500	.375	.646

Location: San Clemente  
 N/S: Calle de Los Molinos  
 E/W: Rincon Ct/Ave Estrella



Date: 2/9/2022  
 Day: Wednesday

**PEDESTRIANS**

	North Leg Calle de Los Molinos Pedestrians	East Leg Rincon Ct/Ave Estrella Pedestrians	South Leg Calle de Los Molinos Pedestrians	West Leg Rincon Ct/Ave Estrella Pedestrians	
7:00 AM	0	0	0	0	0
7:15 AM	1	0	0	1	2
7:30 AM	0	1	0	3	4
7:45 AM	0	3	0	1	4
8:00 AM	0	1	0	3	4
8:15 AM	0	0	0	5	5
8:30 AM	0	1	0	6	7
8:45 AM	0	0	0	3	3
<b>TOTAL VOLUMES:</b>	1	6	0	22	29

	North Leg Calle de Los Molinos Pedestrians	East Leg Rincon Ct/Ave Estrella Pedestrians	South Leg Calle de Los Molinos Pedestrians	West Leg Rincon Ct/Ave Estrella Pedestrians	
4:00 PM	0	32	0	7	39
4:15 PM	0	2	0	7	9
4:30 PM	0	0	0	4	4
4:45 PM	0	2	0	6	8
5:00 PM	0	6	0	2	8
5:15 PM	0	0	0	8	8
5:30 PM	0	1	0	3	4
5:45 PM	0	0	0	1	1
<b>TOTAL VOLUMES:</b>	0	43	0	38	81

Location: San Clemente  
 N/S: Calle de Los Molinos  
 E/W: Rincon Ct/Ave Estrella



Date: 2/9/2022  
 Day: Wednesday

BICYCLES

	Southbound Calle de Los Molinos			Westbound Rincon Ct/Ave Estrella			Northbound Calle de Los Molinos			Eastbound Rincon Ct/Ave Estrella			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15 AM	0	0	0	0	0	1	0	3	0	0	0	0	4
7:30 AM	0	0	0	0	0	0	0	8	0	0	0	0	8
7:45 AM	0	0	0	0	0	1	0	3	0	0	0	0	4
8:00 AM	0	0	0	0	0	0	0	3	0	0	0	0	3
8:15 AM	0	1	0	0	0	0	0	0	0	0	0	0	1
8:30 AM	0	1	0	0	0	0	0	1	0	0	0	0	2
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES:	0	2	0	0	0	2	0	18	0	0	0	0	22

	Southbound Calle de Los Molinos			Westbound Rincon Ct/Ave Estrella			Northbound Calle de Los Molinos			Eastbound Rincon Ct/Ave Estrella			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
4:00 PM	0	0	0	0	0	0	0	0	1	0	0	0	1
4:15 PM	1	3	1	0	0	0	0	1	1	0	0	0	7
4:30 PM	0	0	0	0	0	0	0	1	0	0	0	0	1
4:45 PM	0	0	0	0	0	2	0	1	0	0	0	0	3
5:00 PM	0	1	0	1	0	0	0	0	0	0	0	0	2
5:15 PM	1	2	0	0	0	0	0	0	0	0	0	0	3
5:30 PM	0	1	0	0	0	0	0	1	2	0	0	0	4
5:45 PM	0	0	0	1	0	0	0	1	0	0	0	0	2
TOTAL VOLUMES:	2	7	1	2	0	2	0	5	4	0	0	0	23

**Appendix B -  
Existing & Existing  
Plus GPA ICU  
Worksheets**

Intersection Capacity Utilization  
1: Calle de Los Molinos & E Avenida Pico

Existing AM  
03/04/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		 			 							
Volume (vph)	14	336	38	157	449	6	38	4	189	11	3	10
Pedestrians	2		4									
Ped Button		Yes										
Pedestrian Timing (s)		22.0										
Free Right			No			No			No			No
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Lost Time (s)	4.5	5.0	5.0	4.5	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	8.0	8.0	4.0	8.0	8.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	14	336	38	157	449	6	0	42	189	0	14	10
Lane Utilization Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	1.00	0.85	0.95	1.00	0.85	0.95	0.95	0.85	0.95	0.96	0.85
Saturated Flow (vph)	1615	3237	1445	1615	3237	1445	0	1623	1445	0	1633	1445
Ped Intf Time (s)	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Frequency (%)		0.12			0.00			0.00			0.00	
Protected Option Allowed		Yes			Yes			No			No	
Reference Time (s)	1.0	12.5	3.7	11.7	16.6	0.5			15.7			0.8
Adj Reference Time (s)	8.5	18.6	14.7	16.2	21.6	13.0			19.7			8.0
Permitted Option												
Adj Saturation A (vph)	108	1618		108	1618		0	116		0	129	
Reference Time A (s)	15.6	12.5		175.0	16.6		0.0	43.6		0.0	13.0	
Adj Saturation B (vph)	NA	NA		NA	NA		0	0		0	0	
Reference Time B (s)	NA	NA		NA	NA		10.8	11.1		8.8	9.0	
Reference Time (s)		15.6			175.0			11.1			9.0	
Adj Reference Time (s)		21.4			180.0			15.1			13.0	
Split Option												
Ref Time Combined (s)	1.0	12.5		11.7	16.6		0.0	3.1		0.0	1.0	
Ref Time Separate (s)	1.0	12.5		11.7	16.6		2.8	0.3		0.8	0.2	
Reference Time (s)	12.5	12.5		16.6	16.6		3.1	3.1		1.0	1.0	
Adj Reference Time (s)	18.6	18.6		21.6	21.6		8.0	8.0		8.0	8.0	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	34.8		NA									
Permitted Option (s)	180.0		15.1									
Split Option (s)	40.3		16.0									
Minimum (s)	34.8		15.1		49.9							
Right Turns	EBR	WBR	NBR	SBR								
Adj Reference Time (s)	14.7	13.0	19.7	8.0								
Cross Thru Ref Time (s)	8.0	8.0	18.6	21.6								
Oncoming Left Ref Time (s)	16.2	8.5	8.0	8.0								
Combined (s)	38.9	29.5	46.3	37.6								
Intersection Summary												
Intersection Capacity Utilization			41.6%		ICU Level of Service				A			
Reference Times and Phasing Options do not represent an optimized timing plan.												

Intersection Capacity Utilization  
2: Calle de Los Molinos & Avenida de la Estrella

Existing AM  
03/04/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	9	3	3	4	3	108	4	168	14	78	99	12
Pedestrians	2						17		2	17		2
Ped Button								Yes			Yes	
Pedestrian Timing (s)								16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	15	0	0	115	0	0	186	0	0	189	0
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.94	0.85	0.95	0.86	0.85	0.95	0.99	0.85	0.95	0.97	0.85
Saturated Flow (vph)	0	1600	0	0	1458	0	0	1679	0	0	1649	0
Ped Intf Time (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.3
Pedestrian Frequency (%)		0.00			0.00			0.06			0.06	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			0.0
Adj Reference Time (s)			0.0			0.0			0.0			0.0
Permitted Option												
Adj Saturation A (vph)	0	252		0	1467		0	1673		0	313	
Reference Time A (s)	0.0	7.1		0.0	9.4		0.0	13.4		0.0	72.6	
Adj Saturation B (vph)	0	0		0	0		0	0		NA	NA	
Reference Time B (s)	8.7	9.1		8.3	17.5		8.3	21.3		NA	NA	
Reference Time (s)		7.1			9.4			13.4			72.6	
Adj Reference Time (s)		11.1			13.4			17.5			76.6	
Split Option												
Ref Time Combined (s)	0.0	1.1		0.0	9.5		0.0	13.3		0.0	13.8	
Ref Time Seperate (s)	0.7	0.2		0.3	0.2		0.3	12.0		5.8	7.1	
Reference Time (s)	1.1	1.1		9.5	9.5		13.3	13.3		13.8	13.8	
Adj Reference Time (s)	8.0	8.0		13.5	13.5		17.5	17.5		17.9	17.9	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	13.4		76.6									
Split Option (s)	21.5		35.4									
Minimum (s)	13.4		35.4		48.8							
Right Turns												
Adj Reference Time (s)												
Cross Thru Ref Time (s)												
Oncoming Left Ref Time (s)												
Combined (s)												
Intersection Summary												
Intersection Capacity Utilization			40.7%		ICU Level of Service					A		
Reference Times and Phasing Options do not represent an optimized timing plan.												

Intersection Capacity Utilization  
1: Calle de Los Molinos & E Avenida Pico

Existing PM  
03/04/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		 			 							
Volume (vph)	14	394	62	228	465	6	59	11	260	17	4	18
Pedestrians	1			1			5		2	2		5
Ped Button								Yes			Yes	
Pedestrian Timing (s)								31.0			33.0	
Free Right			No			No			No			No
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Lost Time (s)	4.5	5.0	5.0	4.5	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	8.0	8.0	4.0	8.0	8.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	14	394	62	228	465	6	0	70	260	0	21	18
Lane Utilization Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	1.00	0.85	0.95	1.00	0.85	0.95	0.96	0.85	0.95	0.96	0.85
Saturated Flow (vph)	1615	3237	1445	1615	3237	1445	0	1628	1445	0	1631	1445
Ped Intf Time (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.6
Pedestrian Frequency (%)		0.00			0.00			0.06			0.15	
Protected Option Allowed		Yes			Yes			No			No	
Reference Time (s)	1.0	14.6	5.1	16.9	17.2	0.5			21.9			2.1
Adj Reference Time (s)	8.5	19.6	13.0	21.4	22.2	13.0			26.4			12.5
Permitted Option												
Adj Saturation A (vph)	108	1618		108	1618		0	122		0	126	
Reference Time A (s)	15.6	14.6		254.1	17.2		0.0	68.8		0.0	20.0	
Adj Saturation B (vph)	NA	NA		NA	NA		0	0		0	0	
Reference Time B (s)	NA	NA		NA	NA		12.4	13.2		9.3	9.5	
Reference Time (s)		15.6			254.1			13.2			9.5	
Adj Reference Time (s)		20.6			259.1			18.3			17.1	
Split Option												
Ref Time Combined (s)	1.0	14.6		16.9	17.2		0.0	5.2		0.0	1.5	
Ref Time Separate (s)	1.0	14.6		16.9	17.2		4.4	0.8		1.3	0.3	
Reference Time (s)	14.6	14.6		17.2	17.2		5.2	5.2		1.5	1.5	
Adj Reference Time (s)	19.6	19.6		22.2	22.2		10.8	10.8		12.5	12.5	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	41.0		NA									
Permitted Option (s)	259.1		18.3									
Split Option (s)	41.8		23.3									
Minimum (s)	41.0		18.3		59.4							
Right Turns	EBR	WBR	NBR	SBR								
Adj Reference Time (s)	13.0	13.0	26.4	12.5								
Cross Thru Ref Time (s)	12.5	10.8	19.6	22.2								
Oncoming Left Ref Time (s)	21.4	8.5	12.5	10.8								
Combined (s)	46.9	32.3	58.5	45.5								

Intersection Summary

Intersection Capacity Utilization 49.5% ICU Level of Service A  
Reference Times and Phasing Options do not represent an optimized timing plan.

Intersection Capacity Utilization  
2: Avenida de la Estrella & Calle de Los Molinos

Existing PM  
03/04/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	19	1	9	16	3	77	5	216	15	93	188	8
Pedestrians	14		14	7		7	14		7	7		14
Ped Button		Yes			Yes			Yes			Yes	
Pedestrian Timing (s)		16.0			16.0			16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	29	0	0	96	0	0	236	0	0	289	0
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.92	0.85	0.95	0.87	0.85	0.95	0.99	0.85	0.95	0.98	0.85
Saturated Flow (vph)	0	1568	0	0	1483	0	0	1682	0	0	1666	0
Ped Intf Time (s)	0.0	0.5	1.7	0.0	0.7	0.9	0.0	0.1	0.9	0.0	0.0	1.7
Pedestrian Frequency (%)		0.37			0.21			0.21			0.37	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			0.0
Adj Reference Time (s)			0.0			0.0			0.0			0.0
Permitted Option												
Adj Saturation A (vph)	0	524		0	1508		0	1666		0	391	
Reference Time A (s)	0.0	7.2		0.0	8.4		0.0	17.1		0.0	88.8	
Adj Saturation B (vph)	0	0		0	0		NA	NA		NA	NA	
Reference Time B (s)	9.4	10.7		9.2	16.5		NA	NA		NA	NA	
Reference Time (s)		7.2			8.4			17.1			88.8	
Adj Reference Time (s)		14.5			13.9			21.1			92.8	
Split Option												
Ref Time Combined (s)	0.0	2.7		0.0	8.5		0.0	16.9		0.0	20.9	
Ref Time Seperate (s)	1.4	0.6		1.2	1.0		0.4	15.5		6.9	13.4	
Reference Time (s)	2.7	2.7		8.5	8.5		16.9	16.9		20.9	20.9	
Adj Reference Time (s)	12.5	12.5		14.0	14.0		20.9	20.9		24.9	24.9	
Summary												
	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	14.5		92.8									
Split Option (s)	26.5		45.8									
Minimum (s)	14.5		45.8		60.2							
Right Turns												
Adj Reference Time (s)												
Cross Thru Ref Time (s)												
Oncoming Left Ref Time (s)												
Combined (s)												
Intersection Summary												
Intersection Capacity Utilization	50.2%		ICU Level of Service		A							
Reference Times and Phasing Options do not represent an optimized timing plan.												

Intersection Capacity Utilization  
1: Calle de Los Molinos & E Avenida Pico

E + P AM  
03/04/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		 			 							
Volume (vph)	14	336	38	162	449	6	38	4	194	11	3	10
Pedestrians	2		4									
Ped Button		Yes										
Pedestrian Timing (s)		22.0										
Free Right			No			No			No			No
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Lost Time (s)	4.5	5.0	5.0	4.5	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	8.0	8.0	4.0	8.0	8.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	14	336	38	162	449	6	0	42	194	0	14	10
Lane Utilization Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	1.00	0.85	0.95	1.00	0.85	0.95	0.95	0.85	0.95	0.96	0.85
Saturated Flow (vph)	1615	3237	1445	1615	3237	1445	0	1623	1445	0	1633	1445
Ped Intf Time (s)	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Frequency (%)		0.12			0.00			0.00			0.00	
Protected Option Allowed		Yes			Yes			No			No	
Reference Time (s)	1.0	12.5	3.7	12.0	16.6	0.5			16.1			0.8
Adj Reference Time (s)	8.5	18.6	14.7	16.5	21.6	13.0			20.1			8.0
Permitted Option												
Adj Saturation A (vph)	108	1618		108	1618		0	116		0	129	
Reference Time A (s)	15.6	12.5		180.6	16.6		0.0	43.6		0.0	13.0	
Adj Saturation B (vph)	NA	NA		NA	NA		0	0		0	0	
Reference Time B (s)	NA	NA		NA	NA		10.8	11.1		8.8	9.0	
Reference Time (s)		15.6			180.6			11.1			9.0	
Adj Reference Time (s)		21.4			185.6			15.1			13.0	
Split Option												
Ref Time Combined (s)	1.0	12.5		12.0	16.6		0.0	3.1		0.0	1.0	
Ref Time Separate (s)	1.0	12.5		12.0	16.6		2.8	0.3		0.8	0.2	
Reference Time (s)	12.5	12.5		16.6	16.6		3.1	3.1		1.0	1.0	
Adj Reference Time (s)	18.6	18.6		21.6	21.6		8.0	8.0		8.0	8.0	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	35.2		NA									
Permitted Option (s)	185.6		15.1									
Split Option (s)	40.3		16.0									
Minimum (s)	35.2		15.1		50.3							
Right Turns	EBR	WBR	NBR	SBR								
Adj Reference Time (s)	14.7	13.0	20.1	8.0								
Cross Thru Ref Time (s)	8.0	8.0	18.6	21.6								
Oncoming Left Ref Time (s)	16.5	8.5	8.0	8.0								
Combined (s)	39.3	29.5	46.8	37.6								
Intersection Summary												
Intersection Capacity Utilization			41.9%		ICU Level of Service				A			
Reference Times and Phasing Options do not represent an optimized timing plan.												

# Intersection Capacity Utilization

## 2: Avenida de la Estrella & Calle de Los Molinos

E + P AM  
03/04/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	9	3	3	4	3	113	4	168	14	83	99	12
Pedestrians	2						17		2	17		2
Ped Button								Yes			Yes	
Pedestrian Timing (s)								16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	15	0	0	120	0	0	186	0	0	194	0
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.94	0.85	0.95	0.86	0.85	0.95	0.99	0.85	0.95	0.97	0.85
Saturated Flow (vph)	0	1600	0	0	1457	0	0	1679	0	0	1648	0
Ped Intf Time (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.3
Pedestrian Frequency (%)		0.00			0.00			0.06			0.06	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			0.0
Adj Reference Time (s)			0.0			0.0			0.0			0.0
Permitted Option												
Adj Saturation A (vph)	0	248		0	1466		0	1675		0	303	
Reference Time A (s)	0.0	7.2		0.0	9.8		0.0	13.3		0.0	77.0	
Adj Saturation B (vph)	0	0		0	0		0	0		NA	NA	
Reference Time B (s)	8.7	9.1		8.3	17.9		8.3	21.3		NA	NA	
Reference Time (s)		7.2			9.8			13.3			77.0	
Adj Reference Time (s)		11.2			13.8			17.5			81.0	
Split Option												
Ref Time Combined (s)	0.0	1.1		0.0	9.9		0.0	13.3		0.0	14.1	
Ref Time Seperate (s)	0.7	0.2		0.3	0.2		0.3	12.0		6.2	7.1	
Reference Time (s)	1.1	1.1		9.9	9.9		13.3	13.3		14.1	14.1	
Adj Reference Time (s)	8.0	8.0		13.9	13.9		17.5	17.5		18.3	18.3	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	13.8		81.0									
Split Option (s)	21.9		35.7									
Minimum (s)	13.8		35.7		49.6							
Right Turns												
Adj Reference Time (s)												
Cross Thru Ref Time (s)												
Oncoming Left Ref Time (s)												
Combined (s)												
Intersection Summary												
Intersection Capacity Utilization			41.3%		ICU Level of Service					A		
Reference Times and Phasing Options do not represent an optimized timing plan.												

Intersection Capacity Utilization  
1: Calle de Los Molinos & E Avenida Pico

E + P\_ PM  
03/04/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	14	394	62	235	465	6	59	11	268	17	4	18
Pedestrians	1			1			5		2	2		5
Ped Button								Yes			Yes	
Pedestrian Timing (s)								31.0			33.0	
Free Right			No			No			No			No
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Lost Time (s)	4.5	5.0	5.0	4.5	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	8.0	8.0	4.0	8.0	8.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	14	394	62	235	465	6	0	70	268	0	21	18
Lane Utilization Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	1.00	0.85	0.95	1.00	0.85	0.95	0.96	0.85	0.95	0.96	0.85
Saturated Flow (vph)	1615	3237	1445	1615	3237	1445	0	1628	1445	0	1631	1445
Ped Intf Time (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.6
Pedestrian Frequency (%)		0.00			0.00			0.06			0.15	
Protected Option Allowed		Yes			Yes			No			No	
Reference Time (s)	1.0	14.6	5.1	17.5	17.2	0.5			22.5			2.1
Adj Reference Time (s)	8.5	19.6	13.0	22.0	22.2	13.0			27.1			12.5
Permitted Option												
Adj Saturation A (vph)	108	1618		108	1618		0	122		0	126	
Reference Time A (s)	15.6	14.6		261.9	17.2		0.0	68.8		0.0	20.0	
Adj Saturation B (vph)	NA	NA		NA	NA		0	0		0	0	
Reference Time B (s)	NA	NA		NA	NA		12.4	13.2		9.3	9.5	
Reference Time (s)		15.6			261.9			13.2			9.5	
Adj Reference Time (s)		20.6			266.9			18.3			17.1	
Split Option												
Ref Time Combined (s)	1.0	14.6		17.5	17.2		0.0	5.2		0.0	1.5	
Ref Time Separate (s)	1.0	14.6		17.5	17.2		4.4	0.8		1.3	0.3	
Reference Time (s)	14.6	14.6		17.5	17.5		5.2	5.2		1.5	1.5	
Adj Reference Time (s)	19.6	19.6		22.5	22.5		10.8	10.8		12.5	12.5	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	41.6		NA									
Permitted Option (s)	266.9		18.3									
Split Option (s)	42.1		23.3									
Minimum (s)	41.6		18.3		59.9							
Right Turns	EBR	WBR	NBR	SBR								
Adj Reference Time (s)	13.0	13.0	27.1	12.5								
Cross Thru Ref Time (s)	12.5	10.8	19.6	22.2								
Oncoming Left Ref Time (s)	22.0	8.5	12.5	10.8								
Combined (s)	47.4	32.3	59.1	45.5								

Intersection Summary

Intersection Capacity Utilization 49.9% ICU Level of Service A  
Reference Times and Phasing Options do not represent an optimized timing plan.

Intersection Capacity Utilization  
2: Avenida de la Estrella & Calle de Los Molinos

E + P\_ PM  
03/04/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	19	1	9	16	3	85	5	216	15	100	188	8
Pedestrians	14		14	7		7	14		7	7		14
Ped Button		Yes			Yes			Yes			Yes	
Pedestrian Timing (s)		16.0			16.0			16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	29	0	0	104	0	0	236	0	0	296	0
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.92	0.85	0.95	0.87	0.85	0.95	0.99	0.85	0.95	0.98	0.85
Saturated Flow (vph)	0	1568	0	0	1480	0	0	1682	0	0	1665	0
Ped Intf Time (s)	0.0	0.5	1.7	0.0	0.7	0.9	0.0	0.1	0.9	0.0	0.0	1.7
Pedestrian Frequency (%)		0.37			0.21			0.21			0.37	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			0.0
Adj Reference Time (s)			0.0			0.0			0.0			0.0
Permitted Option												
Adj Saturation A (vph)	0	497		0	1506		0	1668		0	375	
Reference Time A (s)	0.0	7.5		0.0	9.0		0.0	17.0		0.0	94.8	
Adj Saturation B (vph)	0	0		0	0		NA	NA		NA	NA	
Reference Time B (s)	9.4	10.7		9.2	17.2		NA	NA		NA	NA	
Reference Time (s)		7.5			9.0			17.0			94.8	
Adj Reference Time (s)		14.7			14.5			21.0			98.8	
Split Option												
Ref Time Combined (s)	0.0	2.7		0.0	9.2		0.0	16.9		0.0	21.4	
Ref Time Seperate (s)	1.4	0.6		1.2	1.0		0.4	15.5		7.4	13.4	
Reference Time (s)	2.7	2.7		9.2	9.2		16.9	16.9		21.4	21.4	
Adj Reference Time (s)	12.5	12.5		14.6	14.6		20.9	20.9		25.4	25.4	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	14.7		98.8									
Split Option (s)	27.1		46.3									
Minimum (s)	14.7		46.3		61.0							
Right Turns												
Adj Reference Time (s)												
Cross Thru Ref Time (s)												
Oncoming Left Ref Time (s)												
Combined (s)												
Intersection Summary												
Intersection Capacity Utilization			50.8%		ICU Level of Service					A		
Reference Times and Phasing Options do not represent an optimized timing plan.												

**Michael Baker**  
INTERNATIONAL

**Appendix C -  
Future Conditions  
(Year 2035)  
Without & With  
GPA ICU Worksheets**

Intersection Capacity Utilization  
1: Calle de Los Molinos & E Avenida Pico

Future Conditions (Year 2035) AM

05/23/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		 			 							
Volume (vph)	60	930	130	340	340	180	30	30	210	20	10	50
Pedestrians	2		4									
Ped Button		Yes										
Pedestrian Timing (s)		22.0										
Free Right			No			No			No			No
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Lost Time (s)	4.5	5.0	5.0	4.5	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	8.0	8.0	4.0	8.0	8.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	60	930	130	340	340	180	0	60	210	0	30	50
Lane Utilization Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	1.00	0.85	0.95	1.00	0.85	0.95	0.97	0.85	0.95	0.97	0.85
Saturated Flow (vph)	1615	3237	1445	1615	3237	1445	0	1658	1445	0	1643	1445
Ped Intf Time (s)	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Frequency (%)		0.12			0.00			0.00			0.00	
Protected Option Allowed		Yes			Yes			No			No	
Reference Time (s)	4.5	34.5	11.3	25.3	12.6	14.9			17.4			4.2
Adj Reference Time (s)	9.0	39.5	17.6	29.8	17.6	19.9			21.4			8.2
Permitted Option												
Adj Saturation A (vph)	108	1618		108	1618		0	189		0	148	
Reference Time A (s)	66.9	34.5		378.9	12.6		0.0	38.0		0.0	24.4	
Adj Saturation B (vph)	NA	NA		NA	NA		0	0		0	0	
Reference Time B (s)	NA	NA		NA	NA		10.2	12.3		9.5	10.2	
Reference Time (s)		66.9			378.9			12.3			10.2	
Adj Reference Time (s)		71.9			383.9			16.3			14.2	
Split Option												
Ref Time Combined (s)	4.5	34.5		25.3	12.6		0.0	4.3		0.0	2.2	
Ref Time Seperate (s)	4.5	34.5		25.3	12.6		2.2	2.1		1.5	0.7	
Reference Time (s)	34.5	34.5		25.3	25.3		4.3	4.3		2.2	2.2	
Adj Reference Time (s)	39.5	39.5		30.3	30.3		8.3	8.3		8.0	8.0	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	69.2		NA									
Permitted Option (s)	383.9		16.3									
Split Option (s)	69.7		16.3									
Minimum (s)	69.2		16.3		85.6							
Right Turns	EBR	WBR	NBR	SBR								
Adj Reference Time (s)	17.6	19.9	21.4	8.2								
Cross Thru Ref Time (s)	8.0	8.3	39.5	17.6								
Oncoming Left Ref Time (s)	29.8	9.0	8.0	8.3								
Combined (s)	55.4	37.3	68.9	34.1								
Intersection Summary												
Intersection Capacity Utilization			71.3%		ICU Level of Service					C		
Reference Times and Phasing Options do not represent an optimized timing plan.												

Intersection Capacity Utilization  
2: Avenida de la Estrella & Calle de Los Molinos

Future Conditions (Year 2035) AM

05/23/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	13	4	4	6	4	158	6	245	20	114	145	18
Pedestrians	2						17		2	17		2
Ped Button								Yes			Yes	
Pedestrian Timing (s)								16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	21	0	0	168	0	0	271	0	0	277	0
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.94	0.85	0.95	0.86	0.85	0.95	0.99	0.85	0.95	0.97	0.85
Saturated Flow (vph)	0	1600	0	0	1458	0	0	1679	0	0	1649	0
Ped Intf Time (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.3
Pedestrian Frequency (%)		0.00			0.00			0.06			0.06	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			0.0
Adj Reference Time (s)			0.0			0.0			0.0			0.0
Permitted Option												
Adj Saturation A (vph)	0	248		0	1468		0	1673		0	316	
Reference Time A (s)	0.0	10.2		0.0	13.7		0.0	19.5		0.0	105.2	
Adj Saturation B (vph)	NA	NA		0	0		NA	NA		NA	NA	
Reference Time B (s)	NA	NA		8.4	21.8		NA	NA		NA	NA	
Reference Time (s)		10.2			13.7			19.5			105.2	
Adj Reference Time (s)		14.2			17.7			23.5			109.2	
Split Option												
Ref Time Combined (s)	0.0	1.6		0.0	13.8		0.0	19.4		0.0	20.2	
Ref Time Seperate (s)	1.0	0.3		0.4	0.3		0.4	17.5		8.5	10.4	
Reference Time (s)	1.6	1.6		13.8	13.8		19.4	19.4		20.2	20.2	
Adj Reference Time (s)	8.0	8.0		17.8	17.8		23.4	23.4		24.2	24.2	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	17.7		109.2									
Split Option (s)	25.8		47.6									
Minimum (s)	17.7		47.6		65.3							
Right Turns												
Adj Reference Time (s)												
Cross Thru Ref Time (s)												
Oncoming Left Ref Time (s)												
Combined (s)												
Intersection Summary												
Intersection Capacity Utilization			54.4%		ICU Level of Service					A		
Reference Times and Phasing Options do not represent an optimized timing plan.												

Intersection Capacity Utilization  
1: Calle de Los Molinos & E Avenida Pico

Future Conditions (Year 2035) PM

05/23/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	90	810	280	290	1060	190	180	50	350	190	50	170
Pedestrians	1			1			5		2	2		5
Ped Button								Yes			Yes	
Pedestrian Timing (s)								31.0			33.0	
Free Right			No			No			No			No
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Lost Time (s)	4.5	5.0	5.0	4.5	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	8.0	8.0	4.0	8.0	8.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	90	810	280	290	1060	190	0	230	350	0	240	170
Lane Utilization Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	1.00	0.85	0.95	1.00	0.85	0.95	0.96	0.85	0.95	0.96	0.85
Saturated Flow (vph)	1615	3237	1445	1615	3237	1445	0	1633	1445	0	1633	1445
Ped Intf Time (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.6
Pedestrian Frequency (%)		0.00			0.00			0.06			0.15	
Protected Option Allowed		Yes			Yes			No			No	
Reference Time (s)	6.7	30.0	23.3	21.5	39.3	15.8			29.3			14.8
Adj Reference Time (s)	11.2	35.0	28.3	26.0	44.3	20.8			33.4			21.6
Permitted Option												
Adj Saturation A (vph)	108	1618		108	1618		0	129		0	128	
Reference Time A (s)	100.3	30.0		323.2	39.3		0.0	213.4		0.0	224.7	
Adj Saturation B (vph)	NA	NA		NA	NA		0	0		0	0	
Reference Time B (s)	NA	NA		NA	NA		21.4	24.9		22.1	25.6	
Reference Time (s)		100.3			323.2			24.9			25.6	
Adj Reference Time (s)		105.3			328.2			29.3			30.8	
Split Option												
Ref Time Combined (s)	6.7	30.0		21.5	39.3		0.0	16.9		0.0	17.6	
Ref Time Seperate (s)	6.7	30.0		21.5	39.3		13.4	3.5		14.1	3.5	
Reference Time (s)	30.0	30.0		39.3	39.3		16.9	16.9		17.6	17.6	
Adj Reference Time (s)	35.0	35.0		44.3	44.3		21.8	21.8		24.0	24.0	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	61.1		NA									
Permitted Option (s)	328.2		30.8									
Split Option (s)	79.3		45.8									
Minimum (s)	61.1		30.8		91.8							
Right Turns	EBR	WBR	NBR	SBR								
Adj Reference Time (s)	28.3	20.8	33.4	21.6								
Cross Thru Ref Time (s)	24.0	21.8	35.0	44.3								
Oncoming Left Ref Time (s)	26.0	11.2	24.0	21.8								
Combined (s)	78.3	53.8	92.5	87.7								
Intersection Summary												
Intersection Capacity Utilization			77.1%		ICU Level of Service					D		
Reference Times and Phasing Options do not represent an optimized timing plan.												

Intersection Capacity Utilization  
2: Avenida de la Estrella & Calle de Los Molinos

Future Conditions (Year 2035) PM  
05/23/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	31	2	14	26	5	124	8	348	24	150	303	13
Pedestrians	14		14	7		7	14		7	7		14
Ped Button		Yes			Yes			Yes			Yes	
Pedestrian Timing (s)		16.0			16.0			16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	47	0	0	155	0	0	380	0	0	466	0
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.92	0.85	0.95	0.87	0.85	0.95	0.99	0.85	0.95	0.98	0.85
Saturated Flow (vph)	0	1570	0	0	1483	0	0	1682	0	0	1666	0
Ped Intf Time (s)	0.0	0.5	1.7	0.0	0.7	0.9	0.0	0.1	0.9	0.0	0.0	1.7
Pedestrian Frequency (%)		0.37			0.21			0.21			0.37	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			0.0
Adj Reference Time (s)			0.0			0.0			0.0			0.0
Permitted Option												
Adj Saturation A (vph)	0	525		0	1510		0	1666		0	390	
Reference Time A (s)	0.0	11.3		0.0	13.0		0.0	27.4		0.0	143.4	
Adj Saturation B (vph)	NA	NA		0	0		NA	NA		NA	NA	
Reference Time B (s)	NA	NA		9.9	21.2		NA	NA		NA	NA	
Reference Time (s)		11.3			13.0			27.4			143.4	
Adj Reference Time (s)		17.0			17.6			31.4			147.4	
Split Option												
Ref Time Combined (s)	0.0	4.1		0.0	13.2		0.0	27.2		0.0	33.6	
Ref Time Seperate (s)	2.3	0.7		1.9	1.1		0.6	24.9		11.1	21.6	
Reference Time (s)	4.1	4.1		13.2	13.2		27.2	27.2		33.6	33.6	
Adj Reference Time (s)	12.5	12.5		17.8	17.8		31.2	31.2		37.6	37.6	
Summary												
	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	17.6		147.4									
Split Option (s)	30.4		68.8									
Minimum (s)	17.6		68.8		86.4							
Right Turns												
Adj Reference Time (s)												
Cross Thru Ref Time (s)												
Oncoming Left Ref Time (s)												
Combined (s)												
Intersection Summary												
Intersection Capacity Utilization	72.0%		ICU Level of Service						C			
Reference Times and Phasing Options do not represent an optimized timing plan.												

Intersection Capacity Utilization  
1: Calle de Los Molinos & E Avenida Pico

Future Conditions (Year 2035) With GPA

05/23/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		 			 							
Volume (vph)	60	930	130	345	340	180	30	30	215	20	10	50
Pedestrians	2		4									
Ped Button		Yes										
Pedestrian Timing (s)		22.0										
Free Right			No			No			No			No
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Lost Time (s)	4.5	5.0	5.0	4.5	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	8.0	8.0	4.0	8.0	8.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	60	930	130	345	340	180	0	60	215	0	30	50
Lane Utilization Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	1.00	0.85	0.95	1.00	0.85	0.95	0.97	0.85	0.95	0.97	0.85
Saturated Flow (vph)	1615	3237	1445	1615	3237	1445	0	1658	1445	0	1643	1445
Ped Intf Time (s)	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Frequency (%)		0.12			0.00			0.00			0.00	
Protected Option Allowed		Yes			Yes			No			No	
Reference Time (s)	4.5	34.5	11.3	25.6	12.6	14.9			17.9			4.2
Adj Reference Time (s)	9.0	39.5	17.6	30.1	17.6	19.9			21.9			8.2
Permitted Option												
Adj Saturation A (vph)	108	1618		108	1618		0	189		0	148	
Reference Time A (s)	66.9	34.5		384.5	12.6		0.0	38.0		0.0	24.4	
Adj Saturation B (vph)	NA	NA		NA	NA		0	0		0	0	
Reference Time B (s)	NA	NA		NA	NA		10.2	12.3		9.5	10.2	
Reference Time (s)		66.9			384.5			12.3			10.2	
Adj Reference Time (s)		71.9			389.5			16.3			14.2	
Split Option												
Ref Time Combined (s)	4.5	34.5		25.6	12.6		0.0	4.3		0.0	2.2	
Ref Time Seperate (s)	4.5	34.5		25.6	12.6		2.2	2.1		1.5	0.7	
Reference Time (s)	34.5	34.5		25.6	25.6		4.3	4.3		2.2	2.2	
Adj Reference Time (s)	39.5	39.5		30.6	30.6		8.3	8.3		8.0	8.0	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	69.6		NA									
Permitted Option (s)	389.5		16.3									
Split Option (s)	70.1		16.3									
Minimum (s)	69.6		16.3		86.0							
Right Turns	EBR	WBR	NBR	SBR								
Adj Reference Time (s)	17.6	19.9	21.9	8.2								
Cross Thru Ref Time (s)	8.0	8.3	39.5	17.6								
Oncoming Left Ref Time (s)	30.1	9.0	8.0	8.3								
Combined (s)	55.8	37.3	69.3	34.1								
Intersection Summary												
Intersection Capacity Utilization			71.6%		ICU Level of Service					C		
Reference Times and Phasing Options do not represent an optimized timing plan.												

Intersection Capacity Utilization  
2: Avenida de la Estrella & Calle de Los Molinos

Future Conditions (Year 2035) With GPA

05/23/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	13	4	4	6	4	163	6	245	20	119	145	18
Pedestrians	2						17		2	17		2
Ped Button								Yes			Yes	
Pedestrian Timing (s)								16.0			16.0	
Free Right			No			No			No			No
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	0	21	0	0	173	0	0	271	0	0	282	0
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	0.94	0.85	0.95	0.86	0.85	0.95	0.99	0.85	0.95	0.97	0.85
Saturated Flow (vph)	0	1600	0	0	1457	0	0	1679	0	0	1648	0
Ped Intf Time (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.3
Pedestrian Frequency (%)		0.00			0.00			0.06			0.06	
Protected Option Allowed		No			No			No			No	
Reference Time (s)			0.0			0.0			0.0			0.0
Adj Reference Time (s)			0.0			0.0			0.0			0.0
Permitted Option												
Adj Saturation A (vph)	0	245		0	1467		0	1674		0	309	
Reference Time A (s)	0.0	10.3		0.0	14.2		0.0	19.4		0.0	109.6	
Adj Saturation B (vph)	NA	NA		0	0		NA	NA		NA	NA	
Reference Time B (s)	NA	NA		8.4	22.2		NA	NA		NA	NA	
Reference Time (s)		10.3			14.2			19.4			109.6	
Adj Reference Time (s)		14.3			18.2			23.4			113.6	
Split Option												
Ref Time Combined (s)	0.0	1.6		0.0	14.2		0.0	19.4		0.0	20.5	
Ref Time Seperate (s)	1.0	0.3		0.4	0.3		0.4	17.5		8.8	10.4	
Reference Time (s)	1.6	1.6		14.2	14.2		19.4	19.4		20.5	20.5	
Adj Reference Time (s)	8.0	8.0		18.2	18.2		23.4	23.4		24.5	24.5	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	NA		NA									
Permitted Option (s)	18.2		113.6									
Split Option (s)	26.2		47.9									
Minimum (s)	18.2		47.9		66.1							
Right Turns												
Adj Reference Time (s)												
Cross Thru Ref Time (s)												
Oncoming Left Ref Time (s)												
Combined (s)												
Intersection Summary												
Intersection Capacity Utilization			55.1%		ICU Level of Service					B		
Reference Times and Phasing Options do not represent an optimized timing plan.												

Intersection Capacity Utilization  
1: Calle de Los Molinos & E Avenida Pico

Future Conditions (Year 2035) With GPA PM

05/23/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	90	810	280	297	1060	190	180	50	358	190	50	170
Pedestrians	1			1			5		2	2		5
Ped Button								Yes			Yes	
Pedestrian Timing (s)								31.0			33.0	
Free Right			No			No			No			No
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Lost Time (s)	4.5	5.0	5.0	4.5	5.0	5.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Green (s)	4.0	8.0	8.0	4.0	8.0	8.0	4.0	4.0	4.0	4.0	4.0	4.0
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120
Volume Combined (vph)	90	810	280	297	1060	190	0	230	358	0	240	170
Lane Utilization Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Factor (vph)	0.95	1.00	0.85	0.95	1.00	0.85	0.95	0.96	0.85	0.95	0.96	0.85
Saturated Flow (vph)	1615	3237	1445	1615	3237	1445	0	1633	1445	0	1633	1445
Ped Intf Time (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.6
Pedestrian Frequency (%)		0.00			0.00			0.06			0.15	
Protected Option Allowed		Yes			Yes			No			No	
Reference Time (s)	6.7	30.0	23.3	22.1	39.3	15.8			30.0			14.8
Adj Reference Time (s)	11.2	35.0	28.3	26.6	44.3	20.8			34.1			21.6
Permitted Option												
Adj Saturation A (vph)	108	1618		108	1618		0	129		0	128	
Reference Time A (s)	100.3	30.0		331.0	39.3		0.0	213.4		0.0	224.7	
Adj Saturation B (vph)	NA	NA		NA	NA		0	0		0	0	
Reference Time B (s)	NA	NA		NA	NA		21.4	24.9		22.1	25.6	
Reference Time (s)		100.3			331.0			24.9			25.6	
Adj Reference Time (s)		105.3			336.0			29.3			30.8	
Split Option												
Ref Time Combined (s)	6.7	30.0		22.1	39.3		0.0	16.9		0.0	17.6	
Ref Time Seperate (s)	6.7	30.0		22.1	39.3		13.4	3.5		14.1	3.5	
Reference Time (s)	30.0	30.0		39.3	39.3		16.9	16.9		17.6	17.6	
Adj Reference Time (s)	35.0	35.0		44.3	44.3		21.8	21.8		24.0	24.0	
Summary	EB WB		NB SB		Combined							
Protected Option (s)	61.6		NA									
Permitted Option (s)	336.0		30.8									
Split Option (s)	79.3		45.8									
Minimum (s)	61.6		30.8		92.4							
Right Turns	EBR	WBR	NBR	SBR								
Adj Reference Time (s)	28.3	20.8	34.1	21.6								
Cross Thru Ref Time (s)	24.0	21.8	35.0	44.3								
Oncoming Left Ref Time (s)	26.6	11.2	24.0	21.8								
Combined (s)	78.8	53.8	93.1	87.7								
Intersection Summary												
Intersection Capacity Utilization			77.6%		ICU Level of Service					D		
Reference Times and Phasing Options do not represent an optimized timing plan.												

Intersection Capacity Utilization  
2: Avenida de la Estrella & Calle de Los Molinos

Future Conditions (Year 2035) With GPA PM

05/23/2022

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Volume (vph)	31	2	14	26	5	132	8	348	24	157	303	13	
Pedestrians	14		14	7		7	14		7	7		14	
Ped Button		Yes			Yes			Yes			Yes		
Pedestrian Timing (s)		16.0			16.0			16.0			16.0		
Free Right			No			No			No			No	
Ideal Flow	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	
Lost Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
Minimum Green (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	
Refr Cycle Length (s)	120	120	120	120	120	120	120	120	120	120	120	120	
Volume Combined (vph)	0	47	0	0	163	0	0	380	0	0	473	0	
Lane Utilization Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Turning Factor (vph)	0.95	0.92	0.85	0.95	0.87	0.85	0.95	0.99	0.85	0.95	0.98	0.85	
Saturated Flow (vph)	0	1570	0	0	1482	0	0	1682	0	0	1665	0	
Ped Intf Time (s)	0.0	0.5	1.7	0.0	0.7	0.9	0.0	0.1	0.9	0.0	0.0	1.7	
Pedestrian Frequency (%)		0.37			0.21			0.21			0.37		
Protected Option Allowed		No			No			No			No		
Reference Time (s)			0.0			0.0			0.0			0.0	
Adj Reference Time (s)			0.0			0.0			0.0			0.0	
Permitted Option													
Adj Saturation A (vph)	0	507		0	1509		0	1668		0	380		
Reference Time A (s)	0.0	11.6		0.0	13.7		0.0	27.4		0.0	149.5		
Adj Saturation B (vph)	NA	NA		0	0		NA	NA		NA	NA		
Reference Time B (s)	NA	NA		9.9	21.9		NA	NA		NA	NA		
Reference Time (s)		11.6			13.7			27.4			149.5		
Adj Reference Time (s)		17.3			18.2			31.4			153.5		
Split Option													
Ref Time Combined (s)	0.0	4.1		0.0	13.9		0.0	27.2		0.0	34.1		
Ref Time Seperate (s)	2.3	0.7		1.9	1.1		0.6	24.9		11.7	21.6		
Reference Time (s)	4.1	4.1		13.9	13.9		27.2	27.2		34.1	34.1		
Adj Reference Time (s)	12.5	12.5		18.4	18.4		31.2	31.2		38.1	38.1		
Summary													
	EB WB		NB SB		Combined								
Protected Option (s)	NA		NA										
Permitted Option (s)	18.2		153.5										
Split Option (s)	30.9		69.3										
Minimum (s)	18.2		69.3		87.5								
Right Turns													
Adj Reference Time (s)													
Cross Thru Ref Time (s)													
Oncoming Left Ref Time (s)													
Combined (s)													
Intersection Summary													
Intersection Capacity Utilization			72.9%		ICU Level of Service						C		
Reference Times and Phasing Options do not represent an optimized timing plan.													