

# Summary Form for Electronic Document Submittal

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Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021020256

Project Title: City of San Clemente Safety and Housing Elements Update

Lead Agency: City of San Clemente

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Project Location: San Clemente Orange  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The City of San Clemente (City) is located in the southeastern corner of Orange County, in southern California, approximately 52 miles south of Los Angeles. The project includes an update to the City's Housing and Safety Elements, which are components of the City's Centennial General Plan, or general plan. Additionally, the project evaluates potential future rezones necessary to implement identified "Housing Sites."

### *Housing Element*

The purpose of the 6th Cycle Housing Element Update (2021-2029), is to identify the City's housing needs and outline goals, policies, and programs to address them. The Housing Element is an eight-year plan, extending from October 15, 2021 to October 15, 2029. 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.

The Housing Element builds upon other general plan elements and is consistent with the land use policies set forth by the 2014 General Plan.

### *Safety Element*

The project includes an update to the Safety Element of the City's Centennial General Plan in order to reflect the most recent available data, in addition to incorporating new analysis and information related to wildfire and climate vulnerability in response to the latest State requirements for safety elements. Updated safety element data and mapping includes figure updates for the issues of geologic, seismic and soil hazards, flood hazards, potential tsunami inundation areas, fire hazard severity zones, critical facilities, and hazardous materials sites. Updates to the Safety Element do not affect the potential for development to occur or result in any physical change as it is a policy document.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

**Air Quality:** Buildout of the project would exceed the population estimates assumed for the AQMP and would cumulatively contribute to the nonattainment designations of the Basin. No feasible mitigation exists, and impacts would remain significant and unavoidable. Construction activities associated with buildout of the project could generate short-term emissions of criteria pollutants that exceed the SCAQMD's significance thresholds. Future discretionary review and implementation of the City's General Plan Mitigation Monitoring Requirements for criteria pollutants would reduce impacts to a level less than significant. Implementation of mitigation measure AQ-1 would reduce construction emissions of criteria pollutants associated with ministerial projects, but impacts would remain significant and unavoidable.

**Biological Resources:** Future discretionary review and implementation of the City's General Plan Mitigation Monitoring Requirements for biological resources would reduce impacts to a level less than significant. Impacts related to sensitive species, riparian habitats, wetlands, and wildlife corridors associated with ministerial projects would be mitigated to a level less than significant through implementation of mitigation measures BIO-1 and BIO-2.

**Cultural and Tribal Cultural Resources:** Future discretionary review and implementation of the City's General Plan Mitigation Monitoring Requirements for cultural resources would reduce impacts to a level less than significant. Impacts related to archaeological resources associated with ministerial projects would be mitigated to a level less than significant through implementation of mitigation measure CUL-1.

**Geology and Soils:** Future discretionary review and implementation of the City's General Plan Mitigation Monitoring Requirements for paleontological resources would reduce impacts to a level less than significant. Impacts related to paleontological resources associated with ministerial projects would be mitigated to a level less than significant through implementation of mitigation measure PAL-1.

**GHG:** Although future site-specific environmental review that would identify specific measures to reduce GHG emissions to the extent feasible for discretionary projects, impacts would remain significant and unavoidable. Implementation of mitigation measure GHG-1 would support GHG reductions for future ministerial development, but impacts would remain significant and unavoidable. Project GHG emissions would also conflict with applicable plans, and impacts would remain significant and unavoidable.

**Hazards and Hazardous Materials:** Future discretionary development would be subject to an environmental review under CEQA that would ensure site-specific evaluation of individual sites to ensure no hazardous conditions are present or if present, measures are taken to minimize risk. Impacts associated with hazardous materials sites for ministerial projects would be mitigated to a level less than significant through implementation of mitigation measure HAZ-1.

**Land Use:** Although the mitigation measures in this EIR would reduce environmental impacts associated with policy consistency to the extent feasible for ministerial projects, it cannot be ensured that all potential environmental impacts related to land use consistency can be avoided. Therefore, impacts would remain significant and unavoidable.

**Noise:** Future discretionary review and implementation of the City's General Plan Mitigation Monitoring Requirements would reduce impacts related to noise to a level less than significant. Impacts associated with ambient transportation noise for ministerial projects would be mitigated to a level less than significant through implementation of mitigation measure NOI-1. Implementation of mitigation measure NOI-2 would reduce construction noise for ministerial development, but impacts would remain significant and unavoidable. Impacts associated with construction vibration for ministerial projects would be mitigated to a level less than significant through implementation of mitigation measure NOI-1.

**Transportation:** VMT generated under buildout of the project would be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). Implementation of mitigation measure TRA-1 would support VMT reductions, but impacts would remain significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Environmental impacts classified as significant and unavoidable have been identified for the resource topics of Air Quality, Greenhouse Gas Emissions, Land Use, Noise, and Transportation, which may be controversial to the general public, agencies, or stakeholders.

Provide a list of the responsible or trustee agencies for the project.

United States Army Corps of Engineers  
California Department of Transportation  
California Department of Fish and Wildlife  
California Regional Water Quality Control Board – San Diego Region  
California Department of Housing and Community Development