

CHAPTER 5.0 IMPACTS FOUND NOT TO BE SIGNIFICANT

The environmental process requires that the Lead Agency for a proposed project, in this case the City of San Juan Capistrano, prepare a Notice of Preparation (NOP), which describes the proposed project and summarizes the potential environmental impacts that could result from the implementation of the proposed project. In accordance with Section 15060(d) of the State CEQA Guidelines, an initial study (IS) was not completed as part of this process because the City determined that an EIR would "... be clearly required for a project..." and CEQA provides that in cases where a Lead Agency determines an EIR will be required, they need not prepare an Initial Study. Therefore, this Environmental Impact Report has been prepared to assess potentially significant adverse impacts associated with this proposed project. The Notice of Preparation (NOP), and the supporting documentation for the proposed Plaza Banderas Hotel Project are provided in Appendix A of this EIR.

This section summarizes those potential impacts of the proposed Plaza Banderas Hotel Project that were determined not to be significant or which could be mitigated to below a level of significance based on analysis and/or mitigation measures incorporated in the Draft EIR (refer to Chapter 4.0).

5.1 Agriculture

Project implementation will not result in the conversion of any prime or otherwise significant farmland. No agricultural use of the property presently occurs. Although the subject property was used historically for agriculture, primarily livestock ranching, it is currently vacant. According to the Orange County Important Farmland Map, the entire area, including the subject property, is designated as "Urban and Built Up Land," which encompasses land occupied by structures with a building density of at least one dwelling unit to one and one-half acres. Development of the site as proposed will not result in any significant impacts to farmland or other agricultural resources.

The subject property is not zoned for agricultural uses nor included in a Williamson Act contract. Project implementation will not require changes either to the existing zoning classifications nor General Plan Land Use Element land use designations. Therefore, no conflicts are anticipated to occur to existing agricultural uses as a result of project implementation.

5.2 Mineral Resources

Neither the City's General Plan nor the State of California has identified the site or environs as a potential location for mineral resources of State-wide, regional, or local significance. No mineral resources are known to exist. Therefore, development of the subject property as proposed will not result in the loss of any locally important mineral resource recovery site. No significant impacts will occur as a result of project implementation.

5.3 Population and Housing

The proposed development will not result in the elimination of any residential dwelling units or residents. Therefore, no existing housing or residents will be displaced if the project is approved and constructed and no significant impacts will occur. Further, project implementation does not include the development of the site for residential or other land uses that would be considered directly growth-inducing. Further, all

of the existing infrastructure exists in the area and is available to accommodate the proposed industrial/office development. Adequate capacity exists in all of the infrastructure systems that serve the site (e.g., sewer, water, storm drainage, roadways, etc.) and no new or expanded facilities are required to provide service to the project. No significant additional growth would be anticipated to occur as a direct result of the proposed industrial/office development. Therefore, no significant growth-inducing impacts are anticipated as a result of project implementation.

5.4 Recreation

Project implementation, which proposes the development of a vacant site that is designated for commercial use, includes the construction of 89,200 square feet of commercial floor area on the site, including a 124-room hotel, retail/office, and restaurant. No residential development is proposed that would create a new demand, or increase an existing demand, for recreational facilities. Existing parks in the vicinity of the project site will not be physically altered nor will their total acreage be reduced as a result of project implementation. Further, given the nature of the Project (i.e., non-residential), a greater demand for parks and recreation would not occur because the Project would not result in a direct increase in population that would necessitate new or expanded recreational facilities. Therefore, no significant impacts to City-wide recreational opportunities are anticipated and no mitigation measures are required.