



## **1.0 Executive Summary**

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## **1.0 EXECUTIVE SUMMARY**

### **1.1 PROJECT LOCATION**

The City of Rancho Santa Margarita (City) is located in eastern Orange County about 10 miles northeast of the Pacific Ocean, in the foothills of the Santa Ana Mountains. The General Plan Study Area is comprised of 8,607 acres (13 square miles), of which 8,280 acres are located within the City's incorporated limits and 327 acres are located within the City's Sphere of Influence (SOI). The community is bisected by the Foothill Transportation Corridor State Route 241 (SR-241), which extends to the north connecting with North County cities such as Yorba Linda and Anaheim, and to the south terminating at Oso Parkway. The cities of Mission Viejo and Lake Forest are located to the west, Cleveland National Forest is located to the east, and unincorporated Orange County is located to the north and south. Regional access to the City is provided via SR-241, SR-133, and Interstate 5.

### **1.2 PROJECT SUMMARY**

Since the *City of Rancho Santa Margarita General Plan (2002 General Plan)* was adopted, Rancho Santa Margarita has maintained a strong mix of land uses and a balance of jobs and housing in which people live, work, shop, and play. Successful implementation of the 2002 General Plan has supported this high quality-of-life, ensuring the small-town village character is protected and enhanced. With the significant progress that has been made in implementing the 2002 General Plan and the desire to enhance quality-of-life and encourage economic development as the community continues to grow and mature, the City determined the need to provide a strategic update to several General Plan elements.

Residents support existing Rancho Santa Margarita planning policies and the 2002 General Plan Vision Statement; therefore, the proposed Rancho Santa Margarita General Plan Update (General Plan Update or proposed project) provides an opportunity to reaffirm existing goals and policies, to remove or revise goals and policies that are no longer relevant or need updating to reflect changing regulatory requirements, and to consider new goals and policies that further support and maintain Rancho Santa Margarita's vision.

The mission of the proposed project is to uphold and honor the original Rancho Santa Margarita Planned Community Master Plan; prepare Rancho Santa Margarita for the next 20+ years; maintain a balance of land uses; maintain and support quality-of-life, community satisfaction, and safety for all residents; and update the General Plan to meet new State requirements.

The purpose of the General Plan is to provide the City Council, Planning Commission, Staff, and the entire community with a strategically refreshed and internally consistent plan to guide the City's decision-making and development processes through the General Plan planning period (2040).



## 1.2.1 GENERAL PLAN UPDATE COMPONENTS

The General Plan Update is a strategic update focused on five elements: Conservation/Open Space, Economic Development, Land Use, Noise, and Safety. The Circulation and Housing Elements were updated in 2014 and 2013, respectively; thus, no changes are proposed to those two elements.

Major components of the General Plan Update include:

- Update existing conditions, with year 2016 serving as the baseline year.
- Update the General Plan development projections to the year 2040, the General Plan planning period.
- Update the Land Use Element with one new Mixed-Use (MU) land use designation and establish site conditions and characteristics for future mixed-use development.
- Update the Conservation/Open Space, Economic Development, Land Use, Noise, and Safety Elements to reflect current conditions and account for new development projections.
- Add, delete, or modify existing General Plan goals and policies in the Conservation/Open Space, Economic Development, Land Use, Noise and Safety Elements.

## 1.2.2 GENERAL PLAN UPDATE ELEMENTS

The proposed project strategically focuses on updating the following five General Plan elements: Conservation/Open Space, Economic Development, Land Use, Noise, and Safety. No changes are proposed to the Housing and Circulation Elements. Each General Plan Element has a specific purpose and focus. Together, they present a consistent policy platform, as required by law. No single element or subject supersedes any other, and all are internally consistent.

## 1.2.3 GENERAL PLAN UPDATE GROWTH AND ASSUMPTIONS

The maximum density or intensity permitted for an individual parcel is controlled by the land use designation, unless a density bonus pursuant to *Rancho Santa Margarita Zoning Code* Section 9.08.120 applies. In addition to the land use designation, development of a parcel is influenced by a variety of factors including the physical characteristics of a parcel, compatibility with nearby uses, access and infrastructure limitations, market factors, and previous development trends.

Within Rancho Santa Margarita, many of the parcels are not developed to their maximum density or intensity. There are future land use opportunities that could result in new development or redevelopment within the community. In general, it is anticipated that new development will occur in a similar manner to historical development patterns in the City with only a limited number of parcels being developed at the maximum



density or intensity. Therefore, the projected future development intensity and density identified in Table 1-1, General Plan Update Development Potential, is based upon existing and historical development, as well as reasonably anticipated development associated with future land use opportunities.

**Table 1-1  
General Plan Update Development Potential**

Land Use	Maximum		Assumed		Acres	Estimated Dwelling Units	Estimated Non-Residential Square Feet
	DU/Acre	FAR	DU/Acre	FAR			
<b>Residential Land Use Designations</b>							
LDR: Low Density Residential	7	—	7	—	895.5	6,268	—
LMDR: Low-Medium Density Residential	11	—	10	—	228.2	2,282	—
MDR: Medium Density Residential	18	—	16	—	263.3	4,213	—
HDR: High Density Residential	25	—	22	—	251.4	5,531	—
<b>Commercial and Business Land Use Designations</b>							
C: General Commercial	—	1.0	—	0.25	129.4	—	1,408,732
NC: Neighborhood Commercial	—	0.6	—	0.20	43.5	—	378,961
BP: Business Park	—	1.0	—	0.45	271.3	—	5,318,273
<b>Public/Quasi-Public Land Use Designation</b>							
CF: Community Facility	—	0.6	—	0.15	219.4	—	1,433,721
<b>Open Space Land Use Designations</b>							
P: Parks	—	0.5	—	0.001	154.0	—	6,706
OS: Open Space	—	--	—	--	3,162.6	—	10,000
OSG: Open Space Golf	—	0.4	—	0.0035	457.1	—	69,694
ROS: Regional Open Space	—	0.4	—	0.01	1,164.3	—	507,166
<b>Other Land Uses</b>							
Water	—	—	—	—	71.2	—	—
<b>Total</b>					<b>7,311.0</b>	<b>18,294</b>	<b>9,133,253</b>
Note: DU = dwelling unit Acreage does not account for right-of-way and numbers may vary slightly due to rounding. Future mixed-use development would come from capacity within the MDR, HDR, and C designations.							

Table 2, General Plan Update Net Growth, summarizes the net growth anticipated by the proposed project. As indicated, the anticipated growth over existing (2016) conditions is 528 additional dwelling units and 3,085,014 additional square feet of non-residential uses based upon historical development patterns in the City and the reasonably assumed development intensities and densities identified in Table 1-2.



**Table 1-2  
General Plan Update Net Growth  
(increase over existing conditions)**

Land Use	2016 Existing Conditions		2040 General Plan		Net Growth	
	Dwelling Units	Non-Residential Square Feet	Dwelling Units	Non-Residential Square Feet	Dwelling Units	Non-Residential Square Feet
<b>Residential Land Use Designations</b>						
LDR: Low Density Residential	6,032	—	6,268	—	236	—
LMDR: Low-Medium Density Residential	2,259	—	2,282	—	23	—
MDR: Medium Density Residential	4,080	—	4,213	—	133	—
HDR: High Density Residential	5,395	—	5,531	—	136	—
<b>Commercial and Business Land Use Designations</b>						
C: General Commercial	—	961,906	—	1,408,732	—	446,826
NC: Neighborhood Commercial	—	363,454	—	378,961	—	15,507
BP: Business Park	—	3,457,374	—	5,318,273	—	1,860,899
<b>Public/Quasi-Public Land Use Designation</b>						
CF: Community Facility	—	1,184,862	—	1,433,721	—	248,859
<b>Open Space Land Use Designations</b>						
P: Parks	—	3,616	—	6,705	—	3,089
OS: Open Space	—	10,000	—	10,000	—	—
OSG: Open Space Golf	—	67,026	—	69,694	—	2,668
ROS: Regional Open Space	—	—	—	507,166	—	507,166
<b>Total</b>	<b>17,766</b>	<b>6,048,238</b>	<b>18,294</b>	<b>9,133,252</b>	<b>528</b>	<b>3,085,014</b>

### 1.3 PROJECT OBJECTIVES

The City's objectives for the Rancho Santa Margarita General Plan Update are as follows:

- Uphold and honor the Rancho Santa Margarita Master Plan;
- Prepare Rancho Santa Margarita for the next 20 years;
- Update the General Plan to ensure it meets new State requirements;
- Maintain a balance of land uses to ensure compatibility now and in the decades to come; and
- Maintain and support high quality-of-life, community satisfaction, and safety.

### 1.4 ENVIRONMENTAL IMPACTS

The City determined that a Program EIR should be prepared pursuant to the *California Environmental Quality Act Guidelines* (CEQA Guidelines). The environmental issues identified by the City for assessment in the Program EIR are:

- Land Use and Planning
- Population, Housing, and Employment



- Aesthetics and Light/Glare
- Traffic and Circulation
- Air Quality
- Noise
- Greenhouse Gas Emissions
- Geology and Soils
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Tribal and Cultural Resources
- Biological Resources
- Fire Protection
- Police Protection
- School Facilities
- Parks and Recreation
- Water Supply
- Wastewater
- Solid Waste

Section 5.0, *Environmental Analysis*, of this EIR provides a description of potential environmental impacts of the General Plan Update and required mitigation measures to avoid or reduce impacts to a less than significant level, where feasible. After implementation of the mitigation measures, most of the potentially significant impacts associated with the proposed General Plan Update would be reduced to a less than significant level. However, the impacts listed below could not be feasibly mitigated and would result in a significant and unavoidable impact with implementation of the General Plan Update.

## **AIR QUALITY**

- Short-Term Construction Emissions
- Long-Term Mobile and Stationary Source Emissions
- Cumulative Short-Term Construction Emissions
- Cumulative Long-Term Mobile and Stationary Source Emissions

## **GREENHOUSE GAS EMISSIONS**

- Project-Level Greenhouse Gas Emissions
- Cumulative Greenhouse Gas Emissions

## **1.5 SUMMARY OF PROJECT ALTERNATIVES**

Section 8.0, *Alternatives to the Proposed Action*, analyzes two reasonable alternatives to the General Plan Update, and evaluates the comparative merits and environmental impacts of each alternative. The alternatives include the No Project/Existing General Plan Alternative and Mixed-Use Land Use Alternative.



## **NO PROJECT/EXISTING GENERAL PLAN ALTERNATIVE**

As required by CEQA Guidelines Section 15126.6 (e), the No Project/Existing General Plan Alternative assumes development of the City of Rancho Santa Margarita would occur in accordance with the current 2002 General Plan, including its land use designations, development assumptions, and goals and policies. This Alternative assumes that ultimate development of the 2002 General Plan would occur and that the 2002 General Plan would continue to provide outdated information regarding several issues, including projections and policy direction that were identified in the early 2000s that are not reflective of existing socioeconomic data and anticipated development patterns. Further, the proposed Mixed-Use (MU) land use designation would not be adopted.

The No Project/Existing General Plan Alternative would result in no additional new dwelling units, since the number of existing dwelling units already exceeds the 2002 General Plan development projection of 16,996 units. Therefore, development anticipated by the No Project/Existing General Plan Alternative would result in the following when compared to the General Plan Update:

- 226 fewer residents;
- 528 fewer dwelling units; and
- 4,159,747 additional square feet of non-residential uses.

## **MIXED-USE LAND USE ALTERNATIVE**

The Mixed-Use Land Use Alternative assumes the General Plan Update would be adopted as proposed; however, this Alternative would assign the Mixed-Use (MU) land use designation within the City's commercial core. Development of this Alternative assumes all new residential growth (552 dwelling units) and approximately 323,374 square feet of new non-residential development, primarily general commercial uses, would occur within these mixed-use areas. Compared to the proposed project, this Alternative assumes a slight increase in residential development (552 dwelling units) compared to the proposed project (528 dwelling units) and a slight reduction in net non-residential development (2,961,562 square feet) compared to the proposed project (3,085,014 square feet). This Alternative would anticipate the following when compared to the General Plan Update:

- 67 additional residents;
- 24 additional dwelling units; and
- 123,452 fewer square feet of non-residential uses.



## 1.6 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
<b>5.1 Land Use and Planning</b>			
Implementation of the General Plan Update would not 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.	Conservation/Open Space (COS) Policies 4.1 through 4.6, and 5.1 through 5.3; Economic Development (ED) Policies 1.1, 2.1 through 2.8, 3.1 through 3.3; Land Use (LU) Policies 4.1 through 4.6; 12.1 through 12.6; 13.1 through 13.5; and Safety (S) Policies 1.1 through 1.4.	No mitigation is required.	Less Than Significant Impact.
Development associated with implementation of the General Plan Update and cumulative development would not result in cumulatively considerable land use impacts.	Refer to the General Plan Update policies cited above in this section.	No mitigation is required.	Less Than Significant Impact.
<b>5.2 Population, Housing, and Employment</b>			
Implementation of the General Plan Update would not induce substantial population growth in an area, either directly or indirectly.	ED Policy 1.1 and LU Policies 2.1, 2.2 and 2.4.	No mitigation is required.	Less Than Significant Impact.
The General Plan Update would not induce housing, population, and employment growth resulting in cumulative impacts.	Refer to the General Plan Update policies cited above under this section.	No mitigation is required.	Less Than Significant Impact.
<b>5.3 Aesthetics</b>			
Implementation of the General Plan Update would not have an adverse effect on a scenic vista.	COS Policies 1.1 through 1.6, and 2.1.	No mitigation is required.	Less Than Significant Impact.
Implementation of the General Plan Update would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway.	COS Policy 2.1.	No mitigation is required.	Less Than Significant Impact.



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
Construction activities for future development associated with implementation of the General Plan Update could substantially degrade the existing visual character or quality of the site and its surroundings.	No applicable General Plan Update policies.	AES-1 Prior to issuance of a grading permit for a project subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects), and located on or immediately adjacent to a residentially zoned property, a Construction Management Plan shall be prepared for review and approval by the City of Rancho Santa Margarita City Engineer and/or Development Services Director. At a minimum, the Construction Management Plan shall indicate equipment and vehicle staging areas, materials stockpiling areas, fencing types, and construction worker vehicle parking. All equipment and vehicle staging areas shall be sited and/or screened to minimize public views to the maximum extent reasonably possible.	Less Than Significant Impact With Mitigation Incorporated.
Future development associated with implementation of the General Plan Update would not substantially degrade the existing visual character or quality of the site and its surroundings.	COS Policies 2.1 and 2.2; and LU Policies 2.1, 2.2, 2.3, and 2.7.	No mitigation is required.	Less Than Significant Impact.
Future development associated with implementation of the General Plan Update would not create new sources of substantial light or glare, which would adversely affect day or nighttime views in the area.	COS Policy 2.6.	No mitigation is required.	Less Than Significant Impact.
Future development associated with implementation of the General Plan Update could result in cumulatively considerable aesthetic and light/glare impacts.	Refer to the General Plan Update policies cited above in this section.	Refer to Mitigation Measure AES-1 above.	Less Than Significant Impact With Mitigation Incorporated.
<b>5.4 Traffic and Circulation</b>			
Implementation of the General Plan Update could conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for 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.	LU Policies 4.1, 4.2, 4.5, and 4.6.	T-1 As determined by the City Traffic Engineer, projects that are subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) and generate 50 or more peak hour trips shall be required to prepare a Traffic Impact Analysis to assess potential project-specific impacts in accordance with CEQA.	Less Than Significant Impact With Mitigation Incorporated.
Implementation of the General Plan Update would not conflict with adopted policies, plans, or programs regarding	LU Policies 4.1 through 4.6, and 12.5.	No mitigation is required.	Less Than Significant Impact.



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.			
Future development associated with implementation of the General Plan Update could result in cumulative traffic and circulation impacts.	Refer to the General Plan Update policies cited above in this section.	Refer to Mitigation Measure T-1 above.	Less Than Significant Impact With Mitigation Incorporated.
<b>5.5 Air Quality</b>			
Citywide construction activities under the General Plan Update could result in a considerable increase of criteria pollutants, and thus, could violate any air quality standard or contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard.	COS Policies 4.1 through 4.6.	<p>AQ-1 Prior to issuance of any grading permit for a project subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects), the City Planning Division shall confirm that the Grading Plan, Building Plans, and specifications require that ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturer's specifications. The equipment maintenance records and equipment design specifications data sheets shall be submitted to the City and verified by the City Planning Division, and shall be kept on site by the project contractor during construction activities.</p> <p>AQ-2 Each development project subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) shall submit a traffic control plan to the City Engineer prior to the issuance of a grading permit. To reduce traffic congestion during temporary construction activities, the plan shall include, as deemed necessary by the City Engineer, the following: temporary traffic controls such as a flag person during all phases of construction to maintain smooth traffic flow, dedicated turn lanes for movement of construction trucks and equipment on- and off-site, scheduling of construction activities that affect traffic flow on the arterial system to off-peak hour, consolidating truck deliveries, rerouting of construction trucks away from congested streets or sensitive receptors, and/or signal synchronization to improve traffic flow. Traffic control devices included in the traffic control plan shall be developed in compliance with the requirements of the California Manual on Uniform Control Devices.</p> <p>AQ-3 To identify potential long-term operational-related air quality impacts from projects subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects), project-specific air emissions impacts shall be determined in compliance with the latest</p>	Significant and Unavoidable Impact.



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
		<p>version of the SCAQMD CEQA Guidelines. To address potential localized impacts, the air quality analysis shall be completed pursuant to the latest version of SCAQMD's Final Localized Significance Threshold Methodology document or other appropriate methodology as determined in conjunction with SCAQMD. The results of the operational-related and localized air quality impacts analyses shall be included in the development project's CEQA documentation. If such analyses identify potentially significant regional or local air quality impacts, the City shall require the incorporation of appropriate mitigation to reduce such impacts as required by CEQA.</p>	
<p>Implementation of the General Plan Update could result in an overall increase in mobile and stationary source emissions within the City, which could violate any air quality standard or contribute substantially to an existing or projected air quality violation, or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard.</p>	<p>COS Policies 4.1 through 4.6.</p>	<p>Refer to Mitigation Measure AQ-3 above.</p>	<p>Significant and Unavoidable Impact.</p>
<p>Implementation of the General Plan Update would not create objectionable odors affecting a substantial number of people.</p>	<p>No applicable General Plan Update policies.</p>	<p>No mitigation is required.</p>	<p>Less Than Significant Impact.</p>
<p>Implementation of the General Plan Update would not result in an overall increase in carbon monoxide hotspot emissions within the City, which could expose sensitive receptors to substantial pollutant concentrations.</p>	<p>Refer to the General Plan Update policies cited above in this section.</p>	<p>No mitigation is required.</p>	<p>Less Than Significant Impact.</p>
<p>The General Plan Update would not conflict with or obstruct implementation of the applicable air quality plan.</p>	<p>Refer to the General Plan Update policies cited above in this section.</p>	<p>No mitigation is required.</p>	<p>Less Than Significant Impact.</p>
<p>Short-term construction emissions associated with the General Plan Update could impact regional air quality levels on a cumulatively considerable basis.</p>	<p>Refer to the General Plan Update policies cited above in this section.</p>	<p>Refer to Mitigation Measures AQ-1 through AQ-3 above.</p>	<p>Significant and Unavoidable Impact.</p>



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
Long- term operational emissions associated with the General Plan Update could impact regional air quality levels on a cumulatively considerable basis.	Refer to the General Plan Update policies cited above in this section.	Refer to Mitigation Measure AQ-3 above.	Significant and Unavoidable Impact.
Development of the General Plan Update and related projects would not result in cumulatively considerable odor impacts.	No applicable General Plan Update policies.	No mitigation is required.	Less Than Significant Impact.
Development of the General Plan Update and related projects would not result in cumulatively considerable carbon monoxide hotspot impacts.	Refer to the General Plan Update policies cited above in this section.	No mitigation is required.	Less Than Significant Impact.
Development of the General Plan Update and related projects would not result in cumulatively considerable inconsistencies with the applicable air quality plan.	Refer to the General Plan Update policies cited above in this section.	No mitigation is required.	Less Than Significant Impact.
<b>5.6 Noise</b>			
Construction-related activities resulting from implementation of the General Plan Update could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project nor would it expose persons to or generate excessive ground-borne noise levels.	Noise (N) Policies 3.2 and 3.3.	<p>NOI-1 For projects that are subject to California Environmental Quality Act (CEQA) review (i.e., non-exempt projects), project applicants shall ensure through contract specifications that construction best management practices (BMPs) will be implemented by all project contractors to reduce construction noise levels. Contract specifications shall be included in construction documents, which shall be reviewed and approved by the City Development Services Department prior to issuance of a grading or building permit (whichever is issued first). BMPs to reduce construction noise levels may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>• Ensure that construction equipment is properly muffled according to industry standards and is in good working condition.</li> <li>• Place noise-generating construction equipment and construction staging areas away from sensitive uses.</li> <li>• Construction activities shall occur between the hours of 7:00 a.m. and 8:00 p.m. Monday through Saturday, pursuant to Section 5.04.070(5) of the Rancho Santa Margarita Noise Ordinance.</li> </ul>	Less Than Significant With Mitigation Incorporated.



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
		<ul style="list-style-type: none"> <li>• Implement noise attenuation measures, as needed, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.</li> <li>• Use electric air compressors and similar power tools rather than diesel equipment, where feasible.</li> <li>• Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than five minutes.</li> <li>• Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party and the Development Services Department.</li> </ul>	
<p>Construction-related activities resulting from implementation of the General Plan Update could expose persons to or generate excessive ground-borne vibration.</p>	<p>Refer to the General Plan Update policies cited above in this section.</p>	<p>NOI-2 Projects that are subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) with construction activities within 25 feet of an occupied sensitive use (i.e., historical buildings, residential, senior care facilities, hospitals, and schools/day care centers) shall be required to prepare a project-specific vibration impact analysis to evaluate potential construction vibration impacts associated with the project, and to determine any specific vibration control mechanisms that shall be incorporated into the project's construction bid documents to reduce such impacts. Contract specifications shall be included in construction documents, which shall be reviewed and approved by the City Engineer prior to issuance of a grading permit.</p> <p>NOI-3 Projects that are subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) within 100 feet of a historic structure(s) shall implement the following measures to reduce the potential for architectural/structural damage resulting from elevated groundborne noise and vibration levels:</p> <ul style="list-style-type: none"> <li>• Pile driving within 50 feet of any historic structure(s) shall utilize alternative installation methods, such as pile cushioning, jetting,</li> </ul>	<p>Less Than Significant With Mitigation Incorporated.</p>



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
		<p>predrilling, cast-in-place systems, and resonance-free vibratory pile drivers.</p> <ul style="list-style-type: none"> <li>As accessible, a preconstruction survey of all eligible for listing or listed historic buildings under the National Register of Historic Places, California Register of Historic Resources, and/or local historic database(s) within 50 feet of proposed construction activities shall be conducted. Fixtures and finishes within 50 feet of construction activities susceptible to damage shall be documented photographically and in writing. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating any damage caused by construction activities. Construction vibration monitoring shall be conducted at the edges of these historic properties and construction activities shall be reduced, as needed, to ensure no damage occurs.</li> <li>Vibration monitoring shall be conducted prior to and during pile driving operations occurring within 100 feet of the historic structure(s). Contractors shall limit construction vibration levels during pile driving and impact activities in the vicinity of the historic structure(s) in accordance with the California Department of Transportation (Caltrans) <i>Transportation and Construction Vibration Guidance Manual</i>, dated September 2013.</li> </ul>	
<p>Future noise levels associated with implementation of the General Plan Update could result in a substantial permanent increase in ambient noise levels in the project vicinity above levels without the project and expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p>	<p>N Policies 1.1 through 1.3, 2.1, 2.2, 3.1 through 3.4.</p>	<p>NOI-4 Prior to issuance of any building permits for projects that are subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) adjacent to sensitive uses (i.e., residential, senior care facilities, hospitals, and schools/day care centers), the applicant shall submit plans for review and approval by the City Engineer that demonstrate all noise from HVAC equipment will be shielded from sensitive uses such that stationary noise associated with the HVAC equipment is 65 dBA or less when measured 50 feet from the noise source.</p>	<p>Less Than Significant With Mitigation Incorporated.</p>
<p>Cumulative short-term construction noise as a result of implementation of the General Plan Update could result in cumulatively considerable impacts.</p>	<p>Refer to the General Plan Update policies cited above in this section.</p>	<p>Refer to Mitigation Measures NOI-1 through NOI-3.</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
Cumulative long-term operational noise as a result of implementation of the General Plan Update could result in cumulatively considerable impacts.	Refer to the General Plan Update policies cited above in this section.	Refer to Mitigation Measure NOI-4.	Less Than Significant Impact With Mitigation Incorporated.
<b>5.7 Greenhouse Gas Emissions</b>			
Implementation of the General Plan Update could generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	LU Policies 4.2 through 4.6; and COS Policies 4.1, 7.1, and 7.2.	<p>GHG-1 Within 24 months of adoption of the proposed General Plan, the City of Rancho Santa Margarita shall implement an Energy Action Plan (EAP). The EAP shall:</p> <ul style="list-style-type: none"> <li>• Evaluate the City's current green building requirements every three years, consistent with Building Code updates, to consider additional requirements for new residential and nonresidential development to ensure that new development meets or exceeds adopted green building measures in the state.</li> <li>• Establish a program to encourage and incentivize existing development to install solar panels.</li> <li>• Encourage the use of electric equipment for City construction contracts.</li> <li>• When feasible, the City shall offer incentives for use of energy reduction measures such as expedited permit processing and reduced fees.</li> <li>• Coordinate periodic community outreach to leverage community involvement, interest, and perspectives in implementing energy reduction measures.</li> <li>• Review feasibility of Community Choice Energy to increase availability of renewable energy sources to consumers within Rancho Santa Margarita.</li> <li>• Encourage the business community to reduce energy consumption through innovative technologies such as the use of cogeneration facilities.</li> </ul>	Significant and Unavoidable Impact.



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
		<ul style="list-style-type: none"> <li>Work with large employers and retail shopping centers to ensure access to EV charging stations.</li> </ul> <p>In addition, to implement the EAP, the City shall appoint an Implementation Coordinator to oversee the successful implementation of all selected EAP strategies. The primary function of the Implementation Coordinator will be to create a streamlined approach to manage implementation of the EAP.</p>	
Implementation of the General Plan Update would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	COS Policies 4.2 through 4.5, 5.1 through 5.3, and 7.1, and 7.2; and LU Policies 4.5, 4.6, and 7.2.	No mitigation is required.	Less Than Significant Impact.
Greenhouse gas emissions resulting from development associated with implementation of the General Plan Update and cumulative development could impact greenhouse gas emissions on a cumulatively considerable basis.	Refer to the General Plan Update policies cited above in this section.	Refer to Mitigation Measure GHG-1.	Significant and Unavoidable Impact.
<b>5.8 Geology and Soils</b>			
Implementation of the General Plan Update would not expose people and structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides.	S Policies 1.3, 1.4, 2.1, and 2.5.	No mitigation is required.	Less Than Significant Impact.
Implementation of the General Plan Update would not result in substantial soil erosion or the loss of topsoil.	S Policies 2.2 and 3.1.	No mitigation is required.	Less Than Significant Impact.
Implementation of the General Plan Update would not result in development/ improvements that are located on a geologic unit or soil that is unstable, resulting in landslides, lateral spreading, subsidence, liquefaction, or collapse, or on expansive soils creating substantial risk to life or property.	Refer to the General Plan Update policies cited above in this section.	No mitigation is required.	Less Than Significant Impact.
Future development resulting from implementation of the General Plan Update would not result in cumulative impacts related to seismic, geologic, and soil conditions.	Refer to the General Plan Update policies cited above in this section.	No mitigation is required.	Less Than Significant Impact.



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
<b>5.9 Hydrology and Water Quality</b>			
Implementation of the General Plan Update would not violate any water quality standards or waste discharge requirements, or otherwise substantially degrade water quality.	COS Policies 1.4, 3.1, 3.2; and LU Policies 2.8, 3.1 through 3.3.	No mitigation is required.	Less Than Significant Impact.
Development associated with implementation of the General Plan Update would not 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.	No applicable General Plan Update policies.	No mitigation is required.	Less Than Significant Impact.
Development in accordance with the General Plan Update would not create or contribute runoff water which could exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	LU Policy 8.1.	No mitigation is required.	Less Than Significant Impact.
Development associated with the General Plan Update would not substantially alter the existing drainage patterns on 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 substantial erosion, siltation, or flooding on- or off-site.	Refer to the General Plan Update policies cited above in this section.	No mitigation is required.	Less Than Significant Impact.
Development associated with implementation of the General Plan Update would not 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, nor would it place within a 100-year flood hazard area structures which would impede or redirect flood flows.	Refer to the General Plan Update policies cited above in this section, and S Policies 2.3, and 3.1 through 3.4.	No mitigation is required.	Less Than Significant Impact.
Future development associated with the General Plan Update would not 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.	Refer to the General Plan Update policies cited above in this section, and S Policies 1.1 through 1.4, and 2.1.	No mitigation is required.	Less Than Significant Impact.



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
Development in accordance with the General Plan Update would not result in inundation by seiche, tsunami, or mudflow.	Refer to the General Plan Update policies cited above in this section.	No mitigation is required.	Less Than Significant Impact.
Future development associated with the General Plan Update and cumulative development would not result in cumulatively considerable impacts related to hydrology, drainage, and water quality.	Refer to the General Plan Update policies cited above in this section.	No mitigation is required.	Less Than Significant Impact.
<b>5.10 Hazards and Hazardous Materials</b>			
Future development in the City would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	S Policy 5.3.	No mitigation is required.	Less Than Significant Impact.
Short-term construction-related activities associated with future development could create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	S Policy 5.3.	HAZ-1 Prior to issuance of any grading or building permit (whichever occurs first) for a project subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) on a site identified on any list of hazardous materials compiled pursuant to Government Code Section 65962.5, a formal Phase I Environmental Site Assessment (ESA) shall be prepared in accordance with ASTM Standard Practice E 1527-05 or the Standards and Practices for All Appropriate Inquiry (AAI). The Phase I ESA shall identify specific Recognized Environmental Conditions (RECs), which may require further sampling/remedial activities by a qualified Hazardous Materials Specialist with Phase II/site characterization experience prior to demolition, and/or construction. The Hazardous Materials Specialist shall identify proper remedial activities appropriate to the hazardous material(s) found (e.g., removal and disposal; bio-remediation; pump and treat; soil vapor extraction, and in situ oxidation), as necessary.	Less Than Significant Impact With Mitigation Incorporated.
Long-term operation activities associated with future development would not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	S Policy 5.3.	No mitigation is required.	Less Than Significant Impact.
Future development within the City could emit or handle hazardous or acutely hazardous materials, substances, or	S Policy 5.3.	Refer to Mitigation Measure HAZ-1 above.	Less Than Significant Impact With Mitigation Incorporated.



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
waste within one-quarter mile of an existing or proposed school.			
Future development within the City could be located on a site which is included on a list of hazardous materials site compiled pursuant to Government Code section 65962.5 and, as a result, create a significant hazard to the public or the environment.	S Policy 5.3.	Refer to Mitigation Measure HAZ-1 above.	Less Than Significant Impact With Mitigation Incorporated.
Future development in the City would not 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.	S Policies 2.4, and 4.1 through 4.8.	No mitigation is required.	Less Than Significant Impact.
Future development resulting from implementation of the General Plan Update could result in cumulative impacts related to hazards and hazardous materials.	Refer to the General Plan Update policies cited above in this section.	Refer to Mitigation Measure HAZ-1 above.	Less Than Significant Impact With Mitigation Incorporated.
<b>5.11 Tribal and Cultural Resources</b>			
Development in accordance with the General Plan Update could cause a substantial adverse change in the significance of a historical resource.	COS Policies 6.1 and 6.2.	CUL-1 To ensure identification and preservation of potentially historic resources (as defined by CEQA § 15064.5 a resource listed in, eligible for listing in, or listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or local register), projects subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) shall be conditioned as follows: prior to any construction activities that could impact potential or previously identified historical resources, the project proponent shall provide a historical resources assessment performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for architectural history or history (as defined in 48 Code of Federal Regulations 44716) to the City of Rancho Santa Margarita Planning Division for review and approval. The historical resources assessment shall include a records search at the South Central Coastal Information Center (SCCIC) and a survey in accordance with the California Office of Historic Preservation (OHP) guidelines to identify any previously unrecorded potential historical resources that may be potentially affected by the proposed project.	Less Than Significant Impact With Mitigation Incorporated.



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
		<p>CUL-2 If a project subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) requires the relocation, rehabilitation, or alteration of a historical resource (defined above), the project proponent shall utilize the Secretary of the Interior's Standards for the Treatment of Historic Properties to the maximum extent possible to ensure the historical significance of the resource is not impaired. The application of the standards shall be overseen by an architectural historian or historic architect meeting the Secretary of the Interior's Professional Qualification Standards. Prior to any construction activities that may affect the historical resource (defined above), a report, meeting industry standards, shall identify and specify the treatment of character-defining features and construction activities and be provided to the City of Rancho Santa Margarita Planning Division for review and approval. A project proponent, its construction personnel, and all subcontractors shall comply with the procedures outlined in the resulting report.</p> <p>CUL-3 If a project subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) would result in the demolition or significant alteration of a historical resource previously recorded, evaluated, and/or designated in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or local register, recordation shall take the form of Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS) documentation, and shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards. Recordation shall meet the Secretary of the Interior's Standards and Guidelines for Architectural and Engineering, which defines the products acceptable for inclusion in the HABS/HAER/HALS collection at the Library of Congress. The specific scope and details of documentation shall be developed at the project level in coordination with the City of Rancho Santa Margarita Planning Division and performed prior to the first issuance of any demolition, building, or grading permits.</p>	
<p>Development in accordance with the General Plan Update could cause a substantial adverse change in the significance of an archaeological resource.</p>	<p>Refer to the General Plan Update policies cited above in this section.</p>	<p>CUL-4 To ensure identification and preservation of archaeological resources and avoid significant impacts to those resources within the City of Rancho Santa Margarita, all projects subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) shall be screened by the City to determine whether an Archaeological Resources Assessment study is required. Screening</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
		<p>shall consider the type of project and whether ground disturbances will occur. Ground disturbances include activities such as grading, excavation, trenching, boring, or demolition that extend below the current grade. If there will be no ground disturbance, then an Archaeological Resources Assessment shall not be required. If there will be ground disturbances, prior to issuance of any permits required to conduct ground disturbing activities, the City shall require an Archaeological Resources Assessment be conducted under the supervision of an archaeologist that meets the Secretary of the Interior's Professionally Qualified Standards in either prehistoric or historic archaeology.</p> <p>All Archaeological Resources Assessments shall include records searches conducted through of the following databases through the respective repositories: California Historical Resources Information System (CHRIS) records search conducted through the South Central Coastal Information Center (SCCIC); Sacred Land Files (SLF) search through the Native American Heritage Commission (NAHC). The records searches shall be conducted for the proposed project site and a radius of no less than 0.5 miles. The results shall be documented in the Archaeological Resources Assessment and shall state if the project site has been adequately assessed for archaeological resources and whether archaeological resources are present within the project site or radius. Determining the adequacy of previous studies shall consider the methods utilized in the study and whether an intensive pedestrian survey and/or subsurface archaeological excavation was conducted, and the date of the study. The Archaeological Resources Assessment shall summarize the type of resource and whether it has been evaluated for significance at the Federal, State, or local level. For resources identified directly within the project site, any details concerning the integrity of the resource, if available, shall be included in the results. If the area in which ground disturbances are proposed, including the horizontal and vertical extent, have been adequately assessed for the presence of archaeological resources and no archaeological resources are present, then the results shall be presented in a report or memo, submitted to the Rancho Santa Margarita Planning Division for approval, and no further work shall be required to avoid impacts to archaeological resources.</p> <p>If the area of proposed ground disturbances has not been adequately assessed, additional background research shall be conducted to</p>	



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
		<p>assess the likelihood that unidentified archaeological resources may be present on the surface and below ground. The assessment shall be based on substantial information. If undeveloped surfaces are present and the project area has not been surveyed within the past 10 years, a Phase I (intensive) pedestrian survey shall be undertaken. Pedestrian surveys shall include an assessment of the likelihood for buried archaeological resources to occur. If the surface has been developed, the assessment shall consider the likelihood of buried archaeological resources to be present below or intermixed with existing disturbances. If the results of the Phase I survey are negative and the likelihood of buried archaeological resources is found to be low, the results shall be documented in a report or memo, submitted to the Rancho Santa Margarita Planning Division for approval, and no further work shall be required to avoid impacts to archaeological resources.</p> <p>If the likelihood of buried archaeological resources being present is assessed as medium or high, the assessment shall consider whether subsurface exploration is feasible and necessary to avoid potential impacts to as yet unidentified archaeological resources, and make recommendations for completing the Phase I investigation. If subsurface exploration is recommended, the methods shall conform to those used for Phase II investigations and include specific information about what information is required to complete an adequate Phase I assessment.</p> <p>By performing a records search, consulting with the NAHC, and conducting background research and, if needed, a Phase I survey, the archaeologist shall classify the project site as having high, medium, or low sensitivity for unidentified archaeological resources. The results of the Archaeological Resources Assessment shall be summarized in a report or memo and submitted to the City of Rancho Santa Margarita Planning Division for review and approval. The Archaeological Resources Assessment shall meet or exceed standards in the Office of Historic Preservation's <i>Archaeological Resource Management Reports (ARMR): Recommended Contents and Format</i> (1990) and <i>Guidelines for Archaeological Research Designs</i> (1991).</p> <p>CUL-5 For projects subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) and subject to the requirement for an Archaeological Resources Assessment</p>	



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
		<p>(Mitigation Measure CUL-4). If the required Assessment identifies potentially significant archaeological resources (defined as resources that have not been evaluated for listing to the NRHP, CRHR, or local register), a Phase II Testing and Evaluation investigation shall be performed by an archaeologist who meets the Secretary of the Interior's Professionally Qualified Standards prior to any construction-related ground-disturbing activities to determine the significance of the identified archaeological resources. If the resources are determined to be significant through Phase II testing and site avoidance is not possible, appropriate site-specific mitigation measures shall be developed and implemented by the project proponent in coordination with an archaeologist meeting the Secretary of the Interior's Professionally Qualified Standards. These might include a Phase III data recovery program that would be implemented by the archaeologist and shall be performed in accordance with the Office of Historic Preservation's <i>Archaeological Resource Management Reports (ARMR): Recommended Contents and Format</i> (1990) and <i>Guidelines for Archaeological Research Designs</i> (1991). Additional options can include 1) interpretative signage 2) educational outreach that helps inform the public of the past activities that occurred in this area, or 3) funding a Phase III data recovery of a similar site outside of the proposed project that would allow the project to continue on an unimpeded timeline, but would still contribute to the public knowledge of past human activity.</p> <p>CUL-6 For projects subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) and subject to the requirement for an Archaeological Resources Assessment (Mitigation Measure CUL-4). If potentially significant archaeological resources are not identified through an Archaeological Resources Assessment, but a project site is identified as being highly sensitive for archaeological resources (Mitigation Measure CUL-4), an archaeologist, supervised by an archaeologist meeting the Secretary of the Interior's Professionally Qualified Standards, shall monitor all ground-disturbing construction and pre-construction activities in areas with previously undisturbed soil within depths that archaeological resources can occur. The archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The pre-construction training shall be held in conjunction with the project's initial on-site safety meeting and shall explain the importance and legal basis for the protection of significant archaeological resources.</p>	



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
		<p>In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity (defined as within a 30-meter radius) of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the Secretary of the Interior's Professionally Qualified Standards. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.</p> <p>CUL-7 For projects subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) and subject to the requirement for an Archaeological Resources Assessment (Mitigation Measure CUL-4). If potentially significant archaeological resources are not identified through an Archaeological Resources Assessment but a project site is identified as having medium sensitivity for archaeological resources (Mitigation Measure CUL-4), an archaeologist who meets the Secretary of the Interior's Professionally Qualified Standards shall be retained on an on-call basis. The archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The pre-construction training shall be held in conjunction with the project's initial on-site safety meeting and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the on-call archaeologist is contacted. If the on-call archaeologist determines that the discovery is significant, it shall be curated with a recognized scientific or educational repository.</p> <p>CUL-8 Projects subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) a site containing or adjacent to a cultural resource that is unevaluated for listing to, recommended eligible for listing to, listed as eligible for listing to, or already listed on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or local register, shall be conditioned as follows: Prior to issuance of a grading or building permit, the construction limits shall be clearly flagged prior to commencement of any pre-construction or construction activities to assure impacts to eligible cultural resources are avoided or minimized to the extent feasible. Prior to construction activities, an</p>	



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
		<p>archaeologist, supervised by an archaeologist meeting the Secretary of the Interior's Professionally Qualified Standards, shall verify that the flagging clearly delineates the construction limits and eligible resources to be avoided. Since the location of some eligible cultural resources is confidential, these resources will be flagged as environmentally sensitive areas (ESA).</p> <p>CUL-9 Projects subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) and subject to the requirement for an Archaeological Resources Assessment (Mitigation Measure CUL-4) shall be conditioned as follows: In the event of any archaeological discovery regardless of if an archaeological monitor is present, construction work shall halt within a 30-meter radius of the find until its eligibility can be determined by an archaeologist that meets the Secretary of the Interior's Professionally Qualified Standards. Any artifact or feature shall be recovered, prepared to the point of curation, identified by an archaeologist that meets the Secretary of the Interior's Professionally Qualified Standards, listed in a database to facilitate analysis, and deposited in a designated archaeological curation facility.</p> <p>CUL-10 Projects subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) and subject to the requirement for an Archaeological Resources Assessment (Mitigation Measure CUL-4) shall be conditioned as follows: In the event of a human burial recovery, all construction work shall halt within a 30-meter radius of the find. The Orange County Coroner shall be contacted immediately. If the Coroner and archaeologist that meets the Secretary of the Interior's Professionally Qualified Standards agree that the human remains are prehistoric, the Native American Heritage Commission (NAHC) shall be contacted to determine the Most Likely Descendant (MLD). The MLD will make recommendations for the treatment and potential repatriation of the remains. The recommendations shall be followed, as deemed appropriate by a qualified archaeologist.</p>	



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
<p>Implementation of the General Plan Update could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>Refer to the General Plan Update policies cited above in this section.</p>	<p>CUL-11 Projects subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects) and that involve ground-disturbing activities shall implement the following:</p> <ul style="list-style-type: none"> <li>• A paleontological resources mitigation and monitoring plan (PRMMP) tailored to the proposed development project shall be prepared by a qualified paleontologist, defined as a paleontologist who meets the Society of Society of Vertebrate Paleontology (SVP) standards for a Principal Investigator or Project Paleontologist. The qualified paleontologist shall submit a letter of retention to the project proponent no fewer than 15 days before any grading or excavation activities commence. The letter shall include a resume for the qualified paleontologist that demonstrates fulfillment of the SVP standards. The PRMMP shall be prepared before any grading activities begin. The PRMMP shall address mitigation and monitoring specific to the project area and construction plan, which may include one or more of the following: construction worker training, monitoring protocols, protocol for identifying the conditions under which additional or reduced levels of monitoring (e.g., spot-checking) may be appropriate, fossil salvage and data collection protocols in the event of an unanticipated discovery, curation facilities for any significant fossils that may be salvaged, and a final report summarizing the results of the program. The PRMMP shall take into account updated geologic mapping, geotechnical data, updated paleontological records searches, and any changes to the regulatory framework. The PRMMP shall adhere to and incorporate the performance standards and practices from the current SVP Standard procedures for the assessment and mitigation of adverse impacts to paleontological resources. The qualified paleontologist shall submit the final PRMMP to the City of Rancho Santa Margarita Planning Division for review and approval before issuance of a grading permit.</li> <li>• All projects involving ground disturbances in areas mapped as having high potential paleontological sensitivity (refer to <u>Exhibit 5.11-1, Paleontological Sensitivity of Geologic Units</u>) shall be monitored by a qualified paleontological monitor, as defined above, on a full-time basis. Monitoring shall include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor shall have authority</li> </ul>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
		<p>to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, should the fossils be determined to be significant, shall professionally and efficiently recover the fossil specimens and collect associated data for curation as detailed below. Qualified paleontological monitors shall use field data forms to record pertinent geologic data, measure stratigraphic sections (if applicable), and collect appropriate sediment samples from any fossil localities.</p> <ul style="list-style-type: none"> <li>All projects involving ground disturbance in areas mapped with low-high potential paleontological sensitivity (refer to Exhibit 5.11-1) shall only require paleontological monitoring if construction activity exceeds the depth of the low sensitivity surficial sediments as determined by a qualified paleontologist, as defined above, on a site-specific basis. The underlying sediments may have high paleontological sensitivity, and therefore work in those units may require paleontological monitoring.</li> <li>All projects involving ground disturbance in areas mapped as the Trabuco Formation (Ktr) with low paleontological sensitivity (refer to Exhibit 5.11-1) shall incorporate worker training prior to any ground-disturbing activity to ensure construction workers are aware that while paleontological sensitivity is low, fossils may still be encountered. A qualified paleontologist, as defined above, shall be appointed to oversee the training, remain on-call in the event fossils are found, and have the authority to divert activity should fossils be found on-site.</li> <li>If found, recovered fossils shall be prepared to the point of curation, identified by a qualified paleontologist, as defined above, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility.</li> </ul>	
<p>Future development in accordance with the General Plan Update could cause a significant impact to tribal cultural resources listed or eligible for listing in the California register of historical resources, or in a local register of historical resources, or impact a resource determined by the lead agency, in its discretion and supported by substantial</p>	<p>Refer to the General Plan Update policies cited above in this section.</p>	<p>Refer to Mitigation Measures CUL-4 through CUL-10 above.</p>	<p>Less Than Significant Impact With Mitigation Incorporated.</p>



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
evidence, to be significant to a California Native American tribe.			
The proposed project, combined with other related cumulative projects, could cause significant impacts to historical, archaeological, paleontological, or tribal cultural resources.	Refer to the General Plan Update policies cited above in this section.	Refer to Mitigation Measures CUL-1 through CUL-11 above.	Less Than Significant Impact With Mitigation Incorporated.
<b>5.12 Biological Resources</b>			
Implementation of the General Plan Update could 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 Services.	COS Policies 1.1 through 1.4.	<p>BIO-1 Projects subject to California Environmental Quality Act (CEQA) review (meaning, non-exempt projects), and with the potential to reduce or eliminate habitat for native plant and wildlife species or sensitive habitats, as determined by the City of Rancho Santa Margarita's Development Services Department, shall provide a Biological Resources Assessment prepared by a City-approved qualified biologist for review and approval by the Development Services Department. The assessment shall include biological field survey(s) of the project site to characterize the extent and quality of habitat that would be impacted by development. Surveys shall be conducted by qualified biologists and/or botanists in accordance with California Department of Fish and Wildlife and/or United States Fish and Wildlife Services survey protocols for target species. If no sensitive species are observed during the field survey and the regulatory agencies agree with those findings, then no further mitigation will be required. If sensitive species or habitats are documented on the project site, the project applicant shall comply with the applicable requirements of the regulatory agencies and shall apply mitigation determined through the agency permitting process.</p>	Less Than Significant Impact With Mitigation Incorporated.
Implementation of the General Plan Update would not 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 Services.	COS Policies 1.1, 1.3 and 1.4.	No mitigation is required.	Less Than Significant Impact.
Implementation of the General Plan Update would not have a substantial adverse effect on federally protected wetlands as defined by section 404 of the Clean Water Act (including,	COS Policies 1.1, 1.3, and 1.4.	No mitigation is required.	Less Than Significant Impact.



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.			
Implementation of the General Plan Update could 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.	COS Policies 1.1 and 1.4.	Refer to Mitigation Measure BIO-1 above.	Less Than Significant Impact With Mitigation Incorporated.
Implementation of the General Plan Update would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	LU Policy 12.4.	No mitigation is required.	Less Than Significant Impact.
Implementation of the General Plan Update could conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan.	COS Policies 1.1, 1.3, and 1.4.	Refer to Mitigation Measure BIO-1 above.	Less Than Significant Impact With Mitigation Incorporated.
Development associated with implementation of the General Plan Update and cumulative development could result in cumulatively considerable impacts to biological resources.	Refer to the General Plan Update policies cited above in this section.	Refer to Mitigation Measure BIO-1 above.	Less Than Significant Impact With Mitigation Incorporated.
<b>5.13 Fire Protection</b>			
Implementation of the General Plan Update would not cause substantially adverse physical impacts associated with the provision of new or physically altered fire facilities or result in the need for new or physically altered fire facilities, the construction of which may cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives.	S Policies 4.1 through 4.8.	No mitigation is required.	Less Than Significant Impact.
Future development associated with implementation of the General Plan Update would not result in cumulative impacts to fire protection services.	Refer to the General Plan Update policies cited above in this section.	No mitigation is required.	Less Than Significant Impact.



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
<b>5.14 Police Protection</b>			
Implementation of the General Plan Update would not cause substantial adverse physical impacts associated with the provision of new or physically altered police facilities or result in the need for new or physically altered police facilities, the construction of which may cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives.	S Policies 6.1 through 6.10.	No mitigation is required.	Less Than Significant Impact.
Future development associated with implementation of the General Plan Update would not result in cumulative impacts to police protection services.	Refer to the General Plan Update policies cited above in this section.	No mitigation is required.	Less Than Significant Impact.
<b>5.15 School Facilities</b>			
Implementation of the General Plan Update would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, or result in the need for new or physically altered school facilities, the construction of which may cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives.	LU Policies 2.4, 11.1 through 11.5, and 13.4.	No mitigation is required.	Less Than Significant Impact.
Future development associated with implementation of the General Plan Update and other cumulative development would not result in cumulatively considerable impacts to school facilities.	Refer to the General Plan Update policies cited above in this section.	No mitigation is required.	Less Than Significant Impact.
<b>5.16 Parks and Recreation</b>			
Implementation of the General Plan Update would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks and recreational facilities, or result in the need for new or physically altered parks and recreational facilities, the construction of which may cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives for parks.	LU Policies 2.4, 12.1, 12.2, and 13.1 through 13.5.	No mitigation is required.	Less Than Significant Impact.



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
Future development associated with implementation of the General Plan Update and other cumulative development would not result in cumulatively considerable impacts to parkland and recreational facilities.	Refer to the General Plan Update policies cited above in this section.	No mitigation is required.	Less Than Significant Impact.
<b>5.17 Water Supply</b>			
Implementation of the General Plan Update would have sufficient water supplies available to serve the project from existing entitlements and resources, and would not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	LU Policies 5.1 through 5.3.	No mitigation is required.	Less Than Significant Impact.
Future development associated with implementation of the General Plan Update and other cumulative development would not result in cumulatively considerable impacts to water resources including increased demand for water supplies and infrastructure.	Refer to the General Plan Update policies cited above in this section.	No mitigation is required.	Less Than Significant Impact.
<b>5.18 Wastewater</b>			
Implementation of the General Plan Update would not exceed wastewater treatment requirements of the applicable regional water quality control board, require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, or result in a determination by a wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	LU Policies 6.1 and 6.2.	No mitigation is required.	Less Than Significant Impact.
Future development associated with implementation of the General Plan Update and other cumulative development would not result in cumulatively considerable impacts to wastewater services and infrastructure.	Refer to the General Plan Update policies cited above in this section.	No mitigation is required.	Less Than Significant Impact.



Impacts	General Plan Update Policies	Mitigation Measures	Level of Significance
<b>5.19 Solid Waste</b>			
Implementation of the General Plan Update would not be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs and would comply with Federal, State, and local statutes and regulations related to solid waste.	LU Policies 7.1 through 7.3.	No mitigation is required.	Less Than Significant Impact.
Future development associated with implementation of the General Plan Update and other cumulative development would not result in cumulatively considerable impacts to solid waste disposal services and landfill disposal capacity.	Refer to the General Plan Update policies cited above in this section.	No mitigation is required.	Less Than Significant Impact.



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