



NOTICE OF AVAILABILITY

Date: April 19, 2019

To: Interested Agencies and Organizations

Subject: **Notice of Availability (NOA) of a Draft Environmental Impact Report for the Rancho Santa Margarita General Plan Update**

Project Title: Rancho Santa Margarita General Plan Update
State Clearinghouse No. 2018041075

Lead Agency: City of Rancho Santa Margarita
22112 El Paseo, Rancho Santa Margarita, CA 92688
Ms. Wendy Starks, AICP, Principal Planner
Telephone: 949.635.1807 Email: wstarks@cityofrsm.org

Notice is hereby given, pursuant to Public Resources Code Section 21092 and the State CEQA Guidelines (Title 14 of the California Code of Regulations, Section 15087), that the City of Rancho Santa Margarita (City) has completed the Draft Environmental Impact Report (Draft EIR) for the Rancho Santa Margarita General Plan Update (project) described below, and that the Draft EIR is available for public review.

Project Location: The 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. Regional access to the City is provided via State Route (SR) 241, SR-133, and Interstate 5.

Project Description: The General Plan Update focuses on five elements: Conservation/Open Space, Economic Development, Land Use, Noise, and Safety. The Circulation and Housing Elements were updated in 2013 and 2014 respectively; thus, no changes are proposed to those two elements. The purpose of the General Plan is to provide the City Council, Planning Commission, Staff, and the entire community with a comprehensive and internally consistent plan to guide the City's decision-making and development processes through the General Plan planning period (2040). The work program includes an update of the General Plan baseline data, goals, and policies.

Based on the proposed land use designations, maximum density, and intensity permitted for each parcel, as well as the historical development patterns in the City with only a limited number of parcels being developed at the maximum density or intensity, the reasonably anticipated development potential of the proposed land use plan would increase development over existing (2016) conditions by 528 additional dwelling units and 3,085,014 additional square feet of non-residential uses.

Significant Environmental Effects: The Draft EIR determined that after implementation of

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recommended mitigation measures and compliance with applicable Federal, State, and local regulatory requirements, the proposed project would still result in significant and unavoidable environmental impacts to air quality (construction and operations) and greenhouse gas emissions.

Toxic Sites: As detailed in the Draft EIR, there are eight sites within the City listed pursuant to Government Code Section 65962.5. Future development associated with implementation of the General Plan Update would be evaluated at the project-level to determine whether any development sites are listed on a hazardous materials site. Any development activities occurring on documented hazardous materials sites would be required to undergo remediation and cleanup under the supervision of the California Department of Toxic Substance Control and the San Diego Regional Water Quality Control Board prior to construction. Impacts would be reduced to less than significant following compliance with existing Federal, State, and local regulations.

Document Availability: Copies of the Draft EIR, along with documents referenced in the Draft EIR, are available during the 60-day public review period at the following locations:

1. City of Rancho Santa Margarita, Planning Division, 22112 El Paseo, Rancho Santa Margarita, California 92688
2. City of Rancho Santa Margarita website:
<https://www.cityofrsm.org/527/General-Plan-Update>
3. Rancho Santa Margarita Branch Library, 30902 La Promesa, Rancho Santa Margarita, California 92688

Comment Period: A 60-day public review period for the Draft EIR **begins on April 22, 2019 and ends on June 20, 2019.** City staff will respond to comments received on the Draft EIR. Comments may be submitted by facsimile, letter, or electronic mail. All comments and responses to this notice should be submitted in writing to: Ms. Wendy Starks, AICP, Principal Planner, at the address above, or via email at wstarks@cityofrsm.org **by no later than 5:00 pm on June 20, 2019.**

Date: April 19, 2019

Signature: _____



Title: Ms. Wendy Starks, AICP, Principal Planner

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