

Summary Form for Electronic Document Submittal

Form F

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 #: 2018041075**2018041075**Project Title: Rancho Santa Margarita General Plan UpdateLead Agency: City of Rancho Santa MargaritaContact Name: Wendy Starks, AICP, Principal PlannerEmail: wstarks@cityofrsm.orgPhone Number: 949.635.1807Project Location: Rancho Santa Margarita
*City*County of Orange
County

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

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.

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 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.

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

The Draft EIR determined that Project implementation would involve potentially significant impacts to Aesthetics, Traffic and Circulation, Air Quality, Greenhouse Gas Emissions, Noise, Hazards and Hazardous Materials, Tribal and Cultural Resources, and Biological Resources.

With implementation of Mitigation Measures AES-1, T-1, AQ-1 through AQ-3, NOI-1 through NOI-4, GHG-1, HAZ-1, CUL-1 through CUL-11, and BIO-1, impacts would be reduced to less than significant levels with the exception of air quality and greenhouse gas emissions. Project implementation would result in significant and unavoidable impacts to air quality (construction and operations) and greenhouse gas emissions.

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

Based on the City's review of available information and comments received from the general public and other public agencies in response to the Notice of Preparation (see Draft EIR Appendix B), no issues were determined as controversial or requiring further resolution.

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

- California Air Resources Board (CARB);
- California Department of Conservation;
- California Department of Fish and Wildlife;
- California Department of Toxic Substances Control;
- California Department of Transportation (Caltrans);
- California Emergency Management Agency;
- California Energy Commission;
- California Environmental Protection Agency (CalEPA);
- California Office of Emergency Services;
- Capistrano Unified School District;
- City of Lake Forest;
- City of Mission Viejo;
- Metropolitan Water District of Southern California;
- Orange County Fire Authority;
- Orange County Health Department;
- Orange County Public Library;
- Orange County Public Works Department;
- Orange County Planning & Development;
- Orange County Sanitation District;
- Orange County Transportation Authority;
- Saddleback Valley School District;
- San Diego Regional Water Quality Control Board (RWQCB);
- Santa Margarita Water District;
- South Coast Air Quality Management District (SCAQMD);
- Southern California Association of Governments (SCAG);
- Trabuco Canyon Water District; and
- U.S. Environmental Protection Agency.