



9.0 Effects Found Not To Be Significant



9.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

Due to the Lead Agency's (City of Rancho Santa Margarita) decision to prepare an Environmental Impact Report (EIR), an Initial Study was not prepared to determine significant effects of the proposed General Plan Update. This option is permitted under CEQA Guidelines Section 15063(a), which states that if the Lead Agency determines an EIR will be required for a project, the Lead Agency may skip further initial review and begin work on the EIR. The Initial Study Environmental Checklist form contained in Appendix G of the CEQA Guidelines was utilized to analyze the project's potential impacts. In the course of this evaluation, certain impacts of the General Plan Update were found to be less than significant due to the inability of a project of this scope to create such impacts or the absence of project characteristics producing effects of this type. The following discussion briefly describes the potential impacts found not to be significant as a result of implementation of the General Plan Update.

9.1 INITIAL STUDY/ENVIRONMENTAL CHECKLIST CONCLUSIONS

Implementation of the General Plan Update was determined to have no impact or less than significant impact in the following areas, and therefore were not addressed in detail in the EIR (Public Resources Code Section 21002.1(e)).

AESTHETICS

- a) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?*

No Impact. According to the California Department of Transportation, there are no officially designated or eligible State scenic highways in Rancho Santa Margarita. The closest eligible State scenic highway is State Route 74 (SR-74), which is approximately four miles south-southeast of Rancho Santa Margarita.¹ Views of the City from SR-74 are completely obstructed by natural topography, including canyons, vegetation, and buildings. Thus, development of the General Plan Update would not substantially damage scenic resources along SR-74, including trees, rocks, outcroppings, and historic buildings. No impacts would occur in this regard.

AGRICULTURE AND FOREST RESOURCES

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.*

No Impact. Per the California Department of Conservation, the City of Rancho Santa Margarita is predominantly situated within urban and built-up land. There is no Prime

¹ California Department of Transportation, California Scenic Highway Mapping System, Orange County, September 7, 2011, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm, accessed May 1, 2018.



Farmland, Unique Farmland, or Farmland of Statewide Importance within the City.² Therefore, implementation of the project would not result in any impacts to agricultural operations and would not convert any farmland to non-agricultural use. No impacts would occur in this regard.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract.*

No Impact. According to the City's Zoning Map, there are no areas zoned for agricultural use.³ Additionally, there are no lands within Rancho Santa Margarita under a Williamson Act contract.⁴ Thus, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract.

c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).*

No Impact. There are no areas within the City zoned for forest land or timberland production.⁵ The project would have no impacts in this regard.

d) *Result in the loss of forest land or conversion of forest land to non-forest use.*

No Impact. Refer to Agriculture and Forestry Resources(c).

e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.*

No Impact. Refer to Agriculture and Forestry Resources(a) and (c).

TRIBAL AND CULTURAL RESOURCES

a) *Disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant Impact. The City is largely built out with relatively little vacant land available for new development. Most development opportunities exist through infill and redevelopment. Therefore, development in accordance with the General Plan Update is unlikely to disturb human remains, including those interred outside of formal cemeteries, during earth removal or disturbance activities. Nevertheless, if human remains are found, those remains would require proper treatment, in accordance with applicable laws. State of California Public Resources Health and Safety Code Section 7050.5-7055

² California Department of Conservation, *Orange County Important Farmland 2014*, July 2016, <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/ora14.pdf>, accessed April 30, 2018.

³ Rancho Santa Margarita, City of, *Official Zoning Map*, June 2015, <https://www.cityofrsm.org/DocumentCenter/View/192/Zoning-Map-PDF>, accessed April 30, 2018.

⁴ California Department of Conservation, *Agricultural Preserves 2004, Williamson Act Parcels, Orange County, California*, 2004, ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Orange_WA_03_04.pdf, accessed April 30, 2018.

⁵ Rancho Santa Margarita, City of, *Official Zoning Map*, June 2015, <https://www.cityofrsm.org/DocumentCenter/View/192/Zoning-Map-PDF>, accessed April 30, 2018.



describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission and consultation with the individual identified by the Native American Heritage Commission to be the most likely descendant. If human remains are found during excavation, excavation must stop near the find and any area that is reasonably suspected to overlay adjacent remains until the County coroner has been notified, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Compliance with the aforementioned regulations would ensure impacts related to the disturbance of human remains are less than significant.

GEOLOGY AND SOILS

a) *Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

No Impact. The City of Rancho Santa Margarita is not located within a State-designated Alquist-Priolo Earthquake Fault Zone.⁶ As a result, implementation of the General Plan Update would not expose people or structures to potentially substantial adverse effects involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. No impact would occur in this regard.

b) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

No Impact. No septic tanks or alternative wastewater disposal systems are proposed within the City. All new development would be required to connect to existing sewer mainlines and service lines. Therefore, no impact would occur in this regard.

HAZARDS AND HAZARDOUS MATERIALS

a) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?*

No Impact. The closest public airport, John Wayne Airport, is located approximately 15.5 miles to the west of Rancho Santa Margarita. Based on the Airport Environs Land Use Plan

⁶ State of California Department of Conservation, Alquist-Priolo Fault Zone and Seismic Hazard Zone Maps, <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/index.aspx>, accessed June 14, 2016.



for John Wayne Airport, the City is outside of the John Wayne Airport Influence Area.⁷ Thus, no impacts would occur.

b) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area.*

No Impact. There are no private airstrips in the project area. Project development would not result in a safety hazard for people residing or working in the City.

c) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant Impact. The City has developed an Emergency Operations Plan (EOP) to address planned response to emergency situations, such as natural disasters, national security emergencies, and technological incidents. The EOP establishes policies and procedures for emergency response, identifies authorities, and assigns responsibilities for response activities.

The General Plan Update anticipates growth in Rancho Santa Margarita. However, the General Plan Update is a policy plan to guide future development in the City. The General Plan Update does not propose any site-specific land use changes and would not result in changes to the circulation patterns or emergency access routes. In addition, the General Plan Update includes several policies intended to assist in the implementation and maintenance of the EOP (Safety Element Policies 1.1 and 1.2). Therefore, impacts to emergency response plans would be less than significant.

LAND USE AND PLANNING

a) *Physically divide an established community?*

Less Than Significant Impact. The General Plan Update anticipates the net development of approximately 528 dwelling units and 3,085,014 square feet of non-residential development. Rancho Santa Margarita was primarily developed as a series of Planned Communities prior to incorporation, which have now been built out, leaving little opportunity for significant new development. Given that the City is primarily developed, it is anticipated that future development permitted by the General Plan Update would primarily consist of infill and redevelopment. The only areas of vacant lands that could be developed within the Study Area are the Chiquita Ridge property and the Northeast Future Planned Community. While future development could occur within 55 acres of the Chiquita Ridge property, a minimum of 37 acres is required to be preserved for natural habitat as part of a settlement agreement in 2009 with the County. Future development of the Northeast Future Planned Community would be subject to annexation by the City and approval of a Specific Plan. This area would be subject to detailed planning and development of residential, commercial, community facility, recreation and open space uses to ensure that future development would be complementary to the master planned development of Rancho Santa Margarita and properly planned for its interface with

⁷ Orange County Airport Land Use Commission, *Airport Enviros Land Use Plan for John Wayne Airport*, April 17, 2008, http://www.ocair.com/commissions/aluc/docs/JWA_AELUP-April-17-2008.pdf, accessed April 30, 2018.



Trabuco Canyon and adjacent neighborhoods. Therefore, the project would not physically divide any established communities. All future development in the City would be evaluated at a project-specific level for consistency with the proposed land use plan to ensure the development enhances the community, complements the small-town village character of Rancho Santa Margarita, and does not physically divide an established community. As such, impacts would be less than significant in this regard.

MINERAL RESOURCES

a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?*

Less Than Significant Impact. The California Department of Conservation, Division of Mines and Geology, designates areas as Mineral Resource Zones (MRZ). MRZ-1 is defined as areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. MRZ-2 is defined as areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence. MRZ-2 areas are considered significant mineral resource areas. MRZ-3 is defined as areas containing mineral deposits the significance of which cannot be evaluated from available data.

The City of Rancho Santa Margarita includes areas designated as Mineral Resource Zones (MRZs) 1, 2 and 3.8 MRZ-2 areas in the City lie within the general area of O'Neill Park along the Arroyo Trabuco Creek. The proposed land use plan does not change the land use designations or allow any development within these areas. Therefore, project development would not result in the loss of availability of a known mineral resource. Additionally, O'Neill Park and the larger Arroyo Trabuco Creek are not utilized as a mineral resource recovery site. Impacts would be less than significant in this regard.

b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

Less Than Significant Impact. Refer to Mineral Resources (a), above.

NOISE

a) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

No Impact. Refer to Hazards and Hazardous Materials (a), above.

⁸ California Department of Conservation, Mineral Land Classification of the Greater Los Angeles Area Orange County-Temescal Valley Production-Consumption Region, Arroyo Trabuco and San Juan Creek Resource Areas, Aggregate Resource Sectors T-V, 1981, ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_143/PartIII/Plate_3-6.pdf, accessed May 1, 2018.



b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.

No Impact. Refer to Hazards and Hazardous Materials (b), above.

POPULATION AND HOUSING

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The General Plan Update does not propose any changes to site-specific land use designations within the City. Future development would continue to allow for the development of residential and non-residential uses on sites designated for such uses. Project implementation would not result in the displacement of housing.

b) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. Refer to Population and Housing (a), above.

TRAFFIC AND CIRCULATION

a) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

No Impact. The current version of the Orange County Congestion Management Program (CMP) was prepared by the Orange County Transportation Authority (OCTA) in October 2017. The goals of the CMP are to support regional mobility objectives by reducing traffic congestion; providing a mechanism to coordinate land use and development decisions that support the regional economy; and determining gas tax fund eligibility. OCTA has adopted a minimum Level of Service (LOS) threshold of LOS "E" for CMP facilities. Based on OCTA's 2017 Congestion Management Program, there are no roadways within the City of Rancho Santa Margarita identified as CMP facilities. As such, development in accordance with the proposed project would have no impact on CMP facilities.

b) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The closest public airport is John Wayne Airport approximately 15.5 miles west of Rancho Santa Margarita. Based on the Airport Environs Land Use Plan for John Wayne Airport, the City is outside of the John Wayne Airport Influence Area. Given the distance, future development associated with the General Plan Update would have no impact on air traffic patterns, either through an increase in traffic levels or a change in location that results in substantial safety risks.



c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. Implementation of the General Plan Update is not anticipated to result in inadequate design features or incompatible uses nor would it propose or approve any site specific development project. Through the City's development review process, future developments would be evaluated to determine the appropriate land use permit for authorizing their use and the conditions for their establishment and operation. Future development projects would be evaluated on a case-by-case basis to ensure that adequate access and circulation to and within the development would be provided. Access to development sites would be required to comply with all applicable Rancho Santa Margarita Municipal Code and City design standards and would be reviewed by the City and OCFA to ensure that inadequate design features or incompatible uses do not occur. The City and OCFA would review future development to ensure that structures are designed to meet adopted standards and that adequate emergency access is provided. Therefore, implementation of the proposed project would not result in significant impacts involving inadequate design features or incompatible uses.

D) Result in inadequate emergency access?

Less Than Significant Impact. Development in accordance with the proposed project is not anticipated to result in inadequate emergency access. Additionally, the General Plan Update does not propose or approve any site specific development project. Future development projects would be required to comply with the City's development review process including review for compliance with the *Rancho Santa Margarita Zoning Code*. New developments would also be required to comply with all applicable fire and building codes and ordinances for construction and access to the site during both construction and operational phases. Individual projects would be reviewed by OCFA to determine the specific fire requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments would provide adequate emergency access to and from the site. Further, the City and OCFA would review any modifications to existing roadways to ensure that adequate emergency access or emergency response would be maintained. Emergency response and evacuation procedures would be coordinated through the City in coordination with the Orange County Sheriff's Department and OCFA, resulting in less than significant impacts.

9.2 EIR CONCLUSIONS

LESS THAN SIGNIFICANT IMPACTS WITHOUT MITIGATION

The following impacts were identified as less than significant and did not require mitigation. These impacts were analyzed in detail throughout the EIR.

Land Use and Planning

- 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.

- Development associated with implementation of the General Plan Update and cumulative development would not result in cumulatively considerable land use impacts.

Population, Housing, and Employment

- Implementation of the General Plan Update would not induce substantial population growth in an area, either directly or indirectly.
- The General Plan Update would not induce housing, population, and employment growth resulting in cumulative impacts.

Aesthetics and Light/Glare

- Implementation of the General Plan Update would not have an adverse effect on a scenic vista.
- 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.
- 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.
- 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.

Traffic and Circulation

- Implementation of the General Plan Update would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Air Quality

- Implementation of the General Plan Update would not create objectionable odors affecting a substantial number of people.
- 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.



- The General Plan Update would not conflict with or obstruct implementation of the applicable air quality plan.
- Development of the General Plan Update and related projects would not result in cumulatively considerable odor impacts.
- Development of the General Plan Update and related projects would not result in cumulatively considerable carbon monoxide hotspot impacts.
- Development of the General Plan Update and related projects would not result in cumulatively considerable inconsistencies with the applicable air quality plan.

Greenhouse Gas Emissions

- Implementation of the General Plan Update would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases.

Geology and Soils

- Implementation of the General Plan Update would not expose people and structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides.
- Implementation of the General Plan Update would not result in substantial soil erosion or the loss of topsoil.
- 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.
- Future development resulting from implementation of the General Plan Update would not result in cumulative impacts related to seismic, geologic, and soil conditions.

Hydrology and Water Quality

- Implementation of the General Plan Update would not violate any water quality standards or waste discharge requirements, or otherwise substantially degrade water quality.
- 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.
- 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.

- 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.
- 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.
- Future development associated with implementation of 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.
- Development in accordance with the General Plan Update would not result in inundation of new uses by seiche, tsunami, or mudflow.
- 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.

Hazards and Hazardous Materials

- 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.
- 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.
- 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.

Biological Resources

- 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 Service.



- 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, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- 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.

Fire Protection

- 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.
- Future development associated with implementation of the General Plan Update would not result in cumulative impacts to fire protection services.

Police Protection

- 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.
- Future development associated with implementation of the General Plan Update would not result in cumulative impacts to police protection services.

School Facilities

- 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.
- Future development associated with implementation of the General Plan Update and other cumulative development would not result in cumulatively considerable impacts to school facilities.



Parks and Recreation

- 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.
- 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.

Water Supply

- 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.
- 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.

Wastewater

- 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.
- 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.

Solid Waste

- 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.



- 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.

LESS THAN SIGNIFICANT IMPACTS WITH MITIGATION

The following impacts were identified as potentially significant but were reduced to less than significant with the implementation of proposed mitigation measures. These impacts were analyzed in detail in the EIR.

Aesthetics and Light/Glare

- 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.
- Future development associated with implementation of the General Plan Update could result in cumulatively considerable aesthetic and light/glare impacts.

Traffic and Circulation

- 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.
- Future development associated with implementation of the General Plan Update could result in cumulative traffic and circulation impacts.

Noise

- 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.
- Construction-related activities resulting from implementation of the General Plan Update could expose persons to or generate excessive ground-borne vibration.
- 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.
- Cumulative short-term construction noise as a result of implementation of the General Plan Update could result in cumulatively considerable impacts.



- Cumulative long-term operational noise as a result of implementation of the General Plan Update could result in cumulatively considerable impacts.

Hazards and Hazardous Materials

- 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.
- Future development within the City could emit or handle hazardous or acutely hazardous materials, substances, or 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.
- Future development resulting from implementation of the General Plan Update could result in cumulative impacts related to hazards and hazardous materials.

Tribal and Cultural Resources

- Development in accordance with the General Plan Update could cause a substantial adverse change in the significance of a historical resource.
- Development in accordance with the General Plan Update could cause a substantial adverse change in the significance of an archaeological resource.
- Implementation of the General Plan Update could directly or indirectly destroy a unique paleontological resources or site or unique geologic feature.
- 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 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 resources, paleontological resources, human remains, or tribal cultural resources.

Biological Resources

- 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.

- 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 an established wildlife corridors, or impede the use of native wildlife nursery sites.
- 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.
- Development associated with implementation of the General Plan Update and cumulative development could result in cumulatively considerable impacts to biological resources.

9.3 REFERENCES

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