

APPENDIX A

*Program EIR Environmental Impacts and
Mitigation Measures Table
(Table 2-1 of Program EIR)*

**Table 2-1
Project Level Environmental Impacts and Mitigation Measures**

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>5.1 AESTHETICS</p> <p>Scenic Vistas and Scenic Resources New development and redevelopment activities pursuant to the General Plan, as well as landscaping and infrastructure improvements along the City's corridors have the potential to significantly impact the existing scenic vistas and resources within the planning area.</p>	<p>A-1 The City shall plan and encourage strong unifying gateways at major entrances to the City and in community activity centers, and new private and public infrastructure and development projects to achieve strong gateway features through the use of signage and iconic design, architecture, and/or landscaping components that communicate Laguna Hills' identity and character. (Implementation Program LU-11)</p> <p>A-2 Enhance the City's identity and promote walkability by developing a program whereby businesses or residents may sponsor street furniture, public art, and/or landscaped areas; and continue to install public amenities such as streetscape, lighting, and landscaping. (Implementation Program LU-12)</p> <p>A-3 The City shall require that as new development and revitalization projects come forward, the city will work with developers to preserve scenic views and vistas of natural and man-made landmarks visible from public locations and streets. (Implementation Program M-12)</p> <p>A-4 Review and update the Zoning Ordinance and Zoning Map to include the addition of the Planned Community Via Homes Residential Zone and Neighborhood Mixed Use Zone and appropriate development standards; the update and expansion of Section 9-40 Design Regulations and Standards to facilitate and encourage connectivity and compatibility between adjacent land uses and activities, as well as ensure excellent design of development and revitalization projects. (Implementation Program LU-3)</p> <p>A-5 Review discretionary proposals to assess the compatibility of proposed development with adjacent / surrounding uses and activities; including the requirement of site design, buffers, architectural and buffering techniques, and other measures to be incorporated into projects to ensure compatibility between uses and activities. (Implementation Program LU-6)</p> <p>A-6 Review development and revitalization projects for consistency with Zoning Ordinance Section 9-40, Design Regulations and Standards. (Implementation Program LU-7)</p>	<p>Less than significant</p>
<p>Visual Character New development and redevelopment pursuant to the General Plan, although limited, has the potential to differ in design and scale than immediately adjacent uses, resulting in perceived significant visual impacts to residents and visitors of the community.</p>		<p>Less than significant</p>

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Light and Glare No significant impact related to lighting and glare is identified for the project.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>5.2 AGRICULTURAL RESOURCES</p>		
<p>Conversion of Farmland No designated Farmland occurs within the planning area and implementation of the General Plan would not result in the conversion of Farmland to non-agricultural use.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>Existing Zoning or Williamson Act Land No area zoned for agricultural uses or Williamson Act contract lands occurs within the planning area.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>Other Changes No conversion of farmland would take place as a result of the implementation of the General Plan.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>5.3 AIR QUALITY</p>		
<p>Short-term Impacts Implementation of the General Plan would result in significant short-term construction-related air quality impacts at both the project and cumulative levels.</p>	<p>AQ-1 The City shall implement the following measures to reduce the amount of fugitive dust that is re-entrained into the atmosphere from unpaved areas, parking lots and construction sites. 1. Require the following measures to be taken during the construction of all projects to reduce the amount of dust and other sources of PM₁₀, in accordance with SCAQMD Rule 403: <ul style="list-style-type: none"> • Dust suppression at construction sites using vegetation, surfactants and other chemical stabilizers • Wheel washers for construction equipment • Watering down of all construction areas • Limit speeds at construction sites to 15 miles per hour • Covering of aggregate or similar material during transportation of material 2. Adopt incentives, regulations, and/or procedures to reduce paved road dust emissions through targeted street sweeping of roads subject to high traffic levels and silt loadings. 3. Pave currently unpaved roads and parking lots or establish and enforce</p>	<p>Significant and unavoidable project-level and cumulative impacts</p>

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Long-term Impacts The General Plan would result in significant long-term operational air quality impacts at both the project and cumulative levels.</p>	<p>15 miles per hour speed limits on low-use unpaved roads as permitted under California Vehicle Code section 22365.</p> <p>AQ-2 The City shall require each project applicant, as a condition of project approval, to implement the following measures to reduce exhaust emissions from construction equipment.</p> <ol style="list-style-type: none"> 1. Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment. 2. Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set). 3. To the extent feasible, alternative fuels and emission controls shall be used to further reduce exhaust emissions. 4. On-site equipment shall not be left idling when not in use. 5. The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited. 6. Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors. 7. Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with SCAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NO_x and PM₁₀ control equipment will be available. <p>AQ-3 The City shall continue to bi-annually update the City of Laguna Hills Six-year Capital Improvement Program, which complies with the requirements of the Congestion Management Program (CMP). The Plan identifies and recommends funding for future improvements to the mobility system, as well as other public facilities, including improvements to the existing pedestrian and bicycle network and landscaping right-of-ways. (Implementation Program M-2)</p> <p>AQ-4 The City shall continue to participate in regional efforts to implement Transportation Demand Management (TDM) through implementation of the</p>	<p>Significant and unavoidable project-level and cumulative impact</p>

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	<p>City's Transportation Demand Ordinance as set forth in the Municipal Code. The purpose of the ordinance is to promote alternative transportation methods, such as carpools, vanpools, transit, bicycles, walking, park-and-ride lots; parking management programs; and other strategies to meet congestion and air quality goals. The City shall complete intersection capacity improvements and coordinate traffic signals as necessary to improve traffic flow. (Implementation Program M-4)</p> <p>AQ-5 The City shall update the Bikeways, Trails & Open Space Master Plan, identify gaps and major barriers to connectivity in the City and identify appropriate means and locations for overcoming those barriers. The City shall include a pedestrian/walkability component in the updated Plan that identifies areas where major barriers to connectivity exist, and measures and/or techniques to improve walkability and safety. (Implementation Program M-5)</p> <p>AQ-6 The City shall work with project proponents to ensure that safe and attractive sidewalks, walkways, bike lanes, and cross walks that facilitate use are provided in accordance with City standards. The City shall work with developers to construct links to adjacent communities, using open space easements and utility easements when appropriate. (Implementation Program M-6)</p> <p>AQ-7 The City shall provide bike support facilities (e.g., bicycle racks, personal lockers, showers, and other bicycle support facilities) in new development and revitalization projects to encourage bicycle riding as a transportation mode. The City shall adopt a formal bike support facility ordinance and/or guidelines applicable to private and public development. (Implementation Program M-7)</p> <p>AQ-8 The City shall work closely with the Orange County Transportation Authority (OCTA) to achieve the following:</p> <ol style="list-style-type: none"> 1. Maintain consistency with the County Master Plan of Arterial Highways (MPAH) within the City. 2. Implement the OCTA Congestion Management Plan (CMP) within the City. 3. Expand and improve bus service within the City. 4. Encourage express bus service to regional activity centers. 	

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	<p>5. Encourage provision of attractive and appropriate transit amenities, including shaded bus stops.</p> <p>6. Provide special transit services (such as direct shuttle or dial-a-ride services).</p> <p>7. Support and implement the OCTA Commuter Bikeways Strategic Plan and participate in future updates and revisions to the Plan.</p> <p>In addition, the City shall coordinate with the California Department of Transportation (Caltrans) on all plans, activities, and projects that affect state roadway facilities. (Implementation Program M-8)</p> <p>AQ-9 The City shall coordinate with regional transit providers and use public education to accomplish the following objectives:</p> <ol style="list-style-type: none"> 1. Encourage City residents and workers to rideshare and use transit. 2. Educate residents of all ages about local mobility choices. 3. Work with schools to improve and advertise nonautomotive options for getting to school and school-related activities. 4. Coordinate education activities and make materials available to residents. Utilize forums, flyers, brochures, and the City's website to accomplish these objectives <p>(Implementation Program M-9)</p> <p>AQ-10 The City shall outline a plan of mobile source enforcement methods such as periodic mobile source (e.g., trucks and buses) checkpoints throughout the City to enforce opacity regulations. Technical assistance shall be sought from the Air Resources Board (ARB) and the California Highway Patrol (CHP) on enforcement issues.</p> <p>AQ-11 The City shall provide incentives such as preferential parking for alternative fuel vehicles.</p> <p>AQ-12 The City shall actively encourage the development and maintenance of mixed uses, particularly in the Mixed Use and Neighborhood Mixed Use areas, by maintaining a list of sites available for mixed use and infill development and making the list available to developers. The City shall establish developer incentives to encourage well-designed mixed use and infill development projects in these areas. (Implementation Program LU-10)</p> <p>AQ-13 The City shall adopt a sustainable development program with the goal of</p>	

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	<p>reducing ownership costs, reducing water and energy consumption, reducing driving, and reducing greenhouse gas and criteria pollutant emissions. This Sustainable Development program shall incorporate the following programs that address environmental sustainability: Green Building Standards; Mixed Use; Bikeways, Sidewalks, Walkways, Crosswalks; Orange County Transportation Authority; Climate Action Plan; Water Conservation; Recycled and Reclaimed Water; and Community Gardens. In addition, the City will consider incorporating the following measures in the program:</p> <ol style="list-style-type: none"> 1. Adopt a formal green building program, such as Leadership in Energy and Environmental Design (LEED), GreenPoint Rated and/or other programs applicable to Laguna Hills. 2. Provide developer incentives for green buildings. 3. Adopt a native tree preservation ordinance and encourage planting of new, drought-tolerant trees. 4. Promote and incentivize alternative energy such as wind and solar in new development and revitalization projects 5. Institute green purchasing practices in all City operations, including alternative or very fuel efficient vehicles 6. Establish a marketing and education plan for City residents to encourage green building standards, alternatives to driving, energy conservation through high efficiency lighting and appliances, and alternative energy such as wind and solar. 7. Measure annual progress in City operations, and private development as applicable. 8. Participate in utility-sponsored (e.g., Southern California Edison) sustainability programs. <u>During the development review process for large development projects (greater than 10 units and/or 10,000 square feet), the City will coordinate with energy providers to determine if additional energy efficiency measures can be incorporated into the project design.</u> <p>(Implementation Program LU-8)</p> <p>AQ-14 The City shall evaluate proposed development projects throughout the City using LEED standards, GreenPoint Rated, and/or other green building standards. The City encourages all future development and major renovation projects within the following General Plan designations to achieve LEED certification, and/or other green certifications: High Density Residential, Village Commercial, Freeway Commercial, Community Commercial, Office Professional, Mixed Use, Neighborhood Mixed Use, and Community/Private</p>	

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	<p>Institution. The City shall investigate the potential to offer density bonus incentives on residential projects that achieve LEED certification, and other green certifications and ratings. (Implementation Program LU-9)</p> <p>AQ-15 The City shall support, through the use of development standards, the use of fuel-efficient heating equipment, and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, boiler units, and low or zero-emitting architectural coatings.</p> <p>AQ-16 The City shall Work with the SCAQMD and the SCAG to implement the AQMP and meet all federal and state air quality standards for pollutants. The City shall participate in any future amendments and updates to the Plan. The City shall also implement, review, and interpret the General Plan and future discretionary projects in a manner consistent with the Air Quality Management Plan to meet standards and reduce overall emissions from mobile and stationary sources. (Implementation Program COS-7)</p> <p>AQ-17 The City shall continue to implement solid waste diversion programs as well as public education programs as outlined in the City's Source Reduction and Recycling Element required by Assembly Bill 939. As part of this program, the City shall work with the private sector contractor providing solid waste services within the City to ensure that appropriate recycling containers, procedures, and education are readily available throughout the community. The City shall develop programs to maximize recycling of waste products generated by the community to reduce the amount of solid waste disposed and prolong useful life of the local landfills. (Implementation Program CSF-6)</p> <p>AQ-18 The City shall review all future development proposals for potential regional and local air quality impacts per CEQA. If potential impacts are identified, mitigation will be required to reduce the impact to a level less than significant, where technically and economically feasible.</p>	
<p>SCAQMD Air Quality Management Plan The General Plan would result in emissions in excess of thresholds for criteria air pollutants and precursors for which the region is in nonattainment.</p>	<p>See Mitigation Measures AQ-3 through AQ-18 above.</p>	<p>Significant and unavoidable project-level and cumulative impact</p>

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>This would conflict with SCAQMD air quality planning efforts resulting in a significant project-level and cumulative impact.</p>		
<p>Impacts to Sensitive Receptors With implementation of the General Plan, new or modified sources of toxic air contaminants (TACs) could be placed near existing sensitive receptors, and new sensitive receptors could be developed near existing sources of TACs resulting in a significant project-level and cumulative impact.</p>	<p>AQ-19 The City shall implement the following measures to minimize exposure of sensitive receptors and sites to health risks related to air pollution.</p> <ol style="list-style-type: none"> 1. Encourage site plan designs to provide the appropriate set-backs and/or design features that reduce TACs at the source. 2. Encourage the applicants for sensitive land uses to incorporate design features (e.g., pollution prevention, pollution reduction, barriers, landscaping, ventilation systems, or other measures) in the planning process to minimize the potential impacts of air pollution on sensitive receptors. 3. Actively participate in decisions on the siting or expansion of facilities or land uses (e.g., freeway expansions), to ensure the inclusion of air quality mitigation measures. 4. Where decisions on land use may result in emissions of air contaminants that pose significant health risks, consider options, including possible relocation, recycling, redevelopment, rezoning, and incentive programs. 5. Activities involving idling trucks shall be oriented as far away from and downwind of existing or proposed sensitive receptors as feasible. 6. Strategies shall be incorporated to reduce the idling time of main propulsion engines through alternative technologies such as IdleAire, electrification of truck parking, and alternative energy sources for transportation refrigeration units (TRUs) to allow diesel engines to be completely turned off. 	<p>Significant and unavoidable project-level and cumulative impact</p>
<p>Objectionable Odors The General Plan does not propose the development of any major or minor objectionable odor sources.</p>	<p>No mitigation is required.</p>	<p>Less than significant</p>
<p>5.4 BIOLOGICAL RESOURCES</p>		
<p>Sensitive Vegetation Communities, Sensitive Plant Species, and Wetlands The General Plan has the potential to significantly impact sensitive habitats and wetlands as a result of grading, excavation, and construction activities</p>	<p>B-1 Activities implemented under the General Plan will undergo project-specific review for potential impacts to biological resources in accordance with CEQA. The City shall require that all General Plan implementation activities adhere to state and federal legislation that protects all sensitive plants, wildlife, habitats and wetlands. The City shall work closely with the U.S. Army Corps of Engineers (USACE), U.S. Fish and Wildlife Service</p>	<p>Less than significant</p>

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<p>associated with new development and/or recreational trail expansion.</p>	<p>(USFWS), Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Game (CDFG) during the discretionary project permitting and CEQA review of any project that may result in the alteration of a stream bed, involve the removal of vegetation in wetland and riparian habitats, disturb Waters of the United States or otherwise impacts sensitive biological resources. If recommended or required by the resource agencies, project-specific measures to mitigate potential impacts to sensitive species, such as native birds and bats, will be established as conditions of project approval. Mitigation measures for habitat and species may include, but are not limited to: avoidance, enhancement, restoration, or a combination of any of the three.</p> <p>B-2 The City shall continue to implement the National Pollutant Discharge Elimination System (NPDES) stormwater permits issued by the State and Regional Water Quality Control Board. Require new development and revitalization projects to incorporate Best Management Practices (BMPs) pursuant to the NPDES permit to ensure that the City complies with applicable state and federal regulations. (Implementation Program COS-3)</p> <p>B-3 As a condition of project-specific approval, the City shall require new development and redevelopment to provide adequate on-site and off-site stormwater and flood management facilities to control direct and indirect erosion and discharges of pollutants and/or sediments. To determine the facility and Best Management Practices (BMP) needs, the City will require, when necessary, a hydrological/drainage analysis be performed by a state-licensed and City-approved engineer, with the cost of said analysis the responsibility of the project applicant. (Implementation Program S-12)</p>	<p>Less than significant</p>
<p>Sensitive Wildlife Species Sensitive wildlife may be directly impacted by grading, excavation, and construction activities. Direct impacts to sensitive wildlife may include permanent habitat disturbance or injury or loss of wildlife due to grading and excavation.</p>	<p>See Mitigation Measure B-1 above.</p>	<p>Less than significant</p>

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Wildlife Corridors Implementation of the General Plan is not expected to interfere with existing wildlife corridors associated with existing open space within the planning area.</p>	<p>No mitigation is required.</p>	<p>Less than significant</p>
<p>Local Ordinances and Policies Future development anticipated under the General Plan may result in the removal of existing City-owned trees. Removal of these trees would significantly conflict with The Laguna Hills Tree Protection Ordinance, which regulates the planting, maintenance, protection, and removal of City-owned trees and shrubs in City rights-of-way and in City parks and open space.</p>	<p>B-4 In accordance with the City of Laguna Hills Tree Protection Ordinance, a permit shall be required from the Public Services Director to plant, move, spray, trim, remove, prune, replace, cut, or otherwise disturb any tree in any public place. Section 8-08.050 of the Laguna Hills Tree Protection Ordinance requires that City trees be replaced by the caliper inch measured at diameter breast height¹ (DBH). For every inch of DBH removed, an equal number of caliper inches shall be replaced. For example, the removal of one twelve-inch tree shall necessitate the planting of a total of twelve-inches of new tree(s) (e.g., one twelve-inch tree, six two-inch trees or four three-inch trees). (Implementation Program COS-9)</p>	<p>Less than significant</p>
<p>Habitat Conservation Plans/Natural Community Conservation Plans Implementation of the General Plan will not conflict with the provisions of an adopted Natural Communities Conservation Plan (NCCCP)/HCP or other approved habitat conservation plan.</p>	<p>No mitigation required.</p>	<p>Less than significant</p>
<p>5.5 CULTURAL RESOURCES</p>		
<p>Historic Resources No historical resources were identified within the planning area and no known local resource is currently listed or eligible for listing on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR).</p>	<p>No mitigation is required.</p>	<p>Less than significant</p>

¹ According to Laguna Hills Municipal Code, “Diameter at Breast Height” is the diameter of the tree trunks at the height of four feet six inches from the finished grade at the back of the tree.

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<p>Archaeological Resources The majority of new development and redevelopment anticipated under the General Plan would involve infill and redevelopment of existing developed areas. Thus, the likelihood of finding new or undiscovered archaeological resources is limited.</p>	<p>No mitigation is required.</p>	<p>Less than significant</p>
<p>Paleontological Resources Implementation of the General Plan is not expected to destroy a unique paleontological resource or unique geological feature.</p>	<p>No mitigation is required.</p>	<p>Less than significant</p>
<p>Human Remains Implementation of the General Plan is not expected to disturb any human remains.</p>	<p>No mitigation is required.</p>	<p>Less than significant</p>
<p>5.6 GEOLOGY, SOILS, AND MINERAL RESOURCES</p>		
<p>Faulting and Seismicity The entire planning area is at risk for significant damage caused by groundshaking, seismic activity, and earthquake-induced landslides and liquefaction.</p>	<p>GS-1 The City shall reduce the risk to the community from hazards related to geologic conditions, seismic activity, flooding, and structural and wildfires by requiring feasible mitigation of such impacts on discretionary development projects by assessing development proposals for potential hazards pursuant to CEQA. The City shall require measures to mitigate all identified significant public safety hazards. (Implementation Program S-2)</p> <p>GS-2 The City shall continually update development standards and adopt the latest building construction codes to guide future development and redevelopment in areas with known geologic and seismic-related hazards. (Implementation Program S-4)</p> <p>GS-3 The City shall require geologic and/or geotechnical studies for proposed new development and redevelopment projects located in areas identified as susceptible to landslides and liquefaction, and binding mitigation strategies must be adopted. Compliance with the recommendations set forth in site-specific geologic and/or geotechnical studies will be made a condition of the site development permit for subsequent projects. In addition, the City may require applicants to incorporate measures to stabilize and maintain slopes</p>	<p>Less than significant</p>

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Geology and Soils The General Plan may allow development to occur in areas of potential significant geologic hazards, such as landslides and debris flows, and expansive soils.</p> <p>Mineral Resources No significant impact to mineral resources was identified.</p>	<p>on a site-by-site basis, such as, but not limited to, proper planting, irrigation, retaining walls, and benching. (Implementation Program S-1)</p> <p>GS-4 The City shall continually monitor and encourage remediation of unstable slope areas, particularly in areas characterized by the presence of crib walls or where historical anecdotal evidence of instability exists. (Implementation Program S-3)</p> <p>GS-5 The City shall require detailed groundwater studies in areas with known or suspected high groundwater levels that identify site-specific conditions. Where groundwater is identified as a potential site-specific hazard, construction approaches shall be incorporated into the design of projects to protect structures from the potential hazard, to the satisfaction of the City Engineer and Building Official.</p> <p>No mitigation is required.</p>	<p>Less than significant</p> <p>No significant impact</p>
<p>5.7 HAZARDS AND HAZARDOUS MATERIALS</p>		
<p>Hazardous Materials New development and redevelopment due to implementation of the General Plan would be minimal and is therefore not expected to significantly increase the amount of hazardous materials that would be used and/or transported within the planning area. Likewise, implementation of the General Plan is not expected to result in a significant accidental release of hazardous materials into the environment or the release of hazardous substances.</p> <p>Emergency Plans New development and redevelopment due to implementation of the General Plan would be minimal and is therefore not expected to significantly impair implementation of, or physically interfere with, the Laguna Hills EOP.</p>	<p>No mitigation is required.</p> <p>No mitigation is required.</p> <p>No mitigation is required.</p>	<p>Less than significant</p> <p>Less than significant</p> <p>Less than significant</p>

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Wildland Fire Hazards New development and redevelopment due to implementation of the General Plan would be limited to urban areas and will not involve expansion of urban uses onto lands located within or adjacent to wildland fire hazards areas.</p>	<p>No mitigation is required.</p>	<p>Less than significant</p>
<p>5.8 HYDROLOGY AND WATER QUALITY</p>		
<p>Hydrology Because the City of Laguna Hills is currently mostly built out, most development and redevelopment will occur in areas that are currently developed with impervious surfaces. BMPs are also required to be implemented that would reduce potential impacts to less than significant.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>Groundwater Resources Development pursuant to the General Plan does not have the potential to convert existing groundwater recharge areas to urban uses.</p>	<p>No mitigation is required.</p>	<p>Less than significant</p>
<p>Flooding Implementation of the General Plan could result in development and redevelopment in areas located within the 100-year floodplain resulting in a significant impact.</p>	<p>HWQ-1 The City shall adopt, amend, and/or continue to enforce City policies, regulations, and programs to decrease stormwater and urban runoff pollution while considering the following: 1. Promote the use of low impact development standards in new development and redevelopment projects. 2. Continue to implement the National Pollutant Discharge Elimination System (NPDES) stormwater permits issued by the State and Regional Water Quality Control Board. Require new development and revitalization projects to incorporate Best Management Practices (BMPs) pursuant to the NPDES permit to ensure that the City complies with applicable state and federal regulations. 3. Educate residents regarding surface water quality pollutants, especially those that may result from community activities, such as car washes. Further, as a condition of project approval, require new development and</p>	<p>Less than significant</p>

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Tsunami, Seiche, and Mudflow Implementation of the General Plan could result in significant impacts related to seiches or mudflows. Although seiches have not historically occurred within the City of Laguna Hills, it is possible that a seiche may occur if strong ground shaking causes structural damage to above-ground water tanks. There is also a potential for mudflows from the hillsides, in the event the development removes natural vegetation and makes cuts into the earth that could generate mudflows. Due to its inland location, the City of Laguna Hills will not be affected by tsunamis. Although seiches have not historically occurred within the City of Laguna Hills, it is possible that a seiche may occur if strong ground shaking causes structural damage to above-ground water tanks. There is also a potential for</p>	<p>redevelopment to provide adequate on-site and off-site stormwater and flood management facilities to control direct and indirect erosion and discharges of pollutants and/or sediments. To determine the facility and Best Management Practices (BMP) needs, the City will require, when necessary, a hydrological/drainage analysis be performed by a state-licensed and City-approved engineer, with the cost of said analysis the responsibility of the project applicant. (Implementation Programs COS-3 and S-12)</p> <p>HWQ-2 The City shall coordinate with the Orange County Flood Control Division (OCFCD) to ensure regularly scheduled maintenance of flood control channels and completion of necessary repairs to promote flood protection. Coordinate with the OCFCD and water districts regarding any needed improvements to existing aboveground water tanks. Work with the District to identify new flood control improvements, and establish installation programs for improvements. (Implementation Program CSF-9)</p> <p><u>No mitigation is required.</u> HWQ-3 The City shall implement the City's Emergency Operations Plan (EOP) according to requirements and provisions of the State Emergency Management System and National Incident Management System. Ensure that the EOP establishes community emergency shelter facilities and is easily available to the public. The City will also work with nearby jurisdictions to enhance multi-jurisdictional coordination during emergency situations. (Implementation Program S-13)</p>	<p><u>No significant impact</u> Less than significant</p>

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<p><u>mudflows from the hillsides, in the event the development removes natural vegetation and makes cuts into the earth that could generate mudflows. However, standard erosion-prevention practices and avoidance of steepened slopes near existing development would help to reduce impacts related to mudflows. In addition, the City would continue to require new development and redevelopment to comply with the City's Hillside Development Standards and Guidelines as set forth in the Laguna Hills Municipal Code. In the event that these potential hazards would occur, the City would implement measures set forth in the Laguna Hills Emergency Operation Plan (EOP) to respond to such an event (Implementation Program S-13). With implementation of the standard erosion-prevention practices, the Hillside Development Standards and Guidelines, and other related programs included in the General Plan, impacts related to seiche and mudflows would be reduced to a less than significant level.</u></p>		
<p>5.9 LAND USE</p>		
<p>Dividing and Established Community The General Plan land uses and policies would not result in the division of an established community. No significant impact was identified.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>Existing Land Use Plans, Policies, and Regulations Implementation of the General Plan may significantly impact the existing</p>	<p>LU-1 The City shall review discretionary development proposals to assess the project's effect on the community's jobs/housing balance and fiscal stability. Ensure developments provide their fair share of infrastructure such as utilities, roads, parks, and recreational opportunities or pay in lieu fees</p>	<p>Less than significant</p>

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>land use plans, policies, and regulations that have been adopted to avoid or mitigate an environmental effect.</p>	<p>toward the development/extension of these facilities. (Implementation Program LU-1)</p> <p>LU-2 The City shall review and update the Zoning Ordinance and the Zoning Map to ensure consistency with the General Plan and to help implement the General Plan policies and principles. The Zoning Ordinance update will include, but not be limited to the following items:</p> <ol style="list-style-type: none"> 1. Add Planned Community Via Leans <u>Residential</u> Zone and Neighborhood Mixed Use Zone and appropriate development standards. 2. Reassess noise regulations for consistency between General Plan and Zoning Ordinance. 3. Update and expand Section 9-40, Design Regulations and Standards to facilitate and encourage connectivity and compatibility between adjacent land uses and activities as well as ensure excellent design of development and revitalization projects. 4. Revise parking regulations to encourage unique parking solutions and parking management techniques, particularly in the Urban Village Specific Plan area. 5. Define Community Gardens and allow and/or encourage their provision in appropriate zones. 6. Establish standards for gardens, fruit trees, and agricultural production in residential areas. 7. Incorporate sustainability principles (e.g., wind energy standards) and remove barriers to sustainability. <p>(Implementation Program LU-3)</p> <p>LU-3 The City shall review and update the Urban Village Specific Plan (UVSP) to ensure consistency with the General Plan and to help implement the General Plan policies and principles. The Urban Village Specific Plan will be updated to address the following:</p> <ol style="list-style-type: none"> 1. Require any proposed residential development to be between 30 and 50 dwelling units per acre. 2. Allow additional square footage for retail activities. 3. Revise parking regulations with the intent to offer creative and flexible solutions that would facilitate development. <p>(Implementation Program LU-4)</p>	

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Existing Conservation Plans There are currently no adopted habitat conservation plans or natural community conservation plans applicable to the General Plan planning area. No impact was identified.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>5.10 NOISE Compliance with Noise Standards New development and redevelopment pursuant to the General Plan could conflict with adopted noise standards resulting in a significant impact.</p>	<p>N-1 The City shall review development proposals to ensure that the noise standards and compatibility criteria set forth in the Noise Element are met. The City shall consult Noise Element guidelines and standards for noise compatible land uses to determine the suitability of proposed developments relative to existing and forecasted noise levels. The City shall enforce California Title 24 Noise Standards to ensure an acceptable interior noise level of 45 Dba CNEL in habitable rooms. The City shall require acoustical analysis for all discretionary projects where any of the following apply: 1. The project will create or impact noise sensitive land uses and is located within the existing or future 60 dbA CNEL or higher contour. 2. The addition of more than 10 percent to the volume of average daily traffic of any arterial street. 3. The addition of 1,000 or more vehicles in the peak hour on adjacent roadways. 4. The project will introduce noise or vibration sources associated with mechanical equipment operations, entertainment, maintenance, and facility operations. 5. The project is a proposed residential use in the vicinity of existing and proposed commercial areas. 6. The project is a mixed use development that includes a residential component. The focus of this type of acoustical study is to determine likely interior and exterior noise levels and recommend appropriate design features to reduce noise. The City shall require mitigation measures, where necessary, to reduce noise levels to meet the adopted standards and criteria. Such measures may include landscaped berms, barriers, walls, enhanced parkways, increased parkways, and other sound attenuating architectural design and construction methods. The City will only permit new development if adopted noise standards and regulations can be met. (Implementation Program N-1)</p> <p>N-2 The City shall implement provisions of the California Noise Insulation</p>	<p>Less than significant</p>

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Groundborne Vibration or Noise New development and redevelopment pursuant to the General Plan could expose persons to significant excessive groundborne vibration and/or noise.</p>	<p>Standards (Title 24) that specify that indoor noise levels for multi-family residential living spaces shall not exceed 45 dB CNEL. The standard is defined as the combined effect of all noise sources and is implemented when existing or future exterior noise levels exceed 60 dB CNEL. Title 24 further requires that the standard be applied to all new hotels, motels, apartment houses, and dwellings other than single-family dwellings. The City shall also apply this standard to single-family dwellings and condominium conversion projects. (Implementation Program N-3)</p> <p>N-3 The City shall review the locations of proposed projects with the potential to generate noise in relation to sensitive receptors through the discretionary project review process. The City shall limit delivery or service hours for stores and businesses with loading areas, docks, or trash bins that front, side, or gain access on driveways next to residential and other noise sensitive areas. The City shall only approve exceptions if full compliance with the nighttime limits of the noise regulations is achieved. (Implementation Program N-4)</p>	
<p>Permanent Ambient Noise Levels New development and redevelopment pursuant to the General Plan will generate additional traffic that will increase noise levels along the roadway network, and traffic noise will continue to represent a significant source of noise in the community.</p>	<p>See Mitigation Measures N-1 and N-2 above and the following: N-4 The City shall require all construction activity to comply with the limits (maximum noise levels, hours, and days of allowed activity) established in City noise regulations to reduce impacts associated with temporary construction noise to the extent feasible. Trucks associated with construction activities shall follow designated truck routes, where appropriate. (Implementation Program N-5)</p> <p>See Mitigation Measure N-1 above.</p>	Less than significant.
		Less than significant

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Temporary or Periodic Increases in Ambient Noise Levels Long-term implementation of the General Plan creates capacity for redevelopment and infill within the planning area, which could result in temporary or periodic significant increases in ambient noise levels due to construction activities.</p>	<p>See Mitigation Measure N-4 above.</p>	<p>Less than significant</p>
<p>5.11 POPULATION AND HOUSING</p>		
<p>Population Growth Implementation of the General Plan will not directly induce a substantial increase in housing or associated population growth. No significant impact is identified.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>Population and Housing Displacement Implementation of the General Plan will not displace substantial numbers of existing housing or people. No significant impact is identified.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>5.12 PUBLIC SERVICES AND UTILITIES</p>		
<p>Fire and Police Protection Implementation of the General Plan would result in an increase in population and new development within the planning area; however, the overall level of fire and police protection would not be reduced.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>Schools Implementation of the General Plan would increase the number of students generated within the planning area, but would not increase demand for the level of school services or create a substantial need for additional schools in the planning area.</p>	<p>No mitigation beyond the payment of school fees is required.</p>	<p>No significant impact</p>

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Libraries Implementation of the General Plan could increase the level of demand for library services within the planning area, but would not result in a substantial adverse environmental impact associated with the provision of new or physically altered libraries.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>Water Supply New development and redevelopment pursuant to the General Plan would result in an increase in residential and nonresidential uses, which would result in the need for additional water supply. Future supply is uncertain, resulting in a significant project-level and cumulative impact.</p>	<p>PSU-1 The City shall review all development projects in consultation with the appropriate water district to ensure adequate water supplies, treatment, and distribution capacity for all projects will be achieved without a negative impact to the community. For those projects subject to SB 610 and/or SB 221, the City shall require a Water Supply Assessment or water supply verification demonstrating available water supplies exist to support the proposed development project. In the event that sufficient uncommitted capacity does not exist, the City shall not grant discretionary approval until capacity becomes available.</p> <p>PSU-2 The City shall implement applicable provisions in the Moulton Niguel and El Toro Water Districts Urban Water Master Plans to ensure that adequate water supplies are available to meet the needs of current and future growth, as well as during an emergency event or drought. Support efforts by these agencies to research and employ new technologies that improve water services and/or sustainability of water supplies serving Laguna Hills. (Implementation Program COS-2)</p>	<p>Significant and unavoidable project-level and cumulative impact</p>
<p>Wastewater Implementation of the General Plan would not exceed wastewater treatment requirements and would not require the construction or expansion of wastewater treatment facilities.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>Solid Waste New development, redevelopment, and population growth pursuant to the General Plan would generate a significant increased demand for solid waste collection and disposal capacity.</p>	<p>PSU-3 The City shall implement solid waste diversion programs as well as public education programs as outlined in the City's Source Reduction and Recycling Element required by Assembly Bill 939. As part of this program, work with the private sector contractor providing solid waste services within the City to ensure that appropriate recycling containers, procedures, and education are readily available throughout the community. (Implementation Program CSF-4)</p>	<p>Less than significant</p>

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>Stormwater Drainage Facilities Implementation of the General Plan would result in new residential and nonresidential redevelopment areas within the planning area that are essentially built out and would not result in substantial increases the amount of impervious surfaces within the City.</p> <p>Energy Infrastructure Energy providers within the planning area, including SCE, SDG&E, and the Southern California Gas Company, indicated that their present facilities are adequate, and no major upgrades are planned within the City in the near future.</p> <p>5.13 RECREATION Increased Use and Physical Deterioration of Recreational Resources New development and redevelopment pursuant to the General Plan would result in increased use of existing City and regional parks, other recreational facilities, and trails. However, the City</p>	<p>PSU-4 The City shall promote the use of the County of Orange's Household Hazardous Waste Collection Centers for the proper disposal of hazardous waste. Continue to identify locations where residents can properly dispose of hazardous waste and advertise these locations at public counters and on the City's website. The City shall require residents to participate in the County's Hazardous Waste Reduction Program. Continue to identify locations where residents can dispose of household hazardous wastes at public counters and on the City's website and coordinate with public and private collectors to advertise household hazardous waste (e.g., electronics, paints, oil) collection events occurring in the City and nearby jurisdictions. (Implementation Program S-10)</p> <p>No mitigation is required.</p> <p>No mitigation is required.</p> <p>No mitigation is required.</p>	<p>No significant impact</p> <p>No significant impact</p> <p>No significant impact</p>
<p>Increased Use and Physical Deterioration of Recreational Resources New development and redevelopment pursuant to the General Plan would result in increased use of existing City and regional parks, other recreational facilities, and trails. However, the City</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>currently exceeds the established park acreage standard and would continue to do so upon implementation of the General Plan.</p>		
<p>Construction or Expansion of Recreational Facilities The General Plan does not define any specific project or park improvements. As such, the specific environmental impact cannot be determined at the General Plan level of analysis. Impacts would be determined on a project-by-project basis.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>5.14 TRANSPORTATION AND CIRCULATION</p>		
<p>Future Traffic Conditions Development pursuant to the General Plan would not result in an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>Air Traffic Patterns There are no airports located within or adjacent to the City therefore no impacts would occur.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>Roadway Design And Emergency Access Implementation of the General Plan would not include traffic improvements or designs that would have the potential to make existing and future roadways unsafe.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>Parking Development and redevelopment pursuant to the General Plan would be required to comply with all regulations and standards set forth in the Laguna Hills Municipal Code. Therefore,</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
<p>impacts associated with parking would be less than significant.</p> <p>Alternative Transportation With implementation of the General Plan policies and programs, no conflicts with adopted policies or plans associated with alternative transportation would occur.</p>	<p>No mitigation is required.</p>	<p>No significant impact</p>
<p>6.3 GLOBAL CLIMATE CHANGE</p> <p>Climate Change The project's incremental contribution to global climate change would be considered cumulatively significant because it would generate a substantial increase in GHG emissions relative to existing conditions.</p>	<p>GCC-1 The City shall adopt a sustainable development program with the goal of reducing ownership costs, reducing water and energy consumption, reducing driving, and reducing greenhouse gas emissions. This Sustainable Development program shall incorporate the following programs that address environmental sustainability: Green Building Standards; Mixed Use; Bikeways, Sidewalks, Walkways, Crosswalks; Orange County Transportation Authority; Climate Action Plan; Water Conservation; Recycled and Reclaimed Water; and Community Gardens. In addition to the above implementation programs, the City will also consider incorporating additional components into the Sustainable Development Program not directly addressed in these other programs:</p> <ol style="list-style-type: none"> 1. Adopt a formal green building program, such as Leadership in Energy and Environmental Design (LEED®), GreenPoint Rated and/or other programs applicable to Laguna Hills. 2. Provide developer incentives for green buildings. 3. Adopt a native tree preservation ordinance and encourage planting of new, drought-tolerant trees. 4. Promote and incentivize alternative energy such as wind and solar in new development and revitalization projects. 5. Institute green purchasing practices in all City operations, including alternative or very fuel efficient vehicles. 6. Establish a marketing and education plan for City residents to encourage green building standards, alternatives to driving, energy conservation through high efficiency lighting and appliances, and alternative energy such as wind and solar. 7. Measure annual progress in City operations, and private development as applicable. 8. During the development review process for large development projects 	<p>Significant and unavoidable</p>

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>(greater than 10 units and/or 10,000 square feet), the City will coordinate with energy providers to determine if additional energy efficiency measures can be incorporated into the project design. Participate in utility-sponsored (e.g., Southern California Edison) sustainability programs.</p> <p>(Implementation Program LU-8)</p> <p>GCC-2 The City shall evaluate proposed development projects throughout the City using LEED standards, GreenPoint Rated, and/or other green building standards. The City encourages all future development and major renovation projects within the following General Plan designations to achieve LEED certification, and/or other green certifications: High Density Residential, Village Commercial, Freeway Commercial, Community Commercial, Office Professional, Mixed Use, Neighborhood Mixed Use, and Community/Private Institution. The City shall investigate the potential to offer density bonus incentives on residential projects that achieve LEED certification, and other green certifications and ratings. (Implementation Program LU-9)</p> <p>GCC-3 The City shall actively encourage the development and maintenance of mixed uses, particularly in the Mixed Use and Neighborhood Mixed Use areas, by maintaining a list of sites available for mixed use and infill development and making the list available to developers. The City shall establish developer incentives to encourage well-designed mixed use and infill development projects in these areas. (Implementation Program LU-10)</p> <p>GCC-4 The City shall continue to participate in regional efforts to implement Transportation Demand Management (TDM) through implementation of the City's Transportation Demand Ordinance as set forth in the Municipal Code. The purpose of the ordinance is to promote alternative transportation methods, such as carpools, vanpools, transit, bicycles, walking, park-and-ride lots; parking management programs; and other strategies to meet congestion and air quality goals. The City shall complete intersection capacity improvements and coordinate traffic signals as necessary to improve traffic flow. (Implementation Program M-4)</p> <p>GCC-5 The City shall update the Bikeways, Trails & Open Space Master Plan,</p>	

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>identify gaps and major barriers to connectivity in the City and identify appropriate means and locations for overcoming those barriers. The City shall include a pedestrian/walkability component in the updated Plan that identifies areas where major barriers to connectivity exist, and measures and/or techniques to improve walkability and safety. (Implementation Program M-5)</p> <p>GCC-6 The City shall work with project proponents to ensure that safe and attractive sidewalks, walkways, bike lanes, and cross walks that facilitate use are provided in accordance with City standards. The City shall work with developers to construct links to adjacent communities, using open space easements and utility easements when appropriate. (Implementation Program M-6)</p> <p>GCC-7 The City shall provide bicycle support facilities (e.g., bicycle racks, personal lockers, showers, and other bicycle support facilities) in new development and revitalization projects to encourage bicycle riding as a transportation mode. The City shall adopt a formal bike support facility ordinance and/or guidelines applicable to private and public development. (Implementation Program M-7)</p> <p>GCC-8 The City shall work closely with the Orange County Transportation Authority (OCTA) to achieve the following:</p> <ol style="list-style-type: none"> 1. Maintain consistency with the County Master Plan of Arterial Highways (MPAH) within the City. 2. Implement the OCTA Congestion Management Plan (CMP) within the City. 3. Expand and improve bus service within the City. 4. Encourage express bus service to regional activity centers. 5. Encourage provision of attractive and appropriate transit amenities, including shaded bus stops. 6. Provide special transit services (such as direct shuttle or dial-a-ride services). 7. Support and implement the OCTA Commuter Bikeways Strategic Plan and participate in future updates and revisions to the Plan. <p>In addition, the City shall coordinate with the California Department of Transportation (Caltrans) on all plans, activities, and projects that affect state roadway facilities. (Implementation Program M-8)</p>	

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>GCC-9 The City shall coordinate with regional transit providers and use public education to accomplish the following objectives:</p> <ol style="list-style-type: none"> 1. Encourage City residents and workers to rideshare and use transit. 2. Educate residents of all ages about local mobility choices. 3. Work with schools to improve and advertise nonautomotive options for getting to school and school-related activities. 4. Coordinate education activities and make materials available to residents. Utilize forums, flyers, brochures, and the City’s website to accomplish these objectives. <p>(Implementation Program M-9)</p> <p>GCC-10 The City shall adopt a formal traffic calming policy. The City shall construct and implement traffic calming measures in appropriate locations, including increased law enforcement of traffic laws. The City shall work with neighborhoods to address local traffic concerns, and explore funding alternatives for neighborhood traffic calming improvements. The City shall discourage frequent driveway curb cuts along Mobility Element roadways and encourage reciprocal access between properties, when appropriate.</p> <p>(Implementation Program M-10)</p> <p>GCC-11 The City shall encourage water conservation throughout Laguna Hills in the following ways:</p> <ol style="list-style-type: none"> 1. Encourage water developments to apply water-conserving principles, including such techniques and materials as native or low water use (drought-tolerant) plants, low precipitation sprinkler heads, bubblers, drip irrigation systems, and timing devices. 2. Support the production of recycled water and develop new uses for recycled water. 3. Apply water conservation techniques/project “water budgets” to achieve a significant reduction over historic use and over average uses for the proposed type of development by the incorporation of water conservation devices, such as low-flow toilets, flow restriction devices, and water conserving appliances in new public and private development and rehabilitation projects. <p>(Implementation Program COS-1)</p> <p>GCC-12 The City shall, in cooperation with the state, regional, and local water</p>	

Potential Impacts	Mitigation Measures	Level of Significance After Mitigation
	<p>agencies and suppliers, support the expansion of the use of recycled water for urban and agricultural irrigation. The City shall cooperate with these agencies to establish standards and regulations for the use of recycled water in development projects. (Implementation Program COS-4)</p> <p>GCC-13 The City shall prepare a Climate Action Plan consisting, at a minimum, of the following components:</p> <ol style="list-style-type: none"> 1. A baseline inventory of all known sources of greenhouse gases (as defined by section 38505 of the California Health and Safety Code) in the City. The baseline year shall be the most recent year for which data are available at the time of adoption of the General Plan. 2. An inventory of greenhouse gases emitted in the City in 1990 from all source categories included in the baseline inventory. 3. A projected inventory of greenhouse gases expected to be emitted in the year 2020 due to the City's discretionary land use decisions pursuant to the General Plan Update, as well as greenhouse gases emitted by the City's internal government operations. 4. A target for the reduction of those sources of emissions reasonably attributable to the City's discretionary land use decisions and internal government operations. The reduction shall be based on returning to the 1990 emissions level for the City by 2020 or otherwise set at an emissions level for a year that reduces the City's contribution to global climate change as supported by the best available scientific modeling. 5. Feasible greenhouse gas reduction measures intended to meet the reduction target by regulating those sources of emissions reasonably attributable to the City's discretionary land use decisions and internal government operations. <p>(Implementation Program COS-8)</p> <p>GCC-14 The City shall continue to implement solid waste diversion programs as well as public education programs as outlined in the City's Source Reduction and Recycling Element required by Assembly Bill 939. As part of this program, work with the private sector contractor providing solid waste services within the City to ensure that appropriate recycling containers, procedures, and education are readily available throughout the community. Develop programs to maximize recycling of waste products generated by the community to prolong useful life of the local landfills. (Implementation Program CSF-6)</p>	

