

TABLE OF CONTENTS

Section	Page
General Plan Implementation Program	1
Land Use Element Implementation Program.....	2
Economic Development Element Implementation Program	15
Circulation Element Implementation Program	17
Housing Element Implementation Program.....	22
Conservation/Open Space Element Implementation Program	30
Safety Element Implementation Program.....	41
Noise Element Implementation Program.....	49

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Appendix A – General Plan Implementation Program

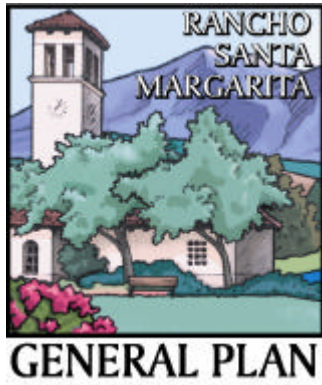
The General Plan Implementation Program provides a guide to implement adopted General Plan policies and plans for City elected officials, staff and the public. The purpose of the Implementation Program is to ensure the overall direction provided in the General Plan for City growth and development is translated from general terms to specific actions.

Each implementation measure is a program, procedure, or technique that requires additional City action. This action may either occur on a City-wide basis, or in individual subareas. Some of the implementation measures are processes or procedures the City currently administers on a day-to-day basis (such as development project review), while others identify new programs or projects that will become day-to-day planning activities in Rancho Santa Margarita (such as preparation and adoption of the City's first Zoning Ordinance and Capital Improvement Plan). The City Council, by relating the Implementation Program to the General Plan, recognizes the importance of long-range planning considerations and budgeting to such day-to-day activities. Implementation of the specific programs will be subject to funding constraints.

The Implementation Program is organized into seven subsections that correspond to the General Plan elements. Each of the subsections is comprised of programs that directly relate to the policies and plans of the corresponding General Plan element.

Use of the General Plan Implementation Program

The Implementation Program is intended for use as the basis for preparing the Annual Report to the City Council on the status of the City's progress in implementing the General Plan, as described in Section 65400 of the California Government Code. Because many of the individual actions and programs described in the Implementation Program act as mitigation for significant environmental impacts resulting from planned development identified in the General Plan, the annual report can also provide a means of monitoring the application of the mitigation measures as required by AB 3180. This Implementation Program should be updated annually with the budget process and whenever the City's General Plan is amended or updated to ensure continued consistency and usefulness.



Land Use

This Implementation Program provides actions to implement the adopted policies and plans identified in the Land Use Element. The Land Use Element Implementation Program is a series of actions, procedures and techniques which includes a description of the responsible agency/department, funding source, time frame and related policies in the Land Use Element.

Balance of Land Uses

LU-1 Annual Review of General Plan and Land Use Policy Map Implementation

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Annually with the budget process
Related Policies: 1.3

Review implementation of the General Plan and Land Use Policy Map to identify the effect of land development and use on City revenue and costs of providing public facilities and services.

LU-2 Improve Jobs- Housing Balance

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.2, 1.3, 1.4

To the extent possible, improve the balance between jobs and housing in Rancho Santa Margarita through land use decisions. Acreage is designated in the General Plan Land Use Element for development of commercial, light industrial, and business space that generates jobs. Work with property owners to develop parcels with such designations to provide new employment opportunities for residents of Rancho Santa Margarita and nearby communities. Also, maintain a variety of housing types that encourages people to both live and work in Rancho Santa Margarita.

LU-3
Maximize Use of
Parks and
Recreational
Facilities

Assess the existing active recreational space in the City according to standards established in the Conservation/Open Space Element of the General Plan. Coordinate with park owners/operators to determine if any existing passive parkland can be converted to active recreational space. Also, review development proposals for the Northeast Rancho Santa Margarita Future Planned Community for consistency with these standards.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Planning, Community Services, Public Works/Engineering
General Fund
Ongoing
1.5

Control and Direct Future Growth

LU-4
Zoning Code

Adopt and implement a Zoning Code consistent with State law that establishes permitted densities, intensities, and uses within the community. The City will adopt its own Zoning Code and related Zoning Map once the General Plan is adopted. The Zoning Code will be the primary implementation tool for the Land Use Element. Together, the Zoning Code and Zoning Map will identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City. The Code will specifically contain provisions for residential day care, homeless and emergency shelters, transitional housing, second dwelling units, and density bonuses pursuant to State law, and will encourage the provision of commercial recreation uses for active recreation that will enhance the City's private recreational system.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Planning Department
General Fund
Adopt Zoning Code by end of fiscal year 2003
1.2, 1.3, 1.4, 2.1, 2.3, 2.5, 2.6, 2.7

LU-5 Continue to enforce Zoning and other applicable codes and
Code Enforcement ordinances to achieve the desired level of regulation.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 2.1, 2.5, 2.6

LU-6 Until the Zoning Code is prepared, determine permitted uses and
Town Center and intensities of commercial development within the Rancho Santa
Business Park Margarita Town Center and Business Park consistent with guidelines
Commercial established within the Rancho Santa Margarita Planned Community.
Development These guidelines will become a part of the City's Zoning Code when
it is adopted.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: 2002-2003
Related Policies: 1.2, 2.1, 2.3, 2.6, 2.7

LU-7 (A) Review development proposals and amendments for consistency
Development of with Planned Community development plans and agreements; and
Planned (B) review proposed amendments to approved Planned Communities
Communities to avoid unacceptable impacts to the fiscal stability of the City,
public facilities and services supporting development, surrounding
development and natural characteristics of the amendment site.

Responsible
Agency/Department: Planning Department, Public Works/Engineering
Funding Source: Development Fees, General Fund
Time Frame: Ongoing
Related Policies: 2.3, 2.4, 2.6, 2.7

LU-8
CEQA Compliance
and Site
Development Review

Utilize a site development permit process and the California Environmental Quality Act in the review of proposed development projects to promote high quality in the urban design and minimize environmental impacts detrimental to the community.

Responsible
Agency/Department: Planning Department
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 2.1, 2.3, 2.6, 2.7, 3.3

LU-9
Subdivision and
Grading Ordinance
Review and
Amendment

Review and amend (as needed) the City subdivision and grading regulations to provide consistency with new state legislation and court decisions, and to make other desired changes and provisions within the ordinances.

Responsible
Agency/Department: Planning, Public Works/Engineering
Funding Source: General Fund
Time Frame: Annually
Related Policies: 2.7

LU-10
Annexation and
Northeast Rancho
Santa Margarita
Future Planned
Community

Require preparation of a Specific Plan and Urban Services Plan addressing the Northeast Future Planned Community area prior to annexation of the area to the City. The Specific Plan will indicate how the provisions of the Land Use Element are met in the design of the new community. In addition, parking standards will be addressed. The Urban Services Plan will demonstrate how adequate public facilities and services can be provided to the area without substantially degrading the level of service currently provided to City residents.

Responsible
Agency/Department: Planning Department, LAFCO, County of Orange, Public Works/Engineering
Funding Source: Development Fees
Time Frame: As needed
Related Policies: 2.2, 2.4, 2.6, 2.7

LU-11
Development
Monitoring

Conduct systematic monitoring of the impact and intensity of development in Rancho Santa Margarita and areas around the City to ensure that affected public agencies can provide necessary facilities and services in support of that development.

Responsible
Agency/Department: Planning Department, Public Works/Engineering
Funding Source: General Fund, Development Fees
Time Frame: Ongoing
Related Policies: 2.4

Land Use and Environmental Compatibility

LU-12
MCAS El Toro Reuse

Participate in regional efforts to oppose airport reuse of MCAS El Toro. Support reuse of the site that does not pose risks to the residents of Rancho Santa Margarita and surrounding communities. Coordinate with other south Orange County cities pursuing similar objectives.

Responsible
Agency/Department: City Manager's Office, City Council, Planning Commission, Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 3.1, 3.2

LU-13
Surface Water
Quality

Meet the requirements of the San Diego Regional Water Quality Control Board (SDRWQCB) Order No. R9-2002-0001, which implements the National Pollutant System Discharge Elimination System Permit (NPDES). Requirements in this Order include Rancho Santa Margarita developing a Jurisdictional Urban Runoff Management Program (JURMP). This program needs to address a variety of topics related to urban runoff, including Best Management Practices in the planning and construction of new development along with existing development, education of City staff and the community as a whole regarding polluted urban runoff, and revising the environmental review process to analyze water quality impacts from development. Prior to making land use decisions, utilize methods available to estimate increases in pollutant loads and flows resulting from projected future development.

Responsible
Agency/Department: Public Works/Engineering, Planning Department
Funding Source: Development fees, General Fund
Time Frame: JURMP development – February 2003, implementation – ongoing
Related Policies 4.1, 4.2, 4.3

LU-14
Baseline
Environmental
Standards

Establish baseline environmental standards reflecting environmental conditions in the community (such as air quality, noise, traffic/circulation) that may be impacted by proposals for future development as the basis for assessing the environmental impacts of such proposals.

Responsible
Agency/Department: Planning Department, Public Works/Engineering
Funding Source: General Fund, Development Fees
Time Frame: Ongoing
Related Policies: 3.3

Adequate Public Services and Facilities

Water Supply, Treatment, and Distribution

LU-15
Provision of Water
Services

(A) Review development proposals and amendments within Planned Communities for consistency with water infrastructure requirements established in approved development plans and agreements; and (B) For proposed development projects outside of Planned Communities, require appropriate engineering studies to determine water infrastructure requirements. Require the recommendations of the studies to be incorporated into the design of projects. Early engineering studies will allow the City and water districts to anticipate water infrastructure impacts prior to development, and permit more time to plan required improvements. Require the dedication of necessary right-of-way and construction of water infrastructure improvements for all development projects.

Responsible
Agency/Department: Public Works/Engineering, Planning Department, Santa Margarita Water District, Trabuco Canyon Water District
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 5.1, 5.2

LU-16
Disaster
Preparedness

Identify and evaluate infrastructure lifelines within and serving Rancho Santa Margarita. Ensure that adequate water reserves are available to the City in the event of a natural disaster. Coordinate with infrastructure service providers to ensure that identified lifelines are maintained at the highest possible standards.

Responsible Agency/Department:

Public Works/Engineering, Planning Department, Santa Margarita Water District, Trabuco Canyon Water District, Southern California Gas Company, Southern California Edison Company, Pacific Bell, Cox Communications.

Funding Source:

General Fund, Other participating agencies

Time Frame:

Ongoing

Related Policies:

5.3

LU-17
Water Conservation

Encourage water conservation throughout Rancho Santa Margarita in the following ways:

- ? Encourage the Santa Margarita and Trabuco Canyon Water Districts to expand the production of recycled water and work with the districts to develop new uses for recycled water;
- ? Require the use of drought resistant plant species, and promote the use of reclaimed water for irrigation of parks, golf courses, and landscaped areas in the community;
- ? Work with the Santa Margarita and Trabuco Canyon Water Districts on the development of new water sources to serve the Planning Area;
- ? Work with the Santa Margarita and Trabuco Canyon Water Districts and the Saddleback Valley and Capistrano Unified School Districts to establish water conservation programs; and
- ? Require the incorporation of water conservation devices (including low-flush toilets, flow restriction devices and water conserving appliances) in new residential and non-residential development, public projects and rehabilitation projects.

Responsible Agency/Department:

Planning, Public Works/Engineering, Building Department, Santa Margarita and Trabuco Canyon Water Districts, Saddleback Valley and Capistrano Unified School Districts

Funding Source:

General Fund, Santa Margarita and Trabuco Canyon Water Districts, Saddleback Valley and Capistrano Unified School Districts

Time Frame:

Ongoing

Related Policies:

5.4, 5.5, 5.6

LU-18
Geographic
Information System

Implement a Geographic Information System (GIS) to provide accurate mapping and detailed information pertaining to infrastructure, land use, and environmental resources within the Planning Area. Add water and sewer information obtained from service providers to the City's GIS system. Expand the GIS system to include information pertaining to street lights, parks, land use, zoning, trails, fire hydrants, City-owned lands, Planned Community boundaries, environmental resources, and roadways. Utilize the GIS system in tandem with engineering and traffic models to evaluate the infrastructure impacts of new development within the Planning Area.

Responsible Agency/Department: Public Works/Engineering, Planning Department, County of Orange, SAMLARC, SAMCORP and infrastructure service providers
Funding Source: General Fund
Time Frame: Ongoing, coordinated with City GIS Needs Assessment
Related Policies: 2.4, 5.2, 6.2, 7.1, 8.1, 9.1, 10.1, 11.1, 12.1, 13.1

Sewer Treatment

LU-19
Provision of Sewer
Services

(A) Review development proposals and amendments within Planned Communities for consistency with sewer infrastructure requirements established in approved development plans and agreements; and (B) For proposed development projects outside of Planned Communities, require appropriate engineering studies to determine sewer infrastructure requirements. Require the recommendations of the studies to be incorporated into the design of projects. Early engineering studies will allow the City and water districts to anticipate sewer infrastructure impacts prior to development, and permit more time to plan required improvements. Require the dedication of necessary right-of-way and construction of sewer infrastructure improvements for all development projects.

Responsible Agency/Department: Public Works/Engineering, Planning Department, Santa Margarita Water District, Trabuco Canyon Water District
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 6.1, 6.2

Solid Waste

**LU-20
Provision of Solid
Waste Services**

Continue to contract for solid waste services from a private sector provider. Ensure that community needs for solid waste disposal services are being met.

*Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:*

Public Works/Engineering, Planning Department, private sector contractor.
General Fund, Solid Waste Disposal Fees
Ongoing
7.1

**LU-21
Source Reduction
and Recycling**

Work with the California Integrated Waste Management Board and the City's solid waste service provider to implement the waste diversion programs as well as public education programs as outlined in the Source Reduction and Recycling Element required by Assembly Bill 939.

One strategy for meeting AB939 requirements the city will explore will be the recycling of construction and demolition water (C&D). C&D has been specifically targeted by the State of California for diversion from the Waste stream. C&D waste is heavy, inert materials and creates significant problems when disposed of in landfills because it does not decompose and takes up valuable landfill capacity. Additionally, since C&D debris is heavy when compared to paper and plastic, it is more difficult for the County and cities to reduce the tonnage of disposed waste. Projects, which will generate C&D waste, should emphasize deconstruction and diversion planning, rather than demolition.

*Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:*

City Manager's Office, Public Works/Engineering, Planning Department, private sector contractor.
Solid Waste Disposal Fees, General Fund
Ongoing
7.1

Drainage/Flood Control

**LU-22
Flood Control
Facilities**

(A) Review development proposals and amendments within Planned Communities for consistency with flood control requirements established in approved development plans and agreements; and (B) For proposed development outside of Planned Communities, require appropriate engineering studies to be prepared to determine required flood control facilities. Require the recommendations of the studies

to be incorporated into the design of projects. Early engineering studies will allow the City and Orange County Flood Control District to anticipate drainage impacts prior to development, and permit more time to plan required improvements. Require the construction of flood control facilities for all development projects.

Responsible Agency/Department: Public Works/Engineering, Planning Department, homeowners associations, Orange County Flood Control District.
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 8.1

***Fire Protection and Emergency Services
 Law Enforcement***

***LU-23
 Fire and Police
 Facilities***

(A) Review development proposals and amendments within Planned Communities for consistency of fire and police facility requirements established in approved development plans and agreements; and (B) Evaluate the need for additional fire and police facilities to serve new development outside of Planned Communities. Coordinate with homeowners associations and service providers to evaluate the level of fire and police service provided to the community.

Responsible Agency/Department: Public Works/Engineering, Planning Department, Orange County Fire Authority, OCSF/Police Services, homeowners associations
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 9.1, 9.2, 9.3, 10.1

***LU-24
 Service Contract
 Renewal***

When the City renews its service contracts with the Orange County Fire Authority (OCFA) and Orange County Sheriff’s Department (OCSF), consider the following issues:

- ? Service standards in Rancho Santa Margarita;
- ? The staffing levels identified in the service contracts should reflect the established service standards, community population, crime conditions, geography of the service area and availability of funds
- ? The contracts should include service to development that will be constructed during the terms of the contracts; and

- ? The size of OCFA and OCSD facilities in the City should accommodate staff and equipment and the distribution of facilities should maximize emergency response times.
- ? Facility improvements to accommodate staff and equipment and the distribution of facilities should minimize emergency response times. Facility improvements to accommodate new development should be addressed in the contracts.

Responsible Agency/Department: City Manager’s Office, Orange County Fire Authority, OCSD/Police Services
Funding Source: General Fund
Time Frame: Renewal of service contracts with OCFA and OCSD
Related Policies: 9.1, 10.1

**LU-25
Alternative Policing
Methods**

Coordinate with Orange County Sheriff’s Department to increase public awareness about criminal activity and crime prevention. Maximize the use of after school programs, volunteer programs, Neighborhood Watch Programs and other Community Oriented Policing programs through the City’s Police Services Department.

Responsible Agency/Department: OCSD/Police Services, Planning Department
Funding Source: General Fund
Time Frame: Renewal of service contracts with OCFA and OCSD
Related Policies: 9.1, 10.1

Public Education

**LU-26
Schools**

A) Review development proposals and amendments within Planned Communities for consistency with school facility requirements established in approved development plans and agreements. Work with school districts to collect student impact fees. B) For proposed projects outside Planned Communities, determine anticipated student generation in conjunction with Saddleback Valley and Capistrano Unified School Districts. Work with the districts to collect student impact fees. Require the dedication of necessary school sites where appropriate, associated with development proposals. Work cooperatively with the Districts to encourage access to equal educational opportunities, and to provide additional and improved parking facilities for large/special events.

Responsible Agency/Department: Planning Department, Public Works/Engineering, Saddleback Valley Unified School District, Capistrano Unified School District
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 11.1, 11.2, 11.3, 11.4

Parks, Community Centers and Recreational Opportunities

***LU-27
Park and
Recreational
Opportunities***

Encourage the provision and maintenance of parks, community centers, and recreational opportunities through the following activities:

- ? Collaborating with homeowners associations and community foundations to provide and maintain amenities such as Lake Rancho Santa Margarita, the Intergenerational Community Center (IGCC), riding and hiking trails, and Class I bikeways.
- ? Securing joint use agreements with school districts, private schools, homeowner associations and other property owners to maximize joint use and development of existing community recreational facilities;
- ? Working with the park owners/operators to achieve maximum utilization of available park space and recreation programs.
- ? Working with business, homeowners associations, churches, schools, and other property owners to ensure setbacks and landscaping are provided next to trails and bikeways.

Responsible Agency/Department: Community Services, Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 12.1, 12.2, 12.3, 12.4, 12.5

Libraries

***LU-28
Library Advisory
Network***

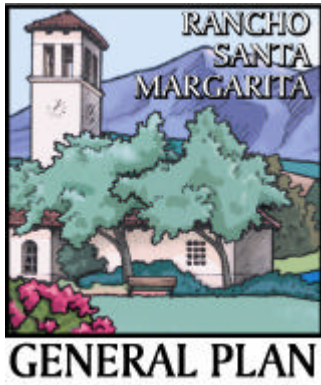
Establish an advisory network composed of representatives of local public facility and service providers, City officials, homeowners associations and the Orange County Public Library. This network would not be a standing board of the City, but rather, a group that periodically meets and advises the Orange County Public Library. One of the purposes for the advisory network is to ensure that community needs for library services are being met.

Responsible Agency/Department: City Manager's Office, Orange County Public Library
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 13.1, 13.2, 13.3

***LU-29
Library Facilities***

Review development proposals and amendments within Planned Communities for consistency with library impact fees required by approved development plans and agreements. Assess proposed development outside of Planned Communities for library impact fees in conjunction with the Orange County Public Library.

Responsible Agency/Department: Planning Department, Public Works/Engineering, Orange County Public Library
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 13.4



Economic Development

This Implementation Program provides actions to implement the adopted policies and plans identified in the Economic Development Element. The Economic Development Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Economic Development Element.

ED-1
**Coordination with
Regional Economic
Development
Agencies**

The City will coordinate with the South Orange County Regional Chambers of Commerce and the Orange County Business Council to address the needs of existing and future businesses in the community. The City will work with these agencies to obtain input from the business community as to the best means for assisting local businesses and maintaining a healthy business environment.

*Responsible
Agency/Department:*
Funding Source:
Time Frame:
Related Policies:

City Manager's Office, City Council, Planning Department, Public Works/Engineering
General Fund
Ongoing
All policies

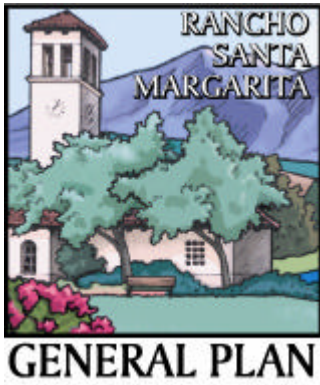
ED-2
**Economic
Development
Strategy Plan**

Develop an Economic Development Strategy Plan to attract new industry and retain existing businesses. Based on research performed by the City and contained within the *Rancho Santa Margarita General Plan Economic Analysis*, the Economic Development Strategy Plan may contain the following components:

- ? Focus on enhancing local serving and community retail sales opportunities in the areas of general merchandise, discount and specialty stores, restaurants and entertainment;
- ? Use the preliminary retail analysis contained in the *General Plan Economic Analysis* to identify opportunities missing in the market area;
- ? Evaluate retail center performance leading to center-specific recommendations ranging from facility and accessibility improvements to re-tenanting;
- ? Coordinate with center owners and managers to facilitate effective changes;

- ? Consider the designation of person(s) at City Hall providing economic development support services;
- ? Provide funding and/or support for an advertising campaign about the growing “diverse and vibrant” downtown of Rancho Santa Margarita;
- ? Prepare a business survey to identify a detailed profile of the City’s economic base, its expansion or relocation possibilities and potential economic development actions;
- ? Look for ways to retain and attract businesses that generate non-retail taxable sales;
- ? Expand economic base through providing a suburban business park niche and attracting businesses having a relatively higher proportion of office and professional jobs with higher average wages;
- ? Explore ways to create expansion opportunities through selected intensification of commercial office or retail sites; and
- ? Examine ways that the future completion of SR-241 offers market opportunities, such as broadening market area reach and visitor- and business-serving lodging.
- ? Study and evaluate Citywide recreational destination events to provide exposure for the City and stimulate growth opportunities for businesses and services within the community.

Responsible Agency/Department: City Manager’s Office, City Council, Planning Department, Public Works/Engineering
Funding Source: General Fund
Time Frame: Prepare Economic Development Strategy Plan by the end of fiscal year 2004, ongoing operation
Related Policies: All policies



Circulation

This Implementation Program provides actions to implement the adopted policies and plans identified in the Circulation Element. The Circulation Element Implementation Program is a series of actions, procedures and techniques which includes a description of the responsible agency/department, funding source, time frame and related policies in the Circulation Element.

Local Circulation System

C-1 **Arterial Highway** **Plan**

Implement the circulation system in the planning area in concert with land development to ensure adequate levels of service and monitor the operation of major streets. Future roadways must meet roadway classification specifications and performance criteria. As traffic approaches the Level of Service standards established in the Circulation Element, roadway capacity will be improved by restricting on-street parking, improving signal timing, widening intersections, adding through and turn lanes, and other transportation measures according to the Arterial Highway Plan.

Responsible
Agency/Department:
Funding Source:

Time Frame:
Related Policies:

Public Works/Engineering
General Fund, Measure M Revenue, Development Fees, Other State and Federal sources, and Gas Tax Revenue
Ongoing
1.1, 1.2

C-2 **Capital Improvement** **Program**

Establish a capital improvement program to address phasing and construction of traffic improvements and capital facilities throughout the planning area. Utilize the Capital Improvement Program process to finance and complete the roadway and bikeway improvements specified in the Circulation Element. Update the Capital Improvement Program annually to respond to changes in local priorities and available funding sources.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Public Works/Engineering
Development fees, gas tax revenues, Federal transportation funds
Ongoing
1.3, 4.2

**C-3
Proposed
Development
(including the
Future Planned
Community)**

Review proposals for new development outside existing Planned Communities for potential traffic and circulation impacts. Future circulation development within the Future Planned Community must provide emergency access in addition to primary access to the area. Parking provided must be consistent with the Northeast Future Planned Community Specific Plan. Future roadways must meet roadway classification specifications and performance criteria. The Level of Service standards established in the Circulation Element will be used to determine the significance of impacts. Mitigation in the form of physical improvements and/or impact fees will be required for significant impacts.

Responsible Agency/Department: Public Works/Engineering, Planning Department
Funding Source: Development fees / mitigation, General Fund
Time Frame: Ongoing
Related Policies: 1.1, 1.2

**C-4
Planned
Communities**

Review development proposals and amendments within Planned Communities for consistency with parking standards, transportation infrastructure, and fee requirements established in approved development plans and agreements.

Responsible Agency/Department: Public Works/Engineering, Planning Department
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 1.1, 1.2

**C-5
Neighborhood
Traffic Safety**

Work with homeowner associations to ensure that sufficient improvements are in place within neighborhoods to protect pedestrians and bicyclists from hazards associated with excessive auto traffic volumes and speeds. Where appropriate, consider traffic calming devices to mitigate the problems on the neighborhood streets. Study special traffic problems posed by schools, businesses with drive-through access, and land uses that generate extraordinarily high traffic volumes at specific times. Provide solutions to mitigate these problems as warranted by completed studies.

Responsible Agency/Department: Public Works/Engineering, Planning Department, Police Services
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.4, 1.5

Regional Circulation System

C-6
**Coordinate Local
and Major
Transportation
Improvements**

To reduce expenditures, improve design, and minimize traffic disruption, coordinate local street improvements with major transportation system improvement projects, such as extension of the Foothill Transportation Corridor south to San Clemente. In addition, the impacts of both development projects and major transportation projects will be monitored and mitigation may be required.

*Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:*

Public Works/Engineering
General Fund, Development Fees, gas tax revenues
Ongoing
2.1, 2.2

C-7
**Amend Master Plan
of Arterial Highways**

Work closely with the Orange County Transportation Authority (OCTA) to amend the Master Plan of Arterial Highways as follows:

- ? **Reclassify Avenida Empresa from a Major Arterial to a Primary Arterial.** This modification better represents the function of this roadway.
- ? **Addition of Collector Roadways.** Segments of Avenida de las Flores, Alma Aldea, La Promesa, Bienvenidos, Plano Trabuco, Antonio Parkway and Robinson Ranch Road serve as important collectors within the regional roadway system. The City will advocate for the inclusion of these collector roadway segments into the MPAH.

*Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:*

Public Works/Engineering
General Fund
Complete MPAH amendments by end of FY 2003.
2.1

C-8
**Interjurisdictional
Coordination**

Coordinate development in the planning area with needed improvements to the regional circulation system through the following activities:

- ? Improve the City arterial highway system in accordance with the Orange County Master Plan of Arterial Highways (MPAH);

- ? Coordinate with and monitor planned County, Transportation Corridor Agency, and Caltrans improvements to toll ways within the planning area;
- ? Monitor proposals for major new development in areas outside of Rancho Santa Margarita that could impact the operation of the regional and local transportation system; and
- ? Monitor efforts to create additional freeway corridors or toll ways in the Rancho Santa Margarita area and oppose such links if unacceptable negative impacts to Rancho Santa Margarita are created.

Responsible Agency/Department: Public Works/Engineering, City Manager’s Office, OCTA, Caltrans, Transportation Corridor Agencies
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 2.2, 2.3

Public Transportation System

C-9 Improved Transit Service

Work with OCTA to improve transit service and encourage ridership through the following actions:

- ? Encourage provision of transit facilities in major new development and major rehabilitation projects;
- ? Coordinate with OCTA to expand transit routes to serve new development in the Northeast Future Planned Community area;
- ? Work with OCTA to provide special transit services (such as direct service shuttles) to meet community needs; and
- ? Incorporate design features into public improvement projects that promote and support the use of public transportation.

Responsible Agency/Department: Public Works/Engineering, Planning Department, OCTA
Funding Source: OCTA, Development Fees, General Fund
Time Frame: Ongoing
Related Policies: 3.1, 3.2, 3.4, 3.5

**C-10
Regional Public
Transportation
Facilities**

Coordinate with OCTA, the Transportation Corridor Agencies, and Caltrans to develop new regional public transportation facilities such as park-and-ride lots near the Foothill Transportation Corridor.

*Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:*

Public Works/Engineering
OCTA, Transportation Corridor Agencies, Caltrans, General Fund,
gas tax revenues
Ongoing
3.1, 3.3

Trails Network

**C-11
Provide and
Maintain Trails**

For new development projects, require property owners to dedicate land and fund improvements to extend the City’s private and County trails network and provide links to other trails located within the City and activity nodes such as schools and commercial centers. The City will review development in Planned Communities for consistency with requirements in approved development agreements for non-vehicular paths and trails, and require dedication and improvements of trail alignments as shown in the County Master Trails Plan. In addition, homeowners associations will be requested to provide pedestrian linkages between residential areas and activity nodes. The City will coordinate with Capistrano and Saddleback Valley Unified School Districts to identify safe routes between neighborhoods and schools. The City will protect public access to the trails network, and identify opportunities to connect points of interest within the community and fill “gaps” in the trails network when reviewing new development proposals. The City will work with the County of Orange to implement the remaining segments of the Trabuco Creek Bikeway within the Northeast Future Planned Community and south of Santa Margarita Parkway. In addition, the City will work to increase the number of staging areas for trails and Class I bikeways so as to facilitate their use.

*Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:*

Public Works/Engineering, Planning Department
General Fund, Development Fees
Ongoing
4.1, 4.2, 4.3



Housing

This Implementation Program provides actions to implement the adopted policies and plans identified in the Housing Element. The Housing Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Housing Element.

Provide Adequate Housing Sites

H-1
Land Use Element

Maintain an inventory of sites suitable for residential development and provide to developers.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: On-going
Related Policies: 1.1, 1.2, 1.3, 1.4, 1.6

H-2
Zoning Code

Adopt and implement a Zoning Code consistent with State law that provides for a variety of well designed and well built housing types that complements the existing character of the community. The City will adopt its own Zoning Code and related Zoning Map once the General Plan is adopted. The Zoning Code will be the primary implementation tool for the Land Use Element. Together, the Zoning Code and Zoning Map will identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City. The Code will specifically contain provisions for residential day care, homeless and emergency shelters, transitional housing, second dwelling units, and density bonuses pursuant to State law. The Zoning Code will include provisions to allow for group homes of less than 6 persons by right and establish Conditional Use Permit procedures to allow group homes of 6 persons or more. Farmworker housing will also be addressed in the Zoning Code.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Adopt Zoning Code by end of fiscal year 2003.
Related Policies: 1.1, 1.2, 1.3, 1.4, 1.6, 3.1, 3.2, 3.4

H-3
**Sites for Homeless
Shelters**

Assist homeless persons and those threatened with homelessness by providing an inventory of homeless services and facilities in the region and adopting a Zoning Code that provides for homeless shelters. The City will provide this inventory along with telephone numbers and agency contacts to City staff and Rancho Santa Margarita's Police Services division of the Orange County Sheriff's Department who interface with the public and offer referrals to individuals seeking assistance. City staff and the Police Service Division will coordinate closely with the County Sheriff's Department to ensure homeless persons and persons threatened with homelessness are referred to shelters and social service agencies.

In addition, the City will prepare and implement its zoning Code to permit transitional housing in all of the City's residential zones subject to a Conditional Use Permit (CUP) and emergency housing in the General Commercial (C), Business Park (BP), and Community Facility (CF) zones, also subject to a CUP. The CUP will set forth conditions aimed at enhancing the compatibility of transitional housing and shelters with the surrounding neighborhood or commercial district, and will not unduly constrain the creation of such facilities.

Responsible Agency/Department: Planning Department, OCSD/Police Services
Funding Source: General Fund
Time Frame: Prepare and provide inventory by end of 2002. Adopt Zoning Code by end of 2003.
Related Policies: 3.1, 3.2

Provide, Maintain, and Improve Affordable Housing

H-4a
**Section 8 Rental
Assistance**

Cooperate with the Orange County Housing Authority (OCHA) to continue to provide Section 8 rental assistance to 58 households, and if possible, expand assistance to an increased number of households, particularly families with children.

Responsible Agency/Department: OCHA, Planning Department
Funding Source: Section 8
Time Frame: Ongoing through June 30, 2005
Related Policies: 2.4, 3.1, 3.4, 3.5

H-4b
OCHA Special Needs
Groups Rental
Assistance Programs

Cooperate with OCHA to provide rental assistance targeting special needs groups by advertising OCHA Section 8 programs, including: a) the Family Unification Program; b) Aftercare Program for Disabled; c) Shelter Plus Care Program; and d) Hope for Elderly Independence, and OCHA Section 8 contact information on the City website and in City newsletters.

Responsible
Agency/Department: OCHA, Planning Department
Funding Source: General Fund, Section 8
Time Frame: Ongoing through June 30, 2005
Related Policies: 2.4, 3.1, 3.4, 3.5

H-5
Conservation of
Existing and Future
Affordable Units

Conserve the affordable units in the community by performing tasks “a” through “d” as follows:

- a. **Monitor Units At-Risk:** Contact the owners of Villa La Paz, Villa Alientos, the Fountains, and any future developments with designated affordable units to determine the future intent of the property owner in regards to the affordable units. Discuss with the owner the City’s and County’s desire to maintain the “at-risk” units as affordable to low income households. Owners of these properties were contacted and such discussions were held during preparation of the Housing Element.

- b. **Refinance Multi-family Mortgage Revenue Bonds:** As the use restrictions on the affordable housing projects expire, it is possible to refinance the mortgage revenue bond. All refinanced multi-family mortgage revenue bond projects are required by the 1986 Tax Reform Act to commit 20 percent low income units for the greater of 15 years or as long as the bond is outstanding; 10 percent of the units must be reserved for low income housing occupants.

The City will coordinate with the County and the owners to encourage bond refinancing on the project in consideration for extending the affordable use restrictions as these restrictions become eligible to expire.

- c. **Work with Potential Priority Purchasers:** Establish and maintain close contact with public and non-profit agencies, such as the Orange County Community Housing Corporation (OCCHC), interested in purchasing and/or managing units at-risk to inform them of the status of the at-risk projects. Solicit

technical assistance for additional means of preserving these units from OCCHC and the California Housing Partnership.

- d. Tenant Education:** Work with tenants of “at-risk” developments that may be eligible for conversion to market rate use. This will include informational material about the County’s Section 8 rent subsidies and information regarding potential bond refinancing and purchase by non-profits to help residents understand available options for preserving low income use restrictions.

Responsible
Agency/Department: OCHA, Planning Department
Funding Source: General Fund, County Multi-Family Revenue Bonds
Time Frame: Ongoing
Related Policies: 2.4, 3.1, 3.4, 3.5

H-6
Code Enforcement

Code enforcement staff will continue to preserve the community’s housing stock and neighborhoods by enforcing the City’s Building and Zoning Codes.

Responsible
Agency/Department: Planning Department – Code Enforcement staff
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.4, 2.1, 2.2, 2.3, 2.5

Remove Governmental Constraints

H-7
Affordable Housing Ordinance

Provide flexibility in development standards (including State density bonus provisions) for projects with an affordable housing component by adopting and implementing an Affordable Housing Ordinance.

Pursuant to State density bonus law (Government Code, Section 65915), if a developer allocates at least 20 percent of the units in a housing project to lower income households, 10 percent for very low income households, or at least 50 percent for "qualifying residents" (e.g. seniors), the City must either a) grant a density bonus of 25 percent along with one additional regulatory concession to ensure that the housing development will be produced at reduced cost, or b) provide other incentives of equivalent financial value based upon land cost per dwelling unit. The developer shall agree to and the City shall ensure continued affordability of all lower income density bonus units for a minimum 30-year period.

The City's Affordable Housing Ordinance will specify other incentives available to projects with affordability restrictions. These will include modified parking standards and open space requirements, and flexibility in height and setback requirements.

Responsible Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Adopt Ordinance by end of fiscal year 2003, in conjunction with Zoning Ordinance
Related Policies: 1.5, 3.1, 3.4, 3.5

**H-8
Second Unit
Ordinance**

State law requires local jurisdictions to either adopt ordinances that establish the conditions under which second units will be permitted or to follow the State law provisions governing second units (Government Code, Section 65852.2). No local jurisdiction can adopt an ordinance that totally precludes the development of second units unless the ordinance contains findings acknowledging that allowing second units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare.

Allow for the development of second units by adopting and implementing a Second Unit Ordinance as part of the Zoning Code. The City will adopt a Second Unit Ordinance that reflects the following minimum State requirements:

- ? The unit is not intended for sale and may be rented.
- ? The lot contains an existing single-family dwelling.
- ? The floor area of an attached unit shall not exceed 30 percent of the existing living area.
- ? The floor area of a detached unit shall not exceed 1,200 square feet.
- ? Any construction shall conform to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.

In addition, both the existing unit and second unit must comply with the zoning code, with the exceptions above, and the second unit must comply with the most recently adopted building code.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Adopt by end of fiscal year 2003, in conjunction with Zoning Ordinance
Related Policies: 1.5, 3.1, 3.4, 3.5

H-9
Expedited Project Review
Provide fast-track permit processing for projects with an affordable housing component by developing, adopting, and implementing priority processing procedures.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund, development fees
Time Frame: Adopt by end of 2003
Related Policies: 1.5, 3.1, 3.4, 3.5

Promote Equal Housing Opportunities

H-10
Orange County Fair Housing Council
Rancho Santa Margarita will contract with the Orange County Fair Housing Council (OCFHC) for the provision of fair housing services to residents of Rancho Santa Margarita. Services offered include counseling and landlord/tenant problems, special assistance for ethnic minority and single-parent households, bilingual housing literature and videotape presentations, day-care services, and housing assistance counseling.

The City will advertise OCFHC services in the City's newsletter and in local periodicals. The City will also place posters and brochures advertising the Council's fair housing services in both English and Spanish at the public counter, City library, post office, and other community locations.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Upon adoption of the General Plan
Related Policies: 3.3

H-11
Mortgage Credit
Certificates (MCC)

The City will continue to participate in the County's MCC program, providing information regarding the program on the City's website and at the public counter, City library, post office, and other community locations. The City seeks to assist 5 first-time homebuyers annually.

Responsible Agency/Department: Orange County Housing and Community Development Department, Rancho Santa Margarita Planning Department
Funding Source: MCC program, General Fund
Time Frame: Upon adoption of the General Plan
Related Policies: 3.3, 3.4, 3.5

H-12
Mortgage Revenue
Bonds

The City will continue to participate in the mortgage revenue bond program, providing information regarding the program on the City's website and at the public counter, City library, post office, and other community locations. The City seeks to assist 5 first-time homebuyers annually.

Responsible Agency/Department: Southern California Home Financing Authority (SCHFA), County of Orange HCD, Rancho Santa Margarita Planning Department
Funding Source: Mortgage revenue bonds, General Fund
Time Frame: Upon adoption of the General Plan
Related Policies: 3.3, 3.4, 3.5

H-13
Housing Element
Updates

The City will review and revise the Housing Element of the General Plan every five years, as required by State law.

Responsible Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Every five years
Related Policies: All policies

***Summary of
Program Actions***

Total units to be constructed: 75 new housing units as follows: a) 13 low density residential units on one 2-acre site and b) 62 high density residential units on one site being considered for senior housing.

Total units to be rehabilitated: 0 as no need identified.

Total units to be conserved: 155 at-risk affordable mortgage revenue bond units and 48 Habitat for Humanity condominium units, for a total of 203 units.



Conservation/Open Space

This Implementation Program provides actions to implement the adopted policies and plans identified in the Conservation/Open Space Element. The Conservation/Open Space Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Conservation/Open Space Element.

Ecological and Biological Resources

COS-1 Protect Natural Resources

Assess development proposals for potential impacts to significant natural resources pursuant to the California Environmental Quality Act (CEQA) and associated state and federal regulations. Require appropriate mitigation for all significant impacts if impact avoidance is not possible. Mitigation measures for habitat and species may include, but are not limited to: avoidance, enhancement, restoration, or a combination of any of the three, along with participation in the local Natural Community Conservation Program (NCCP). Address the following subjects in impact assessment as applicable to individual development proposals:

- ? Natural communities;
- ? Riparian and wetland habitat (including potential jurisdictional areas);
- ? Coastal sage scrub habitat;
- ? Coast live oak habitat;
- ? Rare and endangered plant and animal species;
- ? Habitat fragmentation (including disruption of wildlife corridors);
- ? Creeks and associated tributaries;
- ? Lake Santa Margarita; and
- ? Significant tree stands.

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department, Public Works/Engineering
<i>Funding Source:</i>	Development fees/environmental impact mitigation
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	1.1, 1.2, 1.3, 1.4, 2.1, 4.2

COS-2
Natural Resource
Regulatory Agencies

Require development proposals to consult with regulatory agencies, including the United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), and United States Army Corp of Engineers (USACE), about natural resources if the following occurs on the project site:

- ? Potential take or substantial loss of occupied habitat for any threatened or endangered species; or
- ? Existing drainage features (jurisdictional area) are located within the project site.

Responsible Agency/Department:

Planning Department, Public Works/Engineering, USFWS, CDFG, USACE

Funding Source:

Development Fees

Time Frame:

Ongoing

Related Policies:

1.1, 1.2, 1.3, 1.4

COS-3
Migratory Bird
Treaty Act

Require development proposals to include the assessment of potential migratory birds and raptor nests (in compliance with the Migratory Bird Treaty Act and the California Fish and Game Code.) Mitigation for the presence of active nests may be conducted in the following ways:

- ? Prior to the commencement of tree removal during the nesting season (February – July), all suitable habitats should be thoroughly surveyed for the presence of nesting birds by a qualified biologist. If any active nests are detected, the area shall be flagged and avoided until the nesting cycle is complete; or
- ? Tree removal and grading may be delayed until after the breeding season (August-January) to ensure that no active nests will be disturbed.

Responsible Agency/Department:

Planning Department, Public Works/Engineering, USFWS, CDFG

Funding Source:

Development Fees

Time Frame:

Ongoing

Related Policies:

1.1, 1.4

COS-4
Active Parkland in
Rancho Santa
Margarita

Assess the existing active recreational space in the City according to the standards established in the Conservation/Open Space Element and consistent with provisions of the Quimby Act. Coordinate with park owners/operators to determine if any existing passive parkland can be converted to active recreational space. Develop and enforce a standard of 3 acres of active park land per 1,000 population.

Responsible Agency/Department: Planning Department, Community Services, Public Works/Engineering
Funding Source: General Fund
Time Frame: Annually
Related Policies: 1.5, 1.6, 1.7

***COS-5
Parks in the
Northeast Future
Planned Community***

Review all development proposals within Northeast Future Planned Community for consistency with park and recreation requirements in accordance with the standards set forth in the Conservation/Open Space Element. When amendments to development plans are proposed within the Planned Community, consider impacts to parks and recreational facilities and require appropriate mitigation.

Responsible Agency/Department: Planning Department, Community Services, Public Works/Engineering
Funding Source: Dedication of parkland or in-lieu fees
Time Frame: Ongoing
Related Policies: 1.5, 1.6

***COS-6
Recreational
Opportunities***

Achieve a full range of recreational opportunities to serve the community by:

- ? Promoting a high level of public outreach by coordinating with community organizations, special interest groups and private businesses to provide recreational program opportunities, and distributing newsletters or brochures to inform the community of available recreation programs and facilities;
- ? Constructing the Rancho Santa Margarita Inter-Generational Community Center (IGCC) to provide cultural and recreational programming for all age and interest groups;
- ? Working with the Bell Tower Foundation to complete fundraising activities for the Inter-Generational Community Center (IGCC), operate the Center, and establish an endowment for recreational activities throughout the City;
- ? Coordinating with the park owners/operators and other organizations such as the Saddleback Valley and Capistrano Unified School Districts, private schools and other appropriate agencies to achieve maximum utilization of recreation programs and facilities in the community;

- ? Exploring means to provide programs to those who cannot afford to pay by utilizing corporate sponsorships, volunteers and joint use of school facilities and services; and
- ? Working with the park owners/operators to develop new recreation programs to reflect new needs and interests of the Rancho Santa Margarita community.

Responsible
Agency/Department: Community Services
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.5

Scenic Resources

COS-7
Protect Important
Scenic Resources

Assess development proposals, including those in the Northeast Future Planned Community, for potential impacts to important visual resources identified in the Conservation/Open Space Element pursuant to the California Environmental Quality Act. Require appropriate mitigation measures for all significant impacts. Consider important ridgelines, creeks, open space, views of the surrounding hillsides, and light and glare effects.

Responsible
Agency/Department: Planning Department
Funding Source: Development fees/environmental impact mitigation
Time Frame: Ongoing
Related Policies: 2.1, 2.2

Water Supply and Conservation

COS-8
Adequate Water
Supply

Continue to work with the Santa Margarita and Trabuco Canyon Water Districts to ensure that community needs are being met and the capacity of infrastructure is met.

Responsible
Agency/Department: Planning Department, Public Works/Engineering
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 3.1

***COS-9
Promote Water
Conservation***

Encourage water conservation throughout Rancho Santa Margarita in the following ways:

- ? Encourage the Santa Margarita and Trabuco Canyon Water Districts to expand the production of recycled water and work with the districts to develop new uses for recycled water;
- ? Require new projects to install and maintain a dual system when reclaimed water is available;
- ? Require the use of drought resistant plant species (native species where possible) in landscaping for private and public areas, including parks within the City;
- ? Work with the Santa Margarita and Trabuco Canyon Water Districts on the development of new water sources to serve the Planning Area;
- ? Work with the Santa Margarita and Trabuco Canyon Water Districts and the Capistrano and Saddleback Valley Unified School Districts to establish water conservation programs; and
- ? Require the incorporation of water conservation devices (including low-flush toilets, flow restriction devices and water conserving appliances, computerized irrigation devices) in new residential and non-residential development, public projects and rehabilitation projects.

*Responsible
Agency/Department:*

Planning, Public Works/Engineering, Santa Margarita and Trabuco Canyon Water Districts, Capistrano and Saddleback Valley Unified School Districts

Funding Source:

General Fund, Santa Margarita and Trabuco Canyon Water Districts, Capistrano and Saddleback Valley Unified School Districts

Time Frame:

Ongoing

Related Policies:

3.2, 3.3, 3.4, 4.3

Water Quality

COS-10 ***Potable Water*** ***Quality***

Coordinate with the Santa Margarita and Trabuco Canyon Water Districts regarding potable water quality programs. This coordination should also include regional, state and federal agencies responsible for water quality programs. Encourage the development of new water sources by the Santa Margarita and Trabuco Canyon Water Districts.

Responsible
Agency/Department: Public Works/Engineering, Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 4.1, 4.2, 4.3

COS-11 ***Surface Water*** ***Quality***

Meet the requirements of the San Diego Regional Water Quality Control Board (SDRWQCB) Order No. R9-2002-0001, which implements the National Pollutant System Discharge Elimination System Permit (NPDES). Prepare and update a Jurisdictional Urban Runoff Management Program (JURMP). Further encourage preservation and enhancement of water quality in the following ways:

- ? Minimize the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment and, where feasible, slow runoff and maximize on-site infiltration of runoff.
- ? Implement pollution prevention methods supplemented by pollutant source controls and treatment. Use small Collection Strategies located at, or as close as possible to, the source.
- ? Require the use of structural and non-structural Best Management Practices (BMPs) to mitigate the projected increases in pollutant loads and flows.

Work with Homeowners Associations, owners and operators of parks, recreational and open space areas to ensure proper water quality measures are in place.

Responsible Agency/Department: Public Works/Engineering, Planning Department, Code Enforcement
Funding Source: Development fees, General Fund
Time Frame: JURMP development – February 2003, implementation – ongoing
Related Policies: 5.1

Air Quality

COS-12 Participation in Regional Air Quality Programs

Work with the South Coast Air Quality Management District and the Southern California Association of Governments to implement the Air Quality Management Plan and meet federal and state air quality standards for all pollutants. To ensure that new measures can be practically enforced in the region, participate in future amendments and updates of the AQMP.

Responsible Agency/Department: Planning Department, Public Works/Engineering
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 6.1, 6.2, 6.3, 6.4

COS-13 Transportation Demand Management

Adopt a Transportation Demand Management (TDM) ordinance that implements the provisions of the 1997 Air Quality Management Plan. The ordinance will specify various TDM methods to reduce trips and influence travel modes such as:

- ? Trip reduction programs for City staff;
- ? Van pool programs for private employers;
- ? Employee incentives for public transit use;
- ? Preferential parking for carpools;
- ? Trip reduction programs for major commercial centers; and
- ? Alternative transportation modes for major events.

Responsible Agency/Department: Planning Department, Public Works/Engineering
Funding Source: General Fund
Time Frame: FY 2003
Related Policies: 6.1, 6.2, 6.3, 6.4

***COS-14
Transportation
System
Management***

Implement the programs described in the Circulation and Land Use Elements related to transportation system management (TSM) to avoid traffic congestion and reduce related emissions levels and urban runoff pollutants resulting from excess vehicle travel miles.

Responsible Agency/Department: Public Works/Engineering, Planning Department, OCTA, Caltrans
Funding Source: Development fees, Measure M Funds, state and federal funding
Time Frame: Ongoing
Related Policies: 6.2, 6.4

***COS-15
Improve Jobs-to-
Housing
Balance***

Promote the development of job-generating land uses to improve the balance between jobs and housing to reduce air emissions.

Responsible Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 6.1, 6.2, 6.3

***COS-16
Minimize Impacts of
New Development***

Review development proposals for potential air and water quality impacts pursuant to the California Environmental Quality Act (CEQA), Rancho Santa Margarita's Jurisdictional Urban Runoff Management Plan (JURMP), and the South Coast Air Quality Management District CEQA Air Quality Handbook. Construction impacts can be reduced by enforcing SCAQMD Rule 403. Reduce long-term impacts using available land use and transportation planning techniques such as:

- ? Incorporation of public transit stops;
- ? Pedestrian and bicycle linkage to commercial centers, employment centers, schools and parks;
- ? Preferential parking for carpools;
- ? Traffic flow improvements; and
- ? Employer trip reduction programs.

Responsible Agency/Department: Planning Department, Building Department
Funding Source: Development fees
Time Frame: Ongoing
Related Policies: 6.1, 6.2, 6.4

***COS-17
Control Dust and
Particulate Matter***

To reduce dust and particulate matter levels, implement AQMD's fugitive dust control measures such as:

- ? Restricting outdoor storage of fine particulate matter;
- ? Controlling construction activities and emissions from unpaved areas; and
- ? Paving areas used for vehicle maneuvering.

Responsible Agency/Department: Planning Department, Public Works/Engineering, Building Department, OCSD/Police Services
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 6.1, 6.2

Encourage Energy Conservation

***COS-18
Implement State
Energy Performance
Requirements***

To meet state energy conservation requirements, adopt local legislation to establish, update and implement building code requirements for energy performance according to Title 24 Energy Regulations. Encourage project proponents to incorporate energy conservation techniques in proposed projects. Provide brochures with information on energy efficient building and site design at the public counter.

Responsible Agency/Department: Public Works/Engineering, Building Department, Planning Department
Funding Source: General Fund, development fees
Time Frame: Ongoing
Related Policies: 7.1, 7.2, 7.3

***COS-19
Energy Efficient
Public Buildings***

Implement energy conservation measures in public buildings through the following actions:

- ? Promote energy efficient building and site design for all new public buildings during the site development permit process; and
- ? Install energy saving devices in new public buildings and retrofit existing public buildings.

Responsible Agency/Department: Building Department, Planning Department, Public Works/Engineering
Funding Source: Utility companies (through rebates), General Fund
Time Frame: Ongoing
Related Policies: 7.3

***COS-20
Promote Energy
Retrofit Programs***

Promote retrofit programs by the City to reduce energy usage and consequently reduce emissions from energy consumption. Provide informational literature about available retrofit programs at City offices. Inform property owners of retrofit programs when plans for remodeling and rehabilitation projects are submitted.

Responsible Agency/Department: Building Department, Public Works/Engineering, Planning Department, Southern California Gas Company, Southern California Edison Company
Funding Source: General Fund, development fees, Southern California Gas Company, Southern California Edison Company
Time Frame: Ongoing
Related Policies: 7.1, 7.2, 7.3

***COS-21
Electric Vehicle
Charging Areas***

Include electric vehicle charging areas in new public and private development projects, which will promote the use of electric vehicles by residents and employees. Inform property owners of electric charging vehicle area programs when plans for development projects are submitted.

Responsible Agency/Department: Public Works/Engineering, Building Department, Planning Department, Southern California Gas Company, Southern California Edison Company,
Funding Source: General Fund, development fees, Southern California Gas Company, Southern California Edison Company
Time Frame: Ongoing
Related Policies: 7.1, 7.2, 7.3

COS-22
Open Space Zoning

Adopt an open space zoning ordinance as a section or part of the City Zoning Ordinance. Provisions of the open space zoning ordinance should include (where appropriate):

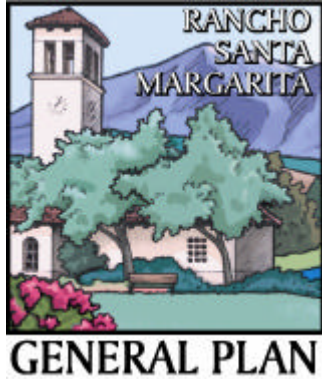
- ? Exclusive agricultural zones;
- ? Large-lot zones;
- ? Special overlay requirements for hazard areas.

Responsible Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Concurrent with City Zoning Ordinance, to be completed by end of FY 2003
Related Policies: 1.5, 1.6

COS-23
Protect Important Cultural Resources

Assess development proposals, including those in the Northeast Future Planned Community, for potential impacts to important cultural resources identified in the Conservation/Open Space Element pursuant to the California Environmental Quality Act. Require a professional cultural resources survey of all undeveloped property prior to issuing a grading permit. In the event that cultural resources artifacts are discovered, those items must be donated to a suitable repository that will maintain the collection for future scientific study and exhibition within Orange County. Prior to donation, the certified cultural resource consultant should prepare the collection to the point of identification. The project should be prepared to pay potential curator fees for the long-term preservation and maintenance of donated collections.

Responsible Agency/Department: Planning Department
Funding Source: Development fees
Time Frame: Ongoing
Related Policies: 7.1, 7.2, 7.3



Safety

This Implementation Program provides actions to implement the adopted policies and plans identified in the Safety Element. The Safety Element Implementation Program is a series of actions, procedures and techniques that includes a description of the responsible agency/department, funding source, time frame and related policies in the Safety Element.

Natural Hazards

S-1 Natural Hazards Risk Reduction

Reduce the risk to the community from hazards related to geologic conditions, seismic activity, wildfires, structural fires and flooding by requiring feasible mitigation of such impacts on existing development, new development and redevelopment. Assess development proposals for potential hazards pursuant to the California Environmental Quality Act. Require measures to mitigate all identified significant public safety hazards. Address the following subjects in the assessment:

- ? Steep slopes, unstable geologic materials and faulting;
- ? Flooding;
- ? Wildland and structural fires and adequacy of water pressure for fire fighting;
- ? Aircraft overflights;
- ? Hazardous materials use, transport, storage or disposal; and
- ? Ground transportation hazards (roadway system).

<i>Responsible</i>	
<i>Agency/Department:</i>	Planning Department, Building/Safety, Public Works/Engineering
<i>Funding Source:</i>	Development fees
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	1.1, 1.2, 1.3, 1.4, 1.5

S-2 Open Space Easements for Geologic Hazards

Where geologic instability can be identified and cannot be mitigated, or presence of faulting is identified, use open space easements and other regulatory techniques to prohibit development and avoid public safety hazards.

Responsible
Agency/Department: Planning Department, Building/Safety, Public Works/Engineering
Funding Source: Development fees, General Fund
Time Frame: Ongoing
Related Policies: 1.1

S-3
Structural
Design

To minimize damage from earthquakes and other geologic activity, implement the most recent state and seismic requirements for structural design of new development and redevelopment.

Responsible
Agency/Department: Planning Department, Building/Safety
Funding Source: Development fees
Time Frame: Ongoing
Related Policies: 1.1

S-4
Soil and Geologic
Surveys

During review of development and redevelopment proposals, require surveys of soil and geologic conditions by state licensed Engineering Geologists and Civil Engineers, where appropriate. Examples of when these surveys are required are: (1) prior to the development of any area with slopes more than 10 feet high at a gradient equal to or steeper than 2:1; and (2) for projects within a State-delineated Seismic Hazard Zone for liquefaction and seismically induced landsliding, in accordance with the California Division of Mines and Geology.

Responsible
Agency/Department: Public Works/Engineering, Planning Department, Building/Safety
Funding Source: Development fees
Time Frame: Ongoing
Related Policies: 1.1

S-5
Earthquake
Preparedness

Promote earthquake preparedness in the community with periodic earthquake awareness programs. The program could include mailing brochures to residences and businesses, press releases, school education programs and presentations to homeowner groups and property managers. Coordinate programs with emergency service providers and the school districts to maximize public participation.

Responsible
Agency/Department: Public Works/Engineering, Planning Department, Building/Safety, Orange County Sheriff's Department, Orange County Fire Authority,
Funding Source: General Fund, Capistrano Unified School District, County Fire Department, County Sheriff's Department

Time Frame: Annual
Related Policies: 1.5

S-6
Liquefaction
Zoning Overlays

Develop informational overlays that augment the City’s zoning ordinance. The overlays should be used to identify areas where more detailed geotechnical studies should be carried out as part of liquefaction-susceptibility investigations, restrict development in liquefaction-prone areas, and/or to establish specific building design standards aimed at reducing the risk of liquefaction.

Responsible Agency/Department: Public Works/Engineering, Planning Department, Building/Safety
Funding Source: General Fund
Time Frame: Overlays adopted as part of Zoning Ordinance, to be completed by end of FY 2003
Related Policies: 1.1

S-7
Flood Insurance

Continue to participate in the National Flood Insurance Program (NFIP) administered through the Federal Emergency Management Agency (FEMA). The NFIP program provides federal flood insurance subsidies and federally financed loans for property owners in flood-prone areas.

Responsible Agency/Department: Public Works/Engineering, Planning Department, Building/Safety
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.2

S-8
Flood Control
System

Coordinate with the Orange County Flood Control District (OCFCD) to ensure regularly scheduled maintenance of flood control channels and completion of necessary repairs. Coordinate with the OCFCD and the Santa Margarita and Trabuco Canyon Water Districts regarding any needed improvements to existing aboveground water tanks. In addition, work with the District to identify new flood control improvements for existing flood hazards and potential hazards from new development, and establish installation programs for improvements. Require detention basins for new development, where necessary, to reduce flooding risks.

Responsible Agency/Department: Public Works/Engineering, Orange County Flood Control District
Funding Source: Orange County Flood Control District, development fees
Time Frame: Ongoing
Related Policies: 1.2

**S-9
Promote Fire
Prevention**

Promote fire prevention in Rancho Santa Margarita in the following ways:

- ? Work closely with the Orange County Fire Authority to implement fire hazard education and fire prevention programs, including fuel modification programs;
- ? Coordinate with the local water districts and Orange County Fire Authority to ensure that water pressure for urban areas and sites to be developed is adequate for fire fighting purposes; and
- ? Adopt and implement the Uniform Fire Code provisions and appropriate amendments to reflect the unique Rancho Santa Margarita topography, climate, vegetation and urban form.

Responsible Agency/Department: Planning Department, Orange County Fire Authority
Funding Source: General Fund, Orange County Fire Authority, development fees, Property Owners
Time Frame: Ongoing
Related Policies: 1.3, 1.4, 1.5

Human Activity Hazards

**S-10
Air Pollution
Reduction**

Continue to work with the South Coast Air Quality Management District and the most recent Air Quality Management Plan to improve the regional transportation system and regional air quality.

Responsible Agency/Department: Planning Department, Public Works/Engineering, South Coast Air Quality Management District
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 2.1

S-11
Nuclear Power
Production Risks
Reduction

Reduce the nuclear power production risks in the following ways:

- ? Participate in programs and emergency response exercises with federal and state agencies and Southern California Edison to minimize the risks related to nuclear power production; and
- ? Implement measures related to the San Onofre Nuclear Generating Station (SONGS) in the City's Emergency Preparedness Plan to ensure that residents are prepared for any problems associated with the facility.

Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:

Planning Department, Public Works/Engineering, Building/Safety
 General Fund
 Ongoing
 2.2

S-12
Reduce Risks from
Hazardous Materials

Minimize public health and environmental risks from the use, transport, storage and disposal of hazardous materials with the following approaches:

- ? Cooperate with federal, state and local agencies to effectively regulate the management of hazardous materials and hazardous waste;
- ? Cooperate with the County of Orange to implement applicable portions of the County Hazardous Waste Management Plan and the Hazardous Materials Area Plan;
- ? Identify roadway transportation routes for conveyance of hazardous materials;
- ? Implement the emergency response plan for accidents involving hazardous materials; and
- ? Cooperate with the Certified Unified Program Agency (CUPA) for the City of Rancho Santa Margarita (the Orange County Environmental Health Department) and the Orange County Fire Authority to administer risk management plans for businesses within the City.

Responsible Agency/Department: Public Works/Engineering, Planning, Building/Safety, County of Orange
Funding Source: General Fund, federal, state and local regulatory agencies
Time Frame: Ongoing
Related Policies: 2.3, 2.5

S-13
Household
Hazardous Waste
Program

Cooperate with the County Household Hazardous Waste Program to protect residents from dangers resulting from the use, transport and disposal of hazardous materials used in the home. The program includes public education about health and environmental hazards of household hazardous materials and periodic collection campaigns at established sites.

Responsible Agency/Department: Public Works/Engineering, Building/Safety, County of Orange
Environmental Health Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 2.4, 2.5, 2.6

S-14
Ground
Transportation
Safety

Minimize the potential for accidents involving automobiles, pedestrians and cyclists by working closely with the Orange County Sheriff's Department, OCTA and the California Highway Patrol to identify safety problems and implement corrective measures. Adopt standards and implement design features that minimize conflicts.

Responsible Agency/Department: Public Works/Engineering, Planning Department, OCSD/Police Services, California Highway Patrol, Orange County Transportation Agency
Funding Source: General Fund, OCTA, Caltrans, Transportation Corridors Agencies
Time Frame: Ongoing
Related Policy: 2.5

Crime Prevention

S-15
Minimize Criminal
Activity

Protect residents and businesses from criminal activity by providing substantive levels of police protection and educating the public about methods to reduce criminal activity. The specific actions to implement these goals are identified below:

- ? When renewing the service contract with the Orange County Sheriff’s Department, ensure that contracted staffing levels correspond to the population and geography of Rancho Santa Margarita, and that sufficient emphasis is placed on staff and programs for crime prevention;
- ? Ensure that mutual aid agreements between the Orange County Sheriff’s Department and the police departments of surrounding jurisdictions are in place for emergency situations;
- ? Use defensible space and lighting concepts in development projects designed to enhance public safety;
- ? Coordinate with the Orange County Sheriff’s Department to increase public awareness about criminal activity and crime prevention activities. Maximize the use of after school programs, volunteer programs, Neighborhood Watch Programs and other Community Oriented Policing programs through the Police Services Department; and
- ? Coordinate with the Orange County Sheriff’s Department, Capistrano Unified School District, and Saddleback Valley Unified School District to provide periodic crime prevention programs in local schools.

Responsible Agency/Department: Planning Department, OCSD/Police Services, Capistrano Unified School District, Saddleback Valley Unified School District
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8

Emergency Preparedness

S-16 Emergency Preparedness Plan

Maintain the Emergency Preparedness Plan under the provision of the State Emergency Management System format to maximize the efforts of emergency service providers (e.g., fire, medical and law enforcement) and minimize human suffering and property damage during disasters. The plan should identify resources available for emergency response and establish coordinated action plans for specific emergency situations and disasters including earthquakes, fires, flooding, major roadway accidents, hazardous materials incidents, civil disturbance and incidents at the San Onofre Nuclear Generating Station.

Responsible Agency/Department: City Manager's Office, Public Works/Engineering, OCSD/Police Services, Emergency Service Providers
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 4.1

**S-17
Communication
Network for
Emergencies**

Support high-level multi-jurisdictional cooperation and communication for emergency planning and management. Solicit private individuals and organizations to enhance service provider communications and response with cellular telephones, ham radios, AM/FM radio, cable television, Capistrano Unified School District, and Saddleback Valley Unified School District.

Responsible Agency/Department: City Manager's Office, Public Works/Engineering, Emergency Service Providers
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 4.1

**S18
Emergency
Preparedness
Education**

Educate all citizens to take appropriate action to safeguard life and property during and immediately after emergencies. Education about emergency preparedness can occur through the distribution of brochures, presentations to civic groups and homeowners associations and instruction in local schools.

Responsible Agency/Department: Planning Department, Capistrano and Saddleback Valley Unified School Districts
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 4.2



Noise

This Implementation Program provides actions to implement the adopted policies and plans identified in the Noise Element. The Noise Element Implementation Program is a series of actions, procedures and techniques which includes a description of the responsible agency/department, funding source, time frame and related policies in the Noise Element.

Noise and Land Use Planning

N-1 Compatible Development

Use noise and land use compatibility standards to guide future planning and development decisions. Table N-2 in the Noise Element summarizes the State criteria for minimizing adverse noise effects. Table N-3 in the Noise Element provides criteria for assessing the compatibility of future development with the noise environment. The compatibility criteria are based on the noise criteria in Table N-2. Review development proposals to ensure that the noise standards and compatibility criteria are met. Require mitigation measures, where necessary, to reduce noise levels to meet the noise standards and compatibility criteria.

*Responsible
Agency/Department:
Funding Source:
Time Frame:
Related Policies:*

Planning Department
Development fees / mitigation
Ongoing
1.1, 1.2

N-2 Acceptable Noise Levels for New Development

Ensure that new development is exposed to acceptable noise levels. Require acoustical analyses for all proposed development within the 60 dB CNEL contour as shown on Figure N-1 in the Noise Element. Also require acoustical analyses for all proposed residential projects in the vicinity of existing and proposed commercial and industrial areas. Where the noise analyses indicate that the noise standards in Table N-2 will be exceeded, require noise control measures to be incorporated into the proposed development to reduce noise to acceptable levels. Noise control measures may include berms, walls, and sound attenuating architectural design and construction methods. Only permit new development if the noise standards and the City noise regulations can be met.

Responsible
Agency/Department: Planning Department
Funding Source: Development fees / mitigation
Time Frame: Ongoing
Related Policies: 1.2, 1.3

N-3
Noise Insulation Standards

Enforce the provisions of the State of California Noise Insulation Standards (Title 24) that specify that indoor noise levels for multi-family residential living spaces shall not exceed 45 dB CNEL. The Title 24 noise 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 requires that the standard be applied to all new hotels, motels, apartment houses and dwellings other than single-family dwellings. Also apply the standard to single-family dwellings and condominium conversion projects as official policy.

Responsible
Agency/Department: Planning Department, Building/Safety
Funding Source: Development fees / mitigation
Time Frame: Ongoing
Related Policies: 1.3

N-4
Noise Control Coordination

To ensure continued effectiveness of noise control efforts, designate the Planning Director as the noise control coordinator for new development charged with the responsibilities of enforcing the City noise policy.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 1.1, 1.2, 1.3

Transportation Related Noise

N-5
Reduce Roadway Noise

Mitigate noise impacts to acceptable levels from transportation activity to enhance the quality of the community. Incorporate noise control measures, such as sound walls and berms, into roadway improvement projects to mitigate impacts to adjacent development. Request Caltrans and the Orange County Transportation Corridor Agencies to provide noise control for roadway projects within the City. Particularly, advocate reducing noise impacts from the Foothill Transportation Corridor.

Responsible Agency/Department: Planning Department, Public Works/Engineering
Funding Source: General Fund, Development fees / mitigation, Measure M Funds, Gas tax revenues
Time Frame: Ongoing
Related Policies: 2.1, 2.2, 2.3

**N-6
Noise Reduction
Information**

Provide written information to residents and homeowners associations describing methods of retrofitting existing structures and properties to reduce noise impacts, including sound insulation, double-pane glass windows, sound walls, berming and other measures.

Responsible Agency/Department: Building/Safety, Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 2.3

**N-7
Vehicle Noise**

Coordinate with the Orange County Sheriff’s Department and the California Highway Patrol to enforce the California Vehicle Code pertaining to noise standards for cars, trucks, and motorcycles.

Responsible Agency/Department: Planning Department, Code Enforcement, Orange County Sheriff’s Department, California Highway Patrol
Funding Source: General Fund, Orange County Sheriff’s Department, California Highway Patrol
Time Frame: Ongoing
Related Policies: 2.1, 2.2

Non-Transportation Related Noise

**N-8
Noise Regulations**

Continue to enforce the City noise regulations to protect residents from excessive noise levels from stationary sources. The regulations provide protection from non-transportation related noise sources such as music, machinery, pumps, and air conditioners on private property. Periodically evaluate regulations for adequacy and revise, as needed, to address community needs and changes in legislation and technology.

Responsible
Agency/Department: Planning Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 3.1, 3.2

N-9
Minimize
Commercial Noise

Limit delivery or service hours for stores with loading areas, docks or trash bins that front, side, border, or gain access on driveways next to residential and other noise sensitive areas. Only approve exceptions if full compliance with the nighttime limits of the noise regulations are achieved.

Responsible
Agency/Department: Planning Department, Building/Safety, Public Works/Engineering
Funding Source: General Fund, Development Fees
Time Frame: Ongoing
Related Policies: 3.1, 3.2

N-10
Minimize
Construction Noise

Require all construction activity to comply with the limits established in the Noise Control Ordinance. Review the Noise Control Ordinance for adequacy and amend as needed to address community needs and development patterns.

Responsible
Agency/Department: Planning Department, Building/Safety, Public Works/Engineering
Funding Source: General Fund, Development Fees
Time Frame: Ongoing
Related Policies: 1.2, 3.1, 3.3

N-11
City Noise
Compliance

All City departments and agencies will comply with local, state and federal noise standards, including state and federal OSHA standards. All new equipment or vehicle purchases will comply with local, state and federal noise standards. Such equipment includes compressors, air conditioners, leaf blowers and other fixed and mobile machinery. Purchase noise-producing equipment with the necessary noise abating equipment installed.

Responsible
Agency/Department: All City departments
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 3.1, 3.2

N-12 Reduce the noise impacts associated with City services acquired through contracts with other public and private entities, such as street sweeping, solid waste removal and transport, landscaping maintenance, construction projects and emergency services.
City Contracts

Responsible Agency/Department: Public Works/Engineering, Planning Department, Building/Safety, Recreation Services, homeowners associations
Funding Source: City service contracts
Time Frame: Ongoing
Related Policies: 3.1, 3.2

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