

RANCHO SANTA MARGARITA GENERAL PLAN IMPLEMENTATION PLAN



2020

IMPLEMENTATION PLAN

IMPLEMENTATION STRATEGIES

This document contains the implementation actions developed to carry out the goals and policies identified in the City of Rancho Santa Margarita's General Plan. This stand-alone document was developed concurrently with the General Plan but is not part of the General Plan. Since it is maintained outside of the plan, it provides flexibility for the City to prioritize and amend strategies as needed and does not require a General Plan amendment to update. The implementation strategies document is intended to be used as a working tool. The strategies serve to prioritize activities the City should initiate or maintain to ensure the vision of the General Plan is achieved.

The implementation actions will be referenced by City staff on an ongoing basis, and review and update of the actions should be included in the City's annual progress report, as described by Government Code Section 65400. The General Plan implementation actions will be consulted in conjunction with the City Council's annual priority-setting efforts, including the Capital Improvements Program, objectives, and budget workshop.

As strategies are implemented, they will be removed from the document. As priorities change, the actions and strategies will be updated. As the City continues to achieve the vision of the General Plan, new strategies will be added to continue to guide the City into the future.

IMPLEMENTATION ACTIONS

This document serves as a working checklist of action items and next steps for City staff and local decision-makers to ensure that the General Plan vision is realized. Each Element contains a series of actions, procedures and techniques which includes a description of the responsible agency/department, funding source, time frame and related policies. Implementation measures are structured in a tabular format, with the following information provided for each action.





How to Read Implementation Actions

Program	Provides the name of the ordinances/procedures, capital improvement, or program intended to implement a General Plan Element.
Action	Describes in general terms the nature of the implementation action.
Related Policies	Lists the General Plan policies that are implemented by this action.
Responsible Party	Shows the department, organization, or outside agency with primary responsibility for implementing the action.
Timing/Priority	Indicates whether the action is an ongoing effort, an effort that should happen annually, or if it should be a priority in future budgeting cycles based on the targeted implementation date.



Circulation

This Implementation Plan provides actions to implement the adopted goals and policies identified in the Circulation Element.

Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
Local Circulation System				
C-1 Arterial Highway Plan. Implement the circulation system in concert with future 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.	1.1, 1.2	General Fund, Measure M2 Revenue, User Fees, Other State and Federal Sources, and Gas Tax Revenue	Public Works/Engineering	Ongoing
C-2 Capital Improvement Program. Continue to monitor the Capital Improvement Program to address phasing and construction of traffic improvements and capital facilities. 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.	1.3, 4.2	General Fund, Measure M2 Revenue, User Fees, Other State and Federal Sources, and Gas Tax Revenue	Public Works/Engineering	Ongoing
C-3 Proposed Development. Review proposals for new development for potential traffic and circulation impacts. Future circulation development within the Future Planned Community and any other new development must provide emergency access in addition to primary access to the area. Future roadways must meet roadway classification specifications and performance criteria. Mitigation in the form of physical improvements and/or impact fees will be required for significant impacts.	1.3, 4.2	General Fund, Measure M2 Revenue, User Fees, Other State and Federal Sources, and Gas Tax Revenue	Public Works/Engineering	Ongoing
C-4 Future Communities. Review development proposals for consistency with parking standards, transportation infrastructure, and fee requirements established in approved development plans and agreements.	1.1, 1.2	User Fees	Public Works/Engineering, Development Services	Ongoing
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 automobile traffic volumes and speeds. Where appropriate, consider traffic calming devices to mitigate problems on neighborhood streets. Study traffic problems posed by schools, businesses with drive-through access, and land uses that generate extraordinarily high traffic volumes	1.4, 1.5	General Fund, Grant Funds Where Available	Public Works/Engineering, Development Services, Police Services	Ongoing





Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
at specific times. Provide solutions to mitigate these problems as warranted by completed studies.				
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. In addition, monitor the impacts of both development projects and major transportation projects and mitigate if necessary.	2.1, 2.2	General Fund, Gas Tax Revenue	Public Works/Engineering, Development Services	Ongoing
C-7 Interjurisdictional Coordination. Coordinate development in the City with needed improvements to the regional circulation system by: <ul style="list-style-type: none">▪ Improving the City arterial system in compliance with the Orange County Master Plan of Arterial Highways (MPAH);▪ Coordinating with and monitoring planned County, Transportation Corridor Agency, and Caltrans improvements; and▪ Monitoring major new development proposals outside the City that could impact the operation of regional and City facilities/traffic.	2.2, 2.3	General Fund	Public Works/Engineering, City Manager's Office, Caltrans, Transportation Corridor Agencies	Ongoing
Public Transportation System				
C-8 Improved Transit Service. Work with OCTA to improve transit service and encourage ridership by: encouraging provision of transit facilities in major new development and major rehabilitation projects, coordinating with OCTA to expand transit routes to serve any new development, and incorporating design features into public improvement projects that promote and support public transportation.	3.1, 3.2, 3.4, 3.5	General Fund, Grant Funds Where Available	Public Works/Engineering, Development Services, OCTA	Ongoing
C-9 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.	3.1, 3.3	OCTA, Transportation Corridor Agencies, Caltrans, General Fund, Gas Tax Reserves	Public Works/Engineering	Ongoing
Trails Network				
C-10 Provide and Maintain Trails. For new development projects, require property owners to dedicate land and fund improvements to extend the City and County trail 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 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, Homeowner's Associations will be requested to provide pedestrian linkages between residential areas and activity nodes. The City will coordinate with Capistrano and Saddleback	4.1, 4.2, 4.3	General Fund, QUIMBY Fees	Public Works/Engineering, Development Services	Ongoing



Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
<p>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 any future development 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.</p>				





Conservation/Open Space

This Implementation Plan provides actions to implement the adopted goals and policies identified in the Conservation/Open Space Element.

Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
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. Address the following subjects in impact assessment as applicable to individual development proposals: <ul style="list-style-type: none">• 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.	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7	User Fees, Environmental Impact Mitigation	Development Services, Public Works/Engineering	Ongoing
COS-2 Natural Resource Regulatory Agencies. Require proponents of development proposals to consult with regulatory agencies, including the United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and United States Army Corp of Engineers (USACE) about natural resources if the following occurs on the project site: <ul style="list-style-type: none">• Potential take or substantial loss of occupied habitat for any threatened or endangered species;• Existing drainage features (in the jurisdictional area) are located within the project site.	1.1, 1.2, 1.3, 1.4	User Fees, Environmental Impact Mitigation	Development Services, Public Works/Engineering	Ongoing
COS-3 Migratory Bird 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.) Require appropriate mitigation if avoidance is not possible.	1.1, 1.4	User Fees, Environmental Impact Mitigation	Development Services, Public Works/Engineering	Ongoing



Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
Scenic Resources				
COS-4 Scenic Resources and Vistas. Assess development proposals for potential impacts including light and glare impacts to scenic resources and vistas identified in the Conservation/Open Space Element, and require appropriate mitigation measures for all significant impacts.	2.1, 2.2	User Fees, Environmental Impact Mitigation	Development Services, Public Works/Engineering	Ongoing
Water Quality				
COS-5 Water Quality. Meet the requirements of the National Pollutant System Discharge Elimination System Permit (NPDES) which require that the City develop a Jurisdictional Urban Runoff Management Program (JURMP) that includes Best Management Practices in the planning and construction of development, education of staff and the community about polluted urban runoff, and ensuring that water quality impacts are considered. Prior to making land use decisions, utilize methods available to estimate increases in pollutant loads and flows from projected future developments.	3.1, 3.2	General Fund, Grant Funds Where Available	Public Works/Engineering, Development Services	Ongoing
Air Quality				
COS-6 Participation in Regional Air Quality Programs. Coordinate 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.	4.1	General Fund, AQMD Funds	Public Works/Engineering, Development Services	Ongoing
COS-7 Control Dust and Particulate Matter. To reduce dust and particulate matter levels, implement AQMD's fugitive dust control measures by conditioning new projects and carefully monitoring City activities.	4.1	General Fund, AQMD Funds	Public Works/Engineering, Development Services	Ongoing
COS-8 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.	4.2, 4.3, 4.4, 4.5, 4.6	User Fees, Measure M2 Funds, State and Federal Funding	Public Works/Engineering, Development Services	Ongoing
Energy Conservation				
COS-9 Implement State Energy Performance Requirements and Encourage Energy Conservation. To meet State energy conservation requirements, implement Title 24 Energy Regulations. Encourage project proponents to incorporate energy conservation techniques in proposed projects and while remodeling and retrofitting existing buildings. Provide brochures with information on energy efficient building and site design at the public counter.	5.1, 5.2, 5.3	User Fees, General Fund	Public Works/Engineering, Building, Development Services	Ongoing





Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
COS-10 Energy Efficient Public Buildings. Implement energy conservation measures in City owned buildings by promoting energy efficient building and site design during the site development process, and installing energy conservation devices in new buildings and retrofitting existing City owned structures.	5.3	Utility Company rebates, General Fund	Building, Development Services, Public Works/Engineering	Ongoing
Cultural Resources				
COS-11 Preserve and Protect Cultural Resources. Assess development proposals for potential impacts to important historical, archaeological, and paleontological resources identified in the Conservation/Open Space Element pursuant to the California Environmental Quality Act. Mitigate if avoidance is not feasible.	6.1, 6.2	Environmental Mitigation	Development Services	Ongoing
Greenhouse Gas Emissions				
COS-12 Reduce Greenhouse Gas Emissions. Streamline approval process for residential solar installation.	7.1, 7.2	General Fund	Development Services	Ongoing
COS-13 Greenhouse Gas Partnerships. Consider/evaluate partnerships with other governmental entities, with private companies, and Southern California Edison to establish incentive programs for renewable energy.	7.1, 7.2	General Fund	Development Services	Ongoing



Economic Development

This Implementation Plan provides actions to implement the adopted goals and policies identified in the Economic Development Element.

Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
Economic Growth and Development and Fiscal Strength				
E-1 Coordination with Regional Economic Development Agencies. The City will coordinate with the RSM Chamber of Commerce, the Orange County Business Council, the Orange County Economic Development Working Group, and others to address the needs of existing and future businesses. The City will work with these organizations to obtain input from the business community about how best to support and assist local businesses and maintain and grow a healthy business environment.	1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 3.1, 3.2, 3.3	General Fund	City Manager's Office, City Council, Development Services, Public Works/Engineering	Ongoing
E-2 Economic Development Strategy Plan. Continue to focus on efforts that expand retail sales, attract restaurants and entertainment opportunities by: <ul style="list-style-type: none">Utilize CoStar or a similar real estate information program to identify business opportunities for re-tenanting.Coordinate with shopping center owners and managers to facilitate upgrades improvements to attract and retain tenants.Explore ways to create expansion opportunities through selected intensification of commercial office or retail sites.Continue to provide information during Citywide events.Continue to support staff attendance at the International Council of Shopping Centers conferences and events to pursue economic development opportunities	1.1, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 3.1, 3.2, 3.3	General Fund	City Manager's Office, City Council, Development Services, Public Works/Engineering	Ongoing





Housing

This Implementation Plan provides actions to implement the adopted goals and policies identified in the Housing Element. On September 25, 2013, the City Council adopted the 2013-2021 Housing Element Update. The Housing Element will be updated in 2021.

Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
<p>Provide Adequate Housing Sites: A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing. This is an important function of both the General Plan and zoning.</p> <p>H-1.1 Regional Housing Needs Allocation. Planning and regulatory actions to provide adequate housing sites are achieved through the Land Use Element and Zoning Code. The Land Use Element provides for a variety of residential types, ranging from lower-density single-family homes to higher-density apartments and condominiums, transitional housing and second units. Pre-incorporation development agreements apply to a number of the planned communities in Rancho Santa Margarita and identify permitted levels of development based on the provision of public facilities and infrastructure. The use designations identified in the Land Use Element are consistent with the development densities identified in the development agreements.</p> <p>The City is primarily built out and therefore SCAG has identified a 2014-2021 future housing need for Rancho Santa Margarita of only two new units -- one very low income unit and one low income unit. Second unit construction is likely the primary source of new housing units in the future.</p> <p>Program Objectives and Timeframe:</p> <ul style="list-style-type: none">As part of the annual General Plan Implementation Report, the City will monitor and report on progress made toward meeting the 2013-2021 Regional Housing Needs Assessment (RHNA) allocation.Monitor the development of second units in the City to determine if the current development standards in place are adequate to facilitate the construction of second units, given current market conditions. Develop incentives or modify development standards as necessary and appropriate.Continue to pursue annexation of the Future Planned Area. Pursue developers for these sites and the annexation area in order to provide		General Fund, Community Development Block Grant (CDBG)	Development Services	Ongoing



Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
<p>future rental and ownership opportunities for a range of income groups and household types.</p> <ul style="list-style-type: none"> Support applications by qualified housing developers to pursue local, State and Federal funds for the rehabilitation and/or construction of housing targeted for persons with disabilities, including persons with developmental disabilities, provided the proposed project is consistent with the City's General Plan. 				
<p>H-1.2 Homeless Services. The main source for data regarding the number of homeless in Orange County is the 2019 Point-In-Time Homeless Count and Survey (PITS). Based on the 2019 PITS data, 15 homeless persons were identified as residing in Rancho Santa Margarita. This finding is consistent with input provided by the Orange County Sheriff's Department, which indicates that there are few homeless in the City. Transients and victims of domestic violence make up the bulk of the Sheriff's service calls related to homelessness.</p> <p>Data from the City's Consolidated Plan from 2013 shows five homeless people in the City. Homelessness is not a significant issue in the City, but services and shelter for victims of domestic violence and assistance to prevent homelessness were identified as needs. The City continues to utilize a portion of its CDBG public service grant resources to support local agencies that address these needs. About five individuals annually receive emergency shelter assistance from the City and various service providers.</p> <p>Program Objectives and Timeframe: Continue to coordinate with the County of Orange and homeless service providers to ensure that homeless persons and persons threatened with homelessness are referred to shelters and appropriate social service agencies.</p>		General Fund, Community Development Block Grant (CDBG)	Development Services	Ongoing
<p>Provide, Maintain, and Improve Affordable Housing: Programs to achieve this goal address two issue areas: 1) provision and conservation of affordable housing for all economic segments of the community and special needs groups; and 2) maintenance and preservation of the City's housing stock and neighborhoods.</p> <p>H-2.1 Housing Choice Voucher (Section 8) Assistance. The City of Rancho Santa Margarita cooperates with the Orange County Housing Authority (OCHA), which administers the Section 8 Voucher Program. The Housing Assistance Payments Program assists low income, elderly and disabled households by paying the difference between 30% of an eligible household's income and the actual rent. This program addresses the needs of overpayment and overcrowding of very-low- and extremely-low-income households through the provision of adequately-sized</p>		General Fund, Community Development Block Grant (CDBG)	Development Services	Ongoing





Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
<p>apartments at affordable rents. According to the Orange County Housing Authority, a total of 121 Housing Choice vouchers are used in the City in 2018.</p> <p>The City facilitates use of the Housing Choice Voucher program within its jurisdiction by advertising OCHA voucher programs on the City's website and newsletters.</p> <p>Program Objectives and Timeframe: The City will cooperate with OCHA to continue to assist households in need.</p>				
<p>H-2.2 OCHA Special Needs Groups Rental Assistance Programs. The County administers rental assistance programs targeting special needs groups, including families whose children are at risk of being placed in out-of-home care, disabled persons, homeless and veterans. These programs serve extremely-low-income persons and include the following:</p> <ul style="list-style-type: none">• <u>Family Unification Program</u> which provides federal rental assistance to families whose children are at risk of being placed in out-of-home care or delayed in returning from care because of the families' inadequate housing.• <u>Shelter Plus Care Program</u> which provides rent subsidies to homeless persons with disabilities.• <u>Veterans Affairs Supportive Housing (VASH) Program</u> which provides permanent housing subsidies and case management services to homeless veterans with mental and addictive disorders. There are currently nine residents in the City who are supported under the VASH program.• <u>Rental Assistance for Non-Elderly Persons with Disabilities Program</u> which provides incremental Housing Choice Vouchers for non-elderly disabled families assisted 34 residents in 2017. <p>Program Objectives and Timeframe: The City will continue to facilitate the use of the Housing Voucher and other Housing Authority programs in its jurisdiction by advertising programs on the City's website and in its newsletter.</p>		General Fund	Development Services	Ongoing



Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
<p>H-2.3 Code Enforcement. The Code Enforcement Program is operated through the City's Planning Department. Code Enforcement staff cooperates with the various Homeowner Associations in the City to respond to complaints related to substandard housing, property maintenance, overgrown vegetation, trash and debris, improper occupancy, and other nuisance and zoning complaints.</p> <p>Program Objectives and Timeframe: The City's Code Enforcement staff will continue to work with Homeowner Associations to enforce the City's property maintenance standards and the City's building and zoning codes.</p>		General Fund	Development Services	Ongoing
<p>H-2.4 First Time Homebuyer. With limited public resources, the City is not in a position to substantially subsidize a rental or ownership housing development. Nonetheless, the City will continue to provide referrals to the County's Housing Authority and/or local nonprofit agencies that provide homebuyer assistance.</p> <p>Program Objectives and Timeframe: Continue to provide referrals to the County's Housing Authority and/or local nonprofit agencies that provide homebuyer assistance.</p>		General Fund	Development Services	Ongoing
<p>H-2.5 Second Units. The City plans to meet its 2014-2021 RHNA through the provision of second units. In order to facilitate second unit construction, the City adopted an Accessory Dwelling Unit Ordinance in 2017, which allows a second unit to be detached, attached, or fully integrated into the principal unit. This flexibility is intended to encourage second unit construction and offers opportunity for moderating the cost of construction</p> <p>The City will promote accessory dwelling unit opportunities and, based on past trends, anticipates at least two accessory dwelling units could be constructed between 2014 and 2021, fulfilling the City's RHNA of two units.</p> <p>Program Objectives and Timeframe:</p> <ul style="list-style-type: none"> • Promote accessory dwelling unit opportunities to interested residents. • Monitor the development of accessory dwelling units in the City to determine if the current development standards in place are adequate to facilitate the construction of accessory dwelling units, given current market conditions. Develop incentives or modify development standards as necessary and appropriate. 		General Fund	Development Services	Ongoing





Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
H-2.6 Energy Conservation. The uniqueness of Rancho Santa Margarita is due, in large part, to its many natural and open space resources. The City has taken strong efforts to create policies to protect and maintain natural resources such as water, soils, wildlife, and minerals, and prevent wasteful resource processes and programs.		General Fund	Development Services	Ongoing
Program Objectives and Timeframe: Continue to explore ways to promote energy conservation and sustainability.				
Remove Governmental Constraints				
H-3.1 Expedited Project Review. The City's evaluation and review process for housing projects contributes to the cost of housing because holding costs incurred by developers are ultimately reflected in the unit's selling price. To minimize holding costs incurred by developers, Rancho Santa Margarita will prioritize any project with an affordable housing component.		General Fund	Development Services	Ongoing
Program Objectives and Timeframe: <ul style="list-style-type: none">Continue to implement procedures for priority processing of affordable housing projects in order to reduce the time and cost associated with the development process.Expedite permit processing for projects targeted for persons with disabilities, including persons with developmental disabilities.				
H-4.1 Fair Housing Council of Orange County. Continue to receive CDBG funding directly from HUD. Also, Council of Orange County (FHCOC) to provide fair housing services within the city limits, 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, and housing assistance counseling.		General Fund	Development Services	Ongoing
Program Objectives and Timeframe: <ul style="list-style-type: none">Continue to receive CDBG funding from HUD.Continue to contract with the Fair Housing Council of Orange County to provide fair housing services to City residents.Advertise FHCOC services in the City newsletter and in local periodicals and place posters and brochures advertising the Council's fair housing services in both English and Spanish at the public counter, library, post office, and other community locations.				



Land Use

This Implementation Plan provides actions to implement the adopted policies and plans identified in the Land Use Element.

Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
Balance of Land Uses				
LU-1 Annual Review. 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.	1.1, 1.2, 1.3, 1.4	General Fund	Development Services	Ongoing
LU-2 Improve Jobs-to-Housing Balance. Promote the development of job-generating land uses and a variety of housing types to improve the balance between jobs and housing and to reduce air emissions and vehicle miles traveled.	1.1, 1.4, 1.5, 2.2	General Fund	Development Services	Ongoing
Control and Direct Future Land Uses				
LU-3 Zoning Code. Implement the Zoning Code consistent with State law. The Zoning Code establishes permitted densities, intensities, and uses within the community and is the primary implementation tool for the Land Use Element.	1.2, 1.3, 1.4, 2.5, 2.7	General Fund	Development Services	Ongoing
LU-4 Code Enforcement. Continue to enforce Zoning and other applicable codes and ordinances to achieve the desired level of regulation.	2.1, 2.5	General Fund	Development Services	Ongoing
LU-5 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 urban design and minimize environmental impacts detrimental to the community.	2.1, 2.3, 2.8	General Fund	Development Services	Ongoing
LU-6 Northeast Planned Community. Require preparation of a Specific Plan for the 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.	2.1, 2.2, 2.3, 2.4, 2.6, 2.7, 2.8	User Fees	Development Services, LAFCO, County of Orange, Public Works/Engineering	Undetermined
Land Use and Water Quality				
LU-7 Water Supply. Continue to work with the Santa Margarita Water District and the Trabuco Canyon Water District to ensure that community needs are being met and the capacity of infrastructure is sufficient.	5.1, 5.2, 5.3	General Fund	Development Services, Public Works/Engineering	Ongoing
LU-8 Water Conservation. Encourage water conservation by working with the Homeowner Associations, Santa Margarita Water District and the Trabuco Canyon Water District to educate the public about drought tolerant plant species and water conservation devices (e.g., low flush toilets, flow restriction devices, water conserving appliances, computerized irrigation systems, the use of reclaimed water where available, etc.) for both residential and non-residential projects.	5.1, 5.2, 5.3	General Fund, Grant Funds Where Available	Development Services, Public Works/Engineering, Community Services, Public Information Officer	Ongoing





Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
LU-9 Surface Water Quality. Meet the requirements of the National Pollutant System Discharge Elimination System Permit (NPDES) which require that the City develop a Jurisdictional Urban Runoff Management Program (JURMP) that includes Best Management Practices in the planning and construction of development, education of staff and the community about polluted urban runoff, and ensuring that water quality impacts are considered. Prior to making land use decisions, utilize methods available to estimate increases in pollutant loads and flows from projected future developments.	2.8, 3.1, 3.2, 3.3	General Fund, Grant Funds Where Available	Public Works/Engineering, Development Services	Ongoing
Integrate Transportation and Land Use Planning				
LU-10 Promote multiple mobility modes and safe streets. Evaluate existing streets and public rights-of-way and design future roadways and pedestrian environments to promote alternative modes of transportation that are walkable and comfortable for pedestrians and safe for drivers.	4.1, 4.2, 4.3	General Fund, Grant Funds Where Available	Public Works/Engineering, Development Services	Ongoing
LU-11 Geographic Information System. Utilize the City's Geographic Information System (GIS) to provide accurate mapping and detailed information pertaining to infrastructure, land use, and environmental resources. Utilize the GIS system in tandem with engineering and traffic models to evaluate the infrastructure impacts of new development.	1.3, 4.2, 4.5, 4.6	General Fund	Public Works/Engineering, Development Services, County of Orange, SAMLARC, and Infrastructure Service Providers	Ongoing
Provision of Public Services and Facilities				
Water Supply, Treatment and Distribution				
LU-12 Provision of Water Services. Review development proposals for consistency with water requirements and require engineering studies to determine water infrastructure requirements. Require recommendations to be incorporated into the design of projects which will proactively allow the City and water districts to anticipate impacts and to require the dedication of necessary right-of-way and construction of water infrastructure improvements.	5.1, 5.2	User Fees	Public Works/Engineering, Development Services, Santa Margarita Water District, Trabuco Canyon Water District	Ongoing
LU-13 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. Continue to implement hazard mitigation actions in the Local Hazard Mitigation Plan Update.	5.3	General Fund, Other Participating Agencies, and Grant Funds Where Available	Risk Management, Public Works/Engineering, Development Services, Santa Margarita Water District, Trabuco Canyon Water District, Southern California Edison, AT&T, Cox Communication, Verizon, Sprint	Ongoing

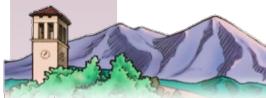


Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
Sewer Treatment				
LU-14 Provision of Sewer Services. Require engineering studies to determine sewer infrastructure requirements, and require the recommendations to be incorporated into the design of new development projects. Early engineering studies will proactively allow the City and water districts to anticipate sewer infrastructure impacts prior to development, and allow additional time to plan required improvements. Require the dedication of necessary right-of-way and construction of sewer infrastructure improvements for all development projects.	6.1, 6.2	User Fees	Public Works/Engineering, Development Services, Santa Margarita Water District, Trabuco Canyon Water District	Ongoing
Solid Waste				
LU-15 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.	7.1, 7.3	General Fund, Solid Waste Disposal Fees	Public Works/Engineering, Development Services, Private Sector Contractor	Ongoing
LU-16 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. The City requires recycling of construction and demolition (C&D) waste. Projects that will generate C&D waste should emphasize deconstruction and diversion planning rather than demolition.	7.2, 7.3	Solid Waste Disposal Fees, User Fees	City Manager's Office, Public Works/Engineering, Development Services, Private Sector Contractor	Ongoing
Drainage/Flood Control				
LU-17 Drainage/Flood Control Facilities. Review development proposals for consistency with established flood control requirements and require appropriate engineering studies to be prepared to determine required flood control facilities to be constructed. Require the recommendations to be incorporated into the design of projects. Early engineering studies will allow the City and Orange County Flood Control District to proactively anticipate drainage impacts and permit more time to plan required improvements.	8.1	Development Impact Fees	Public Works/Engineering, Development Services, Homeowner's Associations, Orange County Flood District	Ongoing
Fire Protection and Emergency Services Law Enforcement				
LU-18 Fire and Police Facilities. Review development proposals for consistency with fire and police facility requirements and evaluate the need for additional fire and police facilities to serve new development. Coordinate with Homeowner's Associations and service providers to evaluate the level of fire and police service provided to the community.	9.1, 9.2, 9.3, 10.1, 10.2	User Fees	Public Works/Engineering, Development Services, Orange County Fire Authority (OCFA), Orange County Sheriff's Department, OCSD, Homeowner's Associations	Ongoing





Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
LU-19 Service Contract Renewal. When the City renews its service contract with the Orange County Sheriff's Department (OCSD), and the OCFA through their MOU, consider service standards, staffing levels, consideration of future development, and the size of facilities in the City should accommodate staff and equipment to maximize emergency response effort and minimize emergency response times.	9.1, 9.2, 10.1, 10.2	General Fund, Structural Fire Fund	City Manager's Office, Orange County Fire Authority (OCFA), Orange County Sheriff's Department (OCSD)	Renewal of Service Contract Award with OCSD, and OCFA through their MOU
LU-20 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, Business Watch, and other Community Oriented Policing programs through the City's Police Services Department.	10.2	General Fund	Orange County Sheriff's Department (OCSD), Development Services, City Manager's Office/PIO	Ongoing
Education				
LU-21 Schools. Review development proposals for consistency with school facility requirements. For proposed projects, determine anticipated student generation in conjunction with Saddleback Valley and Capistrano Unified School Districts. Require the dedication of necessary school sites associated with development proposals, where appropriate. Work cooperatively with the School Districts and private schools to encourage access to equal educational opportunities and to provide additional and improved parking facilities for large/special events.	11.1, 11.2, 11.3, 11.4, 11.5	User Fees, School District Fees	Development Services, Public Works/Engineering, Saddleback Valley Unified School District, Capistrano Unified School District, Private Schools	Ongoing
Parks, Community Centers and Recreational Opportunities				
LU-22 Recreational Opportunities. Maximize the existing active recreational space and achieve a full range of recreational opportunities by collaborating with SAMLARC, the RSM Chamber of Commerce, community organizations, and the schools to achieve maximum utilization of recreation programs and facilities City-wide.	12.1, 12.2, 12.3, 12.5, 13.4,	General Fund/ Quimby Fees	Community Services, Development Services, Public Information Officer	Ongoing
LU-23 Parks and Homeowner's Associations. Encourage the provision and maintenance of parks, community centers, and recreational opportunities by collaborating with the HOA's to provide and maintain amenities (i.e., Lake Rancho Santa Margarita, riding and hiking trails, and Class 1 bikeways).	13.1, 13.2, 13.3, 13.3, 13.5	General Fund	Community Services, Development Services, Public Information Officer	Ongoing
LU-24 Active Parkland. Support the advisory network composed of representatives of local public facility and service providers, City officials, Homeowner's Associations, and the Orange County Public Library.	12.4, 12.6	Quimby Fees	Development Services, Public/ Works/Engineering	Ongoing



Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
Libraries				
LU-25 Library Advisory Network. Support the advisory network composed of representatives of local public facility and service providers, City officials, Homeowner's Associations, and the Orange County Public Library.	14.1, 14.2, 14.3	General Fund	City Manager's Office, Orange County Public Library	Ongoing





Noise

This Implementation Plan provides actions to implement the adopted policies and plans identified in the Noise Element.

Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
Land Use and Noise Compatibility				
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. Require mitigation measures, where necessary, to reduce noise levels to meet the noise standards and compatibility criteria.	1.1, 1.2, 1.3	User Fees/ Mitigation	Development Services	Ongoing
N-2 Acceptable Noise Levels for New Development. Require acoustical analyses for all development within the 60 dB CNEL contour as shown on Figure N-1 in the Noise Element. Also require acoustical analyses for 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.				
N-3 Noise Insulation Standards Enforce the provisions of the State of California Noise Insulation Standards (Title 24). Title 24 requires that the standards 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.	1.3	User Fees/ Mitigation	Development Services, Public Works/Engineering	Ongoing
N-4 Noise Control Coordination. To ensure continued effectiveness of noise control efforts, designate the Development Services Director as the noise control coordinator for new development charged with the responsibilities of enforcing the City noise policy.	1.1, 1.2, 1.3	General Fund	Development Services	Ongoing
Transportation Related Noise				
N-5 Reduce Roadway Noise. Where feasible, mitigate noise impacts from transportation activity to acceptable levels 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 Transportation Corridor Agencies provide noise control for roadway	2.1.2.2	General Fund, User Fees/ Mitigation, Measure M2 Fees, Gas Tax Revenues	Development Services, Public Works/Engineering	Ongoing



Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
projects within the City. Particularly, advocate reducing noise impacts from the Foothill Transportation Corridor.				
N-6 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.	2.1,2.2	General Funds, OCSD, California Highway Patrol	Development Services, Code Enforcement, Orange County Sheriff's Department (OCSD), California Highway Patrol	Ongoing
Non-Transportation Related Noise				
N-7 Noise Reduction Information. Provide written information to residents and Homeowner's Associations describing methods of retrofitting existing structures and properties to reduce noise impacts, including sound insulation, double-pane glass windows, sound walls, berthing, and other measures.	3.2, 3.4	General Funds, OCSD, California Highway Patrol	Development Services, Code Enforcement, Orange County Sheriff's Department (OCSD), California Highway Patrol	Ongoing
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.	3.1, 3.2, 3.3, 3.4	General Fund	Development Services, Code Enforcement	Ongoing
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.	3.1	General Fund, User Fees	Development Services, Building/Safety, Code Enforcement, Public Works/Engineering	Ongoing
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.	3.2, 3.3	General Fund, User Fees	Development Services, Building/Safety, Public Works/Engineering	Ongoing
N-11 City Noise Compliance. All City departments and agencies will comply with local, state and federal noise standards, including State and Federal Occupational Safety and Health Administration (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.	3.1, 3.2	General Fund	All City Departments	Ongoing





Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
N-12 City Contracts. 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.	3.1, 3.2	General Fund,	Public Works/Engineering, Development Services, Building/Safety, Community Services	Ongoing



Safety

This Implementation Plan provides actions to implement the adopted goals and policies identified in the Safety Element and the Hazard Mitigation Actions contained in the Local Hazard Mitigation Plan.

Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
Citywide Safety and Education				
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 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: <ul style="list-style-type: none">• Steep slopes, unstable geologic materials, and faulting;• Flooding;• Wildland and structural fires and adequacy of water pressure for firefighting;• Aircraft overflights;• Hazardous materials use, transport, storage or disposal; and• Ground transportation hazards (roadway system).	1.1, 1.2, 1.3, 1.4	User Fees	Development Services, Building/Safety, Public Works/Engineering	Ongoing
Seismic and Geological Hazards				
S-2 Open Space Easements for Geological 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.	2.1, 2.2	User Fees, General Fund	Development Services, Building/Safety, Public Works/Engineering	Ongoing
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.	2.1	User Fees	Development Services, Building/Safety	Ongoing
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 greater 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.	2.1	Development Impact Fees	Public Works/Engineering, Development Services, Building/Safety	Ongoing
S-5 Earthquake Preparedness. Promote earthquake preparedness in the community with periodic earthquake awareness programs. The program could	2.5	General Fund	Public Works/Engineering	Annual





Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
include social media, website, 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.			Development Services, Building/Safety, Orange County Sheriff's Dept. (OCSD), Orange County Fire Authority (OCFA, Capistrano Unified School District, Saddleback Unified School District	
Flood Hazards				
S-6 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.	3.2	General Fund	Public Works/Engineering, Development Services, Building/Safety	Ongoing
S-7 Flood Control System. Review the City's Storm Drain Master Plan to identify deficiencies (if any) within the storm drain system. The Master Plan also makes recommendations for future capital improvement projects to improve upon the storm drain network. Coordinate with the Orange County Flood Control District (OCFCD) to ensure regularly scheduled maintenance of flood control channels and completion of necessary repairs. In addition, work with the Orange County Flood Control 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.	3.2	User Fees, General Fund, Orange County Flood District	Public Works/Engineering, Orange County Flood Control District	Ongoing
Wildland Fire Hazards				
S-8 Promote Fire Prevention. Promote fire prevention in Rancho Santa Margarita in the following ways: <ul style="list-style-type: none">• 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 firefighting purposes; and• Adopt and implement the International Fire Code provisions and appropriate amendments to reflect the unique Rancho Santa Margarita topography, climate, vegetation, and urban form.	4.1, 4.2, 4.3, 4.4, 4.5, 4.6	General Fund, OCFA, User Fees, Property Owners	Development Services, Orange County Fire Authority (OCFA)	Ongoing



Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
S-9 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 decommissioned San Onofre Nuclear Generating Station.	4.1	General Fund, Grant Funds Where Available	City Manager's Office, Public Works/Engineering, OCSD, Emergency Service Providers	Ongoing
S-10 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 (SVUSD).	4.1	General Fund, Grant Funds Where Available	City Manager's Office, Public Works/Engineering, OCSD, Emergency Service Providers	Ongoing
S-11 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 social media, websites, the distribution of brochures, presentations to civic groups and Homeowner's Associations, and instruction in local schools.	4.2	General Fund/Grant	Development Services, Capistrano and Saddleback Valley Unified School Districts, OCSD	Ongoing
Human Activity Hazards				
S-12 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.	5.1, 5.2	General Fund, Grant Funds Where Available	Development Services, Public Works/Engineering, South Coast Air Quality Management District	Ongoing
S-13 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: <ul style="list-style-type: none"> 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 	5.3	General Fund, Federal, State, and Local Regulatory Agencies	Public Works/Engineering, Development Services, Building/Safety, County of Orange	Ongoing





Program/Implementation Action	Related Policies	Funding Source	Responsible Party	Timing/ Priority
<ul style="list-style-type: none">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.				
S-14 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.	5.4	General Fund	Public Works/Engineering, Building/Safety, County of Orange, Environmental Health	Ongoing
Crime Risk and Prevention				
S-15 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.	6.10	General Fund, OCTA, Caltrans, Transportation Corridor Agencies	Public Works/Engineering, Development Services, OCSD, California Highway Patrol, Orange County Transportation Agency	Ongoing
S-16 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: <ul style="list-style-type: none">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; andCoordinate 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.	6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 6.10	General Fund	Development Services, OCSD, Capistrano Unified School District, Saddleback Unified School District	Ongoing



