

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:
MAR 26 2013

City or County Name: City of Aliso Viejo

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Reporting Period by Calendar Year: from 1/1/12 to 12/31/12

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: City of Aliso Viejo
Reporting Period: 1/1/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

1	2	3	4				5	5a	6		7	8
			Affordability by Household Incomes						Assistance Programs for Each Development	Deed Restrictions		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	See Instructions	See Instructions	See Instructions	See Instructions
131-135 Playa Circle 5+	O	O		1		4	5			DB - Deed restricted 132 Playa Circle		8
148-154 Playa Circle 5+	O	O		1		6	7			DB - Deed restricted 151 Playa Circle		
155-161 Playa Circle 5+	O	O		1		6	7			DB - Deed restricted 158 Playa Circle		
22-27 Playa Circle 5+	O	O		2		4	6			DB - Deed restricted 23 & 26 Playa Circle		
8-13 Playa Circle 5+	O	O		2		4	6			DB - Deed restricted 9 & 12 Playa Circle		
(9) Total of Moderate and Above Moderate from Table A3			▲				99	99				
(10) Total by Income Table A/A3			▲				7	130				
(11) Total Extremely Low-Income Units*												

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction: City of Aliso Viejo
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**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity				0		
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units				0		
(5) Total Units by Income	0	0	0	0		

* Note: This field is voluntary

**Table A3
Annual Building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	59		40			99	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	2006 - 2012									Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted Non-deed restricted												208
Low	Deed Restricted Non-deed restricted	8	4	9	5	15	10	7				58	107
Moderate	Deed Restricted Non-deed restricted												179
Above Moderate		116	58	114	111	94	116	123				732	0
Total RHNA by COG. Enter allocation number:		124	62	123	116	109	126	130				790	494
Total Units											790	494	
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Land Use Element		Continue to evaluate residential opportunities made available by the Community Benefit Overlay mechanism specified in the Land Use Element.	30-Jun-05	Development agreements have been executed for four (4) out of the five (5) Community Benefit Overlay (CBO) areas; all of which included a residential component. The fifth CBO elected the existing development opportunity without a residential component.
Zoning Ordinance		Adopt and implement a Zoning Ordinance consistent with State law to provide for a variety of well designed and well built housing types that complement the existing character of the community.	30-Jun-05	Effective July 18, 2008, the City adopted and implemented a Zoning Ordinance consistent with State law. The Zoning Ordinance was subsequently updated, the most recent update was November 2012.
Affordable Housing Provision		Through development agreements, the City may ensure a portion of residential units constructed within Community Benefit Overlay (CBO) areas be affordable to very low and low income households.	30-Jun-05	For each of the four (4) approved CBO sites, onsite affordable units, or in-lieu fees, or a combination are guaranteed by the Development Agreement.
Density Bonus Ordinance		Adopt and implement a Zoning Ordinance consistent with State law pertaining to Density Bonus Requirements, including the child care provisions of Section 65915(f) of the California Government Code.	30-Jun-05	Provisions of the State's density bonus opportunities have been incorporated in the City's CBO projects. It was subsequently included in the City's Zoning Ordinance.
Second Unit Ordinance		Adopt a Second Unit Ordinance that is consistent with State requirements.	30-Jun-05	Second unit standards are included in the City's Zoning Ordinance (15.14.080)

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Jurisdiction	City of Aliso Viejo	Reporting Period	1/1/2012 - 12/31/2012
Expedited Project Review	The City will develop and implement procedures for priority processing of development projects that include housing for very low income households to reduce the time and cost associated with the development review process.	31-Dec-04	The City Council has directed staff to expedite the processing of proposals that include affordable housing opportunities as part of the CBO projects.
Flexibility from Development Standards	The City will include specific criteria for granting flexibility in development standards when it develops its Zoning Ordinance by June 2005.	30-Jun-05	Flexibility from development standards is included in the City's Zoning Ordinance (15.58)
Homeownership Assistance	The City will explore various programs, determine feasibility, and implement by the end of 2004.	31-Dec-04	The City explored various programs prior to 2004 and will continue to do so.
Section 8 Housing Choice Vouchers	The City will assist OCHA in promoting the use of Section 8 Housing Choice Vouchers in Aliso Viejo with the objective of expanding assistance to an increased number of households.	30-Jun-05	The City makes referrals to the Orange County Housing Authority regarding Section 8 Housing Choice Vouchers.
OCHA Special Needs Groups Rental Assistance Program	The City will assist OCHA in promoting its Special Needs Groups Rental Assistance Programs in Aliso Viejo with the objective of expanding assistance to an increased number of households with special needs.	30-Jun-05	The City makes referrals to the Orange County Housing Authority regarding Special Needs Group Rental Assistance.
Code Enforcement	The City's code enforcement staff will continue to enforce property maintenance standards and adopted City building and zoning codes.	30-Jun-05	The City's code enforcement staff aggressively enforces property maintenance standards, including the enforcement of health and safety provisions.
Conservation of Existing and Future Affordable Units	Annually, the City will monitor the status, notify residents of potential conversion, and pursue options to preserve the units.	30-Jun-05	Since incorporation, the City has processed two (2) condo conversions and has required in-lieu fees as a condition of approval to assist in the creation of future affordable housing opportunities.
Fair Housing Services	The City will continue to contract to support fair housing services for City residents. The City will advertise fair housing services on its web-site and at the public counter, library, post office, and other community locations.	30-Jun-05	The City currently contracts with the Fair Housing Council of Orange County (FHCO) as an urban participating city through the County of Orange to provide fair housing services.

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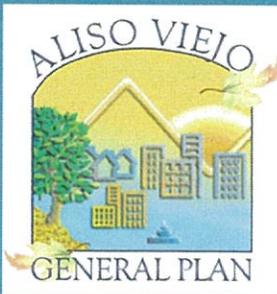
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General Comments:

The program implementation status report contained in Table C is for the previous RHNA cycle. The City's current draft Housing Element for 2008-2014 is anticipated to go to City Council for adoption spring 2013.



GENERAL PLAN MONITORING REPORT 2011/2012

THE CITY OF ALISO VIEJO

January 2, 2013
City Council Meeting

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STATUS OF IMPLEMENTATION PROGRAMS

Each implementation program below is a procedure, program, or technique that requires City action, either alone or in collaboration with non-City organizations or State and federal agencies. Some of the implementation programs are processes or procedures the City currently administers on a day-to-day basis, while others identify new programs or projects. The status of the implementation measure for fiscal 2011-2012 is included under each implementation program.

I. PLANS, PERMITS, PROCEDURES, AGREEMENTS & ORDINANCES ADMINISTERED BY THE CITY

I-1: ZONING ORDINANCE, SPECIFIC PLANS, AND MAPS

General Plan Language:

“Prepare, adopt, and implement a Zoning Ordinance consistent with State law to establish permitted densities, intensities, and uses within Aliso Viejo. Adopt Specific Plans and Maps for areas which may develop prior to completion of the Zoning Ordinance. Where appropriate, the Zoning Ordinance or Specific Plan will incorporate and replace current development requirements within the Rossmoor and Aliso Viejo Planned Community development plans, and will specifically address the following:

- Identify specifically permitted and conditionally permitted land uses, intensity of use, and development and performance standards applicable to specific areas and parcels within the City.

Status of Implementation:

To date, the City has approved four (4) Specific Plans: Glenwood (11.3.04), Vantis (2.2.05), Ventana Ridge (7.20.05), and Commons (11.16.05). The City adopted a new Zoning Code and Map in January 2010 and adopted amendments to refine and augment the regulations in May 2010, April 2011, August 2012, and October 2012. The new Zoning Map and Zoning Code replaced and superseded the AV Planned Community development plan and text, respectively. Zoning Code chapters 15.10, 15.18, and 15.26 identify specifically permitted and conditionally permitted land uses, intensity of use, and development and performance standards applicable to specific areas and parcels within the City.

- Require provision of landscaped greenways and buffers to improve compatibility in areas where residential and business park or office uses abut each other.

Status of Implementation:

Pursuant to Zoning Code section 15.18.030 a minimum average depth for a landscaping buffer is ten (10) feet between commercial and residential districts.

- Contain provisions for residential care facilities, emergency shelters, transitional housing, second dwelling units, reasonable accommodation of structural improvements for the disabled and density bonuses pursuant to State law.

Status of Implementation:

Zoning Code chapters 15.10 and 15.18 contain provisions for residential care facilities, emergency shelters, transitional housing, and second dwelling units. An ordinance pertaining to reasonable accommodation of structural improvements for the disabled is recommended in the draft Housing Element. However, the Element has not yet been adopted. Provisions for density bonuses pursuant to State law are included in chapter 15.58.

- Include specific criteria for granting flexibility from development standards for projects that provide housing for very low and low income households.

Status of Implementation:

Zoning Code chapter 15.58 includes specific criteria for granting flexibility from development standards for projects that provide housing for very low and low income households.

- Include design standards for development on hillsides or visible from major thoroughfares and identified view corridors.

Status of Implementation:

Zoning Code chapter 15.62 Includes design standards for development on hillsides or visible from major thoroughfares and identified view corridors.

- Set forth green building design standards and review/evaluation procedures consistent with Leadership in Energy and Environmental Design (LEED) standards developed by the US Green Building Council.

Status of Implementation:

2010 California Green Building Code went into effect on January 1, 2011, establishing new “green” building codes based on LEED standards for all new construction. From Chapter 1 of the Green Building Standards:

“The purpose of this code is to improve public health, safety, and general welfare by enhancing the design and construction of building through the use of building concepts

having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in the following categories:

1. Planning and design
2. Energy efficiency
3. Water efficiency and conservation
4. Material conservation and resource efficiency
5. Environmental quality”

- Establish residential density bonuses for compliance with LEED standards.

Status of Implementation:

The Aliso Viejo Green City Initiative recommends the City consider establishing “mixed use” land categories throughout the central core of the City. As part of any future review of development applications for the “mixed use” areas, the City will consider voluntary efforts to include LEED standards in the development.

- Require compliance with Title 24 building construction standards, Energy Star conservation standards, and consider appropriate building orientation and landscaping for energy conservation purposes.

Status of Implementation:

2010 California Green Building Code went into effect January 1, 2011, establishing new “green” Title 24 standards that are applicable to all new construction.

- Codify and expand development restrictions and landscape maintenance requirements in areas within and near Very High Fire Hazard Severity Zones.

Status of Implementation:

Zoning Code chapter 15.50 codifies and expands development restrictions and landscape maintenance requirements in areas within and near Very High Fire Hazard Severity Zones.

- Contain on-site stormwater retention requirements for all new development to offset or significantly reduce the amount of stormwater created as the area of impermeable surfaces increases.

Status of Implementation:

The NPDES – MS4, Order No. R9-2009-0002 permit section “Development Planning Components” effective December 16, 2009, contains on-site storm water retention requirements.

- Incorporate FEMA development requirements through establishment of a flood hazard overlay zone corresponding to the location of Special Flood Hazard Areas.

Status of Implementation:

The City participates in the National Flood Insurance Program and did not establish a flood hazard overlay zone.

- Include standards identifying the maximum noise levels allowed within mixed-use residential and commercial structures.

Status of Implementation:

Standards identifying the maximum noise levels allowed in the exterior of mixed-use residential and commercial structures are codified in Title 8 of the Municipal Code and referenced in the Zoning Code. However, within a structure, the maximum noise level allowed is only referenced when measured within the interior of a dwelling unit on any residential parcel. The following interior noise standards apply to all residential property within the City:

Residential Interior Noise Standards	
Noise Level	Time Period
55 dB(A)	7:00 a.m. – 10:00 p.m.
45 dB(A)	10:00 p.m. – 7:00 a.m.

In the event the noise consists entirely of impact noise, simple tone noise, speech, music, or any combination thereof, each of the above noise levels shall be reduced by five dB(A).

Furthermore, the Ordinance states it is unlawful for any person at any location within the city to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by the person, when the foregoing causes the noise level, when measured within the interior of any other dwelling unit on any residential parcel within the city to exceed:

1. The interior noise standard for a cumulative period of more than five minutes in any hour.
2. The interior noise standard plus five dB(A) for a cumulative period of more than one minute in any hour.
3. The interior noise standard plus 10 dB(A) for any period of time.

- Contain lighting standards and require use of low-reflective building materials to minimize the impacts of light and glare on surrounding uses.

Status of Implementation:

Zoning Code chapter 15.62 contains lighting standards and requires use of low-reflective building materials to minimize impacts of light and glare on surrounding uses.

- Include specific standards or procedures for determining parking requirements of proposed development in order to maintain or enhance parking capacity within the City.

Status of Implementation:

Zoning Code chapter 15.38 includes specific standards or procedures for determining parking requirements of proposed development to maintain or enhance parking capacity within the City.

- Include provisions requiring a Conditional Use Permit or similar approval for applicants seeking to construct or operate a heliport or helistop.

Status of Implementation:

Pursuant to Zoning Code sections 15.18.020 and 15.26.020, a conditional use permit is required to construct a helicopter pad in the PO, BP-1, BP-2, and CF zoning districts.

- Contain procedural requirements for projects proposing a structure more than 200' AGL (Above Grade Level) in accordance with applicable federal and State laws and regulations."

Status of Implementation:

Pursuant to AVMC 15.10.030 and 15.18.030, a maximum building height limit for the most intensive districts in the City (RVH and PO) was established at sixty-five (65) feet. In all other districts, structures above fifty (50) feet may be approved in conjunction with approval of a specific plan or conditional use permit.

Lead Department: Planning

Time Frame: Adopt by June 2005, ongoing implementation

I-2: COMMUNITY BENEFIT OVERLAY (CBO) AREAS

General Plan Language:

"Execute new development agreements, or amend or otherwise alter existing agreements with property owners as a means of approving development proposals that vary from the terms of the Aliso Viejo Master Development Agreement within identified Community Benefit Overlay (CBO) areas. In addition to standard development and infrastructure requirements, the City shall seek to ensure that the following community benefits or requirements are achieved, to the extent permitted by law:

- Proposed projects incorporate natural grades.
- Projected fiscal benefits of proposed projects are realized.

- Roadway improvements needed to support the project are identified, funded, and completed. (Including funding for intersection improvements at seven intersections identified in Program 11-6.)
- A portion of future residential development is affordable to very low and low income households.
- Projects are consistent with the City's parkland and/or parkland improvement ratio of 5 acres per 1,000 population.
- Adequate public school facilities to accommodate the project can be provided by the applicable school district.
- Noise levels within the non-residential components of mixed-use projects do not adversely affect the residential or community facility components of such projects.

Proposals to change entitled land uses within CBO areas that lie within the planning area for the former MCAS EL Toro shall be referred to the Airport Land Use Commission for Orange County (ALUC) for a Determination of Consistency if the Airport Environs Land Use Plan for the former MCAS El Toro is in effect at the time of development application.”

Lead Departments: City Manager, Planning, Public Works/Engineering, City Attorney

Time Frame: Ongoing

Status of Implementation:

Since adoption of the General Plan, the City has entered into four development agreements with property owners for sites within Community Benefit Overlay (CBO) areas. Each of the four projects is also governed by a Specific Plan adopted by the City. The four CBO development agreements were adopted on the following dates:

- | | | |
|-----------------|--------------------|-------------------|
| • Glenwood | Ordinance 2004-066 | November 3, 2004 |
| • Vantis | Ordinance 2005-070 | February 2, 2005 |
| • Ventana Ridge | Ordinance 2005-075 | July 20, 2005 |
| • The Commons | Ordinance 2005-081 | November 16, 2005 |

Issues outlined by this implementation measure, including issues of grading, fiscal impact, roadway improvements, affordability, parkland ratios, school capacity, and noise, were considered during creation of the development agreements.

Since the Airport Environs Land Use Plan for the former MC El Toro is no longer in effect, City staff is no longer sending proposals to change entitled land uses within CBO areas to the ALUC.

I-3: CODE ENFORCEMENT

General Plan Language:

“Continue to enforce property maintenance standards, adopted City building and zoning codes, and noise regulations.”

Lead Departments: Code Enforcement

Time Frame: Ongoing

Status of Implementation:

The Code Enforcement Department (Building Department) continues to enforce property maintenance standards, adopted City building and zoning codes, and noise regulations. A total of twenty (20)-hours a week, distributed among the Building Official, Building Inspector, and Code Enforcement Officer, is allocated to code enforcement activities in the City.

I-4: MULTI-USE TRAILS AND GREENWAYS MASTER PLAN

General Plan Language:

“Prepare, adopt and implement a Multi-Use Trails and Greenways Master Plan to identify gaps in the recreational trail and greenway system, establish design and construction standards for new trails and greenways, and prioritize and fund needed improvements. The Master Plan will be consistent with the trail plans of adjacent jurisdictions and the County, and will promote a future trail connecting Aliso Viejo to the beach through Aliso and Wood Canyons Regional Park.”

Lead Departments: Planning, Public Works & Engineering, Community Services

Time Frame: Adopt by 2010, ongoing implementation

Status of Implementation:

The City adopted a Streets and Trails Amenities Master Plan that includes the trails and greenway system in 2006. The Plan identifies existing trails and greenways, along with proposed trails and links to existing systems, including Aliso and Wood Canyons Regional Park. Amenities and design standards are discussed and potential projects are prioritized within the Plan. Portions of Phase I of the Town Center Loop Project have been constructed with additional amenities planned for this year.

I-5: STREAMLINED DEVELOPMENT REVIEW

General Plan Language:

“Develop and implement procedures for priority processing of development projects that a) contribute significantly to the City’s fiscal stability and/or b) include housing for very low income households.”

Lead Departments: Planning

Time Frame: Adopt by end of 2004, ongoing implementation

Status of Implementation:

The City Council has directed staff to expedite processing of proposals that include affordable housing opportunities as part of the CBO projects. The two developments that currently include construction of affordable units are the Glenwood and Vantis developments. Both developments include housing for low income households with an additional in-lieu fee to offset units required for the very low income households.

Affordable housing incentives are also outlined in Chapter 15.58 of the City's Zoning Code. These primarily involve density bonuses, but also include incentives related to relief from development standards and approval of mixed-uses development where it otherwise is not expressly permitted. Incentives are awarded to projects that provide specified ratios of units reserved for moderate, low, or very low income households. The Zoning Code states incentives are designed to make affordable housing projects more financially viable.

I-6: HOME BASED BUSINESS ORDINANCE

General Plan Language:

"Adopt and implement a home based business ordinance that provides opportunities for legal and conforming home based businesses within the community, while protecting neighbors from potential parking and noise impacts."

Lead Departments: Planning, Code Enforcement

Time Frame: Adopt by end of 2004, ongoing implementation

Status of Implementation:

Section 15.14.150 of the City Municipal Code contains regulations pertaining to home-based businesses, otherwise known as "home occupations." Although home occupations are permitted, regulations contained in the Code are provided so certain incidental and accessory home occupation uses may be established in residential neighborhoods under conditions that will ensure their compatibility with the neighborhood. In addition to development standards and requirements for each residential district outlined in the Code, home occupation standards include attention to issues of:

- Number of employees,
- Space and floor area,
- Signage, storage, and parking,
- Electrical equipment,
- Production of dust, noise, and odor,
- Customer pickup and delivery, and
- Prohibited types of businesses.

These regulations and standards have been designed to reconcile the goal of creating new opportunities for home-based businesses with the City's desire to protect neighbors from nuisances and negative impacts.

I-7: BASELINE ENVIRONMENTAL STANDARDS

General Plan Language:

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

Lead Departments: Planning, Code Enforcement

Time Frame: Ongoing

Status of Implementation:

An ongoing program is the regular update and adoption of “Local CEQA Guidelines” to ensure that City environmental review and analysis protocol is in compliance with State requirements. In addition, in July of 2010, the City initiated the work program for the Aliso Viejo Green City Initiative Plan. An objective of this work program is to include a “Plan for the Reduction of Greenhouse Gas Emissions” developed in accordance with Section 15183.5(b) of State CEQA Guidelines (Title 14, CCR) for the purpose of tiering and streamlining GHG Analysis at the individual project level. The GCI is anticipated to be adopted as a part of the General Plan Update in the spring of 2013.

I-8: JURISDICTIONAL URBAN RUNOFF MANAGEMENT PROGRAM (JURMP)

General Plan Language:

“Meet the requirements of the San Diego Regional Water Quality Control Board (SDRWQCB) Order R9-2002-0001, pursuant to the National Pollutant Discharge and Elimination System (NPDES). Requirements of this Order include implementation of a Jurisdictional Urban Runoff Management Plan (JURMP), addressing a variety of topics related to urban runoff, including Best Management Practices in the planning and construction of new and 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.”

Lead Departments: Public Works/Engineering, Code Enforcement

Time Frame: Ongoing

Status of Implementation:

As required by the Fourth Term NPDES Permit (SDRWQCB Order No. 2009-0002), the City utilizes a City-specific Jurisdictional Urban Runoff Management Program as its Local Implementation Plan (LIP) which was developed in 2003 and updated in 2010. The LIP includes procedures and public outreach programs for implementation of best management practices for pollution prevention in both existing development and new development projects.

I-9: LOCAL COASTAL PROGRAM (LCP)

General Plan Language:

“Implement the County Local Coastal Program (LCP) approved for the Aliso Viejo Planned Community, pursuant to California Coastal Commission Requirements. Advise project applicants that a coastal development permit must be obtained from the California Coastal Commission prior to City approval of any development project located within the coastal zone. Continue to evaluate the consistency of the General Plan with the Orange County Local Coastal Plan as needed to maintain consistency.”

Lead Departments: Planning

Time Frame: Ongoing

Status of Implementation:

According to the Coastal Commission, the County LCP became invalid after the City's incorporation in 2001. It did not carry forward to the new City jurisdiction. Thus, the City does not have an LCP and all non-exempt project approvals within the Coastal Zone will require a separate Coastal Development Permit from the Coastal Commission. The following information was provided by Karl Schwing, Supervisor, Regulation & Planning (Orange County Area) of the California Coastal Commission:

In 1982/1983, the Coastal Commission certified a Local Coastal Program for the County for an unincorporated area known as the 'Aliso Viejo Segment.' That certification meant the County could process applications for coastal development permits for development located in that area. However, in 2001, a portion of the unincorporated 'Aliso Viejo Segment' in the coastal zone, became a part of the newly incorporated City of Aliso Viejo. At that juncture, that area became 'uncertified' and coastal permitting authority over that area reverted to the Coastal Commission. Therefore, until the City of Aliso Viejo obtains its own Local Coastal Program approved/certified by the California Coastal Commission, anyone pursuing development within the coastal zone in the City of Aliso Viejo must apply directly to the Coastal Commission for approval (after they have obtained local approvals, such as CEQA review, and/or other local discretionary local review other than a coastal permit). Ownership of the parcels is not involved in the jurisdictional determination; all non-exempt development in the coastal zone must be reviewed for consistency with the Coastal Commission.

Regarding the Coastal Zone boundary, the Aliso PC Development Plan map inherited from the County depicts the boundary. This map was last amended in 1984, but it showed the same coastal zone boundary as today. It was simply carried forward for the GP Land Use Policy Map (and the Zoning Map). Therefore, the boundary is confirmed as historically correct.

I-10: CAPITAL IMPROVEMENT PROGRAM (CIP)

General Plan Language:

“Establish a Capital Improvement Program (CIP) to address phasing and construction of traffic, infrastructure and City-owned park improvements throughout the City. Use the CIP process to prioritize, finance, and complete roadway and bikeway improvements identified in the Circulation Element and other City plans. Update the CIP annually to respond to changes in local priorities and available funding sources.”

Lead Departments: Public Works/Engineering, Finance

Time Frame: First CIP in 2005, ongoing implementation

Status of Implementation:

The City Capital Improvement plan was last updated in June, 2012, as part of the 2012-2013 Fiscal Year Budget. It is updated with every annual and mid-year budget. During the last annual cycle, the City Council, City Engineer, and City Manager set priorities for projects based on strategic initiatives, need, and available funds. For the mid-year budget, the City reevaluates the CIP based on needs and funds, and will adjust accordingly.

I-11: PROVIDE SOLID WASTE SERVICES

General Plan Language:

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

Lead Departments: City Manager, Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

To meet State requirements for solid waste diversion and disposal, including AB 939, the City has entered into an exclusive agreement with a waste hauler company (CR&R Waste and Recycling Services) which provides recycling and proper disposal of solid waste throughout the City.

I-12: FIRE, POLICE, AND EMERGENCY MEDICAL SERVICE CONTRACTS

General Plan Language:

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

- Staffing levels identified in service contracts should reflect the established service standards, community population, crime conditions, increased emergency activity, geography of service area, and funds availability.

- Contracts should include service to new development that will be constructed during terms of the contract.
- Size of physical facilities and types of resources within the City should accommodate sufficient staff and equipment, and distribution of the facilities should minimize emergency response.”

Lead Departments: City Manager, Fire Services, Police Services

Time Frame: Ongoing

Status of Implementation:

The City annually renews its contract with OCSD, and OCFA’s current term is for 20 years from July 1, 2010 through June 30, 2030. The contract renewal process includes an assessment of safety data, existing and planned development and identified and negotiated needs. Service provision to the City continues to be adequate.

I-13: FAIR HOUSING SERVICES CONTRACT

General Plan Language:

“Continue to contract with the Fair Housing Council of Orange County (FHCO) to support fair housing services for City residents. Advertise fair housing services on the City website and at the public counter, library, post office, Family Resource Center, and other community locations.”

Lead Departments: City Manager, Planning, Community Services

Time Frame: Ongoing

Status of Implementation:

As an urban participating jurisdiction under the County of Orange, the City continues to contract with the Fair Housing Council of Orange County (FHCO) to support fair housing services for City residents. Fair housing services are advertised on the City website and at the City Hall public counter, City branch of the Orange County Library, and Family Resource Center.

I-14: PARKLAND ORDINANCE

General Plan Language:

“Prepare, adopt and implement a parkland ordinance establishing a citywide standard of 5 acres of park land and/or parkland improvements per 1,000 population. Consistent with Quimby Act regulations, in lieu fees may be collected to satisfy park provision requirements.”

Lead Departments: Planning, Community Services

Time Frame: Adopt by end of 2004

Status of Implementation:

The park fee ordinance inherited from the County with a ratio of standard of 5 acres of park land and/or parkland improvements per 1,000 population is included as Section 14.16.050 of the Subdivision Code.

I-15: GRADING ORDINANCE

General Plan Language:

“Prepare, adopt and implement a grading ordinance or Specific Plan to ensure that grading associated with new development projects is conducted in accordance with appropriate geotechnical engineering.”

Lead Departments: Building and Safety

Time Frame: Adopt by end of 2005, ongoing implementation

Status of Implementation:

On February 15, 2003, in accordance with San Diego Regional Water Quality Control Board adopted waste discharge requirements, City Council adopted Ordinance 2003-044. This ordinance updated the City Municipal Code in regards to storm water management, urban runoff, grading, and excavation. The City continues to assess grading impacts of new developments based on those provisions.

I-16: BUILDING CODES

General Plan Language:

“Continually update development standards and adopt the latest building construction codes to guide future development in areas with known geologic and seismic-related hazards.”

Lead Departments: Building and Safety

Time Frame: Ongoing

Status of Implementation:

On November 17, 2010, the City amended the Municipal Code to adopt the 2010 California Building Standards Code to be effective January 1, 2011. The next update is for adoption of the 2013 California Building Standards Code to be effective January 1, 2014.

I-17: NATIONAL FLOOD INSURANCE PROGRAM (NFIP)

General Plan Language:

“Enroll in the National Flood Insurance Program (NFIP) which provides federally-backed flood insurance to community residents.”

Lead Departments: Public Works/Engineering

Time Frame: Enrollment by end of 2004, ongoing implementation

Status of Implementation:

After adoption of the 2004 General Plan, the City enrolled in the NFIP. This was made possible by actions taken by the City Council on April 5, 2006 including passing of Ordinance 2006-082 establishing a Floodplain Management Overlay District, adoption of Resolution 2006-011 expressing a commitment to adopt and maintain regulatory measures for flood hazard areas, and directing of Staff to file an application to join the NFIP. Adoption and enforcement of a floodplain management ordinance is a requirement of enrollment in the program.

I-18: EMERGENCY OPERATIONS PLAN (EOP)

General Plan Language:

“Implement the City’s Emergency Operations Plan (EOP) according to requirements and provisions of the State Emergency Management System. Ensure that the EOP establishes community evacuation routes and emergency shelter facilities and is easily available to the public.”

Lead Departments: Public Works/Engineering, Fire Services, Police Services

Time Frame: Ongoing

Status of Implementation:

The City has in place its original EOP. However, a thorough revision of the Plan is underway to update it with newer terminology and current inter-agency communications and planning procedures. The EOP does not pre-designate community evacuation routes or emergency shelter facilities to the public. Those decisions are made based on the circumstances of the event, and by referencing data outside of the EOP. Disaster events most likely to impact the City (earthquake and wildfire as two examples) do not allow us to know ahead of time what roads and overpasses will be open and passable, or what areas of the community will be safe for occupancy during the event. Therefore, the City will not preannounce evacuation routes or shelter facilities. However, arterial roadways specified in the Circulation Element can be considered the most likely evacuation routes, and the City works with the Orange County Red

Cross to maintain a current database and inventory of all facilities available within or near the City that can be called on to serve as shelters.

I-19: NOISE REGULATIONS

General Plan Language:

“Continue to enforce City noise regulations to protect residents from excessive noise levels associated with nuisance and stationary noise sources. Periodically evaluate regulations for adequacy and revise, as needed, to address community needs and changes in legislation and technology.”

Lead Departments: Planning

Time Frame: Ongoing

Status of Implementation:

The City Municipal Code was recently updated to include new noise control provisions. Effective September 2011, new standards were established to “protect the health, safety, welfare, and living/working environments in the city.” They include exterior and interior noise standards as well as exemptions from standards.

I-20: TRANSPORTATION FINANCING/MEASURE M REQUIREMENTS

General Plan Language:

“In addition to establishing a Capital Improvement Program, establish a Development Mitigation Program, Comprehensive Phasing Program, and Performance Monitoring Program to guide construction and funding of circulation improvements, pursuant to Measure M requirements. In addition, collect fees for traffic impacts of new development, and require project proponents to construct and/or fund circulation improvements resulting from new development projects.”

Lead Departments: Public Works/Engineering, Planning

Time Frame: Ongoing

Status of Implementation:

Measure M eligibility packages are submitted to OCTA annually. Development projects are reviewed for impacts and approvals are conditioned by funding or constructing appropriate components to mitigate any impacts.

II. PHYSICAL IMPROVEMENTS & CAPITAL PROJECTS

II-1: STREET MEDIAN AND SIDEWALK IMPROVEMENT PLAN

General Plan Language:

“Establish a program to identify street medians and sidewalks throughout the City that are in need of enhanced landscaping, maintenance or repair and to identify roadways without current medians or sidewalks required by roadway design standards. This program will be used to prioritize median and sidewalk improvements and incorporate them within the City’s annual CIP process. Both the City and AVCA should have roles in the planning and implementation of the program.

The median program will emphasize the role of medians as both landscape and safety improvements, and new landscaping completed pursuant to the program must be drawn from the City Plant Palette and comply with low water landscaping requirements set forth in the Conservation/Open Space Element.

The sidewalk program will include provisions for tree planting, adequate shade, enhanced crosswalks (using lights, signs, and pavement markings), and place special emphasis on sidewalks, crosswalks and signs near schools, parks, churches, community facilities and within Aliso Viejo Town Center.”

Lead Department: Public Works/Engineering

Time Frame: 2005-2010

Status of Implementation:

A street median master plan has been developed to prioritize projects and establish design guidelines. The master plan identified fifteen (15) miles of median to be constructed. Projects have already been completed on Pacific Park Drive and Aliso Creek Road. Other projects on Aliso Viejo Parkway and Aliso Creek Road have been designed and require construction funding. AVCA has completed a project on Enterprise utilizing similar design standards. Sidewalk enhancements have been completed as part of the Town Center Loop project, including crosswalk enhancements.

II-2: LOW WATER PALETTE AND LANDSCAPING REQUIREMENTS

General Plan Language:

“Develop a diverse plant palette consisting of native and xeriscape plants to be used citywide. Require that 50 percent of all public and private landscaping within the City consist of low water, native/xeriscape plants drawn from the palette. Periodically evaluate this objective and increase the required percentage over time.”

Lead Departments: Public Works/Engineering, Planning

Time Frame: Palette developed by end of 2004, ongoing implementation

Status of Implementation:

The City Council adopted Ordinance 2009-119 on November 4, 2009, amending the City code to include an article outlining adoption of water efficient landscape regulations, and approving guidelines for implementation of those regulations. The regulations are consistent with California Assembly Bill 1881 provisions regarding water conservation and require new landscaping projects in the City will be required to consist of at least 50% low water or xeriscape plants.

II-3: CITY GATEWAYS AND WAYFINDING SIGNS

General Plan Language:

“Establish new wayfinding signs throughout the City, leading residents and visitors to key community locations. Construct new entry gateway monuments at key entrances to Aliso Viejo, including those beyond the limits of the Aliso Viejo Planned Community.”

Lead Departments: Public Works/Engineering, Planning, Community Services

Time Frame: 2005-2010

Status of Implementation:

Gateway signage and monumentation were addressed in the City SR 73 Corridor Enhancement Master Plan and Streets and Trails Amenities Master Plan (2005). In addition, as new public facilities have been developed in the city, wayfinding signs have been added to guide residents to those locations. Recent examples of this include the City Conference Center located at 31 Santa Barbara Drive and aquatic center at 29 Santa Barbara Drive.

The Town Center Vision and Enhancement Plan, which is currently being developed, will include a sign program with development standards for wayfinding signs.

II-4: GREENWAY AND RIPARIAN CORRIDOR RESTORATION

General Plan Language:

“Identify portions of greenways, the power line easement within the City, and the riparian corridor surrounding Aliso Creek where natural landscaping has been degraded. Work with property owners, the County, and AVCA to revegetate the areas in a manner consistent with the City plant palette and native landscaping requirements.”

Lead Departments: Public Works/Engineering, Planning

Time Frame: 2005-2010

Status of Implementation:

In 2005, with support of grant funding from the Habitat Conservation and United States Fish and Wildlife Service Programs, the City constructed a wetland at the detention basin located at the headwater of the Wood Canyon Creek within Aliso and Wood Canyon Regional Park. The purpose of this project was to create a wetland habitat using native riparian/wetland plant species within the detention basin to enhance water quality, flood control and channel protection at the beginning of the Creek. Since this project is situated at the headwaters of Wood Canyon Creek and will affect the whole of the Creek, it will also increase and enhance the overall Wood Canyon Creek riparian corridor and its associated wildlife habitat.

As part of the project mitigation monitoring plan, site inspections were conducted on a monthly basis and water quality samples were collected from the inlet and outlet of the wetland site during dry weather seasons from 2006 to 2010. Water samples were analyzed for nutrients and indicator bacteria. Natural and planted native vegetation were determined to be growing at a normal rate in regards to reproduction and density compared to other natural habitats. Additionally, bacteria data collected indicates microbial quality of runoff improved as it passed through the wetland and no significant changes in level of nutrients were observed as water passes through the wetland.

Grants are currently being sought for a wetland construction project to treat urban runoff from the Dairy Fork sub-watershed that is a tributary to Aliso Creek.

II-5: ROADWAY RE-STRIPING

General Plan Language:

“Wood Canyon Road is currently constructed as a two-lane undivided highway between Oak View and Aliso Creek Road, inconsistent with Orange County Master Plan of Arterial Highways (MPAH) standards. This roadway segment will be re-striped to the County classification standard as a four-lane secondary arterial when necessary. Future restriping may also be considered on portions of Aliso Viejo Parkway and Glenwood Avenue to reduce potential for automobile/bicycle conflicts.”

Lead Departments: Public Works/Engineering

Time Frame: When necessary

Status of Implementation:

Due to concerns over automobile accidents and overall safety on Wood Canyon Road, the City has reevaluated this plan for the roadway. A more restricted striping design, designed to aid safer movement of vehicles, has been successful in reducing collisions on the segment.

As a footnote to this issue, the City Council has directed staff to revise the classification of this street in the overall County Plan to collector status. This will be accomplished as part of the Circulation Element of the General Plan. The General Plan update will also include this segment as part of the complete street network.

II-6: INTERSECTION IMPROVEMENTS

General Plan Language:

“Periodically monitor conditions at intersections throughout the City and evaluate and implement options for improving the following intersections to ensure operation at LOS C or better:

- Aliso Creek Road and Aliso Viejo Parkway
- Wood Canyon Road and Pacific Park Drive
- La Paz Road and Pacific Park Drive
- La Paz Road and SR-73 Eastbound Ramp
- Moulton Parkway and Aliso Viejo Parkway
- Pacific Park Drive and Peppertree
- Aliso Creek road and Pacific Park Drive

The City may seek funding for such improvements through the development agreement process associated with the Community Benefit Overlay areas.”

Lead Department: Public Works/Engineering

Time Frame: 2005-2010

Status of Implementation:

All intersections in the City are maintained at Level of Service (LOS) “C” or better. Projects have been completed to improve traffic flow at three of the six intersections identified on the list, including Wood Canyon at Pacific Park, Pacific Park at Peppertree, and Aliso Creek at Pacific Park. The other intersections will be improved as traffic congestion increases and additional grant money is obtained.

II-7: NEIGHBORHOOD CIRCULATION IMPROVEMENTS

General Plan Language:

“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 including median landscaping and provision of bike or transit lanes to mitigate the problems posed by schools and other land uses that generate extraordinarily high traffic volumes at specific times. Provide solutions to mitigate these problems as warranted by local studies.”

Lead Department: Public Works/Engineering, Planning, Police Services

Time Frame: Ongoing

Status of Implementation:

Several projects have been executed as part of efforts to achieve this objective. Projects have included street re-striping and the construction of raised pavement markers at Westridge, Briarglen, and Canyon Vista. Enhanced pavement has been installed on Golf Drive to visually identify pedestrian walkways. Additionally, there have been circulation and striping projects constructed around all schools in the City.

II-8: BICYCLE AND PEDESTRIAN AMENITIES

General Plan Language:

“Provide appropriate bicycle and pedestrian amenities along City bikeways, trails, and sidewalks. Specific amenities include bicycle racks, water fountains, benches, trash cans, and call boxes. Encourage private development projects to provide these amenities as well, especially within Aliso Viejo Town Center.”

Lead Departments: Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

Phases 1 and 2 of the Town Center Loop Trail project have been completed and include trail markers, maps, and enhanced paving at pedestrian crossings. Design is underway to install benches and trash cans along the route. Pedestrian and bicycle routes are being reevaluated as part of the General Plan update and creation of the complete streets network.

II-9: IGLESIA PARK AND FAMILY RESOURCE CENTER

General Plan Language:

“Operate and improve as needed Iglesia Park and the Family Resource Center as resources to the community. Include physical improvements to these facilities within the City’s CIP process.”

Lead Departments: Community Services, Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

The City continues to operate the Family Resource Center and provides the following programs:

- Positive discipline and parenting classes offered monthly in the evenings to assist with education and personal development of residents in this blighted neighborhood.

- Insurance application assistance and/or referrals.
- Referrals to local medical clinics for health care.
- Summer drop-in recreation program, "Kid's Fun Zone" is available July and August, Monday through Friday, from 11:00 – 5:00 pm. The City offers the program in collaboration with the Boys & Girls Clubs of Capistrano Valley.
- After-school Homework Club & Recreation program benefiting 60-95 students is offered five times a week through a partnership with SVUSD-San Joaquin Elementary School and the Boys & Girls Clubs of Capistrano Valley. Homework Club is held M-T-W-Th, from 2:30 – 3:30 pm. A recreation program is held immediately afterward, from 3:30 – 5:00 pm. Fun Zone is held on Fridays, from 2:30 – 5:00 pm. A teen program is available M-F from 5:00 – 7:00 p.m.

The City has received two Prop 40 grants totaling \$334,272 and two Community Development Block Grants totaling \$700,000 for physical improvements to the Family Resource Center. Prop 40 funds were utilized for Phase 1 of the FRC improvements which included the HVAC and roof replacement. The first \$350,000 grant utilized in fiscal year 2007/08 was for Phase 2 which included exterior patio and drainage improvements. Phase 3, which was completed in February 2011, includes a public restroom renovation and interior building modifications.

II-10: EMERGENCY OPERATIONS CENTER

General Plan Language:

"In the event of an emergency, activate an Emergency Operations Center (EOC) at City Hall. Continue to evaluate need and sites for an alternative EOC elsewhere within the City."

Lead Department: Police Services, Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

The City Conference Center has been identified to serve as an alternate EOC in the event City Hall cannot serve as the primary EOC. Staff is currently working to evaluate communications, information technologies, and situation assessment capabilities at both sites, to identify desired improvements to these capabilities and to gradually accumulate these improvements as resources allow.

III. CONDITIONS OR REQUIREMENTS PLACED UPON APPLICANTS DURING DEVELOPMENT REVIEW

III-1: CEQA COMPLIANCE AND SITE DEVELOPMENT REVIEW

General Plan Language:

“Utilize a site development permit process and the California Environmental Quality Act (CEQA) in the review of proposed development projects. Review proposed projects to avoid where permitted by law unacceptable impacts to the fiscal stability of the City, public facilities and services supporting development, surrounding development designs, landscaping, cultural and historical resources, and natural characteristics of the project site.”

Lead Departments: Planning, Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

Pursuant to Aliso Viejo Municipal Code Section 15.74.020 a permit approving site, architectural, landscape, and related development plans is included within the term “site development permit.” The City Council is the decision-making authority for site development permits, and the City conducts and completes a CEQA analysis during the review of proposed development projects. As CEQA is amended by the California State Legislature, the City adopts the amended local guidelines for implementing the CEQA, with the last adoption occurring on April 4, 2012.

III-2: FISCAL IMPACT EVALUATIONS

General Plan Language:

“Fiscal evaluations of any future development or redevelopment projects outside established Community Benefit Overlay (CBO) areas that vary from development permitted by established development agreements are required, to the extent permitted by law. Such evaluations will determine the net fiscal balance of the project to the City, and provide appropriate mitigation strategies for projects with a negative fiscal balance. Such strategies may become conditions of development approval, at the discretion of the City Council.”

Lead Department: Planning, Finance

Time Frame: Ongoing

Status of Implementation:

Fiscal evaluations occur as new projects are proposed. In general, the City evaluates the fiscal impact of any new development proposal as it relates to the City’s ability to continue providing services for the long term. The City updates its *Five Year Strategic Plan* on a regular basis to determine its financial outlook under changing economic conditions and impacts arising from the dynamic State budget.

III-3: NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES) COMPLIANCE

General Plan Language:

“Prior to making land use decisions, the City will utilize available methods to estimate increases in pollutant loads and flows resulting from projected future development. In addition,

applicants for new development and redevelopment projects shall demonstrate accomplishment of NPDES objectives:

- Use of structural and non-structural Best Management Practices (BMPs) to mitigate projected increases in pollutant loads and flows.
- Minimized pollutant loading flow velocity during and after construction.
- Minimized amounts of impervious surfaces and directly connected impervious surfaces.
- Maximized on-site infiltration and runoff and temporary on-site retention areas.
- Limited disturbance of natural water bodies, natural drainage systems, and natural habitats.
- Pollution prevention methods, source controls and treatment using small collection strategies located at, or as close as possible to, the source.”

Lead Departments: Public Works/Engineering, Planning, Code Enforcement

Time Frame: Ongoing

Status of Implementation:

In compliance with requirements of the NPDES Permit, the City has adopted the following water ordinances:

- Grease Interceptor/Trap Connections to Sewer System and Maintenance (No. 2002-036).
- Ordinance 2011-133, as an amendment to Ordinance 2002-036, which requires a semi-annual cleaning and maintenance of grease interceptor/trap connection to sewer system.
- Stormwater Management, Urban Runoff, Grading and Excavation (No. 2003-044).
- Ordinance No. 2010-128 as an amendment to Stormwater Management Ordinance No. 2003-044.
- Amendment to Stormwater Management including Stormwater Permits (No. 2003-051)
- Amendment to Stormwater Management including BMPs for Monitoring and Inspection (No. 2003-054)
- Ordinance No. 2010-128 as an amendment to Stormwater Management Ordinance No. 2003-044 and Aliso Viejo Municipal Code Regarding Stormwater.

Additionally, on October 20, 2010, the City Council passed Resolution 2010-40, amending the General Plan to include storm water management goals and principles. These goals and principles include encouragement of:

- Interagency cooperation in regards to storm water management,
- Reduce discharge of pollutants to the maximum extent practicable through the use of low-impact growth and development concept in the design and selection of best management practices,
- Use of native, low-water plants,

- Reduced water use for landscaping, and
- Cooperation with the Aliso Viejo Community Association (AVCA) to prevent groundwater pollution.

III-4: WATER SERVICES AND SUPPLIES

General Plan Language:

“Require engineering studies to determine water infrastructure requirements for future development projects. Require that study recommendations be incorporated into the design of projects. Require the dedication of necessary right-of-way and construction of water infrastructure improvements for all development projects.

Review all development projects in consultation with the applicable water district to ensure adequate water supplies, treatment, and distribution capacity for projects without negative impact to the community. For projects that satisfy the criteria set forth in Sections 10910-10915 of the California Water Code and Section 66473.7 of the Government Code, a Water Supply Assessment or water supply verification demonstrating available water supplies exist to support development shall also be prepared.”

Lead Departments: Public Works/Engineering, Planning

Time Frame: Ongoing

Status of Implementation:

Review procedures outlined in this implementation measure are the responsibility of the El Toro (ETWD) and Moulton Niguel (MNWD) Water Districts. Each Water District is required (by Water Code Sections 10610 through 10656 of Urban Water Management Planning Act) to prepare, adopt, and file an Urban Watershed Management Plan (UWMP) every five years. The UWMP includes information on present and future water supply and demands and assessment of an areas water resource needs. As a stakeholder, City staff will review and comment on the draft UWMP during public input period. The City requires a letter from the water districts confirming availability of water supply for all new and redevelopment projects prior to permit issuance.

III-5: SEWER AND WASTEWATER TREATMENT SERVICES

General Plan Language:

“Require engineering studies to determine sewer infrastructure requirements for future development projects. Require that study recommendations be incorporated into the design of projects. Require the dedication of necessary right-of-way and construction of sewer infrastructure improvements for all development projects.”

Lead Departments: Public Works/Engineering, Planning

Time Frame: Ongoing

Status of Implementation:

Similar to evaluation of water feasibility, analysis of sewer infrastructure needs created by future development projects is performed by the two water districts operating in the City. The City requires a letter from the water districts confirming projects are consistent with district requirements for sewer connections and services.

III-6: RECYCLING REQUIREMENT

General Plan Language:

“Require use of recycling as a condition of approval for all new development projects. Work with the private sector contractor providing solid waste services within the City to ensure that appropriate recycling containers, procedures, and education are readily available.”

Lead Departments: Public Works/Engineering, Planning

Time Frame: Ongoing

Status of Implementation:

The City Solid Waste Management Program requirements are designed to be compliant with AB 939. These stipulate waste separation and recycling for multi-family units and commercial units is performed at the Material Recovery Facility (MRF) in San Juan Capistrano. For single-family communities, a system of three containers is used for residents to sort their recycling.

III-7: ADEQUATE FLOOD CONTROL

General Plan Language:

“Require engineering studies to determine required flood control facilities for future development projects. Require that study recommendations be incorporated in the design of projects. Require the construction of appropriate flood control for all development projects. Where appropriate, also require that engineering studies include analyses on stream instability for natural watercourses that include stream degradation, head cutting, bank erosion, and related factors. Recommendations from these studies will be implemented as mitigation for identified impacts.”

Lead Departments: Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

Flooding remains a non-issue for most properties in the Aliso Viejo. However, the City continues to evaluate proposed new developments in regard to flood control although engineering studies and plan review. The City also participates in the National Flood Insurance Program.

III-8: ADEQUATE FIRE AND POLICE SERVICES

General Plan Language:

“Evaluate the need for additional fire and police facilities or resources to serve new development projects that vary from established agreements. Coordinate with AVCA and service providers to evaluate the level of fire and police service provided to the community. Require adequate street widths and clearance for emergency access.”

Lead Departments: Public Works/Engineering, Planning, Police Services, Fire Services

Time Frame: Ongoing

Status of Implementation:

In both the Planning and Building permit process, development projects that vary from established agreements are routed to the Orange County Fire Authority and the Orange County Sheriff Department for review and comment/approval. Every project is evaluated against the need for additional fire and police facilities or resources. Additionally, adequate street widths and clearance for emergency access is reviewed and then required with permit issuance.

III-9: PUBLIC EDUCATION FACILITIES

General Plan Language:

“For proposed projects that vary from established development agreements, determine anticipated student generation in conjunction with Capistrano, Saddleback Valley, and Laguna Beach Unified School Districts. Work with the districts to collect student impact fees. Where permitted by law, require the dedication of necessary school sites where appropriate associated with development proposals”

Lead Departments: Planning, Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

To date, the City has not approved any large scale residential projects without a development agreement. The Building Departments ensures collection or exemption for student impact fees prior to issuance of building permits.

III-10: ADEQUATE PARKS, RECREATION FACILITIES, TRAILS AND COMMUNITY CENTER

General Plan Language:

“Require payment of park fees, dedication of land for parks and/or dedication and provision of multi-use trails as conditions of new development, as applicable. Park-related dedications or fees will be determined using the City’s ratio of 5 acres of parkland and/or parkland

improvements per 1,000 residents. Research options or opportunities to provide necessary or desired community facilities, such as a Community Center.”

Lead Agency: Planning, Public Works/Engineering, Community Services

Time Frame: Ongoing

Status of Implementation:

Fees allocated for parks have been collected as part of development agreements negotiated between the City and developers in recent years. As part of the Vantis Development Agreement created in 2005, it was stipulated that, in addition to building park space, open space, and recreational amenities consistent with the area’s Specific Plan, the developer was required to pay a Community Enhancement (CE) fee of \$3,500,000. This fee was allocated for future provision of (among other amenities) parkland improvements, and trail and pathway enhancement.

As part of the Ventana Ridge Development Agreement created in 2005, the developer was required to pay a “Park Land Fee” of \$3,683 per residential unit, based on the formula of five acres per 1,000 persons. In addition to this fee, the developer was required to pay a CE fee of \$7,500 per residential unit similar to the Vantis development, a \$20,000 “Trail Connection Fee” to pay for trail construction, and a \$75,000 “Park Enhancement Fee” to pay for the improvement and enhancement of City parks.

As part of the Glenwood Development Agreement created in 2004, the developer was required to pay a CE fee of \$7,500 per residential unit for the first 430 residential units, in addition to building an aquatic center and conference center available to the public on a “use fee” basis. This fee was allocated for future provision of (among other amenities) parkland improvements. Furthermore, there is a “General Plan Park Land Requirement” which requires Shea Homes to provide parks within the development with full “turn key” improvements in addition to turf, trees and irrigation, which meets all public access and safety requirements, with a net usable area of approximately five (5) acres per 1,000 persons occupying the residential structures in the project on the basis of 2.64 persons per household. Improved trails are given 50% credit towards the “General Plan Park Land Requirement.” Shea Homes provided six (6) acres of qualifying park land, exceeding the “General Plan Park Land Requirement.”

While CE funds are considered General Fund money, they are kept in a separate Development Impact fund for tracking and reporting purposes. Last year, approximately \$975,000 in CE fees were dedicated to Phase II of the Town Center Loop Trail project and several local park projects. This year, approximately \$400,000 is dedicated towards AV Ranch, Town Center Loop and other park projects.

III-11: LIBRARY FEES

General Plan Language:

“Assess proposed development that varies from established development agreements for library impact fees in conjunction with the Orange County Public Library.”

Lead Department: Planning

Time Frame: Ongoing

Status of Implementation:

Other than projects approved with a development agreement, the City has not assessed City development impact fees such as library impact fees for any project. The City has never studied library fees because library services have always been provided by the County.

III-12: TRANSIT-ORIENTED DESIGN FEATURES

General Plan Language:

“Require incorporation of transit-oriented design features and attractive and appropriate transit amenities (including shaded bus stops) into public and private development projects to promote and support public transit use.”

Lead Departments: Planning, Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

The City continues to analyze the need for new public transit amenities, both on a project-by-project basis, and within the context of the Orange County Transit Authority Go Local Program. The current level of transit amenities, which includes 44 OCTA bus stops, is considered appropriate to meet existing transit needs of residents, based on ridership and other analysis. The City will continue to evaluate local shuttle options through OCTA Projects S and V for Metrolink and circulator shuttles.

III-13: ECOLOGICAL AND BIOLOGICAL RESOURCE ASSESSMENTS

General Plan Language:

“Assess development proposals that vary from established development agreements for potential impacts to significant ecological and biological resources. 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 Central and Coastal Region

Natural Community Conservation Program (NCCP). Address the following subjects within impact assessments, as applicable to individual development projects:

- Natural communities.
- Riparian and wetland habitats.
- Coastal sage scrub and coast live oak habitats.
- Rare and endangered animal and plant species.
- Habitat fragmentation (including disruption of wildlife corridors).
- Aliso Creek and associated tributaries.
- Significant tree stands.”

Lead Departments: Planning, Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

As part of the CEQA process, all projects are assessed for potential impacts to significant ecological and biological resources, and where appropriate mitigation measures are required.

III-14: GREEN BUILDING AND ENERGY CONSERVATION REQUIREMENTS

General Plan Language:

“Evaluate proposed development projects throughout the City using Leadership in Energy and Environmental Design (LEED) Standards developed by the US Green Building Council. The City strongly encourages all future development and major renovation projects within the following General Plan designations to achieve LEED certification: Very High Density Residential, Town Center Commercial, Recreation Commercial, Business Park, Professional Office, and Community Facility. Investigate the potential to offer density bonus incentives on residential projects that achieve LEED certification.

Require compliance with State 24 building construction standards and Energy Star conservation standards for all development projects.”

Lead Departments: Planning

Time Frame: Ongoing

Status of Implementation:

This objective is satisfied by the compliance of new projects with Cal Green Building Code standards for new construction that went into effect January 1, 2011.

III-15: GEOLOGIC HAZARD ASSESSMENTS

General Plan Language:

“Pursuant to State law, geologic and/or geotechnical studies are required for proposed new development projects located in areas identified as susceptible to landslides and liquefaction and binding mitigation strategies must be adopted. These areas are identified on Figure S-1 of the Safety Element. Compliance with the recommendations set forth in site specific geologic and/or geotechnical studies will be made a condition of the site development permit for subsequent projects. In addition, the City may require applicants to incorporate measures to stabilize and maintain slopes on a site-by-site basis, such as, but not limited to, proper planting, irrigation, retaining walls, and benching.”

Lead Departments: Planning, Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

The City requires new geologic and geotechnical studies when necessary. Compliance with recommendations in such studies are made a part of the site development permit. Additionally, the City coordinates with and advises local Home Owners Associations in maintaining slope stabilization where needed.

III-16: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

General Plan Language:

“Review all new development proposals for sensitivity to Crime Prevention Through Environmental Design (CPTED) principles. Encourage incorporation of design features that employ adequate lighting and place increased emphasis on public areas.”

Lead Departments: Planning, Police Services

Time Frame: Ongoing

Status of Implementation:

Police Services continues to collaborate with Planning to incorporate crime-prevention measures into new and existing developments. Building plan checks for development projects now require a signature from City staff confirming CPTED principles have been addressed. Recent projects have included the following efforts to utilize CPTED design features:

- Outdoor lighting to increase nighttime visibility,
- High standards for residential door locks for preventing break-ins and theft,
- Landscaping that aids visibility and prevents hiding places,
- Lighting that aids in the safety of children, including at local schools,
- Suite numbers at rear exits of businesses to assist the navigation of first-responders, and

- Working with businesses to enhance the visibility of their street addresses using legible lettering and high-contrast colors.

III-17: NOISE CONTOURS AND STANDARDS

General Plan Language:

“Review development proposals to ensure that the noise standards and compatibility criteria set forth in the Noise Element are met. 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.

Require mitigation measures, where necessary, to reduce noise levels to meet the adopted standards and criteria. Such measures may include berms, walls, and sound attenuating architectural design and construction methods. Only permit new development if adopted noise standards and regulations can be met.”

Lead Department: Planning

Time Frame: Ongoing

Status of Implementation:

As part of the CEQA process, all projects are assessed for potential noise impacts per the Noise Element and Municipal Code, and where appropriate mitigation measures are required.

III-18: NOISE INSULATION STANDARDS

General Plan Language:

“Enforce provisions of the 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 standard is defined as the combined effect of all noise sources and is implemented when existing or future exterior noise levels exceed 60 dB CNEL. Title 24 further requires that the standard be applied to all new hotels, motels, apartment houses and dwellings other than single-family dwellings. The City will additionally apply the standard to single-family dwellings and condominium conversion projects.”

Lead Department: Planning

Time Frame: Ongoing

Status of Implementation:

As required by Section 1207 of the California Building Code, the Building Department enforces provisions of the California Noise Insulation Standards (Title 24) that specify indoor noise levels for multi-family residential living spaces, and all new hotels, motels, apartment houses and

dwellings other than single-family dwellings shall not exceed 45 dB CNEL. Furthermore, the Building Department will additionally apply the standard to single-family dwellings and condominium conversion projects. In layman terms, this is accomplished by requiring insulation between units.

IV. PLANNING & OUTREACH ACTIVITIES

IV-1: ANNUAL REVIEW OF GENERAL PLAN AND ENVIRONMENTAL INDICATORS

General Plan Language:

“Annually review implementation of the General Plan and Land Use Policy Map to identify the effect of land development and use on City revenues and costs of providing public facilities and services. Develop a range of environmental indicators to be monitored over time as the community develops. Such indicators may include, but are not limited to the following: percentage of land area used as open space, percentage of solid waste diverted from the waste stream through recycling, etc. Utilize the City’s GIS system to create and track these indicators, and report annually to the City Council regarding progress toward established objectives.”

Lead Department: Planning

Time Frame: Ongoing

Status of Implementation:

The Aliso Viejo Green City Initiative program includes a monitoring component that aims to measure, over time, effectiveness of City policies and objectives in reducing greenhouse gas emissions within Aliso Viejo.

IV-2: PRESERVE JOBS-HOUSING RATIO

General Plan Language:

“To the extent possible, preserve the balance between jobs and housing in Aliso Viejo through land use decisions. The five Community Benefit Overlay (CBO) areas identified in the Land Use Element provide substantial new opportunities for housing development within the City, which, if combined with business support programs, can help to preserve or improve the current (2000) ratio of 0.94 jobs per housing unit. Work with property owners to develop these to provide new employment opportunities and a variety of housing types that encourages people to both live and work in Aliso Viejo.”

Lead Department: Planning

Time Frame: Ongoing

Status of Implementation:

Future development on The Commons at Aliso Town Center site likely will incorporate more commercial components, which will assist in maintaining a balance between housing and employment in Aliso Viejo. In addition, future land use considerations for vacant properties in the Vantis Specific Plan and Parker Properties sites will be addressed in large part within the context of providing employment opportunities and housing together in future development plans.

IV-3: OUTREACH OBJECTIVES FOR OUTLYING AREAS

General Plan Language:

“Establish semi-annual community outreach objectives and promote City activities within the Via Iglesia area and residential areas east of Alicia Parkway.”

Lead Department: Community Services

Time Frame: Ongoing

Status of Implementation:

The following are ongoing outreach activities performed or aided by the City in regards to the Via Iglesia area:

- The City provides support to Iglesia Park HOA Boards to facilitate meeting space and community forums.
- The City maintains contact with the Moulton Parkway HOA and keeps cognizant of issues and events in the neighborhood. Community outreach and educational activities include those related to CDBG and other grant-related projects benefiting the neighborhood and Iglesia Park. Community forums are held in conjunction with Police Services to address key issues as they arise.
- Direct mailings are used as needed (not exceeding four mailings per year) with information regarding upcoming City sponsored events and meetings held at Iglesia Park Community Center and at the AV Ranch.
- The following events and programs provide information to residents and the Family Resource Center including an annual Community Open House Meeting, semi-annual pet and veterinary clinics, the Read for the Record monthly literacy Program, South Orange County Community Coalition Partnership meetings, tax-filing workshops, parent meetings, English Learner Advisory Committee (ELAC) meetings, and free flu shots, mammogram screening, and healthy cooking demonstrations. Flyers advertising such events are posted on the bulletin board outside of the Iglesia Park Community Center and in the entry-way of the building with current information. Information is also posted at the Aliso Viejo Library and the Conference and Aquatic Center.
- HOA Boards and residents are encouraged to subscribe to e-news updates provided by the City.

IV-4: PUBLIC EDUCATION PROGRAMS

General Plan Language:

“Use public education activities to accomplish the following objectives:

- Protect residents from hazards associated with slope instability and flooding.
- Improve surface water quality. Educate residents regarding surface water quality pollutants, especially those that may result from community activities, such as car washes.
- Identify steep slope hazards and steps residents can take to make their homes and businesses safer.
- Raise public awareness of fire safety issues including wild land fire prevention, where to take pets during fire-related evacuations, and the benefits of fire resistant slope cover. Educate the public regarding proper disposal of household hazardous waste (including medical wastes) and other safety concerns related to improper use or storage of hazardous materials.
- Ensure that residents are prepared for any problems associated with the San Onofre Nuclear Generating Station (SONGS).

Coordinate education activities and make materials available to residents. Utilize forums, flyers, brochures and the City’s website to accomplish these objectives.”

Lead Departments: Community Services, Planning, Public Works/Engineering, Fire Services

Time Frame: Ongoing

Status of Implementation:

The City has developed and implemented a comprehensive public outreach program for pollution prevention and solid waste recycling. This program includes distribution of educational materials such as guidelines and best management practices, and trainings and workshops for residents and businesses. To raise awareness for fire safety issues, OCFA has a program called “READY! SET! GO!” READY! SET! GO! is about helping residents understand how their home’s location, surrounding vegetation, construction elements, and other factors place their property and them at risk during a wildfire. “READY!” teaches residents what they can do to reduce the risk; “SET!” instructs residents the importance of having an evacuation and survival plan; and “GO!” emphasizes the need for residents to evacuate early, before the fire arrives to ensure the safety of themselves and their family. The goal of this program is to educate and engage residents in reducing the risk in their communities to help save lives and property.

IV-5: GEOGRAPHIC INFORMATION SYSTEM

General Plan Language:

“Implement a Geographic Information System (GIS) to provide accurate mapping and detailed information pertaining to infrastructure, land use, public safety 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, environmental resources, roadways, parcels subject to fuel modification plans, and emergency management information. Utilize the GIS system in tandem with engineering and traffic models to evaluate the infrastructure impacts of new development within the City. These data will be shared with OCFA."

Lead Departments: Public Works/Engineering, Planning

Time Frame: Ongoing

Status of Implementation:

The City is currently researching strategies, costs, and timelines for expanding the City GIS system. In December, 2010, staff began discussions with the City's current GIS vendor regarding a plan for growing the current system to include a broader scope of data relating to City zoning, infrastructure, and environmental characteristics. Several new data sets have been added to the system including land use, HOA boundaries, stormwater facilities and street sweeping maps. A public facing Community View feature has also been activated.

IV-6: SOURCE REDUCTION AND RECYCLING ELEMENT

General Plan Language:

"Continue to implement waste diversion programs as well as public education programs as outlined in the City's Source Reduction and Recycling Element required by Assembly Bill 939."

Lead Departments: Public Works/Engineering, Planning

Time Frame: Ongoing

Status of Implementation:

As required by AB 939, the City has developed and implemented a solid waste program with the objective of diverting at least 50% of solid waste from the landfill. Through a franchise agreement with the City's hauler (currently CR&R Waste Services) and a Construction and Demolition requirement for construction projects, the City diverts an average of 54% of its solid waste for recycling and reuse.

IV-7: IMPROVE CITY-UNIVERSITY CONNECTIONS

General Plan Language:

"Continue to work with Soka University of America representatives to encourage both physical and social connections between the City, local businesses and the University. Potential activities include coordinating planning activities with University facility planners, investigating the potential for shuttles between the University and Aliso Viejo Town Center, joint promotion of

cultural and community events, standing committees to oversee joint activities, preservation of and public access to open spaces within the campus, and other activities.”

Lead Departments: City Manager, Community Services, Public Works/Engineering, Planning, Soka University of America, local business representatives

Time Frame: Ongoing

Status of Implementation:

The City continues to partner with Soka University of America to organize community events and activities. The University has hosted the City “An Evening with the Mayor” event, as well as holiday concerts in the University’s new performing arts center. Open spaces on the University campus continue to be open and accessible for area residents, who utilize them for activities such as walking, jogging, and picnicking.

IV-8: TRANSPORTATION DEMAND AND SYSTEM MANAGEMENT

General Plan Language:

“Participate in regional efforts to implement Transportation Demand Management (TDM) requirements and support implementation of the employer TDM provisions of the South Coast Air Quality Management District Air Quality Management Plan. Complete intersection capacity improvements and coordinate traffic signals as necessary to improve traffic flow.”

Lead Departments: Public Works/Engineering, Planning

Time Frame: Ongoing

Status of Implementation:

Intersection capacity improvements have been completed as indicated under Implementation Program II-6. The City contracts a traffic engineering firm to inspect and maintain its traffic signal operations and coordination programs. Coordination programs have been incorporated on Pacific Park Drive and Aliso Creek Road. As required for Measure M2 eligibility, the City has implemented a Traffic Signal Synchronization Master Plan. The City also participates through OCTA in congestion management programs.

IV-9: HOMEOWNERSHIP ASSISTANCE PROGRAM

General Plan Language:

“Establish a City-sponsored Homeownership Assistance Program. Explore the feasibility and appropriateness of various programs to provide homeownership opportunities to lower and moderate income households. Programs to be evaluated include Mortgage Credit Certificates (MCC), Mortgage Revenue Bonds, Lease-to-own programs, etc.”

Lead Department: Planning, Community Services

Time Frame: Ongoing

Status of Implementation:

A City sponsored Homeownership Assistance Program has not been established yet. However, in conjunction with Shea Homes, the City has established an affordable housing program that provides homeownership opportunities to lower income households. To date, approximately three quarters of the affordable units in the Glenwood development have been sold, and about one third of affordable units in the Vantis development have been sold. In addition, the County of Orange maintains a Mortgage Credit Certificates (MCC) program that includes qualified residents of Aliso Viejo.

IV-10: CONSERVATION OF EXISTING AFFORDABLE UNITS

General Plan Language:

“Monitor the status of multi-family housing projects with units affordable to households earning lower incomes. Pursue available options to preserve such affordable units.”

Lead Departments: Planning, Community Services

Time Frame: Ongoing

Status of Implementation:

Currently, Aliso Viejo has two multi-family housing projects with units affordable to households earning lower incomes. Neither one is at risk of converting to market-rate housing during this Housing Element period as the shortest deed restriction at these two locations is not due to expire until 2031. Should there be a change in the status of these housing projects, the City will monitor the deed restrictions or affordability covenants of affordable housing, notify residents of potential conversion to market-rate housing, and pursue options to preserve the affordable housing units.

Furthermore, 37 of the 43 low-income units within the Glenwood development and 15 of the 35 low-income units within the Vantis development have been constructed to date. As the units are constructed and sold to low-income buyers, the City will monitor deed restrictions on those units. There is a forty-five year affordability restriction on those units. The City has had one potential foreclosure, and as a part of the monitoring process the City is currently in the process of purchasing the unit so that the affordability restriction will be maintained.

IV-11: ALTERNATIVE TRANSPORTATION TECHNOLOGIES

General Plan Language:

“Promote and encourage the use of electric and natural-gas fueled vehicles. Support efforts to promote development and use of other alternative transportation technologies that contribute to improved air quality. Consider future adoption of an ordinance requiring provisions for

alternative fueled vehicles (e.g. charging or fueling stations) at or near major employment locations, shopping centers, public facilities and mixed-use developments.”

Lead Departments: Planning, Public Works & Engineering

Time Frame: Ongoing

Status of Implementation:

At the direction of the City Council, the City initiated its Green City Initiative (GCI) in 2010. The GCI will establish goals, policies and implementation actions related to energy conservation, water conservation, vehicle management, transportation, air quality, recycling, land use and adaptation to climate change, and will include requirements for a greenhouse gas emissions reduction monitoring program. Part of the GCI goal is to implement Best Management Practices (BMP) policies, strategies and programs to promote a sustainable living agenda that will result in environmental benefits such as improved air quality, improved water quality, water conservation, improved energy efficiency and conservation, etc. Some of these BMP will be in the areas of “alternative modes of transportation” and “transit/transportation infrastructure”, and will include such items as:

Alternative Modes of Transportation:

- Promote cleaner modes of transport
- Trail Improvement Project
- Improve connectivity of streets with pedestrian network
- Improve pedestrian environment
- Improve pedestrian infrastructure and facilities
- Increase bike/balk trips with improved streets and facilities

Transit/Transportation Infrastructure:

- Transit/Transportation Infrastructure:
- Enhanced Bus Stops
- Improve Transit Service
- Intercity Bus Transit
- Provide NEVs as alternate means of transport to the auto

Additionally, one of the land use and parking management strategies considered in the GCI will aim to provide parking priorities for alternative fueled vehicles such as dedicated parking spaces for electric vehicles (with a charging station) and designated high-value spaces for natural-gas or fuel-cell powered vehicles.

In addition, the comprehensive update to The City General Plan, which is currently being developed, will provide for a network of “Complete Streets” throughout the City that will depict opportunities for totally separating non-motorized traffic from vehicular traffic on various City roadways.

IV-12: GREEN BUILDING EDUCATION AND TRAINING

General Plan Language:

“Provide staff support and public education regarding the City’s proposed green building standards and methods of compliance.”

Lead Departments: Planning

Time Frame: Ongoing

Status of Implementation:

This is being accomplished through implementation of the Aliso Viejo Green City Initiative program initiated in July of 2010, which includes public education and community workshops and energy tours as one of its core components.

IV-13: SLOPE MONITORING AND REMEDIATION

General Plan Language:

“Continually monitor and encourage remediation of unstable slope areas, particularly in areas characterized by the presence of crib walls or where historical anecdotal evidence of instability exists.”

Lead Departments: Public Works & Engineering, Planning

Time Frame: Ongoing

Status of Implementation:

City staff monitors slopes in the City and encourages remediation of unstable slope areas. Specifically, the City reviews for erosion and slope movement and discusses remedies with the property owners. The City contracts with a geotechnical firm for advanced investigations. The City has worked hand-in-hand with homeowner associations to repair five (5) landslides and is continually monitoring other areas of concern.

IV-14: NEW FIRE PREVENTION TECHNOLOGY

General Plan Language:

“Support research and development of new technologies to prevent and suppress fires (e.g. foam treatments for new construction and other means). If appropriate, encourage OCFA to utilize such technologies to improve fire safety in Aliso Viejo.”

Lead Departments: Fire Services

Time Frame: Ongoing

Status of Implementation:

Residential Fire Sprinklers: The City adopted the 2010 California Fire Code which includes a provision requiring installation of residential fire sprinklers within all new homes. In addition, the City adopted requirements for installation of sprinklers within existing homes undergoing significant reconstruction or expansion. This technology nearly eliminates fire deaths and injuries, and reduces property damage by 60%.

Fire Hazard Severity Zone Map: The California Department of Forestry and Fire Protection used sophisticated computer modeling techniques to develop new statewide FHSZ maps. The Fire Hazard Severity Zone Maps that were adopted by Council July of 2012 will improve decision making and regulatory processes and enhance survivability of new development within areas subject to wildfires.

Wildland Fire Test: Understanding the exact mode of building failure is critical to implementing strategies to reduce future losses resulting from wildfire. OCFA staff is participating in an international effort to understand how building components are impacted by wildfire. Results will be used to modify national building standards.

IV-15: FUEL MODIFICATION ZONE MAP AND NOTIFICATION

General Plan Language:

“Working collaboratively with AVCA and the Orange County Fire Authority, carefully investigate the status of fuel modification plans applicable to properties within the City and issue an educational notice to residents and property owners of lots with established fuel modification zones. Encode parcels subject to fuel modification plans within the City’s Geographic Information System (GIS), and prepare a map and notices to property owners describing the types of vegetation permitted and restricted within the applicable modification zone. Amend the Safety Policy map (Figure S-1 in the Safety Element) in the future to incorporate this information.”

Lead Departments: Fire Services, Public Works & Engineering, Community Services, AVCA, OCFA

Time Frame: Ongoing

Status of Implementation:

Fuel modification is an engineered plan/program that protects neighborhoods and consists of a minimum of approximately 170 feet of irrigated and non-irrigated zones, setbacks, and a selection of appropriate plant palettes for each. In 2010, OCFA staff completed a GIS mapping project which depicts parcels affected by fuel modification and is available to City staff and property management companies. OCFA staff also engaged AVCA, property management companies, and landscape maintenance companies to improve understanding and acceptance of ongoing maintenance responsibilities.

IV-16: HAZARDOUS WASTE TRANSPORT

General Plan Language:

“Evaluate risks to the City posed by the transport of hazardous, nuclear and radiological waste through the City. Explore the possibility and feasibility of restricting or prohibiting transport of certain types of waste through the City.”

Lead Departments: Public Works & Engineering

Time Frame: Ongoing

Status of Implementation:

Risks have been evaluated at specific locations in the City, on a case by case basis as the need arises.

IV-17: NUCLEAR POWER RISKS REDUCTION

General Plan Language:

“Participate in programs and emergency response exercises with federal and State agencies and Southern California Edison to minimize community risks related to nuclear power plant production at the San Onofre Nuclear Generating Station (SONGS). Implement measures related to SONGS within the City’s Emergency Operations Plan (EOP) to ensure that residents are prepared for any problems associated with the facility.”

Lead Departments: Public Works/Engineering, Fire Services, Police Services

Time Frame: Ongoing

Status of Implementation:

While the City continues to be cognizant of disaster planning considerations, the San Onofre Nuclear Generation Station is not considered a danger to Aliso Viejo residents. The whole of Aliso Viejo is located outside of the five zones identified in the facility Emergency Planning Zone (EPZ) as areas potentially affected by an accident at the facility.

IV-18: NEIGHBORHOOD WATCH AND COMMUNITY ORIENTED POLICING

General Plan Language:

“Continue to coordinate and promote citywide Neighborhood Watch and Community Oriented Policing programs.”

Lead Departments: Police Services

Time Frame: Ongoing

Status of Implementation:

Police Services has worked to expand Neighborhood Watch programs in the City. There are currently sixty-seven (67) Neighborhood Watch groups in the City. Extra care is given towards revisiting and reinforcing existing programs. Public participation in Neighborhood Watch is encouraged, and biannually Polices Services hosts meetings at the Iglesia Family Resource Center, which includes a mix of English- and Spanish-speaking residents.

IV-19: FORMER MCAS EL TORO CONTOUR REDEVELOPMENT OPPORTUNITIES

General Plan Language:

“Recognizing that Aliso Viejo was developed under land use, noise and safety restrictions associated with the former MCAS El Toro, monitor opportunities for redevelopment of formerly restricted areas within the City. Encourage redevelopment opportunities within these areas that improve the City’s fiscal stability, or accomplish other key General Plan objectives.”

Lead Department: Planning

Time Frame: Ongoing

Status of Implementation:

Since the adoption of the General Plan, the Planning department has monitored opportunities for redevelopment of formerly restricted areas within the City. The City currently employs an Economic Development consultant to devise methods to encourage development opportunities within these areas that improve the City’s fiscal stability. In August of 2011, the City initiated its work program for a comprehensive update to the General Plan. One of the significant tasks of the proposed General Plan update is to review the existing Land Use Element to consider if there are redevelopment opportunities that would benefit from a new Land Use Element with modified densities/intensities as a means to improve the City’s fiscal stability, or accomplish other key objectives. The Aliso Viejo Green City Initiative recommends the City consider establishing “mixed use” land categories throughout the central core of the City. As part of any future review of development applications for the “mixed use” areas, the City will consider voluntary efforts to include LEED standards in such developments.

V. COORDINATION WITH OTHER AGENCIES & ORGANIZATIONS REGARDING PROGRAMS, PLANS, PERMITS, AGREEMENTS & ORDINANCES UNDER THEIR JURISDICTION

V-1: DEVELOPMENT COMMUNITY

General Plan Language:

“Work with the development community to achieve beneficial development within identified Community Benefit Overlay (CBO) areas. Coordinate with local developers to promote available

development opportunities within the City, emphasizing available sites for clean light industrial development and projects that improve the City's jobs-housing ratio."

Lead Department: Planning

Time Frame: Ongoing

Status of Implementation:

The City is an active partner with the private development community in maintaining a jobs-housing ratio appropriate and beneficial to the City effort to reduce greenhouse gas emissions, as discussed in the Green City Initiative. Specific Plans and/or Professional Office (PO) zoning (The Summit) have been adopted for each CBO area, along with development agreements which provide extra City benefits and project amenities which would not normally be provided, in return for greater development flexibility. Effective development agreements for all Community Benefit Overlay areas in the City help to ensure a proper jobs-housing balance.

V-2: UTILITY COMPANIES

General Plan Language:

"Support efforts by Southern California Edison, Cox Communications, California Gas Company, cellular telephone service providers and other local utilities to research and consider use of the latest technological and infrastructure advances. Ensure through such coordination that Aliso Viejo remains on the cutting edge of new infrastructure technology. Where feasible and appropriate, promote the City as a reliable test site for new technologies."

Lead Department: Planning, Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

The City issues permits and performs inspections as necessary in regard to construction of communications facilities. The City has worked with all utility companies that have infrastructure located in the City, including those laying fiber optic cables. In the City's recent update to the Telecomm Ordinance, the permitting process has been streamlined to benefit cellular telephone providers and ensure that Aliso Viejo remains on the cutting edge of new infrastructure technology.

V-3: REGIONAL ECONOMIC DEVELOPMENT AGENCIES

General Plan Language:

"Work with South Orange County Regional Chambers of Commerce and the Orange County Business Council in developing and implementing business attraction and retention programs. Pursue available grant funds to develop these programs. Joint efforts should seek to accomplish the following objectives:

- Promote Aliso Viejo as a destination.
- Build the City's reputation as an excellent site for national or international corporate headquarters.
- Attract clean industries that expand employment opportunities at all skill and wage levels.
- Attract recreation commercial and mixed-use projects desirable to both residents and visitors.
- Support physical improvements of building facades or structures.
- Provide businesses technical assistance and access to enhanced technological infrastructure.
- Assist businesses to understand City regulations and participate in City-sponsored programs, events, and activities."

Lead Departments: City Manager, Planning, Community Services

Time Frame: Ongoing

Status of Implementation:

The City actively works with regional and local business groups, such as the Orange County Business Council, the Orange County Building Industry Association, and the Orange County Association of Realtors, and with the development community to facilitate business development and retention in Aliso Viejo. The City has very few retail vacancies. The City is currently working with the new Aliso Viejo Chamber of Commerce which was established this past fiscal year.

V-4: LOCAL SCHOOL DISTRICTS

General Plan Language:

"Coordinate with the Capistrano, Saddleback Valley, and Laguna Beach Unified School Districts to address the following issues, as applicable:

- Assist the school districts to update information in their Master Plans and Long-Range Facility Plans, identify future school and administrative facility sites, student generation formulas, and facility improvement plans.
- Assist the school districts in their review of development proposals to ensure that development proposals are consistent with school facilities requirements.
- Coordinate any needed amendments to the City General Plan with applicable school districts.
- Develop safe pedestrian and bicycle routes to all schools and ensure physical improvements (such as crosswalks and bike racks) are in place to support walking and bicycling to schools.
- Explore non-structural solutions that may encourage people to walk or bus to school, rather than drive (e.g. staggered start times, walking groups, etc.)

- Coordinate bussing programs and expand ride-sharing opportunities to relieve congestion and improve safety conditions during school drop-off and pick-up times
- Enter into joint-use agreement to make additional recreational facilities available to the community during non-school hours
- Work with the school districts to redraw attendance boundaries as needed to alleviate overcrowding.”

Lead Departments: Planning, Public Works/Engineering, Community Services

Time Frame: Ongoing

Status of Implementation:

The Planning staff assists as necessary the school districts to update information in their Master Plans and Long-Range Facility Plans, identify future school and administrative facility sites, student generation formulas, and facility improvement plans, and review of development proposals to ensure development proposals are consistent with school facilities requirements. To date, the City has not yet been requested to coordinate any needed amendments to the General Plan with applicable school districts. The Public Works Department and Police Services coordinates with the school districts regarding developing safe pedestrian and bicycle routes.

Walk to School Day is a collaborative partnership with the Aliso Viejo public schools and Aliso Viejo Police Services to reinforce children’s good pedestrian safety skills, to remind adults to drive safely in school zones, and to promote physical activity for children to stay strong and healthy. Walk to School Day also provides an opportunity for children and adults to observe and report any unsafe traffic, street or sidewalk conditions or situations to the City Engineer and the Chief of Police Services.

The City also has entered into a partnership with the Aliso Viejo Community Association to provide improvements (lights, restrooms, shelters) to various parks owned and maintained by the Association.

V-5: SOKA UNIVERSITY OF AMERICA

General Plan Language:

“Coordinate with Soka University of America to facilitate completion of the university campus consistent with the approved University Master Plan. Continue to participate in other activities to promote a mutually-beneficial relationship between the University and the City. Work with the University to ensure public access to trailheads on University property.”

Lead Departments: Planning, Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

The City is working with Soka University of America to complete the newest phase of the University Master Plan, which includes a new parking structure and utility field restrooms. The 1,000 seat performing arts center was completed and is open for events. A traffic signal was installed and is operational at the intersection of Wood Canyon Drive and University Drive.

V-6: ALISO VIEJO COMMUNITY ASSOCIATION (AVCA)

General Plan Language:

“Continue to work with AVCA to achieve the following objectives:

- Ensure that parks and trails are maintained, and new facilities are constructed to meet the needs of new City residents.
- Identify demand and a site for a community center.
- Ensure provision of pedestrian and bicycle facilities to serve neighborhood areas.
- Ensure that landscaping, park maintenance and other services provided by AVCA employ water conservation measure, use recycled water if available from water suppliers, and prevent groundwater pollution from fertilizer application and other potential pollutants.
- Support AVCA efforts to acquire land to protect Aliso Creek and other surface water bodies from encroachment.
- Support implementation of AVCA’s Parks and Recreation Master Plan.
- Encourage community-organized activities and events at AVCA parks and recreational facilities.
- Increase access to active recreational opportunities, particularly for children, teens and seniors.
- Identify and fill gaps in the recreational trail system.
- Identify alternative emergency water sources, such as private swimming pools, to assist in fire suppression activities.
- Carefully investigate the status of fuel modification plans applicable to properties within the City.
- Encourage development and operation of community and recreational facilities as a preventative strategy to reduce youth criminal activity.”

Lead Departments: Planning, Public Works/Engineering, Community Services

Time Frame: Ongoing

Status of Implementation:

The City has entered into a partnership with the Aliso Viejo Community Association and completed improvements (lights, restrooms, shade structures) to various parks owned and maintained by the Association.

The City ensures park maintenance and other services provided by AVCA employ water conservation measures through use of Water Quality Management Requirements for homeowner associations and property management companies.

The City collaborates closely with AVCA in providing community-building and recreational opportunities for Aliso Viejo residents. The Community Services Department hosts its popular annual Snow Fest event at AVCA's Grand park. In addition, the City monetarily supports such AVCA events as July 4th Community Celebration and Fireworks, Summer Concert Series, Fall Harvest Festival, Winter Holiday Event, and Spring Celebration & Pancake Breakfast, and usually hosts City services informational booths at most of the events.

Each year, the City supports AV Little League Opening Day at the baseball fields. On Monday nights in July, the Community Services Department hosts a "Walk with Us" program that guides residents of all ages on walks through the City's urban and residential trail system. In addition the City hosts its annual Founder's Day event at the AV Ranch site, providing live entertainment, carnival rides and games, interactive historic exhibits, and community informational booths.

V-7: ORANGE COUNTY PUBLIC LIBRARY (OCPL)

General Plan Language:

"Work with the Orange County Library (OCPL) to ensure the California State Library recommended standard of 1.5 books and 0.5 square feet per capita is maintained and the City's library services needs are met as future development occurs."

Lead Departments: Planning, Community Services

Time Frame: Ongoing

Status of Implementation:

Although the Orange County Public Libraries system does not keep these types of statistics for each of its branches, information is available for the County-wide system. As of the 2008-2009 fiscal year, the Orange County Public Libraries had 1.76 book volumes per capita and 0.24 square feet per capita. In addition, the City and the Orange County Library collaborate in the following ways:

- Monthly Literacy Program – Marie Twombly, Librarian of Youth Services, takes 30 books to the Boys & Girls Club on the 3rd Thursday of each month and reads with a groups of youth. Each participant receives a book to take home. A book is donated to the Aliso Viejo Branch Library as well.
- The Dia de los Ninos/Children's Day with Danza Azteca Xochipilli – The Library holds a special event at the Iglesia Park Community Center which includes Aztec dancers, snacks and crafts.

- Read for the Record – The Orange County Library hosts an event at the Aliso Viejo Library at 3:30 p.m. and then an additional event at the Iglesia Park Community Center at 7:00 p.m.
- The Orange County Library promotes City events in the lobby of the Aliso Viejo Library.
- The Orange County Library partners with the Family Resource Center to present educational workshops.
- The City of Aliso Viejo administers a grant to the Friends of the Library.

V-8: TRANSPORTATION CORRIDOR AUTHORITY (TCA)

General Plan Language:

“Continue to work with the Transportation Corridor Authority (TCA) to reduce tolls for short distance trips along SR-73 to alleviate local traffic congestion, improve community safety, and reduce noise and air quality impacts within the City. Encourage TCA to schedule landscape maintenance and construction projects during non-peak hours to reduce traffic impacts on the Transportation Corridor and City Streets. Work with TCA to achieve attractive, well-maintained low-water landscaping within the Transportation Corridor that provides effective erosion control.”

Lead Departments: City Manager, Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

The City has encouraged TCA to plant drought-tolerant landscaping adjacent to Transportation Corridor entry and exit points within Aliso Viejo. Construction projects have been coordinated with the City to minimize local impacts. Tolls have been eliminated during special events that detour traffic to SR-73.

V-9: ADJACENT JURISDICTIONS

General Plan Language:

“Continue to coordinate intersection maintenance and improvements with adjacent jurisdictions to ensure that intersections along Moulton Parkway, Alicia Parkway and El Toro Road operate at Level of Service D or better, or at service levels consistent with OCTA Congestion Management Plan (CMP) requirements. Collaborate with adjacent jurisdictions to investigate the feasibility of improving current pedestrian and bicycle crossings at these intersections, or providing overcrossings of these roadways to improve safety conditions. Continue to coordinate with neighboring jurisdictions to provide adequate levels of police services within the community.”

Lead Departments: Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

The City continues to perform ongoing collaboration with adjacent cities, especially concerning roadways that join those communities with Aliso Viejo. Recent work on El Toro Road to improve the intersection at Aliso Creek Road has been a joint effort between the City and the City of Laguna Woods.

V-10: ORANGE COUNTY TRANSPORTATION AUTHORITY (OCTA)

General Plan Language:

“Work closely with the Orange County Transportation Authority (OCTA) to achieve the following:

- Maintain consistency with the County Master Plan of Arterial Highways (MPAH) within the City.
- Implement the OCTA Congestion Management Plan (CMP) within the City.
- Expand and improve bus service within the City.
- Encourage provision of attractive and appropriate transit amenities, including shaded bus stops.
- Provide special transit services (such as direct shuttle or dial-a-ride services).
- Support and implement the OCTA Commuter Bikeways Strategic Plan and participate in future updates and revisions to the Plan.

In addition, coordinate with Caltrans on all plans, activities, and projects which may affect State roadway facilities.”

Lead Departments: Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

The Public Works/Engineering Department maintains consistency with the County Master Plan of Arterial Highways (MPAH) and implements the OCTA Congestion Management Plan (CMP) within the City via Measure M. The Department works with OCTA to expand and improve bus service within the City and provide special transit services through the Go local program and the Transit System Study workshops. Furthermore, it encourages provision of attractive and appropriate transit amenities, including shaded bus stops and support of the OCTA Commuter Bikeways Strategic Plan in the Aliso Viejo Streets and Trails Master Plan. Staff coordinates with Caltrans on all plans, activities, and projects which may affect State roadway facilities.

V-11: ORANGE COUNTY HOUSING AUTHORITY

General Plan Language:

“Assist the Orange County Housing Authority (OCHA) in promoting the use of Section 8 Housing Choice Vouchers and Special Needs Group Rental Assistance Programs in Aliso Viejo.

Specifically, make referrals to OCHA, advertise the programs on the City website and newsletters, and distribute information at the public counters and Family Resource Center.”

Lead Departments: Planning, Community Services

Time Frame: Ongoing

Status of Implementation:

The Orange County Housing Authority is not currently accepting applications for rental assistance through the Housing Choice Voucher program. Special Needs Group Rental Assistance is available, but only through referrals from the Orange County Social Services Agency, the Long Beach Veterans Affairs office or the Orange County Health Care Agency. The City makes available a copy of the 2012 County of Orange Affordable Rental Housing List to residents at the City’s public counter.

V-12: LOCAL WATER DISTRICTS

General Plan Language:

“Continue to work with the Moulton Niguel and El Toro Water Districts to implement their Urban Water Master Plans and ensure that adequate water supplies are available to meet the needs of current and future growth. Support efforts by these agencies to research and employ new technologies that improve water and sewer services and/or sustainability of water supplies serving Aliso Viejo.”

Lead Departments: Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

The City works with the two water districts to ensure new projects can be served by water. The City also works with both districts to provide meetings, workshops and public outreach materials as part of a collaborative community effort to eliminate irrigation runoff.

V-13: LAND ACQUISITION ORGANIZATIONS

General Plan Language:

“Support efforts by public and private organizations to acquire land for the following purposes:

- To protect Aliso Creek and other surface water bodies from encroachment;
- To establish ecological or biological resource conservation easements; and/or
- To be set aside as permanent open space.”

Lead Departments: City Manager, Planning

Time Frame: Ongoing

Status of Implementation:

The City supported establishment of a new wetland area as part of the Glenwood development built by Shea Homes. This wetland biologically treats urban runoff to reduce pollutants such as bacteria prior to being discharged into Aliso Creek. The City works with homeowners association and OC Vector Control to assure proper maintenance of the wetland. The City is working with the adjacent cities of Laguna Woods, Laguna Hills, and Lake Forest to fund and construct a wetland to treat urban runoff from the Dairy Fork sub-watershed of Aliso Creek.

V-14: SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB)

General Plan Language:

“Comply with all provisions of the National Pollutant Discharge and Elimination System (NPDES) permit, and support regional efforts by SDRWQCB to improve and protect water quality.”

Lead Departments: Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

See implementation programs I-8 and III-3.

V-15: CENTRAL AND COASTAL ORANGE COUNTY NCCP/HCP

General Plan Language:

“Support further implementation of the Central and Coastal Orange County Natural Communities Conservation Program/Habitat Conservation Program by the County of Orange. Participate in any future updates to these Plans.”

Lead Departments: Public Works/Engineering

Time Frame: Ongoing

Status of Implementation:

Aliso Viejo is part of the South Orange County Watershed Management Area. The City entered into a cooperative agreement in 2010 for Regional Water Quality Projects. The City participates in the regional efforts for pollution prevention as part of Laguna Coastal Stream and Aliso Creek Watershed area. The City has also developed a Hot Spot Elimination Program for pollution prevention in response to the Aliso Creek Directive issued by the San Diego Regional Water Quality Control Board in 2003.

Furthermore, staff implements AVMC Section 15.26.050(E)(1)(a), which reads “environmentally sensitive habitat areas and areas within the CZ designated as “NCCP (Natural Community

Conservation Plan) Habitat Reserve” in the General Plan Conservation/Open Space Element shall be protected against any significant disruption of habitat values.”

V-16: AIR QUALITY MANAGEMENT PLAN

General Plan Language:

“Work with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) to implement the Air Quality Management Plan and meet all federal and State air quality standards for pollutants. Participate in any future amendments and updates to the Plan. Implement and interpret the General Plan in a manner consistent with the Air Quality Management Plan.”

Lead Agency: Planning

Time Frame: Ongoing

Status of Implementation:

At the direction of the City Council, the Planning Department initiated the Aliso Viejo Green City Initiative (GCI) in 2010. One of the purposes of the GCI is to ensure the General Plan, and all development-related ordinances, regulations, standards and guidelines are in accordance with all Federal and State mandates. This includes the Clean Water Act, Clean Air Act, Endangered Species Act, and all State mandates including AB 32, SB 375, the Regional Transportation Plan, the Air Quality Management Plan, State Housing laws, and State environmental laws.

Implementation of recommended voluntary measures in the Green City Initiative will result in lowering greenhouse gas emissions within the City beyond State requirements.

V-17: ALISO AND WOOD CANYONS WILDERNESS PARK

General Plan Language:

“Coordinate with the County of Orange to secure permanent access easements and establish additional trailheads to Aliso and Wood Canyons Wilderness Park. Pursue completion of a trail within the Park that connects Aliso Viejo to the beach. Discourage illegal entry into the Park to minimize adverse effects to sensitive areas and vegetation.”

Lead Departments: City Manager, Planning

Time Frame: Ongoing

Status of Implementation:

Together with the County of Orange, the City discourages public access to the Wilderness Park through residential areas. The City continues working with OC Parks, AVCA and the homeowner associations to secure and maintain access to wilderness park and maintain a secure gate to prevent unauthorized access.

V-18: ORANGE COUNTY HAZARDOUS WASTE REDUCTION PROGRAM

General Plan Language:

“Encourage residents to participate in the County’s Hazardous Waste Reduction Program. Continue to identify locations where residents can dispose of household hazardous wastes at public counters and on the City’s website.”

Lead Departments: Planning, Community Services

Time Frame: Ongoing

Status of Implementation:

This program is managed by Orange County Waste & Recycling, which owns and operates two Household Hazardous Waste Disposal facilities nearby in Irvine and San Juan Capistrano. The City provides information and outreach materials to its residents and businesses regarding the program.

V-19: ORANGE COUNTY FIRE AUTHORITY (OCFA)

General Plan Language:

“Work closely with the Orange County Fire Authority (OCFA) to implement fire hazard education and fire prevention programs, including fuel modification programs and controlled burns. Coordinate with OCFA to ensure that water pressure for urban areas and sites to be developed is adequate for fire-fighting purposes. Coordinate with OCFA to implement the Hazardous Materials Area Plan within Aliso Viejo. Continue to support OCFA’s Swift Water Rescue Teams, which are equipped to respond to flooding crisis situations.”

Lead Agency: Fire Services

Time Frame: Ongoing

Status of Implementation:

The City is preparing a Hazard Mitigation Plan that will include fuel modification programs for developed and vacant land. Additionally, the City has worked with OCFA to identify various fire zones and update the State Fire Map for Aliso Viejo. The City infrastructure includes sufficient water pressure to support fire-fighting for all areas within Aliso Viejo. The City also supports OCFA Swift Water Rescue Teams.

In 2012, the City, in cooperation with OCFA, adopted new Fire Hazard Zone Maps per direction from the State.

V-20: ORANGE COUNTY SHERIFF'S DEPARTMENT (OCSD)

General Plan Language:

"Coordinate with the Orange County Sheriff's Department (OCSD) to increase public awareness about criminal activity and crime prevention activities. Ensure that mutual aid agreements between the Sheriff's Department and the police departments of surrounding jurisdictions are in place for emergency situations. 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."

Lead Departments: Police Services

Time Frame: Ongoing

Status of Implementation:

Interagency coordination remains a high priority for the Public Safety Department. This includes collaborating on activities such as:

- Coordinating tours of the police station for Boy Scouts and other groups,
- Enforcing vehicle codes,
- Making public safety resources available to residents online, including access to information on crimes in Aliso Viejo,
- Being an active participant of the AlertOC program that communicates emergency information to local residents and businesses, and
- Creating safety tips for disseminating to Neighborhood Watch groups in the City.

V-21: ORANGE COUNTY FLOOD CONTROL DISTRICT (OCFCD)

General Plan Language:

"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 water districts regarding any needed improvements to existing above ground water tanks. Work with the District to identify new flood control improvements, and establish installation programs for improvements. In addition, coordinate with the County of Orange Subdivision and Grading Services concerning water quality issues."

Lead Departments: Public Works/Engineering, Planning

Time Frame: Ongoing

Status of Implementation:

The City of Aliso Viejo and the Orange County Flood Control District operate under the same State NPDES permit for discharges of runoff from the municipal separate storm sewer systems. In compliance with this permit, the OCFCD as principal permittee operates and maintains storm

water programs that cover the south Orange County area including the floor control structures within the City.

V-22: TRUCKING INDUSTRY

General Plan Language:

“Work with trucking industry representatives to orient trucks to major roadways identified as truck routes to avoid traffic and noise impacts on local roadways. Designate new local truck routes when necessary. Require adequate truck access, parking, and loading within new commercial and industrial projects.”

Lead Departments:

Planning, Public Works/Engineering

Status of Implementation:

The City continues to consider truck traffic as a component of traffic management. A recent example of such efforts consisted of discussions between the City and the United States Postal Service regarding routes for postal service vehicles.