

HOUSING POLICY
DEVELOPMENT, HCD

MAR 10 2011

CITY OF RANCHO SANTA MARGARITA



General Plan
Annual Progress Report
2010

Prepared For:

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AND

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Table of Contents

I.	Introduction.....	Page v
II.	General Plan Adoption.....	Page v
III.	Housing Element Activity.....	Page vii
IV.	General Plan Implementation Program.....	Page vii
V.	Annual Element Progress Report.....	Page ix
	<u>Implementation Action Programs Report.....</u>	Page 1
	Land Use Element.....	Page 1
	Economic Development Element.....	Page 19
	Circulation Element.....	Page 22
	Housing Element.....	Page 30
	Conservation/Open Space Element.....	Page 38
	Safety Element.....	Page 52
	Noise Element.....	Page 63

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**City of Rancho Santa Margarita
2009 General Plan Annual Progress Report**

I. Introduction

The City of Rancho Santa Margarita is required by State law to have a legally adequate General Plan (Cal. Code Section 65300 et seq.), which provides the foundation for continued enhancement of Rancho Santa Margarita while also addressing the challenges presented by growth in the community and neighboring cities. As part of its General Plan, the City must include the following seven elements: 1) Land Use; 2) Circulation; 3) Housing; 4) Conservation; 5) Open Space; 6) Noise; and 7) Safety (Section 65301(c)). The City's General Plan also includes an optional element: Economic Development.

State law further requires the preparation of an annual progress report to the City Council, the Governor's Office of Planning and Research (OPR) and the State Housing and Community Development Department (HCD) (Section 65400(b)). The purpose of the report is to provide the City Council and the state agencies with information on progress towards implementing the General Plan in accordance with adopted goals, policies and action items. It is for the purposes of meeting these requirements that this document has been prepared and submitted.

II. General Plan Adoption

The City of Rancho Santa Margarita incorporated on January 1, 2000. Since then, the City Council of the City of Rancho Santa Margarita adopted its own General Plan on December 19, 2002. On December 9, 2009, the City Council updated its Housing Element as required by State law.

The City of Rancho Santa Margarita incorporated with a population of 47,214 and became the 33rd city in Orange County. The City has experienced minimal growth since its incorporation with a current population of 50,004 (U.S. Census Bureau, 4/1/2005). The City was planned to offer the best amenities of a small city, while maintaining the natural landscape of the area.

The General Plan represents an important opportunity for the City to chart its future and to retain the natural and aesthetic qualities of the community. The General Plan provides the foundation for continued enhancement of Rancho Santa Margarita while also addressing the challenges presented by growth in unincorporated Orange County areas and neighboring cities.

According to State law, the General Plan is the primary document the City utilizes to regulate land use. The General Plan addresses many issues that are directly related to and influence land use decisions. In addition to land use, State law

requires the General Plan to address circulation, housing, conservation of natural resources, preservation of open space, the noise environment, and public safety (Section 65302 of the California Government Code). These issues are discussed in the General Plan to the extent that they apply to Rancho Santa Margarita. The General Plan also addresses economic development, a topic of special interest to the City.

The General Plan contains goals, policies, and plans that are intended to guide land use and development decisions in the future. The General Plan consists of a Land Use Policy Map and the following seven elements, or chapters, which together fulfill the State requirements for a General Plan:

- Land Use Element
- Economic Development Element (optional)
- Circulation Element
- Housing Element
- Conservation/Open Space Element (combined Elements)
- Safety Element
- Noise Element

In addition to the State-mandated elements, provisions of Orange County's Measure M requires cities to prepare a Growth Management Element, addressing timely provision of capital facilities and public services associated with new development.

The General Plan elements sometimes deviate from the State- and County-mandated elements in non-substantive ways. For example, public utilities are included in the State requirements for the Circulation Element, but are addressed in the Land Use Element of the City's General Plan. The City has also included a non-mandatory Economic Development Element in the General Plan.

During the process of developing the General Plan, the project underwent an extensive public participation and review process. There were three public workshops and three joint Planning Commission/City Council study sessions held where members of the public were invited to share comments and ask questions regarding the content of the General Plan. In addition, a review period was provided as a mechanism by which the public and the City could review its work and determine areas of deficiency in the General Plan or additional information that should be addressed. The result of this effort shaped the General Plan, which was adopted by the City Council on December 19, 2002.

III. Housing Element Activity

Housing Element

As required under State law, the City updated its Housing Element on December 9, 2009. The updated Housing Element addresses the goals, policies and objectives

for housing in the City through 2014. In January 2010, the City received a letter from the State Housing and Community Development (HCD) certifying the City's Housing Element determining that it was in full compliance with State housing laws.

Highlands Estates

On August 3, 2005, the City Council approved an application to construct 8 low density residential units on one 2-acre site surrounded by Trabuco Highlands. During 2007, the applicant had several meetings with City Staff to discuss applying for building permits; however, nothing was submitted in 2008. In April 2009, the City approved a time extension of the Tentative Tract Map until August 2010. Furthermore, AB 333 (Fuentes) automatically extended all Tentative Tract Map expiration dates for an additional two years. Therefore, the Tentative Tract Map does not expire until August 2012. An update of the construction activities will be included in the 2011 Annual Report as applicable.

Rancho Bungalows

In September 2009, an application was submitted to the City to develop a 4-acre parcel into high density housing units. This project is currently in review and will be reported on in more detail in the 2011 Annual Report as applicable.

IV. General Plan Implementation Program

One major component that makes up the General Plan is the Implementation Program. This section of the report will present how the General Plan Implementation Program was put into effect for this reporting period.

The Implementation Program is the strategy document that provides means by which the City implements the goals and policies identified in the General Plan.

Attached is a report summarizing the City's progress towards implementing the General Plan since its adoption in 2002. The report lists the status of the implementation action programs detailed for each of the seven Elements of the General Plan.

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

Jurisdiction: City of Rancho Santa Margarita
Reporting Period: 12/24/2010 - 12/26/2010

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 RHNA which meets the specific criteria as outlined in GC Section 65583.1(c)(1) 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				(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	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	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	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

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

Jurisdiction City of Rancho Santa Margarita
Reporting Period 12/24/2010 - 12/26/2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	RHNA Allocation by Income Level	2006	2007	2008	2009	2010	2011	2012	2013	2014	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	0	0	0	0	0						28
Low	Deed											
	Restricted Non-deed restricted	86	0	0	0	0					86	-64
Moderate	Deed											
	Restricted Non-deed restricted	28	0	0	0	0					28	-4
Above Moderate		1	0	0	0	0					1	49
Total RHNA by COG. Enter allocation number:		115	0	0	0	0					115	
Total Units												9
Remaining Need for RHNA Period												

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

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

Jurisdiction City of Rancho Santa Margarita
Reporting Period 12/24/2010 - 12/26/2010

Table C
Program Implementation Status

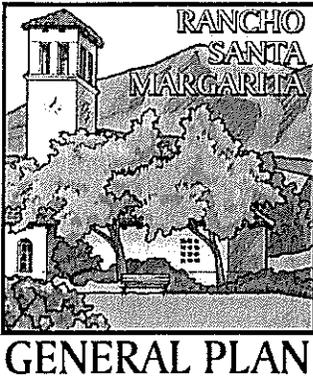
Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Land Use Element	Plan for adequate housing sites		30-Jun-11	Specific Plan scheduled for Planning Commission Public Hearing
Zoning Code	Plan for adequate housing sites		31-Dec-10	Planning Commission recommended City Council approve Zoning Code Amendment
Site for Homeless Shelters	Compliance with SB 2		12/31/2010	Planning Commission recommended City Council approve Zoning Code Amendment
Section 8 Rental Assistance	Cooperate with OCHA		Ongoing	City continues to cooperate with OCHA
OCHA Special Needs Groups	Cooperate with OCHA		Ongoing	City continues to cooperate with OCHA
Code Enforcement	Preserve community housing stock		Ongoing	Code Enforcement continues to assist in preserving the community's housing stock
Mortgage Revenue Bonds	Assist first-time homebuyers		Ongoing	City continues to cooperate with OCHA
Expedited Project Review	Provide fast track processing		Ongoing	City continues to offer fast track processing for affordable projects
Fair Housing Council of Orange County	Further fair housing practices		Ongoing	City continues to advertise the Fair Housing Council's services
Reasonable Accommodation Ordinance	Establish procedures for reasonable accommodation requests		Ongoing	Planning Commission recommended City Council approve Zoning Code Amendment

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

Jurisdiction	City of Rancho Santa Margarita
Reporting Period	12/24/2010 - 12/26/2010

General Comments:

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Land Use

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

Balance of Land Uses

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

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

Actions Taken: *Commencing with the FY 2003-04 Annual Progress Report, Development Services Department is taking the lead in coordinating and submitting the General Plan Annual Progress Report to the City Council, Office of Planning & Research and State Housing and Community Development Department pursuant to State Law Section 65400 of the California Government Code. In 2010, Santa Margarita Catholic High School and Serra Catholic School completed major expansion projects on their respective campuses. However, there was no significant land development or use establishment in 2010 that would have had any significant impact on City revenue and costs of providing public facilities and services. The closure of numerous businesses as a result of the troubled economic situation, as well as reduced consumer spending, has required the City to adjust its end-of-year budget projections.*

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

***LU-2
Improve Jobs-
Housing Balance***

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

maintain a variety of housing types that encourages people to both live and work in Rancho Santa Margarita.

Actions Taken: *In 2010, the City completed its Business Registration Program to enable the City to better identify and track business entities within the City and allow the City to ensure that collaborative programs are meeting the needs of the local businesses.*

Additionally, with the closure of the Morasha Jewish Day School site, the City has worked closely with its new property owner to develop the site for residential housing units as required by State HCD under the City's updated Housing Element.

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

LU-3
Maximize Use of
Parks and
Recreational
Facilities

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

Actions Taken: *All parks in the City (with the exception of O'Neill Regional Park, County trails and the Dog Park) are privately owned and operated. The City continues to work with its homeowners associations in maximizing the use of parks within the community. The City cooperates with SAMLARC in a public-private partnership to provide maintenance for the Dog Park. Recreational opportunities are implemented through the City's Administrative Services Department (Community Services Division). In addition, the Rancho Santa Margarita Regional Community Center opened in November 2004. It serves as the social, cultural, civic and wellness center of the southeast regional community. The facility is located in the heart of the town center, near Central Park and City Hall. Additionally, the City meets with the Community Associations of Rancho (CAR) on a monthly basis.*

Furthermore, an application submitted in 2007 to develop a portion of the Northeast Rancho Santa Margarita Future Planned Community was closed in 2010. When new development proposals are submitted, the City will coordinate with the developers to implement the City's Local Park Code requirements.

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

Control and Direct Future Growth

LU-4 Zoning Code

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

Actions Taken: *The Zoning Code was adopted in 2007, which contains provisions for residential day care, homeless and emergency shelters, transitional housing, second dwelling units, and density bonuses pursuant to State law, and encourages the provision of commercial recreation uses for active recreation that will enhance the City's private recreational system. In 2010, the City adopted a Zoning Code Amendment establishing an Auto Center Zoning District.*

Responsible Agency/Department: Development Services Department
Funding Source: General Fund
Time Frame: Adopt Zoning Code by end of fiscal year 2003
Related Policies: 1.2, 1.3, 1.4, 2.1, 2.3, 2.5, 2.6, 2.7

LU-5
Code Enforcement

Continue to enforce Zoning and other applicable codes and ordinances to achieve the desired level of regulation.

Actions Taken: *Implementation of code enforcement is an ongoing action to enforce the Zoning Code and other applicable codes within the City. The City has two part-time Code Enforcement Officers handling all municipal code violations.*

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

LU-6
**Town Center and
Business Park
Commercial
Development**

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

Action Taken: *In 2007, the City's Zoning Code went into effect. All Town Center and Business Park land uses are now governed by the Zoning Code. Each of the previously discussed guidelines has been incorporated into the Zoning Code.*

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

LU-7
**Development of
Planned
Communities**

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

Action Taken: *All development applications are reviewed for consistency with the City's Zoning Code, which went into effect in 2007, which is a part of the City's application review process.*

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

**LU-8
CEQA Compliance
and Site
Development
Review**

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

Action Taken: *The City utilizes a site development permit process to review for compliance with the California Environmental Quality Act (CEQA). This is an ongoing implementation action item and integral part of the development permit process to promote high quality urban design with minimal environmental impacts. In July 2010, the City Council approved on-call contracts with several environmental review firms.*

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

**LU-9
Subdivision and
Grading
Ordinance Review
and Amendment**

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

Action Taken: *In 2006, the City Council adopted an ordinance, which codified the existing Grading & Excavation Code into the Rancho Santa Margarita Municipal Code. In December 2010, the City Council adopted Ordinance No. 10-10, updating and amending the Grading & Excavation Code to comply with new state legislation and court decisions.*

In 2007, the City's Zoning Code went into effect, which contains the Subdivision Ordinance. These Ordinances are reviewed annually in order to determine whether or not changes need to be made to ensure the requirements are consistent with state legislation and court decisions.

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

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

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

Action Taken: In 2007, an application to develop a portion of the Northeast Future Planned Community (FPC) was submitted to the City; however, the application was closed in 2010.

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

***LU-11
Development
Monitoring***

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

Action Taken: In 2007, an application to develop a portion of the Northeast Future Planned Community (FPC) was submitted to the City; however, the application was closed in 2010.

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

Land Use and Environmental Compatibility

LU-12
MCAS El Toro
Reuse

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

Action Taken: *The City actively participated in El Toro Reuse Planning Authority and regional efforts to support reuse of the site that does not pose risks to the community. In January 2007, ETRPA declared their mission accomplished and dissolved. The City Council's formally withdrew from ETRPA in February 2007. The property has currently been approved for development as "The Great Park." Development of various phases of the park's approval are moving forward.*

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

LU-13
Surface Water
Quality

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

Action Taken: *In compliance with AB188, the City adopted Ordinance No. 09-06, which requires the use of water efficient landscape systems for new and redevelopment projects.*

As required by the Fourth Term NPDES-MS4 Permit (R9 2009-0002), the City adopted new Water Quality Control and Grading and Excavation Ordinances (No. 10-07 and 10-10). These Ordinances included the selection and implementation of best management practices (BMPs) for pollution prevention such as the prohibition of irrigation runoff, pollution prevention for construction projects, and the use of low impact development for new and redevelopment

projects. The City continued the distribution of standardized educational materials and brochures on BMPs construction projects. The City reviewed and standardized the assignment of conditions of approval for entitlements cases. The City increased public outreach for residents, businesses, homeowner associations and property management companies. The City also increased Code Enforcement actions against prohibited discharges and water quality violators in an effort to increase the public awareness of the seriousness of the matter. The City increased the distribution of BMPs, Fact Sheets and Educational Materials through Code Enforcement, Plan Checks, Entitlement Cases, Presentations, Seminars and Employee Training.

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

***LU-14
Baseline
Environmental
Standards***

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

Action Taken: *The City continues to establish baseline environmental standards reflecting new State regulations and conditions in the community. Implementation of this action item is ongoing.*

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

Adequate Public Services and Facilities

Water Supply, Treatment, and Distribution

***LU-15
Provision of Water
Services***

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

studies to be incorporated into the design of projects. Early engineering studies will allow the City and water districts to anticipate water infrastructure impacts prior to development, and permit more time to plan required improvements. Require the dedication of necessary right-of-way and construction of water infrastructure improvements for all development projects.

Action Taken: *The City collaborates with the Trabuco Canyon and Santa Margarita Water Districts during the plan check and permit process to ensure that all required engineering studies are provided to determine water infrastructure needs.*

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

**LU-16
Disaster
Preparedness**

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

Action Taken: *The City of Rancho Santa Margarita adopted a Natural Hazard Mitigation Plan in 2005. The overall intent of this Plan is to reduce or prevent injury and damage from natural hazards in the City. It identifies past and present mitigation activities, current policies and programs, and mitigation strategies for the future. This Plan also guides hazard mitigation activities by establishing hazard mitigation goals and objectives. The Hazard Mitigation Committee meets annually to review and revise the plan as needed.*

The City of Rancho Santa Margarita continues to evaluate the Natural Hazard Mitigation Plan to evaluate infrastructure lifelines within and serving the City, to ensure that adequate water reserves are available to the City in the event of a natural disaster, and to coordinate with infrastructure service providers to ensure that identified lifelines are maintained at the highest possible standards. The Santa Margarita Water District in conjunction with other local water districts is currently building the Upper Chiquita Reservoir to supply water in the event of an emergency. The Reservoir will hold 244 million gallons of water enough to provide 200 gallons per family per day for up to one week.

Responsible Agency/Department: Public Works/Engineering, Development Services Department, Santa Margarita Water District, Trabuco Canyon Water District,
Funding Source: Southern California Gas Company, Southern California Edison Company, Pacific Bell, Cox Communications.
Time Frame: General Fund, Other participating agencies
Related Policies: Ongoing
5.3

LU-17
Water
Conservation

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

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

Action Taken: *This action item requires a collaborative effort of various agencies, including the Santa Margarita and Trabuco Canyon Water Districts, Saddleback Valley and Capistrano Unified School Districts, Public Works/Engineering, and Building Departments to expand the production of recycled water and to establish water conservation programs. The City is actively pursuing this effort and encourages new residential and non-residential development to incorporate water conservation devices in public and private projects. In 2008, the Mayor announced a strategic partnership with both of the local water districts to forward a Water Initiative, whereby the City would augment the water districts' efforts in educating residents on the importance of water conservation.*

Responsible Agency/Department: Development Services, Public Works/Engineering, Building Department, Santa Margarita and Trabuco Canyon Water Districts, Saddleback Valley and Capistrano Unified School Districts

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

Time Frame: Ongoing

Related Policies: 5.4, 5.5, 5.6

**LU-18
Geographic
Information
System**

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

Action Taken: *In 2004, the City developed a local intranet-based mapping service for the Development Services and Public Works Departments. In 2006, the City introduced its public access GIS application and upgraded the intranet GIS application for increased efficiency in providing information to the public. The public GIS application can be found at <http://rsmgis.cityofrsm.org>. The application is routinely reviewed for accuracy of data and has undergone several upgrades. The City has recently been working with the County of Orange to implement a County-wide storm drain layer.*

Responsible Agency/Department: Public Works/Engineering, Development Services Department, County of Orange, SAMLARC, SAMCORP and infrastructure service providers

Funding Source: General Fund

Time Frame: Ongoing, coordinated with City GIS Needs Assessment

Related Policies: 2.4, 5.2, 6.2, 7.1, 8.1, 9.1, 10.1, 11.1, 12.1, 13.1

Sewer Treatment

**LU-19
Provision of Sewer
Services**

(A) Review development proposals and amendments within Planned Communities for consistency with sewer infrastructure requirements established in approved development plans and agreements; and (B) For proposed development projects outside of Planned Communities,

require appropriate engineering studies to determine sewer infrastructure requirements. Require the recommendations of the studies to be incorporated into the design of projects. Early engineering studies will allow the City and water districts to anticipate sewer infrastructure impacts prior to development, and permit more time to plan required improvements. Require the dedication of necessary right-of-way and construction of sewer infrastructure improvements for all development projects.

Action Taken: *The City reviews development proposals and amendments within the City for consistency with sewer infrastructure requirements. In addition, the City and the water districts require engineering studies during the plan check process to analyze the impacts to sewer infrastructure.*

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

Solid Waste

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

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

Action Taken: *The City currently contracts with CR&R to provide for its solid waste services for residential and commercial waste. The City meets with CR&R at regular monthly meetings to discuss issues and concerns. The City continues to be in compliance with the diversion requirements of AB 939 and currently exceeds its per capita target of 4.8*

Responsible Agency/Department: Public Works/Engineering, Development Services Department, private sector contractor.
Funding Source: General Fund, Solid Waste Disposal Fees
Time Frame: Ongoing
Related Policies: 7.1

**LU-21
Source Reduction
and Recycling**

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

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

Action Taken: *The City contracts with a recycling consulting company to establish programs to divert waste from the landfills through various recycling efforts.*

The City Council adopted a Solid Waste Ordinance, which regulates construction and demolition waste generated within the City. The City meets monthly with its solid waste and recycling consultant to monitor each of the SRRE programs to ensure compliance. In 2009, the City partnered with all of the South County cities serviced by CR&R to implement a food waste diversion program as a pilot project. This program has been extended to the end of November 2011.

<i>Responsible Agency/Department:</i>	City Manager's Office, Public Works/Engineering, Development Services Department, private sector contractor.
<i>Funding Source:</i>	Solid Waste Disposal Fees, General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	7.1

Drainage/Flood Control

***LU-22
Flood Control
Facilities***

(A) Review development proposals and amendments within Planned Communities for consistency with flood control requirements established in approved development plans and agreements; and (B) For proposed development outside of Planned Communities, require appropriate engineering studies to be prepared to determine required flood control facilities. Require the recommendations of the studies to be incorporated into the design of projects. Early engineering studies will allow the City and Orange County Flood Control District to anticipate drainage impacts prior to development, and permit more time to plan required improvements. Require the construction of flood control facilities for all development projects.

Action Taken: *The City and Orange County Flood Control District require engineering studies to be provided with development*

proposals and amendments within Planned Communities for consistency with flood control requirements. In addition, impact to flood control facilities is analyzed during the California Environmental Quality Act review process. The City's Natural Hazard Mitigation Plan also addresses floods and flood control.

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

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

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

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

Action Taken: *The City reviews development proposals and applications within the City and surrounding areas to analyze the need for additional fire and police facilities. All development applications are screenchecked to the Orange County Sheriff's Department (OCSD) and Orange County Fire Authority (OCFA) for comment as part of the review process.*

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

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

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

- ◆ Service standards in Rancho Santa Margarita;
 - ◆ The staffing levels identified in the service contracts should reflect the established service standards, community
-

population, crime conditions, geography of the service area and availability of funds

- ◆ The contracts should include service to development that will be constructed during the terms of the contracts; and
- ◆ The size of OCFA and OCSD facilities in the City should accommodate staff and equipment and the distribution of facilities should maximize emergency response times.
- ◆ Facility improvements to accommodate staff and equipment and the distribution of facilities should minimize emergency response times. Facility improvements to accommodate new development should be addressed in the contracts.

Action Taken: *The City renewed its contract with OCSD for FY 2010/11 in June 2010. The contract with OCFA was approved in 2009 and is not scheduled to expire until June 2030.*

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

LU-25
Alternative
Policing Methods

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

Action Taken: *This is implemented through the City's Police Services Department. The Police Service Department continues to work with the business community, homeowners associations and various community groups, including schools, to increase public awareness about criminal activity and crime prevention.*

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

Public Education

LU-26
Schools

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

Action Taken: *The City reviews development proposals and projects within the City and surrounding areas to determine anticipated student generation in conjunction with Saddleback Valley and Capistrano Unified School Districts. In addition, the Building Department collects developer fees for residential additions within the Robinson Ranch and Dove Canyon Planned Communities that amount to over 500 square feet during the building permitting process for the two school districts within the City.*

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

Development Services Department, Public Works/Engineering, Saddleback Valley Unified School District, Capistrano Unified School District
Development Fees
Ongoing
11.1, 11.2, 11.3, 11.4

Parks, Community Centers and Recreational Opportunities

LU-27
Park and
Recreational
Opportunities

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

- ◆ Collaborating with homeowners associations and community foundations to provide and maintain amenities such as Lake Rancho Santa Margarita, the Intergenerational Community Center (IGCC), riding and hiking trails, and Class I bikeways.
- ◆ Securing joint use agreements with school districts, private schools, homeowner associations and other property owners to

maximize joint use and development of existing community recreational facilities;

- ◆ Working with the park owners/operators to achieve maximum utilization of available park space and recreation programs.
- ◆ Working with business, homeowners associations, churches, schools, and other property owners to ensure setbacks and landscaping are provided next to trails and bikeways.

Action Taken: *The City park and recreation system consists of neighborhood parks, community parks, including the Dog Park and Skate Park, O'Neill Regional Park, joint use parks, community services and facilities. All parks (with the exception of O'Neill Regional Park, County trails and the Dog Park) are privately owned and operated. The City continues to work with the homeowners associations to ensure provision and maintenance of parks, including the operation of the Skate Park (including quarterly meetings with SAMLARC, the City's largest homeowners association). The Community Services Division hosts two annual events: Summer Concert Series, and the "Celebrating Family and Friends" New Year's Eve Event. The Regional Community Center offered more than 250 recreational programs in 2010. The City also contracts with Santa Margarita Catholic High School to provide additional recreational activities. Additionally, the City meets with the Community Associations of Rancho (CAR) on a monthly basis.*

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

Libraries

**LU-28
Library Advisory
Network**

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

Action Taken: *An advisory network composed of representatives of local public facility and service providers, homeowners associations, a City Council Member and the Orange County Public Library was*

established to ensure that community needs for library services are being met.

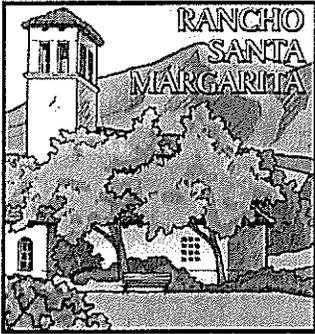
Responsible
Agency/Department: City Manager's Office, Orange County Public Library
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 13.1, 13.2, 13.3

LU-29
Library Facilities

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

Action Taken: *The Orange County Public Library (OCPL) system serves the residents of the City and surrounding areas. The City will continue to work with OCPL as development occurs to ensure that the California State Library recommended standard of 0.5 square feet of library space per capita is met and community needs for library services are met.*

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



GENERAL PLAN

Economic Development

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

ED-1 Coordination with Regional Economic Development Agencies

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

Action Taken: *Under the direction of the Mayor, the City established an Economic Development Committee in 2004. The Committee is comprised of members of the Chamber of Commerce, local business owners, members of the City Council, property management companies and leasing agents. The goals of the Committee are to address the needs of existing and future businesses in the community. In addition, the City is a member of the California Economic Development Association (CaED) and coordinates with Orange County Business Council (OCBC). The City Council has adopted policies for the City of Rancho Santa Margarita Economic Development Committee. The members are to serve two (2) year staggered terms that will terminate at the first meeting of February. The Committee is also broken down into three working groups: Business Attraction, Strategic Planning, and Business Growth & Retention.*

<i>Responsible Agency/Department:</i>	City Manager's Office, City Council, Development Services Department, Public Works/Engineering
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	All policies

***ED-2
Economic
Development
Strategy Plan***

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

- ◆ Focus on enhancing local serving and community retail sales opportunities in the areas of general merchandise, discount and specialty stores, restaurants and entertainment;
- ◆ Use the preliminary retail analysis contained in the *General Plan Economic Analysis* to identify opportunities missing in the market area;
- ◆ Evaluate retail center performance leading to center-specific recommendations ranging from facility and accessibility improvements to re-tenanting;
- ◆ Coordinate with center owners and managers to facilitate effective changes;
- ◆ Consider the designation of person(s) at City Hall providing economic development support services;
- ◆ Provide funding and/or support for an advertising campaign about the growing “diverse and vibrant” downtown of Rancho Santa Margarita;
- ◆ Prepare a business survey to identify a detailed profile of the City’s economic base, its expansion or relocation possibilities and potential economic development actions;
- ◆ Look for ways to retain and attract businesses that generate non-retail taxable sales;
- ◆ Expand economic base through providing a suburban business park niche and attracting businesses having a relatively higher proportion of office and professional jobs with higher average wages;
- ◆ Explore ways to create expansion opportunities through selected intensification of commercial office or retail sites; and
- ◆ Examine ways that the future completion of SR-241 offers market opportunities, such as broadening market area reach and visitor- and business-serving lodging.
- ◆ Study and evaluate Citywide recreational destination events to provide exposure for the City and stimulate growth opportunities for businesses and services within the community.

Development Committee meets every quarter to discuss ways to attract new industry and retain existing businesses. The Working Groups consist of Business Attraction, Business Growth and Retention, and Strategic Planning. They meet twice a month to strategize ways to provide new and additional opportunities to existing and future business owners within the community.

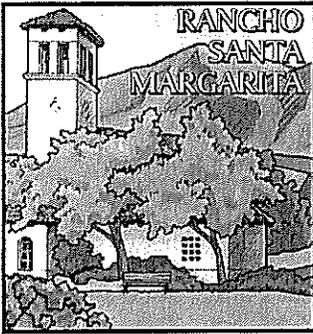
In 2010, the City created a retail brochure highlighting the advantages of operating a business in the City as well as focusing on the retail opportunities in the City.

The EDC began conducting business visits to local businesses to meet the local business owners and to introduce these businesses to key individuals at the City and on the EDC.

In 2010, the City Council created an Auto Center Zoning District in order to protect and preserve the auto dealership properties. Furthermore, the City Council directed its Staff to prepare an Auto Center Overlay Zoning District in order to enhance opportunities for existing and potential future auto dealerships and auto-related uses.

Action Taken: *The Economic*

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



GENERAL PLAN

Circulation

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

Local Circulation System

C-1 *Arterial Highway Plan*

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

Action Taken: *This is an ongoing action item implemented through the Engineering Department to ensure adequate levels of service are provided throughout the City. The City monitors the operation of major streets and future roadways to meet roadway classification specifications and performance criteria.*

*Responsible
Agency/Department:
Funding Source:*

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

*Time Frame:
Related Policies:*

Ongoing
1.1, 1.2

C-2 *Capital Improvement Program*

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

Action Taken: *The City Council adopted a Seven-Year Capital Improvement Program in June 2010 in conformance with Measure M2 requirements to finance and complete the roadway and bikeway improvements specified in the Circulation Element.*

Responsible Agency/Department: Public Works/Engineering
Funding Source: Development fees, gas tax revenues, Federal transportation funds
Time Frame: Ongoing
Related Policies: 1.3, 4.2

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

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

Action Taken: *As a part of the development application process, the City reviews development proposals outside existing Planned Communities for potential traffic and circulation impacts. The review process entails, but is not limited to, future circulation development within the Future Planned Community to provide emergency access in addition to primary access to the area and consistency with the Level of Service standards established in the Circulation Element to determine the significance of impacts. In 2007, an application was submitted for the development of a parcel within the Future Planned Community; however, this application was closed in 2010.*

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

**C-4
Planned
Communities**

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

Action Taken: *During the development application process, the City reviews proposals and amendments within the City for consistency with parking standards, transportation infrastructure and fee requirements to establish development plans and agreements.*

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

C-5
Neighborhood
Traffic Safety

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

Action Taken: *The Police Services Department has met with representatives from various homeowner associations, along with other concerned residents, to discuss and resolve numerous traffic issues. When appropriate, certain issues have been referred to the City's traffic engineer for further review and study. The City Police Services frequently meet with representatives from all of the schools located in the City. During these meetings issues regarding traffic would often be discussed. The City Engineer and Traffic Engineer also participate in these meetings. The City will continue to make great strides in improving street signage, public education in regards to the rules of the road, along with an enhanced level of enforcement.*

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

Regional Circulation System

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

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

Action Taken: *This is an ongoing implementation action item to ensure that the impacts of both development projects and major transportation projects will be monitored and mitigated. In 2007, the City actively participated in the proposed extension of the Foothill Transportation Corridor south to San Clemente. The City reviewed and commented on the Draft Environmental Impact Study/Environmental Impact Report to analyze the impact of the proposed project on the City and the surrounding areas. The Coastal Commission denied the construction permit in 2008, and the decision has been appealed to the Federal level and was again denied. The City still continues to work with TCA staff to support any efforts to extend the Foothill Transportation Corridor.*

Responsible Agency/Department: Public Works/Engineering
Funding Source: General Fund, Development Fees, gas tax revenues
Time Frame: Ongoing
Related Policies: 2.1, 2.2

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

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

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

Action Taken: *The City has worked closely with the Orange County Transportation Authority (OCTA) to update the Master Plan of Arterial Highways (MPAH) as necessary.*

In 2004, OCTA took the following action at the request of the City:

- *Identify Alma Aldea as a primary arterial between Avenida de las Banderas and La Promesa, and as a collector street between La Promesa and Santa Margarita Parkway.*
- *Identify La Promesa as a primary arterial between Alma Aldea and Antonio Parkway.*
- *Identify Plano Trabuco Road as a primary arterial between Robinson Ranch Road and Santa Margarita Parkway.*
- *Identify Antonio Parkway as a primary arterial between Santa Margarita Parkway and Avenida de las Flores.*
- *Identify Avenida de las Flores as a collector street between Santa Margarita Parkway and Antonio Parkway.*

<i>Responsible Agency/Department:</i>	Public Works/Engineering
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Complete MPAH amendments by end of FY 2003.
<i>Related Policies:</i>	2.1

C-8
Interjurisdictional
Coordination

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

- ◆ Improve the City arterial highway system in accordance with the Orange County Master Plan of Arterial Highways (MPAH);
- ◆ Coordinate with and monitor planned County, Transportation Corridor Agency, and Caltrans improvements to toll ways within the planning area;
- ◆ Monitor proposals for major new development in areas outside of Rancho Santa Margarita that could impact the operation of the regional and local transportation system; and
- ◆ Monitor efforts to create additional freeway corridors or toll ways in the Rancho Santa Margarita area and oppose such links if unacceptable negative impacts to Rancho Santa Margarita are created.

Action Taken: *The City continues to work with OCTA, Caltrans and the Transportation Corridor Agencies to improve the City arterial highway system, monitor proposals for major new development in surrounding areas and to monitor and oppose efforts to create additional freeway corridors through the Cleveland National Forest that will negatively impact the City. In 2008, the City adopted the OCTA's Commuter Bikeway Strategic Bikeways Plan.*

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

Public Works/Engineering, City Manager's Office, OCTA, Caltrans, Transportation Corridor Agencies
General Fund
Ongoing
2.2, 2.3

Public Transportation System

C-9 **Improved Transit Service**

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

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

Action Taken: *The City is continuing to work with OCTA to improve transit service and encourage ridership by providing special transit services to meet community needs and incorporate design features into public improvement projects that promote and support the use of public transportation.*

During FY 2003-04, the Senior Mobility Program was adopted by Council to provide cab rides to seniors. City Council approved the contract with California Yellow Cab in 2004. This program continues to operate. The funding of the program is a collective effort between the City and the OCTA.

In 2009, the City advocated for the protection of Route 82 and 87 in light of recent service level reductions to the OCTA bus system. As a result, service levels were reduced; however, both routes were preserved.

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

***C-10
Regional Public
Transportation
Facilities***

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

Action Taken: *The City participates in the Orange County Council of Governments (OCCOG) and Reduce Orange County Congestion (ROCC) Committee to coordinate with other agencies in efforts to develop new regional public transportation facilities.*

Responsible Agency/Department: Public Works/Engineering
Funding Source: OCTA, Transportation Corridor Agencies, Caltrans, General Fund, gas tax revenues
Time Frame: Ongoing
Related Policies: 3.1, 3.3

Trails Network

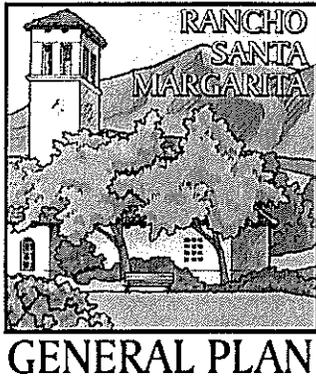
***C-11
Provide and
Maintain Trails***

For new development projects, require property owners to dedicate land and fund improvements to extend the City's private and County trails network and provide links to other trails located within the City and activity nodes such as schools and commercial centers. The City will review development in Planned Communities for consistency with requirements in approved development agreements for non-vehicular paths and trails, and require dedication and improvements of trail alignments as shown in the County Master Trails Plan. In addition, homeowners associations will be requested to provide pedestrian linkages between residential areas and activity nodes. The City will coordinate with Capistrano and Saddleback Valley Unified School Districts to identify safe routes between neighborhoods and schools. The City will protect public access to the trails network, and identify opportunities to connect points of interest within the community and fill "gaps" in the trails network when reviewing new development proposals. The City will work with the County of Orange to implement the remaining segments of

the Trabuco Creek Bikeway within the Northeast Future Planned Community and south of Santa Margarita Parkway. In addition, the City will work to increase the number of staging areas for trails and Class I bikeways so as to facilitate their use.

Action Taken: *The City continues to work with the County of Orange to implement and improve trail alignments as shown in the County Master Plan of Riding and Hiking Trails.*

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



Housing

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

Provide Adequate Housing Sites

H-1 Land Use Element

In order to increase the feasibility of multi-family residential development on vacant Public/Quasi-Public sites commensurate with the City's remaining lower-income RHNA allocation, the Land Use Element and Zoning Code will be amended to apply an SP (Specific Plan) overlay designation that accommodates at least 28 units on the Morasha school site by June 2011. The SP overlay will allow all types of multi-family housing, including permanent supportive housing, at a density of 25 units/acre (excluding density bonus) subject to approval of a Specific Plan. The approved Specific Plan shall provide that multi-family residential development is a permitted use by-right as defined in Government Code Sec. 65583.2(i).

The City will convene a meeting with the property owner and potential non-profit developers by December 2009 to facilitate construction of at least 28 units of lower-income multi-family housing on the Morasha school site prior to the end of the planning period (June 30, 2014). The City will offer incentives and concessions to encourage and facilitate affordable housing development on the site, including expedited processing, reduced parking standards and/or other modifications to development standards. The City will encourage inclusion of housing for very-low- and extremely-low-income persons, where feasible, through options such as SRO housing to address the issues of overpayment and overcrowding.

As part of the annual General Plan Implementation Report, the City will monitor and report on progress made toward meeting the remaining RHNA allocation for lower-income housing units. If a proposal for multi-family development on the Morasha site is not submitted by June 2011, the City Council will consider alternate methods of providing adequate sites commensurate with the RHNA allocation.

Continue to pursue annexation of the Northeast Future Planned Community area. Pursue developers for these sites and the annexation area in order to provide future rental and ownership opportunities for a range of income groups and household types.

Action Taken: *In August 2009, an application was submitted to the City to create a Specific Plan at the former Morasha Jewish Day School site located at 30482 Avenida de las Banderas. The draft Specific Plan includes the development of at least 28 units to be built at a density of at least 25 units per acre (excluding density bonus). The draft Specific Plan also states that multi-family residential units are permitted by right. As a part of the review of this proposed project, the City allowed for the applicant to process the project with an expedited review. The City has encouraged the applicant to provide for very-low and extremely-low income persons. This application is scheduled to be reviewed by the Planning Commission in 2011.*

In May 2007, an application to develop a portion of the Northeast Future Planned Community (FPC) was submitted to the City and is currently in the environmental review process. A Notice of Preparation of an Environmental Impact Report (EIR) was released in April 2009 and a Scoping Session was conducted in May 2009. The proposed development, the Robinson Ridge Project, is within the City's Sphere of Influence (SOI) and will be reviewed to ensure that the development is consistent with the City's General Plan, including the goals, policies and objectives established within the Housing Element. The Robinson Ridge Development Project application has been closed as of October 31, 2010.

*Responsible
Agency/Department: Development Services Department
Funding Source: General Fund
Time Frame: Adopt Specific Plan by June 30, 2011
Related Policies: 1.1, 1.2, 1.3, 1.4, 1.6*

**H-2
Zoning Code**

Continue to pursue annexation of the Northeast Future Planned Community area. Pursue developers for these sites and the annexation area in order to provide future rental and ownership opportunities for a range of income groups and household types.

Continue to implement the Zoning Code consistent with State law and provide for a variety of well-designed housing types that complement the existing character of the community. The Zoning Code contains provisions for residential care facilities, emergency shelters, transitional housing, second dwelling units, reasonable

accommodations for the disabled, and density bonuses pursuant to State law. Within one year of Housing Element adoption, amend the Code provisions for residential care facilities in conformance with state law.

Within one year of Housing Element adoption, amend the Code to include a definition, development standards and procedures for SRO facilities.

Monitor and report annually on the City's progress in second unit production, and if necessary, review and revise development standards as appropriate.

Action Taken: *In 2007, an application to develop a portion of the Northeast Future Planned Community (FPC) was submitted to the City and is currently in the environmental review process. A Notice of Preparation of an Environmental Impact Report (EIR) was released in April 2009 and a Scoping Session was conducted in May 2009. The proposed development, the Robinson Ridge Project, is within the City's Sphere of Influence (SOI) and will be reviewed to ensure that the development is consistent with the City's General Plan, including the goals, policies and objectives established within the Housing Element. The Robisnion Ridge Development Project application has been closed as of October 31, 2010.*

The Zoning Code, adopted in 2007, established provisions for residential day care, homeless and emergency shelters, transitional housing, second dwelling units and density bonuses. It also includes provisions to allow for group homes and farmworker housing.

Consistent with the programs established within the Housing Element, the City has prepared a draft Zoning Code Text Amendment that would allow for residential care facilities and SROs in compliance with State law. The Planning Commission has already conducted a public hearing and recommended that the City Council adopt the proposed Amendment.

There were no second dwelling units constructed during 2010; however, the City believes that the provisions within the Zoning Code are appropriate to allow for second dwelling units to be constructed. The City believes that the current economic climate has restricted the public's ability to construct second dwelling units.

<i>Responsible</i>	
<i>Agency/Department:</i>	Development Services Department
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Adopt Zoning Code by end of 2010.
<i>Related Policies:</i>	1.1, 1.2, 1.3, 1.4, 1.6, 3.1, 3.2, 3.4

**H-3
Sites for Homeless
Shelters,
Transitional and
Supportive
Housing**

Amend the Municipal Code within one year of Housing Element adoption in compliance with SB 2, including specific development standards that will apply to emergency shelters, and establishing requirements and procedures for transitional and supportive housing that are the same as for other residential uses of the same type in the same zone.

Continue to coordinate with the County of Orange and homeless service providers to ensure that homeless persons and persons threatened with homelessness are referred to shelters and appropriate social service agencies.

Action Taken: *Consistent with the programs established within the Housing Element, the City has prepared a Zoning Code Text Amendment that would allow emergency shelters in compliance with State law. Furthermore, this Amendment would establish requirements and procedures for transitional and supportive housing that are the same as for other residential uses of the same type in the same zone. The Planning Commission has already conducted a public hearing and recommended that the City Council adopt the proposed Amendment.*

The City participates in the County of Orange, Housing and Community Service Department's Continuum of Care Program to provide sites and services to the homeless population within the County.

Responsible Agency/Department: Development Services Department, OCSD/Police Services
Funding Source: General Fund
Time Frame: Adopt Ordinance by the end of 2010
3.1, 3.2
Related Policies:

Provide, Maintain, and Improve Affordable Housing

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

The City will cooperate with OCHA to continue to assist no less than 106 households through the planning period of this Housing Element, and if possible, expand assistance to an increased number of households, particularly families with children.

Action Taken: *The City cooperates with the Orange County Housing Authority (OCHA) to continue to provide Section 8 rental assistance to 106 households and target special needs groups by advertising OCHA Section 8 programs within the City. Of these*

households, there are 28 low-income households, 31 disabled households and 54 elderly households.

Responsible Agency/Department: OCHA, Development Services Department
Funding Source: Section 8
Time Frame: Ongoing through June 30, 2014
Related Policies: 2.4, 3.1, 3.4, 3.5

***H-4b
OCHA Special
Needs Groups
Rental Assistance
Programs***

The City will facilitate use of the Section 8 program in its jurisdiction by advertising the OCHA Section 8 programs on the City's website and in its newsletter.

Action Taken: *See Housing Element Implementation Action #4a (H-4a).*

Responsible Agency/Department: OCHA, Development Services Department
Funding Source: General Fund, Section 8
Time Frame: Ongoing through June 30, 2014
Related Policies: 2.4, 3.1, 3.4, 3.5

***H-5
Code Enforcement***

The City's Code Enforcement staff will continue to work with the Homeowner Associations to enforce the City's property maintenance standards and the City's building and zoning codes.

Action Taken: *See LU-5.*

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

***H-6
Mortgage Revenue
Bonds***

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

Action Taken: *See Housing Element Implementation Action #4a (H-4a).*

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

Remove Governmental Constraints

**H-7
Expedited Project
Review**

The City will continue to implement procedures for priority processing of affordable housing projects in order to reduce the time and cost associated with the development process. Required off-street parking will be reduced for qualifying affordable projects as provided in Government Code Sec. 65915 et seq.

Action Taken: *The City allows for affordable housing projects to be reviewed as expedited projects in order to reduce the time and cost associated with the development process.*

Consistent with the programs established within the Housing Element, the City has prepared a Zoning Code Text Amendment that would reduce the off-street parking requirement for qualifying affordable projects to be in compliance with State law. The Planning Commission has already conducted a public hearing and recommended that the City Council adopt the proposed Amendment.

Responsible Agency/Department: Development Services Department
Funding Source: General Fund
Time Frame: Adopt Ordinance by 2014
Related Policies: 1.5, 3.1, 3.4, 3.5

Promote Equal Housing Opportunities

**H-8
Fair Housing
Council of Orange
County**

The City will continue to participate in the Orange Urban County program for CDBG activities, including the contract with the Fair Housing Council of Orange County to provide fair housing services to City residents. The City will advertise FHCOC services in the City newsletter and in local periodicals. The City will also place posters and brochures advertising the Council's fair housing services in both English and Spanish at the public counter, library, post office and other community locations.

Action Taken: *As an entitlement city, the City is an active member of the Orange County Fair Housing Council to provide fair housing services to residents of Rancho Santa Margarita.*

Responsible Agency/Department: Development Services Department
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 3.3

H-9
Reasonable Accommodation for Persons with Disabilities

Within one year of Housing Element adoption, the City will amend the Municipal Code to establish procedures for reasonable accommodations for persons with disabilities consistent with state and federal law.

Action Taken: *Consistent with the programs established within the Housing Element, the City has prepared a Zoning Code Text Amendment that would establish procedures for reasonable accommodations for persons with disabilities consistent with State and Federal law. The Planning Commission has already conducted a public hearing and recommended that the City Council adopt the proposed Amendment.*

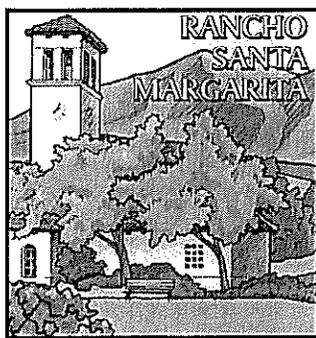
Responsible Agency/Department: Orange County Housing and Community Development Department, Rancho Santa Margarita Development Services Department
Funding Source: General Fund
Time Frame: Ordinance adopted by the end of 2010
Related Policies: 3.3, 3.4, 3.5

*Summary of
Program Actions*

Minimum number of units to be constructed for the City's Regional Housing Needs Assessment is 124 new housing units. These units are proposed to be provided as follows: a) 115 high density senior housing units; b) 8 low density residential units; and, c) 28 high density residential units.

No housing units are proposed to be rehabilitated as no need has been identified. Minimum number of housing units to be conserved is 157 affordable mortgage revenue bond units and 48 Habitat for Humanity condominium units and 106 Section 8 Households, for a total of 311 units.

Action Taken: *Eight low density housing units have been approved and 115 high density units have been constructed. There have been no units rehabilitated. The City continues to conserve 157 affordable mortgage revenue bond units, 48 Habitat for Humanity condominium units and 106 Section 8 Housing Assistance Units that target special needs groups.*



GENERAL PLAN

Conservation/Open Space

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

Ecological and Biological Resources

COS-1 Protect Natural Resources

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

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

Action Taken: *Pursuant to the California Environmental Quality Act (CEQA) and associated State and Federal regulations, the City reviews all development applications for compliance and requires appropriate mitigation for all significant impacts to protect natural resources in the region. The City has also participated in the local NCCP, which is currently under submission with the State.*

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

***COS-2
Natural Resource
Regulatory
Agencies***

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

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

Action Taken: *During the development application review process, the City requires development proposals to consult with regulatory agencies, including the United States Fish and Wildlife Services, California Department of Fish and Game, and United States Army Corp of Engineers to prevent loss of occupied habitat for any threatened or endangered species and to analyze existing drainage features within the proposed project site.*

Responsible Agency/Department: Development Services Department, Public Works/Engineering, USFWS, CDFG, USACE
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 1.1, 1.2, 1.3, 1.4

***COS-3
Migratory Bird
Treaty Act***

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

- ◆ Prior to the commencement of tree removal during the nesting season (February – July), all suitable habitats should be thoroughly surveyed for the presence of nesting birds by a qualified biologist. If any active nests are detected, the area shall be flagged and avoided until the nesting cycle is complete; or

- ◆ Tree removal and grading may be delayed until after the breeding season (August-January) to ensure that no active nests will be disturbed.

Action Taken: *The City requires development proposals to include the assessment of potential migratory birds and raptor nests in compliance with the Migratory Bird Treaty Act and the California Fish and Game Code. This process is a part of an ongoing environmental review procedure for development projects.*

Responsible Agency/Department: Development Services Department, Public Works/Engineering, USFWS, CDFG
Funding Source: Development Fees
Time Frame: Ongoing
Related Policies: 1.1, 1.4

***COS-4
Active Parkland in
Rancho Santa
Margarita***

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

Action Taken: *The City coordinates with the homeowners associations in assessing the existing active recreational space according to the standards established in this element and consistent with provisions of the Quimby Act. In addition, the City enforces a standard of 3 acres of active parkland per 1,000 population for existing and future residential development. Furthermore, the homeowners associations provide maintenance on all parks in the City.*

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

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

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

Action Taken: *The City will review all development proposals within Northeast Future Planned Community for consistency with park and recreation requirements in accordance with the standards set forth in this element. In 2007, the City received an application for the development of a portion of the Robinson Ridge Project, a proposed development within the City's Sphere of Influence (SOI); however, the application was closed in 2010.*

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

***COS-6
Recreational
Opportunities***

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

- ◆ Promoting a high level of public outreach by coordinating with community organizations, special interest groups and private businesses to provide recreational program opportunities, and distributing newsletters or brochures to inform the community of available recreation programs and facilities;
- ◆ Constructing the Rancho Santa Margarita Inter-Generational Community Center (IGCC) to provide cultural and recreational programming for all age and interest groups;
- ◆ Working with the Bell Tower Foundation to complete fundraising activities for the Inter-Generational Community Center (IGCC), operate the Center, and establish an endowment for recreational activities throughout the City;
- ◆ Coordinating with the park owners/operators and other organizations such as the Saddleback Valley and Capistrano Unified School Districts, private schools and other appropriate agencies to achieve maximum utilization of recreation programs and facilities in the community;
- ◆ Exploring means to provide programs to those who cannot afford to pay by utilizing corporate sponsorships, volunteers and joint use of school facilities and services; and

- ◆ Working with the park owners/operators to develop new recreation programs to reflect new needs and interests of the Rancho Santa Margarita community.

Action Taken: *See Land Use Element Implementation Action #27 (LU-27). It should be noted that the Bell Tower Foundation no longer operates the Community Center.*

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

Scenic Resources

COS-7
Protect Important
Scenic Resources

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

Action Taken: *As an ongoing implementation action, the City reviews all development proposals for potential impacts to important visual resources identified in this Element pursuant to the California Environmental Quality Act. In 2008, the City obtained the Tree City USA status.*

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

Water Supply and Conservation

COS-8
Adequate Water
Supply

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

Action Taken: *The City continues to work with the Santa Margarita and Trabuco Canyon Water Districts to ensure that community needs are being met and the capacity of infrastructure is met. The Santa Margarita Water District in conjunction with other local water districts is currently building the Upper Chiquita Reservoir to supply water in the event of an emergency. The Reservoir will hold 244 million gallons of water enough to provide 200 gallons per family per day for up to one week.*

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

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

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

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

Action Taken: *See Land Use Element Implementation Action #17 (LU-17).*

Responsible Agency/Department: Development Services, Public Works/Engineering, Santa Margarita and Trabuco Canyon Water Districts, Capistrano and Saddleback Valley Unified School Districts
Funding Source: General Fund, Santa Margarita and Trabuco Canyon Water Districts, Capistrano and Saddleback Valley Unified School Districts
Time Frame: Ongoing
Related Policies: 3.2, 3.3, 3.4, 4.3

Water Quality

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

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

Action Taken: *In 2010, the City Council adopted a Resolution supporting the Huntington Beach desalination plant. See also Land Use Element Implementation Action #13 (LU-13).*

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

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

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

- ◆ Minimize the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment and, where feasible, slow runoff and maximize on-site infiltration of runoff.
- ◆ Implement pollution prevention methods supplemented by pollutant source controls and treatment. Use small Collection Strategies located at, or as close as possible to, the source.

- ◆ Require the use of structural and non-structural Best Management Practices (BMPs) to mitigate the projected increases in pollutant loads and flows.

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

Action Taken: *See Land Use Element Implementation Action #13 (LU-13).*

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

Air Quality

COS-12 Participation in Regional Air Quality Programs

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

Action Taken: *The City is a member agency in the Orange County Council of Government's (OCCOG) Technical Advisory Committee in which the City works with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) to implement the Air Quality Management Plan. Additionally, the City implements this action item during the CEQA review process to comply with federal and state air quality standards for all pollutants. The City received a grant from SCAQMD through the tree planting program to plant 20 trees in the City to help improve air quality.*

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

***COS-13
Transportation
Demand
Management***

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

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

Action Taken: *The City will adopt an ordinance for Transportation Demand Management (TDM) to reduce trips and influence travel modes.*

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

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

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

Action Taken: *This is an ongoing implementation action to implement the programs related to avoid traffic congestion and reduce related emissions levels.*

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

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

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

Action Taken: *See Land Use Element Implementation Action #2 (LU-2).*

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

Development Services Department
General Fund
Ongoing
6.1, 6.2, 6.3

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

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

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

Action Taken: *See Land Use Element Implementation Action #11 (LU-11)*

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

Development Services Department, Building Department
Development fees
Ongoing
6.1, 6.2, 6.4

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

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

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

Action Taken: *The City monitors development proposals and construction projects to reduce dust and particulate matter levels and implement Air Quality Management District's (AQMD) fugitive dust control measures. The City controls construction activities and emissions from unpaved areas and requires paving areas to be used for vehicle maneuvering during construction activities.*

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

Encourage Energy Conservation

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

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

Action Taken: *This is implemented during the building plan check process. The Building Division requires Title 24 Energy Calculations to be submitted with plans prior to issuance of building permit to ensure that proposed projects meet State energy conservation and building code requirements. In 2010, the City Council adopted the Green Building Codes.*

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

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

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

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

Action Taken: *This is implemented through the Building Department. The City constructed its City Hall and Regional Community Center in 2004. The City Hall and Community Center are designed to promote energy efficient building and include energy saving devices to implement energy conservation measures. The City continues to look for alternatives to increase energy efficiency within the City Hall and Regional Community Center.*

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

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

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

Action Taken: *The City works with Southern California Gas Company and Southern California Edison to promote and sponsor retrofit programs to reduce energy usage. In 2009, the City Council approved a grant for \$200,000 to assist businesses with energy retrofit programs and to replace existing illuminated street signs with reflective street signs. The street signs will be replaced in 2011.*

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

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

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

Action Taken: *The City has encouraged the installation of electric vehicle charging areas within new public and private development projects; however, no charging stations have been built at this point. A project has been programmed into the seven year CIP in FY 2015/16.*

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

***COS-22
Open Space
Zoning***

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

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

Action Taken: *The City's Zoning Code went into effect in 2007. It contains regulations for the Open Space Zoning District. At this time it does not include exclusive agricultural zone, large-lot zones or special overlay requirements for hazard areas. This will be added to the Zoning Code where appropriate.*

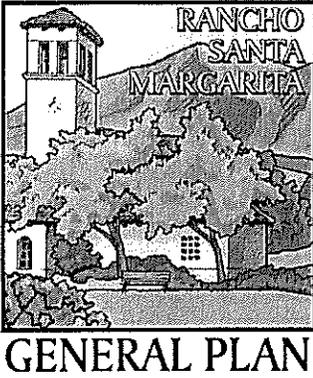
Responsible
Agency/Department: Development Services Department
Funding Source: General Fund
Time Frame: Concurrent with City Zoning Ordinance, to be completed by end of FY 2003
Related Policies: 1.5, 1.6

COS-23
Protect Important Cultural Resources

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

Action Taken: *This is implemented through an ongoing California Environmental Quality Act (CEQA) review process for all projects.*

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



Safety

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

S-1 Natural Hazards Risk Reduction

Natural Hazards

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

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

Action Taken: *This is implemented through the California Environmental Quality Act (CEQA) review process. In addition, the City has developed a Natural Hazard Mitigation Plan, which is currently under review by the Federal Emergency Management Agency (FEMA). The overall intent of this Plan is to reduce or prevent injury and damage from natural hazards in the City.*

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

S-2
Open Space
Easements for
Geologic Hazards

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

Action Taken: *The City Council adopted the Natural Hazard Mitigation Plan in 2005. The overall intent of this Plan is to reduce or prevent injury and damage from natural hazards in the City. It identifies past and present mitigation activities, current policies and programs, and mitigation strategies for the future. This Plan also guides hazard mitigation activities by establishing hazard mitigation goals and objectives.*

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

S-3
Structural
Design

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

Action Taken: *This is reviewed through the building plan check process and field inspections.*

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

S-4
Soil and Geologic
Surveys

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

Action Taken: *As an ongoing implementation program, the City requires soil and geologic conditions surveys to be prepared by State licensed Engineering Geologists and Civil Engineers, if necessary, during the review of development and redevelopment proposals. In addition, soil and geologic impacts are analyzed during the CEQA review process. All construction is reviewed for consistency with the Alquist-Priolo Fault Zoning Act.*

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

S-5
Earthquake Preparedness

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

Action Taken: *Information related to earthquake preparedness has been disseminated in various City newsletters and brochures as well as the City's website. Additionally, Earthquake Preparedness and Disaster Supplies are modules within the City's annual Community Emergency Preparedness Academy available to all residents and business owners.*

Responsible Agency/Department: Public Works/Engineering, Development Services Department, Building/Safety, Orange County Sheriff's Department, Orange County Fire Authority, General Fund, Capistrano Unified School District, County Fire Department, County Sheriff's Department
Funding Source:
Time Frame: Annual
Related Policies: 1.5

S-6
Liquefaction Zoning Overlays

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

Action Taken: *The Zoning Code requires that certain areas may require additional geotechnical studies. This determination is made by the City Engineer.*

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

S-7
Flood Insurance

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

Action Taken: *The City continues to participate in the National Flood Insurance Program (NFIP) administered through the Federal Emergency Management Agency. The NFIP program provides federal flood insurance subsidies and federally financed loans for property owners in flood-prone areas. The flood zone information is available to the public and disseminated at the permit counter and through the City website.*

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

S-8
Flood Control System

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

Action Taken: *The City coordinates with the Orange County Flood Control District (OCFCD) to ensure regularly scheduled maintenance of flood control channels and completion of necessary repairs.*

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

S-9
Promote Fire
Prevention

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

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

Action Taken: *In 2010, the City adopted the 2010 Uniform Building Code including the Uniform Fire Code. In addition, the City works closely with the Orange County Fire Authority to implement fire hazard education and fire prevention programs. The City also participated in providing comments on the State's proposed Fire Hazard Severity Zone maps.*

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

Human Activity Hazards

S-10
Air Pollution
Reduction

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

Action Taken: *See Conservation/Open Space Element Implementation Action #12 (COE-12).*

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

S-11
Nuclear Power Production Risks Reduction

Reduce the nuclear power production risks in the following ways:

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

Action Taken: *The City participates in programs and emergency response exercises with federal, state and County agencies and Southern California Edison to minimize the risks related to nuclear power production. In addition, the City implements measures related to the San Onofre Nuclear Generating Station (SONGS) in the City's Emergency Preparedness Plan to ensure that residents are prepared for any problems associated with the facility. This information is published and available to the public.*

Responsible Agency/Department: Development Services Department, Public Works/Engineering, Building/Safety
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 2.2

S-12
Reduce Risks from Hazardous Materials

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

- ◆ Cooperate with federal, state and local agencies to effectively regulate the management of hazardous materials and hazardous waste;
- ◆ Cooperate with the County of Orange to implement applicable portions of the County Hazardous Waste Management Plan and the Hazardous Materials Area Plan;

- ◆ Identify roadway transportation routes for conveyance of hazardous materials;
- ◆ Implement the emergency response plan for accidents involving hazardous materials; and
- ◆ Cooperate with the Certified Unified Program Agency (CUPA) for the City of Rancho Santa Margarita (the Orange County Environmental Health Department) and the Orange County Fire Authority to administer risk management plans for businesses within the City.

Action Taken: *This action is implemented through the CEQA review process and Orange County Fire Authority filing requirements.*

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

**S-13
Household
Hazardous Waste
Program**

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

Action Taken: *The City Council adopted the Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE) in 2003 to implement guidelines and establish programs designed to reduce household hazardous waste.*

Additionally, the City has been working with the County of Orange for direction in implementing programs for household hazardous waste. The City is currently involved in the County's Oil Recycling Program and receives funding to assist in education and providing supplies to encourage recycling used motor oil. The City currently has four certified collectors of used oil located within the City.

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

S-14
Ground
Transportation
Safety

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

Action Taken: *The City Police Services has taken a very active role in identifying numerous locations in the City where potentials for accidents exist and work with the City's Traffic Engineer to resolve these issues.*

Responsible Agency/Department:

Public Works/Engineering, Development Services Department, OCSD/Police Services, California Highway Patrol, Orange County Transportation Agency

Funding Source:

General Fund, OCTA, Caltrans, Transportation Corridors Agencies

Time Frame:

Ongoing

Related Policy:

2.5

Crime Prevention

S-15
Minimize Criminal
Activity

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

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

- ◆ Coordinate with the Orange County Sheriff's Department, Capistrano Unified School District, and Saddleback Valley Unified School District to provide periodic crime prevention programs in local schools.

Action Taken: *Public safety has remained a top priority since the City incorporated. With the City's firm commitment, along with the support of the business community, homeowners associations and various community groups, the City's crime rate remains very low.*

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

Development Services Department, OCSD/Police Services, Capistrano Unified School District, Saddleback Valley Unified School District
General Fund
Ongoing
3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8

Emergency Preparedness

S-16 Emergency Preparedness Plan

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

Action Taken: *The City's Emergency Operations Plan was adopted by City Council in 2004. Police Services staff are revising and updating the Plan to reflect new standards and current procedures and terminology.*

The City continues to require its employees and on-site consultants to complete National Incident Management System (NIMS) Incident Command System and Emergency Operations Center training courses. Additionally, City Staff were provided training opportunities in CPR, AED's and disaster preparedness throughout the year.

The City conducted an EOC Activation exercise to practice mobilization of the EOC and evaluate equipment and communication capabilities.

The City also participated in a WebEOC drill as a part of the Golden Guardian 2010 Exercise, submitting status reports, damage assessments and resource requests to the Operational Area EOC.

Police Services continued its active participation in the Orange County Emergency Management Organization and its Web EOC Development, Exercise Design and Shelter Operations committees.

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

***S-17
Communication
Network for
Emergencies***

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

Action Taken: *The City is a member of the OCEMO and various other regional planning and coordination groups to collaborate with other cities and agencies to enhance communication for emergency planning and management. The City added to its EOC communications equipment on 800 MHZ Radio for communication on fire and public works frequencies and a SCUSD Radio for communication with school officers.*

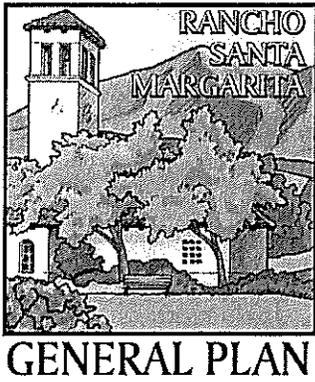
Responsible Agency/Department: City Manager's Office, Public Works/Engineering, Emergency Service Providers
Funding Source: General Fund
Time Frame: Ongoing
Related Policies: 4.1

***S18
Emergency
Preparedness
Education***

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

Action Taken: *Police Services in cooperation with OCFA, Doctors Ambulance and Red Cross, presents an annual Community Emergency Preparedness Academy.*

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



Noise

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

Noise and Land Use Planning

***N-1
Compatible
Development***

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

Action Taken: *The City has a Noise Ordinance established within the Municipal Code. All development proposals are evaluated to ensure that the noise standards and compatibility criteria are met. Mitigation measures are requires where necessary to reduce noise levels to meet the noise standards and compatibility criteria.*

<i>Responsible Agency/Department:</i>	Development Services Department
<i>Funding Source:</i>	Development fees / mitigation
<i>Time Frame:</i>	Ongoing
<i>Related Policies:</i>	1.1, 1.2

N-2
Acceptable Noise
Levels for New
Development

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

Action Taken: *This is implemented through the California Environmental Quality Act (CEQA) review process and the Zoning Code and General Plan has established the standards as well.*

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

N-3
Noise Insulation
Standards

Enforce the provisions of the State of California Noise Insulation Standards (Title 24) that specify that indoor noise levels for multi-family residential living spaces shall not exceed 45 dB CNEL. The Title 24 noise standard is defined as the combined effect of all noise sources and is implemented when existing or future exterior noise levels exceed 60 dB CNEL. Title 24 requires that the standard be applied to all new hotels, motels, apartment houses and dwellings other than single-family dwellings. Also apply the standard to single-family dwellings and condominium conversion projects as official policy.

Action Taken: *This is handled through the building plan check process and field inspections to ensure that proper insulation standards (Title 24) are applied that specify that indoor noise levels for residential living spaces do not exceed 45 dB CNEL.*

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

N-4
Noise Control
Coordination

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

Action Taken: *This is implemented through Police Services and Code Enforcement Divisions to ensure compliance with City noise standards.*

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

Transportation Related Noise

N-5
Reduce Roadway
Noise

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

Action Taken: *This is implemented through the CEQA review process to mitigate noise impacts to acceptable levels from transportation activity to enhance the quality of the community.*

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

N-6
Noise Reduction
Information

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

Action Taken: *This is implemented through the Building Department to provide information to residents and homeowners associations describing methods and measures to reduce noise impacts.*

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

**N-7
Vehicle Noise**

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

Action Taken: *The City's Police Services Department works to enforce the California Vehicle Code pertaining to noise standards, along with utilizing the Code Enforcement officer when necessary. Furthermore, the City regularly uses rubberized asphalt concrete to minimize road noise.*

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

Non-Transportation Related Noise

**N-8
Noise Regulations**

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

Action Taken: *The City continues to enforce the City noise regulations to protect residents from excessive noise levels from stationary sources, such as music, machinery, pumps and air conditioners on private property.*

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

N-9
Minimize Commercial Noise

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

Action Taken: *This is implemented through noise regulations in the Municipal Code and the Zoning Code.*

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

N-10
Minimize Construction Noise

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

Action Taken: *The City complies with local, state and federal noise standards and enforces the hours of construction in the permitting process and as conditions of approval.*

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

N-11
City Noise Compliance

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

Action Taken: *The City departments and agencies comply with local, state and federal noise standards, including state and federal OSHA standards.*

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

N-12
City Contracts

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

Action Taken: *This is an ongoing implementation action to reduce the noise impacts associated with City services acquire through contracts with other public and private entities, such as street sweeping, solid waste removal and transport, landscaping maintenance, construction projects and emergency services. The City actively enforces operation hours in City contracts with other entities. Furthermore, the City's Public Works contracts specifies a maximum noise level.*

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