Community Development Department

City of Tustin
300 Centennial Way
Tustin, CA 92780
714.573.3100

March 20, 2008

State Department of Housing and Community Development
Attn: Cathy Creswell, Deputy Director
Housing Policy Development
P.O. Box 952050
Sacramento, CA 94252-2050

RE: 2007 Annual Report on the Status of the City of Tustin General Plan

Dear Ms. Creswell:

We are pleased to inform you that on March 19, 2008, the Tustin City Council authorized the Community Development Department to submit the General Plan Annual Report to your office. Attached is a copy of the City of Tustin General Plan Annual Progress Report that summarized efforts undertaken by the City to implement the General Plan.

If you have any questions, please call Justina Willkom, Senior Planner, at (714) 573-3115.

Sincerely,

Elizabeth A. Binsack

Elizabeth A. Binsack
Community Development Director

Attachment: 2007 General Plan Annual Report

cc: State Office of Planning and Research, P.O. Box 3044, Sacramento, CA 95812-3044

HOUSING POLICY
DEVELOPMENT, HCD
MAR 25 2008

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Community Development Department

City of Tustin

300 Centennial Way
Tustin, CA 92780
714.573.3100

March 20, 2008

State Office of Planning and Research
Attn: State Clearinghouse and Planning Unit
P.O. Box 3044
Sacramento, CA 95812-3044

RE: 2007 Annual Report on the Status of the City of Tustin General Plan

To Whom It May Concern:

We are pleased to inform you that on March 19, 2008, the Tustin City Council authorized the Community Development Department to submit the General Plan Annual Report to your office. Attached is a copy of the City of Tustin General Plan Annual Progress Report that summarized efforts undertaken by the City to implement the General Plan.

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2007 Annual Report
On the Status of
The City of Tustin General Plan

January 1, 2007 through December 31, 2007

INTRODUCTION

Tustin adopted its first General Plan in 1966. The Plan was prepared as a joint effort between the City of Tustin Planning Department and the County of Orange Advance Planning Division. Major changes to State law led to the preparation of, and revisions to, Tustin's General Plan during the 1970s and 1980s. During this period of time, General Plan elements were developed and/or amended incrementally. Tustin's current General Plan was comprehensively amended and adopted in January 2001. The General Plan incorporates all required elements as follows: Land Use, Housing, Conservation/Open Space/Recreation, Noise, Circulation, Public Safety and a locally mandated element, Growth Management. The Housing Element was recently updated in accordance with the State Department of Housing and Community Development recommendations.

Section 65400 (b) of the Government Code requires that the City's planning agency provide:

1) An annual report to the City Council on the status of the General Plan and progress in its implementation;
2) Its progress in meeting its share of regional housing needs; local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and
3) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

This annual report covers activities between January 1, 2007 and December 31, 2007 and is required to be provided to the City Council. Following the City Council's action, the annual report will be forwarded to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research.

REGIONAL HOUSING NEEDS

The City's current Housing Element was adopted by the City Council in November 2002 and approved by the State Department of Housing and Community Development in December 2002. Table 1 identifies the City of Tustin's share of regional housing needs from January 1, 1998, through June 30, 2005. The City's next planning period share of the regional housing needs assessment will be allocated in up-coming revisions anticipated to the Housing Element in Fiscal Year 2008-09.

Table 1
City of Tustin Regional Housing Need
1998-2005

Income Level	Number of Units	Percentage
Very Low (<50%of MFI)	694	21.1%
Low Income (50-80 % of MFI)	489	14.8%
Moderate Income (80-120% of MFI)	778	23.6%
Upper Income (>120% of MFI)	1,337	40.5%
	3,298	100.0%

MFI: Median Family Income
Source: SCAG Regional Housing Need Assessment

Table 2 consists of a list of new dwelling units that received occupancy and other income restricted units that have received entitlements and are currently either under construction or in plan check from January 1, 1998, through December 31, 2007. To determine the income level of each unit, the State Department of Housing and Community Development developed criteria for the City to follow. These criteria are based on occupant annual income, rent payment, purchase price, or density level.

In addition, Table 3 provides a list of implementation programs which outlines programs, ordinances, and development proposals that the City undertook in meeting its fair share of regional housing needs.

Table 2
City of Tustin
Housing Unit Constructed and Housing Units Entitled[1]
Between January 1, 1998 through December 31, 2007

Income Level	Number of Units Constructed	Number of Units in Plan Check/Under Construction	Total	Percentage
Very Low (0-50%MFI)	90[2]	328[3]	418	9.64%
Low Income (51-80%MFI)	96	96	192	4.43%
Moderate Income (81-120%MFI)	994	76	1070	24.68%
Upper Income	1683	972	2655	61.25%
Total	2863	1472	4335	100.00%

MFI: Median Family Income
Source: City of Tustin Building Division, City of Tustin Planning Division, and Southern California Gas Company Utility Releases

[1] Does not include 453 affordable units to be constructed by the Master Developer (Tustin Legacy Community Partners)
[2] Includes 17 units acquired in Buena Park to be opearated by Salvation Army, 6 units at Tustin Field I to be operated by Salvation Army, 6 units at Columbus Grove to be operated by Human Options, and 6 units at Columbus Grove to be operated by Orange Coast Interfaith Shelter.
[3] Includes 192 beds at Village of Hope and 90 beds at Tustin Family Campus to be operated by the Orange County Social Services.

PROGRESS REPORT

The City's implementation progress report has individual sections organized by element (Table 3). Each section includes a brief description of the scope of the element and a discussion of program accomplishments relevant to each goal. The program accomplishments include: ordinances, programs, guidelines, specific plans, general plan amendments, and discretionary actions. Often these program accomplishments meet several goals that are interrelated to various elements of the General Plan. As such, to avoid redundancy, the implementation programs are described under the primary goal they implement and are listed by name only under secondary goals.

EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT, AND DEVELOPMENT OF HOUSING

The City has taken the following steps to remove governmental constraints that hinder the development of affordable housing:

1. Continued implementation of the City's General Plan;

2. Continued processing of Specific Plans to include affordable housing components through entitlements and Development Agreements;

3. Continued to grant density bonuses by providing developer incentives for the production of affordable housing as provided by State Law and City Ordinance No. 1320.

4. Complied with the affordable housing provisions under Community Redevelopment Law;

5. Allocated Community Development Block Grant (CDBG) funds for improvements within the low- to moderate-income neighborhoods to encourage rehabilitation and revitalization; and

6. Provided various grants, loans, and down-payment assistance to assist the low- to moderate-income households in purchasing and rehabilitating their homes.

This Annual Report enables the City to assess the effectiveness of its General Plan and provides guidance to the City in focusing on its future goals and policies. As evidenced by this Annual Report, the City has implemented numerous ordinances, programs, guidelines, specific plans, general plan amendments, and discretionary actions in accordance with its General Plan goals. Many of these implementation tools satisfy goals within several General Plan elements, demonstrating the interrelationship among the elements and the comprehensive approach the City has taken in implementing the General Plan. The City will continue its efforts in carrying out all the identified goals and policies of the General Plan.

Table 3
2007 General Plan Progress Report

GOALS	PROGRAMS
LAND USE ELEMENT **The Land Use Element identifies the present and planned land use activity; the general distribution and location of residential and non-residential land uses; and density and building intensity. The Land Use Element constitutes official City policy for the location of various land uses and provides guidance to ensure orderly growth and development.**	
GOAL 1: Provide for a well balanced land use pattern that accommodates existing and future needs for housing, commercial and industrial land, open space and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City services.	• **Second Unit Code Amendment:** In 2003, the City amended the Tustin City Code to allow second residential units without discretionary review or hearing, in accordance with State Law. The amendment provides standards for second residential units in several residential zoning districts. The City continues to allow second residential units through ministerial review (plan check) process.
	• **Business Regulations Code Amendment:** The City continues to enforce Business Regulations Code to regulate businesses that are recognized as having characteristics which may pose particular threats to the public health, safety, and welfare.
	• **General Plan Amendment:** The City processed one (1) General Plan Amendment. General Plan Amendment 07-001 was a request by American Senior Living to change the zoning designation from "Public and Institutional" land use designation to Planned Community Commercial/Business to allow for the development of a 201 unit 201-unit assisted living/congregate care facility.
	• **Zone Changes:** The City processed three (3) Zone Changes. Zone Change 07-001 was a request by the Tustin Legacy Community Partners for a text amendment to the MCAS Tustin Specific Plan to allow tandem parking in residential developments and compact spaces in non-residential developments and would specify their required dimensions. Zone Change 07-002 was a request by American Senior Living to change

Table 3
2007 General Plan Progress Report

GOALS	PROGRAMS
	the zoning designation of the property at 13841 Redhill Avenue from Public and Institutional (P&I) to Central Commercial (C-2) District to allow for the development of an assisted living/congregate care facility. Zone Change 07-003 was a request by Panattoni Development Company to amend the zoning designation of the property located at 15771 Redhill Avenue from Planned Community Industrial (PC-IND) District to Planned Community Industrial/Business (PC-IND/BUS) District, to allow primary office uses in the district.
	• **Discretionary Actions:** The City processed 26 Conditional Use Permits, 1 Code Amendment, 231 Design Reviews, 49 Temporary Use Permits, 2 Sign Code Exceptions, 2 Subdivision Maps, and 2 Concept Plans to accommodate various development proposals.
GOAL 2: Ensure that future land use decisions are the result of sound and comprehensive planning.	• **Sign Code Amendment:** Amendment to the Sign Code related to signs within public properties, temporary directional/informational signs, real estate signs, etc. to protect the aesthetic appearance of the community by avoiding visual clutter and in assuring safe and convenient traffic and pedestrian circulation on City streets.
	• **Subdivision Code:** The City continues the implementation and enforcement of the Subdivision Code in accordance with the State's Subdivision Map Act related to the division of land within or partially within the City by establishing regulations concerning the design, improvement, and survey data of subdivisions, the form and content of all required maps, and the procedure to be followed in securing the official approval of the City. During the reporting period, the City processed two (2) subdivision maps to support development proposals.
	• **Permanent Cosmetics:** The City adopted an Ordinance to enable the inspection and regulation of permanent cosmetics facilities within the City of Tustin by the Orange County Health Department.
	• **Planning Commission as the Historic Committee:** The City Council adopted an Ordinance appointing the Planning Commission as an advisory

Table 3
2007 General Plan Progress Report

GOALS	PROGRAMS
	body to the City Council on all matters relating to historic and cultural resources, including without limitation, matters affecting the establishment of a Cultural Resource District, designation of Cultural Resources, and as a liaison between residents, property owners, and the City Council within a Cultural Resources District.
	• **Graffiti within Public Right-of-way:** Cable boxes, utility boxes, poles, and other similar appurtenances and structures ("structures") are targets for graffiti. These structures in the public rights of way have been increasing in size and number and the owners of the structures have not been proactive in removing graffiti. The City Council therefore adopted an Ordinance requiring owners of private structures in the public right of way/easements to remove graffiti within 48 hours of notification.
	• **Old Town Parking Study:** The City Council authorized staff to retain a consultant to prepare a parking study for Old Town Tustin. The study provides information related to existing parking condition in Old Town and recommends options for the City to facilitate economic development in Old Town.
	• **California Building Code:** The State's Health and Safety Code requires local governments to adopt the most recent editions of the model codes related to construction. The City adopted the 2007 edition codes which include: the California Building, Fire, Mechanical, Plumbing, and Electric Codes, and other related codes.
	• **Design Review Process:** The City encourages and promotes high quality design and physical appearance through the Design Review process. During the reporting period, a total of 23 Design Review applications were processed.
	• **Office of the Zoning Administrator**: The Zoning Administrator continues to review and approve development applications in lieu of the Planning Commission for minor projects defined in Tustin City Code Section 9299.. During the year, a total of eight (8) applications were considered by the

Table 3
2007 General Plan Progress Report

GOALS	PROGRAMS
	Zoning Administrator.
	• **Code Enforcement Program:** The City promotes active Code Enforcement citywide. Code Enforcement activities include: graffiti removal program of approximately 1500 cases annually, weed abatement program, removal of abandoned shopping carts, graffiti abatement, and other zoning and land use related types of issues.
	• **Alcoholic Beverages Sales Guidelines:** The City continues to implement the Alcoholic Beverage Sales guidelines. These guidelines are to be considered in conjunction with the conditional use permit process to promote and protect public health, safety, and general welfare, and preserve and enhance the quality of the City relating to establishments selling alcoholic beverages for on- and off-site consumption.
	• **Home Occupation Ordinance:** The City continues to allow for home occupation and limits operations within the enclosed living space to minimize negative impacts associated with commercial/office uses within residential zoning districts.
	• **Joint Use Parking Ordinance:** The City continues to allow for joint use parking within sites with multi-tenants. The joint use parking provisions would allow parking facilities to be used jointly for non-residential uses with significantly different peak hours of operation.
	• **Wireless Communication Facilities Ordinance:** The City continues to implement regulations and guidelines for the review of wireless communication facilities for the protection of the health and safety and aesthetics of the community. A total of three (3) applications for wireless facilities were approved during the year.
	• **Mobile Vending:** The City continues to regulate mobile vending to protect the public safety and welfare of children and residents in the City.

Table 3
2007 General Plan Progress Report

GOALS	PROGRAMS
GOAL 3: Ensure that new development is compatible with surrounding land uses in the community, the City's circulation network, availability of public facilities, existing development constraints and the City's unique characteristics and resources.	• **General Plan Conformity:** The City did not process any General Plan Conformity determinations during the reporting period.
	• **General Plan Amendment:** (See Land Use Element Goal 1 for description)
	• **Discretionary Actions:** (See Land Use Element Goal 1 for description)
GOAL 4: Assure a safe, healthy and aesthetically pleasing community for residents and businesses.	• **Newsrack Ordinance:** The City continues to implement regulations for the placement of newsracks within the City's right-of-way.
	• **Tustin Pride Program:** The City continues to support the Tustin Pride Committee to promote a cleaner, healthier, and safer community. The Tustin Pride Committee is a voluntary organization; its purpose is to promote public interest in the general improvement and/or maintenance of the environment of Tustin, to initiate, plan, direct, and coordinate programs to "expand community pride through projects and community action – to promote a cleaner, healthier, safer, more beautiful Tustin."
	• **Redevelopment Agency Programs:** The City Community Redevelopment Agency provides programs including public improvements and commercial rehabilitation loans to revitalize redevelopment project areas, and implements state mandated affordable housing requirements. Affordable housing programs include: 1) Inclusionary Homebuyer Program; 2) Multi-Family Housing Rehabilitation program; and 3) Single-Family Housing Rehabilitation program.
	• **National Pollutant Discharge Elimination System (NPDES)**: The City

Table 3
2007 General Plan Progress Report

GOALS	PROGRAMS
	participates in the countywide efforts to minimize unwarranted discharge water into the regional water system. The City requires the review and approval of a Water Quality Management Plan for applicable projects to ensure no unwarranted discharge water enters into the regional water system.
GOAL 5: Revitalize older commercial, industrial, and residential uses and properties.	• **Cultural Resources District Ordinance:** The City continues to preserve historic and architecturally significant properties within the district by requiring a Certificate of Appropriateness for exterior alterations and demolitions of structures within the district. The City also utilizes a Survey that contains information about the City's historic resources. Staff regularly references this survey to determine the resource style, significance, and whether special design considerations are required when modifications to the structure are proposed. A total of nineteen (19) Certificates were issued between January 1, 2007, and December 31, 2007.
	• **Mills Act:** Adopted by the California Legislature in 1976, the Mills Act is legislation that provides for property tax relief on an eligible historic property if the property owner agrees to maintain and preserve the property for a minimum of ten years. The City participates in the Mills Act. Currently eleven (11) properties in Tustin participate in the Mills Act program.
	• **Old Town Fee Waiver:** The City Council extended the fee waiver policy and amended the criteria increasing the basis for the fee waiver to $100,000 in construction valuation and refunding the waived fees to the applicant upon issuance of a building permit. The revised Old Town Fee Waiver Policy became effective on July 1, 2002, and will remain effective with extensions subject to City Manager approval. The City Manager extended the fee waiver during the reporting period.
	• **Redevelopment Agency Programs:** (See Land Use Element Goal 4 for description)
GOAL 6: Improve urban design in Tustin to ensure development that is architecturally and functionally	• **Historic Plaque Program:** The City established a plaque program to recognize historically significant structures located within the Cultural

Table 3
2007 General Plan Progress Report

GOALS	PROGRAMS
compatible, and to create uniquely identifiable neighborhoods, commercial, and business park districts.	Resources District. To date, thirty-eight (38) plaques have been delivered.
	• **Prospect Village:** Approval for a mixed use development in Old Town along Main Street and Prospect Avenue was granted for a two-story commercial building fronting on Main Street ("Main Street Commercial Building") of approximately 9,887 square feet and twelve detached live-work residential units.
GOAL 7: Promote expansion of the City's economic base and diversification of economic activity.	• **Home Occupation Ordinance** (Land Use Element Goal 2 for description).
	• **Business License On-line payment:** The City recently activated on-line payment of the business license tax to allow for easy renewals.
GOAL 8: Ensure that necessary public facilities and services are available to accommodate development proposed on the Land Use Policy Map.	• **New Library:** The City has completed the entitlement process to allow for the replacement of the existing library with a new library. The project is currently under construction.
	• **Pre-application Conferences Procedures:** The City utilizes procedures for pre-application conferences and processing procedures to expedite permit processing.
	• **Permit Processing and Coordination Procedures:** The City ensures that processing of permits for low- and moderate-income housing is fast-tracked. The City continues the services of the City's Community Development Department as a central clearinghouse with individuals assigned the responsibility of expediting development permits required from various departments and agencies.

Table 3
2007 General Plan Progress Report

GOALS	PROGRAMS
	• **Tustin Family and Youth Center:** In 1996, the City rehabilitated an existing commercial site to accommodate a youth center. This youth center now provides a variety of affordable youth programs to low-income residents. Programs include a year-round free snack program, resource center, food distribution, drop-in recreation program, and English, computer, and parenting education classes. Recently, a new free-of-charge preschool was created and a new program was offered such as "Parents Night Out", Valentine Day's special program which affords parents the opportunity to enjoy a portion of the evening out alone while parks and recreation staff engages their children in positive and wholesome activities at the Tustin Family Youth Center.
	• **Well Sites:** The City Council appropriated funds to construct a new well facility (Pasadena Well Site) to accommodate the water needs of the community.
	• **Citrus Ranch Park:** The City Council authorized the Parks and Recreation Department to work with the general public and the Community Services Commission on redesigning portions of the Citrus Ranch Park project. The project is currently at the bidding stage.
GOAL 9: Provide for a planned community in East Tustin compatible with the land use characteristics of the local area and sensitive to the natural environment.	• **Natural Communities Conservation Program:** The City participates in the countywide Natural Communities Conservation Program in protecting natural habitats and endangered species by reviewing all development proposals to comply with the established guidelines.
	• **Park Development, Improvements and Maintenance Program:** The City encourages developers to create new parks and allocates funds for services and maintenance of buildings and recreational areas. During the reporting period, the City completed the following: • Installed new countertops and hardware in the Tustin Area Senior Center restrooms. • Completed conference room renovations at the Tustin Area Senior

Table 3
2007 General Plan Progress Report

GOALS	PROGRAMS
	Center. • Worked in cooperation with the Field Services Department on resurfacing the courts, adding new perimeter windscreens and tennis court nets at the Tustin Sports Park Tennis Complex. • Completed permanent paved outdoor stage extension and electrical service upgrade at Peppertree Park. • Purchase and installed new informational bulletin boards at community and neighborhood park sites. • Completed maintenance at the Columbus Tustin Activity Center which included: adding new wallpaper on the retractable wall court divider; and patching and painting the interior walls. • Renovated the Tustin Sports Park Baseball Diamond #2 by grading the infield area and adding new infield mix.
GOAL 10: Improve and strengthen the Tustin Old Town/First Street area with a unique pedestrian environment and diverse mix of goods, services, and uses.	• **Meyer's Building:** The City recently approved a mixed use project consisting of retail, offices, and a residential unit on a vacant land in Old Town to encourage unique pedestrian environment and diverse mix of goods, services, and uses.
GOAL 11: Provide for an integrated business park environment in the Pacific Center East Area which both capitalizes on market opportunities and is compatible with adjacent developed land uses.	• **Pacific Business Center:** The City also has completed design improvements and acquired right-of-way for the extension of Newport Avenue and widening of Edinger Avenue consistent with the Circulation Plan identified in the Pacific Center East Specific Plan. The Edinger Avenue street widening is nearing completion. The Newport Avenue realignment project is currently in progress.
GOAL 12: Maintain the semi-rural and low-density character of North Tustin.	• The City does not have land use authority within the North Tustin area.
GOAL 13: Develop a Specific Plan/Reuse Plan for MCAS Tustin which maximizes	• John Laing Homes – Tustin Field I (Harvard Avenue and Edinger Avenue): All 376 units are completed.

Table 3
2007 General Plan Progress Report

GOALS	PROGRAMS
the appeal of the site as a mixed use, master planned development, and that includes the following qualities seeking to create results that are very special and worthy of the site's present and historical importance.	• John Laing Homes – Tustin Field II (Harvard Avenue and Edinger Avenue): All 189 homes are completed. • Lennar/Lyon Columbus Square/Columbus Grove: Eleven Model home sites of the 14 products are currently open. Construction of model homes for senior housing proposed at Coventry Court is complete and the recreational center is underway. Approximately 1,000 permits have been issued between the two communities. 765 homes have been approved for occupancy. • South Orange County Community College District (SOCCCD): Phase I of the SOCCCD Advanced Technology Education Park (ATEP) has been completed and is currently offering classes. • Rancho Santiago Community College District: The Sheriff's training facility is complete. • Orange County Rescue Mission's Village of Hope (Lansdowne/Valencia): A 192-bed transitional home for the homeless at Tustin Legacy to be operated by the Orange County Rescue Mission. Temporary Certificates of Occupancy have been issued for several of the buildings and final construction is nearing completion. • The District at Tustin Legacy (Vestar) (Barranca Parkway and Jamboree Road): The majority of the center is complete with the exception of a few tenant improvements in the lifestyle center and the three remaining restaurant pads. The In-N-Out restaurant is under construction and should be completed in the next few months. The Bistro West restaurant was issued permits and construction has begun. The final restaurant pad is planned for the Marmalade restaurant; however, conceptual plans have not yet been submitted to the City for review. • County of Orange Tustin Family Campus (15405 Lansdowne Road): The project involves a multi-treatment campus which includes four (4) stand-alone

Table 3
2007 General Plan Progress Report

GOALS	PROGRAMS
	residential homes at 4,733 square feet each; three (3) two-story residential buildings, each 8,430 square feet; a 12,224 square foot, two-story campus service center; and a 1,000 square foot maintenance building for a total of 57,446 square feet of building area with a serving capacity of 90 beds for abused and neglected children and their parents and emancipated youth to be operated by the Orange County Social Services Agency. Grading and civil plans are currently in plan check. Construction plans are currently under review by the Division of the State Architect (DSA). • Tustin Legacy Community Partners (TLCP) Master Developer Site: o Neighborhood E: Concept Plan for potential development of approximately 1,267,324 square feet of offices and R&D uses that encompasses Phases 1 and 2 of Neighborhood E. Design Review 07-011 for nine (9) new buildings on 29.44 acres site was approved on January 18, 2008, by the Community Development Director. Construction drawings are currently in plan check. o Neighborhoods D and G: Staff is continuing to work with the Master Developer to develop conceptual land use, circulation, and open space plans. Concept plans for Neighborhoods D and G along with the associated tract map have been submitted for review. Demolition and mass grading are underway.
HOUSING ELEMENT **The Housing Element identifies housing programs aimed at meeting the identified housing needs of the City's population and implementing Statewide housing goals to provide decent and sound housing for all persons and all income groups. The Tustin Housing Element includes the identification of strategies and programs that focus on: 1) housing affordability, 2) rehabilitation of substandard housing, 3) meeting the existing demand for new housing, and 4) conservation of the existing affordable housing stock. The following is a listing of all Housing Element goals and implementation measures:**	
GOAL 1: Provide an adequate supply of housing to meet the City's need for a variety of housing types to meet	• **Housing Element:** On November 4, 2002, the City Council adopted the Housing Element; HCD certified the Element in December 2002. The City continues to implement the Housing Element to provide an adequate supply

Table 3
2007 General Plan Progress Report

GOALS	PROGRAMS
the diverse socio-economic needs of all community residents.	of housing to meet the City's need for a variety of housing types to meet the diverse socio-economic needs of all community residents. The City is in the process of updating the Housing Element.
	• **Affordable Housing at Tustin Legacy:** The City has entered into agreement with several developers at the Tustin Legacy for implementing the affordable housing component of the Specific Plan as follows: o John Laing Homes: Tustin Fields I - Completed — 22 Very Low, 12 Low, 44 Moderate, 298 Upper Income o John Laing Homes: Tustin Fields II - Completed — 11 Very Low, 10 Low, 19 Moderate, 149 Upper Income o Lennar/Lyon Homes (Columbus Square): — 61 Very Low, 125 Low, 80 Moderate, 836 Upper Income o Lyon Homes (Columbus Grove) — 12 Very Low, 0 Low, 30 Moderate, 398 Upper Income o Tustin Legacy Community Partners: — 126 Very Low, 94 Low, 233 Moderate, 1652 Upper Income

Table 3
2007 General Plan Progress Report

GOALS	PROGRAMS
	• **Transitional Homes:** The following are transitional homes to be provided at Tustin Legacy. o Construction of a 192 beds at the Village of Hope is nearing completion (OC Rescue Mission). o 6 new units at Tustin Field I (Salvation Army). o Acquisition of 17 units in Buena Park (Salvation Army). The City assisted in acquisition and contributed grant funds to acquire the units. o 6 new units at Columbus Grove (Human Options). o 6 new units at Columbus Grove (Orange Coast Interfaith Shelter). • **New Housing:** The City granted entitlements to Nevis Homes for the construction of ninety-three (93) condominium units. The City also granted entitlements to Prospect Village LP for the construction of twelve (12) live/work units in Old Town Tustin. Both projects are currently under construction.
GOAL 2: Ensure equal housing opportunities for all existing and future City residents regardless of race, religion, ethnicity, sex, age, marital status, or household composition.	• **Shared-Housing Program:** The City continues to provide coordination and support to a home sharing program funded in part by the Feedback Foundation, Inc. as part of the TLC (Transportation Lunch and Counseling) and the Orange County Housing Authority.
	• **Density Bonus:** The City amended Tustin City Code Article 9, Chapter 1, governing incentives for the development of affordable housing to comply with the California Legislature's 2005 amendment of Government Code Section 65915 and made other conforming changes to State law. Although no density bonus was granted in 2007, the City continues to encourage the development of affordable housing by providing incentives through the density bonus provision.

Table 3
2007 General Plan Progress Report

GOALS	PROGRAMS
	• **Fair Housing Services:** The City continues to contract with the Orange County Fair Housing Council to provide services to the residents of the City of Tustin to assure equal housing opportunities. The Fair Housing Council of Orange County also provides case management and tenant/landlord dispute resolution as well as housing discrimination services.
GOAL 3: Increase the percentage of ownership housing to ensure a reasonable balance of rental and owner-occupied housing within the City.	• **Ownership Housing:** The City continues to encourage the development of for-sale housing to increase the percentage of ownership housing and to ensure a reasonable balance of rental and owner-occupied housing within the City. With the development of ownership housing at the Tustin Legacy, the City's percentage of ownership housing has increased thereby providing a balance of rental- and owner-occupied housing within the City.
GOAL 4: Preserve the existing supply of affordable housing in the City.	• **Section 8 Certificates and Vouchers Program:** The City contracts with the Orange County Housing Authority for the development and operation of federally assisted low- and moderate-income housing programs. The Orange County Housing Authority issued 350 vouchers for Tustin residents during the reporting period.
	• **Density Bonus Ordinance:** (See Housing Element Goal 2)
GOAL 5: Conserve, maintain, rehabilitate and/or replace existing housing in neighborhoods which are safe, healthful, and attractive, in accordance with adopted Land Use Policy. Improve the residential character of the City with an emphasis on revitalizing neighborhoods showing signs of deterioration. Promote conservation of the City's sound housing stock, rehabilitation of deteriorated units where they may exist Citywide, and	• **Redevelopment Agency Programs:** (See Land Use Element Goal 4 for description)

Table 3
2007 General Plan Progress Report

GOALS	PROGRAMS
elimination of dilapidated units that endanger the health, safety, and well being of occupants.	
GOAL 6: Ensure that new housing is sensitive to the existing natural and built environment.	• **Hillside Review Procedures:** Provision of development review for projects located in the hillside area within the East Tustin Specific Plan area.
CIRCULATION ELEMENT **The Circulation Element guides the development of the City's circulation system by providing adequate capacity for future land uses and provides for a safe, efficient, and adequate circulation system for the City. The Element establishes a hierarchy of transportation routes with specific development standards described for each category of roadway. The following subjects are included in the Circulation Element: streets and highways, transportation corridors, transportation system management, transportation demand management, transit, rapid transit, railroads, paratransit (e.g. carpooling, vanpooling and taxi service), bicycle, pedestrian facilities, commercial, general, and military airports. The following is a listing of all Circulation Element goals and implementation measures:**	
GOAL 1: Provide a system of streets that meets the needs of current and future inhabitants and facilitates the safe and efficient movement of people and goods throughout the City consistent with the City's ability to finance and maintain such a system.	• **Capital Improvement Program (CIP):** The City utilizes a seven (7) year Capital Improvement Program to monitor, identify, and prioritize improvements to roadways and intersections. The program consists of a systematic approach to maintenance and capacity enhancements of the City's transportation system.
	• **Orange County Master Plan of Arterial Highways (MPAH):** The City has adopted the Orange County Master Plan of Arterial Highways which addresses and future regional traffic needs. Additionally, the City has identified and adopted a City Arterial Highway System to accommodate existing traffic demands and ensure the development of improvements to serve future local traffic demands. Under this program, the City performed

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	the following: 1. Continued design for the extension of Newport Avenue to connect with Edinger Avenue from its cul-de-sac north of the Santa Ana-Santa Fe Flood Channel. This includes a grade separation with the OCTA/SCRRA Railway. It also provides an additional major north-south link in the MPAH. 2. Continued study of alternative designs for the grade separation of Red Hill Avenue at the OCTA/SCRRA Railway for purposes of transportation efficiency and safety. 3. Completed construction for widening of the intersection of Irvine Boulevard/Newport Avenue to enhance capacity and efficiency of that intersection. 4. Continued construction of the Newport Avenue/SR-55 Ramp Reconfiguration, which also includes the extension of Newport Avenue and "Smart Street" widening of Edinger Avenue. 5. Completed construction of the Valencia/Armstrong Phase I Project at Tustin Legacy. Improvements include the construction of Valencia Avenue from Red Hill Avenue to Kensington Park Drive; Armstrong Avenue between Valencia Avenue and Warner Avenue; Lansdowne Road and Kensington Park Drive between Edinger Avenue and Valencia Avenue. 6. Completed the widening of Harvard Avenue between the OCTA/SCRRA Railway R/W and just north of Warner Avenue. 7. Completed construction of the following Legacy roadways: Tustin Ranch Road between Barranca Parkway and Warner Avenue; Warner Avenue between Tustin Ranch Road and the east city limits; Park Avenue; and portions of the Barranca Parkway widening between Jamboree Road and Tustin Ranch Road.
GOAL 2: Provide for a truck circulation system that provides for the effective transport of commodities	• **Truck Routes System:** The City has identified and adopted a system of citywide truck routes to accommodate the need for the transport of goods

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GOALS	PROGRAMS
while minimizing the negative impacts throughout the City.	through the City. The City actively coordinates trucking activities with the City's Police Department and issues Transportation/Overload permits to minimize impacts due to large loads and to maximize traffic safety associated with trucking activities.
GOAL 3: Support development of a network of regional transportation facilities which ensure the safe and efficient movement of people and goods from within the City to areas outside its boundaries, and which accommodate the regional travel demands of developing areas outside the City.	• **Regional Transportation Improvements Program:** The City works closely with the Regional Transportation Agency (OCTA) and the State Department of Transportation (Caltrans) to implement regional transportation improvements and minimize impacts to Tustin. For example, the City participates in studies to reconfigure freeway ramps at the I-5/SR-55 Interchange, to increase transportation capacity between Orange County and Riverside County, and to increase North-South Transportation capacity within Orange County.
	• **Congestion Management Program (CMP):** Through the Congestion Management Program, the City monitors traffic levels of service (LOS) at regional locations and coordinates any improvements to mitigate adverse impacts.
GOAL 4: Maximize the efficiency of the circulation system through the use of transportation system management and demand management strategies.	• **Traffic Signal Coordination Program:** The City has implemented traffic signal coordination among the majority of the City's traffic signals that serve the arterial roadway network. Additionally, the City coordinates traffic signal timing with adjacent jurisdictions and Caltrans to facilitate the orderly progression of regional traffic.
	• **Traffic Signal Installations and Modifications:** The City annually reviews the citywide traffic signal system and identifies new signal locations and modifications that will maximize the efficiency and operation of the traffic signal system. The Public Works Department regularly implements traffic signal timing modifications to respond to variations in traffic volumes and patterns. The City recently installed or modified traffic signals at the following locations: 1. First Street/"B" Street

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GOALS	PROGRAMS
	2. Red Hill Avenue/Edinger Avenue 3. Edinger Avenue/Parkway Loop 4. Edinger Avenue/Kensington Park Drive 5. Red Hill Avenue/Valencia Avenue 6. Valencia Avenue/Armstrong Avenue 7. Newport Avenue/Valencia Avenue
	• **Commuter Rail Station:** The City has constructed a MetroLink Commuter Rail Station to provide rail service to commuters between the Inland Empire and Orange County, and also accommodate passengers between Los Angeles and Oceanside on the LOSSAN Corridor. This project is a Transportation Demand Management improvement that directly improves peak-hour traffic capacity for regional and local commuters. The City is presently working with the OCTA to design and construct a parking structure to accommodate parking demands as Metrolink service expands. The City is also working with the OCTA under its GO LOCAL program to enhance transit service to the station, which could include a trolley service to Old Town Tustin.
	• **Staggered Work Hours:** The City has implemented a 9-hour work day by which employees begin work one half hour before the conventional peak hour and leave work one half hour after the conventional peak hour. This Transportation System Management tool reduces traffic congestion during peak hours.
GOAL 5: Support development of a public transportation system that provides mobility to all City inhabitants and encourages use of public transportation as an alternative to automobile travel.	• **Bus Service:** The City works closely with OCTA to provide local and express bus service to the community. The City continued a cooperative effort with designs to enhance ADA access to bus stops. Under the OCTA, GO LOCAL program, the City of Tustin is studying enhanced transit access to the Tustin Rail Station.
	• **Bus Shelters and Bus Bench Program:** The City has implemented a bus shelter and bus bench program and installs these facilities as opportunities

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	become available for their implementation.
	• **Bus Turnouts:** The City reviews development plans and identifies locations for the installation of bus turnouts on arterial roadways. It also insures bus turnouts are included where applicable on new roadway construction and widening. The City is coordinating the design and implementation of new bus turnout locations at Tustin Legacy with OCTA and the development community.
GOAL 6: Increase the use of non-motorized modes of transportation.	• **Regional Hiking and Biking Trail System:** The City supports and promotes the safety of pedestrians and bicyclists by complying with uniform standards and practices, including designation of bicycle lanes, off-road bicycle trails, proper signage, and adequate sidewalks, bicycle lanes, and off-road bicycle trail widths. The City recently completed a Class I Trail along and adjacent to the southerly OCTA/SCRRA Railway R/W between Harvard Avenue and the Peters Canyon Channel. This trail will eventually connect to the Peters Canyon Regional Trail.
	• **Orange County Master Plan of Bikeways:** The City supports and coordinates the development and maintenance of bikeways in conjunction with the Orange County Master Plan of County Bikeways. The City is currently designing the Class I Trail on Barranca Parkway between Jamboree Road and Red Hill Avenue.
GOAL 7: Provide for well-designed and convenient parking facilities.	• **Parking Facilities:** Tustin encourages the efficient use of existing parking facilities, including provisions for shared use of facilities, smaller vehicles, and other provisions to improve the effectiveness of City parking codes and ordinances. Additionally, the City provides for common parking facilities in the Old Town area to provide convenient access to public and private facilities.
	• **Development Review and Parking Requirements:** The City monitors development to ensure sufficient off-street parking for all land use decisions.

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GOALS	PROGRAMS
GOAL 8: Define and evaluate alternative financing methods for circulation system management and maintenance costs on a Citywide and area wide basis.	• **Measure M and Proposition 111:** The City maintains Orange County standards established to qualify for new revenue sources provided by Measure M and Proposition 111.
	• **Transportation System Improvement Program (TSIP):** The City requires participation in applicable transportation fees in the TSIP areas, which enables transportation improvements to be funded on a fair share basis by the development community.
	• **Major Bridge and Thoroughfare Fee Program:** The City requires and collects applicable fees from development to provide for regional transportation improvements through this program.
CONSERVATION, OPEN SPACE, AND RECREATION ELEMENT **The Conservation/Open Space/Recreation Element provides for the protection, conservation, and management of natural and open space resources. The Conservation component deals primarily with the preservation of natural resources, such as water, soils, minerals, and animal life. The Open Space component identifies open space that is left undeveloped for public health and safety reasons and open space that is used for the preservation of natural resources, for the managed production of resources, and for outdoor recreation. The Recreation component identifies planned park and recreation facilities designed to support the recreational needs of Tustin's population.** **Air quality has been included as a sub-element to the Tustin Conservation/Open Space/Recreation Element. The purpose of the Air Quality Sub-element is to reduce current and projected emission levels through stationary source control measures; mobile source, transportation and land use control measures; and energy conservation measures. The following is a listing of all Conservation/Open Space/Recreation Element goals and implementation measures:**	
GOAL 1: Reduce air pollution through proper land use, transportation, and energy use planning.	• **Discretionary Actions:** (See Land Use Element Goal 1 for description)

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GOALS	PROGRAMS
GOAL 2: Improve air quality by influencing transportation choices of mode, time of day, or whether to travel, and to establish a jobs/housing balance.	
GOAL 3: Reduce particulate emissions to the greatest extent feasible.	• **Regional Transportation Improvements Program** (See Circulation Element Goal 3 for description)
GOAL 4: Reduce emissions through reduced energy consumption.	• **Regional Transportation Improvements Program** (See Circulation Element Goal 3 for description)
GOAL 5: Protect water quality and conserve water supply.	• **National Pollutant Discharge Elimination System (NPDES):** (See Land Use Element Goal 4 for description) • **Pioneer Park:** The completion of one year service of the permeable pavement parking lot at Pioneer Road Park provides for the protection of water runoff to storm drains and maintains water runoff limited to the park property.
GOAL 6: Identify, designate, and preserve significant or unique riparian habitats.	• **Natural Communities Conservation Program** (See Land Use Element Goal 9 for description)
GOAL 7: Conserve and protect natural plan and animal communities.	• **Regional Hiking and Biking Trail System:** (See Circulation Element Goal 6 for description)
GOAL 8: Conserve and protect significant topographical features, important watershed areas, resources, and soils.	• **Hillside Review Procedures:** (See Housing Element Goal 6 for description)
GOAL 9: Manage the production of economically valuable agricultural resources to achieve a balance between current market forces and	• **Citrus Ranch Park:** The City is currently developing construction drawings, plans, and specifications for the Citrus Ranch Park project. The Master Plan identified maintaining 90 percent of the lemon grove at Citrus Ranch

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GOALS	PROGRAMS
long-term community values.	Park.
GOAL 10: Reduce solid waste produced within City.	• **Source Reduction Recycling Element:** State law required the City to reduce the amount of waste disposed in landfills by 50% by the year 2000. While current efforts have increased hauler diversion, the City has not yet attained the required level of waste diversion. The City has implement a new solid waste contract and new programs which is expected to result in significant changes to the City's collection and recycling programs.
	• **Recycling and Waste Management Plan:** The State adopted SB1374 mandating that all cities adopt a local ordinance requiring the tracking and recycling of 50 percent to 75 percent of all construction and demolition debris or be subject to a State Model Ordinance. In response to the SB 1374, the City adopted an ordinance which requires all construction and demolition projects valued at $50,000 or more to submit a Waste Management Plan quantifying the projects proposed diversion prior to issuance of a building or demolition permit to achieve a 50 percent diversion.
	• **New Solid Waste Contract:** In the late 2007, the City implemented a new solid waste contract which significantly increases recycling requirements for the City's contractor. The contractor is now required to recycle at least 50% of the waste collected starting in 2008.
	• **E-Waste:** In addition to the City's contracted waste hauler, the Tustin Pride Committee coordinated and implemented a successful e-waste event utilizing the Tustin High School parking lot for the entire community.
GOAL 11: Conserve energy resources through use of available energy technology and conservation practices.	• **Conservation of Energy within City's Parks:** The Parks and Recreation Department monitors the sports field lighting and tennis court lighting usage within city parks with schedules, timers and on-site personnel.
	• **LED Traffic Signal Program:** The City replaced red and green traffic signal lights with LED (Light Emitting Diodes) lights to conserve energy. As a result, the City conserves a net energy saving of 1.7 million kilowatts per hour per

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	year. All signals have been replaced.
GOAL 12: Maintain and enhance the City's unique culturally and historically significant building sites and features.	• **Historic Plaque Program:** (See Land Use Element Goal 6 for description)
	• **Cultural Resources District Ordinance:** (See Land Use Element Goal 5 for description)
	• **Mills Act:** (See Land Use Element Goal 5 for description)
GOAL 13: Preserve Tustin's archeological and paleontologic resources.	• **Discretionary Actions:** (See Land Use Element Goal 1 for description)
GOAL 14: Encourage the development and maintenance of a balanced system of public and private parks, recreation facilities, and open spaces that serve the needs of existing and future residents in the City of Tustin.	• **Citrus Ranch Park:** The City proceeded with plan review phase of the Citrus Park Project. The Parks and Recreation Department worked openly with the general public and the Community Services Commission on redesigning portions of the Citrus Ranch Park project. The Department also conducted a site walk-through meeting with the Community Services Commission to investigate and discuss potential design implications and maintenance issues for the Citrus Ranch Park project.
	• **Tustin Legacy Park:** The City conducted a conceptual design workshop for stakeholders for the future Tustin Legacy Park located at the former MCAS-Tustin. Tustin Legacy Park is part of a planned open space identified in the MCAS Tustin Specific Plan.
	• **Events Annual Meeting:** The Parks and Recreation Department conducts an annual meeting with the Field Services Department to review facility and event maintenance practices to ensure a balanced system of recreation needs of Tustin residents.

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	• **Fields Usage:** The Parks and Recreation Department conducted two youth sports field allocations meetings to ensure equitable and balanced field usage by local leagues and programs.
	• **Recreational Youth Programs:** The City allocated CDBG grants for non-profit organizations to provide after school programs (i.e. Boys and Girls Club, Tustin Family Youth Center, etc.)
	• **MCAS Specific Plan:** (See Land Use Element Goal 13 for description)
	• **Park Development, Improvements, and Maintenance Program**: (See Land Use Element Goal 9 for description)
	• **Regional Hiking and Biking Trail System**: (See Circulation Element Goal 6 for description)
	• **Discretionary Actions**: (See Land Use Element Goal 1 for description)
GOAL 15: Coordinate local open space and trail areas with the regional facilities of the County and adjoining cities.	• **MCAS Tustin Specific Plan:** (See Land Use Element Goal 13 for description)
	• **Regional Hiking and Biking Trail System:** (See Circulation Element Goal 6 for description)
GOAL 16: Provide a range of informal opportunities and organized recreational, cultural, sports, and life enrichment programs and services which will enable community residents of all ages, interests, and abilities to participate and experience self-satisfaction, personal growth, and fulfillment in	• **Park and Recreation Programs:** The City's parks and recreation sponsored and coordinated park and recreation programs such as educational class programs, youth and adult programs, recreation programs, summer camps, and special events such as Tiller Days, El Camino Real Street Fair and Chili-Cook-Off, Christmas Tree-Lighting Ceremony, Spring Egg Hunt, Cinco de Mayo, Summer Family Showcase, "Movie in the Park," "Concert in the Park," "Broadway in the Park," and Tustin Idol to over 265,000 participants. During the reporting year, the Parks and Recreation Department coordinated a monthly Arthritis Support Group which meets at the Tustin Area Senior

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leisure activities.	Center, created and presented a new free-of-charge preschool at the Tustin Family Youth Center located in Southwest Tustin, and coordinated the following new classes for the community: Digital Scrapbooking, Tiny Tot Tennis and Action Kid's Circuit Fitness Training.
	• **Camp Programs and Educational Classes:** The City's Park and Recreation Department coordinated many recreation programs benefiting residents. Programs include: educational programs, fitness classes, childhood development, summer youth day camps, sports camps, senior programs, holiday programs, adult sports, after-school programs, Movies in the Park, Concerts in the Park. City-wide special events include: Tustin Tiller Days, Tustin Street Fair and Chili Cook-Off, Broadway in the Park, Easter Egg Hunt and the July Fourth Celebration.
	• **Tustin Family and Youth Center:** (See Land Use Element Goal 8 for description)
	• **CDBG, HOME, and other State and Federal Programs:** The City allocated $124,080 of CDBG grants in FY 2007-08 to non-profit organizations carrying out public services activities.
	• **Park and Recreation Programs:** (See Conservation, Open Space, and Recreation Element Goal 16 for description)
	• **Recreational Youth Programs**: (See Conservation, Open Space, and Recreation Element Goal 14 for description)
GOAL 17: Operate and maintain existing and future parks and recreation facilities so they are safe, clean, and attractive to the public; and preserve, protect, and enhance both existing and potential natural recreation areas to ensure that long-term public investments and values	• **Park and Recreation Programs:** (See Conservation, Open Space, and Recreation Element Goal 16 for description)

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GOALS	PROGRAMS
are not unreasonably preempted, compromised, or prevented by neglect or short-term considerations.	
	• **Park Development, Improvements, and Maintenance Programs:** (See Land Use Element Goal 9 for description)
	• **Regional Hiking and Biking Trail System:** (See Circulation Element Goal 6 for description).
	• **Tustin Area Senior Center:** Installed new countertops and hardware in the Tustin Area Senior Center restrooms. Completed conference room renovations at the Tustin Area Senior Center.
	• **Tustin Sports Park:** Worked in cooperation with the Field Services Department on resurfacing the courts, adding new perimeter windscreens and tennis court nets at the Tustin Sports Park Tennis Complex. • Renovated the Tustin Sports Park Baseball Diamond #2 by grading the infield area and adding new infield mix.
	• **Peppertree Park:** Completed permanent paved outdoor stage extension and electrical service upgrade at Peppertree Park.
	• **Columbus Tustin Activity Center:** Completed maintenance at the Columbus Tustin Activity Center which included: adding new wallpaper on the retractable wall court divider; and patching and painting the interior walls.
	• **Bulletin Boards:** Purchase and installed new informational bulletin boards at community and neighborhood park sites.
GOAL 18: Ensure that the recreational goals and policies are pursued and realized in an organized, incremental, and cost-effective manner and consistent with the City	• **Parks Seven-Year Capital Improvement Program:** The City Council adopted a revised seven-year capital improvement program (CIP) for parks throughout the City. In addition, the City also continues to perform the following:

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GOALS	PROGRAMS
of Tustin's financial resources and legal authorities and the appropriate responsibilities of other agencies, the private sector, and individual and group users.	o Conducted mid-year budget staff meetings to evaluate and review department budget status. o Organized and presented a comprehensive department in-service staff meeting to review policies and set goals for the summer and fall quarters. o Constructed event promotional materials and secured corporate sponsors to provide financial donations to major special events. o Prepare and adopted parks and recreation budget and position control documents. o Developed an improved monthly deposit form for on-site recreation programs at the Tustin Sports Park and Columbus Tustin Activity Center. o Conducted weekly staff meetings through-out the year to discuss and ensure department goals are realized in an organized and cost-effective manner. o Affirmed existing tennis court reservation policy with staff and patrons through direct communication and improved signage. o The Parks and Recreation Department participated on the Police Department's Neighborhood Improvement Task Force which was designed to open communication between departments and improve the quality of life in Tustin. o Facilitated a strategic planning session with the Community Services Commission to set goals and objectives for the fiscal year.
	• **Park and Recreation Programs:** (See Conservation, Open Space, and Recreation Element Goal 16 for description)
	• **Recreational Youth Programs:** (See Conservation, Open Space, and Recreation Element Goal 14 for description)

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GOALS	PROGRAMS
PUBLIC SAFETY ELEMENT **The Public Safety Element identifies and addresses those natural or man-made characteristics which exist in or near the City which represent a potential danger to the safety of the citizens, sites, structures, public facilities, and infrastructure. The Element establishes policies to minimize the danger to residents, workers, and visitors and identifies actions needed to deal with crisis situations. The following potential hazards are included in the Public Safety Element: flooding, seismically induced conditions, including surface rupture, ground shaking, ground failure, and seiche; slope instability leading to mudslides and landslides; subsidence and other geologic hazards; wildland/urban interface fires; evacuation routes, hazardous materials; law enforcement; and aircraft overflights. The following is a listing of all Public Safety Element goals and implementation measures:**	
GOAL 1: Reduce the risk to the community's inhabitants from flood hazards.	• **National Flood Insurance Program:** Disseminate flood zone information to the public and participate in the National Flood Insurance Program.
	• **Hazard Mitigation Plan**: The City will analyze the potential risks and identify mitigation strategies while preparing the Hazard Mitigation Plan as required by the Disaster Mitigation Act of 2000. The Hazard Mitigation Plan will be considered by the City Council in the Spring of 2008.
GOAL 2: Minimize risk from upstream dam failures.	• **Risk Assessment Procedures:** The City's emergency plan contains a disaster recovery component. City staff has in the past year attended special disaster response and recovery training sponsored by the California Office of Emergency Services.
GOAL 3: Reduce the risk to the community from geologic and seismic hazards.	• **Hazard Mitigation Plan**: In 2008, the City will analyze the potential risks and identify mitigation strategies while preparing the Hazard Mitigation Plan as required by the Disaster Mitigation Act of 2000.
GOAL 4: Reduce the risk to the community's inhabitants from exposure to hazardous materials and wastes.	• **Fire Service Contract:** The City contracts with the Orange County Fire Authority to provide fire services which include review of any development proposals and business operation that involve hazardous materials and waste to ensure the safety of the Tustin residents.

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GOALS	PROGRAMS
GOAL 5: Reduce the risk to the community's inhabitants from fires or explosions.	• **Fire Service Contract:** (See Public Safety Element Goal 4 for description)
GOAL 6: Stabilize demand for law enforcement services.	• **In-Building Public Safety Radio System Coverage:** The City adopted new regulations requiring builders, owners, and developers of non-exempted new and planned construction of dense buildings and subterranean structures to field radio test and to install in-building coverage systems in areas of those buildings that impede effective public safety radio communications.
GOAL 7: Minimize the level of danger to life and property from air operations accidents.	• **Emergency Exercise:** While City has a very limited role in aircraft operations, the City's Emergency Response staff continues to develop and participate in multi-hazard exercises to improve the City's response abilities/preparedness to include a variety of disaster scenarios.
GOAL 8: Improve the City's ability to respond to natural and man-made emergencies.	• **Hazard Mitigation Plan**: The City will analyze the potential risks and identify mitigation strategies while preparing the Hazard Mitigation Plan as required by the Disaster Mitigation Act of 2000. The City's emergency plan was approved by the City Council in 2001 and has been distributed to staff. The City's Plan utilizes the California Standardized Emergency Management System to identify specific organizational responsibilities and procedures. Ongoing training will familiarize staff with these standard response procedures. Coordination with regional and State disaster response organizations occurs on a daily basis.
GOAL 9: Reduce the amount of personal injury, damage to property, and economic or social dislocation as the result of disaster.	• **Risk Assessment Procedures:** (See Public Safety Element Goal 2 for description).

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GOALS	PROGRAMS
NOISE ELEMENT **The Noise Element is a comprehensive approach for including noise control in the planning process. It is a tool for achieving and maintaining environmental noise levels compatible with land use. The Noise Element includes effective strategies to reduce excessive noise in the community resulting from mobile sources such as traffic, aircraft, rail, and stationary sources, such as construction activity and music. The following is a listing of all Noise Element goals and implementation measures:**	
GOAL 1: Use noise control measures to reduce the impact from transportation noise sources.	• **John Wayne Airport Noise Monitoring Program:** The City monitors aircraft noise levels originating from the John Wayne Airport to ensure the noise levels are within the Community Noise Equivalent Level (CNEL).
GOAL 2: Incorporate noise considerations into land use planning decisions.	• **John Wayne Airport Noise Monitoring Program:** (See Noise Element Goal 1 for description).
	• **Discretionary Actions:** Through review of development proposals, the City requires noise attenuations on projects affected by transportation noise sources (see Land Use Element Goal 1 for description of discretionary actions).
GOAL 3: Develop measures to control non-transportation noise impacts.	• **Property Maintenance Equipment Noise Ordinance:** The City continues to enforce the Property Maintenance ordinance to prohibit the use and operation of loud property maintenance equipment during certain hours.
	• **Discretionary Actions**: (See Land Use Element Goal 1 for description)
GROWTH MANAGEMENT ELEMENT **The Growth Management Element contains policies for the planning and provision of traffic improvements that are necessary for orderly growth and development. The following is a listing of all Growth Management Element goals and implementation measures:**	

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GOALS	PROGRAMS
GOAL 1: Reduce traffic congestion.	• **Growth Management Area Program:** The City participates in inter-jurisdictional coordination in addressing infrastructure concerns and in implementing needed improvement within the Growth Management Area established by the City-County coordination Committee. GMA projects include the Red Hill Avenue/SCRRA Railway grade separation (planning stage), Seventeenth Street over crossing at the SR-55 Freeway (completed), and intersection enhancements at Red Hill Avenue/Barranca Parkway (planning stage). All of the above projects improve inter-jurisdictional traffic flow and roadway capacity.
	• **Traffic Signal Coordination Program:** (See Circulation Element Goal 4 for description).
GOAL 2: Ensure adequate transportation facilities are provided for existing and future inhabitants of the City.	• **Measure M and Proposition 111:** (See Circulation Element Goal 8 for description).
	• **Growth Management Area (GMA) Program:** (See Growth Management Goal 1 for description).
	• **Regional Transportation Improvements Program:** (See Circulation Element Goal 3 for description).
	• **Orange County Master Plan of Arterial Highways:** (See Circulation Element Goal 1 for description).
	• **Congestion Management Program:** (See Circulation Element Goal 3 for description).
GOAL 3: Cooperate with neighboring jurisdictions and the County to achieve reduction in regional traffic congestion.	• **Orange County Master Plan of Arterial Highways:** (See Circulation Element Goal 1 for description).

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	• **Regional Transportation Improvements Program:** (See Circulation Element Goal 3 for description).
	• **Congestion Management Program (CMP):** (See Circulation Element Goal 3 for description).
	• **Measure M and Proposition 111:** (See Circulation Element Goal 8 for description).
	• **Growth Management Areas (GMA) Program:** (See Growth Management Element Goal 1 for description).
GOAL 4: Strive to develop and maintain a balance between jobs and housing in Tustin.	• **Jobs and Housing Balance:** Through the Community Redevelopment Agency, the City strives to strengthen the economic base of the City by stimulating new investments and economic growth, create employment opportunities, and expand, preserve, and improve the City's supply of housing available to low- and moderate- income persons and families.