



# Laguna Hills GENERAL PLAN Appendices

July 14, 2009





# Laguna Hills GENERAL PLAN

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- In Association with:
- Austin Foust Associates
  - Stanley R. Hoffman Associates
  - Wilson Geosciences

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# APPENDIX A.

# Implementation Program



## Introduction

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

Each implementation measure is a program, procedure, or task that requires additional City action. Collaboration with non-City organizations or State and federal agencies may be required. Actions generally apply Citywide or to a specific area of the community. In adopting this Implementation Program, the City Council recognizes the importance of long-range planning considerations in day-to-day decision making and budgeting. Implementation of the specific programs will be subject to funding constraints.

Each implementation program relates directly to one or more General Plan policies drawn from various elements. However, some policies contained within the General Plan Elements

are not yet ripe for more detailed actions and, therefore, do not have associated implementation programs. Future direction by staff, decision makers, or the community may lead to more specific implementation programs being developed for those policies not currently addressed by a specific implementation.

## Implementing the Plan

The Implementation Program is an important part of the City's bi-annual budgeting process. In preparation for each budgeting cycle, each City Department actively reviews the General Plan, and Implementation Program, when determining what Major Plans will be proposed for consideration by the City Council. The Implementation Program will serve as the basis for the preparation of the Annual Report to the City Council on the status of the City's progress in implementing the General Plan, as required by State law. Because some of the individual actions described in the Implementation Program serve as mitigation for significant environmental impacts resulting from planned development identified in the General Plan, the

annual report can also provide a means of monitoring the application of the mitigation measures as required by State California Environmental Quality Act (CEQA) Guidelines. This Implementation Program may be updated annually with the budget process and whenever the City's General Plan is amended or updated to ensure continued consistency and usefulness.

## **PRIMARY IMPLEMENTATION DOCUMENTS**

One of the primary implementation tools for the General Plan is the City's Zoning Ordinance, which establishes zoning districts and corresponding allowed use and development provisions for all property within the City. By law, the Zoning Ordinance text and map must be consistent with the General Plan. Other important implementation tools include, but are not limited to the City's Municipal Code, subdivision ordinance, development agreements, and specific plans.

## **FUNDING**

The City's General Fund is the primary source of funding for General Plan and implementation. Several other fees and funding sources are used to implement the General Plan. These funding sources are listed as applicable in each implementation program.

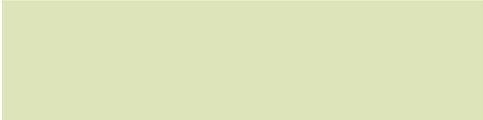
## SPECIFIC IMPLEMENTATION PROGRAMS

### Land Use

LAND USE		2010 - 2012	Annual	Bi-Annual	Ongoing
<b>LU-1. Balanced Growth</b>  Review discretionary development proposals to assess the project's effect on the community's jobs/housing balance and fiscal stability. Ensure developments provide their fair share of infrastructure such as utilities, roads, parks, and recreational opportunities or pay in lieu fees toward the development/extension of these facilities.					●
<b>Implements policy(ies):</b>	LU-1.1, 1.2, 1.3				
<b>Responsible Department:</b>	Community Development, Public Services				
<b>Funding Source:</b>	General Fund, development fees				
<b>LU-2. CEQA Review</b>  Ensure all projects are reviewed and processed per CEQA.					●
<b>Implements policy(ies):</b>	LU-4.6				
<b>Responsible Department:</b>	Community Development				

Funding Source:	General Fund, development fees					
LAND USE		2010 - 2012	Annual	Annual	Bi-Annual	Ongoing
<p><b>LU-3. Zoning Ordinance and Zoning Map</b></p> <p>Review and update the Zoning Ordinance and the Zoning Map to ensure consistency with the General Plan and to help implement the General Plan policies and principles. The Zoning Ordinance update will include, but not be limited to the following items:</p> <ol style="list-style-type: none"> <li>1. Add Planned Community Via Lomas Zone and Neighborhood Mixed Use Zone and appropriate development standards.</li> <li>2. Reassess noise regulations for consistency between General Plan and Zoning Ordinance.</li> <li>3. Update and expand Section 9-40, Design Regulations and Standards to facilitate and encourage connectivity and compatibility between adjacent land uses and activities as well as ensure excellent design of development and revitalization projects.</li> <li>4. Revise parking regulations to encourage unique parking solutions and parking management techniques.</li> <li>5. Define Community Gardens and allow and/or encourage their provision in appropriate zones.</li> <li>6. Establish standards/incentives for gardens, fruit trees, and agricultural production in residential areas.</li> <li>7. Incorporate sustainability principles (e.g., wind energy standards) and remove barriers to sustainability.</li> <li>8. For consistency with the Airport Land Use Commission’s Airport Environs Land Use Plan for Heliports, the following procedures will be added to the Zoning Ordinance:             <ol style="list-style-type: none"> <li>a. The City will ensure that each applicant, seeking a Conditional Use Permit or similar for the construction or operation of a heliport or helistop, complies fully with the State approval permit procedure provided by law and with all conditions of approval imposed or recommended by the Federal Aviation Administration (FAA), by the Airport Land Use Commission for Orange County (ALUC) and by Caltrans/Division of Aeronautics. This requirement shall be in addition to all other City development requirements.</li> <li>b. For development of structures with a height of 200 feet in height above ground level or higher, at a development site, application shall file a Notice of Proposed Construction or Alteration with the FAA (FAA Form 7460-1). Following the FAA’s Aeronautical Study of the Project, projects must comply with conditions of approval imposed or recommended by the FAA. Subsequent to the FAA findings, the City shall forward the FAA Aeronautical Study to the Airport Land Use Commission (ALUC) of Orange County which may result in a consistency analysis with ALUC.</li> </ol> </li> </ol> <p>Also refer to Housing Element Program H-9 for Zoning Ordinance updates pertaining specifically to housing issues.</p>		○			○	

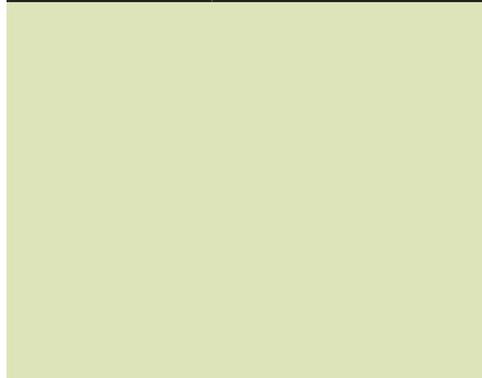
LAND USE		2010 - 2012	Annual	Bi-Annual	Ongoing
<b>Responsible Department:</b>	Community Development, Public Services				
<b>Funding Source:</b>	General Fund, development fees				
<b>LU-4. Urban Village Specific Plan</b>  Review and update the Urban Village Specific Plan to ensure consistency with the General Plan and to help implement the General Plan policies and principles. The Urban Village Specific Plan will be updated to address the following: <ol style="list-style-type: none"> <li>1. Require any proposed residential development to be between 30 and 50 dwelling units per acre.</li> <li>2. Allow additional square footage for retail activities.</li> <li>3. Perform a trail connections study, showing how the UVSP area can be connected to the Regional Trail System.</li> </ol>		●			
<b>Implements policy(ies):</b>	LU-1.1, 1.2, 1.3, 3.2, 6.1, 6.2				
<b>Responsible Department:</b>	Community Development, Public Services				
<b>Funding Source:</b>	General Fund, development fees				
<b>LU-5. Community Participation</b>  Use the City's website, newsletters, advertisements, and other measures to inform the community of and encourage participation at civic and community events. Continue to coordinate the City's Traffic, Community Services, Historical, and Arts Commissions, which provide for resident input on these issues.					●
<b>Implements policy(ies):</b>	LU-1.7, 1.8				
<b>Responsible Department:</b>	Community Services				
<b>Funding Source:</b>	General Fund				



LAND USE		2010 - 2012	Annual	Bi-Annual	Ongoing
<b>LU-6. Compatibility Assessment and Buffering</b>  Review discretionary development proposals to assess the compatibility of proposed development with adjacent/surrounding uses and activities. Require site design, buffers, architectural and buffering techniques, and other measures are incorporated into projects to ensure compatibility between uses and activities.					●
<b>Implements policy(ies):</b>	LU-2.5, 2.6, 2.7, 2.8				
<b>Responsible Department:</b>	Community Development, Public Services				
<b>Funding Source:</b>	Development application fees				
<b>LU-7. Design Standards</b>  Review development and revitalization projects for consistency with Zoning Ordinance Section 9-40, Design Regulations and Standards.					●
<b>Implements policy(ies):</b>	LU-2.1, 2.2, 3.3, 4.6, 4.7, 4.8				
<b>Responsible Department:</b>	Community Development				
<b>Funding Source:</b>	General Fund				

LAND USE		2010 - 2012	Annual	Bi-Annual	Ongoing
<p><b>LU-8. Sustainable Development</b></p> <p>Adopt a sustainable development program with the goal of reducing ownership costs, reducing water and energy consumption, reducing driving, and reducing greenhouse gas emissions. This Sustainable Development program may incorporate the following programs that address environmental sustainability: Green Building Standards; Mixed Use; Bikeways, Sidewalks, Walkways, Crosswalks; Orange County Transportation Authority; Climate Action Plan; Water Conservation; Recycled and Reclaimed Water; and Community Gardens. In addition to the above implementation programs, the City will also consider incorporating additional components into the Sustainable Development Program not directly addressed in these other programs:</p> <ol style="list-style-type: none"> <li>1. Adopt a formal green building program, such as Leadership in Energy and Environmental Design (LEED), GreenPoint Rated and/or other programs applicable to Laguna Hills.</li> <li>2. Provide developer incentives for green buildings.</li> <li>3. Adopt a native tree preservation ordinance and encourage planting of new, drought-tolerant trees.</li> <li>4. Promote and incentivize alternative energy such as wind and solar in new development and revitalization projects.</li> <li>5. Institute green purchasing practices in all City operations, including alternative or very fuel efficient vehicles.</li> <li>6. Establish a marketing and education plan for City residents to encourage green building standards, alternatives to driving, energy conservation through high efficiency lighting and appliances, and alternative energy such as wind and solar.</li> <li>7. Measure annual progress in City operations, and private development as applicable.</li> <li>8. During the development review process for large development projects (greater than 10 units and/or 10,000 square feet), the City will coordinate with energy providers to determine if additional energy efficiency measures can be incorporated into a project's design.</li> </ol>		○			○
<b>Implements policy(ies):</b>	LU-3.1, 3.2, 3.6, 3.7, 3.8, 3.9, 3.11; H-2.4; COS-1.6, 1.7, 1.8, 1.9, 1.10, 1.17, 1.18, 1.19, 1.20, 3.1, 3.3, 3.4, 3.5				
<b>Responsible Department:</b>	Community Development				
<b>Funding Source:</b>	General Fund				

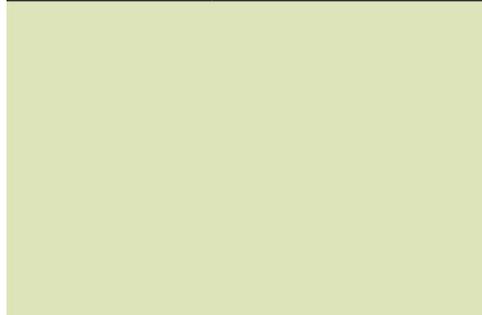
LAND USE		2010 - 2012	Annual	Bi-Annual	Ongoing
<b>LU-9. Green Building Standards</b>  Evaluate proposed development projects throughout the City using LEED standards, GreenPoint Rated, and/or other green building standards. The City encourages all future development and major renovation projects within the following General Plan designations to achieve LEED certification, and/or other green certifications: High Density Residential, Village Commercial, Freeway Commercial, Community Commercial, Office Professional, Mixed Use, Neighborhood Mixed Use, and Community/Private Institution. Investigate the potential to offer density bonus incentives on residential projects that achieve LEED certification, and other green certifications and ratings. programs.		○			○
<b>Implements policy(ies):</b>	LU-3.6, 3.7, 3.8, 3.9; COS-1.17, 1.18, 1.19, 1.20				
<b>Responsible Department:</b>	Community Development				
<b>Funding Source:</b>	General Fund				
<b>LU-10. Mixed Use and Infill Development</b>  Actively encourage the development and maintenance of mixed uses, particularly in the Mixed Use and Neighborhood Mixed Use areas, by maintaining a list of sites available for mixed use and infill development and making the list available to developers. Establish developer incentives to encourage well-designed mixed use and infill development projects in these areas.		○			○
<b>Implements policy(ies):</b>	LU-2.1, 2.2, 3.3, 4.6, 4.7, 4.8				
<b>Responsible Department:</b>	Community Development				
<b>Funding Source:</b>	General Fund				



LAND USE		2010 - 2012	Annual	Bi-Annual	Ongoing
<b>LU-11. Community Gateways</b>  Plan for and encourage strong, unifying gateways at major entrances to the City and in community activity centers. New private and public infrastructure and development projects should achieve strong gateway features through the use of signage and iconic design, architecture, and/or landscaping components that communicate Laguna Hills' identity and character.					○
<b>Implements policy(ies):</b>	LU-4.1, 4.3; M-4.1				
<b>Responsible Department:</b>	Community Development, Public Services				
<b>Funding Source:</b>	General Fund				
<b>LU-12. Streetscapes and Landscaping</b>  Continue to install public amenities such as streetlights, benches, trash containers, art, drinking fountains, landscaping, and other amenities, to provide pleasant and comfortable streets and parking areas that enhance the City's identity and promote walkability. An additional focus should be improving public and private property slopes. This program will be coordinated with the Community Gateways program and Wayfinding program to create a unified identity for Laguna Hills.					○
<b>Implements policy(ies):</b>	LU-1.4, 3.5, 4.2, 4.4, 4.5; M-4.2				
<b>Responsible Department:</b>	Community Development, Public Services				
<b>Funding Source:</b>	General Fund, grants, private development, benefit assessment districts				



LAND USE		2010 - 2012	Annual	Bi-Annual	Ongoing
<b>LU-13. Revenue and Employment Generating Land Uses</b>  Use the City’s website; use trade publications; and collaborate with regional Chambers of Commerce, local businesses, and developers to promote Laguna Hills’ development opportunities and availability of sites for redevelopment for housing, civic uses, shopping, and services. Make economic development and business surveys readily available to local businesses to track and monitor their performance. Make the surveys available to outside businesses and establishments looking to locate their projects in Laguna Hills.					●
<b>Implements policy(ies):</b>	LU-6.1, 6.2, 6.3, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7				
<b>Responsible Department:</b>	Community Development, Administration / Finance				
<b>Funding Source:</b>	General Fund				
<b>LU-14. Economic Development Strategy</b>  Develop an Economic Development Strategy as a means of stimulating economic growth through redeveloping aging commercial centers, opportunity areas, and the Urban Village area, including Laguna Hills Mall. The Economic Development Strategy will also consider providing incentives for redevelopment, including infrastructure improvements, and to attract businesses and jobs to Laguna Hills. Further, the Strategy will explore new funding sources and identify collaborative relationships between the City and key economic stakeholders.		●		●	
<b>Implements policy(ies):</b>	LU-5.1, 5.2, 5.3, 5.4, 5.5, 6.4, 7.1, 7.2, 7.3, 7.4, 7.5, 7.7, 7.8, 7.9				
<b>Responsible Department:</b>	Community Development, Administration/Finance				
<b>Funding Source:</b>	General Fund, tax increment				



LAND USE		2010 - 2012	Annual	Bi-Annual	Ongoing
<b>LU-15. Fiscal Management</b>  Conduct a fiscal management review that assesses the City’s budget issues in relation to the General Plan. Identify changes in service levels and providers, capital improvement projects, fiscal impacts associated with development, and issues related to financing local and regional improvements. Review development impact fees, user charges, and mitigation fees to ensure charges are commensurate with costs and services provided. Pursue grants and other funding sources as appropriate to supplement the City’s general fund.				●	
<b>Implements policy(ies):</b>	LU-5.1, 5.2				
<b>Responsible Department:</b>	Community Development, Administration / Finance, Public Services				
<b>Funding Source:</b>	General Fund				

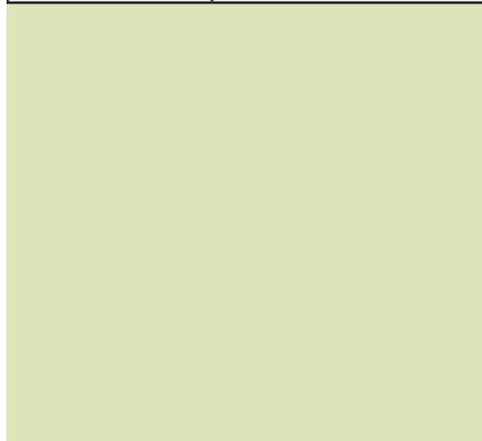
## SPECIFIC IMPLEMENTATION PROGRAMS

### Mobility

MOBILITY		2010 - 2012	Annual	Bi-Annual	Ongoing
<b>M-1. Mobility Planning and Traffic Analysis</b>  Review discretionary development proposals for potential impacts to the mobility and infrastructure systems and to ensure the street system meets City standards. The level of service standards established in the Mobility Element will be used to determine the significance of impacts. Intersection level of service will be determined by the volume to capacity ratio and the Highway Capacity Manual calculations. Mitigation in the form of physical improvements and/or impact fees will be required to reduce the significant impacts. As part of this program, the City will coordinate with local jurisdictions to reduce the impacts of development in Laguna Hills on adjacent jurisdictions.					●
<b>Implements policy(ies):</b>	M-1.1, 1.2, 1.3, 1.4				
<b>Responsible Department:</b>	Public Services				
<b>Funding Source:</b>	General Fund, development fees				
<b>M-2. Capital Improvement Plan</b>  Continue to bi-annually update the City of Laguna Hills Six-year Capital Improvement Program, which complies with the requirements of Measure M and the Congestion Management Program (CMP). The Plan identifies and recommends funding for future improvements to the mobility system, as well as other public facilities, including improvements to the existing pedestrian and bicycle network and landscaping right-of-ways.				●	●
<b>Implements policy(ies):</b>	M-1.3				
<b>Responsible Department:</b>	Public Services				
<b>Funding Source:</b>	General Fund, gas tax, Measure M, State and federal grants				

<b>MOBILITY</b>		<b>2010 - 2012</b>	<b>Annual</b>	<b>Bi-Annual</b>	<b>Ongoing</b>
<b>M-3. Transportation Improvements</b>					○
<p>Continue to participate in inter-jurisdictional forums for Growth Management Areas (GMAs) 9 and 10. With other participating jurisdictions, work to maintain a list of GMA transportation improvement projects designed to accommodate General Plan growth projections. The member jurisdictions through the inter-jurisdictional forums have developed a deficient intersection list. The City will establish appropriate mitigation standards for those intersections exceeding the level of service target, or will determine that a given intersection is subject to a finding of special circumstances.</p>					
Implements policy(ies):	M-1.1, 1.4				
<b>Responsible Department:</b>	Community Development, Public Services				
<b>Funding Source:</b>	General Fund				
<b>M-4. Transportation Demand and System Management</b>					○
<p>Continue to participate in regional efforts to implement Transportation Demand Management (TDM) through implementation of the City's Transportation Demand Ordinance as set forth in the Municipal Code. The purpose of the ordinance is to promote alternative transportation methods, such as carpools, vanpools, transit, bicycles, walking, park-and-ride lots; parking management programs; and other strategies to meet congestion and air quality goals. Complete intersection capacity improvements and coordinate traffic signals as necessary to improve traffic flow.</p>					
Implements policy(ies):	M- 1.1, 1.2, 2.3, 5.1, 5.2, 5.3, 5.4, 5.6, 6.1, 6.3, 6.5				
<b>Responsible Department:</b>	Community Development, Public Services				
<b>Funding Source:</b>	General Fund				

MOBILITY		2010 - 2012	Annual	Bi-Annual	Ongoing
<b>M-5. Bikeways, Trails &amp; Open Space Master Plan</b>  Update the Bikeways, Trails & Open Space Master Plan. Identify gaps and major barriers to connectivity in the City and identify appropriate means and locations for overcoming those barriers. Include a pedestrian/walkability component in the updated Plan that identifies areas where major barriers to connectivity exist, and measures and/or techniques to improve walkability and safety.					○
Implements policy(ies):	M-3.1, 3.2, 3.3, 3.4, 3.6, 3.7; COS-1.11, 1.12, 1.13, 1.14, 2.1, 2.2, 2.3				
Responsible Department:	Community Services, Public Services				
Funding Source:	General Fund				
<b>M-6. Bikeways, Sidewalks, Walkways, Crosswalks</b>  Work with project proponents to ensure that safe and attractive sidewalks, walkways, bike lanes, and cross walks that facilitate use are provided in accordance with City standards. Work with developers to construct links to adjacent communities, using open space easements and utility easements when appropriate.					○
Implements policy(ies):	M-3.1, 3.2, 3.3, 3.4, 3.6, 3.7; LU-1.6, 2.2, 3.3, 3.10				
Responsible Department:	Community Development, Public Services, Developers, Community Services				
Funding Source:	General Fund, State and local grants				



MOBILITY		2010 - 2012	Annual	Bi-Annual	Ongoing
<b>M-7. Bike Support Facilities</b>					○
Provide bicycle support facilities (e.g., bicycle racks, personal lockers, showers, and other bicycle support facilities) in new development and revitalization projects to encourage bicycle riding as a transportation mode. Consider adopting a formal bike support facility ordinance and/or guidelines applicable to private and public development.					
Implements policy(ies):	M-3.7				
Responsible Department:	Community Development, Public Services, Developers, Community Services				
Funding Source:	General Fund, state and local grants				
<b>M-8. Orange County Transportation Authority</b>					○
Work closely with the Orange County Transportation Authority (OCTA) to achieve the following:					
<ol style="list-style-type: none"> <li>1. Maintain consistency with the County Master Plan of Arterial Highways (MPAH) within the City.</li> <li>2. Implement the OCTA Congestion Management Plan (CMP) within the City.</li> <li>3. Expand and improve bus service within the City.</li> <li>4. Encourage express bus service to regional activity centers.</li> <li>5. Encourage provision of attractive, well designed, and appropriate transit amenities, including shaded bus stops with no advertising</li> <li>6. Provide special transit services (such as direct shuttle or dial-a-ride services).</li> <li>7. Support and implement the OCTA Commuter Bikeways Strategic Plan and participate in future updates and revisions to the Plan.</li> </ol>					
In addition, coordinate with Caltrans on all plans, activities, and projects that may affect State roadway facilities.					
Implements policy(ies):	M-5.1, 5.6, 5.7				
Responsible Department:	Public Services				
Funding Source:	General Fund, gas tax revenues, Measure M				

<b>MOBILITY</b>		<b>2010 - 2012</b>	<b>Annual</b>	<b>Bi-Annual</b>	<b>Ongoing</b>
<b>M-9. Public Education</b>					
<p>Coordinate with regional transit providers and use public education to accomplish the following objectives:</p> <ol style="list-style-type: none"> <li>1. Encourage City residents and workers to rideshare and use transit.</li> <li>2. Educate residents of all ages about local mobility choices.</li> <li>3. Work with schools to improve and advertise nonautomotive options for getting to school and school-related activities.</li> <li>4. Coordinate education activities and make materials available to residents. Utilize forums, flyers, brochures, and the City's website to accomplish these objectives.</li> </ol>					○
Implements policy(ies):	M-5.2, 5.4, 5.5				
Responsible Department:	Public Services				
Funding Source:	General Fund				
<b>M-10. Traffic Calming</b>					
<p>Adopt a formal traffic calming policy. Construct and implement traffic calming measures in appropriate locations, including increased law enforcement of traffic laws. Work with neighborhoods to address local traffic concerns, and explore funding alternatives for neighborhood traffic calming improvements. Discourage frequent driveway curb cuts along Mobility Element roadways and encourage reciprocal access between properties, when appropriate.</p>					○
Implements policy(ies):	M-2.1, 2.2, 2.4				
Responsible Department:	Public Services				
Funding Source:	General Fund, gas tax revenues				



MOBILITY		2010 - 2012	Annual	Bi-Annual	Ongoing
<b>M-11. Wayfinding</b>  Continue to implement and expand wayfinding signs and features throughout the City that complement gateway signs and contribute to the City's identity and character. Wayfinding signs will direct motorists to key destinations in the City. Wayfinding signs at the pedestrian level will direct pedestrians and cyclists to key destinations, trails, and activity centers. Consider including mileage/distance data on all pedestrian-oriented signage.					○
Implements policy(ies):	LU-4.1, 4.3; M-4.1				
Responsible Department:	Community Development, Public Services				
Funding Source:	General Fund, grants, private development, development fees				
<b>M-12. Scenic Vistas and Views</b>  As development and revitalization projects come forward, work with developers to preserve scenic views and vistas of natural and man-made landmarks visible from public locations and streets. Figure COS-2 depicts the designated scenic vistas in Laguna Hills.					○
Implements policy(ies):	M-4.3				
<b>Responsible Department:</b>	Community Development				
Funding Source:	General Fund				



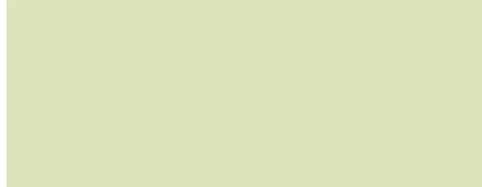
## SPECIFIC IMPLEMENTATION PROGRAMS

### Conservation and Open Space

CONSERVATION AND OPEN SPACE		2010 - 2012	Annual	Bi-Annual	Ongoing
<p><b>COS-1 Water Conservation</b></p> <p>Encourage water conservation throughout Laguna Hills in the following ways:</p> <ol style="list-style-type: none"> <li>1. Encourage developments to apply water-conserving principles, including such techniques and materials as native or low water use (drought-tolerant) plants, low precipitation sprinkler heads, bubblers, drip irrigation systems, and timing devices.</li> <li>2. Support the production of recycled water and develop new uses for recycled water.</li> <li>3. Apply water conservation techniques/project “water budgets” to achieve a significant reduction over historic use and over average uses for the proposed type of development by the incorporation of water conservation devices, such as low-flow toilets, flow restriction devices, and water conserving appliances in new public and private development and rehabilitation projects.</li> </ol>					
Implements policy(ies):	COS-1.1, 1.4, 1.5				
Responsible Department:	Community Development, Public Services				
Funding Source:	General Fund				
<p><b>COS-2 Adequate Water Supply</b></p> <p>Implement applicable provisions in the Moulton Niguel and El Toro water districts’ Urban Water Master Plans and ensure that adequate water supplies are available to meet the needs of current and future growth, as well as during an emergency event or drought. Support efforts by these agencies to research and employ new technologies that improve water services and/or sustainability of water supplies serving Laguna Hills.</p>					
Implements policy(ies):	COS-1.2; CSF-5.1, 5.2				
Responsible Department:	Water Service Districts, Public Services				
Funding Source:	General Fund, user fees				

<b>CONSERVATION AND OPEN SPACE</b>		<b>2010 - 2012</b>	<b>Annual</b>	<b>Bi-Annual</b>	<b>Ongoing</b>
<b>COS-3 Water Quality</b>					
<p>Adopt, amend, and/or enforce City policies, regulations, and programs to decrease stormwater and urban runoff pollution while considering the following:</p> <ol style="list-style-type: none"> <li>Promote the use of low impact development standards in new development and redevelopment projects.</li> <li>Continue to implement the National Pollutant Discharge Elimination System (NPDES) stormwater permits issues by the State and Regional Water Quality Control Board. Require new development and revitalization projects to incorporate Best Management Practices (BMPs) pursuant to the NPDES permit to ensure that the City complies with applicable State and federal regulations.</li> <li>Educate residents regarding surface water quality pollutants, especially those that may result from community activities, such as car washes.</li> </ol>					○
<b>Implements policy(ies):</b>	COS-1.3; S-6.2, 6.3				
<b>Responsible Department:</b>	Community Development, Public Services				
<b>Funding Source:</b>	General Fund, development fee				
<b>COS-4. Recycled and Reclaimed Water</b>					
<p>In cooperation with the State, regional, and local water agencies and suppliers, support the expansion of the use of recycled water for urban and agricultural irrigation. Cooperate with these agencies to establish standards and regulations for the use of recycled water in development projects.</p>					○
<b>Implements policy(ies):</b>	COS-1.5				
<b>Responsible Department:</b>	Community Development, Public Services				
<b>Funding Source:</b>	General Fund				

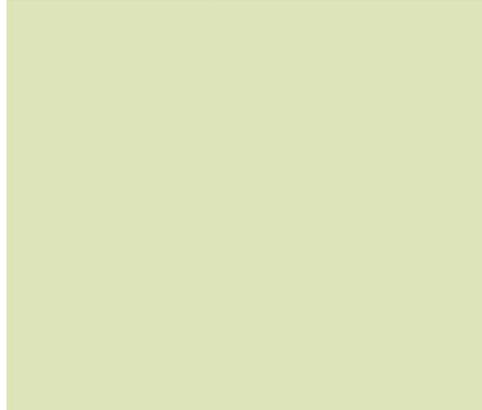
<b>CONSERVATION AND OPEN SPACE</b>		<b>2010 - 2012</b>	<b>Annual</b>	<b>Bi-Annual</b>	<b>Ongoing</b>
<p><b>COS-5 Community Gardens</b></p> <p>Support community gardens and efforts of residents to grow food for their own consumption and to sell homegrown food at farmers markets and/or to local restaurants as follows:</p> <ol style="list-style-type: none"> <li>1. Allow the growing of fruit and other crops on residential properties in designated areas.</li> <li>2. Permit the establishment of community gardens in public parks and open spaces.</li> <li>3. Accommodate a local farmers market in Laguna Hills</li> </ol>					○
Implements policy(ies):	COS-2.6				
Responsible Department:	Community Development, Community Services				
Funding Source:	General Fund				
<p><b>COS-6. Parks and Recreational Needs</b></p> <p>Conduct a parks and recreation needs assessment considering the need for the following:</p> <ol style="list-style-type: none"> <li>1. Recreational interpretive, historical, and environmental education programs highlighting the various natural and cultural resources found in Laguna Hills.</li> <li>2. Active recreation areas including sports parks and ball fields.</li> <li>3. Integrating seniors and persons with disabilities into regular recreation programming efforts and consideration of amendments to existing programs or adding new programs as appropriate to meet the integration needs.</li> <li>4. Youth and teen educational enrichment activities, and skills training.</li> <li>5. Community facilities that will strengthen community activity, healthy lifestyles and neighborhood integration.</li> </ol>					○
Implements policy(ies):	COS-1.15, 2.5, 2.7, 2.9, 2.10; CSF-1.12				
Responsible Department:	Community Development, Community Services				
Funding Source:	General Fund				



<b>CONSERVATION AND OPEN SPACE</b>		<b>2010 - 2012</b>	<b>Annual</b>	<b>Bi-Annual</b>	<b>Ongoing</b>
<b>COS-7. Air Quality Management Plan</b>					
<p>Work with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) to implement the Air Quality Management Plan and meet all federal and State air quality standards for pollutants. Participate in any future amendments and updates to the Plan. Implement, review, and interpret the General Plan and future discretionary projects in a manner consistent with the Air Quality Management Plan to meet standards and reduce overall emissions from mobile and stationary sources.</p>					●
<b>Implements policy(ies):</b>	COS-3.2				
<b>Responsible Department:</b>	Community Development				
<b>Funding Source:</b>	General Fund, development fees				



<b>CONSERVATION AND OPEN SPACE</b>		<b>2010 - 2012</b>	<b>Annual</b>	<b>Bi-Annual</b>	<b>Ongoing</b>
<b>COS-8. Climate Action Plan</b>					
Prepare a Climate Action Plan consisting, at a minimum, of the following components:					
<ol style="list-style-type: none"> <li>1. A baseline inventory of all known sources of greenhouse gases (as defined by section 38505 of the California Health and Safety Code) in the City. The baseline year shall be the most recent year for which data are available at the time of adoption of the General Plan.</li> <li>2. An inventory of greenhouse gases emitted in the City in 1990 from all source categories included in the baseline inventory.</li> <li>3. A projected inventory of greenhouse gases expected to be emitted in the year 2020 due to the City's discretionary land use decisions pursuant to the General Plan Update, as well as greenhouse gases emitted by the City's internal government operations.</li> <li>4. A target for the reduction of those sources of emissions reasonably attributable to the City's discretionary land use decisions and internal government operations. The reduction shall be based on returning to the 1990 emissions level for the City by 2020 or otherwise set at an emissions level for a year that reduces the City's contribution to global climate change as supported by the best available scientific modeling.</li> <li>5. Feasible greenhouse gas reduction measures intended to meet the reduction target by regulating those sources of emissions reasonably attributable to the City's discretionary land use decisions and internal government operations.</li> </ol>		●			●
<b>Implements policy(ies):</b>	COS-1.6, 1.7, 1.8, 1.9, 1.10, 3.1, 3.2, 3.3, 3.4, 3.5				
<b>Responsible Department:</b>	Community Development, Public Services				
<b>Funding Source:</b>	General Fund				



<b>CONSERVATION AND OPEN SPACE</b>		<b>2010 - 2012</b>	<b>Annual</b>	<b>Bi-Annual</b>	<b>Ongoing</b>
<b>COS-9. City of Laguna Hills Tree Protection Ordinance</b>					
<p>In accordance with the City of Laguna Hills Tree Protection Ordinance, a permit shall be required from the Public Services Director to plant, move, spray, trim, remove, prune, replace, cut, or otherwise disturb any tree in any public place. Section 8-08.050 of the Laguna Hills Tree Protection Ordinance requires that City trees be replaced by the caliper inch measured at diameter breast height. (DBH) For every inch of DBH removed, an equal number of caliper inches shall be replaced. For example, the removal of one 12-inch tree shall necessitate the planting of a total of 12 inches of new tree(s) (e.g. one 12-inch tree, six 2-inch trees or four 3-inch trees).</p>					●
<b>Implements policy(ies):</b>	COS-3.1				
<b>Responsible Department:</b>	Public Services				
<b>Funding Source:</b>	General Fund				



## SPECIFIC IMPLEMENTATION PROGRAMS

### Community Services and Facilities

COMMUNITY SERVICES AND FACILITIES		2010 - 2012	Annual	Bi-Annual	Ongoing
<p><b>CSF-1. Animal Care Services</b></p> <p>Investigate opportunities with the Orange County Community Resource Agency (OCCRA) and other Orange County cities to improve animal care services (such as field services, education, spay and neutering, health, and shelter) in a cost-effective manner. Work with OCCRA to locate and build a new County shelter.</p>					○
<b>Implements policy(ies):</b>	CSF-1.4, 1.5				
<b>Responsible Department:</b>	OC Animal Care, Police Services				
<b>Funding Source:</b>	General Fund, dog license fees				

<b>COMMUNITY SERVICES AND FACILITIES</b>		<b>2010 - 2012</b>	<b>Annual</b>	<b>Bi-Annual</b>	<b>Ongoing</b>
<b>CSF-2. Schools to Serve the Community</b>					
<p>Continue to work with Saddleback Valley Unified School District (SVUSD) to address the following issues, as applicable:</p> <ol style="list-style-type: none"> <li>1. Assist SVUSD to update information in their Master Plans and Long-Range Facility Plans, and identify future school and administrative facility sites, student generation formulas, and facility improvement plans.</li> <li>2. Assist SVUSD in their review of development proposals to ensure that proposals are consistent with school facilities requirements.</li> <li>3. Coordinate any needed amendments to the City General Plan with applicable school districts.</li> <li>4. Develop safe pedestrian and bicycle routes to all schools and ensure physical improvements (such as crosswalks and bike racks) are in place to support walking and bicycling to schools.</li> <li>5. Explore nonstructural solutions that may encourage people to walk or bus to school, rather than drive (e.g., staggered start times, walking groups, etc.)</li> <li>6. Coordinate busing programs and expand ride-sharing opportunities to relieve congestion and improve safety conditions during school drop-off and pick-up times.</li> <li>7. Enter into joint-use agreements to make additional recreational facilities available to the community during nonschool hours.</li> <li>8. Work with SVUSD to redraw attendance boundaries as needed to alleviate overcrowding.</li> </ol>					○
<b>Implements policy(ies):</b>	CSF-2.1, 2.2				
<b>Responsible Department:</b>	Community Development, Community Services, Service Providers				
<b>Funding Source:</b>	General Fund, State and federal funds, school development fees				



<b>COMMUNITY SERVICES AND FACILITIES</b>		<b>2010 - 2012</b>	<b>Annual</b>	<b>Bi-Annual</b>	<b>Ongoing</b>
<p><b>CSF-3. Fire and Police Services</b></p> <p>Ensure that fire and police facilities or resources are adequate to serve potential new development and redevelopment. Coordinate with service providers to evaluate the level of fire and police service provided to the community. Require adequate street widths and clearance for emergency access. When the City renews service contracts with the Orange County Fire Authority (OCFA) and Orange County Sheriff's Department (OCSD), consider the following issues:</p> <ol style="list-style-type: none"> <li>Staffing levels identified in service contracts should reflect the established service standards, community population, crime conditions, increased emergency activity, geography of service area, and funds availability.</li> <li>Contracts should include service to new development and redevelopment that will be constructed during terms of the contract.</li> <li>Size of physical facilities and type of resources within the City should accommodate sufficient staff and equipment, and distribution of the facilities should minimize emergency response times.</li> </ol>					○
<b>Implements policy(ies):</b>	CSF-3.1, 4.1; S-2.1, 2.2, 3.1, 3.2				
<b>Responsible Department:</b>	Community Development, OCFA, OCSD				
<b>Funding Source:</b>	Development fees, General Fund, property tax				
<p><b>CSF-4. Water and Sewer Services for New Development</b></p> <p>Review development and redevelopment proposals and require necessary studies, as appropriate, and water conservation and mitigation measures to ensure adequate water and sewer service.</p>					○
<b>Implements policy(ies):</b>	CSF-5.1, 5.2, 6.1, 6.2				
<b>Responsible Department:</b>	Community Development, Service Providers, Public Services				
<b>Funding Source:</b>	General Fund				

<b>COMMUNITY SERVICES AND FACILITIES</b>		<b>2010 - 2012</b>	<b>Annual</b>	<b>Bi-Annual</b>	<b>Ongoing</b>
<b>CSF-5. Solid Waste Services</b>					○
Continue to contract for solid waste services from a private sector provider. Ensure that community needs for solid waste disposal are being met.					
<b>Implements policy(ies):</b>	CSF-7.1				
<b>Responsible Department</b>	Community Services, Administration, Solid Waste Service Providers				
<b>Funding Source:</b>	General Fund, user fees, solid waste franchise fees, grants				
<b>CSF-6. Reduce, Reuse, Recycle</b>					○
Continue to implement solid waste diversion programs as well as public education programs as outlined in the City's Source Reduction and Recycling Element required by Assembly Bill 939. As part of this program, work with the private sector contractor providing solid waste services within the City to ensure that appropriate recycling containers, procedures, and education are readily available throughout the community. Develop programs to maximize recycling of waste products generated by the community to prolong useful life of the local landfills.					
<b>Implements policy(ies):</b>	CSF-7.2, COS-1.19, 1.20, 1.21				
<b>Responsible Department:</b>	Community Services, Administration/Finance, Private Sector Service Waste Providers				
<b>Funding Source:</b>	General Fund, solid waste franchise fees, grants				
<b>CSF-7. Orange County Public Library</b>					○
Work with the Orange County Public Library (OCPL) to ensure that the City's library services needs are met as future development and redevelopment occurs.					
<b>Implements policy(ies):</b>	CSF-8.1				
<b>Responsible Department</b>	Community Development				
<b>Funding Source:</b>	General Fund, development fees, OCPL property taxes				

<b>COMMUNITY SERVICES AND FACILITIES</b>		<b>2010 - 2012</b>	<b>Annual</b>	<b>Bi-Annual</b>	<b>Ongoing</b>
<b>CSF-8. Utility Companies and Telecommunications</b>					○
As part of the development application and review process, coordinate with Southern California Edison, San Diego Gas and Electric, Cox Communications Orange County, The Gas Company, AT&T, cellular telephone service providers, and other local utilities to assess capacity and infrastructure needs to support new development or redevelopment activities. Ensure through such coordination that Laguna Hills remains on the cutting edge of new infrastructure technology.					
<b>Implements policy(ies):</b>	CSF-9.1, 10.1, 10.2				
<b>Responsible Department:</b>	Community Development, Utility and Communications Providers, Public Services				
<b>Funding Source:</b>	General Fund, user fees				
<b>CSF-9. Orange County Flood Control District and Adequate Flood Control</b>					○
Coordinate with the Orange County Flood Control District (OCFCD) to ensure regularly scheduled maintenance of flood control channels and completion of necessary repairs to promote flood protection. Coordinate with the OCFCD and water districts regarding any needed improvements to existing aboveground water tanks. Work with the District to identify new flood control improvements, and establish installation programs for improvements.					
<b>Implements policy(ies):</b>	CSF-11.1, 11.2; S-6.1				
<b>Responsible Department:</b>	Community Development, Public Services				
<b>Funding Source:</b>	General Fund, development fees, OCFCD property taxes				



## SPECIFIC IMPLEMENTATION PROGRAMS

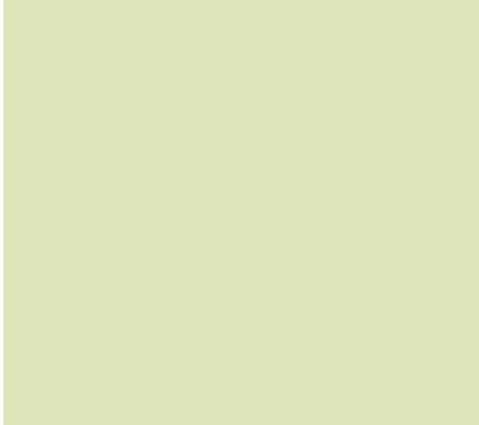
### Noise

NOISE		2010 - 2012	Annual	Bi-Annual	Ongoing
<p><b>N-1. Noise Standards and Acoustical Studies</b></p> <p>Review development proposals to ensure that the noise standards and compatibility criteria set forth in the Noise Element are met. Consult Noise Element guidelines and standards for noise compatible land uses to determine the suitability of proposed developments relative to existing and forecasted noise levels. Enforce California Title 24 Noise Standards to ensure an acceptable interior noise level of 45 dBA CNEL in habitable rooms.</p> <p>Require acoustical analysis for all discretionary projects where any of the following apply:</p> <ol style="list-style-type: none"> <li>1. The project will create or impact noise sensitive land uses and is located within the existing or future 60 dbA CNEL or higher contour.</li> <li>2. The addition of more than 10 percent to the volume of average daily traffic of any arterial street.</li> <li>3. The addition of 1,000 or more vehicles in the peak hour on adjacent roadways.</li> <li>4. The project will introduce noise or vibration sources associated with mechanical equipment operations, entertainment, maintenance, and facility operations.</li> <li>5. The project is a proposed residential use in the vicinity of existing and proposed commercial areas.</li> <li>6. The project is a mixed use development that includes a residential component. The focus of this type of acoustical study is to determine likely interior and exterior noise levels and recommend appropriate design features to reduce noise.</li> </ol> <p>Require mitigation measures, where necessary, to reduce noise levels to meet the adopted standards and criteria. Such measures may include landscaped berms, barriers, walls, enhanced parkways, increased parkways, and other sound attenuating architectural design and construction methods. Only permit new development if adopted noise standards and regulations can be met.</p>					○
<b>Implements policy(ies):</b>	N-1.2, N-2.2, N-2.3, N-2.4, N-2.5, N-3.1, N-3.2				
<b>Responsible Department:</b>	Community Development				
<b>Funding Source:</b>	Development fees				

NOISE		2010 - 2012	Annual	Bi-Annual	Ongoing
<p><b>N-2. Noise Ordinance</b></p> <p>Adopt the noise standards as proposed in Table N-2 of the Noise Element and update Chapter 5-24 of the City's municipal code and update chapter 9-40.190 of the City's municipal code to achieve consistency on City noise standards.</p>					●
<b>Implements policy(ies):</b>	N-1.1, N-1.2, N-1.3, N-3.1, N-3-2				
<b>Responsible Department:</b>	Community Development				
<b>Funding Source:</b>	General Fund				
<p><b>N-3. Noise Insulation Standards</b></p> <p>Implement provisions of the California Noise Insulation Standards (Title 24) that specify that indoor noise levels for multi-family residential living spaces shall not exceed 45 dB CNEL. The standard is defined as the combined effect of all noise sources and is implemented when existing or future exterior noise levels exceed 60 dB CNEL. Title 24 further requires that the standard be applied to all new hotels, motels, apartment houses, and dwellings other than single-family dwellings. The City will also apply this standard to single-family dwellings and condominium conversion projects.</p>					●
<b>Implements policy(ies):</b>	COS-1.15, 2.5, 2.7, 2.9, 2.10; CSF-1.12				
<b>Responsible Department:</b>	Community Development				
<b>Funding Source:</b>	General Fund				



NOISE		2010 - 2012	Annual	Bi-Annual	Ongoing
<p><b>N-4. Commercial Noise</b></p> <p>Review the locations of proposed projects with the potential to generate noise in relation to sensitive receptors through the discretionary project review process. Limit delivery or service hours for stores and businesses with loading areas, docks, or trash bins that front, side, 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 is achieved</p>					○
<b>Implements policy(ies):</b>	N-1.1, N-1.2, N-3.1, N-3.2				
<b>Responsible Department:</b>	Community Development				
<b>Funding Source:</b>	General Fund				
<p><b>N-5. Construction Noise</b></p> <p>Require all construction activity to comply with the limits (maximum noise levels, hours, and days of allowed activity) established in City noise regulations to reduce impacts associated with temporary construction noise to the extent feasible. Trucks associated with construction activities shall follow designated truck routes, where appropriate.</p>					○
<b>Implements policy(ies):</b>	N-3.1				
<b>Responsible Department:</b>	Community Development, Public Services				
<b>Funding Source:</b>	General Fund				



# APPENDIX B.

# Related Plans and Programs



## Introduction

Many plans and programs enacted through federal, State, and local legislation relate directly to the goals of the General Plan. These plans and programs are administered by agencies with powers to enforce federal, State, and local laws. The purpose of this appendix is to serve as a useful introduction to potential federal, State, and local regulatory requirements during development and environmental review. Because the regulatory environment changes frequently, these plans and programs have been presented in an appendix to allow the City to revise this section as needed without undergoing a formal General Plan Amendment. Table B-1 (at the end of this appendix) depicts the relationship between related plans and programs and the General Plan elements in a matrix format.

## Federal Plans and Programs

### COMPREHENSIVE ENVIRONMENTAL RESPONSE,

### COMPENSATION, AND LIABILITY ACT (CERCLA)

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by Congress on December 11, 1980. This law created a tax on the chemical and petroleum industries and provided broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA established prohibitions and requirements concerning closed and abandoned hazardous waste sites; provided for liability of persons responsible for releases of hazardous waste at these sites; and established a trust fund to provide for cleanup when no responsible party could be identified.

### EMERGENCY PLANNING COMMUNITY RIGHT-TO-KNOW ACT (EPCRA)

The Emergency Planning Community Right-to-Know Act (EPCRA) was included under the Superfund Amendments and Reauthorization Act (SARA) law and is commonly referred to as SARA

Title III. EPCRA was passed in response to concerns regarding the environmental and safety hazards posed by the storage and handling of toxic chemicals. EPCRA establishes requirements for federal, State and local governments, Indian Tribes, and industry regarding emergency planning and “Community Right-to-Know” reporting on hazardous and toxic chemicals. SARA Title III requires states and local emergency planning groups to develop community emergency response plans for protection from a list of Extremely Hazardous Substances (40 CFR 355 Appendix B). The Community Right-to-Know provisions help increase the public’s knowledge and access to information on chemicals at individual facilities, their uses, and releases into the environment.

## **FEDERAL CLEAN AIR ACT**

The federal Clean Air Act (42 U.S.C. §§ 7401-7671q) requires the adoption of National Ambient Air Quality Standards to protect public health and welfare from the effects of air pollution. Six air pollutants have been identified by the U.S. Environmental Protection Agency (USEPA) as being of concern nationwide: carbon monoxide (CO); ozone (O<sub>3</sub>); nitrogen dioxide (NO<sub>2</sub>); sulfur dioxide (SO<sub>2</sub>); lead (Pb); and particulate matter (PM), which is subdivided into two classes based on particle size—PM<sub>10</sub> and PM<sub>2.5</sub>. These pollutants are collectively referred to as criteria pollutants.

## **FEDERAL ENDANGERED SPECIES ACT (ESA)**

The federal Endangered Species Act (ESA), administered by the U.S. Fish and Wildlife Service, applies to federally listed species and habitat occupied by federally listed species. Federally listed species are most likely to occur within riparian habitat areas in the City’s floodplains. ESA Section 9 forbids specified acts that directly or indirectly harm listed species. Section 9 also prohibits “taking” any species of wildlife or fish listed as endangered. These restrictions apply to all federal agencies and all persons subject to U.S. jurisdiction.

## **NATIONAL FLOOD INSURANCE PROGRAM (NFIP)**

The National Flood Insurance Program (NFIP) is administered by the Federal Emergency Management Agency (FEMA). The NFIP provides federal flood insurance and federally financed loans for property owners in floodprone areas. To qualify for federal flood insurance, the City must identify flood hazard areas and implement a system of protective controls. The flood management section in the Safety Element fulfills these requirements.

## **NATIONAL HISTORIC PRESERVATION ACT (NHPA)**

The National Historic Preservation Act (NHPA) of 1966 created the framework for preservation activity in the United States. The NHPA redefined and expanded the National Register of Historic Places (NRHP) (established by the Historic Sites Act of 1935), created the position of State Historic Preservation Officer (SHPO), and set up the Historic Preservation Fund to fund the provisions of the NHPA. Section 106 of the NHPA requires that the effects of all federal undertakings on properties eligible or listed in the NRHP be taken into account. Amendments to the NHPA in 1980 provided for the establishment of a Certified Local Government (CLG) program. The CLG program allows for direct local government participation and integration in the statewide historic preservation planning process. Cities can apply for CLG status; to qualify, cities must adopt a historic preservation ordinance, establish a qualified preservation commission, provide for adequate public participation, and conduct a comprehensive historic resource survey. Advantages to becoming a CLG include the ability to compete for preservation grants. CLGs directly participate in the nomination of historic properties to the NRHP and perform other preservation functions as delegated by SHPO under NHPA.

## **UNIFORM BUILDING CODE (UBC)**

The federal Uniform Building Code (UBC) defines different regions of the United States and ranks them according to their seismic hazard potential. There are four types of regions, called Seismic Zones 1 through 4, with Zone 1 having the least seismic potential and Zone 4 having the highest seismic potential. The City of Laguna Hills is within Seismic Zone 4; accordingly, any future development would be required to comply with all design standards applicable to Seismic Zone 4.

## **UNIFORM FIRE CODE (UFC)**

The federal Uniform Fire Code (UFC) is the primary means for authorizing and enforcing procedures and mechanisms to ensure the safe handling and storage of any substance that may pose a threat to public health and safety. The UFC regulates the use, handling, and storage requirements for hazardous materials at fixed facilities. The UFC and the federal Uniform Building Code (UBC) use a hazard classification system to determine what protective measures are required to protect fire and life safety. These measures may include construction standards, separations from property lines, and specialized equipment. To ensure that these safety measures are met, the UFC employs a permit system based on hazard classification.

## **U.S. FISH AND WILDLIFE SERVICE (USFWS)**

The U.S. Fish and Wildlife Service (USFWS) regulates impacts to wildlife resources. Special permits are required for activities that may affect fish and game habitat. USFWS also regulates impacts to sensitive plant and animal species. Future development in Laguna Hills that has the potential to affect wildlife resources will be subject to the regulations of USFWS.

## **U.S. NUCLEAR REGULATORY COMMISSION EMERGENCY PLANNING ZONES**

The U.S. Nuclear Regulatory Commission has identified the area surrounding nuclear generating stations, such as the San Onofre Nuclear Generating Station (SONGS), as Emergency Planning Zones. The federal government establishes the area with a 50-mile radius around every nuclear generating station as an Ingestion Pathway Zone. At SONGS, the Ingestion Pathway Zone encompasses all of Orange County.

## **USGS LANDSLIDE HAZARD IDENTIFICATION PROGRAM**

The U.S. Geologic Survey (USGS) in fulfillment of the requirements of Public Law 106-113 created the National Landslide Hazards Program to reduce long-term losses from landslide hazards by improving our understanding of the causes of ground failure and suggesting mitigation strategies. The Federal Emergency Management Agency (FEMA) is the responsible agency for the long-term management of natural hazards.

## **State Plans and Programs**

### **ALQUIST-PRIOLO EARTHQUAKE FAULT ZONING ACT**

The Alquist-Priolo Act (Public Resources Code Sections 2621–2630) was passed in 1972 to mitigate the hazard of surface faulting to structures designed for human occupancy. The main purpose of the law is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The law addresses only the hazard of surface fault rupture and is not directed toward other earthquake hazards. The Alquist-Priolo Act requires the State Geologist to establish regulatory zones known as “Earthquake Fault Zones” around the surface traces of active faults and to issue appropriate maps. The maps are distributed to

all affected cities, counties, and State agencies for their use in planning efforts. Before a project can be permitted in a designated Alquist-Priolo Earthquake Fault Zone, cities and counties must require a geologic investigation to demonstrate that proposed buildings would not be constructed across active faults. Laguna Hills is not located within an Alquist-Priolo Earthquake Fault Zone.

## **CALIFORNIA AIR RESOURCES BOARD (CARB)**

The California Air Resources Board (CARB) is the agency responsible for coordination and oversight of State and local air pollution control programs in California and for implementing the California Clean Air Act (CCAA). The CCAA, which was adopted in 1988, required CARB to establish the California Ambient Air Quality Standards (CAAQS). CARB has established CAAQS for sulfates, hydrogen sulfide, vinyl chloride, visibility-reducing particulate matter, and the above-mentioned criteria air pollutants. In most cases the CAAQS are more stringent than the National Ambient Air Quality Standards. Differences in the standards are generally explained by the health effects studies considered during the standard-setting process and the interpretation of the studies. In addition, the CAAQS incorporate a margin of safety to protect sensitive individuals.

## **CALIFORNIA BUILDING CODE (CBC)**

The State of California provides a minimum standard for building design through the California Building Code (CBC). The CBC is based on the Uniform Building Code and modified for California conditions. The CBC is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. The City of Laguna Hills has adopted the CBC along with the County of Orange Grading and Building Codes.

## **CALIFORNIA DEPARTMENT OF FISH AND GAME (CDFG)**

The California Department of Fish and Game (CDFG) regulates impacts to wildlife resources. Special permits are required for alteration, dredging, or any activity in a lake or stream, as well as other activities that may affect fish and game habitat. CDFG also regulates impacts to sensitive plant and animal species. Future development in Laguna Hills that has the potential to affect wildlife habitat will be subject to CDFG regulations.

## **CALIFORNIA ENDANGERED SPECIES ACT (CESA)**

The California Endangered Species Act (CESA) generally parallels the main provisions of the federal Endangered Species Act and is administered by CDFG. CESA prohibits the “taking” of listed species except as otherwise provided in State law. Any future development or redevelopment in Laguna Hills that has the potential to affect wildlife will be subject to the restrictions contained in CESA.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The California Environmental Quality Act (CEQA) is the State’s environmental review process that requires public agencies to identify the significant environmental effects of a project and either avoid the significant environmental effects, where feasible, or mitigate the significant environmental effects, where feasible.

## **CALIFORNIA FIRE CODE**

The California Fire Code and Office of the State Fire Marshall provide regulations and guidance for local agencies in the development and enforcement of fire safety standards. The California Fire Code also establishes minimum requirements that will provide a reasonable degree of safety from fire, panic, and explosion.

## **THE CALIFORNIA GLOBAL WARMING SOLUTIONS ACT**

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006 (Nunez, Chapter 488, Statutes of 2006) recognizes that global warming poses a serious threat to the economy, environment, and people of California. To avert these potential consequences, AB 32 requires California to reduce statewide emissions to the 1990 level by 2020 (a reduction of about 30 percent from the forecast emissions level for 2020, or about 10 percent below the existing emissions level). The law establishes the California Air Resources Board (CARB) as the lead agency to implement AB 32, which identifies the major actions CARB must perform. The major actions required of CARB to implement AB 32 include developing a list of early actions to begin reducing greenhouse gas emissions; creating an inventory of historic emissions in the state; establishing the 2020 emissions limit; approval of a Scoping Plan by January 1, 2009 describing the comprehensive set of actions that will achieve the 2020 limit; and adopting the actions in the Scoping Plan as regulations by January 1, 2011, to ensure they are implemented and enforceable by January 1, 2012.

## **CALIFORNIA HEALTH AND SAFETY CODE, HAZARDOUS WASTE CONTROL**

The Hazardous Waste Control Act (HWCA) regulates the generation, treatment, storage, and disposal of hazardous waste. Hazardous waste is any material or substance that is discarded, relinquished, disposed, or burned, or for which there is no intended use or reuse, and the material or substance causes or significantly contributes to an increase in mortality or illness; or the material or substance poses a substantial present or potential hazard to human health or the environment. These materials or substances include spent solvents and paints (oil and latex), used oil, used oil filters, used acids and corrosives, and unwanted or expired products (pesticides, aerosol cans, cleaners, etc.). If the original material or substance is labeled danger, warning, toxic, caution, poison, flammable, corrosive or reactive, the waste is very likely to be hazardous.

## **CALIFORNIA NOISE INSULATION STANDARDS (TITLE 24)**

The California Commission of Housing and Community Development officially adopted noise standards in 1974. In 1988, the Building Standards Commission approved revisions to the standards (Title 24, Part 2, California Code of Regulations). As revised, Title 24 establishes an interior noise standard of 45 dBA (A-weighted decibels) for residential space (community noise equivalent level [CNEL] or day/night average sound level [ $L_{dn}$ ]). Acoustical studies must be prepared for residential structures that are to be located within noise contours of 60 dBA or greater from freeways, major streets, thoroughfares, rail lines, rapid transit lines, or industrial noise sources. The studies must demonstrate that the building is designed to reduce interior noise to 45 dBA or lower.

## **CALIFORNIA SURFACE MINING AND RECLAMATION ACT (SMARA)**

The California Surface Mining and Reclamation Act of 1975 (SMARA) requires that all cities address in their General Plans the significant aggregate resources classified by the State Geologist and designated by the State Mining and Geology Board. SMARA was enacted to promote conservation and protection of significant mineral deposits. The law also ensures that significant aggregate resources are recognized and considered before land use decisions are made that may compromise the availability of these resources.

## **INTEGRATED WASTE MANAGEMENT PROGRAM**

In 1989, Assembly Bill 939 (AB 939), known as the Integrated Waste Management Act, was passed because of the increase in waste stream and the decrease in landfill capacity. As a result, the current California Integrated Waste Management Board (CIWMB) was established. A disposal reporting system with CIWMB oversight was established, and facility and program planning was required. AB 939 mandates a reduction of waste being disposed: jurisdictions were required to meet diversion goals of 25 percent by 1995 and 50 percent by the year 2000. AB 939 also established an integrated framework for program implementation, solid waste planning, and solid waste facility and landfill compliance.

## **SEISMIC HAZARDS MAPPING ACT**

The Seismic Hazards Mapping Act of 1990 (Public Resources Code Sections 2690–2699.6) addresses earthquake hazards from nonsurface fault rupture, including liquefaction and seismically induced landslides. The act established a mapping program for areas that have the potential for liquefaction, landslide, strong groundshaking, or other earthquake and geologic hazards. The act also specifies that the lead agency for a project may withhold development permits until geologic or soils investigations are conducted for specific sites and mitigation measures are incorporated into plans to reduce hazards associated with seismicity and unstable soils.

## **SENATE BILL 375**

Senate Bill 375 (SB 375) establishes a strategy for achieving significant greenhouse gas emissions reductions through improved land use planning and transportation policy, which the bill states are necessary to achieve the 2020 limit established by AB 32. The bill requires CARB to establish greenhouse gas reduction targets for the automobile and light truck sector for 2020 and 2035 for regions of the State with a metropolitan planning organization (MPO). MPOs are required to adopt a sustainable community's strategy (SCS), and an alternative planning strategy (APS) in specified situations, as part of its regional transportation plan (RTP) that is designed to achieve the automobile and light truck sector greenhouse gas reduction target established for their region by CARB. Transportation planning and programming activities performed by MPOs are required to be consistent with the adopted SCS, with certain projects exempt from consistency with the SCS. Local land use policies, including General Plans, are not required to be consistent with an adopted SCS or APS. In addition to linking regional transportation planning with local land use planning, the bill aligns both of those

activities with the state mandated housing element process and provides significant regulatory reform to development projects that are proposed within areas consistent with the SCS.

## Regional Plans and Programs

### AIRPORT ENVIRONS LAND USE PLAN FOR HELIPORTS (AELUP)

The Airport Environs Land Use Plan (AELUP) for Heliports intends to safeguard the general welfare of the inhabitants within the vicinities of heliports by reviewing proposed heliport sites to determine if the proposed site is compatible with adjacent existing or proposed uses. Location of heliport sites in compatible areas helps to ensure the continued operation of the heliports. Specifically, the AELUP seeks to protect the public from the adverse effects of aircraft noise, to ensure that sites are not proposed for locations where people and facilities are concentrated, and to ensure that structures or activities in the area would not adversely affect the navigable airspace. The implementation of the AELUP will help forestall urban encroachment on heliports and will allow for their continued operation by ensuring that heliports are sited in areas compatible with adjacent development.

As described in Figure 1 of the AELUP, all construction or alteration of structures within Orange County at elevations more than 200 feet above ground level require FAA and ALUC notification. In addition, the ALUC indicates “For development of structures with a height of 200 feet in height above ground level or higher, at a development site, applicants shall file a Notice of Proposed Construction or Alteration with the FAA (FAA Form 7460-1). Following the FAA’s Aeronautical Study of the project, projects must comply with conditions of approval imposed or recommended by the FAA. Subsequent to the FAA findings, the City shall forward the FAA Aeronautical Study to the Airport Land Use Commission (ALUC) of Orange County which may result in a consistency analysis with ALUC.

### COUNTY OF ORANGE CONGESTION MANAGEMENT PROGRAM

The State of California requires urbanized areas such as Orange County to adopt a Congestion Management Program (CMP) with the goal of reducing traffic congestion and facilitating coordination of local land use planning and regional transportation improvement decision. By and large, the Orange County CMP is a composite of data collected by local jurisdictions according to guidelines established by the Orange County

Transportation Authority (OCTA). The data is compiled by the OCTA and submitted to the Southern California Association of Governments (SCAG), the agency that determines regional consistency. Within Laguna Hills, Moulton Parkway, El Toro Road, Interstate 5, and State Route 73 are components of the Orange County CMP.

## COUNTY OF ORANGE GROWTH MANAGEMENT PLAN (MEASURE M)

In 1990, Orange County voters approved Measure M authorizing a half-cent retail sales tax increase for a period of 20 years effective April 1, 1991. In 2006, Orange County voters approved the renewal of Measure M for another 30 years until 2041. Measure M revenue is returned to local jurisdictions for use on local and regional transportation and maintenance projects.

The purpose of the Orange County Growth Management Plan is to ensure that transportation and other public facilities are adequate to meet current and projected needs of County residents. The Plan establishes the following five major policies:

- **Development Phasing:** Development will be phased according to Comprehensive Phasing Plans (CPPs) adopted by the County. Phasing is limited to roadway and public facility capacities.
- **Balanced Community Development:** Development will be balanced to encourage employment of local residents, and both employment and employee housing in the County, as well as in individual growth management areas (GMAs).
- **Traffic Level of Service:** Future development creates the need for improvements to major intersections significantly impacted by growth, and a developer fee program is included to pay for improving affected intersections on a pro-rata basis.
- **Traffic Improvement Programs:** All new development must provide necessary transportation facilities and intersection improvements as a condition of development approval.
- **Public Facility Plans:** Comprehensive public facility plans for fire, sheriff/police, and library services are required. New development participates on a pro-rata basis.

Implementation of the Orange County Growth Management Plan involves the establishment of (1) GMAs to implement Comprehensive Phasing Plans; (2) Facility Implementation Plans to address the financing

of public facilities for each GMA; (3) Countywide implementation and evaluation of compliance with development phasing and improvements; and (4) traffic improvement/public facility development agreements.

To qualify for Measure M revenue, each jurisdiction must comply with the Countywide Traffic Improvement and Growth Management Program. Specifically, to receive an allocation of Measure M revenue, Laguna Hills must submit a statement of compliance with the growth management components of this Program. Requirements include the adoption of a traffic circulation plan consistent with the Master Plan of Arterial Highways, adoption of a Growth Management Element within the General Plan, adoption and adequate funding for a local transportation fee program, and adoption of a 7-year capital improvement program that includes all transportation projects funded either partially or fully by Measure M funds.

## **COUNTY OF ORANGE MASTER PLAN OF ARTERIAL HIGHWAYS**

The County of Orange Master Plan of Arterial Highways (MPAH) forms part of the Orange County General Plan and designates the arterial system in the circulation element of the General Plan. Defined according to specific arterial functional classifications, the MPAH serves to define the intended future roadway system for the County. Cities within the County are expected to achieve consistency with the MPAH in individual General Plan circulation elements. To implement changes to the MPAH, approval from the Orange County Transportation Authority is required.

## **NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES)**

The 1972 amendment to the Clean Water Act (CWA) established the National Pollutant Discharge Elimination System (NPDES) permit program. The NPDES permit program outlined in the CWA contains effluent limitation guidelines, water quality requirements, and permit program requirements for discharges to waters of the U.S. The U.S. Environmental Protection Agency (USEPA) has overall responsibility for the NPDES program, but administration of the program in California has been delegated to the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCBs). The City of Laguna Hills is located in two RWQCB regions; the Santa Ana Region (Region 8) and the San Diego Region (Region 9). Each region implements an NPDES permit for the respective area of the City that is included in each region. Under the NPDES permit, Laguna Hills must implement measures to reduce urban runoff during all phases of development: planning, construction and

existing uses. Requirements include incorporating Best Management Practices (BMPs) to reduce runoff from construction and current uses, reporting any violations to the San Diego RWQCB, and education regarding the negative water quality impacts of urban runoff.

## **NATURAL COMMUNITY CONSERVATION PLAN AND HABITAT CONSERVATION PLAN (NCCP/HCP)**

The Orange County Environmental Management Agency (EMA) has prepared a Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP) for the Central and Coastal Subregion of the County of Orange, including portions of Laguna Hills. The NCCP/HCP was prepared in cooperation with CDFG and USFWS. The intent of the NCCP/HCP program is to provide long-term, regional protection of natural vegetation and wildlife diversity, while allowing compatible land use and appropriate development and growth. The NCCP/HCP is accomplished with the institution of a subregional Habitat Reserve System and implemented through a coordinated program to manage biological resources within the habitat reserve.

## **OCTA COMMUTER BIKEWAYS STRATEGIC PLAN**

The Orange County Transportation Authority (OCTA) Commuter Bikeways Strategic Plan is a regional planning document that identifies existing and proposed bikeways in Orange County. OCTA is currently updating the Commuter Bikeways Strategic Plan. The updated plan will help coordinate bikeway planning efforts between local agencies by providing a regional perspective of the needs and benefits of bikeways in Orange County.

## **ORANGE COUNTY FIRE AUTHORITY HAZARDOUS MATERIALS AREA PLAN**

The Orange County Fire Authority (OCFA) Hazardous Materials Area Plan addresses normal day-to-day hazardous materials operations as well as extreme emergencies, in which coordination among a variety of emergency response agencies is required. Local government involvement in a hazardous materials emergency is principally focused on discovery, notification, evaluation, and initiation of immediate on-scene action, along with long-term preparedness measures, which are implemented in coordination with local businesses. The Area Plan provides guidance for all local government agencies within OCFA's jurisdiction, including Laguna Hills, in response to a hazardous materials emergency.

## REGIONAL HOUSING NEEDS ASSESSMENT

State housing element law requires that Southern California Association of Governments (SCAG) determine the amount of housing needed in its region and allocate the need to each community. The allocation of housing need is based on Statewide and local projections of population, employment, and housing need. State law requires cities to ensure that adequate sites, public facilities, and services are available to facilitate housing production commensurate with their housing need. Laguna Hills' Housing Element identifies programs to address its share of the region's housing need.

## SCAG REGIONAL COMPREHENSIVE PLAN AND GUIDE

The Southern California Association of Governments (SCAG) undertakes regional planning for the six-county SCAG region composed of Los Angeles, Orange, Riverside, San Bernardino, Imperial and Ventura Counties. SCAG's efforts focus on developing regional strategies to minimize traffic congestion, protect environmental quality, and provide adequate housing. The Regional Comprehensive Plan and Guide sets forth broad goals intended to be implemented by participating local and regional jurisdictions and the South Coast Air Quality Management District. SCAG has adopted companion documents to the Regional Comprehensive Plan and Guide, most notably the Regional Transportation Plan.

## SCAG REGIONAL TRANSPORTATION PLAN

In May 2008, the Southern California Association of Governments (SCAG) adopted the 2008 Regional Transportation Plan (RTP). The RTP is the culmination of a multi-year effort involving stakeholders from across the SCAG Region and connects the six-county region of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties to a future vision in which innovative solutions address current transportation challenges. The 2008 RTP presents the transportation vision for this region through the year 2035 and provides a long-term investment framework for addressing the region's transportation and related challenges. The Plan focuses on maintaining and improving the transportation system through a balanced approach that considers system preservation, system operation and management, improved coordination between land-use decisions and transportation investments, and strategic expansion of the system to accommodate future growth. SCAG has also adopted a Regional Transportation Improvement Program to implement

the projects and programs listed in the Regional Transportation Plan. These plans work together to help improve vehicular traffic within the region and thereby reduce air pollution.

## **SOUTH COAST AIR QUALITY MANAGEMENT PLAN**

The federal Clean Air Act requires preparation of plans to improve air quality in any region designated as a nonattainment area. A nonattainment area is a geographic region identified by the U.S. Environmental Protection Agency and/or the California Air Resources Board as not meeting State or federal standards for a given pollutant. The Air Quality Management Plan, or AQMP, prepared by the South Coast Air Quality Management District, first adopted in 1994 and updated on a 3-year cycle, contains policies and measures designed to achieve federal and State air quality standards within the South Coast Air Basin. The assumptions and programs in the AQMP draw directly from regional goals, objectives, and assumptions in the Southern California Association of Governments' Regional Comprehensive Plan and Guide.

## **Local Plans and Programs**

### **CITY OF LAGUNA HILLS EMERGENCY OPERATIONS PLAN**

An Emergency Operations Plan developed by the City guides the training and execution of actions in preparation for or in response to significant disasters. Executive Order S-04-06 signed by the Governor of California directs the State Office of Emergency Services to provide models and resources for local agencies in the preparation of or execution of Emergency Management Plans. Additionally, the Orange County Sheriff's Department and Department of Environmental Health provide similar models and resources for local agencies.

### **DEVELOPMENT AGREEMENTS**

State law provides for development agreements between a project proponent and the City. The purpose of a development agreement is to provide developers with additional assurances that the policies, rules and regulations, and conditions of approval in effect at the time a project was approved will not be nullified by a future local policy or regulation change. In exchange, the developer may be required to meet certain conditions or performance criteria, which become part of the agreement.

Development agreements can be a useful means of meeting General Plan goals and policies while removing some of the risks faced by developers.

Agreements can remain in effect for a few or several years, the term typically being set forth in the agreement. It is important to emphasize that, as set forth in the Government Code, the City is not prohibited from applying new rules, regulations, and policies to the property unless specifically stated in the development agreement, nor is the City prevented from denying or conditionally approving any subsequent development project application on the basis of such existing or new rules, regulations, or policies.

## **MASTER PLANS**

### **Bikeways, Trails, and Open Space Master Plan**

The City of Laguna Hills Bikeways Trails and Open Space Master Plan was prepared in 2001 and represents a comprehensive planning effort to guide future recreation development and natural area conservation within the City of Laguna Hills. The Plan includes a description of the baseline conditions in 2001 as well as explores the opportunities and constraints for the improvement of bikeways, trails, and open spaces.

### **Saddleback Valley Unified School District Facilities Master Plan**

To plan for future facility needs, school districts typically implement a long-range planning approach with Long-Range Facility Plans and Master Plans. These documents allow school districts to estimate the number of additional students that new development will generate and plan for needed improvements to meet the demand. The Saddleback Valley Unified School District Facilities Master Plan is based on the projected development levels established for the City. The master plan also considers demographic trends, such as increased household size, that can affect the need for future school services. The City's coordination with the school districts to provide adequate educational facilities is an issue addressed in this Element.

## **MUNICIPAL CODE AND ZONING ORDINANCE**

The City's Municipal Code and Zoning Ordinance are the primary tools used to implement the goals and policies of the General Plan. The Zoning Ordinance provides more detailed direction related to development standards; permitted, conditionally permitted, and prohibited uses; and other regulations such as parking standards and sign regulations. The land uses specified in the Zoning Ordinance are based upon and should be consistent with the land use policies set forth in the General Plan. Changes to the Zoning Ordinance will be necessary due to the adoption of provisions in this General Plan and will require changes to the zoning maps and development standards.

## City of Laguna Hills Noise Ordinance

The City of Laguna Hills has the authority to set land use noise standards and place restrictions on private activities that generate excessive or intrusive noise. The applicable standards for these activities are specified in the Laguna Hills Municipal Code. The Noise Ordinance establishes allowable interior and exterior noise levels for residential areas. Specific standards for daytime and nighttime hours are also provided. Certain noise sources are prohibited and the ordinance establishes an enforcement process. Noise Ordinance requirements are identified in this Element.

## SPECIFIC PLANS

While the General Plan provides overall guidance for the physical development of the City, specific plans are used to provide more detailed regulatory guidance for special areas or large developments within the City. Specific plans are generally composed of a land use plan, circulation plan, development standards, design guidelines, phasing plan, infrastructure plan (water, sewer, or drainage), and implementation plan. They are typically implemented as customized zoning for a particular area of the City and are generally used for large-scale projects that require a comprehensive approach to planning and infrastructure issues.

### Urban Village Specific Plan

The City currently has one, approved specific plan. The Urban Village Specific Plan (UVSP), adopted in November 2002, is a 240-acre area bounded by Paseo de Valencia on the north and west, Los Alisos Boulevard on the south, and Interstate 5 on the east. The purpose of the UVSP area is to develop an urban core in which a variety of public, regional commercial, recreational, and high density residential uses work in concert to create an urban village. The UVSP provides for a continuing mixture of land uses, including retail, residential hotel, medical offices, and general offices. All new development within this area is subject to the provisions of the UVSP.

## URBAN WATER MANAGEMENT PLANS

Urban water purveyors are required to prepare and update an Urban Water Management Plan (UWMP) every 5 years. The Moulton Niguel and El Toro Water Districts, which serve Laguna Hills, updated their Plans in 2005. UWMPs address water supply, treatment, reclamation, and water conservation, and contain a water shortage contingency plan. Local UWMPs, such as those prepared by the Moulton Niguel and El Toro Water Districts, are supplemental to the regional plans prepared by the Metropolitan Water District of Southern California and the Municipal Water District of Orange County.

**Table B-1  
Related Plans and Programs**

Plans and Programs	General Plan Elements						
	Land Use	Mobility	Conservation and Open Space	Community Services and Facilities	Safety	Noise	Housing
<b>Federal</b>							
Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)					▪		
Emergency Planning Community Right to Know Act (EPCRA)					▪		
Federal Clean Air Act			▪				
Federal Endangered Species Act (ESA)			▪				
National Flood Insurance Program (NFIP)			▪	▪	▪		
National Historic Preservation Act (NHPA)			▪				
Uniform Building Code (UBC)					▪		▪
Uniform Fire Code (UFC)					▪		▪
U.S. Fish and Wildlife Service (USFWS)			▪				
U.S. Nuclear Regulatory Commission Emergency Planning Zones					▪		
USGS Landslide Hazard Identification Program					▪		
<b>State</b>							
Alquist-Priolo Earthquake Fault Zoning Act					▪		
California Air Resources Board (CARB)		▪					
California Building Code (CBC)					▪		
California Department of Fish and Game (CDFG)			▪				

Table B-1  
Related Plans and Programs

Plans and Programs	General Plan Elements						
	Land Use	Mobility	Conservation and Open Space	Community Services and Facilities	Safety	Noise	Housing
California Endangered Species Act (CESA)			▪				
California Environmental Quality Act (CEQA)	▪	▪	▪	▪	▪	▪	▪
California Fire Code					▪		▪
California Global Warming Solutions Act	▪	▪	▪		▪		
California Health and Safety Code, Hazardous Waste Control					▪		
California Noise Insulation Standards (Title 24)						▪	▪
California Surface Mining and Reclamation Act (SMARA)			▪				
Integrated Waste Management Program				▪			
Seismic Hazards Mapping Act						▪	
Senate Bill 375	▪	▪	▪				
<b>Regional</b>							
Airport Environs Land Use Plan for Heliports (AELUP)	▪						
County of Orange Congestion Management Program		▪					
County of Orange Growth Management Plan (Measure M)	▪	▪		▪			▪
County of Orange Master Plan of Arterial Highways		▪					
National Pollutant Discharge and Elimination System (NPDES)			▪	▪	▪		

**Table B-1  
Related Plans and Programs**

Plans and Programs	General Plan Elements						
	Land Use	Mobility	Conservation and Open Space	Community Services and Facilities	Safety	Noise	Housing
Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP)		▪					
OCTA Commuter Bikeways Strategic Plan					▪		
Orange County Fire Authority Hazardous Materials Area Plan							▪
Regional Housing Needs Assessment	▪	▪	▪				▪
SCAG Regional Comprehensive Plan and Guide		▪					
SCAG Regional Transportation Plan	▪	▪	▪				
South Coast Air Quality Management Plan							
<b>Local</b>							
City of Laguna Hills Emergency Operations Plan					▪		
Development Agreements	▪						
Bikeway, Trails, and Open Space Master Plan		▪	▪				
Saddleback Valley Unified School District Facilities Master Plan				▪			
Municipal Code and Zoning Ordinance	▪	▪	▪	▪	▪	▪	▪
Specific Plans	▪	▪	▪	▪	▪	▪	▪
Urban Water Management Plans			▪	▪			

# APPENDIX C.

# Glossary



## A

**Access:** A way of approaching or entering a property, including ingress (the right to enter) and egress (the right to leave).

**Acres, Gross:** The total area of a site, including those areas that cannot be built upon.

**Acres, Net:** The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and floodways.

**ADT:** Average daily trips made by vehicles in a 24-hour period.

**Affordability Covenant:** A property title agreement that places resale or rental restrictions on a housing unit.

**Affordable Housing:** Under State and federal statutes, housing that costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

**Air Basin:** A geographical area in California defined as a distinct air basin for the purpose of managing the air resources of the State on a regional basis. An air basin generally has similar meteorological and geographic conditions throughout. The State is currently divided into 15 air basins.

**Air Pollution:** The presence of contaminants in the air in concentrations that exceed naturally occurring quantities and are undesirable or harmful.

**Air Quality Standards:** The prescribed (by the U.S. Environmental Protection Agency and the California Air Resources Board) level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

**Ambient Noise Level:** The overall noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

**Arterial:** A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to nonresidential properties.

**Assisted Care Facility:** An institution or premises licensed by the State and used for the housing and care of the ambulatory, aged, or infirm and offering or providing lodging, meals, nursing, dietary, or other personal services, but not including the care and treatment of persons with contagious or communicable disease or mental illness, or persons addicted to narcotics or alcohol. The term does not include places where there is surgery, physical therapy, or other similar activities, such as are customarily provided in hospitals.

**Assisted Housing:** Housing that has been subsidized by federal, State, or local housing programs.

**At-Risk Housing:** Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of federal, State or local agreements.

**A-Weighted Decibel (dBA):** A numerical method of rating human judgement of loudness. The A-weighted scale reduces the effects of low and high frequencies in order to simulate human hearing.

## B

**Bike Lane:** A corridor expressly reserved by markings for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles (Class 2 Bikeway).

**Bike Path:** A paved route not on a street or roadway, and expressly reserved for bicycles. Bike paths may parallel roads but typically are separated from them by landscaping (Class I Bikeway).

**Bike Route:** A facility shared with motorists and identified only by signs. A bike route has no pavement markings or lane stripes (Class 3 Bikeway).

**Buffer:** A strip of land designated to protect one type of land use from another with which it is incompatible. Where a commercial district or agricultural uses abut a residential district, for example, additional use, yard, or height restrictions may be imposed to protect residential properties. The term may also be used to describe any zone that separates two unlike zones such as a multi-family housing zone between single-family housing and commercial uses.

**Building:** Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind or nature.

## C

**California Building Code:** A standard building code that sets minimum standards for construction. The California Building Code is outlined in Title 24 of the California Code of Regulations and includes the Uniform Plumbing Code, Uniform Mechanical Code, National Electric Code, California Fire Code, and the California Energy Code California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

**California Environmental Quality Act (CEQA):** A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) may be required to be prepared and certified as to its adequacy before taking action on the proposed project.

**Caltrans:** California Department of Transportation.

**Capital Improvement Program (CIP):** A proposed timetable or schedule of all future capital improvements (government acquisition of real property, major construction project, or acquisition of long lasting, expensive equipment) to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project. CIPs are usually projected 5 or 6 years in advance and should be updated annually.

**Certificate of Use and Occupancy:** A required document issued by a governmental authority allowing the occupancy or use of a building and certifying that the structure or use has been constructed and will be used in compliance with all the applicable municipal codes and ordinances.

**Census:** The official decennial enumeration of the population conducted by the federal government.

**City:** City, with a capital “C,” generally refers to the government or administration of the City of Laguna Hills. City, with a lower case “c” may mean any city.

**Collector:** A street for traffic moving between arterial and local streets, generally providing direct access to properties.

**Community Development Block Grant (CDBG):** A grant program

administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

**Community Noise Equivalent Level (CNEL):** The average equivalent sound level during a 24-hour day, obtained after addition of 5 decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m. See also “A-Weighted Decibel.”

**Compatibility:** The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. The designation of permitted and conditionally permitted uses in zoning districts is intended to achieve compatibility within the district. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, or the presence of hazardous materials. On the other hand, many aspects of compatibility are based on personal preference and are much harder to measure quantitatively, at least for regulatory purposes.

**Condominium:** A building, or group of buildings, in which units are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis.

**Conservation:** The management of natural resources to prevent waste, destruction, or neglect.

**County:** County, with a capital “C,” generally refers to the government or administration of the County of Orange. County, with a lower case “c” may mean any county.

**Coverage:** The proportion of the area of the footprint of a building in relation to the area of the lot on which it stands.

## D

**Decibel (dB):** A unit for describing the amplitude of sound, as it is heard by the human ear. See also “A Weighted Decibel,” “Community Noise Equivalent Level,” and “Day-Night Average Level.”

**Density:** The number of dwelling units per unit of land; for the purposes of this General Plan density is the number of dwelling units per net acre of land (du/acre), exclusive of existing or proposed streets and rights-of-

way. Thus, the density of a development of 100 units occupying 20 net acres is 5.0 units per net acre.

**Density Bonus:** The allocation of development rights as required by State law that allow a parcel to be developed at a higher residential density than the maximum for which the parcel is designated, in exchange for the provision of a certain percentage of those units as affordable.

**Developer:** An individual or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

**Development:** The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land.

**Development Agreement:** A contractual agreement between a developer and the City that clearly establishes the developer's responsibility to provide a certain type of development, streets and sewer improvements, and any other mutually agreed to terms and responsibilities as a precondition for securing approval of a project.

**Development Impact Fees:** A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

**Domestic water, potable:** Water that has undergone adequate treatment and is considered suitable for human drinking and cooking uses.

**Dwelling Unit:** One or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided within the unit for the exclusive use of a household.

## E

**Easement:** A grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or another person or entity.

**Elderly Household:** As defined by HUD, elderly households are one- or two-member (family or nonfamily) households in which the head or spouse is age 62 or older.

**Element:** A division of the General Plan referring to a topic area for which goals, policies, and programs are defined (e.g., land use, housing, circulation).

**Emergency Shelter:** An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

**Endangered Species:** A species of animal or plant is considered endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

**Entitlement:** The rights granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under a development agreement, subdivision or tract map, or zoning regulations. For example, an entitlement may specify the maximum number of residential dwelling units permitted on a site, or the maximum square footage of nonresidential development permitted on a site.

**Environment:** The sum of all external conditions and influences affecting the life, development and, ultimately, the survival of an organism.

## F

**Fair Market Rent (FMR):** Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). FMRs are used for the Section 8 Rental Program and many other HUD programs and are published annually by HUD.

**Fault:** A fracture in the earth's crust forming a boundary between rock masses that have shifted.

**FEMA:** Federal Emergency Management Agency.

**Fire Flow:** A rate of water flow required to halt and reverse the spread of a fire.

**First-Time Homebuyer:** Defined by HUD as an individual or family who has not owned a home during the 3-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs, which differ from nonfederally funded programs.

**Floodplain:** A lowland or relatively flat area adjoining the banks of a river or stream, which is subject to a 1 percent or greater chance or flooding in any given year (i.e., 100-year flood).

**Floor Area Ratio (FAR):** The ratio between the total gross floor area of all buildings on a lot and the total land area of that lot; usually expressed as a numerical value (e.g., a building having 5,000 square feet of gross floor area located on a lot of 10,000 square feet in area has a floor area ratio of 0.5, sometimes also designated as a FAR of 0.5:1).

## G

**General Plan:** A legal document that takes the form of a map and accompanying text adopted by the local legislative body. The plan is a compendium of policies regarding the long-term development of a jurisdiction. The State requires the preparation of seven elements or divisions as part of the plan: land use, housing, circulation, conservation, open space, noise, and safety. Additional elements pertaining to the unique needs of an agency are permitted.

**Goal:** The ultimate purpose of an effort stated in a way that is general in nature and immeasurable; a broad statement of intended direction and purpose (e.g., “Provide a diverse mix of land uses to meet the future needs of all residents and the business community.”).

**Grade:** The degree of rise or descent of a sloping surface.

**Grading:** An excavation, filling in, spreading, or moving of earth, sand, gravel, rock, or other material on a lot, building site, street right-of-way, or other land area.

**Ground Failure:** Mudslide, landslide, liquefaction, or the compaction of soils due to groundshaking from an earthquake.

**Groundshaking:** Ground movement resulting from the transmission of seismic waves during an earthquake.

**Groundwater:** The supply of fresh water under the ground surface in an aquifer or soil that forms a natural reservoir.

**Group Quarters:** A facility that houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities, and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

**Growth Management:** Techniques used by government to control the rate, amount, and type of development.

## H

**Habitat:** The physical location or type of environment in which an organism or biological population lives or occurs.

**Hazardous Materials:** An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.

**HCD:** The State Department of Housing and Community Development.

**Home Mortgage Disclosure Act (HMDA):** The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance, and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

**Homeless:** Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

**Household:** According to the Census, a household is all persons living in a dwelling unit whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

**Household Income:** The total income of all the people living in a household. Households are usually described as very low income, low income, moderate income, and upper income for that household size, based on their position relative to the county median income.

**Housing Problems:** Defined by HUD as a household that (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30 percent of income on housing cost.

**Housing Unit:** A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

**HUD:** Please see U.S. Department of Housing and Urban Development.

## I

**Implementation:** An action, procedure, program, or technique that carries out General Plan policy.

**Income Category:** Four categories are used to classify a household according to income based on the median income for the county. Under state housing statutes, these categories are defined as follows: Very Low (0-50% of County median); Low (51-80% of County median); Moderate (81-120% of County median); and Upper (over 120% of County median).

**Infrastructure:** The physical systems and services that support development and population, such as roadways, railroads, water, sewer, natural gas, electrical generation and transmission, telephone, cable television, storm drainage, and others.

**Intensity:** A measure of the amount or level of development often expressed as the ratio of building floor area to lot area (floor area ratio) for commercial, business, and industrial development, or dwelling units per acre of land for residential development (also called “density”). For the purposes of this General Plan, the intensity of nonresidential development is described through the use of floor area ratio and building floor area square footage.

**Intersection:** Where two or more roads cross at grade.

**Issue:** A problem, constraint, or opportunity that becomes the basis for community action.

## J

No terms.

## K

No terms.

## L

**Landscaping:** Planting, including, but not limited to, trees, shrubs, and ground covers that are suitably designed, selected, installed, and maintained to enhance a site or right-of-way.

**Land Use:** A description of how land is occupied or used.

**Land Use Plan:** A plan showing the existing and proposed location, extent, and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, and other public and private purposes, or a combination of purposes.

**Landslide:** A general term for a falling or sliding mass of soil or rocks.

**Large Household:** A household with five or more members.

**Liquefaction:** A process by which water-saturated granular soils transform from a solid to a liquid state due to groundshaking. This phenomenon usually results from shaking from energy waves released in an earthquake.

**Local Street:** A street providing direct access to properties and designed to discourage through-traffic.

**Lot:** The basic unit of land development. A designated parcel or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed, or built upon as a unit.

**LOS:** Level of service of roadway and intersection operations.

## M

**Manufactured Housing:** Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

**Market Rate Housing:** Housing that is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

**Median Income:** The annual income for each household size within a region, which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

**Mitigate:** To ameliorate, alleviate, or avoid to the extent reasonably feasible.

**Mobile Home:** A structure, transportable in one or more sections, that is built on a permanent foundation and designed to be used as a dwelling unit when connected to the required utilities.

## N

**National Flood Insurance Program:** A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

**National Pollutant Discharge Elimination System (NPDES):** The State Water Resources Control Board issues permits to jurisdictions with the objectives to attain and protect the beneficial uses of water bodies in the State; reduce pollutants in storm water to the maximum extent practicable, and evaluate compliance with the objectives and requirements contained in the permit.

**Noise:** Any undesired audible sound.

**Noise Contours:** Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and  $L_{dn}$  are the metrics utilized to describe community noise exposure.

**Nonattainment:** The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality.

## O

**Open Space:** Any parcel or area of land or water essentially unimproved and set aside, designated, dedicated, or reserved for public or private use or enjoyment.

**Orange County Council of Governments (OCCOG):** A regional planning and review authority whose membership includes representation from all jurisdictions in Orange County.

**Ordinance:** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowding:** As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches.

**Overpayment:** The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50 percent of gross income.

**Ozone:** An oxidant, O<sub>3</sub>, that makes up the largest single portion of smog.

## P

**Parcel:** The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

**Particulate:** A minute, separate airborne particle of such materials as dust, smoke, and pollen.

**Policy:** Statements guiding action and implying clear commitment found within each element of the General Plan (e.g., “Ensure a balance or surplus between the generation of public revenues and the cost of providing public facilities and services.”).

**Pollution:** The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

**Program:** A coordinated set of specific measures and actions (e.g., zoning, subdivision procedures, and capital expenditures) the local government intends to use in carrying out the policies of the General Plan.

## Q

No terms.

## R

**Redevelopment:** Redevelopment, under the California Community Redevelopment Law, is a process with the authority, scope, and financing mechanisms necessary to provide stimulus to reverse current negative business trends, remedy blight, provide job development incentives, and create a new image for a community. It provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare. In a more general sense, redevelopment is a process in which existing development and use of land is replaced with newer development and/or use.

**Regional:** Pertaining to activities or economies at a scale greater than that of a single jurisdiction that affect a broad homogeneous area.

**Regional Housing Needs Assessment (RHNA):** The Regional Housing Needs Assessment (RHNA) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the Southern California Association of Governments region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

**Regulation:** A rule or order prescribed for managing government.

**Rehabilitation:** The upgrading of a building in previously dilapidated or substandard condition, for human habitation or use.

**Right-of-Way:** A strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied or currently occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary or storm sewer, or other similar uses.

**Riparian:** Of, on, or relating to the banks of a natural course of water.

## S

**SCAG:** Southern California Association of Governments.

**Second Dwelling Unit:** A separate residential unit containing sleeping quarters and bathroom facilities independent of the principal dwelling on the site.

**Section 8:** A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

**Seiche:** An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.

**Seismic:** Caused by or subject to earthquakes or earth vibrations.

**Sensitive Species:** Includes those plant and animal species considered threatened or endangered by the U.S. Fish and Wildlife Service and/or the California Department of Fish and Game according to Section

3 of the federal Endangered Species Act. Endangered—any species in danger of extinction throughout all, or a significant portion of, its range. Threatened—a species likely to become an endangered species within the foreseeable future throughout all, or a portion of, its range. These species are periodically listed in the Federal Register and are, therefore, referred to as “federally listed” species.

**Setback:** A minimum horizontal distance between the building line and the lot line; or when abutting a street, the minimum horizontal distance between the building line and the ultimate right-of-way line.

**Sewer:** Any pipe or conduit used to collect and carry away wastewater from the generating source to a treatment plant or discharge outfall.

**Site:** A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

**Slope:** Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

**Soil:** The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

**Solid Waste:** Unwanted or discarded material, including garbage with insufficient liquid content to be free flowing, generally disposed of in landfills or incinerated.

**Southern California Association of Governments (SCAG):** The Southern California Association of Governments is a regional planning agency that encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for the preparation of the Regional Housing Needs Assessment (RHNA).

**Special Needs Groups:** Those segments of the population that have a more difficult time finding decent affordable housing due to special circumstances. Under State planning law, these special needs groups consist of seniors, disabled, large households, female-headed households with children, farmworkers, homeless, and students.

**Standards:** (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The California Government Code (Section 65302) requires that General Plans describe “standards.” Examples of standards might include the number of acres of parkland per 1,000 populations that the community will attempt to acquire and improve. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions; for example, site-design regulations such as lot area, height, limit

frontage, landscaping, and floor area ratio.

**Structure:** Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).

**Subdivision:** The division of a lot, tract, or parcel of land that is the subject of an application for subdivision.

**Subsidence:** The sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human and natural activity, including earthquakes.

**Subsidy (Housing):** To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or State income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

**Substandard Housing:** Housing that does not meet the minimum standards contained in the State Housing Code (i.e., does not provide shelter), or endangers the health, safety or well-being of occupants. Jurisdictions may adopt more stringent local definitions of substandard housing.

**Supportive Services:** Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

## T

**Topography:** Configuration of a surface, including its relief and the position of natural and man-made features.

**Townhouse:** A dwelling unit occupying its own lot but which is physically attached to at least one other dwelling unit.

**Transportation Demand Management (TDM):** A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).

**Transportation Systems Management (TSM):** Individual actions or comprehensive plans to reduce the number of vehicular trips generated by or attracted to new or existing development. TSM measures attempt to reduce the number of vehicle trips by increasing bicycle or pedestrian trips or by expanding the use of bus, transit, carpool, vanpool, or other high occupancy vehicles.

**Transit:** The conveyance of persons or goods from one place to another by means of a local, public transportation system.

**Transitional Housing:** Transitional housing is temporary (often 6 months to 2 years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

**Trip:** A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one “production end,” (or origin--often from home, but not always), and one “attraction end” (destination).

## U

**Units At-Risk of Conversion:** Housing units that are currently restricted to low income housing use and will become unrestricted and possibly be lost as low income housing.

**U.S. Department of Housing and Urban Development (HUD):** The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

**Use:** The purpose for which land or structures are arranged, designed or intended, or for which either land or structures are, or may be, occupied or maintained. “Use” includes construction, establishment, maintenance, alteration, moving onto, enlargement, operation, or occupancy.

## V

**Variance:** A modification of any specific provision of the Zoning

Ordinance, granted by the City, after a public hearing, in accordance with applicable sections of the Zoning Ordinance, for the purpose of assuring that no property, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity and district.

**Vegetative Communities:** Unique groupings of plants determined primarily on elevation and climate.

## W

No terms.

## X

No terms.

## Y

No terms.

## Z

**Zoning:** A police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards. Requirements vary from district to district, but they must be uniform within the same district. The zoning ordinance consists of a map and text.

**Zoning Map:** The officially adopted zoning map of a city specifying the location of zoning districts within all geographic areas of the city.