



3.0 Project Description



3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION

The City of Rancho Santa Margarita (City) is located in eastern Orange County about 10 miles northeast of the Pacific Ocean, in the foothills of the Santa Ana Mountains; refer to [Exhibit 3-1, Regional Location](#). The General Plan Study Area is comprised of 8,607 acres (13 square miles), of which 8,280 acres are located within the City's incorporated limits and 327 acres are located within the City's Sphere of Influence (SOI); refer to [Exhibit 3-2, General Plan Study Area](#). The community is bisected by the Foothill Transportation Corridor State Route 241 (SR-241), which extends to the north connecting with North County cities such as Yorba Linda and Anaheim, and to the south terminating at Oso Parkway. The cities of Mission Viejo and Lake Forest are located to the west, Cleveland National Forest is located to the east, and unincorporated Orange County is located to the north and south. Regional access to the City is provided via SR-241, SR-133, and Interstate 5.

3.2 ENVIRONMENTAL SETTING

Rancho Santa Margarita has been primarily developed as a series of Planned Communities prior to incorporation. The Planned Communities comprising the incorporated City include:

- Rancho Santa Margarita Planned Community
- Rancho Trabuco Planned Community
- Robinson Ranch Planned Community
- Dove Canyon Planned Community

The area located southwest of the Robinson Ranch Planned Community is referred to as the Rancho Cielo and Walden Communities. These areas were developed consistent with the Orange County development code.

While the Planned Communities once set forth the zoning and site development standards for specific areas within the City, they were replaced by the Rancho Santa Margarita Zoning Code (RSMZC) in 2007. The Planned Communities now serve as a guide for the character of development in specific geographic areas of the City. At this time, the Planned Communities have been built out, leaving little opportunity for significant new development.



NOT TO SCALE

Michael Baker
INTERNATIONAL

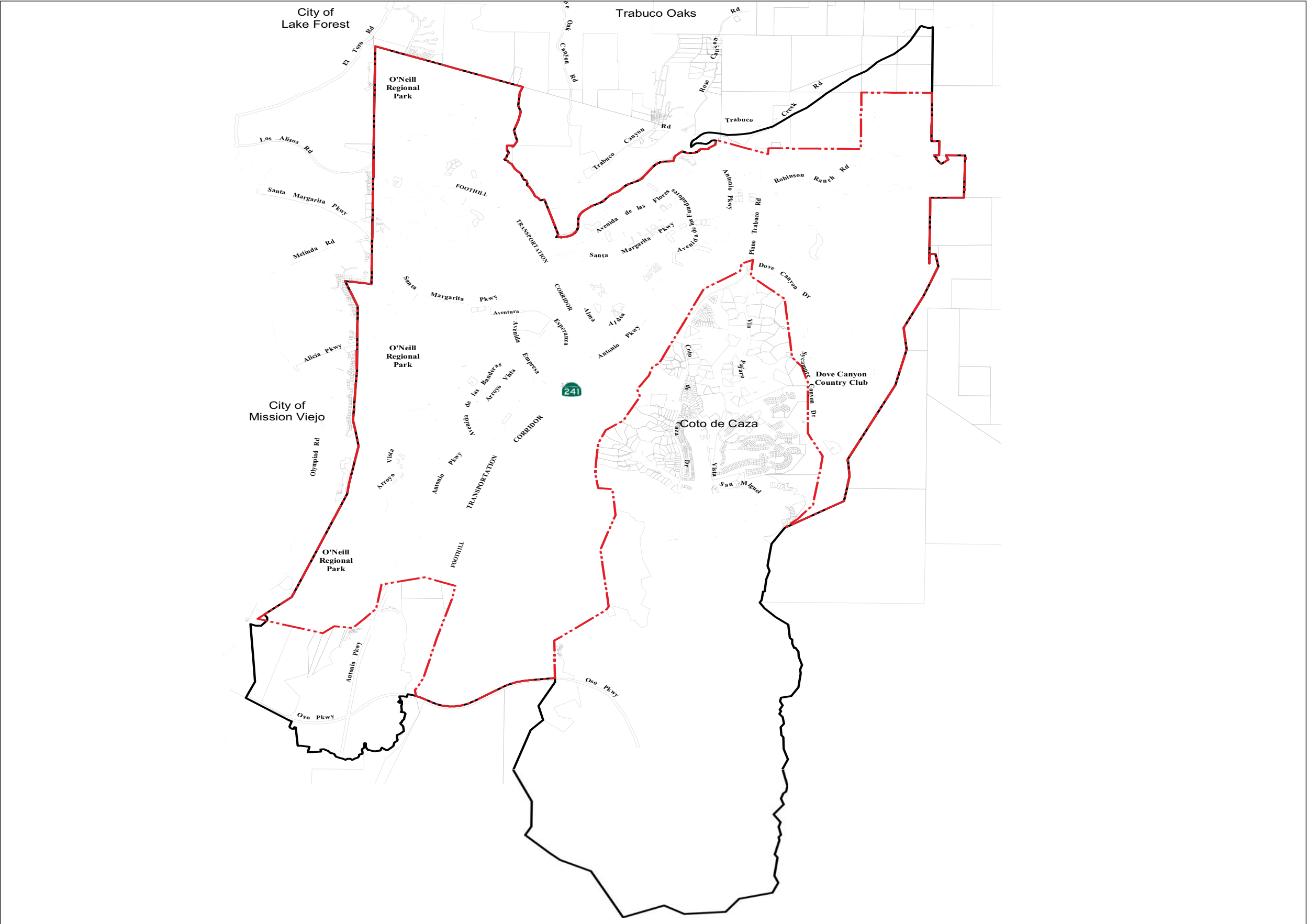


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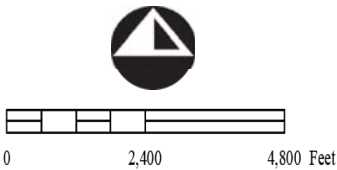


Regional Location

Exhibit 3-1



- LEGEND**
- City Boundary
 - Sphere of Influence



Source: Orange County Local Area Formation Commission, 2013.



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Existing (on-the ground) development within the City limits are identified in Table 3-1, Existing Land Use Summary.

**Table 3-1
Existing Land Use Summary**

Land Use	Acres	Dwelling Units	Square Feet
Low Density Residential	895.5	6,032	--
Low-Medium Density Residential	228.2	2,259	--
Medium Density Residential	263.3	4,080	--
High Density Residential	251.4	5,395	--
General Commercial	129.4	--	961,906
Neighborhood Commercial	43.5	--	363,454
Business Park	271.3	--	3,457,374
Community Facility	219.4	--	1,184,862
Parks	153.9	--	3,616
Open Space	3,070.1	--	10,000
Open Space Golf	457.1	--	67,026
Regional Open Space	1,164.3	--	--
Water	71.2	--	--
Right-of-Way (approximate)	1,061.3	--	--
Total	8,279.9	17,766	6,048,238

Source: City of Rancho Santa Margarita, *Rancho Santa Margarita General Plan Update Final Existing Conditions Report*, December 2017.

As indicated in Table 3-1, there are 17,766 residential dwelling units and approximately 5.97 million square feet of commercial, business park, and community facilities uses within the City. Over 4,800 acres within the City are comprised of open space and park uses. Approximately 1,061 acres are right-of-way.

3.3 PROJECT BACKGROUND

The current *City of Rancho Santa Margarita General Plan* (2002 General Plan) was adopted in 2002 and consists of the following State mandated and optional elements:

- Land Use
- Economic Development
- Circulation
- Housing
- Conservation/Open Space
- Safety
- Noise

The Housing Element was updated in September 2013 in compliance with the 2013-2021 planning cycle for cities within the Southern California Association of Governments region. The Circulation Element was adopted in January 2014. No changes are proposed to the Housing and Circulation Elements.

The 2002 General Plan Land Use Element designates the following land uses for the City:

- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Neighborhood Commercial
- Business Park
- Community Facility
- Parks
- Open Space



- Open Space Golf
- Regional Open Space
- Future Planned Community

According to the 2002 General Plan Land Use Plan Development Capacity Summary, implementation of the 2002 General Plan was anticipated to result in the development of 17,608 dwelling units and 13.6 million square feet of non-residential development, resulting in a population of 51,178 within the Study Area. Because time has elapsed since adoption of the 2002 General Plan, it contains some outdated information, projections, and policy direction. Thus, it was determined that a strategic update to the 2002 General Plan was warranted.

The General Plan Update was developed through a process involving community engagement activities, working sessions with City staff and department heads, and meetings with various stakeholder groups. As part of the General Plan Update, a Community Engagement Plan was prepared and implemented throughout the summer and fall of 2016 and spring of 2018. The environmental review of the General Plan Update also began in 2016, and thus, existing baseline conditions are based on year 2016.

Community engagement activities included developing a Rancho Santa Margarita General Plan Update webpage and advertising initiation of the General Plan Update process in the City's e-newsletter. Stakeholder interviews and focus groups, roadshows (i.e., community group presentations), and pop-up events at the City's Summer Concert Series in July 2016 were conducted to identify and confirm the vision and priorities of the community. Stakeholder and community groups presented to during the community outreach process included The Rancho Santa Margarita Chamber of Commerce, Community Associations of Rancho, Bell Tower Foundation, Age Well Senior Services, Boys and Girls Club, California Department of Forestry and Fire Protection, and Orange County Sheriff's Department. Community input and feedback gathered through these community engagement activities were utilized in forming the General Plan Update.

3.4 STATEMENT OF OBJECTIVES

The City's objectives for the Rancho Santa Margarita General Plan Update are as follows:

- Uphold and honor the Rancho Santa Margarita Master Plan;
- Prepare Rancho Santa Margarita for the next 20 years;
- Update the General Plan to ensure it meets new State requirements;
- Maintain a balance of land uses to ensure compatibility now and in the decades to come; and
- Maintain and support high quality-of-life, community satisfaction, and safety.



3.5 PROJECT CHARACTERISTICS

Since the General Plan was adopted in 2002, Rancho Santa Margarita has maintained a strong mix of land uses and a balance of jobs and housing in which people live, work, shop, and play. Successful implementation of the 2002 General Plan has supported this high quality-of-life, ensuring the small-town village character is protected and enhanced. With the significant progress that has been made in implementing the 2002 General Plan and the desire to enhance quality-of-life and encourage economic development as the community continues to grow and mature, the City determined the need to provide a strategic update to several General Plan elements.

Residents support existing Rancho Santa Margarita planning policies and the 2002 General Plan Vision Statement; therefore, the proposed Rancho Santa Margarita General Plan Update (General Plan Update or proposed project) provides an opportunity to reaffirm existing goals and policies, to remove or revise goals and policies that are no longer relevant or need updating to reflect changing regulatory requirements, and to consider new goals and policies that further support and maintain Rancho Santa Margarita's vision.

The mission of the proposed project is to uphold and honor the original Rancho Santa Margarita Planned Community Master Plan; prepare Rancho Santa Margarita for the next 20+ years; maintain a balance of land uses; maintain and support quality of life, community satisfaction, and safety for all residents; and update the General Plan to meet new State requirements.

The purpose of the General Plan is to provide the City Council, Planning Commission, Staff, and the entire community with a strategically refreshed and internally consistent plan to guide the City's decision-making and development processes through the General Plan planning period (2040).

3.5.1 GENERAL PLAN UPDATE COMPONENTS

The General Plan Update is a strategic update focused on five elements: Conservation/Open Space, Economic Development, Land Use, Noise, and Safety. The Circulation and Housing Elements were updated in 2014 and 2013, respectively; thus, no changes are proposed to those two elements.

Major components of the General Plan Update include:

- Update existing conditions, with year 2016 serving as the baseline year.
- Update the General Plan development projections to the year 2040, the General Plan planning period.
- Update the Land Use Element with one new Mixed-Use (MU) land use designation and establish site conditions and characteristics for future mixed-use development.



- Update the Conservation/Open Space, Economic Development, Land Use, Noise, and Safety Elements to reflect current conditions and account for new development projections.
- Add, delete, or modify existing General Plan goals and policies in the Conservation/Open Space, Economic Development, Land Use, Noise and Safety Elements.

3.5.2 GENERAL PLAN UPDATE ELEMENTS

The proposed project strategically focuses on updating the following five General Plan elements: Conservation/Open Space, Economic Development, Land Use, Noise, and Safety. No changes are proposed to the Housing and Circulation Elements.

Each General Plan Element has a specific purpose and focus, as described below. Together, they present a consistent policy platform, as required by law. No single element or subject supersedes any other, and all are internally consistent.

CONSERVATION/OPEN SPACE ELEMENT

The uniqueness of Rancho Santa Margarita is due in large part to its many natural and open space resources including scenic vistas, parks, lake, creeks, and lush vegetation. The Conservation/Open Space Element focuses on the preservation and enhancement of these resources to ensure the community's distinct setting and natural beauty are preserved and that the quality of the environment is maintained. Resources addressed in this Element include: ecological and biological resources; scenic resources; water quality; air quality; energy conservation; cultural resources; and greenhouse gas emissions. Goals and policies in this Element address the preservation and enhancement of these resources to ensure a high-quality environment now and in the future.

ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element provides the overall framework for decision-making that affects economic development in the City. Although Rancho Santa Margarita is largely built out, with relatively little vacant land available for new development, many opportunities exist for expanding the existing commercial and employment/technology base through infill and redevelopment, which have been included in the net growth assumptions for reasonably anticipated development potential identified by the General Plan Update. The purpose of the Economic Development Element is to maintain and improve the economic sustainability of Rancho Santa Margarita by addressing economic growth and development; business attraction and retention; and fiscal strength and stability.

LAND USE ELEMENT

The Land Use Element is a guide to land use planning within Rancho Santa Margarita. This Element identifies the type and location of existing and future land uses within the City. The land uses identified in the Land Use Element reflect the community's goals for its form and character, the desire to maintain a quality living environment for families, strengthen



the community's distinctive image, encourage economic development, and preserve the natural areas that make Rancho Santa Margarita unique. The Element also addresses the relationship between development and environmental quality, protection of natural water resources, potential hazards, and social and economic objectives. As a guide for future growth and development, the Element identifies the general distribution, location, mix and extent of desired land uses including residential, commercial and business, public/quasi-public facilities, open space uses, and other land uses.

Land Use Plan

The General Plan Land Use Map identifies the type, location, and density/intensity of future development within the City; refer to [Exhibit 3-3, *General Plan Update Land Use Map*](#). No changes are proposed to the Land Use Map as part of the General Plan Update.

LAND USE DESIGNATIONS

The proposed land use plan designates all land in Rancho Santa Margarita to one of the 14 land use designations described below. It should be noted that the only new land use designation proposed under the General Plan Update is the Mixed-Use (MU) designation and no changes are proposed to the existing land use designations.

Residential Land Use Designations

Low Density Residential (LDR): The Low Density Residential land use designation provides for single-family detached homes on moderate to large lots. The designation allows a maximum density of 7.0 units per net acre, with an average density of 6.5 units per net acre. Uses such as accessory dwelling units, community facilities, parks and open space, day care, churches, and others that are compatible with and oriented toward serving the needs of the low-density single-family neighborhood may also be allowed.

The maximum density of this land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of California Government Code (CGC) Section 65915, and RSMZC Section 9.08.120, *Density Bonus Process*.

Low-Medium Density Residential (LMDR): The Low-Medium Density Residential land use designation provides for single-family detached homes on smaller lots, as well as development of single-family attached residential units such as town homes and duplexes. The designation allows a maximum density of 11.0 units per net acre, with an average density of 10.0 units per net acre. Uses such as accessory dwelling units, community facilities, parks and open space, day care, churches, and others that are compatible with and oriented toward serving the needs of the low-medium density single-family neighborhood may also be allowed.

The maximum density of this land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of CGC Section 65915 and RSMZC Section 9.08.120.



Medium Density Residential (MDR): The Medium Density Residential designation provides for detached and attached single-family homes, condominiums, duplexes, and apartments. The designation allows a maximum of 18.0 units per net acre, with an average density of 14.3 units per net acre. Uses such as day care, churches and others that are compatible with and oriented toward serving the needs of the medium density neighborhood may also be allowed.

The maximum density of this land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of CGC Section 65915 and RSMZC Section 9.08.120.

High Density Residential (HDR): The High Density Residential designation provides for attached units, condominiums, duplexes, and apartments. The designation allows a maximum of 25.0 units per net acre, with an average density of 20.0 units per net acre. The High Density Residential designation also provides for development of senior housing. Uses such as day care, parks and open space, churches and others that are compatible with and oriented toward serving the needs of the high density or senior neighborhood may also be allowed.

The maximum density of this land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of CGC Section 65915 and RSMZC Section 9.08.120.

Commercial and Business Land Use Designations

General Commercial (C): The General Commercial land use designation provides for retail uses that rely on automobile traffic and attract customers from a citywide and/or regional trade area. The maximum intensity of development is 1.0:1 floor area ratio (FAR). The average intensity is 0.4:1 FAR.

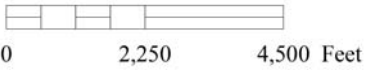
Neighborhood Commercial (NC): The Neighborhood Commercial land use designation provides for a variety of retail uses that serve the needs of nearby neighborhoods. In addition to retail uses, areas designated Neighborhood Commercial can also include general business, medical, or professional offices. The maximum intensity of development is 0.6:1 FAR. The average intensity is 0.3:1 FAR.

Business Park (BP): The Business Park designation applies to all non-residential properties within the Rancho Santa Margarita Business Park area. Permitted uses include service commercial, retail commercial, office, light industrial, open space, and community facilities (excluding public and private schools). The maximum intensity of development is a 1.0:1 FAR and the average intensity of development is a 0.35:1 FAR.



LEGEND

- Low Density Residential
(0-7.0 Units/Net Acre, Average 6.5 Units/Net Acre)
- Low-Medium Density Residential
(7.0-11.0 Units/Net Acre, Average 10.0 Units/Net Acre)
- Medium Density Residential
(11.0-18.0 Units/Net Acre, Average 14.3 Units/Net Acre)
- High Density Residential
(18.0-25.0 Units/Net Acre, Average 20.0 Units/Net Acre)
- Commercial General
- Neighborhood Commercial
- Business Park
- Community Facility
- Park
- Open Space
- Open Space Golf
- Regional Open Space
- Water
- Future Planned Community
- City Boundary
- Sphere of Influence



Sources: City of Rancho Santa Margarita, July 2015 and Orange County Local Area Formation Commission, 2013.



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Public/Quasi-Public Land Use Designation

Community Facility (CF): The Community Facility land use designation allows development of fire stations, police stations, public and private schools, recreation centers, water tanks, utilities, or other non-commercial, non-residential, or non-industrial purposes. The maximum intensity of development is a 0.6:1 FAR and the average intensity of development is a 0.3:1 FAR. Ownership and control of properties designated as Community Facility are indicated on Exhibit 3-3 using the following symbols:

- S** Public Schools (Capistrano and Saddleback Valley Unified School Districts)
- R** Churches, Religious Institutions, and Religious Schools (Under various control)
- L** Libraries (Orange County Public Library)
- CH** City Hall and Bell Tower Regional Community Center (City of Rancho Santa Margarita)
- FS** Fire Station (Orange County Fire Authority)
- W** Water District (Santa Margarita and Trabuco Canyon Water Districts)

Open Space Land Use Designations

Parks (P): The Parks designation provides for public and private-owned parklands, which may include areas for active sports play, large multipurpose fields for community sports fields and courts, and informal recreation, tot lots, community event space, maintenance/support facilities, and caretaker facilities. The maximum intensity of development is a 0.5:1 FAR and the average intensity of development is a 0.1:1 FAR.

Open Space (OS): The Open Space designation provides open space for outdoor recreation, buffering of land uses, preservation of natural resources, managed production of resources, and protection of health and public safety. Areas designated as Open Space include: streams and washes, open space easements, and other private and public open space. No density or intensity standards are applied within this designation.

Open Space Golf (OSG): The Open Space Golf designation provides for maintenance and development of golf courses and other private recreational uses. The maximum intensity of development is a 0.4:1 FAR and the average intensity of development is a 0.05:1 FAR.

Regional Open Space (ROS): The Regional Open Space designation applies to sections of O'Neill Regional Park that lie within the City of Rancho Santa Margarita. The designation provides for a variety of active and passive recreational uses, consistent with Orange County regulations for use of the Park. The maximum intensity of development is a 0.4:1 FAR and the average intensity of development is a 0.05:1 FAR.



Other Land Use Designations

Future Planned Community (FPC): The Future Planned Community designation applies to land located within the City's Sphere of Influence (SOI) northeast of the City's existing boundary. Future development of the Northeast Future Planned Community is expected to occur following annexation of the properties by the City and the City approval of a Specific Plan. This area is subject to detailed planning and development of residential, commercial, community facility, recreation and open space uses to ensure that it is complementary to the master planned development of Rancho Santa Margarita and properly planned for its interface with Trabuco Canyon and adjacent neighborhoods.

Mixed-Use (MU): The Mixed-Use designation provides for combinations of uses typically found within the Medium Density Residential (MDR), High Density Residential (HDR), Commercial General (C), and Neighborhood Commercial (NC) designations. Mixed-use can take place in a single-structure, on a single parcel, or on adjacent parcels. Mixed-use developments may occur as vertical (first-floor commercial with two to three floors of residential above) or horizontal (adjacent development on the same parcel or site). The maximum density of development is 25 units per acre with an average density of 20 units per acre. The maximum intensity for development is 1.0:1 FAR, with a maximum 45-foot height limit and average intensity 0.4:1 FAR.

The intent of this designation is to encourage more flexible, compact, and diverse uses by providing the ability for development projects to combine compatible uses in a variety of ways. Mixed-use development encourages property owners to make efficient use of their land and propose unique mixes of development designed to meet the demands of the surrounding area. Optimal site conditions and characteristics for the Mixed-Use Residential/Commercial designation would be proximate to major employment areas; be located near the City center or existing commercial centers with enough surrounding density to support retail; and promote walkability. Sites should be located adjacent to major arterials to capture commuter traffic, but the focus of the internal circulation system should be limited to one or two lanes of traffic (preferably with diagonal parking in each direction) to make for safe and comfortable pedestrian movement.

It should be noted that the MU designation is not assigned to any specific parcels within the City under the proposed land use plan but is introduced under the General Plan Update to allow for future mixed-use development opportunities, as determined appropriate.

Land Use Plan Development Potential

Based on the proposed land use designations, maximum density, and intensity permitted for each parcel, as well as the historical development patterns in the City with only a limited number of parcels being developed at the maximum density or intensity, the reasonably anticipated development potential of the proposed land use plan would increase development over existing (2016) conditions by 528 additional dwelling units and 3,085,014 additional square feet of non-residential uses. Section 3.5.3, General Plan Update Growth and Assumptions, provides additional details on each land use designation's maximum and assumed densities and total development potential.



NOISE ELEMENT

The Noise Element identifies and assesses the community's existing noise environment, and provides guidance to proactively avoid or limit noise and land use compatibility problems in the future; effects of transportation and non-transportation related noise on the community are also addressed. This Element includes goals and policies to ensure the compatibility of land uses are considered as part of the land use planning and site development process, as well as the effects of transportation and non-transportation related noise on the community. Effective strategies are provided to reduce excessive noise and limit community exposure to loud noise sources.

SAFETY ELEMENT

The Safety Element identifies and addresses features or characteristics existing in or near Rancho Santa Margarita that represent a potential hazard to the community's citizens, sites, structures, public facilities, and infrastructure. Safety issues addressed in this Element include: citywide safety and education; seismic and geologic hazards; flood hazards; wildland fire hazards; human activity hazards; and crime risk and prevention. Goals and policies focus on understanding the hazards and safety issues that affect the community and ensuring public safety concerns are adequately addressed.

3.5.3 GENERAL PLAN UPDATE GROWTH AND ASSUMPTIONS

The maximum density or intensity permitted for an individual parcel is controlled by the land use designation, unless a density bonus pursuant to RSMZC Section 9.08.120 applies. In addition to the land use designation, development of a parcel is influenced by a variety of factors including the physical characteristics of a parcel, compatibility with nearby uses, access and infrastructure limitations, market factors, and previous development trends.

Within Rancho Santa Margarita, many of the parcels are not developed to their maximum density or intensity. There are future land use opportunities that could result in new development or redevelopment within the community. In general, it is anticipated that new development will occur in a similar manner to historical development patterns in the City with only a limited number of parcels being developed at the maximum density or intensity. Therefore, the projected future development intensity and density identified in Table 3-2, General Plan Update Development Potential, is based upon existing and historical development, as well as reasonably anticipated development associated with the future land use opportunities identified above.



**Table 3-2
General Plan Update Development Potential**

Land Use	Maximum		Assumed		Acres	Estimated Dwelling Units	Estimated Non-Residential Square Feet
	DU/Acre	FAR	DU/Acre	FAR			
Residential Land Use Designations							
LDR: Low Density Residential	7	—	7	—	895.5	6,268	—
LMDR: Low-Medium Density Residential	11	—	10	—	228.2	2,282	—
MDR: Medium Density Residential	18	—	16	—	263.3	4,213	—
HDR: High Density Residential	25	—	22	—	251.4	5,531	—
Commercial and Business Land Use Designations							
C: General Commercial	—	1.0	—	0.25	129.4	—	1,408,732
NC: Neighborhood Commercial	—	0.6	—	0.20	43.5	—	378,961
BP: Business Park	—	1.0	—	0.45	271.3	—	5,318,273
Public/Quasi-Public Land Use Designation							
CF: Community Facility	—	0.6	—	0.15	219.4	—	1,433,721
Open Space Land Use Designations							
P: Parks	—	0.5	—	0.001	154.0	—	6,706
OS: Open Space	—	--	—	--	3,162.6	—	10,000
OSG: Open Space Golf	—	0.4	—	0.0035	457.1	—	69,694
ROS: Regional Open Space	—	0.4	—	0.01	1,164.3	—	507,166
Other Land Uses							
Water	—	—	—	—	71.2	—	—
Total					7,311.0	18,294	9,133,253
Note: DU = dwelling unit Acreage does not account for right-of-way and numbers may vary slightly due to rounding. Future mixed-use development would come from capacity within the MDR, HDR, and C designations.							



As previously stated, no changes are proposed to the Housing and Circulation Elements, as both elements have been recently updated. As no land use designations are changing and no project development is being proposed with the General Plan Update, the City's housing opportunity sites would not be impacted. The growth assumptions under the General Plan Update account for the potential development of housing to accommodate the City's RHNA requirements and current Housing Element. Specifically, the City's RHNA requirement could be fulfilled by accessory dwelling units assumed in the General Plan Update. Additionally, roadway capacities assumed in the Circulation Element would similarly not be impacted as no development projects are being proposed with the General Plan Update. Overall, the General Plan Update is focusing growth assumptions from the 2002 General Plan to reflect accurate and reasonable development assumptions based on historical development, including infill development and opportunities for redevelopment of existing developed sites. Updated goals and policies provide for consistency between the updated General Plan Elements and the existing Housing and Circulation Elements. As such, the Housing and Circulation Elements would be able to accommodate the growth assumptions associated with the General Plan Update.

Table 3-3, *General Plan Update Net Growth*, summarizes the net growth anticipated by the proposed project. As indicated, the anticipated growth over existing (2016) conditions is 528 additional dwelling units and 3,085,014 additional square feet of non-residential uses based upon historical development patterns in the City and the reasonably assumed development intensities and densities identified in Table 3-2.

Table 3-3
General Plan Update Net Growth
(increase over existing conditions)

Land Use	2016 Existing Conditions		2040 General Plan		Net Growth	
	Dwelling Units	Non-Residential Square Feet	Dwelling Units	Non-Residential Square Feet	Dwelling Units	Non-Residential Square Feet
Residential Land Use Designations						
LDR: Low Density Residential	6,032	—	6,268	—	236	—
LMDR: Low-Medium Density Residential	2,259	—	2,282	—	23	—
MDR: Medium Density Residential	4,080	—	4,213	—	133	—
HDR: High Density Residential	5,395	—	5,531	—	136	—
Commercial and Business Land Use Designations						
C: General Commercial	—	961,906	—	1,408,732	—	446,826
NC: Neighborhood Commercial	—	363,454	—	378,961	—	15,507
BP: Business Park	—	3,457,374	—	5,318,273	—	1,860,899
Public/Quasi-Public Land Use Designation						
CF: Community Facility	—	1,184,862	—	1,433,721	—	248,859
Open Space Land Use Designations						
P: Parks	—	3,616	—	6,705	—	3,089
OS: Open Space	—	10,000	—	10,000	—	—
OSG: Open Space Golf	—	67,026	—	69,694	—	2,668
ROS: Regional Open Space	—	—	—	507,166	—	507,166
Total	17,766	6,048,238	18,294	9,133,252	528	3,085,014



For each environmental issue addressed in Section 5.0, Approach to Environmental Analysis, the assumptions for project impact analyses are explained. The analyses are based on the project conditions that would result in the greatest impact for each environmental issue to ensure a “reasonable worst-case” evaluation of potential environmental impacts based on historical development patterns in the City. For instance, the General Plan Update’s reasonably projected development capacity (i.e., 528 additional dwelling units and 3,085,014 additional square feet of non-residential uses by 2040) is assumed for traffic and other issue areas, although, development may not occur to the assumed growth. The analysis of project impacts is based upon various assumptions regarding existing and future conditions in Rancho Santa Margarita. Unless otherwise stated, the assumptions are as specified in Table 3-4, General Plan Update Growth Assumptions.

Table 3-4
General Plan Update Growth Assumptions

Description	2016 Existing Conditions	2040 General Plan	Net Change
Dwelling Units	17,766	18,294	528
Household Size (Persons Per Household)	2.93 ¹	2.93	0
Population (Persons)	49,712 ²	51,404 ³	1,692
Non-Residential Development (Square Feet)	6,048,238	9,133,252	3,085,014
Note: 1. State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2016, With 2010 Benchmark, Sacramento, California, May 1, 2016. 2. Existing population is based on a household size of 2.93 and vacancy rate of 4.5 percent. 3. Population is based on a household size of 2.93 and vacancy rate of 4.1 percent for 2040 per California Department of Finance. Source: City of Rancho Santa Margarita and Michael Baker International, 2017.			

3.5.4 PROPOSED GENERAL PLAN UPDATE GOALS AND POLICIES

Each element of the General Plan Update contains an *Issues, Goals, and Policies* section that identifies planning issues, goals, and policies related to the element topic. The issues, goals, and policies are based on input received from the community, members of the Planning Commission and City Council, City staff, and other public agencies.

The *issues* represent the needs, concerns or desires addressed by the General Plan. The *goals* are overall statements of community desires and consist of broad statements of purpose or direction. The *policies* serve as guides to the City Council, Planning Commission, and City staff in reviewing development proposals and making other decisions that affect the future growth and development of Rancho Santa Margarita.

The Goals and Policies for each element of the General Plan Update are outlined in Table 3-5, General Plan Update Goals and Policies.



**Table 3-5
General Plan Update Goals and Policies**

Goal/ Policy No.	Goals and Policies
Conservation/Open Space Element	
Goal 1	Protect and enhance the ecological and biological resources within and surrounding the community.
Policy 1.1	Preserve ecological and biological resources by maintaining these resources as open space.
Policy 1.2	Continue to preserve the coast live oak woodlands in the City by retaining the habitat as open space.
Policy 1.3	Protect and enhance the creeks and adjacent wetlands for their value in providing visual amenity, habitat for wildlife, and recreational opportunities.
Policy 1.4	Through land use planning, environmental review, and conditions placed on development projects, reduce the impact of urban development on important ecological and biological resources, including the beneficial uses of receiving waters.
Policy 1.5	Adopt open space management and park maintenance and development practices that minimize negative impacts to the natural environment.
Policy 1.6	Continue to preserve and maintain the Upper Oso Reservoir Habitat Restoration site and consider opportunities for expansion of this area.
Policy 1.7	Continue to maintain open space areas for passive recreational use.
Goal 2	Maintain community character and identity by protecting the City's scenic resources and vistas.
Policy 2.1	Maintain scenic resources, such as the City's hillsides, ridgelines, and surface water resources as open space.
Policy 2.2	Encourage and maintain high-quality architectural and landscaping design to preserve the community's visual character.
Goal 3	Protect the beneficial uses of ground and surface waters.
Policy 3.1	Adopt and enforce water quality regulations and support water quality educational efforts to eliminate pollution from urban runoff.
Policy 3.2	Preserve, and where possible, create or restore areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones.
Goal 4	Cooperate with local and regional agencies to improve air quality.
Policy 4.1	Cooperate with the South Coast Air Quality Management District and Southern California Association of Governments in their efforts to implement the regional Air Quality Management Plan.
Policy 4.2	Promote land use patterns that reduce the number and length of motor vehicle trips.
Policy 4.3	Encourage the expansion and retention of local serving retail businesses (e.g., restaurants, drug stores) to reduce the number and length of automobile trips to comparable services located in other jurisdictions.
Policy 4.4	Encourage complete streets improvements and alternative modes of transportation, such as walking, biking, and public transportation to reduce emissions associated with automobile use.
Policy 4.5	Consider vehicle miles traveled when creating and implementing planning documents and reviewing development proposals.



**Table 3-5 [continued]
General Plan Update Goals and Policies**

Goal/ Policy No.	Goals and Policies
Policy 4.6	Require new development and reuse/revitalization projects with sensitive uses in areas within 500 feet of a freeway or urban road with 100,000 vehicles/day to be designed to lessen any potential health risks through site design, landscaping, ventilation systems, or other measures.
Goal 5	Encourage energy conservation.
Goal 5.1	Participate in local, regional, and State programs that promote energy conservation and alternative energy sources.
Goal 5.2	Collaborate with energy suppliers and distributors to institute energy conservation programs, and inform the public of these programs.
Goal 5.3	Encourage green design features such as passive solar design, natural ventilation, and building orientation during the development review process.
Goal 6	Preserve and protect historical, archaeological, and paleontological resources.
Policy 6.1	Balance the benefits of development with a project's potential impacts to existing cultural resources.
Policy 6.2	Identify, designate, and protect sites of historic importance.
Goal 7	Reduce greenhouse gas emissions from activities occurring in Rancho Santa Margarita to levels consistent with State goals.
Policy 7.1	Pursue funding sources to develop and implement programs and projects that reduce greenhouse gas emissions produced within the City.
Policy 7.2	Proactively inform and educate residents, business-owners, and developers regarding techniques for sustainable development and resource conservation.
Economic Development Element	
Goal 1	Ensure economic development that maintains and enhances the community's character.
Policy 1.1	Develop and implement short- and long-range plans to stimulate jobs and economic growth that complement the City's employment, entertainment, and shopping needs.
Goal 2	Attract and retain the types of businesses and employment generating uses that are beneficial to the community and maintain the City's community character.
Policy 2.1	Encourage the retention of existing industry and employment generators in the community by providing and maintaining high-quality services and facilities.
Policy 2.2	Encourage the use of incentives, such as fast-tracking development permits, public-private partnerships and other available financing options, and implementation of consistent and understandable development standards and processes, to assist businesses that provide important benefits and contributions to the community.
Policy 2.3	Promote economic development activities that encourage interaction and dialogue between business owners, leasing agents, property managers, and local economic development officials for the purposes of improving business recruiting and retention.



**Table 3-5 [continued]
General Plan Update Goals and Policies**

Goal/ Policy No.	Goals and Policies
Policy 2.4	Cooperate with surrounding local jurisdictions, and new technology, and communications providers to ensure that state-of-the art communications and data facilities and services are available to the community.
Policy 2.5	Collaborate with business organizations, such as the Chamber of Commerce, to attract business and industry to the City, especially where the City has a competitive advantage or is losing potential revenue to other jurisdictions.
Policy 2.6	Collaborate with business organizations, such as the Chamber of Commerce, to retain and/or expand local businesses within the City. These efforts could include business visitations, regular focus groups, and surveys.
Policy 2.7	Attract, retain, and support expansion of industry that complements Rancho Santa Margarita's character and takes advantage of the City's supply of quality housing and locational advantage for goods movement and corporate mobility.
Policy 2.8	Promote the development of new retail uses and retention of existing retail uses (e.g., restaurants, specialty stores) that serve local needs, expand the selection of conveniently located goods and services, and help the City to compete for retail sales tax revenue within the region.
Goal 3	Maintain an economic base that provides for long-term fiscal viability.
Policy 3.1	Encourage the attraction, retention, and expansion of industries that generate a positive fiscal impact while balancing these revenue-generating land uses in concert with other uses that generally have neutral or negative fiscal impacts.
Policy 3.2	Strive to maintain a substantial fiscal surplus to ensure sufficient financial resources during slow economic periods when revenue generation may be low.
Policy 3.3	Explore additional revenue sources beyond the sales tax (e.g., Transient Occupancy Tax) to promote fiscal viability.
Land Use Element	
Goal 1	Maintain a mix of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play.
Policy 1.1	Attract and retain research and development, light industrial, and high technology developments that provide both community benefits, such as retail and entertainment options and high-paying employment opportunities within the community.
Policy 1.2	Encourage high-quality diverse commercial activities in the community that improve access to essential services and entertainment opportunities.
Policy 1.3	Maintain a land use composition in Rancho Santa Margarita that provides a balance or surplus between the generation of public revenues and the cost of providing public facilities and services.
Policy 1.4	Maintain a variety of housing types that complements the employment opportunities in the community and encourages a jobs/housing balance.
Policy 1.5	Streamline permit approval of developments for industries that produce high-paying employment when considering development applications within the City's business park areas.
Goal 2	Control and direct future land use so that the community is protected and enhanced.
Policy 2.1	Ensure that new development is complementary to the existing small-town village character of the City.



**Table 3-5 [continued]
General Plan Update Goals and Policies**

Goal/ Policy No.	Goals and Policies
Policy 2.2	Annex land within the Sphere of Influence prior to its development to ensure that new development is compatible with existing development in Rancho Santa Margarita.
Policy 2.3	Ensure that the architecture and other physical characteristics of new development and land uses are consistent and compatible in scale and style with existing development, surrounding land uses, and available infrastructure.
Policy 2.4	Ensure that new development funds its share of community services and facilities (e.g., parks, schools, trails, utilities) and provides fiscal benefit to the community.
Policy 2.5	Preserve and enhance the quality of Rancho Santa Margarita by actively abating any non-conforming uses when a use is changed, abandoned, or destroyed and not rebuilt in a timely manner.
Policy 2.6	Preserve the nighttime sky by reducing excessive artificial lighting and off-site lighting impacts while maintaining nighttime safety and security.
Policy 2.7	Enhance the character of the community by modernizing and upgrading the quality of development and improving the quality of the public realm.
Policy 2.8	Evaluate impacts of proposed new development and land uses on the watershed in accordance with current watershed planning tools.
Goal 3	Reduce the discharge of pollutants and runoff flow from urban development consistent with Regional Water Quality Control Board (RWQCB) regulations.
Policy 3.1	Require property owners or developers to use best available practice and techniques to minimize pollutant loading and flow velocity from new development projects and redevelopment/revitalization projects during and after construction.
Policy 3.2	Limit development that disturbs natural water bodies and natural drainage systems consistent with the RWQCB regulations.
Policy 3.3	Provide information and resources to the community that describes how to minimize activities that pollute urban runoff.
Goal 4	Integrate transportation and land use planning to provide mobility options and comfort for pedestrians, bicyclists, transit users, and personal vehicles.
Policy 4.1	Establish appropriately scaled car-free and pedestrian-only zones in high pedestrian demand locations.
Policy 4.2	Ensure that City rights-of-way provide adequate infrastructure for the movement of vehicles, bicycles, and pedestrians with facilities that provide safety and comfort for all transportation modes.
Policy 4.3	Balance street space allocated for alternative transportation options with parking when determining the appropriate future use of street space.
Policy 4.4	Support the creation of multiuse trails within the City and their connection to regional trails in order to provide enhanced access to open space, promote alternative transportation options, and increase recreational opportunities.
Policy 4.5	Support transit, bicycle, and pedestrian improvements that connect within the City and to neighboring jurisdictions.
Policy 4.6	Encourage nodes of interest and activity, public open spaces, well-planned development, mixed-use projects, and signature commercial uses that are highly accessible by pedestrians, bicyclists, and transit users.



**Table 3-5 [continued]
General Plan Update Goals and Policies**

Goal/ Policy No.	Goals and Policies
Goal 5	Consult with local and regional water suppliers to ensure that an adequate and safe water supply is available and that delivery and treatment capacity are adequate to meet the community's needs.
Policy 5.1	Consult with Santa Margarita Water District and Trabuco Canyon Water District as well as regional water suppliers and distributors to ensure that high quality water is available and deliverable to the community.
Policy 5.2	In cooperation with the Santa Margarita and Trabuco Canyon Water Districts, review development proposals to ensure that adequate water supply, treatment, and distribution capacity are available to meet the needs of proposed development without negatively impacting the existing community.
Policy 5.3	Consult with local and regional water suppliers to ensure adequate water reserves exist in case of natural disaster.
Goal 6	Consult with local sewer treatment providers to provide and maintain adequate levels of sewage treatment.
Policy 6.1	Actively coordinate with Santa Margarita Water District and Trabuco Canyon Water District to ensure that sewer service and facilities are provided and maintained to meet the community's need for sewer collection and treatment.
Policy 6.2	In cooperation with the Santa Margarita Water District and Trabuco Canyon Water District, review development proposals to ensure that adequate sewer collection and treatment facilities are available to meet the needs of development without negatively impacting the existing community.
Goal 7	Ensure that local providers of solid waste collection and disposal provide sufficient, cost-effective recycling and solid waste disposal services.
Policy 7.1	Ensure solid waste collection and disposal service providers deliver adequate solid waste collection and disposal services to City residents and businesses.
Policy 7.2	Participate in local and regional programs that encourage the per capita reduction of solid waste in Rancho Santa Margarita in order to meet State mandates for waste reduction.
Policy 7.3	Provide recycling collection facilities convenient to residences and businesses.
Goal 8	Coordinate with the Orange County Flood Control District (OC Flood) to provide a level of flood control protection that meets the needs of the community.
Policy 8.1	Cooperate with OC Flood and homeowners' associations to ensure an adequate level of drainage and flood control facilities and programs are provided and maintained within the community.
Goal 9	Ensure provision of effective fire protection and emergency response service.
Policy 9.1	Coordinate with the Orange County Fire Authority (OCFA) to provide a sufficient level of fire protection, public education, and emergency response service (including facilities, personnel, and equipment).
Policy 9.2	Implement and enforce regulations, such as the most recent building codes, to ensure existing and new development is constructed and maintained to minimize potential fire hazards.
Policy 9.3	Coordinate with homeowners' associations to ensure that street widths and clearance areas are sufficient to accommodate fire protection equipment and emergency vehicles.



**Table 3-5 [continued]
General Plan Update Goals and Policies**

Goal/ Policy No.	Goals and Policies
Goal 10	Provide effective and responsive police protection.
Policy 10.1	Provide a superior level of police protection (including facilities, personnel, and equipment) and public education through the Orange County Sheriff's Department.
Policy 10.2	Continue to implement innovative policing methods, such as Community Oriented Policing to maintain the low crime rate within Rancho Santa Margarita.
Goal 11	Cooperate with local school districts and other educational organizations to ensure that a level of education is provided that meets the community's educational needs.
Policy 11.1	Cooperate with local school districts and other educational organizations and assist them in identifying the need for new, expanded, or rehabilitated school sites and facilities so that sufficient educational facilities for programs are provided and maintained.
Policy 11.2	Coordinate with school districts to consider the need for new or expanded educational facilities when annexing new land.
Policy 11.3	Encourage shared parking arrangements and facilities at community schools and other community gathering places to provide adequate parking for large special events.
Policy 11.4	Work with schools to develop cooperative agreements for community use of school facilities, such as recreation fields and gyms.
Policy 11.5	Coordinate with local school districts during planning and environmental review of proposed non-education school reuse projects.
Goal 12	Provide a balance of high-quality active and passive public open spaces, a regional trail system, and recreation facilities based on community needs and the ability of the City to finance, construct, maintain, and operate facilities now and in the future.
Policy 12.1	Establish and ensure maintenance of a standard of 3.0 acres of active park land per 1,000 population.
Policy 12.2	Promote and support the Community Center and the provision of a variety of recreational programs, classes, and events that serve the entire community.
Policy 12.3	Coordinate with public, private, and non-profit healthcare and social service providers to better identify and serve the needs of the community.
Policy 12.4	Encourage native and large trees of various ages within parks and open spaces to be provided and maintained.
Policy 12.5	Coordinate with adjacent jurisdictions to facilitate regional trail connections.
Policy 12.6	At the time of review of new residential development, require park dedication and provision of recreational trails that enhance the existing private recreational system.
Goal 13	Cooperate with homeowners' associations and other recreation providers to ensure that parks, community centers, and recreational opportunities and programs are provided and maintained that promote a family-oriented community and encourage community spirit and participation.
Policy 13.1	Collaborate with homeowners' associations and other recreation providers to provide and maintain a variety of community amenities, such as the lake, parks, open space areas, community centers, public meeting facilities/spaces, and pedestrian/bicycle trails.



**Table 3-5 [continued]
General Plan Update Goals and Policies**

Goal/ Policy No.	Goals and Policies
Policy 13.2	Evaluate the need for, and facilitate the provision of, additional neighborhood, senior, youth, and day-care centers as needed.
Policy 13.3	Cooperate with homeowners' associations and other recreational facility owners and program providers to facilitate the maximum effective utilization of parks and recreational opportunities and programs in the community.
Policy 13.4	Work with school districts in planning for parks and recreation facilities to maximize joint use community recreation opportunities.
Policy 13.5	Encourage homeowners' associations and other private recreational facility owners to preserve and maintain active parkland and recreation facilities.
Goal 14	Cooperate with the County of Orange to provide a level of library facilities and services that meets the needs of the community.
Policy 14.1	Actively work with the County to provide library services and facilities that meet State standards for library facilities and meet the needs of the community.
Policy 14.2	Encourage the maintenance of a high-quality library system that: enhances the cultural life of the community; is the repository of people's ideas, knowledge, and thoughts; and is the information center for the community.
Policy 14.3	Collaborate with the County library system to enhance the provision of programs to the residents of Rancho Santa Margarita and surrounding communities.
Noise Element	
Goal 1	Minimize the effects of noise through land use planning, project design and development review.
Policy 1.1	Consider the compatibility of new development and reuse/revitalization projects with the noise environment by utilizing noise/land use compatibility standards and the Noise Contours Map as a guide.
Policy 1.2	Require the inclusion of noise-reducing features within the site design of development and reuse/revitalization projects to reduce impacts on noise-sensitive uses.
Policy 1.3	Ensure proposed development meets noise insulation standards for noise-sensitive uses.
Goal 2	Minimize transportation-related noise impacts.
Policy 2.1	Reduce and avoid excessive transportation-related noise levels to noise-sensitive land uses that may occur due to the transition of existing uses or the development of noise-sensitive uses located near the toll road (SR-241) or major arterials, through the use of noise control measures within the site design of development and reuse/revitalization projects.
Policy 2.2	Identify and implement a system of truck routes that provide for the effective transport of goods while minimizing impacts on noise-sensitive land uses.
Goal 3	Minimize current and future non-transportation related noise impacts.
Policy 3.1	Reduce the impacts of noise-producing land uses, activities, and businesses on noise-sensitive land uses for items such as, but not limited to: delivery and service hours, parking and loading areas, ingress/egress points, landscape maintenance activities, and refuse collection areas.



**Table 3-5 [continued]
General Plan Update Goals and Policies**

Goal/ Policy No.	Goals and Policies
Policy 3.2	Incorporate noise-reducing features within the site design of new construction or rehabilitation projects impacted by non-transportation-related noise for items such as, but not limited to: parking and loading areas, ingress/egress points, HVAC units, entertainment speakers, and refuse collection areas.
Policy 3.3	Direct noise emanating from stationary noise sources, construction activities, and special events away from noise-sensitive land uses.
Policy 3.4	Orient mixed-use and multi-family residential units and the location of balconies and common recreation areas away from major roadways and other noise sources.
Safety Element	
Goal 1	Protect and prepare the community for natural and man-made hazards.
Policy 1.1	Support the development of local preparedness plans and multi-jurisdictional cooperation and communication for emergency situations consistent with the National Incident Management System (NIMS) and Standardized Emergency Management System (SEMS).
Policy 1.2	Maintain and update the City's Emergency Operations Plan to ensure consistency and relevancy of conditions and issues within the City.
Policy 1.3	Update the City's Local Hazard Mitigation Plan in conjunction with the General Plan Safety Element every five years, to ensure consistency and relevancy of hazards and issues within the City.
Policy 1.4	Educate City staff, residents, and businesses regarding appropriate actions to safeguard life and property before, during, and immediately following emergencies.
Goal 2	Reduce the risk to the community from hazards related to geologic conditions and seismic activity.
Policy 2.1	Reduce the risk of impacts from geologic and seismic hazards by applying and enforcing development standards and building construction codes to meet minimum State standards for seismic safety.
Policy 2.2	Incorporate design and development techniques to avoid or minimize and mitigate development of areas that are particularly susceptible to erosion and sediment loss.
Policy 2.3	Protect the community from flooding hazards by providing and maintaining flood control facilities and limiting development within the floodplain.
Policy 2.4	Reduce the risk of wildfire hazards by working with Homeowner Associations, Business Park Associations, and community foundations to maintain fire retardant landscaping and buffer zones in areas of high wildfire risk.
Policy 2.5	Participate in local, regional, State, and Federal programs that educate residents and businesses about how to protect themselves and their property from hazards.
Goal 3	Protect the community from injury or loss of life and damage due to flooding hazards.
Policy 3.1	Work with OC Flood Control District to ensure flood control facilities are provided and maintained.
Policy 3.2	Work with local, State, and Federal agencies to update, monitor, and maintain the most current flood hazard and floodplain information.
Policy 3.3	Require evaluation of potential flood hazards and identify methods to minimize flood risk and damage associated with new redevelopment/revitalization projects located in flood hazard zones.
Policy 3.4	Require essential public facilities to be located and designed to minimize potential flood risk.



**Table 3-5 [continued]
General Plan Update Goals and Policies**

Goal/ Policy No.	Goals and Policies
Goal 4	Protect the community from loss of life or injury and damage to property due to wildfire hazards.
Policy 4.1	Reduce the risk of wildfire hazards by working with Homeowner Associations, Business Park Associations, and other property owners and Orange County Fire Authority (OCFA) to maintain fire retardant landscaping and buffer zones in areas of high wildfire risk.
Policy 4.2	Work with local, State, and Federal agencies to update, monitor, and maintain the most current fire hazard and fire protection information to disseminate to the public.
Policy 4.3	Identify methods to avoid or minimize wildfire risk and damage associated with new land uses.
Policy 4.4	Require essential public facilities to be located and designed to minimize potential wildfire risk, including locating outside of high fire hazard severity zones when feasible.
Policy 4.5	Reduce wildfire risks through adoption and implementation of triennial updates to the California Fire Code.
Policy 4.6	Require new development to be located, designed, and constructed to provide adequate defensibility and fuel modification zones, and minimize the risk of loss resulting from fires through pre-development review by OCFA and through on-going implementation of OCFA Fire Prevention Programs.
Policy 4.7	In coordination with OCFA, encourage all new developments to incorporate fire safe design, including sufficient ingress/egress, evacuation routes, emergency vehicle access, defensible space, visible home addressing and signage, and fuel modification zones.
Policy 4.8	Coordinate with OCFA, Santa Margarita Water District, and Trabuco Canyon Water District to ensure adequate infrastructure for water supply and fire flow in new and existing developments.
Goal 5	Protect the community from hazards related to air pollution, hazardous materials and ground transportation.
Policy 5.1	To reduce the risk posed by air pollution, work with responsible Federal, State and county agencies to decrease air pollution emissions occurring within the air basin.
Policy 5.2	Coordinate with Southern California Edison and other State agencies to ensure the complete decommission and reduction of residual radioactivity at the San Onofre Nuclear Generating Station.
Policy 5.3	Cooperate with responsible Federal, State, and county agencies to minimize the risk to the community from the use, transportation, disposal, and storage of hazardous materials through the City.
Policy 5.4	Participate in local and regional programs that facilitate the proper disposal and reduce the per capita production of household hazardous waste in Rancho Santa Margarita in concert with the County of Orange plans for reducing hazardous waste.
Goal 6	Protect citizens and businesses from criminal activity.
Policy 6.1	Utilize the services of local, State, and Federal law enforcement agencies to reduce the risk of criminal activity.
Policy 6.2	Promote after school programs, volunteer programs, and Business and Neighborhood Watch programs to help maintain a safe environment.
Policy 6.3	Continue to implement existing programs that promote a peaceful, non-violent problem-solving approach for conflict resolution within the community.
Policy 6.4	Work with the Orange County Sheriff's Department to identify and incorporate new techniques and technological advances that create a community in which the residents feel safe.



Table 3-5 [continued]
General Plan Update Goals and Policies

Goal/ Policy No.	Goals and Policies
Policy 6.5	Facilitate collaborative partnerships between the Orange County Health Care Agency, Orange County Sheriff's Department, medical professionals, community-based agencies, and service providers to provide social and mental health care support that reduces recidivism and prevents criminal behaviors.
Policy 6.6	Work with the Orange County Sheriff's Department and the local schools to educate parents and students regarding bullying and internet safety.
Policy 6.7	Encourage the development and operation of community and recreational facilities as a pre-emptive strategy to reduce youth related crime.
Policy 6.8	Promote public awareness of both the responsiveness of local law enforcement and ways to reduce criminal activity.
Policy 6.9	Apply Crime Prevention Through Environmental Design (CPTED) principles aimed at reducing criminal activity to new development and redevelopment.
Policy 6.10	Ensure that adequate street and property lighting is provided and maintained in order to protect public health and safety.