

6.0 UTILITIES

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I. STATUTORY REQUIREMENTS

The Utilities is not one of the seven mandatory elements, however, it may be included within San Clemente's General Plan as an optional element. California Government Code Section 65303 states:

The General Plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.

Once a Utilities Element is adopted, it becomes a component of the General Plan with the same legal status as one of the mandatory elements.

II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)

A. *Water*

1. Water supply extracted by well systems alone is insufficient to supply existing and future development.
2. Through the expansion of the San Clemente water reclamation plant, reclaimed water can be used for irrigating golf courses and large landscaped areas.
3. Drought conditions have raised the question as to whether the City should have seasonal storage resources.

B. *Waste Water Treatment*

1. As the Talega development has been incorporated in the Santa Margarita Water District (SMWD) "Plan for Works", the opportunity to accommodate the planned development may proceed without fears of adversely impacting the area's waste water treatment capacity.
2. According to City engineers, the site of the Wastewater Treatment Plant (WWTP) will be able to accommodate approximately 400,000 to 500,000 gpd of treatment capacity expansion. Together with the recently expanded capacity, it is anticipated that this will be enough capacity to handle the projected General Plan buildout population utilizing the system. However, since the expansion of the WWTP was based on an ultimate population projection from 1983, population and development projections should be updated and monitored to ensure adequate capacity for future growth.
3. The City is pursuing the adoption of a policy utilizing wastewater source reduction. Water-conserving implements will be retrofitted to existing residential and commercial properties to reduce the amount of sewage generated, and thus, decrease the demand on available capacity.
4. Current commercial and residential zoning permits significantly higher densities than existing commercial and residential uses in a number of areas within the City. As these areas develop higher densities they will generate more waste, both solid waste and sewage.

C. *Storm Drainage*

1. Unimproved canyon water courses with steep slopes may increase high velocity flow and subsequently siltation problems.
2. Adequate flood control facilities are necessary. It is desirable to utilize the 100-year flood standard when upgrading existing facilities and building new ones.
3. The City should coordinate with adjacent and nearby municipalities when planning for flood control.

4. The City's Master Drainage Plan should be updated as appropriate.
5. All storm drainage facilities within San Clemente should be upgraded and maintained appropriately.
6. While the City's Growth Management Committee recommended that publicly owned facilities should be maintained through the City's General Fund and through the County, the City currently has no funds for storm drain maintenance or construction. Where there is no new development to provide assessment fees, there are no funds to install drainage improvements. Moreover, the County will not accept conveyance of locally owned facilities that have not been maintained to County standards.

D. Solid Waste Disposal

1. The life span, availability and environmental safety of the present system of primary solid waste removal (i.e., dumping into landfills) are critical issues in the region as well as around the country. Currently approximately ninety percent (90%) of solid waste in the State of California is dumped into landfills.
2. The State Legislature, through Assembly Bill 939 (AB 939) and the California Integrated Waste Management Board Act of 1989, mandates that all cities must have prepared, adopted and submitted a comprehensive solid waste management plan to the county in which it is located by July 1, 1991. This plan is to govern and contain each city's efforts and intended policies in the areas of waste characterization; source reduction; recycling; composting; solid waste facilities; education and public information; funding, special wastes; and hazardous wastes, and must meet certain targets for percentages of waste reduction and recycling over specified time periods.
3. Implementation of the solid waste management programs will require commitment of staff and funding to the programs.
4. In 1993 the City will no longer operate an incinerator which is currently used for the bulk reduction of sludge produced during wastewater treatment processes. Once the incinerator becomes inoperable the City will have to haul digested sewage sludge to the Prima Deshecha Landfill. The digested sewage sludge will contain approximately twenty percent solids. This will be more difficult than present sludge disposal because the sludge must be transported in fluid form rather than as incinerator ash. Liquid loads are more difficult to handle as landfills are designed to dispose of solids. Liquid waste becomes a landfill hazard as it increases the potential for leachate production.
5. Short of disposal in the landfill the digested sludge could be composted and sold as agricultural nutrients. SERRA is currently conducting a pilot sludge composting operation at SMWD Chiquita Plant. If the program works, the operation may be transferred to Prima Deshecha Landfill for large scale composting.

III. OVERVIEW OF UTILITIES POLICIES

This portion of the Utilities Element establishes the goals, objectives, policies and implementation programs to guide the manner in which utility services will be provided for in the City. This plan will require commitment from the local legislative body to allow the General Plan's goals and objectives to be realized. Policies are legislative tools which have a direct relationship to desired community goals and can be utilized by the local government to achieve the community's vision for the future. The policy section of the Utilities Element will address the following:

A. Water Supply Distribution

1. Ensuring the quality of the City's surface and ground waters.
2. Ensuring that development and population growth does not exceed utility services.
3. Ensuring that facilities capable of meeting existing and future peak demands, including fire flow requirements are provided and maintained.
4. Minimizing water consumption rates.
5. Maintaining present adequate utility services.
6. Ensuring that funding for utility services is borne by those who benefit.

B. Sanitation Treatment and Sewerage

1. Ensuring that new growth does not exceed adequate sewage treatment capability.
2. Ensuring that a system of wastewater collection and treatment facilities which will adequately convey and treat existing and future developments, is provided and maintained.
3. Ensuring that wastewater collection and treatment facilities are upgraded and installed as needed to meet requirements.
4. Ensuring that the cost of sanitation treatment and sewerage infrastructure improvements are borne by those who benefit.
5. Ensuring that all wastewater collection and treatment facilities are operated at maximum public safety.

C. Storm Drainage

1. Ensuring that adequate storm drain and flood control facilities are provided to protect life and property from flood hazards.
2. Ensuring that the cost of improvements to the storm drainage and flood control system are borne those who benefit.

D. Solid Waste

1. Ensuring an adequate and orderly system for the collection services and disposal of solid waste to meet existing and future demands.
2. Implementing the California Integrated Waste Management Act of 1989 (AB939) regarding recycling.

IV. GOALS, OBJECTIVES AND POLICIES

The following presents the goals, objectives, and policies for the various utilities in San Clemente, including water quality, supply and distribution; sanitation treatment and sewerage, storm drainage; and solid waste management. Implementing programs for each policy are contained in the following subsection. Listed at the end of each policy statement is a capital "I" and a number(s) in parentheses, which refers to the pertinent implementing program(s).

A. *Water Quality Supply and Distribution*

Goal

Establish and maintain adequate planning, construction, maintenance, and funding for safe water quality and adequate water supply, transmission, distribution, storage, and treatment facilities to support water demands projected by planned land uses in accordance with the General Plan for those areas covered by City water utilities; upgrading existing deficient systems and expanding water treatment, supply and distribution facilities, where necessary, in the City. Pursue public funding source (e.g., grants) to reduce fiscal impacts of implementation to the City.

Objective

- 6.1 Ensure that existing and new development does not degrade the City's surface waters and groundwater basins.

Policies

- 6.1.1 Require that new development does not degrade surface or groundwaters (*I 6.1, I 6.3, I 6.4 and I 6.5*).
- 6.1.2 Require that new and existing commercial and industrial uses which involve the use of toxics, hazardous materials, or other products control their operations to prevent degradation of surface and groundwater (*I 6.1, I 6.3, I 6.4, I 6.5, I 6.27, and I 6.28*).
- 6.1.3 Continue to prohibit the use of septic systems in San Clemente (*I 6.1 and I 6.2*).

Objective

- 6.2 Ensure that new growth does not exceed the availability of adequate water supply and the presence of the appropriate level of infrastructure.

Policies

- 6.2.1 Approve and implement development in accordance with the standards identified in the Growth Management Element (*I 6.13, I 6.29, and I 6.37*).

Objective

- 6.3 Provide and maintain a system of water supply distribution facilities capable of meeting existing and future daily and peak demands, including fire flow requirements in a timely and cost effective manner.

Policies

- 6.3.1 Provide for the maintenance of existing water supply and distribution facilities and the construction of upgraded and expanded water supply and distribution facilities as necessary to support existing and permitted new development (*I 6.29, I 6.30, and I 6.31*).
- 6.3.2 Require adequate water supply and distribution facilities to be operational coincident with permitted development (*I 6.29*).
- 6.3.3 Continue to monitor the demands on the water system and, as necessary, manage development to mitigate impacts and/or facilitate improvements to the water supply and distribution system (*I 6.13 and I 6.29*).
- 6.3.4 Continue to evaluate the adequacy of the water supply and distribution system in San Clemente. The Public Works Department shall update the City's Water Master Plan as necessary, prepare a capital improvements plan, including prioritization and identification of funding sources, and upgrade the water supply and distribution system accordingly (*I 6.6, I 6.7, I 6.8, I 6.9 and I 6.13*).
- 6.3.5 Designate, preserve, as necessary, and acquire land for water storage and transmission facilities as necessary (*I 6.9, I 6.7 and I 6.35*).
- 6.3.6 Evaluate and revise the Water Master Plan, as necessary, to accurately determine which water facilities will be needed to service present and future growth in the City (*I 6.6 and I 6.13*).

Objective

- 6.4 Minimize water consumption rates in San Clemente through site design, use of efficient systems, and other techniques.

Policies

- 6.4.1 Continue the City's water conservation efforts; review programs periodically and modify or expand them as appropriate and feasible (*I 6.15 and I 6.19*).
- 6.4.2 Require the incorporation of water conservation features in the design of all new construction and site development (*I 6.16, I 6.17 and I 6.18*).
- 6.4.3 Consider the establishment of a rebate and/or incentive program for the replacement of leaking, aging and/or inefficient plumbing with more efficient, water saving plumbing (*I 6.20 and I 6.21*).
- 6.4.4 Encourage the use of reclaimed water for landscape irrigation, grading and other non-contact uses (*I 6.22*).

Objective

- 6.5 Ensure that the costs of improvements to the water supply, transmission, distribution, storage, and treatment system are borne by those who benefit.

Policies

- 6.5.1 Require that the costs of improvements to the existing water supply and distribution facilities necessitated by new development be borne by the new development benefiting from the improvements; either through the payment of fees, or by the actual construction of the improvements in accordance with State Nexus Legislation (*I 6.8, I 6.9, I 6.14 and I 6.29*).
- 6.5.2 Review the development charge, acquisition of service charge, and monthly service charges at a minimum annually to ensure that adequate amounts of fees and charges are collected to fund the operation/maintenance of existing facilities and to construct new facilities (*I 6.8 and I 6.9*).
- 6.5.3 Apply collected developers fees toward the construction of new facilities in accordance with State Nexus Legislation (*I 6.8, I 6.9 and I 6.12*).
- 6.5.4 Apply service fees and monthly service charges associated with water service toward the operation, maintenance, repair and replacement of existing facilities (*I 6.9*).

B. Sanitation Treatment And Sewerage

Goal

Maintain adequate planning, construction, maintenance, and funding for wastewater collection and treatment facilities to support permitted land uses; upgrading existing deficient systems, and expanding, where necessary, in the City's service area. Pursue public funding sources (e.g., grants) to reduce fiscal impacts of implementation to the City.

Objective

- 6.6 Ensure that new growth does not exceed the availability of adequate sewage treatment capacity and the presence of the appropriate level of infrastructure.

Policies

- 6.6.1 Approve and implement development in accordance with the standards identified in the Growth Management Element (*I 6.35*).

Objective

- 6.7 Provide and maintain a system of wastewater collection and treatment facilities which will adequately convey and treat wastewater generated by existing and future planned development in the City's service area.

Policies

- 6.7.1 Provide for the improvement of wastewater collection and treatment facilities where existing systems are deficient (*I 6.6, I 6.7 and I 6.11*).
- 6.7.2 Provide for the construction of upgraded and expanded wastewater collection and treatment improvements to support existing and permitted new development as needed and as funding is available (*I 6.6, I 6.7, I 6.11 and I 6.14*).
- 6.7.3 Provide for the maintenance of existing wastewater collection and treatment facilities (*I 6.7, I 6.9 and I 6.11*).
- 6.7.4 Evaluate the adequacy of the existing wastewater collection system. This evaluation shall include an analysis of the intensification of land uses in the older areas of town and a plan for infrastructure upgrading as necessary (*I 6.6 and I 6.13*).
- 6.7.5 Ensure that sewer capacity is available before building permits are issued for new development (*I 6.13, I 6.14, I 6.22, and I 6.23*).
- 6.7.6 Develop a system to maintain a record of the capacity and utilization of the wastewater treatment plant, monitoring impacts and demands of existing and new permitted development, and, as necessary, managing development to mitigate impacts and/or facilitate improvements (*I 6.7*).

Objective

- 6.8 Ensure that wastewater collection and treatment facilities are upgraded and installed as needed to meet usage requirements and maximize cost efficiency.

Policies

- 6.8.1 Require that wastewater treatment and collection systems be installed and available for use coincident with new development (*I 6.8 and I 6.10*).
- 6.8.2 Continue to plan for and coordinate with landowners and the responsible agencies or entities, the implementation of infrastructure requirements to meet development demands for permitted land uses (*I 6.6, I 6.11 and I 6.24*).
- 6.8.3 Review development proposals for projects within the City's Sphere of Influence and Planning Area and encourage the County or appropriate agency to disapprove any project which cannot be served with adequate public and/or private wastewater collection and treatment facilities (*I 6.24 and I 6.25*).

Objective

- 6.9 Ensure that the costs of sanitation treatment and sewage infrastructure improvements are borne by those who benefit.

Policies

- 6.9.1 Require that the cost for improvements to the existing wastewater collection and treatment facilities necessitated by a new development proposal be borne by new development(s); either through the payment of fees, or by the actual construction of the improvements, where not existing or inadequate, in accordance with State Nexus Legislation (*I 6.14*).
- 6.9.2 Continue to review sewer connection fees, capacity fees, and monthly service charges, as necessary, to ensure that adequate amounts of fees and charges are collected to fund the operation/maintenance of existing facilities and to construct new facilities (*I 6.8, I 6.9 and I 6.12*).
- 6.9.3 Apply fees collected from new development for the construction of new wastewater collection and treatment facilities necessitated by the new development toward the construction of the needed new facilities (*I 6.9 and I 6.11*).
- 6.9.4 Apply collected monthly services charges associated with wastewater collection and treatment services toward the operation, maintenance, repair and replacement of existing facilities (*I 6.9 and I 6.12*).

Objective

- 6.10 Ensure that all wastewater collection and treatment facilities are operated in a manner which maximizes public safety.

Policies

- 6.10.1 Continue to monitor businesses that may generate hazardous waste to prevent contamination of water and wastewater (*I 6.22 and I 6.28*).
- 6.10.2 Continue to require all sewer discharges to comply with the City's waste Discharge Pretreatment and Source Control program outlined in the City's Industrial Waste Discharge Ordinance. Require all applicable industries/businesses to obtain sewer discharge permits from the City as outlined in the City's Industrial Waste Discharge Program. Continue to implement, as appropriate, the requirements of the NPDES and SCAQMD regulations, including requiring the use of Best Management Practices by businesses in the City, the enforcement of the elimination of illegal and illicit storm water discharges, and the reduction of point and mobile source air pollutants (*I 6.27 and I 6.28*).

C. Storm Drainage

Goal

Establish and maintain adequate planning, construction, maintenance, and funding for storm drain and flood control facilities to support permitted land uses and preserve the public safety; upgrading existing deficient systems and expanding, where necessary, to accommodate new permitted development and to protect existing development in the City. Pursue public funding sources (i.e., grants) to reduce fiscal impacts of implementation to the City.

Objective

- 6.11 Ensure that adequate storm drain and flood control facilities are provided and properly maintained to protect life and property from flood hazards.

Policies

- 6.11.1 Provide for the maintenance of existing public storm drains and flood control facilities and for the construction of upgraded and expanded storm drain and flood control facilities, where necessary, to protect existing and accommodate new permitted development (*I 6.11, I 6.13, I 6.33 and I 6.34*).
- 6.11.2 Provide for the review and, if necessary, update of the existing City Drainage Master Plan study in order to identify any deficiencies and needed improvements in the drainage system (*I 6.12, I 6.32 and I 6.33*).
- 6.11.3 Require that adequate storm drain and flood control facilities be constructed coincident with new development (*I 6.14*).
- 6.11.4 Limit new development, when necessary, until adequate flood control facilities are constructed to protect existing development and accommodate the new development runoff, or until mitigation is provided in accordance with the Growth Management Element (*I 6.6, I 6.13 and I 6.33*).
- 6.11.5 Review development proposals for projects within the City's Sphere of Influence and encourage the County to disapprove any project which cannot be accommodated with an adequate drainage system (*I 6.26*).
- 6.11.6 Implement flood control improvements in a manner which maintains the integrity of significant riparian and other environmental habitats in accordance with Natural/Cultural Resource Element (*I 6.33*).
- 6.11.7 Consider, through the planning and design process, designs that provide for public utilities within the street right-of-way or some other easily accessed location (*I 6.33*).

Objective

- 6.12 Ensure that the costs of improvements to the storm drain and flood control system are borne by those who benefit.

Policies

- 6.12.1 Require improvements to existing storm drain and flood control facilities necessitated by a new development proposal be borne by the project proponent; either through the payment of fees, or by the actual construction of the improvements in accordance with State Nexus Legislation (*I 6.11 and I 6.35*).
- 6.12.2 Consider allowing the formation of benefit assessment districts and community facilities districts, where appropriate, in which those who benefit from specific local storm drain and flood control improvements pay a pro rata share of the costs (*I 6.7*).
- 6.12.3 Collect adequate amounts of fees and charges to fund the operation/maintenance of existing facilities and to construct new facilities (*I 6.8, I 6.9 and I 6.12*).

D. Solid Waste

Goal

Establish and maintain adequate planning, maintenance, and funding for solid waste source reduction, recycling, composting, collection and disposal in accordance with the California Integrated Waste Management Act of 1989 (AB939) for existing and future land uses and to preserve the public safety. Pursue public funding sources (e.g., grants) to reduce fiscal impacts of implementation to the City.

Objective

- 6.13 Ensure an adequate and orderly system for the collection services and adequate pre-collection storage facilities and disposal of solid waste to meet the demands of new and existing developments in the City.

Policies

- 6.13.1 Provide adequate solid waste collection for commercial, industrial, and residential developments in accordance with state law (*I 6.36 and I 6.38*).
- 6.13.2 Provide for the installation and maintenance of trash and recycling receptacles along incorporated City streets in commercial areas and along major arterial; design receptacles to be aesthetically compatible with the district in which they are located (*I 6.37 and I 6.40*).
- 6.13.3 Investigate the feasibility of forming a joint powers authority whereby the City would pool its resources with Dana Point, Laguna Niguel, San Juan Capistrano and other interested jurisdictions to implement solid waste management programs enumerated in the Source Reduction and Recycling and Household Hazardous Waste Elements. The JPA should consider including provisions for

franchise agreements with commercial refuse recyclers, composters and haulers, and material recovery contractors (*I 6.39 and I 6.42*).

Objective

- 6.14 Recycle solid waste to reduce the amount of bulk which must be disposed of in area landfills, to conserve energy resources, and be consistent with the provisions of the California Integrated Waste Management Act of 1989 (AB939).

Policies

- 6.14.1 Review and adopt the Draft Source Reduction and Recycling Element (SRRE) and the Household Hazardous Waste Element (HHWE) consistent with the requirements of the California Integrated Waste Management Act (CIWMA) of 1989 and the California Integrated Waste Management Board (*I 6.38 and I 6.41*).
- 6.14.2 Monitor SRRE and HHWE programs to ensure proper implementation and achievement of mandated solid waste reduction and diversion goals (*I 6.42*).
- 6.14.3 Revise and replace programs that do not achieve their intended purpose as stated in the SRRE and HHWE (*I 6.42*).

E. Electrical Facilities

Goal

Provide an adequate, safe and orderly supply of electrical energy to support existing and future land uses within the City.

Objective

- 6.15 Work with the San Diego Gas and Electric Company to ensure that adequate electrical facilities are available to meet the demand of existing and future developments.

Policies

- 6.15.1 Require that new development be contingent upon the ability to be served with adequate electrical facilities and service (*I 6.43 and I 6.45*).
- 6.15.2 Provide for the undergrounding of new and existing electrical distribution lines unless it is determined to be infeasible resulting from significant environmental or other constraints (*I 6.44*).

F. Natural Gas

Goal

Provide an adequate, safe, and orderly supply of gas energy to support existing and future land uses within the City.

Objective

6.16 Work with the Southern California Gas Company to ensure that adequate natural gas facilities are available to meet the demands of existing and future developments.

Policies

6.16.1 Require that new development be contingent upon the ability to be served with adequate natural gas facilities and service (*I 6.46*).

6.16.2 Work with the Southern California Gas Company to ensure that their facilities are designed and sited to be compatible with adjacent land uses in the City of San Clemente (*I 6.47*).

V. IMPLEMENTATION PROGRAMS

The following implementation programs correspond to utility policies for the City of San Clemente. Each program is preceded by a capital "I" and a number which is referenced by the pertinent policy which it implements in the preceding section (noted in parentheses at the close of each policy).

A. *Control of Water Pollution*

- I 6.1 Adopt and enforce a water pollution control ordinance to protect City's surface waters and groundwater resources.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, violation fees/penalties and/or any other City funds.

Schedule: As required by San Clemente's NPDES Storm water permit and the Federal Clean Water Act, or as funding is available.

- I 6.2 Perform a reconnaissance survey of the discharges to eliminate illegal and illicit surface water and groundwater discharges.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, violation fees/penalties and/or any other City funds.

Schedule: Annually, or as funding permits.

- I 6.3 Adopt a drainage area management plan for the City to control pollutant runoff.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, violation fees/penalties and/or any other City funds.

Schedule: Within 24 months following General Plan adoption or as funding permits.

- I 6.4 Require programs to control pollutant runoff, such as structural controls, non-structural controls, best management practice. Require all residential, commercial/industrial sites and construction sites to implement the pollutant runoff control program.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, violation fees/penalties and/or any other funding sources approved by the City.

Schedule: Ongoing as funding permits.

- I 6.5 Require industries and construction activities larger than five (5) acres to obtain regulatory permits for pollution runoff control.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund and/or Development application fees.

Schedule: Ongoing as required by the Federal Clean Water Act and as funding permits.

B. Update of Infrastructure Plans and Program

- I 6.6 Update the Water, Wastewater Drainage and Street Master Plans as needed to reflect significant changes in the planned land use within the City. Capital improvement plans and prioritization schedules shall also be prepared. The utility systems shall be updated accordingly.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: Update every five (5) years or as needed, funding permitted.

C. Finance of Maintenance and Construction of Infrastructure

- I 6.7 Prepare a new five-year Capital Improvement Program for adoption and prioritization by the City Council.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: Every five (5) years or as funding permits.

- I 6.8 Allow for the formation of benefit assessment districts and/or undertake municipal bonding programs for maintenance and construction of water supply and distribution, sewage collection and treatment, and street and storm drain systems and facilities.

Responsibility: City of San Clemente Community Development Department and City Council.

Funding Source: Funds from the create benefit assessment districts and/or municipal funding program.

Schedule: As needed or as funding is available.

- I 6.9 Consider adopting storm water rates for operation and maintenance of the existing drainage system.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Funds, storm revenue rates and/or any other City approved funds.

Schedule: Evaluate within 24 months of General Plan adoption or as funding is available.

- I 6.10 Continue to solicit funds for the improvement study, design, construction and maintenance of the City's public infrastructure system.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: State and Federal Agencies.

Schedule: As necessary or as funding permits.

D. Fees and Service Charges

- I 6.11 Review and amend as necessary and appropriate, drainage impact fees collected from new development for the construction of new facilities necessitated by the new development.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, development fees and/or any other City approved funds.

Schedule: Annually, (or as necessary) as funding permitted.

- I 6.12 Review fees and service charges associated with City utilities to ensure that they are adequate for the purpose collected.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: Annually review fees and services (or as necessary) as funding permitted.

E. Utility Conservation Programs

I 6.13 Incorporate the following in the City's Zoning Code:

- a. Requirements for the use of drought-resistant and low-water using plant species in site landscape.
- b. Requirements of new uses which consume very high levels of water and/or energy to be evaluated according to the means by which these levels can be reduced and, if not possible, their benefit to the City as an appropriate use (including public review).

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund, development fees and/or any other City approved funding sources.

Schedule: Within 18 months of General Plan adoption or as funding permits.

I 6.14 Incorporate State requirements (Government Code Section 66473.1) for the use of water efficient fixtures and water-saving design elements in new construction.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund, Development fees and/or any other City approved funds.

Schedule: As necessary or as funding permits.

I 6.15 Prepare an approved plant list of drought-tolerant and low-water using species for distribution to designers of project landscape plans.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Funds and/or any other City approved funds.

Schedule: Within 24 months of General Plan adoption or as funding permits.

- I 6.16 Continue public education programs to promote water conservation.
- Responsibility:* City of San Clemente Community Development Department in cooperation with other appropriate agencies/departments.
- Funding Source:* City of San Clemente Water Enterprise Fund and/or any other City approved funding sources.
- Schedule:* Ongoing as funding permits.
- I 6.17 Continue audits on all existing City owned buildings identifying levels of existing water use and potential conservation measures.
- Responsibility:* City of San Clemente Community Development Department/Engineering Division.
- Funding Source:* City of San Clemente Water Enterprise Fund and/or any other City approved funds.
- Schedule:* Annually, or as funding is available.
- I 6.18 Establish possible rebate programs for property owners who upgrade defective plumbing.
- Responsibility:* City of San Clemente Community Development Department/Engineering Division.
- Funding Source:* State and Federal Funding, and/or the City of San Clemente Water Enterprise Fund.
- Schedule:* As funding becomes available.
- I 6.19 Implement the City's water conservation programs.
- Responsibility:* City of San Clemente Community Development Department/Engineering Division in cooperation with responsible water agencies.
- Funding Source:* State and Federal Funding, and/or the City of San Clemente Water Enterprise Fund.
- Schedule:* Ongoing as funding permits.
- I 6.20 Expand the program for the use of reclaimed water for landscape irrigation and other non-contact uses. Establish project size and use where condition of approval should be used.
- Responsibility:* City of San Clemente Community Development Department/Engineering Division.
- Funding Source:* City of San Clemente Water Enterprise Fund, development fees and/or any other City approved funding sources.

Schedule: Ongoing as funding is available.

F. Ensure Adequate Infrastructure Capacity and Facilities

I 6.21 Collect and maintain data on the location, capability, level of utilization and conditions of:

- Street and highway facilities/systems
- Wastewater collection and treatment facilities,
- Water supply, transmission, distribution, storage, and treatment facilities,
- Storm drain and flood control facilities, and
- Solid waste facilities.

The respective agencies and departments shall advise the Community Development Department as new development applications are reviewed by the City regarding the availability of service.

In the event that sufficient capacity is not available to serve a proposed project, the City shall not approve the project until additional capacity or adequate mitigation is provided.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente Water Enterprise Fund, development fees and/or any other City approved funding sources.

Schedule: As development applications are submitted and "Will Serve" letters at time of tentative map approval.

I 6.22 Construction of the facilities necessary for the connection to a public water distribution, sewer and drainage system, or payment of fees, shall be a condition of approval for all discretionary projects in the City. All facilities within the City shall be designed and constructed in conformance with the adopted Water, Wastewater and Drainage Master Plans and the standards established by the Engineering Division and Public Works Department.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: Development application fees.

Schedule: As development applications are submitted, or as funding permits.

- I 6.23 The determination of the availability of adequate wastewater treatment capacity at the San Clemente Wastewater Treatment Plant shall be a condition of approval for all discretionary projects within the City, particularly the beach trunk sewer. Building permits shall not be issued until such time that adequate plant capacity can be assured, or that it is determined that the amount of waste water projected to be generated is insignificant.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: Development application fees.

Schedule: Ongoing as development applications are submitted.

- I 6.24 Continue to monitor projects proposed within the City's Sphere of Influence and planning area to coordinate with the County to encourage denial of any project in which infrastructure demands can not be met.

Responsibility: City of San Clemente Community Development Department/Engineering Division in coordination with appropriate county agencies.

Funding Source: City of San Clemente General funds, development application fees and/or any other City approved funds.

Schedule: Ongoing as development applications are submitted.

- I 6.25 Continue to monitor projects proposed within the City's Sphere of Influence and Planning Area and coordinate with the County of Orange for proper planning to ensure that infrastructure demands can be met.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, development fees and/or any other City approved funds.

Schedule: Ongoing as development applications are submitted.

- I 6.26 Review development proposals for projects within the City's Sphere of Influence and Planning Area and encourage denial of any project that cannot be provided adequate wastewater collection and treatment facilities, drainage facilities, or any other needed utility.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, development fees and/or any other City approved funding sources.

Schedule: Ongoing as development applications are submitted, or as funding permits.

- I 6.27 Continue to enforce the City's industrial pre-treatment ordinance which requires monitoring and pre-treatment of commercial and industrial wastes prior to discharge in a public sewer.
- Responsibility:* City of San Clemente Community Development Department/Engineering Division.
- Funding Source:* City of San Clemente General Funds, Development Fees/Penalties and/or any other City approved funds.
- Schedule:* Ongoing as funds are available.
- I 6.28 Continue to strive to implement as appropriate, the local, State, and Federal requirements mandated by NPDES and SCAQMD. Consider assessing fees, where appropriate, to offset implementation costs.
- Responsibility:* City of San Clemente Community Development Department/Engineering Division.
- Funding Source:* City of San Clemente General Fund, development fees/penalties, public funds, grants and/or any other City approved funds.
- Schedule:* Ongoing or as funding permits.
- I 6.29 The determination of the availability of an adequate potable water supply shall continue to be a condition of approval for all discretionary projects within the City. Building permits shall not be issued until an adequate water supply is available. Domestic water supplies shall meet State and Federal water quality standards.
- Responsibility:* City of San Clemente Community Development Department/Engineering Division.
- Funding Source:* City of San Clemente General Fund, development fees/penalties and/or any other City approved funding source.
- Schedule:* Ongoing as development applications are submitted.
- I 6.30 Continue the program of public education regarding the benefits of water conservation.
- Responsibility:* City of San Clemente Community Development Department/Engineering Division.
- Funding Source:* City of San Clemente General Fund and/or any other City approved fund.
- Schedule:* Ongoing, or as funds permit.

- I 6.31 Implement a program for water pipeline repairs and replacements.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, revenues from water rate charges, and/or any other City approved funds.

Schedule: Within 24 months of General Plan adoption, or as funding permits.

G. Ensure Adequate Drainage Facilities and Capacity

- I 6.32 The Drainage Master Plan shall be updated to incorporate relevant sections of the Orange County Flood Control Program and the Segunda Deshecha Cañada Drainage Study, and the Prima Deshecha (MO1) drainage study for consistency. Prepare a new implementation program for the Master Plan which appropriately coordinates City maintenance and replacement actions with those of the Orange County Flood Control District.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: Update as necessary or as funding permits.

- I 6.33 Review development plans and coordinate with the OCFCD, as needed, to determine what storm drain facilities are needed to protect the project, as well as existing development. Adequate flood protection shall be a condition of project approval. Storm drain facilities shall be designed in accordance with the City's Drainage Master Plan and the established standards of the City Department of Public Works designs that provide for easy access to public utilities for maintenance purposes shall be encouraged.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, development fees, storm drain construction fund, special assessments, and/or any other City approved funds.

Schedule: Ongoing, as development applications are submitted.

- I 6.34 Structures intended for human occupancy located in the 100-year flood plain shall be reviewed for conformance with local, State and Federal (FEMA) requirements.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund, development application fees and/or any other City approved funds.

Schedule: Ongoing as development application of such nature are submitted.

- I 6.35 During the process of updating master plans administered by, the Public Works Department and/or the Orange County Environmental Management Agency, the respective water, sewer and solid waste districts/entities shall identify the lands needed for future utility facilities. The respective departments shall seek to have the property designated for utility use, if appropriate, and commence acquisition of any necessary fee titles or easements as required, and as approved by the City Council.

Responsibility: City of San Clemente Community Development Department in cooperation with respective utility purveyors.

Funding Source: City of San Clemente General Funds and/or any other City approved funds.

Schedule: As necessary, funding permitted.

H. Source Reduction and Recycling Programs

- I 6.36 Implement the Growth Management Element of this General Plan.

Responsibility: City of San Clemente Community Development Department/Engineering Division.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: Ongoing, funding permitted.

- I 6.37 Identify appropriate funding sources for placing and maintaining trash and/or recycling receptacles in the City.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: Ongoing, funding permitted.

- I 6.38 Complete, adopt and implement the state mandated Source Reduction and Recycling and Household Hazardous Waste Management Elements.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: Within 24 months of General Plan adoption or as funding permits.

- I 6.39 Participate in the regional efforts of the County and South County Municipalities to undertake an analysis of landfill capacity and needs, and initiate long range planning for the provision of adequate landfill capacity to serve the future population of Orange County. At least one representative of the City of San Clemente shall participate in the regional planning efforts.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund and/or any other City approved funds.

Schedule: As necessary, or as funding permits.

- I 6.40 Promote the recycling of solid waste including but not limited to: paper, metals, aluminum cans, green waste, cardboard, plastic and glass. Promotions shall include: public recognition for recycling efforts, use of City facilities for short term recycling projects (i.e., paper and can drives), and dissemination of information regarding City and area recycling projects.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente trash fees and/or any other City approved funds.

Schedule: Ongoing as funding permits.

The City Council shall encourage businesses to establish their own recycling program in compliance with the CIWMA and the City's SRRE after obtaining all appropriate permits and/or licenses.

- I 6.41 Administer an education program regarding the benefits of source reduction and recycling. This program may be done entirely at the local level or by participating with the County and other local jurisdictions in south Orange County.

Responsibility: City of San Clemente Community Development Department in cooperation with other local jurisdiction and the County of Orange.

Funding Source: City of San Clemente trash fees, County of Orange General Fund, and/or any other City approved funding sources.

Schedule: Within 24 months of General Plan adoption or as funding permits.

- I 6.42 Solicit federal funds, to offset the City's fiscal impacts for implementing and enforcing the State Mandated SRRE and HHWME.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Fund, State and Federal funds, and/or any other City approved funding sources.

Schedule: Ongoing as funds become available.

- I 6.43 Require the submittal of plans with development applications which depict the manner in which electrical service shall be provided. Consult with the San Diego Gas and Electric Company, as necessary, to ensure that adequate service can be provided to meet the electrical energy demand of the development.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development Fees.

Schedule: As development applications are submitted.

- I 6.44 Require that development plans provide for the undergrounding of electrical distribution lines. Allow for an exception if it can be demonstrated that the undergrounding of utilities would result in adverse environmental impacts which cannot be adequately mitigated or would incur costs which, in the opinion of the City, are prohibitive. Where exceptions are granted, the electrical facilities shall be required to be designed to be visually unobtrusive and compatible with its surroundings. Continue the policy of undergrounding existing electric distribution lines where feasible.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development fees for new development, as funding permits for existing distribution facilities.

- I 6.45 Periodically meet with the San Diego Gas and Electric Company to review plans for electrical facility improvements within the City. Review their project design and determine their compatibility with the uses and natural environment in which they are located. Should potential conflicts be identified (e.g., adverse noise levels), recommend measures to mitigate the impact and improve their compatibility with their surrounding uses and environment.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Funds, development fees, and/or any other City-approved funding sources.

Schedule: As development applications are submitted.

- I 6.46 Require the submittal of plans with development applications which depict the manner in which natural gas service is to be provided. Consult with the Southern California Gas Company, as necessary, to ensure that adequate service can be provide a to meet the natural gas energy demand of proposed development.

Responsibility: City of San Clemente Community Development Department.

Funding Source: Development Fees.

Schedule: As development applications are submitted.

- I 6.47 Periodically meet with the Southern California Gas Company to review plans for natural gas facility improvement within the City. Review their project design and determine their compatibility with the uses and natural environment in which they are located. Should potential conflicts be identified (e.g., adverse noise levels), recommend measures to mitigate the impact and improve their compatibility with their surrounding uses and environment.

Responsibility: City of San Clemente Community Development Department.

Funding Source: City of San Clemente General Funds, development fees, and/or any other City approved funding source.

Schedule: As development applications are submitted.