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# Growth Management

**9.0 GROWTH MANAGEMENT**

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**I. STATUTORY REQUIREMENTS**

As a result of Measure M, the County of Orange requires the preparation of local growth management elements to enable receipt of the voter-approved funds for local highway and other transportation improvements. Its scope and content are defined by County guidelines and subject to its review and approval. The County further intends that this element will satisfy state requirements for the preparation of local congestion management plans to access Proposition 111 transportation improvement funds.

**II. OPPORTUNITIES AND CONSTRAINTS (ISSUES)**

As the City of San Clemente continues to develop, some assurances needs to be made with regards to the community's infrastructure capacity and the adequacy of public services to support the existing and future land uses.

The following summarizes the significant growth management opportunities and constraints (issues), affecting the City of San Clemente:

1. The need to develop levels of service standards to ensure that the necessary community infrastructure and public services and facilities are adequately provided.
2. The need to appropriately phase community services, facilities and infrastructure enhancements with the timing of new development.
3. The need to ensure that community services, facilities and infrastructure are adequately funded.

**III. OVERVIEW OF GROWTH MANAGEMENT POLICIES**

This element represents the City of San Clemente's growth management program. It includes goals, policies, standards and implementation, mitigation and funding programs for twelve (12) public facility/service categories. These categories were established by an eleven (11) member City Council appointed citizen's committee. The committee identified the essential facilities and services that most impact the City. The committee then divided the City into seven (7) planning areas based on geographical and jurisdictional boundaries within the City. They utilized the various City planning and engineering documents, studies and plans, strategic plans, master plans and county, state and national standards as well as other relevant information to determine the ideal standards the City should achieve. The Committee then developed goals, standards, phasing and funding programs to implement the desired level of service for each category. The policies of the Growth Management Element address the following:

1. Providing adequate Civic Center Facilities and Services.
2. Providing and maintaining adequate Drainage and Flood Control Facilities.
3. Providing and maintaining adequate Fire/Emergency Medical Service.
4. Providing and maintaining adequate Library Facilities and Services.
5. Providing and maintaining adequate Open Space.
6. Providing and maintaining adequate Parking Standards.
7. Providing and maintaining adequate Parks Facilities and Services.
8. Providing and maintaining adequate Police Facilities and Services.
9. Providing and maintaining adequate School Facilities.
10. Providing and maintaining adequate Sewer Facilities.
11. Providing and maintaining adequate Circulation System.
12. Providing and maintaining adequate Water Facilities and Services.

**III. GOALS, OBJECTIVES AND POLICIES**

The following presents the goals, objectives, and policies for growth management in the City of San Clemente. Implementing programs are contained in the following sub-section. At the end of each policy is listed a capital "I" and number parentheses which refers to the pertinent implementing program.

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***A. Civic Center***

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**Goals**

- To finance facilities and equipment necessary as established through the Growth Management Element of the General Plan in a manner such that the proportional increase required due to new development within the City will be provided by the developer.
- To acquire land for a Civic Center facility in the amount of 10 to 20 acres and on a site located as recommended by the Blue Ribbon Committee, or as determined by further study.
- To provide a public safety facility on the new Civic Center site.
- To ensure community meeting rooms and auditoriums are incorporated into the design for Civic Center.

**Policies**

- 9.1.1 Establish the following standards for the provision of Civic Center facilities:
  - a. City-wide; 560 square feet per 1000 population at ultimate buildout.
  - b. Area-wide; Not applicable
  - c. Site Specific; Pending completion of fiscal analysis (*I 9.1*).
- 9.1.2 Provide improvements to upgrade the existing conditions of the Civic Center in accordance with the approved Growth Management standards (*I 9.1*).
- 9.1.3 Require that new development pay impact fees to cover their proportionate cost of meeting the approved Civic Center Standards (*I 9.1*).

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***B. Drainage/Flood Control***

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**Goal**

Provide sufficient flood control facilities that protect lives and property.

**Policies**

- 9.2.1 Update the City's Master Drainage Plan and assess the City storm drain system's ability to convey a 100-year storm (*I 9.2, I 9.3, and I 9.4*).
- 9.2.2 Identify and adopt interim flood control standards based on existing conditions and once the update to the City's Master Drainage Plan is completed, reassess these interim standards and revise them accordingly (*I 9.2, I 9.3, and I 9.4*).
- 9.2.3 Coordinate efforts between Orange County Flood Control District and the City in new construction and maintenance responsibilities of drainage facilities (*I 9.2, I 9.3, and I 9.4*).
- 9.2.4 Consider the use of greenbelts and other open-space/ recreational areas for retention/detention facilities (*I 9.2, I 9.3, and I 9.4*).

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**C. Fire/Emergency Medical Service**

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**Goal**

Protect the public health, safety and welfare by providing sufficient Fire/EMS service and facilities throughout the City.

**Policies**

- 9.3.1 Develop appropriate Fire/EMS response standards (*I 9.5, I 9.6, and I 9.7*).
- 9.3.2 Consider both operational and facility alternatives to ensure Fire/EMS facility and response standards are achieved (*I 9.5, I 9.6, and I 9.7*).
- 9.3.3 Consider flexible funding approaches to address both Fire/EMS facilities and operation, and avoid further tax inequities relating to Fire/EMS operational costs as new development occurs (*I 9.5, I 9.6, and I 9.7*).
- 9.3.4 Consider a regional perspective for Fire/EMS response, including the County Fire Department's facility locations and response times in the development of the City Fire Department's Strategic Plan Development (*I 9.5, I 9.6, and I 9.7*).

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**D. Library**

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**Goal**

Provide library facilities that meet the City's needs.

**Policies**

- 9.4.1 Adhere to the County of Orange's minimum library facility standard (*I 9.8 and I 9.9*).
- 9.4.2 Coordinate with the County to construct an additional public library facility within the City (*I 9.8 and I 9.9*).

- 9.4.3 Consider joint use of existing library facilities by expanding access and utilization of Capistrano Unified School District's school libraries (*I 9.8 and I 9.9*).
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### ***E. Open Space***

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#### **Goal**

Provide the appropriate amount of designated open space within the City, both active and passive, as identified and required through the General Plan, specific plans and other applicable documents. To minimize the impact of development on existing ridgelines and designated natural open space areas in order to provide for the open space needs of the residents and community.

#### **Policies**

- 9.5.1 Incorporate text within the Conservation/Open Space element of the General Plan and Specific Plans and apply conditions through discretionary actions ensuring that the existing 4,227 acres of designated open space be maintained (*I 9.10, I 9.11 and I 9.12*).
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### ***F. Parks***

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#### **Goal**

- Provide parks and recreational opportunities for all residents and visitors.
- Emphasize those recreational specialties unique to San Clemente which will contribute to continuing visitation and economic development opportunities.

#### **Policies**

- 9.6.1 Adhere to the City Parks and Recreation Master Plan Program which establishes standards for community, neighborhood and special parks and provides means for funding, phasing and operations of City parks (*I 9.13, I 9.14, and I 9.15*).
- 9.6.2 Provide the public/private partnerships and the fiscal tools to secure and develop parks in a timely manner (*I 9.13, I 9.14, and I 9.15*).
- 9.6.3 Coordinate with the County and State to satisfy and trails system regional needs and to link the City's parks and recreation system with the Prima Deshecha regional park and the San Onofre State Park (*I 9.13, I 9.14 and I 9.15*).
- 9.6.4 Coordinate with the Capistrano Unified School District for joint use of park and school facilities (*I 9.13, I 9.14 and I 9.15*).
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## G. Police

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**Goal**

Protect the public health, safety, and welfare by providing sufficient City Police Department services and facilities throughout the City.

**Policies**

9.7.1 Develop a Police Department Strategic Plan to:

- a) Consider both operational and facility alternatives to ensure effective police response and facility standards are provided at ultimate buildout of the City.
- b) Consider a regional perspective in police response, including the county facility locations, manpower, and response times when developing the City's Police Department Strategic Plan.
- c) Monitor response times for "priority one" calls which will be the basis for establishing an achievable City police response standard (*I 9.16 and I 9.17*).

9.7.2 Continue to maintain an on-going crime prevention program offering a wide range of services (*I 9.16 and I 9.17*).

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## H. Schools

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**Goal**

Maintain and enhance the existing education system and opportunities for students and residents of the City.

**Objectives**

- 9.8 a Maintain and enhance educational programs and standards adopted by the Capistrano Unified School District (CUSD) and State (*I 9.18*).
- 9.8 b Maintain regular communication between the City and CUSD (*I 9.18*).
- 9.8 c Monitor development activities within the City and have CUSD and the City coordinate population projections to address ways to meet future educational needs (*I 9.18*).

**Policies**

- 9.8.1 Continue to have City officials communicate and cooperate with the CUSD, especially in the areas of population projections, development of schools and funding sources, through annual monitoring of development activities (*I 9.18*).
- 9.8.2 Consider joint use of school, library, and park facilities to assist in meeting the recreational and educational needs of the community (*I 9.18*).
- 9.8.3 Encourage the CUSD to adhere to their master plan (*I 9.18*).

- 9.8.4 Solicit input from the Capistrano Unified School District to help in assessing the educational impact created by new development through the RDEB progress (*I 9.18*).

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## ***I. Sewer***

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### **Goal**

- Provide a Wastewater Treatment, Disposal and Collection System designed to meet the City's existing and future needs and address the impacts of new development on those systems.

### **Policies**

- 9.9.1 Adhere to the City's Wastewater Master Plan (June 1982) and the Project Report for Water Reclamation Plant (1984, 1985), and/or as revised and updated (*I 9.19, I 9.20, and I 9.21*).
- 9.9.2 Assure that the development outside the City's sewer service area provides the necessary treatment, disposal and collections for that district to serve the project (*I 9.19, I 9.20, and I 9.21*).
- 9.9.3 Provide for the maintenance of the existing wastewater treatment, disposal and collection systems and complete systems currently under construction (*I 9.19, I 9.20, and I 9.21*).
- 9.9.4 Assess alternate buildout scenarios within the City based on the City's treatment, disposal and collection system constraints (*I 9.19, I 9.20, and I 9.21*).
- 9.9.5 Within the City's service area, to ensure no City approvals are granted through the discretionary review process and building permit process, including General Plan Amendments, Specific Planning Amendments, Tentative Tract Maps, Site Plan Reviews, Conditional Use Permits and Building Permits which exceed the capacity of the treatment, disposal and collection system available to serve the project within that service area, concurrent with development (*I 9.19, I 9.20, and I 9.21*).
- 9.9.6 Develop mechanisms for monitoring the sewer system and how sewage capacity is allocated within the City, with this information to be used in assessing the impact of new development (*I 9.19, I 9.20, and I 9.21*).

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## ***J. Traffic***

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### **Goal**

- Provide a high level of mobility on the City's circulation system.
- Provide circulation improvements to accommodate both the existing and planned residential, commercial and industrial development, while achieving a desirable traffic level of service city-wide.

- Address the traffic impact associated with new development and the City's ability to maintain and monitor a desirable traffic level of service.

**Policies**

- 9.10.1 Maintain a City-wide level of service (LOS) not exceeding LOS "D" for intersection during peak hours with the exception of the intersection of the I-5 southbound ramps at Avenida Pico, unless the City determines an exception is warranted on an interim basis in accordance with the adopted "exception process" (*I 9.22, I 9.23, I 9.24, I 9.25, and I 9.26*).
- 9.10.2 Maintain a City-wide level of service for links not to exceed LOS "C" for Primary Arterials, Secondary Arterials, and Local Streets; not to exceed LOS "D" for Major Arterials; and not to exceed LOS "E:" for Commercial Facilities (*I 9.22, I 9.23, I 9.24, I 9.25, and I 9.26*).
- 9.10.3 Monitor and participate in County, Regional, and State improvement programs regarding traffic and circulation (*I 9.22, I 9.23, I 9.24, I 9.25, and I 9.26*).

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**K. Water**

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**Goal**

- Ensure water supply, transmission and distribution systems are provided to serve the City.
- Forecast the City's water supply needs to avoid unexpected shortfalls.

**Policies**

- 9.11.1 Enforce an interim standard effective upon adoption of this category and to establish ultimate standards as part of a new or amended water master plan, for emergency, operational and seasonal water storage needs of the City (*I 9.27, I 9.28, and I 9.29*).
- 9.11.2 Work with the City's water suppliers to ensure both supply and transmission facilities are available to prevent deficiencies and unexpected shortfalls (*I 9.27, I 9.28, and I 9.29*).
- 911.3 Promote water conservation practices (*I 9.27, I 9.28, and I 9.29*).

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**L. Parking Standards**

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**Goals**

- To provide parking to meet the needs of the community including the commercial areas of El Camino Real and Del Mar.
- To design parking facilities in scale with surrounding buildings and sites.
- To be sensitive to the parking needs.

- To centralize and organize parking.
- To identify magnet areas and establish the parking needs within these areas.

### **Policies**

9.12.1 Establish the following standards for parking:

- a. On-site parking standards based on zoning ordinance provisions and reassessed through comprehensive zoning update.
- b. Off-site parking standards based on area parking plans to provide public/private parking.
- c. Public Magnet Areas: public parking be provided within the area.
- d. Private Magnet Areas: parking provided on-site and in accordance with requirement per the Zoning Ordinance.
- e. Joint Venture Areas: parking needs determined and provided through a review process.
- f. Through the comprehensive Zoning Ordinance Update, reassess each parking requirement including employee parking provisions.
- g. Develop area parking plans for the Pier Bowl, North Beach, Del Mar and El Camino Real areas for public/private parking needs and mechanisms for implementation.
- h. Public and joint venture parking to be assessed based upon:
  - access/circulation
  - alternative modes of transportation
  - community-wide cost/benefit analysis
  - consideration of site specific and City-wide and regional wide perspectives
  - existing parking
  - fiscal an economic analysis
  - parking management programs
  - proposed development within the area
  - redevelopment activities
  - seasonal considerations
  - scale and massing of existing and proposed (*I 9.30*).

9.12.2 Require that parking improvements be phased using the following criteria:

- a. Policy determination regarding priority needs of each area.
- b. Formation of these destination/people generating areas (*I 9.30*).

- 9.12.3 Provide funding for parking improvements based on the following criteria:
- a. The cost of development of City owned parking shall be determined through the parking assessment study for the specific lot/facility.
  - b. The cost of development of privately owned parking shall be paid by the developer.
  - c. The operation and maintenance of City owned parking shall be paid by the City's General Fund or other funding as available.
  - d. The operation and maintenance of privately owned parking shall be the responsibility of the developer.
  - e. The cost of development and the operation and maintenance of joint ventures parking shall be determined as part of the development of joint venture.
  - f. Utilization of the following funding mechanisms:
    - Public/Private Agreements
    - General Fund
    - Redevelopment Fund
    - In-lieu Parking Funds
    - Beach Parking Impact Fees
    - Alternative Funding Mechanisms
    - Parking meter/permit fees
    - State/Federal funds (*I 9.30*).

**IV. IMPLEMENTATION PROGRAMS AND STANDARDS**

The following indicates the programs that shall be carved out by the City of San Clemente to implement the to implement the goals, objectives, and policies; and standards of the Growth Management Element. Each program is preceded by the letter "I" and a number which is referenced by the pertinent policy which it implements in the preceding section. These are noted in the parentheses at the close of each policy.

**A. *Civic Center***

Level of Service Standards

- I 9.1    A. City-wide  
          Standard 560 square feet per 1000 population at ultimate buildout.
- B. Area-wide  
          Standard Not applicable
- C. Site Specific  
          Standard Pending completion of fiscal analysis.

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

*Funding Source:* Improvements to upgrade the existing condition to meet the approved standards shall be paid by the City's General Fund, or other funding mechanisms. New development shall be required to pay impact fees to cover their proportionate cost of meeting the approved City Hall Standards.

*Schedule:* Within five (5) years, the City shall achieve the approved standards, or as funding permits.

**B. *Drainage/Flood Control***

Level of Service Standards

- I 9.2    Interim standards to be utilized until adoption of the update to the City's Master Drainage Plan:
  - a. The main channels within the City as defined by the City Master Drainage Plan and/or Orange County Flood Control District shall convey the 100-year storm runoff and/or provide retention facilities as approved by the City.
  - b. All drainage improvements shall be constructed in accordance with City, County, and state standards.

- c. All new development impacting tributaries flowing into the main channels, as defined by the City's Master Drainage Plan, shall provide drainage facilities including, but not limited to, street, storm drains, or channels to convey the 25-year storm runoff and/or provide 100-year flood protection for buildings/structures in a manner approved by the City. Methods may include retention or construction of new drainage facilities. Note: Upon completion of the City's update to the Master Drainage Study and finalization of the designs for the MO1 and MO2 improvements, the City shall reassess these interim standards and revise the interim standards accordingly, if necessary.

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

*Funding Source:* See Below

*Schedule:* As required by the phasing specified in the City's Master Drainage Plan, M01, M02, or concurrent with development and as funding permits.

Mitigation

- I 9.3 To continue to ensure new development complies with City and federal regulations relating to flood protection.

Develop and implement an annual monitoring program to ensure the drainage goals and service standards are achieved.

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

*Funding Source:* See Below

*Schedule:* Within two (2) years of General Plan adoption.  
  
Development compliance: Ongoing as development applications are submitted or as funding permits.

Funding

- I 9.4 Require on-site private drainage improvements concurrent with new development as well as the continued funding of the operation/maintenance of those improvements, to ensure the project will pay it's fair share. Continue to collect Drainage Impact Fees at the time of approval of the final map to pay for the cost of drainage improvements as designated by the City's Master Drainage Plan.

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* City of San Clemente General Fund and/or fee/conditions on development.

*Schedule:* As development applications are submitted.

**C. Fire/EMS**

Level of Service Standards

I 9.5 Adhere to City Ordinance 962 requiring a five (5) minute response time for Fire/EMS, prior to issuance of building permits.

Ensure at ultimate buildout, the City achieves a five (5) minute Fire/EMS response (as defined by the City Fire Department) for 85% of "Code 3" calls, to all areas of the City.

Establish the following Fire Department facility size standards as recommended in the Fire Department's Strategic Plan, once the Strategic Plan is adopted by City Council.

- Multi company station: 9,000 sq. ft/structure and 1.5 to 2 acre/site
- Satellite station: 7,000 sq. ft/structure and 1 to 1.5 acre/site

*Responsibility:* City of San Clemente Community Development Department and the Fire Department.

*Funding Source:* See Below

*Schedule:* As recommended in the Fire Departments Strategic Plan, or as funding permits.

Mitigation

I 9.6 Consider the use of portable stations, relocation of existing facilities, increasing volunteers, and other means to provide necessary service while developing operational and facility standards.

Continue to work with the County to develop effective regional Fire/EMS response coordinating the County fire department's facility locations and response times with the City's.

Continue to maintain strict adherence to City, State and national regulatory requirements including Uniform Building and Fire Codes.

Develop and implement an annual monitoring program to ensure the Fire/EMS goals and service standards are achieved.

*Responsibility:* City of San Clemente Community Development Department and the Fire Department.

*Funding Source:* See Below

*Schedule:* Monitoring program: Within two (2) years of General Plan adoption or as funding permits.

Strategic Plan: Within one (1) year of General Plan adoption, or as funding permits.

**Funding**

I 9.7 Continue to utilize the current standards of requiring new development to proceed subject to approval of funding for facilities and/or construction of facilities that would provide an actual five minute Fire/EMS response prior to the issuance of building permits.

Develop new funding means to provide for operation and maintenance Fire/EMS services.

Offset the cost of providing new Fire/EMS facilities by continuing to collect public safety fees from new development prior to the issuance of their building permits.

*Responsibility:* City of San Clemente Community Development Department and Fire Department.

*Funding Source:* City of San Clemente General Fund and/or Public Safety fees collected from new development.

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

***D. Library***

**Level of Service Standard**

I 9.8 Adhere to the County of Orange's minimum library standards of:

- One (1) acre of land per 10,000 square feet of structure for new library facilities.
- Five (5) people served per one (1) square foot of library facilities.

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* City of San Clemente General Fund, County of Orange's General Fund, and/or other City/County approved funding mechanisms.

*Schedule:* As needed to meet the County of Orange's library standards, or as funding permits.

Within two (2) years of San Clemente reaching a population <sup>3</sup> 50,000, a new library facility shall be coordinated with the County of Orange as funding permits.

Mitigation

I 9.9 To monitor library facilities and petition the County for additional services/facilities when the population of San Clemente reaches 50,000.

Coordinate with the County of Orange for consideration of a new facility to be centrally located within the City.

Coordinate with the Capistrano Unified School District to consider joint use of school libraries.

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* City of San Clemente General Fund, County of Orange's General Fund, and/or other city/county approved funding mechanisms.

*Schedule:* As needed to meet the County of Orange's library standards, or as funding permits.

Within two (2) years of San Clemente reaching a population <sup>3</sup> 50,000, a new library facility shall be coordinated with the County of Orange as funding permits.

**E. Open Space**

Area-wide Standards (See **Figure 9-1** for area boundaries)

I 9.10 Area 1 - Northerly Portion of the City

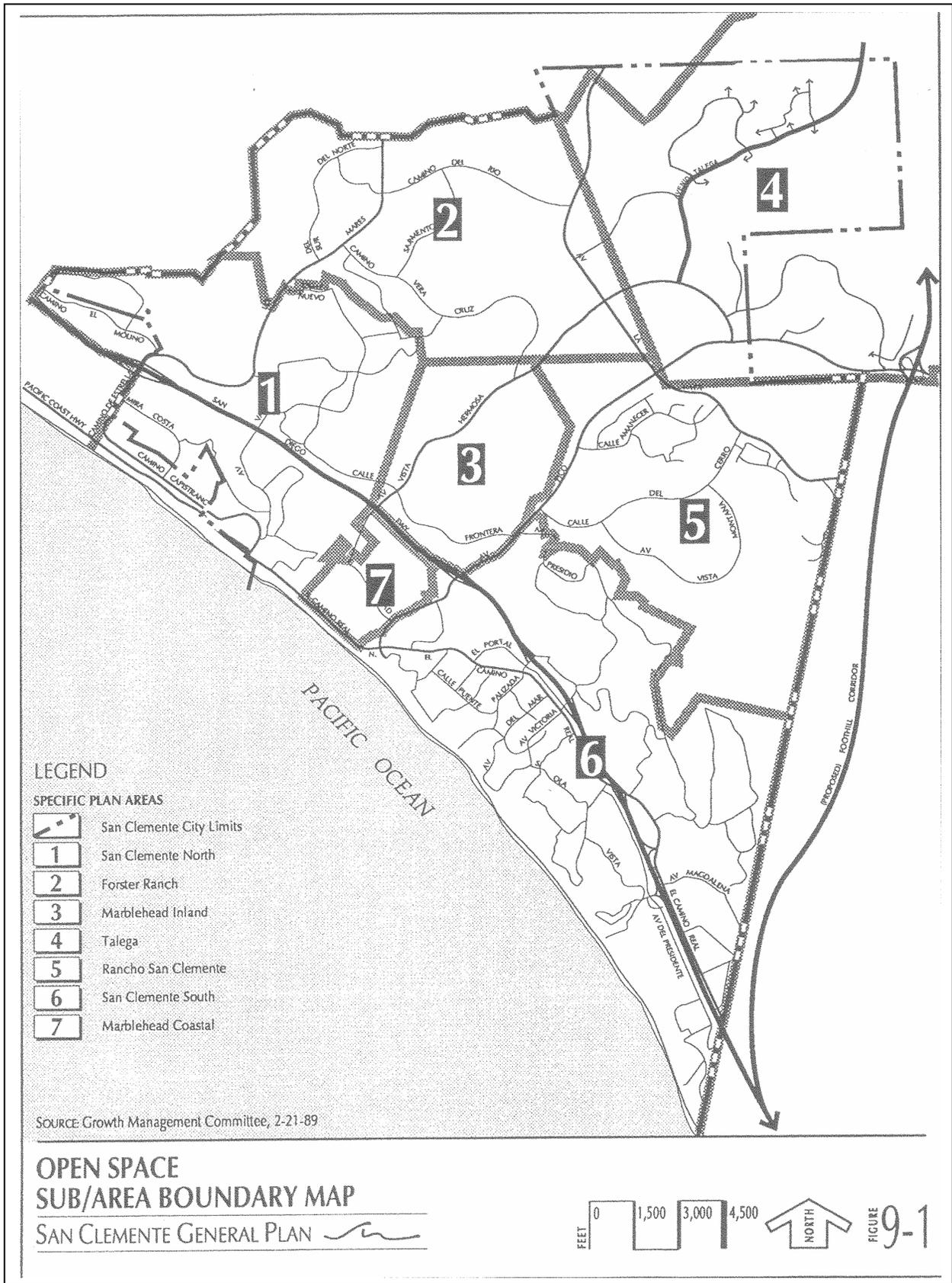
- a. For new development within Area 1, the City's site specific zoning ordinance standards shall apply.
- b. To adhere to the City's Local Coastal Plan for those areas within the coastal zone.

Area 2 - Forster Ranch\*

- a. To maintain a minimum of 779.5 acres of designated open space, or 30 percent (whichever is greater), within the Planning Area of Forster Ranch.

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\*Designated open space in accordance with Specific Plan as of 9/18/92



- b. Any encroachment for active open space uses into the existing open space shall be for City-wide benefit only, as determined by the City Council.
- c. Joint use of active open space facilities including the Cristianita pageant site, park and school sites is encouraged.

Area 3 - Marblehead Inland Ranch\*

- a. To maintain a minimum of 458 acres of designated open space, or 30 percent (whichever is greater), within Marblehead Inland.
- b. Any encroachment for active open space uses into the existing open space shall be for City-wide benefit only, as determined by the City Council.

Area 4 - Talega Ranch\*

- a. To maintain a minimum of 822 acres of designated open space, or 30 percent (whichever is greater), within the City portion of Talega Ranch.
- b. Any encroachment for active open space uses into the existing open space shall be for City-wide benefit only, as determined by the City Council.
- c. Retain the Reserve area in a natural state in perpetuity, and prohibiting encroachment of active uses.

Area 5 - Rancho San Clemente\*

- a. To maintain a minimum of 1,099 acres of designated open space, or 30 percent (whichever is greater), within Ranch San Clemente.
- b. Any encroachment for active uses into the existing open space shall be for City-wide benefit only, as determined by the City Council.

Area 6 - Southerly Portion of the City

- a. For new development, the City's site specific zoning ordinance standards shall apply.
- b. To adhere to the City's Local Coastal Plan for those areas within the coastal zone.

Planning Area 7 - Marblehead Coastal

- a. To ensure through the Specific Plan for Marblehead Coastal, a minimum of 30% open space be designated within the Marblehead Coastal boundaries.
- b. Through the specific plan process, the owner and City shall work together in determining the amount, location and type of the

designated open space required (30% minimum per D-D District standards) for the Marblehead Coastal site. Topography and soils conditions will be included in this determination.

- c. The City shall determine through the specific plan process for Marblehead Coastal, those open space areas to be developed and designated as active uses such as bikeways, trails, view parks, golf courses, etc.

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* City of San Clemente General Fund fees/conditions from development and/or development application fees.

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

Level of Service Standard (City-wide)

- I 9.11 Prepare a detailed inventory of open space areas, natural features and other significant resources to be preserved and incorporate this into the Conservation/Open Space element with goals, policies, and implementation programs regarding their preservation.

Initiate zoning amendments and specific plan amendments to define and develop standards for "usable," "active," and "individual" open space and utilize these standards when reviewing both conventional and planned unit development subdivisions.

Establish and enforce the following standards:

- Single family development shall provide a minimum of 800 square feet per unit of usable open (once defined) space. Multi-family development shall provide a minimum of 500 square feet per unit of usable open space, (once defined) or as defined in the applicable specific plan, or as otherwise approved.
- Within coastal canyons, the City's Local Coastal Plan provisions and State Coastal Act shall apply.

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* City of San Clemente General Fund and/or fees from development applications.

*Schedule:* Resource Inventories: Within one (1) year of General Plan adoption or as funding permits.  
Zoning Amendments: Within one (1) year of General Plan adoption or as funding permits.

Mitigation Programs

- I 9.12 Ensure that the maintenance of designated open space is provided by the master developer, master association or sub-association.

Seller of a property(s) containing designated open space, shall provide notification to the buyer regarding any limitations or restrictions applicable to designated open space areas within or adjacent to the properties being sold.

Ensure that any proposed reduction or re-designation of designated open space proposed by a developer require compensation of equal or greater monetary value and/or area to the City in a manner and location approved by the City.

Ensure that any proposed encroachment into designated open space shall be for City-wide benefit only, as determined by the City through a specific plan amendment and/or other applicable discretionary action.

Preserve and protect designated coastal canyons and other designated natural features as determined significant by the City when development is proposed adjacent to or within these coastal canyons or other natural features.

Preserve designated open space(s) and ensure protection of natural formations, habitat and other natural resources as determined by the City.

Encourage the Capistrano Unified School District to consider joint use of existing or proposed school and park sites to complement existing designated open space.

Develop City-wide zoning standards applicable to both in-fill and specific plan areas for "usable", "active" and "passive" open space requirements.

Develop a program to require developers and/or master and sub-associations dedicate public uses within designated open space to the City, such as public bikeways, view parks, and pedestrian trails. The City Council shall also develop a program to accept responsibility, liability and maintenance obligations for public uses within designated open space, such as public bikeways, view parks and pedestrian trails which are accepted for dedication to the public.

To continue to coordinate with the County of Orange to ensure consistency with the adopted Measure 'M' criteria and other county programs is achieved within the City's Growth Management program and incorporated into the City's Growth Management Program in a timely fashion.

Develop and implement an annual monitoring program to ensure the open space goals and service standards are achieved.

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* City of San Clemente General Fund, fees from development applications and/or other available funding sources approved by the City.

*Schedule:* Administrative: Ongoing as funding permits.  
Dedication Program: Within one (1) year of General Plan adoption or as funding permits.  
Monitoring Program: Within two (2) years of General Plan adoption or as funding permits.

**F. Parks**

Level of Service Standard:

I 9.13 Ensure that the following standards are met for community, neighborhood and special use parks in all City planning efforts:

- a. Community Parks: 3 acres per 1,000 residents or in-lieu fee payment.
  - Community Park Size: 10 to 20 acres
  - Service Area: 1.5 mile radius
  - Residents services: 15,000
- b. Neighborhood Parks: 5 acres per 1,000 residents.
  - Neighborhood Park Size: 5 to 10 acres
  - Service Area: .5 mile radius
  - Residents service: 5,000 residents
- c. Special Use Parks: As determined by Parks Master Plan, including the beach, softball complex, and the Ole Hanson Beach Club.

To establish a maintenance standard of one park maintenance worker per seven acres of developed parkland.

*Responsibility:* City of San Clemente Community Development and Beaches, Parks and Recreation Department.

*Funding Source:* See Below

*Schedule:* Ongoing as funding permits

Mitigation

I 9.14 Continue to ensure that neighborhood parks be constructed in accordance with the phasing specified in the Parks and Recreation Master Plan, the Specific Plan, the Local Parks Implementation Program of the Talega Ranch and as required through the discretionary review process.

Continue to promote recreational opportunities including special events such as the Ocean Festival, art fairs and Fiesta.

Continue to promote recreational opportunities at North Beach, the Pier Bowl, the softball complex and other City parks and recreational facilities.

Continue to coordinate with Capistrano Unified School District regarding the development of joint use of park and school facilities.

Develop and implement an annual monitoring program to ensure the park goals and service standards are achieved.

*Responsibility:* City of San Clemente Community Development and Beaches, Parks and Recreation Department.

*Funding Source:* See Below

*Schedule:* Administrative: Ongoing as development projects are submitted.

Park Construction: Within three (3) years of reaching the community parks per 1,000 population standard or as funding permits.

Monitoring Program: Within two (2) years of adoption of the General Plan or as funding permits.

Funding

I 9.15 Continue to satisfy the parks land acquisition standards of the Quimby Act of five acres per 1,000 population, or payment of in-lieu park fees, to ensure new development pays its fair share.

Continue to utilize conditions of approval, development agreements, permit fees and general funds to ensure the acquisition and development of parks, in a timely manner.

*Responsibility:* City of San Clemente Community Development Department and the Beaches, Parks, and Recreation Department.

*Funding Source:* City of San Clemente General Fund, Quimby fees, Municipal Bonds, Tax Redevelopment Increment, developer fees and/or other available funding sources approved by the City.

*Schedule:* Ongoing as development applications are submitted as funding permits.

**G. Police**

Level of Service Standard

I 9.16 Facility standard of 500 square feet of work space per 1,000 population for police facilities at the City's ultimate buildout.

Adopt an achievable response standard for "priority one" calls by way of:

- a. determining whether the recommended ideal police response standard of five (5) minutes for 85 percent of the "priority one" calls, as defined by the Police Department, can be achieved.
- b. assessing the Police Department's actual response for "priority one" calls as determined by the Police Department's computer tracking system which would be used in establishing an actual response standard for 85 percent of the "priority one" calls.

*Responsibility:* City of San Clemente Community Development and Police Department.

*Funding Source:* City of San Clemente General Fund and/or other available funding sources approved by the City.

*Schedule:* Adopt Standard: Within one (1) year of General Plan adoption or as funding permits.

Mitigation

I 9.17 Maintain the City's Neighborhood Watch program, D.A.R.E. program, drug education, building inspections, rape-prevention programs, and other crime prevention programs.

Develop and implement an annual monitoring program to ensure the police goals and service standards are achieved.

Collect the City's public-safety fees, which offset the cost of providing new police facilities required due to new development, prior to the issuance of building permits.

*Responsibility:* City of San Clemente Community Development and Police Department.

*Funding Source:* City of San Clemente General Fund and/or other available funding sources approved by the City.

*Schedule:* Administration: Ongoing as funding permits.  
Response Standard: Within one (1) year of the General Plan adoption or as funding permits.  
Monitoring Program: Within two (2) years of General Plan adoption or as funding permits.

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## H. Schools

I 9.18 Continue to establish periodic meetings with the Capistrano Unified School District, to review school district boundaries, school site development, funding sources, and operation standards in an effort to avoid overcrowding of classrooms, double sessions, and unusual sessions.

Through the RDEB process and discretionary review process, consider the impact of new residential development.

The Capistrano Unified School District and City should continue to utilize consistent population projections based on existing, new and proposed development within the City to help in providing the desirable educational programs to residents and students within the City.

The City shall retain the land use designations for the 10 existing school sites, 7 for elementary, 2 for junior high, and 1 for high school, in accordance with Government Code Section 66478 and other applicable law, to meet the ultimate student population anticipated. Any proposed changes or additional sites shall be reviewed and approved by both the CUSD and City.

Consider implementing through amending the land use element of the General Plan, or through amendments to specific plans, a restrictive overlay zone (holding zone) for designated areas where school facilities have yet to be constructed and to not remove this restrictive overlay zone until the school facilities are provided in conjunction with new development, subject to compliance with applicable law.

Any deficiencies in the education system identified by the City should be discussed with the CUSD, and means to improve services should be identified and implemented when funding is available.

Continue to notify those persons requesting building permits to pay the appropriate school fees to the CUSD prior to issuance.

As the CUSD considers development of new school sites, the CUSD and City should coordinate efforts to assess opportunities for joint use of facilities and services, including recreational areas, libraries, and parking.

Continue to coordinate with the County of Orange to ensure consistency with the adopted Measure M' criteria and other county programs is achieved within the City's Growth Management program and incorporated into the City's Growth Management Program in a timely fashion.

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* City of San Clemente General Fund development application fees and/or other available funding sources approved by the City.

*Schedule:* Ongoing as needed or as funding permits.

**I. Sewer**

Level of Service Standard

I 9.19 Continue to adhere to all applicable local, state and federal requirements, including meeting the required effluent standards.

Adhere to the City of San Clemente Wastewater Master Plan in effect at time of discretionary approval, and/or as revised or updated.

For those projects outside the City's sewer service area, but within the City limits, require projects, prior to issuance of building permits, to provide guarantees for sewer treatment, disposal and collection system, to the satisfaction of the City.

Continue to monitor and assess the sewer treatment and disposal system prior to the issuance of building permits and have the City Engineer or their designee certify capacity is available to handle the sewer demands generated by that new development, or that the amount is insignificant.

Require that trunklines and sewer mains be provided concurrent with development to meet the demand of a project.

Planning Area 4 only: (defined as the Talega Specific Plan area) shall be required to provide transmission lines, pumping stations and treatment plant capacity in accordance with the Santa Margarita Plan of Works Improvement District Capital 7, prior to or concurrent with development.

*Responsibility:* City of San Clemente Community Development and Public Works Department.

*Funding Source:* See Below

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

Mitigation

I 9.20 Assess through the annual Residential Development Evaluation Board (RDEB) allocation process, the impact of the new projects on the wastewater treatment and collection system and direct new residential development to areas of the City with the least impact on the system.

Require, through Conditions of Approval or if serviced by a district, that prior to issuance of building permits the owner supply "will-serve" letters or other agreements acceptable to the City to ensure the sewer system capacity is available to serve that project.

Continue to recognize the terms of the "Ranch Owners Agreement" for sewer service when reviewing projects within Forster Ranch, Marblehead and Rancho San Clemente.

Maximize the reclaimed water capacity of the City, including that of the Wastewater Treatment Plan. (see water category for specifics) Continue to coordinate with the County of Orange to ensure consistency with the adopted Measure `M' criteria and other county programs is achieved within the City's Growth Management program and incorporated into the City's Growth Management Program in a timely fashion.

Develop an annual monitoring program which provides information on sewer capacity on a City-wide and ranch-by-ranch basis. A report on sewer capacity shall be integrated into the analysis at the time of discretionary reviews to allow the Planning Commission and City Council to make better informed decisions on new development proposals, to ensure the sewer goals and service standards are achieved.

*Responsibility:* City of San Clemente Community Development and Public Works Department.

*Funding Source:* See Below

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

Monitoring Program: Within two (2) years of General Plan adoption or as funding permits.

Funding

I 9.21 Continue to collect sewer connection fees, to be paid by the developer at the time of final map and/or issuance of building permits, to be used for funding of sewer expansions, upgrades and replacements to the City's sewer system, as allowed by law.

Continue to collect user fees and utilize the sewer fund, for all operational expenses, upgrades and replacements of the sewer system and to reassess these fees periodically to ensure the fees cover the costs.

*Responsibility:* City of San Clemente Community Development and Public Works Department.

*Funding Source:* City of San Clemente General Fund development application fees and/or other available funding sources approved by the City.

*Schedule:* Ongoing as needed within State law and as funding permits.

**J. Traffic**

Standard Level of Service

I 9.22 Establish Level of Service Standard "D" for intersections during peak hours, with the exception of: I-5 southbound ramp at Avenida Pico, or as otherwise excepted through the formal exception procedures discussed

below, and/or through the provisions of the City's Regional Circulation Funding and Phasing Program (where applicable).

Establish Level of Service (LOS) Standard "C" for links for Primary and Secondary Arterials and Local Streets, LOS "D" for Major Arterials; and LOS "E" for Commercial Facilities, as defined in the Circulation Element or as otherwise excepted through the formal exception procedures discussed below, and/or through provisions of the City's Regional Circulation Funding and Phasing Program (where applicable).

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* See Below

*Schedule:* Ongoing as funding permits.

#### Exception Process

I 9.23 The City may approve an exception to the LOS for a specific project when it is determined by the City Council that it is not feasible for the project to achieve the adopted LOS standard without an exception. The exception request shall be reviewed through a formalized public hearing process before the City Council and assessed to determine whether its warranted based on:

- the impact on existing and future traffic levels of service
- the feasibility, cost and timing of achieving the standard level of service with and without an exception
- duration and extent of the exception request
- impacts on the historical and cultural character of affected buildings and surrounding areas
- creating significant displacement of residents and/or businesses
- public benefit created by the exception
- other issues as necessary to assess the exception
  
- Upon completion of this analysis, the City Council shall, by resolution, make the appropriate findings to either approve, conditionally approve or deny the exception request. If approved, specific time frames shall be determined for the extent of the exception.

*Responsibility:* City of San Clemente in cooperation with the Community Development Department.

*Funding Source:* See Below

*Schedule:* Ongoing as required.

Mitigation

I 9.24 Continue utilizing the annual Residential Development Evaluation Board (RDEB) process to assess impact of new residential development, and to help control, phase and direct the new residential projects to those geographic areas with existing traffic improvements that can accommodate that new development with the least impact.

Continue to utilize the City's Regional Circulation Funding and Phasing Program (RCFPP) to ensure that traffic improvements are funded and new development pays its fair share associated with the impact of the project, prior to the issuance of building permits; and to monitor the Regional Circulation Funding and Phasing Program annually to ensure the traffic goals and service standards are maintained.

Within one year of completion of the City's comprehensive land use inventory, amend the RCFPP to apply City-wide or adopt other appropriate ordinances to address the needed circulation improvements and funding on a city-wide basis.

To consider programs and systems such as flex-time and alternative modes of transportation, (including trains and shuttles) to help mitigate traffic impacts within the City.

To continue to maintain the City's traffic model utilized for assessing impacts of new development on the City's circulation system and recalibrate the traffic model annually and update the traffic model trip generation and existing/pending development database quarterly as funding permits.

Within two (2) years of adoption of this element, to develop and implement an annual monitoring program to ensure the traffic goals and service standards are achieved.

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* See Below

*Schedule:* Administration/System Maintenance: Ongoing as necessary or as funding permits.

Monitoring Program: Within two (2) years of General Plan adoption or as funding permits.

Funding

I 9.25 Continue on an annual basis to identify sources of County, State, and Federal funding, and to seek those funds for use on City related traffic and circulation programs.

To continue the existing funding programs and collection of the following traffic fees:

- Traffic Model Fee: Required at submittal of the discretionary application
- Transportation Corridor Fees: Required prior to the issuance of building permits
- Regional Circulation Funding and Phasing Program Fees: Required prior to the issuance of building permits.

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* Fees from development applications.

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

Participation in Inter-Jurisdictional Programs:

I 9.26 Continue to monitor and attend meetings on Transportation Corridors, Lossan Rail System, Orange County Transportation Commission, Vista Hermosa Interchange, SCAG, and other regional programs to help improve traffic circulation.

Continue to coordinate with the County of Orange and other interjurisdictional Planning forums to ensure consistency with the adopted Measure M' criteria and other county and regional programs are achieved within the City's Growth Management program and incorporated into the City's Growth Management Program in a timely fashion.

*Responsibility:* City of San Clemente Community Development Department.

*Funding Source:* City of San Clemente General Fund and/or other available funding sources approved by the City.

*Schedule:* Ongoing as needed or as funding permits.

**K. Water**

Level of Service Standard

I 9.27 Continue to require that new development comply with applicable local, County, state and federal requirements.

a. Interim Standard

Establish and enforce this following interim standard effective immediately upon adoption of this category by City Council:

The City shall issue building permits only when all of the following have been met:

An adequate source of water supply is available based on the determination by the City or applicable district.

A City or District-wide emergency storage capacity equivalent to three average days water usage based on calculations approved by the City Engineer. Emergency storage is defined as storage required due to an unplanned shutdown of the City's or District's water supply.

Fire flow as required by the Fire Department at a minimum of 20 p.s.i. residual pressure shall be provided.

Gravity storage or another City approved system is available to meet ISO fire storage requirements.

b. Ultimate Standard

To develop and adopt ultimate standards for emergency, operational and seasonal storage requirements within one year of the adoption of the revised or new water master plan.

The City shall issue building permits only when all of the following have been met:

- a. The Emergency Storage Standard has been met. Emergency storage is defined as storage required due to an unplanned shutdown of the City's water supply.

Emergency Storage Standard: At ultimate buildout, based on the City's current water master plan (1982), five (5) average days of storage of 58 mg. of storage as required by the City's current Master Water Plan. This number may be adjusted based on the new water master plan adopted by the City in January 1992.

The exact amount to be required will be calculated based on the existing City storage, well production and conjunctive use with other districts.

- b. When the Operational Storage Standard has been met. Operational Storage is defined as storage required to ensure storage of one maximum day or two average days or 35% of one average day plus six hours fire flow, whichever is greatest, within the zones as determined by the City's Water Master Plan.

Operational Storage Standard: At ultimate buildout, based on the current City Water Master Plan (1982) requires 27 mg. of operational storage volume to operate the City system. This number may be adjusted based on the new water master plan to be adopted by the City in January 1992. This volume is provided through reservoir capacity.

- c. When the Seasonal Storage Standard has been met. Seasonal Storage is defined as storage required for the City when

water demand of the users within the system exceeds the capacity of the Tri-Cities pipelines and City sources on a seasonal basis. Seasonal storage may not be required once a second source of supply is provided.

Seasonal Storage Standard: At ultimate buildout, the current water master plan requires 459 mg. of seasonal storage without a second pipeline to service the City which includes approximately 212 mg. in City well production. This standard should be reassessed once a second water source is available and as part of the City's revised or new water plan.

- d. Fire flow as required by the Fire Department at a minimum of 20 p.s.i. residual pressure shall be provided.
- e. Gravity storage or another City approved system is available to meet ISO fire storage requirements.

Note: *These three storage standards represent a cumulative total of water storage to be provided and are not independent of one another.*

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

*Funding Source:* See Below

*Schedule:* Ongoing as needed or as funding permits.

### Mitigation

I 9.28 Establish programs which monitors and forecasts levels of water use and water supply serving the City on a regular basis to avoid unexpected shortfalls.

Assess through the annual Residential Development Evaluation Board allocation process, the impact of new projects on the water system and direct new residential development to areas of the City with the least impact on the system.

Initiate negotiations to enter into contracts with Tri-Cities and Santa Margarita Water District for purposes of meeting the City's seasonal and operational storage requirements and water supply needs.

Optimize the use of ground water supplies.

Annually review the utilization of alternative means of water supply, including state of the art desalination techniques to provide additional water supply.

Assess the availability, use and delivery of reclaimed water, through the update to the City's Water Master Plan or other programs, from the Wastewater Treatment Plant and other sources, to ensure optimum use of

the available reclaimed water within the City for areas such as landscaped areas within public rights of way, parks, golf course, play areas and slopes.

Consider amending the water conservation ordinances and establish incentives which will promote water conservation including the use of reclaimed water in existing facilities and make it mandatory for all new development, including the requirement that new development design and install reclaimed water lines for all slope irrigation, as determined by the City.

Continue to coordinate with the County of Orange to ensure consistency with the adopted Measure M criteria and other county programs is achieved within the City's Growth Management program and incorporated into the City's Growth Management Program in a timely fashion.

Develop and implement an annual monitoring program to ensure the water goals and service standards are achieved.

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

*Funding Source:* See Below

*Schedule:* Administrative: Ongoing as needed or as funding permits.

Water Negotiations: Within two (2) years of General Plan adoption or as funding permits.

Funding

I 9.29 Provide for the construction of upgraded and expanded water systems to support existing and new development.

Develop funding mechanisms and implementation programs that achieve ultimate standards for emergency, operational and seasonal storage.

Continue to utilize the Water Fund for maintenance and operation of the system and reassess fees on a periodic basis to ensure the fees cover the costs.

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

*Funding Source* City of San Clemente General Fund and/or other available funding sources approved by the City.

*Schedule:* Ongoing as funding permits.

**L. Parking**

Parking Standards

I 9.30 On-site parking standards based on zoning ordinance provisions and reassessed through comprehensive zoning update.

- Off-site parking standards based on area parking plans to provide public/private parking.
- Public Magnet Areas: public parking be provided within the area.
- Private Magnet Areas: parking provided on-site and in accordance with requirement per the Zoning Ordinance.
- Joint Venture Areas: parking needs determined and provided through a review process.
- Through the comprehensive Zoning Ordinance Update, reassess each parking requirement including employee parking provisions.
- Develop area parking plans for the Pier Bowl, North Beach, Del Mar and El Camino Real areas for public/private parking needs and mechanisms for implementation.
- Public and joint venture parking to be assessed based upon:
  - access/circulation
  - alternative modes of transportation
  - community-wide cost/benefit analysis
  - consideration of sitter specific and City-wide and regional wide perspectives
  - existing parking
  - fiscal and economic analysis
  - parking management programs
  - proposed development with the area
  - redevelopment activities
  - seasonal considerations
  - scale and massing of existing and proposed

Funding:

1. The development cost for City owned parking shall be determined a parking assessment study completed for each specific lot/facility.
2. The development cost for privately owned parking facilities shall be paid by the City's General Fund.
3. The operation and maintenance of City owned parking facilities shall be paid by the City's General Fund.
4. The operation and maintenance of privately owned parking shall be the responsibility of the developer.
5. The cost of development and the operation and maintenance of joint ventures paring shall be determined as part of the development of joint venture.

*Responsibility:* City of San Clemente Community Development

Department.

*Funding Source:* City of San Clemente General Fund.

- Public/Private Agreements
- General Fund
- Redevelopment Fund
- In-lieu Parking Funds
- Beach Parking Impact Fees
- Alternative Funding Mechanisms
- Parking Meter/Permit Fees
- State/Federal Funds

*Schedule:* Parking Plans: Determine priority needs for each area within two (2) years of General Plan adoption, or as funding permits.

Determination of Magnet Areas: Evaluate magnet (generation) areas once the determination of priorities for each area has been made, or as funding permits.