III. LAND USE ELEMENT



CA/KB

OVERVIEW

The Land Use Element (LUE), one of nine elements of the restructured General Plan, contains official County policies on the location and character of land uses necessary for orderly growth and development. All elements have the same horizon year (2025) and growth assumptions to ensure internal consistency. The LUE identifies policies and programs in other County General Plan elements that affect land use and provide guidance for future land use planning studies for the unincorporated portion of the County.

The LUE is arranged as follows:

- Purpose of the Element
- Relationship to Other Elements
- Planning Constraints & Deficiencies
- Land Use Categories
- Building Intensity/Population Density Standards
- Existing Conditions
- Objectives & Policies
- Implementation Programs

"It's a theme park- a 786 square mile theme park-and the theme is 'you can have anything you want.' It's the California of all Californias. The most like the dream. Orange County is **Tomorrowland** and Frontierland. merged and inseparable."

1980 Travel Guide Description of

Orange County

PURPOSE OF THE ELEMENT

The Land Use Element describes objectives, policies, and land use patterns for all unincorporated territory in both narrative and graphic terms and establishes development criteria and standards, including population density and building intensity.

Land use categories are used to depict the general distribution, location, and extent of public and private uses of land. In accomplishing this primary purpose, the Land Use Element fulfills the requirements of Section 65302(a) of the California Government Code, which establishes it as a mandated element of the General Plan.

Through a combination of objectives, policies, and programs, the Land Use Element has two additional purposes. First, many of the goals of the General Plan can be achieved through the application of land use policies. These land use policies provide a basis for the evaluation of physical development and growth trends in order to achieve the General Plan goals. Second, these policies determine land use capacities and the appropriate level of public services and infrastructure necessary to support these capacities.

RELATIONSHIP TO OTHER ELEMENTS

State law requires the Land Use Element to

achieve internal consistency with all elements of the General Plan. Although the Land Use Element provides the basis for land use decisions, it does not replace or supersede any of the other General Plan elements. Instead, the Land Use Element complements the other elements by incorporating and implementing their land use concerns and recommendations.

The Land Use Element supports the Resources Element's open space and natural resource plans through the designation of an Open Space land use category and an Open Space Reserve land use overlay. The Transportation, Recreation, Safety, and Housing elements are implemented by incorporating their land use recommendations into policies and programs.

The Land Use Element is also consistent with the Noise Element in that the land use plan reflects noise level concerns.

Therefore, the Land Use Element, at the time of its adoption, is the most current expression of County land use policy and is internally consistent with the other General Plan elements.

PLANNING CONSTRAINTS & DEFICIENCIES

This section identifies existing and potential constraints upon achievement of the objectives and policies identified above and in the following chapters. While these constraints do not constitute absolute barriers, they may inhibit the timely

achievement of the objectives.

These constraints have been categorized below into four categories: environmental, fiscal, economic and market constraints, and governmental constraints.

Environmental Constraints

Five major environmental conditions constrain development in Orange County: noise, floods, fires, geologic/seismic hazards, and natural and cultural resources. More detailed discussion of these constraints are found in the Noise, Safety, and Resources Elements (Chapters VIII, IX, and VI respectively).

NOISE

The major sources of significant noise in Orange County are aircraft and highway vehicles. While both can usually be mitigated to acceptable levels indoors, aircraft noise cannot be mitigated outdoors because of its overhead source. State law and County policy prohibit residential development and similar noise sensitive uses in high-noise (+65 CNEL) areas near John Wayne Airport.

Noise in nonresidential developments must be attenuated to protect users in these areas. Near major streets and highways, noise must also be attenuated. Thus, high-noise conditions may preclude certain uses in some areas and may increase development costs. CNEL noise contour maps and more detailed

information related to noise are found in Chapter VIII, the Noise Element.

FLOOD HAZARDS

Portions of Orange County are located in floodplain areas of varying degrees of risk. Figure III-1a identifies areas subject to 100- and 500-year flooding. In many cases, development can occur in these areas through proper site planning, but costs may be high. There are, however, some areas where development is precluded because of extreme flood potential.

FIRE HAZARDS

The foothill areas of Orange County are considered high to very high fire hazard areas. Future development in these areas must minimize potential fire hazards and adequate fire protection must be maintained. Both these actions may raise development costs but will not preclude development. Figure III-1b depicts the location of these fire hazard areas.

GEOLOGIC/SEISMIC HAZARDS

Potential slope and seismic hazards constrain development in certain parts of the County. While both conditions seldom preclude development, they may increase the cost of construction.

Figure III-1c identifies areas subject to seis mic hazards. Chapter IX, the Safety Element, further explores these hazards as well as other non-seismic hazards.

"Learn from the past. Look to the future. Live in the present."

NATURAL & CULTURAL RESOURCES

The presence of natural or cultural resources on vacant land may influence its future use. For example, critical habitat areas or archaeological sites may require preservation or sensitive planning. Such conditions may preclude development or increase the cost of construction. For further information related to natural and cultural resources, please refer to the Chapter VI, the Resources Element.

County
General
Fund
receives the
lowest share
of property
tax in the
entire State
of California.

Orange

Fiscal Constraints and Deficiencies

Based on data from the County's

Development Monitoring Program, revenues
from new development often do not fully
offset the cost of public services needed to
serve that development.

PUBLIC SERVICES

The loss of revenue resulting from
Proposition 13 coupled with rising costs
due to growth and inflation will continue
to burden public service providers. If
current trends continue, public service
levels will deteriorate and new
development may be delayed or
precluded.

INCREASED DEVELOPMENT FEES AND REQUIREMENTS

Increased fees on new developments and the shift of responsibility for infrastructure provision to developers will increase construction costs and may reduce levels of production.

INFRASTRUCTURE ADEQUACY

While infrastructure imbalances have been reduced in recent years through development phasing the use of public facility development agreements and other mechanisms, infrastructure shortfalls do exist and may impede the fulfillment of the objectives.

Economic and Market Constraints

During the last six years, the Orange County economy has undergone some very significant transformations. In the first three years of the previous decade (1990-1993), the County lost an estimated 57,000 jobs, which translated into approximately five percent of its employment base. During this period, the hardest hit employment sectors were construction, international trade and durable goods manufacturing. The County also experienced a significant decline in housing prices, which led to mortgage delinquencies and declining land values.

However, this broad decline established the basis for a broad diversification of the economy and economic rebound that began in 1994. Since the recession "bottomed out" in 1993, the County has added an estimated 100,000 new jobs, almost doubling the number of jobs lost in the first three years of the decade.

In addition, the jobs that have replaced the lower-skilled manufacturing jobs are higher

Figure III-1a

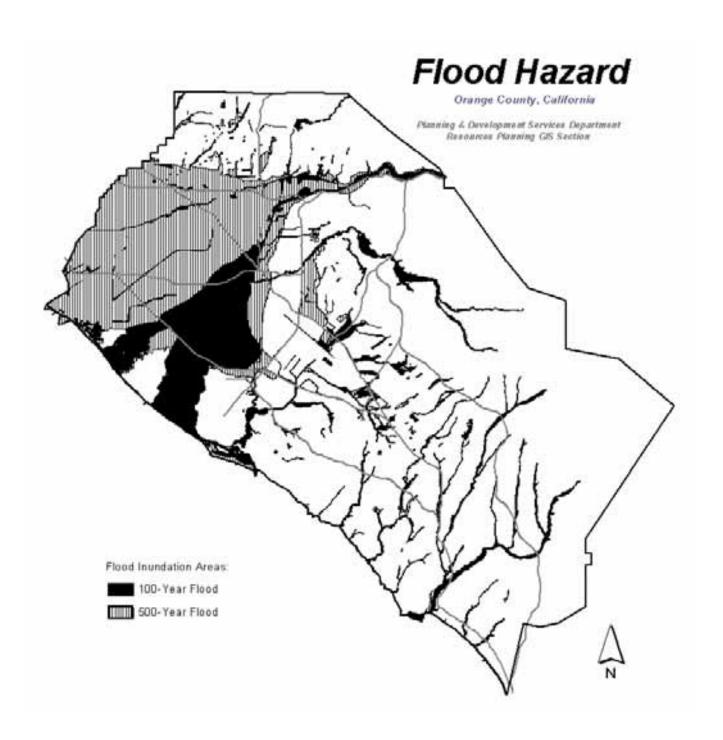


Figure III-1b

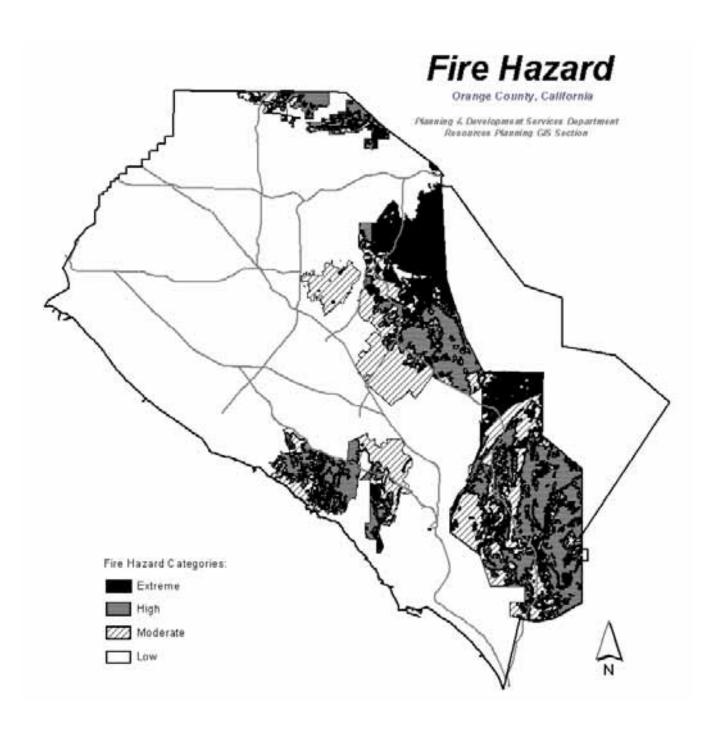
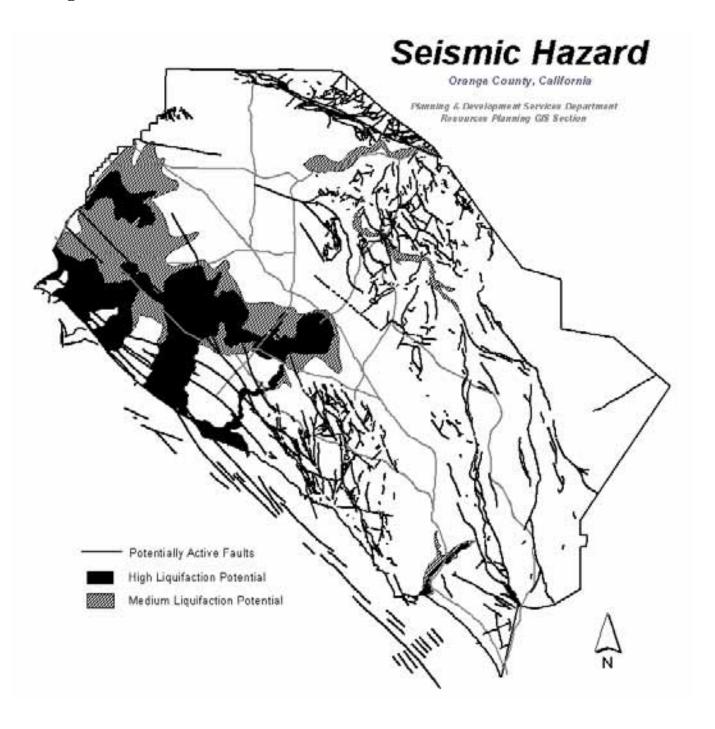


Figure III-1c



paying and provide goods and services relating to software development and information technology. The objectives established by this Element assume sustained economic growth for Orange County.

LAND AVAILABILITY

Land availability significantly impacts future growth levels. If land costs increase dramatically or if adequate amounts of land cannot be brought to the market, development will be constrained.

REAL ESTATE AND
DEVELOPMENT FINANCING

A steady supply of credit to finance new construction is critical to the policy plan objectives.

Governmental Constraints

COMPETING PRIORITIES

Competing public needs can result in conflicting priorities and programs. Conflicts such as open space preservation and housing production could constrain efforts to achieve the objectives if they remain unresolved.

INTERGOVERNMENTAL CONFLICTS

State and federal agency actions or requirements and land ownership by these agencies constitute constraints to development. Existing examples include

the state Coastal Commission and Cleveland National Forest, while state policies regarding prime agricultural land preservation and mineral resource protection may function as future constraints.

LAND USE CATEGORIES

The land use categories described below and depicted in Map III-1, the Land Use Designations, provide broad guidance directing the development of Orange County.

Residential

The residential land use categories identify those areas suitable for residential development. Residential uses are divided into categories on the basis of density, compatibility with the natural terrain, and conformance with the County's residential growth projections. Housing types ranging from rural, large-lot estates in outlying areas to high-density residential units in appropriate urban locales are encouraged.

The broad residential categories include allowances for local and community open space, local schools, childcare facilities, neighborhood commercial centers, and other facilities needed for neighborhood services.

Neighborhood/convenience commercial sites are assumed to be consistent with Suburban Residential areas, subject to the Neighborhood Commercial guidelines contained herein. These sites are not

"Where we love is home, Home that our feet may leave, but not our hearts."

Oliver Wendell Holmes, Sr.

Neighborhood Commercial Guidelines:

The following guidelines are to be used in evaluating development plans that contain neighborhood commercial proposals:

- 1. To encourage the development of commercial activities in centers with unified planning, design, and facilities (such as parking, ingress and egress).
- To locate commercial development at intersections of primary and secondary streets wherever possible.
 When local commercial development must be located adjacent to major intersections, access should be from the lesser of the two arterials.
- 3. To locate commercial development so that wherever possible, it is centrally located within its service
- 4. To locate commercial sites at an optimal distance from regional and community commercial centers.
- 5. To locate, generally, neighborhood commercial centers one mile apart.
- 6. To set a general standard of one acre of commercial development per 1,000 people in the service area. Because there are no absolute criteria for neighborhood commercial acreage needed to adequately service a given number of people, this standard should be tempered by the character of each particular area.
- 7. To set a general standard of three to ten acres for neighborhood commercial developments.
- 8. To require the developer of a commercial center to provide a statistical demand analysis of the market service area at the time of the zoning request in order to assist in determining its adequacy and appropriateness.
- 9. To review regularly and evaluate excessive undeveloped commercial zoning for its appropriateness and ability to serve the County.

identified on the Land Use Map.

The residential categories are intended for application to all areas so designated on the Land Use Designations figure with one exception. Where Planned Community Districts or specific Plans have been adopted but are not reflected in detail at the Ge neral Plan level the overall density and character

represented on the Land Use Element Map are assumed to reflect the Planned Community District or Specific Plan regulations.

• RURAL RESIDENTIAL (1A)

This category is applied to areas in which limited residential use is



compatible with the natural character of the terrain.

Development under this category will require special consideration due to topography and other factors.

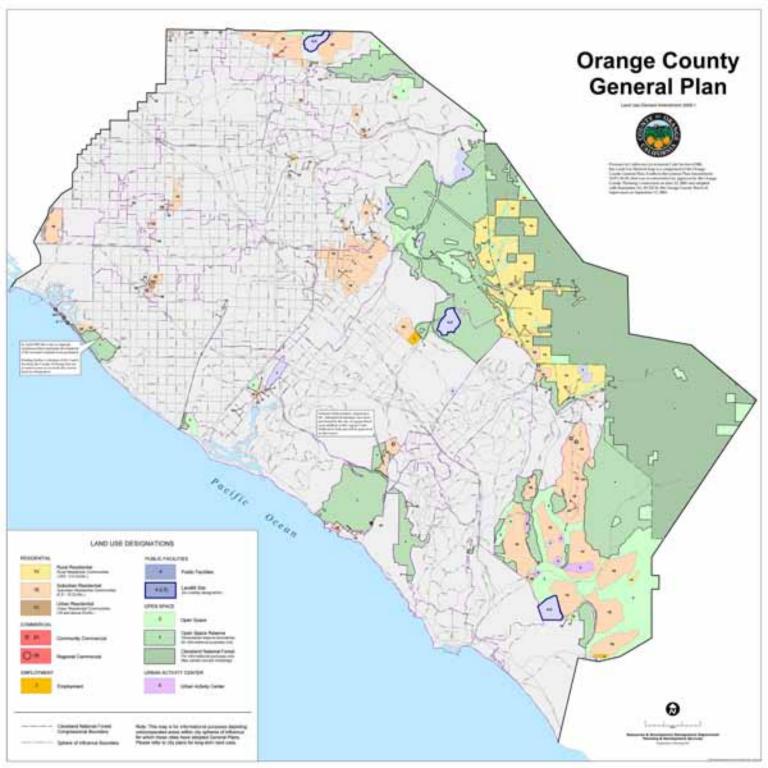
The building intensity standard for Rural Residential ranges from 0.025 to 0.5 dwelling units per gross acre (DU/AC).

• SUBURBAN RESIDENTIAL (1B)

These areas are characterized by a wide range of housing types, from estates on large lots to attached dwelling units (townhomes, condominiums, and clustered arrangements).

This category permits the greatest flexibility for residential development. Building intensity for Suburban Residential ranges from 0.5 to 18.0 DU/AC.





CHAPTER III. LAND USE ELEMENT

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CHAPTER III. LAND USE ELEMENT

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• URBAN RESIDENTIAL (1C)

This category is applied to areas where intensive residential development is compatible with surrounding urban development.

Development within this category is characterized by intensive residential uses such as apartments, condominiums, townhomes and clustered residential units.

Building intensity for Urban Residential is 18 DU/AC and above.

Commercial

Commercial land uses are depicted on the Land Use Element Map as either Community Commercial or Regional Commercial uses. The designated areas relate to commercial opportunities rather than to specific development sites.

Generally, commercial development occurs in centers sited along arterial highways or at intersections of arterial highways and serves a specified threshold population.



• COMMUNITY COMMERCIAL (2A)

This category designates land for commercial development that provides a wide range of facilities for convenience goods and retail trade including tourist recreation businesses, and community services (i.e., childcare facilities). Generally, community commercial development is limited in scope to approximately 10 to 40 acres and is intended to serve a market area exceeding 20,000 persons.

Supermarkets, restaurants, movie theaters and banks are typical tenants of a community commercial center.

• REGIONAL COMMERCIAL (2B)

This category identifies major, highintensity commercial activities requiring



centralized locations in order to serve large urban populations at the regional or sub-regional level.

Regional commercial centers generally range between 75 and 125 acres in size and serve a market area in excess of 100,000 persons. Normally, tenants within a regional center include major department stores and specialty shops. Childcare facilities will be permitted, if appropriate.

Employment

The Employment (3) land use category identifies areas intended for use by employment generators, usually light and service industries or professional-administrative office uses.

These activities are characterized by few nuisance or hazard problems. It is intended that the locations of individual employment facilities be compatible with one another and with surrounding areas.

Materials recovery/recycling facilities may be permitted, if appropriately located and found to be compatible with surrounding uses. Employment generators and commercial uses should locate together in well-defined urban activity centers. Childcare facilities will be permitted, if appropriate.



Public Facilities

The Public Facilities (4) land use category identifies major facilities built and maintained for public use. Included are civic buildings, airports, community colleges, military installations, correctional institutions, hospitals, solid waste facilities, water facilities, and sewer facilities. Childcare facilities will be permitted, if appropriate.

• SOLID WASTE FACILITIES -LANDFILL SITES (LS)

This overlay category identifies existing solid waste facilities. When the Solid Waste Facility - Landfill Site (LS) overlay is applied to a land use category the overlay indicates that the current and near-term use of the land shall be limited to landfill operations, which may include materials recovery/ recycling facilities, and accessory uses (e.g., borrow site areas, buffer areas, access roads) until the completion of



landfill site operations and closure of the landfill facility.

Open Space

This broad category includes the Open Space (5) land use category and the Open Space Reserve (OSR), Nature Preserve (NP), and Educational/Park Compatible (EPC) land use overlays.

The Open Space (5) category indicates the current and near-term use of the land, most of which is zoned agricultural. It is not necessarily an indication of a long-term commitment specific uses, except where one of the three overlay categories applies.

The Open Space Reserve (OSR) overlay identifies lands of scenic and natural attraction, and areas of ecological, cultural, historical and recreational significance that are permanently preserved as and restricted to open space and compatible uses.

The Nature Preserve (NP) overlay applies to the northeast portion of the site formally known as MCAS, El Toro for the purpose of permanently preserving natural habitat in accordance with the Central/Coastal Orange County Natural Communities Conservation Plan (NCCP).

The Education/Park Compatible (EPC) overlay allows education and other land uses that are compatible with the purpose of Orange County's Central Park.

The allowable uses within the Open Space (5), EPC, OSR, and NP designation are

further defined in table III-1.

Open Space (5) category provides for limited land uses that do not require a commitment of significant urban infrastructure. Examples of compatible uses include:

- Land containing non-renewable and renewable resource areas, prime agricultural soils and water resource areas.
- Materials recovery/recycling
 facilities if the design of the facility
 does not adversely impact its open
 space surroundings, or if the facility
 is operated in conjunction with other
 refuse-oriented facilities (i.e.
 landfills).
- Employment uses in conjunction
 with large open space areas if they
 are consistent with the open space
 character of the area. The intent is
 to create opportunities for low intensity, high technology,
 industrial, research and
 development, office and educational
 uses and childcare facilities which
 do not require a commitment of
 significant urban infrastructure.

Generally, building sites within this category should be large; the area covered by structures and parking should not exceed 20% in order to blend development with the natural surroundings. Innovative design solutions are encouraged to incorporate buildings and parking into the natural

"A little house well filled, a little field well tilled...are great riches."

Benjamin Franklin features of the site as well as to maximize the efficient use of energy.

Areas identified Open Space (5) are not necessarily committed to permanent open space uses. Certain property within the Open Space categories is committed, through public or private ownership, to remain as open space, but other property, due to market pressures to serve a growing County population may ultimately be developed in other ways

• NATURE PRESERVE (NP)

The Nature Preserve (NP) overlay applies to the area in the northeast portion of El Toro, shown in Map II-1, to remain in federal ownership, or subsequent local ownership, for the purpose of preserving regional population and employment projections and applicable city plans. Similarly, certain unincorporated territory identified as open Space (5) on the LUE Map is within city spheres of influence (Map III-2) for which cities have adopted plans with urban uses. Long-range socioeconomic projections, therefore, attempt to reflect anticipated urbanization consistent with the Central/Coastal Orange County Natural Communities Conservation Plan.

• OPEN SPACE RESERVE (OSR)

The Open Space Reserve (OSR) designation is intended to reflect the Resources and Recreation Elements of the General Plan. It identifies major parks, beaches, forests, harbors and other territory that is to remain open space. The OSR depiction on the General Plan maps show generalized reserve boundaries that are for informational purposes only and may not include private in-holding land.

• EDUCATION/PARK COMPATIBLE

The Education/Park Compatible (EPC) overlay includes portions of El Toro for low intensity development compatible with adjacent Open Space Reserve (OSR) land uses. The EPC overlay allows educational facilities and supporting research and development and cultural and recreational uses.

Urban Activity Center

The Urban Activity Center (6) land use category identifies locations intended for high-intensity mixed-use development. Appropriate land uses include, but are not limited to, residential, commercial, and office uses; industrial parks and materials recovery/recycling facilities; civic, cultural, and educational uses; and childcare facilities.



This category is intended to facilitate a more efficient use of existing and future transportation systems, conserve energy resources, and develop residential densities which enhance the ability to provide affordable housing.

Urban Activity Centers are characterized by a diversity of housing opportunities including owner-occupied, rental, and affordable units with an emphasis on higher-density development; the vertical and horizontal mixing of retail, office, and residential uses; the development of mid-rise structures accommodating both residential and employment activities; and the inclusion of cultural, civic, educational, and urban recreational uses promoting both daytime and evening activities. Urban Activity Centers are located adjacent to major transportation corridors and are accessible to public transit facilities.

A goal of this category is to foster aroundthe-clock activity by encouraging the mixing of activities thereby reducing the impacts on the transportation system. The full development of an Urban Activity
Center is a long-term process (probably in
excess of 20 years) due to its complexity and
its size. Interim uses may, therefore, be
appropriate. It will also be necessary to
apply special development regulations,
tailored to each center, to ensure that the
ultimate development pattern is consistent
with the intent of the category.

Childcare Centers

Childcare facilities are permitted in any land use category but are subject to review for appropriateness. Childcare centers, as defined by Health and Safety Code Section 1596.76, must obtain a license from the State Department of Social Services before beginning operations. Additional State licensing requirements (Title 22 of the California Administrative Code, Division 12 and other various sections) concern facility design and facility operation. Present County practices enhance the provision of childcare facilities through increased coordination between State regulations, County policy documents, and local land use concerns.

Materials Recovery/Recycling Facilities

Materials recovery/recycling facilities are most appropriate in the land use categories of employment, urban activity center, and open space (when consistent with the character of the area). Materials Recovery Facilities (MRFs) must obtain permits from the Local Enforcement Agency (LEA) before beginning operations. LEA review includes facility design and operation.

County procedures serve to facilitate siting of recovery/recycling facilities through increased acknowledgment of State and local mandates in policy documents and streamlined discretionary permit review. The County's discretionary review of materials recovery/recycling facilities serves to address local concerns and any restrictions or conditions which may apply to specific land use categories.

BUILDING INTENSITY/ POPULATION DENSITY STANDARDS

The General Plan, as required by Government Code §65302(a), must contain standards for building intensity and population density for each of the land use categories identified in the Land Use Element. Table III-1 lists types of permitted land uses, building intensities, and indicators of population densities for each land use category.

Building Intensity

Building intensity refers to the degree of development possible within each land use category. These standards refer to the maximum amount of development permitted for each land use designation. Development must also comply with the County of Orange Zoning Code or Specific Plan requirements, and is not guaranteed to achieve the designated intensity.

The standard for building intensity for residential land use categories is stated as the number of dwelling units per gross Orange
County
residents
throw away
enough trash
to fill Angel
Stadium to
the top every
two weeks.



acre¹ (DU/AC). Residential building intensity in excess of the standards identified in Table III-1 may be accomplished, in certain circumstances, through a residential density bonus. Residential density bonuses may be considered for projects meeting certain affordability criteria and/or providing housing for senior citizens.

Standards for building intensity are also stated in terms of maximum allowable floorarea ratios (FAR) for commercial, employment, and public facilities land use categories. FARs indicate the ratio of gross building square footage permitted on a parcel to gross square footage of the parcel.

For example, on a parcel with 10,000 net square feet of land area, a FAR of 1.00 will allow 10,000 square feet of gross square feet

of building floor area to be built, regardless of the number of building floors (e.g. 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, a FAR of 0.5 would allow 5,000 square feet of floor area and a FAR of 0.25 would allow 2,500 square feet. Figure III-2 illustrates how buildings of one, two and four stories could be developed on a given parcel with a FAR of 1.0.

The standard for building intensity for Open Space is defined by maximum building height and maximum lot coverage.

Building intensity standards for Urban Activity Centers are stated as DU/AC and as the number of persons per acre. This can be calculated by multiplying the number of dwelling units per acre by the average number of persons per dwelling unit ².

III-22

^{1 &}quot;Gross acre" is defined as the total acreage within a project which is devoted to principal uses including, but not limited to, building sites, local streets, driveways, private recreation areas, ordinance required local park land, additional publicly-and privately-owned open space within project areas, minor easements serving the project, and customary uses and structures accessory to residential development.

 $^{^2}$ "Average persons per dwelling unit" factors used to calculate residential population density" are determined by 1990 U.S. Census data. The persons per acre ranges are offered as an indicator of residential population density and do not restrict occupancy of units.

TABLE III-1. BUILDING INTENSITY/POPULATION DENSITY STANDARDS

CATEGORY	TYPICAL CHARACTERISTICS/USES	INTENSITY/DENSITY CHARACTERISTICS AND STANDARDS*
Rural Residential (1A)	 Limited residential use compatible with the natural character of the terrain Development may require special consideration due to topography and other factors 	 0.025 to 0.5 Dwelling Units per Acre (DU/AC) 3.21 Persons per DU 0-2 Persons Per Acre
Suburban Residential (1B)	 Wide range of housing types, fro m estates on large lots to attached dwelling units (townhomes, condominiums, and clustered arrangements) Permits the greatest flexibility for residential development 	 0.5 to 18.0 DU/AC 2.59 Persons per DU 1-47 Persons per Acre
Urban Residential (1C)	Intensive residential uses such as apartments, condominiums, townhomes and clustered residential units	 18 and above DU/AC 1.99 Persons per DU >36 Persons per Acre
Community Commercial (2A)**	 Provides a wide range of facilities for convenience goods and retail trade including tourist recreation businesses, and community services (i.e., childcare facilities) Typical tenants include supermarkets, restaurants, movie theaters and banks 	 Generally limited in scope to approximately 10 to 40 acres Intended to serve a market area exceeding 20,000 persons 0.50 FAR 45 Employees per Acre
Regional Commercial (2B)**	 Identifies major, high-intensity commercial activities requiring centralized locations in order to serve large urban populations at the regional or subregional level Typical tenants include major department stores and specialty shops Childcare facilities will be permitted, if appropriate. 	 Generally range between 75 and 125 acres in size Serves a market area in excess of 100,000 persons 0.50 FAR 45 Employees per Acre

CHAPTER III. LAND USE ELEMENT

CATEGORY	TYPICAL CHARACTERISTICS/USES	INTENSITY/DENSITY CHARACTERISTICS AND STANDARDS*
Employment (3)**	 Typical tenants include employment generators, usually light and service industries or professional-administrative office uses Characterized by few nuisance or hazard problems Locations of individual employment facilities intended to be compatible with one another and with surrounding areas Materials recovery/recycling facilities permitted, if appropriately located and compatible with surrounding uses Childcare facilities permitted, if appropriate 	 0.75 FAR 130 Employees per Acre
Public Facilities (4)**	Identifies major facilities built and maintained for public use Facilities include civic buildings, airports, community colleges, military installations, correctional institutions, hospitals, solid waste facilities, water facilities, and sewer facilities Childcare facilities will be permitted, if appropriate.	 0.75 FAR 130 Employees per Acre Buildings permitted within this category typically reflect a wide range of intensity/density characteristics Airports, correctional institutions, water and sewer facilities generally have a low FAR and employee per acre ratio. Civic buildings such as city halls, however, can be comparable to offer developments built within the Employment (3) land use category which reflect higher FARs and employee occupancy. The FAR and employee per acre standards for the Public Facilities (4) category reflect the intensity/density characteristics of typical office development to allow for the full range of land uses permitted in this category.

CATEGORY	TYPICAL CHARACTERISTICS/USES	INTENSITY/DENSITY CHARACTERISTICS AND STANDARDS*
Landfill Site (LS)**	Identifies existing and planned solid waste facilities Indicates that the current and near-term use of the land shall be limited to landfill operations, which may include materials recovery/recycling facilities, and accessory uses (e.g., borrow site areas, buffer areas, access roads) until the completion of landfill site operations and closure of the landfill facility	
Open Space (5)**	 Indicates the current and near-term use of the land, most of which is zoned agricultural Provides for limited land uses that do not require a commitment of significant urban infrastructure Examples of compatible uses include: Land containing non-renewable and renewable resource areas, prime agricultural soils and water resource areas Materials recovery/recycling facilities if the design of the facility does not adversely impact its open space surroundings, or if the facility is operated in conjunction with other refuse-oriented facilities (i.e., landfills) Employment uses in conjunction with large open space areas if they are consistent with the open space character of the area Opportunities for low-intensity, high technology, industrial, research and development, office and educational uses and childcare facilities which do not require a commitment of significant urban infrastructure 	 Generally, building sites within this category should be large Max. Bldg. Height: 35' Max. Site Coverage: the area covered by structures and parking should not exceed 20% in order to blend development with the natural surroundings. 9 Employees per Acre

CATEGORY	TYPICAL CHARACTERISTICS/USES	INTENSITY/DENSITY CHARACTERISTICS AND STANDARDS*
Open Space Reserve (OSR)**	 Identifies major parks, beaches, forests, harbors and other territory that will always remain open space, including urban regional parks, wilderness regional parks, and County wilderness areas. Includes substantial portions of Orange County's Central Park; a description of the proposed recreational facilities within Orange County's Central Park is included in Appendix VII-8. An urban regional park may include, but shall not be limited to, one or more of the following recreational facilities: public and private sport centers, play fields, golf courses, riding and hiking trails, County bikeways, and swimming facilities, as well as passive activities and other day uses, including existing and expanding generally naturalized and created through landform and alteration and planting; special funding mechanisms, such as concessionaire and private funding may be available for construction and ongoing maintenance of the facilities. Permits cultural and recreational uses within Orange County's Central Park such as: sports parks, commercial recreational, stables, golf courses, agriculture, wildlife corridors, museums, libraries, amphitheaters, expositions and fairs, zoos, theaters, botanical gardens, cultural fairs and attractions, and entertainment facilities and concessions. Provides for leasing opportunities at El Toro pending transition to park-compatible development including but not limited to leasing El Toro facilities, agriculture, plant nurseries, material recovery/recycling facilities, recreation, housing and employment, except that no aviation related activities are allowed. Permits housing at El Toro within existing housing units to the extent required by federal law; also permits uses to satisfy homeless assistance requirements of federal law. The OSR depiction on the General Plan maps show generalized reserve boundaries that are for informational purposes only and may not include private in-holding land. 	Max. Bldg. Height: 18', except for Orange County's Central Park, where the maximum building height shall be 50' (except that 10% of all structures at ultimate development may be up to 100'). Max. Site Coverage: 10%, except for Orange County's Central Park, where the maximum site coverage shall be 10% calculated exclusive of parking lots.

CATEGORY	TYPICAL CHARACTERISTICS/USES	INTENSITY/DENSITY CHARACTERISTICS AND STANDARDS*
Nature Preserve (NP)	 Includes only the northeast portion (shown on Map II-1) of Orange County's Central Park to conserve natural resources a protect habitat consistent with the Central/Coastal Orange County Natural Communities Conservation Plan ("NCCP"). Provides for the continued preservation of threatened or endangered species habitat, including habitat for the California gnatcatcher, in the coastal chaparral and sage scrub setting, to become part of the NCCP Preserve created in 1996 pursuant to California Fish and Game Code section 2800 et seq. and 16 U.S.C. ss 1539 (a)(1)(B). Permits only passive recreational uses, such as organized, docent led hiking, and nature study with affiliated scientific research, and only structures associated with utility connection motorized or other vehicle access by permit only in connection with these uses and/or emergency access. 	water tanks and observation towers. • Maximum Site Coverage: Not stated; structures permitted only to support passive recreational uses.
Educational/Park Compatible (EPC)	 Indicates long term uses for low intensity development compatible with adjacent Open Space Reserve (OSR) land uses. Provides for leasing opportunities at El Toro pending transition to park-compatible development including but not limited to leasing of El Toro facilities, agriculture, plant nurseries, material recovery/recycling facilities, recreation, housing and employment, except that no aviation related uses are allowed. Provides for educational uses and supporting research and development, including infrastructure improvements, health care facilities, child care facilities, transportation facilities, and housing, to support educational uses. Permits cultural and recreational uses such as: sports parks, commercial recreation, agriculture, museums, libraries, amphitheaters, exposition and fairs, theaters, cultural fairs and attractions, and entertainment facilities and concessions. Permits facilities built and maintained for public use, including rail, bus and transit services. Permits housing at El Toro within existing housing units to the extent required by federal law; also uses to satisfy homeless assistance required by federal law. 	 Max. Bldg. Height: 50', except that 10% of all structures at ultimate development may be up to 100' Max. Site Coverage: The area covered by structures, exclusive of parking lots, shall not exceed 20%. 0.40 FAR. 45 Employees per acre.

CATEGORY	TYPICAL CHARACTERISTICS/USES	INTENSITY/DENSITY CHARACTERISTICS AND STANDARDS*
Urban Activity Center (6)**	 Identifies locations intended for high-intensity mixeduse development Appropriate land uses include, but are not limited to, residential, commercial, office, industrial park, materials recovery/recycling facility, civic, cultural, educational facilities, and childcare facilities Characterized by a diversity of housing opportunities; the vertical and horizontal mixing of retail, office, and residential uses; the development of mid-rise structures accommodating both residential and employment activities; and the inclusion of cultural, civic, educational, and urban recreational uses promoting both daytime and evening activities Located adjacent to major transportation corridors and accessible to public transit facilities Full development of an Urban Activity Center is a long-term process (probably in excess of 20 years) due to its comple xity and size. Interim uses may, therefore, be appropriate Necessary to apply special development regulations, tailored to each center, to ensure that the ultimate development pattern is consistent with the intent of the category 	Residential Uses 18 and above DU/AC >36 Persons per Acre Non-Residential Uses 0.75 FAR 130 Employees per Acre

- * These standards refer to the maximum amount of development permitted for each land use designation.

 Development must also comply with the Zoning Code or Specific Plan requirements, and is not guaranteed to achieve the designated intensity.
- ** Estimated employees per acre for non-residential land use categories are calculated using FARs, the following building square footage per employee factors, and the following formula:

(FAR x 43,560 sf per acre) \div (sf per employee factor) = employees per acre

Commercial 500 sf/emp
Public Facilities 250 sf/emp
Employment 250 sf/emp
UAC 250 sf/3mp
Open Space Not applicable

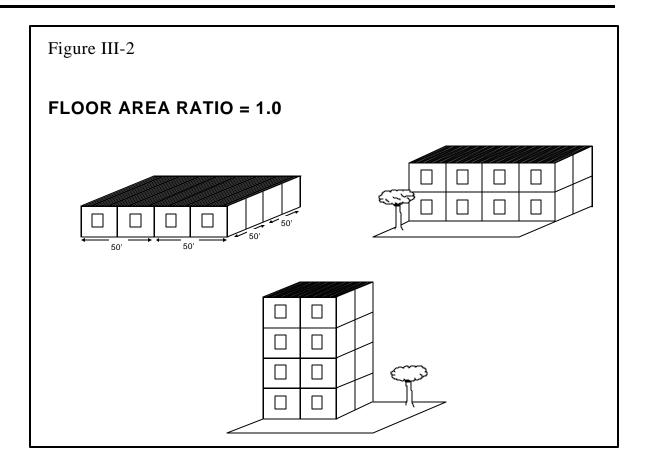


TABLE III-2 AGGREGATED LAND USE CATEGORIES FOR UNINCORPORATED AREAS*

		%OF
LAND USE CATEGORY	ACRES	TOTAL
RURAL RESIDENITAL (1A)	13,454	7.0
SUBURBAN RESIDENTIAL (1B)	<u> 26.210</u>	<u>13.6</u>
URBAN RESIDENIIAL (1C)	211	<u>0.1</u>
COMMUNITY COMMERCIAL (2A)	<u>106</u>	<u>0.1</u>
REGIONAL COMMERCIAL (2B)	0	0.0
EMPLOYMENT (3)	<u>305</u>	0.2
PUBLIC FACILITIES (4)	2,632	1.4
_LANDFILLSITE (LS)	2,052	1.1
OPEN SPACE (5A)	143,313	<u>74.3</u>
EDUCATIONAL/PARK COMPATIBLE (EPC)	724	0.4
NATURE PRESERVE (NP)	<u>1,024</u>	<u>0.5</u>
OPEN SPACE RESERVE (OSR)	2,575	1.3
URBAN ACTIVITY CENTER (6)	<u>152</u>	<u>0.1</u>
<u>TOTAL</u>	<u>192,758</u>	<u>100.0</u>

^{*} Does not include Cleveland National Forest.

Estimates of population density for nonresidential land use categories are stated as employees per acre.

Since Urban Activity Centers include both residential and nonresidential land uses, persons per acre and employees per acre are used as population density estimates.

EXISTING CONDITIONS

Table III-2 provides a summary of acreage for each of the General Plan land use categories. These figures are expected to change with future annexations and incorporations and the civilian use of MCAS El Toro.

"If we want to see the real city, we do not confine our view to the great skyscrapers, the shopping promenade, or the park and boulevard. To see the city, we look at the dwellings of the people." Urban Historian

OBJECTIVES AND POLICIES

This section presents the future objectives and policies of the Land Use Element.

Market forces will determine which areas develop first and which remain undeveloped or underdeveloped by the 2025 horizon year. However, the policy projections and the Land Use Element Map will be the tools for project evaluation and consistency determination to ensure that development coincides with the policies of the Land Use and Transportation Elements regarding infrastructure provision.

This section describes thirteen major land use policies that guide implementation of the Land Use Element. The intent of these policies is to articulate issues that should be addressed when considering development proposals.

These policies are implemented through the programs contained in the Implementation Programs section. Two LUE interpretive policies that guide administration of the LUE map and land use categories are described in the section immediately following these thirteen land use policies.

MAJOR LAND USE ELEMENT POLICIES

The thirteen major land use policies set forth in this section apply to all geographic areas of the unincorporated portion of the County. They are adopted for the purpose of guiding the planning and development of those areas for both the short-term and long-term future.

Each policy has been stated in a single sentence. A policy can be referred to by its short title. A statement of purpose for each policy is given to aid in its interpretation.

1. BALANCED LAND USE

To plan urban land uses with a balance of residential, industrial, commercial, and public land uses.

The purpose of the Balanced Land Use Policy is to ensure that communities at all levels are developed in a manner whereby residential, industrial, commercial, and public land uses are proportionally balanced. This balance is intended to aid in developing a sense of community by distributing the various land uses and employment base more evenly throughout the County, reducing the impacts on the County's transportation system and positively affecting air quality. This policy does not require completely self-contained communities.

2. PHASED DEVELOPMENT

To phase development consistent with the adequacy of public services and facilities within the capacity defined by the General Plan.

The purpose of the Phased Development Policy is to ensure that development coincides with the adequacy of public services and facilities, especially where the public health, safety, and welfare are concerned.

Proper phasing of new development within the designated General Plan capacity through the provision of public services and facilities is necessary to ensure that new development will not overload the existing facilities or be allowed to be completed without adequate facilities. Phasing should be a basic minimum requirement for land use intensification.

3. HOUSING DENSITIES

To provide a variety of residential densities which permit a mix of housing opportunities affordable to the county's labor force.

The purpose of the Housing Densities Policy is to provide a wide range of housing densities within the unincorporated County that will permit a mix of housing opportunities, including both rental and ownership housing. The mix of densities is intended to make it possible to develop housing which is affordable to the County's labor force and offer those who work here a reasonable choice of living accommodations.

4. LAND USE/TRANSPORTATION INTEGRATION

To plan an integrated land use and

transportation system that accommodates travel demand.

The purpose of the Land Use/ Transportation Integration Policy is to ensure that transportation planning is assimilated into the land use planning process. The transportation system should support the land use plan as a whole, and individual circulation links should be in balance with localized land uses in order to provide an adequate transportation system for the County. When local or regional imbalances occur, development should be deferred until appropriate improvements to the circulation system can be provided or adequate project mitigation measures can be developed (e.g., public transit, employee housing programs).

5. COMMERCIAL AND INDUSTRIAL CENTERS/TRANSPORTATION ACCESS

To locate major commercial and industrial centers in areas that are easily accessible to existing or planned major transportation facilities.

The purpose of the Commercial and Industrial Centers/Transportation
Access Policy is to ensure that major commercial and industrial centers are convenient and accessible to existing or planned major transportation facilities.
These centers act as traffic attractors.
Accessibility should be enhanced by intensive corridors and increased public

"Many
people live
in ugly
wastelands,
but in the
absence of
imaginative
standards,
most of
them do
not even
know it."

C. Wright Mills

In contrast to its traditional status of blonde Californians. Orange **County has** become one of the nation's prime immigration centers. Nearly one out of four Orange County residents is foreign born, a percentage roughly equal to that of New York City.

transit.

6. NEW DEVELOPMENT COMPATIBILITY

To require new development to be compatible with adjacent areas.

The purpose of the New Development Compatibility Policy is to ensure that new development is compatible with adjacent areas and that it provides either a land use buffer or transition to reduce the effects of one land use on the other.

Sensitive treatment is required where one urban use transitions to another and where an urban use is introduced into an essentially undeveloped area.

7. CREATIVE DESIGN CONCEPTS

To encourage innovative concepts which contribute to the solution of land use problems.

The purpose of the Creative Design Concepts Policy is to encourage the use of innovative planning ideas that give variety to the character of development and solve certain site development problems. New design concepts can facilitate environmentally sensitive development and the economic and efficient provision of services and facilities.

8. ENHANCEMENT OF ENVIRONMENT

To guide development so that the quality of the physical environment is

enhanced.

The purpose of the Enhancement of Environment Policy is to ensure that all land use activities seek to enhance the physical environment, including the air, water, sound levels, landscape, and plant and animal life.

This policy does not mean that environmental enhancement precludes development. It recognizes the need to improve both the manmade and natural environments. Where aspects of the natural environment are deemed to be truly significant, this policy requires measures be taken to preserve these aspects.

1. EMPLOYMENT DEVELOPMENT

To encourage development of employment land uses to achieve balanced phasing of development.

The purpose of the Employment
Development Policy is to accelerate
development of employment uses in
unincorporated Orange County. The
unincorporated County areas that are
designated for employment uses have
not developed as rapidly as its
residential areas. Implementation of
accelerated employment development is
essential to achieving balanced land use
and resolving the inefficient usage of
the transportation system.

Annual Monitoring Reports (AMRs) identify the phasing of development and infrastructure needs on an annual basis.



Development of employment land uses should continue to be monitored through the AMR process to determine if the employment to dwelling units ratio is improving.

10. CHILDCARE IMPROVEMENT

To encourage and facilitate provision of childcare facilities to address the growing County demand.

The purpose of the Childcare
Improvement Policy is to develop
measures that will encourage
establishment of childcare facilities
within Orange County. Due to
changing demographic trends, there
exists a countywide shortfall, in
meeting childcare demand that is
expected to increase significantly over
the next decade.

In order to address this current shortfall, it is necessary to examine three components of childcare needs. Infant care refers to childcare for children 0-2 years old; Preschool care is primarily for children 2-5 years old; and Extended Day care is for school age children after and/or before normal school hours.

Provision of sites for the first two types of childcare should be encouraged in concentrated employment areas for ease of access for working parents (however, some communities may have sufficient demand in residential areas for childcare sites); Extended Day care facilities are more appropriate near residential areas and school facilities.

Implementation of a Childcare
Improvement Policy is essential to
achieve a balance between supply and
demand of the various types of
childcare facilities.

Between
1992 and
1994, 55
percent of all
new retail
space in
America
came in the
form of "big
box" or
superstores.
In 1994, that
figure
jumped to 80
percent.

11. HAZARDOUS WASTE MANAGEMENT FACILITIES

To protect the health and welfare of the public and quality of the environment, while preserving the economic vitality of Orange County through a comprehensive countywide program and to ensure the safe and efficient management of hazardous wastes.

The purpose is to provide for sufficient and appropriate treatment and transfer facilities to accommodate and manage Orange County's fair share of the hazardous waste management burden, in accordance with identified facility needs and public safety considerations and to encourage private sector development of needed hazardous waste management facilities.

Siting criteria for offsite hazardous waste facilities have been established for use by facility developers in locating suitable facility sites and designing appropriate facilities, and for use by city and county land use authorities and local communities in evaluating proposed sites and facility projects for local permits. These criteria are identified in the Regional Hazardous Waste Management Plan maintained by the County of Orange Health Care Agency, Environmental Health Division.

A summary of topics addressed by the siting criteria are as follows:

- a) Protect the residents of Orange County
- b) Ensure the structural stability of the facility
- c) Protect surface and groundwater quality
- d) Protect air quality
- e) Protect environmentally sensitive areas
- f) Ensure safe transportation of hazardous waste
- g) Protect the social and economic goals of the community

12. RECYCLING/MATERIALS RECOVERY

To encourage and facilitate establishment of recycling/materials recovery facilities to address the State mandate given through the California Integrated Waste Management Act of 1989 (AB 939).

The purpose of the Recycling/Materials Recovery Policy is to develop measures that will help facilitate the establishment of recycling and materials recovery facilities within Orange County. The California Integrated Waste Management Act of 1989 (AB 939) requires that local jurisdictions reduce their waste going to landfills by 25 percent by 1995 and 50 percent by the year 2000. AB 939 further mandates that each jurisdiction prepare a Source Reduction and Recycling Element (SRRE) in which specific program alternatives are identified,

evaluated, and selected to achieve AB 939 diversion mandates.

The County's Integrated Waste Management Department is charged with the development and implementation of the County's SRRE document and is responsible for compliance with its provisions. Procedures and guidelines are in place in the Orange County Zoning Code in order to facilitate establishment of recycling or materials recovery facilities within Orange County. Enhancing coordination between the County's Integrated Waste Management Department (IWMD) and the California **Integrated Waste Board Management** (CIWMB) will continue to be a priority in order to address the mandate of AB 939.

13. URBAN AND STORM RUNOFF REGULATIONS

The following policies establish a framework for the reduction of water pollution. The policies describe updated objectives for responding to current water pollution regulations referenced on page VI-56 of the Resources Element.

San Diego Region permit

 a. Look for opportunities to minimize the amount of impervious surfaces and directly connected impervious surfaces in areas of new

- development and redevelopment; and where feasible, identify the need to slow runoff and maximize on-site infiltration runoff.
- b. Implement appropriate pollution

 prevention methods s upplemented

 by pollutant source controls and

 treatment, as needed. Encourage
 the use of small collection

 strategies located at, or as close as
 possible to, the source runoff and
 pollutants offsite and into a

 Municipal Storm Sewer System
 (MS4).
- c. Look for opportunities to preserve, and where possible, create or restore areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones. Encourage land acquisition of such areas.
- d. Seek to limit disturbances of natural water bodies and natural drainage systems caused by development including roads, highways, and bridges.
- e. Prior to making land use decisions, look
 for opportunities to utilize methods
 available to estimate increases in
 pollutant loads and flows resulting
 from projected future development.
 Require incorporation of structural
 and non-structural Best
 Management Practices (BMPs) to
 mitigate the projected increases in
 pollutant loads and flows.
- C. Identify and seek to avoid development of areas that are particularly susceptible to erosion and sediment

- loss; or establish development guidance that identifies these areas and protects them from erosion and sediment loss.
- g. Look for the opportunities to reduce pollutants associated with vehicles and increasing traffic resulting from development. Coordinate local traffic management reduction efforts with Orange County Transit Authority's Congestion Management Plan.
- h. Look for design opportunities to
 manage post-development runoff
 from a site in such a manner that, to
 the maximum extent practicable, it
 shall not contain pollutant loads
 that cause or contribute to
 exceedances of receiving water
 quality objectives.

Santa Ana Region Permit

- a. Seek to limit disturbances of natural water bodies and drainage systems; conserve natural areas; protect slopes and channels; and minimize impacts from storm water and urban runoff on the biological integrity of natural drainage systems and water bodies.
- b. Look for opportunities to minimize changes in hydrology and pollutant loading; incorporate structural and non-structural BMPs to mitigate the projected increases in pollutant loads and flows; ensure that post-development runoff rates and velocities from a site have no

- significant adverse impact on downstream erosion and stream habitat; seek to minimize the quantity of storm water directed to impermeable surfaces and the MS4s; and maximize the percentage of permeable surfaces to allow more percolation of storm water into the ground.
- c. Look for opportunities to preserve
 wetlands, riparian corridors, and
 buffer zones and establish
 reasonable limits on the clearing of
 vegetation from the project sites.
- d. Encourage the use of water quality
 wetlands, bio-filtration swales,
 watershed-scale retrofits, etc.,
 where such measures are likely to
 be effective and technically and
 economically feasible.
- e. Provide for appropriate permanent
 measures to reduce storm water
 pollutant loads in storm water from
 the development sites.
- f. Establish development guidelines for areas particularly susceptible to erosion and sediment loss.

Supplemental consideration for both regions

 Establish a Condition of Approval to ensure that permanent water quality treatment BMPs are adequately constructed, operated and maintained throughout the life of the project.

LAND USE ELEMENT INTERPRETIVE POLICIES

1. TRANSITIONAL USE POLICY

Transitional uses that are not specifically permitted by LUE land use categories may still be deemed appropriate under certain circumstances and, therefore, may not require LUE amendments. The following are examples of circumstances under which transitional uses may be considered for specific sites:

- a) Where a conflict exists between the LUE land use category and policies contained within other General Plan elements.
- b) Where a conflict exists between the LUE land use category and a major LUE policy.
- c) Where environmental conditions, such as high noise levels, traffic levels, or site configuration, render the site no longer suitable for the uses permitted by the LUE land use category.

2. LAND USE CATEGORY BOUNDARY INTERPRETATIONS

The LUE map shows boundaries that appear to follow topographic or manmade features. In certain instances these boundaries may require interpretation in order to respond to existing conditions. Boundary

interpretation may be utilized as the basis for a LUE consistency determination for certain projects if both of the following conditions exist:

- a) The proposed use would be compatible with the uses identified in the LUE for the surrounding area.
- No significant environmental or public service impacts will be created as a result of the boundary interpretation.

IMPLEMENTATION PROGRAMS

This section establishes eight land use programs that directly implement Land Use Element policies. These programs are necessary to effectuate the intent and purpose of the LUE policies. Future development in the County will be reviewed for compliance with the LUE policies through the following programs.

1. GROWTH MANAGEMENT PROGRAM

Policy Mandate:

- 1) Phased Development Policy
- 2) Land Use/Transportation Integration Policy

Program Implementation Schedule:

On-going

"When I was young, I observed that nine out of ten things I did were failures. So I did ten times more work."

George Bernard Shaw In an absolute sense, there is no real shortage of land in the United States; if the entire population lived on an acre of land per household, it would occupy less than five

percent of

contiguous

48 states.

the

Responsible Agency: RDMD,

Planning & Development Services.

Discussion:

This program implements the Phased Development and Land Use/
Transportation Integration policies of the LUE through a requirement that developers of major projects submit annual reports projecting deficiencies in infrastructure and stating mitigation measures.

All major development proposals will be reviewed on the basis of the infrastructure analysis contained in their annual monitoring reports.

Projects which would create infrastructure imbalances or deteriorate service capabilities will be recommended for modification or deferred until services are adequate.

Necessary Action:

None necessary at this time.

The County has instituted annual monitoring report (AMR) requirements for all major development projects and developed guidelines for their preparation and review. The projects subject to this requirement include:

- All developments presently required to submit an AMR as a condition of approval;
- All future LUE amendments:
- All major revisions to planned communities with more than 100 acres and/or 25 percent vacant

land remaining;

 All zone changes and other applications for residential projects cumulatively larger than 100 units, or commercial/ employment projects of 100,000 square feet or more.

Projects for which the applicant has demonstrated a balance between public services and the proposed development, and for which conditions have been applied to ensure such balance, should be exempt from the requirement of an annual monitoring report.

Guidelines for the preparation and evaluation of these annual monitoring reports have been prepared by RDMD, Planning and Development Services. For a more detailed discussion of this program see Appendix III-2.

2. HOUSING DENSITY BONUS PROGRAM

Policy Mandate: Housing Densities Policy.

Program Implementation Schedule:

On-going program.

Responsible Agency: RDMD, Planning and Development Services.

Discussion:

The Density Bonus Program is an incentive provided to residential developers to facilitate compliance

with the County's affordable housing requirements. The purpose is to permit an increase in residential density in order to reduce development costs and thereby selling prices. The program is tied to the Land Use Element since the computation of a bonus is based upon permitted density ranges.

Necessary Action:

No action is necessary at this time.

The Orange County Density Bonus
Implementation Manual was approved
on August 16, 1994 by the Board of
Supervisors in conjunction with
Zoning Code Amendment 1994-1.

The Manual brings the County's
density bonus requirements into
consistency with State Density Bonus
Law (Government Code Section
65915).

3. COMMUNITY PLANNING

Policy Mandate: New Development Compatibility Policy.

<u>Program Implementation Schedule:</u>

On-going program.

Responsible Agency: RDMD,

Planning and Development Services.

Discussion:

The Community Planning Program provides more detailed planning and specific guidance at the community level that formalizes County policy uniquely appropriate to certain areas through the preparation of specific

plans, redevelopment plans, rehabilitation plans, local coastal plans, planned community zoning, and/or neighborhood plans.

Necessary Action:

None is necessary at this time.

Community Planning is an existing RDMD function.

4. ENVIRONMENTAL REVIEW PROCESS

Policy Mandate: Enhancement of the Environment Policy.

Program Implementation Schedule:

On-going program.

Responsible Agency: RDMD,

Planning and Development Services.

Discussion:

This program minimizes environmental impacts of development through the County's environmental review procedure. This program implements state and federal environmental protection laws in Orange County.

Necessary Action:

None is necessary at this time. Environmental review is an existing RDMD function.

5. NATURAL COMMUNITIES CONSERVATION PLANNING PROGRAM (NCCP)

"The nation that destroys its soil destroys itself."

Franklin D. Roosevelt **Policy Mandate:** Enhancement of the Environment Policy.

Program Implementation Schedule:

On-going Program

Responsible Agency: RDMD,

Planning and Development Services.

Discussion:

The NCCP established a 38,000-acre habitat reserve system (Central-Coastal Sub-region) for native habitats found in Orange County, including coastal sage scrub, chaparral, grassland, riparian, woodland, and forest. The focus of the Program is to protect "target" species: the California gnatcatcher, coastal cactus wren and orange-throated whiptail lizard. Work continues on development of a habitat reserve system for the County's Southern Sub-region.

Necessary Action:

None is necessary at this time. NCCP is an existing RDMD responsibility.

6. ANNUAL LAND USE ELEMENT REVIEW

Policy Mandate:

Creative Design Concepts Policy; Employment Centers/Transportation Access Policy.

Program Implementation Schedule:

On-going program.

Responsible Agency: RDMD,

Planning and Development Services

Discussion:

This program provides a review of the policies, land use categories, and programs of the Land Use Element on an annual basis to make modifications in light of the previous year's experience and to facilitate innovative planning concepts.

Necessary Action:

Identify minor or major changes to the Land Use Element that will rectify inequities, clarify ambiguities, speed processing and otherwise refine and improve the element on an annual basis.

7. CHILDCARE IMPROVEMENT PROGRAM

Policy Mandate: Childcare Improvement Policy.

Program Implementation Schedule:

On-going, upon adoption of Childcare Improvement Policy.

Responsible Agency: RDMD,

Planning and Development Services.

Discussion:

The purpose of this program is to ensure that childcare facilities are accommodated in areas of greatest need. In order to adequately address childcare needs, it is necessary to examine three components of childcare.

Infant care refers to childcare for children 0-2 years old; Preschool care is primarily for children 2-5 years old; and Extended Day Care is for school age children after and/or before normal school hours.

Provision of sites for the first two types of childcare should be encouraged in concentrated employment areas for ease of access for working parents (however, some communities may have sufficient demand in residential areas); Extended Day Care facilities are more appropriate near residential areas and school facilities.

This program also provides coordination between the County and school districts and/or private agencies that provide childcare services. School district/private agency services include before and after school programs located at local schools.

Necessary Action:

New developments will participate in the Childcare Improvement Program through conditions placed on projects in the unincorporated South County area. Appropriate coordination will also be encouraged between the County, school districts, community programs, and developers.

8. RECYCLING/MATERIALS RECOVERY PROGRAM

Policy Mandate:

Recycling/Materials Recovery Policy

Program Implementation Schedule:

On going, upon adoption of Recycling/Materials Recovery Policy

Responsible Agency:

- Orange County Integrated Waste Management Department
- RDMD, Planning and Development Services

Discussion:

The purpose of this program is to ensure that recycling and/or materials recovery facilities are accommodated in areas of greatest need.

The County's Integrated Waste
Management Department is charged
with the preparation and
implementation of a Source Reduction
and Recycling Element (SRRE) in
which specific program alternatives
are identified, evaluated, and selected
to achieve AB 939 diversion mandates.

One option that is being facilitated through the County's discretionary permit process involves the next generation of technologies, the Materials Recovery Facility (MRF). A "MRF" is a central solid waste facility where waste materials, either source separated or mixed, are sorted and processed for sale to end users. RDMD, upon submittal of new requests, is charged with the review, analysis, and processing proposed recycling or materials recovery

CHAPTER III. LAND USE ELEMENT

facilities.

Areas in which these uses would be most appropriate are urban activity centers, employment areas, lands designated for public facilities, solid waste facility districts, and open space areas (when such development would be consistent with the open space character).

Necessary Action:

New development requests for recycling/materials recovery facilities will be reviewed and processed by RDMD.

Appropriate coordination will be encouraged between the County, applicant, community, and appropriate State agencies.

"The best measure of our planning success is not that the future looks exactly like our plans but that the future is better than it would have been without those plans."

Richard Munsell, Asst. Dir. Advance Planning, Dec. 4, 1979