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## SUMMARY

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*The narrative contained in this summary is intended to convey in a very abbreviated form the gist of the Mission Viejo General Plan. The adopted General Plan document should be referred to for the official wording and diagrams discussed in this summary.*

*Copies of the adopted General Plan and the official (and large size) maps are available for review in the Community Development Department at City Hall.*

## INTRODUCTION

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To plan is to prepare for the future. For the City of Mission Viejo, this means building upon a history of well-planned development consisting of residential, commercial, industrial, and recreational and public land uses designed to meet the needs of the community's citizens. The General Plan for Mission Viejo provides the general long-term approach for maintaining and improving the quality of life in the community and the resources of the community, whether man-made and natural.

The General Plan serves as a tool and frame of reference for use by City officials and citizens. Other public agencies use the Plan in determining the required capacity and location of public facilities and services needed to serve the City's population.

As its name implies, the Plan is "general" in nature and looks at the community as a whole. The Plan is not the same as the City's Development Code (Zoning Ordinance) and is not as specific in its definition of areas or as detailed in its requirements as zoning. The Development Code is one of the tools the City uses to implement the General Plan.

## GENERAL PLAN ELEMENTS

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The General Plan is divided into eight “elements” or chapters. The elements contained in the Plan are those required by the California Government Code Section 65302 and the two optional elements, Economic Development and Growth Management as permitted by Government Code Section 65303.

The **Land Use Element** designates the general distribution, location, and extent of various land uses throughout the City. The Element identifies standards for residential densities and non-residential intensities of development. This Element also provides guidelines for the planned provision of adequate public facilities and services such as the fire protection, law enforcement, educational, civic and institutional facilities, and community water, power, wastewater and solid waste disposal systems.

The goals contained in this Element relate to:

1. Maintain a balanced distribution of land uses to meet the needs of residents and the business community.
2. Maintain a balanced growth management and development program which avoids adverse public service, environmental or fiscal effects.
3. Maintain community identity and development quality for the City and its neighborhoods.
4. Maintain open space resources for the purpose of providing recreational opportunities, protecting the public from safety hazards and conserving natural resources.
5. Maintain exceptional levels of law enforcement, fire protection, and paramedic services for the community.
6. Maintain the Civic Center as a high quality facility that meets the needs and expectations of the residents and businesses.
7. Work with and support efforts by local school and community college districts to provide high quality public education.
8. Develop and deliver library services and cultural programs to meet the changing needs of the community.
9. Maintain a consistent level of quality water and sewer services.
10. Provide necessary storm drainage and reduce the discharge of pollutants and runoff flow from urban development to the maximum extent practicable.

11. Provide necessary control of solid waste generation and disposal.
12. Coordinate with utility companies for the provision of natural gas, electricity, and communications.
13. Ensure that the location and design of wireless telecommunication antenna facilities are consistent with adopted policies and regulations of the City.
14. Work collaboratively with the community to develop and achieve a healthy community.
15. Create and maintain convenient and safe opportunities for physical activity for residents of all ages and income levels.
16. Provide safe and convenient access to healthy foods for all residents.
17. Prioritize “greening” efforts and pursue a comprehensive strategy to ensure that residents breathe clean air and drink clean water.

The **Housing Element** identifies the existing and projected housing needs of the community and establishes goals, policies, and programs for the conservation, rehabilitation and development of housing to meet the needs of all economic segments of the population. The Element is responsive to the requirements of State law regarding housing affordability and jobs housing balance.

The goals contained in this Element relate to:

1. Expand upon the present range of housing types to meet future needs of residents.
2. Promote the continued maintenance and enhancement of residential areas.
3. Provide support services in meeting the needs of the City’s low and moderate income residents.
4. Provide for housing which is sensitive to environmental and social needs.
5. Promote equal housing opportunity.
6. Preserve housing units affordable to low and very low income households.

The **Circulation Element** identifies the general location and extent of existing and proposed freeways, roadways, railways, transit routes, scenic highways, bikeways, and trails. The designation of streets within the community to serve as the backbone of the circulation system is illustrated in the Circulation Element.

The goals contained in this Element relate to:

1. Manage and optimize a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways, for safe and convenient travel in a manner that is based upon, and is in balance with, the Land Use Element of the City of Mission Viejo General Plan.
2. Protect the City's investment in its circulation system by assessing and mitigating the transportation impacts of new development proposed within and outside the City of Mission Viejo.
3. Identify and assess the feasibility and funding of circulation improvements needed within the City, to address the impacts of regional traffic demands upon the City's circulation system.
4. Preserve the residential character of local neighborhoods by minimizing through traffic and regulating vehicular speed.
5. Facilitate the safe and efficient movement of people and vehicles to and from school sites.
6. Coordinate and update the City's traffic signal coordination system.
7. Evaluate, monitor and implement operational improvements and traffic control measures to maximize efficiency of the City's arterial circulation system.
8. Monitor the condition of, and regularly maintain city streets with preventive and rehabilitation treatments to protect the City's investment in roadway infrastructure and extend the life of the City's roadway pavement.
9. Support the development and completion of a network of regional roadway facilities which ensure the safe and efficient movement of people and goods from within the City to areas outside its boundaries, and which accommodate the regional travel demands of developing areas outside the City.
10. Identify and assess the feasibility and funding of circulation improvements needed outside the City, necessary to address the impacts of regional traffic demands upon the City's circulation system.
11. Coordinate the development of the City's circulation system with regional transportation facilities and with transportation facilities in neighboring jurisdictions.
12. Maximize the efficiency of the circulation system through transportation systems management (TSM) and transportation demand management (TDM) strategies.
13. Support development of a public transportation system that provides mobility to all City

- residents and encourages use of public transportation as an alternate to automobile travel.
14. Protect and encourage non-motorized transportation such as bicycle, pedestrian, and equestrian travel.
  15. Plan, provide and maintain a comprehensive bicycle trail network that links with the regional trail system and encourages use of bicycle trails for commuter and recreational purposes.
  16. Plan and provide a pedestrian network that links residential, employment, schools and commercial facilities to public sidewalks and bus stop locations.
  17. Promote linkage of residences, schools, shopping centers and other public facilities through an internal system of trails.
  18. Require sufficient off-street parking for all land uses and maximize the use of parking facilities in the City.
  19. Encourage the development of adequate recreational vehicle storage areas within the City.
  20. Provide a circulation system that effectively provides for the transport of commodities while minimizing the negative impacts on neighborhoods.
  21. Preserve and provide landscaped transportation routes which accentuate the beauty of the existing settings in order to provide pleasant and beneficial driving environments while maintaining safety.
  22. Maximize pursuit of outside funding sources to complement city resources to plan, design and construct transportation capacity improvements and implement transportation programs that benefit the City of Mission Viejo.
  23. Require new development to pay its fair share towards circulation improvements needed to accommodate project traffic.
  24. Utilize the City's transportation model as a technical tool to promote Circulation Element goals and policies.
  25. Pursue City of Mission Viejo transportation policy objectives through city advocacy efforts.
  26. Comply with the Airport Environs Land Use Plan (AELUP) for Heliports.

The **Conservation / Open Space Element** is concerned with the preservation and use of the City's natural resources and open space areas. The Element also addresses the City's park system and includes a park enhancement plan.

The goals contained in this Element relate to:

1. Protect and enhance the significant ecological and biological resources within and surrounding the community.
2. Protect open space areas to preserve natural resources.
3. Provide for the orderly development of exceptional recreation programs, recreation facilities, parks, and open space areas in the City.
4. Establish a long-term funding mechanism for the acquisition, development, and maintenance of future city park facilities.
5. Promote an adequate supply of water through the conservation of water resources.
6. Promote a safe supply of potable water for community uses.
7. Reduce urban runoff flow and the discharge of pollutants from existing and new development.
8. Cooperate with local, regional, and state agencies to improve air quality and reduce greenhouse gas emissions.
9. Continue to encourage energy conservation programs and site design practices that reduce and conserve energy.
10. Encourage building and site design standards that reduce energy costs.

The Conservation Plan contains measures to protect and conserve sensitive lands through limitations on grading and through requiring special biological and archeological surveys. The Open Space Plan establishes park standards for the City.

The **Public Safety Element** is directly concerned with reducing the loss of life, injury, and property damage resulting from disasters or accidents. The Element identifies goals and policies that will minimize risk associated with natural and man-made hazards.

The goals contained in this Element relate to:

1. Protect the community from hazards associated with geologic formations.
2. Reduce the risk of seismic hazards.
3. Protect the City's inhabitants from risk associated with flood hazards.
4. Develop and maintain a disaster preparedness plan.
5. Protect the City's inhabitants from exposure to hazardous materials and wastes.

6. Protect the City's inhabitants from risk associated with fires.
7. Protect the City's inhabitants and businesses from criminal activity.
8. Protect the City's water quality and watersheds from risk associated with urban runoff.

Since virtually all structures and facilities in the City have been built in conformance with modern building codes, seismic shaking is unlikely to cause major problems in the community, except in an earthquake of extraordinary magnitude. Certain areas along stream channels and major transportation corridors have the potential for accidents which could affect public safety.

An ongoing assessment of hazard potential is proposed in the Plan and the City's emergency response and action program to deal with events potentially affecting public safety is to be maintained in the City's Emergency Operations Plan.

The **Noise Element** provides a comprehensive program for including noise control in the planning process and is specifically concerned with maintaining compatibility between land uses and environmental noise levels.

The goals contained in this Element relate to:

1. Minimize noise impacts from transportation noise sources.
2. Minimize the effects of noise through proper land use planning.
3. Minimize non-transportation related noise impacts.

The Noise Plan of the Element identifies mitigation measures which can be utilized to control and maintain acceptable noise environment in the City. Standards for maximum noise levels for various types of uses are provided in a compatibility matrix which can be used in making land use and other planning decisions.

The **Economic Development Element** sets future direction for economic development planning and program efforts and focuses on approaches directed at improvement and strengthening of the local economy. While the City has a fiscally viable tax base for providing the current level of community services, growth and maturity of the City may result in increased service demand. In addition, Mission Viejo has a relative shortage of employment opportunities and the quality of life for resident could be improved if employment opportunities were available in the City.

The goals contained in this Element relate to:

1. Provide for the long-term fiscal stability of the community.
2. Plan for modernization and improvement to the City's infrastructure and public facilities.

3. Enhance employment, educational, and business opportunities in the community.

The Economic Development Element contains programs to accomplish these goals and identifies specific techniques and strategies to be used in the process. In addition, some consideration is given to developing revitalization strategies to deal with underutilized properties within the City.

The **Growth Management Element** mandates that growth and development be based upon the City's ability to provide an adequate circulation system. This element outlines goals and policies to implement effective growth management in the City of Mission Viejo, to ensure that the capacity of the City's transportation infrastructure, and the levels of service standards adopted by the City, are assessed in conjunction with new development proposals within and outside the boundaries of the City.

The goals contained in this Element relate to:

1. Manage traffic congestion to maintain city-established levels of service standards.
2. Maintain levels of service standards on city roadways by requiring new development to pay its fair share towards circulation improvements needed to accommodate project traffic (Development Mitigation).
3. Phase new development to the timing of transportation infrastructure necessary to accommodate project traffic, to maintain city-established levels of service standards on city transportation facilities impacted by new development (Development Phasing).
4. Ensure that impacts to City of Mission Viejo streets and intersections caused by traffic generated from land use changes, new development, or MPAH amendments proposed in neighboring jurisdictions, are mitigated to allow the City to maintain its Levels of Service standards.
5. Participate with neighboring jurisdictions to address area-wide and regional traffic congestion issues.
6. Recognizing the constraints of existing physical development, strive towards achieving balanced land uses in residential, non-residential and public land uses.

The Growth Management Element ensures that land use decisions include an assessment of how the additional traffic generated by proposed new development, will impact transportation capacity and levels of service conditions on the City's existing and planned circulation system. The Growth Management Element establishes a set of policies which provide direction on how the community can ensure that its transportation system can service new development while maintaining its traffic levels of service standards. Lastly, the Growth Management Element responds to the provisions of the Orange County Measure M Growth Management Program and

the statewide Congestion Management Program (CMP) in addressing land use impacts upon transportation systems.