

Land Use Element

City of Mission Viejo

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INTRODUCTION TO LAND USE ELEMENT

The Land Use Element serves as a guide for land use planning in the City and has a major impact on key issues examined in the other elements of the plan. This Element identifies the type and location of existing and future land uses within the City. The specific land uses and their locations within the community in turn affect the remaining General Plan elements. The land uses identified in the Land Use Element also reflect the community's goals to maintain its form and character, maintain a quality living environment for families, strengthen the community's distinctive image, diversify and expand the local economy, provide for public facilities to meet community needs, and preserve natural areas that make the City of Mission Viejo unique.

PURPOSE OF THE LAND USE ELEMENT

The City of Mission Viejo is well known as a master planned community with a history of sound, comprehensive planning which has created a modern community consisting of orderly development supported by appropriate levels of public services and facilities. The Land Use Element designates the proposed general distribution, and general location and extent of land use for housing, business, industry, open space, natural resources, recreation, and other categories of public/quasi-public and private uses of land. Through the use of text, maps, and diagrams, a clear and logical land use pattern is established including standards for future development. The Land Use Element also includes a citywide comprehensive strategy for the planning, management, and implementation of public facilities including public services and infrastructure. Public services include law enforcement, fire protection, and educational, civic, institutional, and cultural facilities. Infrastructure includes facilities for power, water, sewer, waste, and communication. Infrastructure such as streets and highway are not included in this element and are included in the Circulation Element of the General Plan. Most of the public facilities discussed in this Element exist because the City is built out. Despite reaching build out, Mission Viejo's population will continue to grow at a modest rate as infill development and the reuse of underutilized properties occur. The Land Use Element will be a guide for local government to help ensure continued high levels of service while accommodating growth.

SCOPE AND CONTENT OF THE ELEMENT

The Land Use Element presents the City's general goals and policies regarding land use for the long-term growth and development of the community. The goals identify overall City desires and consist of broad statements of purpose and direction. The policies serve as guidelines for reviewing development proposals, planning facilities to accommodate anticipated growth, and accomplishing

community development strategies. The Land Use Plan describes how goals and policies will be achieved or implemented. The Land Use Policy Map graphically identifies the land use designations within the City discussed in the narrative portion of the Land Use Element.

RELATED PLANS AND PROGRAMS

The scope and content of the Land Use Element are primarily governed by the *General Plan Law and Guidelines* and the *Planning, Zoning, and Development Laws* for the State. In addition, there are a number of other plans and programs that are considered in the formulation, adoption and implementation of land use policy. Relevant plan and programs are described below.

Related plans and programs are both local and regional in nature. Regional planning agencies such as the Southern California Association of Governments (SCAG) and the Orange County Council of Governments (OCCOG) recognize that planning issues extend beyond the boundaries of individual cities. Efforts to address regional planning issues such as air quality, water quality, transportation, affordable housing, and habitat conservation have resulted in the adoption of regional plans. Relevant local and regional plans are discussed briefly and related to the Land Use Element in the following sections.

For the provision of public facilities, public agencies prepare and adopt facility master plans to guide development and to plan for maintenance of facilities within their jurisdictions. Some of the major facility master plans impacting the City of Mission Viejo include: County of Orange Facilities Implementation Plan (FIP), County of Orange Integrated Waste Management Plan, school district master plans for each of the two school districts that serve the City, water district master plans for the three water districts that serve the City, Mission Viejo Master Plan of Drainage, and Mission Viejo Library's Strategic Plan. The County's Public Services and Facilities Element of its General Plan relates to the content of this Element because some of Mission Viejo's public services are provided through contract agreements with the County of Orange.

City of Mission Viejo Development Code

The City's adopted comprehensive Development Code is the primary implementation tool for the Land Use Element and the goals and policies it contains. The Development Code is required to be consistent with the City's General Plan. A Zoning Map, consistent with the Land Use Policy Map, was adopted as part of the Development Code. Together, the Development Code and Zoning Map are used to identify the specific types of use, intensity and development standards applicable to given parcels or areas of land.

Mission Viejo Community Development Area and Plan

On July 13, 1992, the City Council adopted Ordinance No. 92-86 establishing a 1,014 acre Mission Viejo Community Development Project Area in the southern portion of the City as provided for under California Community Redevelopment Law at that time. Implemented over a 40 year period, the program for the Project Area was designed to correct public infrastructure and

facility deficiencies, and improve the traffic circulation system to accommodate community requirements and future economic development. Due to the dissolution of redevelopment agencies statewide in 2012, including Mission Viejo's Community Development Agency, the future use of funds pursuant to this program is unlikely.

California Environmental Quality Act and Guidelines

The California Environmental Quality Act (CEQA) was adopted by the State legislature in response to a public mandate for more thorough environmental analysis of projects that might affect the environment. Provisions of the law and environmental review procedures are described in the CEQA statutes, State CEQA Guidelines, and the City's guidelines implementing CEQA. CEQA is the instrument for ensuring that environmental impacts of local development projects are appropriately assessed and mitigated.

Southern California Association of Governments

The Southern California Association of Governments (SCAG) is a regional council of government agency for six counties in the Southern California region, including Orange County. As a designated Metropolitan Planning Organization, SCAG is mandated by the federal government to research and prepare plans for transportation, growth management, hazardous waster management, and air quality. Additional mandates exist at the state level, including the preparation of the Regional Housing Needs Assessment.

A voluntary agency established to serve as subregional organization to SCAG is the Orange County Council of Governments (OCCOG). OCCOG represents Orange County on mandated and non-mandated regional planning activities to provide a vehicle for its members to engage cooperatively on such activities, and to conduct studies and projects designed to improve and coordinate common governmental responsibilities and services on an area-wide and regional basis.

South Coast Air Quality Management Plan

The City of Mission Viejo is located in the South Coast Air Basin. The South Coast Air Quality Management District (SCAQMD) sets and enforces regulations for stationary sources in the basin. The SCAQMD in coordination with the Southern California of Governments (SCAG) periodically develops an Air Quality Management Plan (AQMP) for the air basin. The AQMD includes a comprehensive analysis of future emission forecasts which reflect demographic and economic growth forecasts provided by SCAG. The build-out of the City of Mission Viejo is included in these forecasts.

Orange County Local Agency Formation Commission

The Orange County Local Agency Formation Commission (OC LAFCO) is a state mandated local agency whose jurisdiction is all of Orange County. State law requires OC LAFCO to promote orderly growth and development, discourage urban sprawl while preserving open space and agricultural lands, and encourage efficient service areas for local governments. Periodically OC LAFCO prepares Municipal Service Review (MSR) studies for unincorporated county communities

and island areas. MSR studies are state-mandated special studies designed to help public agencies plan for future growth, challenges, and changes. These studies lay the foundation for Sphere of Influence updates (i.e. the agency's probable future service boundaries and areas of future growth) and possible future annexations of land. In Mission Viejo's case, the City's Sphere of Influence boundary is co-terminus with its City boundary. The City is actively monitoring the future governance of the unincorporated areas east and southeast of the City, including the planned communities of Las Flores, Ladera Ranch, and the Ranch Plan.

County of Orange Facilities Implementation Plan (FIP)

The County of Orange provides some of the public services in Mission Viejo including fire and police services. These public services are outlined in the County Facilities Implementation Plan (FIP) for each of the Growth Management Areas (GMA) located in the County. Mission Viejo is located in GMA 9 and 10, which includes portions of Irvine, Lake Forest, Rancho Santa Margarita, Laguna Hills, and several unincorporated communities east of Mission Viejo. The FIP for GMA 9 and 10 include a facility provision and financing plan for the public services within the area. The Land Use relates to the County's FIP by addressing the availability, maintenance, and quality of services provided by the County.

Countywide Integrated Waste Management Plan

The County of Orange Integrated Waste Management Department manages the solid waste disposal system for all of the incorporated and unincorporated areas in Orange County. The County of Orange Integrated Waste Management Department owns and operates three active landfills and four household hazardous waste collection centers, and monitors twelve closed landfills. In addition, they are responsible for coordinating with the Orange County cities, sanitary districts and commercial haulers to ensure proper disposal of solid waste. The County of Orange Integrated Waste Management Department has adopted a Countywide Integrated Waste Management Plan to plan and facilitate the proper disposal of the County's waste.

School District Long-Range Facility Plans and Master Plans

Two public school districts and one community college district serve the City of Mission Viejo. They are Capistrano Unified School District, Saddleback Valley Unified School District, and South Orange County Community College District. Each district conducts periodic school facilities needs analysis and has its own long range facility plan and master plan that addresses educational programs, facilities, demographic data, and construction programs. Coordination with the school districts to provide adequate educational facilities is an issue addressed in this Element.

National Pollutant Discharge Elimination System (NPDES)

Mission Viejo is under the jurisdiction of the San Diego Regional Water Quality Control Board (SDRWQCB) which implements the National Pollutant Discharge Elimination System (NPDES) permit for the San Diego area (including southern Orange County). The NPDES permit, a requirement under the Clean Water Act, addresses pollution from urban runoff that impacts water quality of receiving waters (such as streams and lakes). Under the NPDES permit, each jurisdiction

must implement measures to reduce urban runoff during all phases of land use development starting with: planning, during construction, and after completion of the development. Requirements include incorporating Best Management Practices to reduce water runoff from new and redevelopment sites, construction activities, and existing uses, reporting any violations to the SDRWQCB and educating the community of the negative water quality impacts from urban runoff. Starting in 2010, the City must also adopt a Standard Storm Water Mitigation Plan to implement low impact development techniques for new and redevelopment sites and develop a Hydromodification Management Plan to manage increases in runoff discharge rates and durations from new and redevelopment sites

Water District Master Plans

El Toro Water District, Moulton Niguel Water District, and Santa Margarita Water District distribute water and maintain sewer service for the City of Mission Viejo. Each water district has a master plan for the provision of the water and sewer service. Water districts are required to address water supply, treatment, distribution infrastructure, reclamation, water conservation, meter retrofitting, and water storage contingency plans. Local water management plan are supplemental to the regional plans prepared by the Metropolitan Water District of Southern California (MWDSC) and the Municipal Water District of Orange County (MWDOC). The Land Use Plan addresses the need to coordinate with the water districts to ensure adequate water is available to existing and future development.

City of Mission Viejo Master Plan of Drainage

The City of Mission Viejo Public Works Department administers the Master Plan of Drainage for the City. The Master Plan of Drainage is an inventory of the storm drain system, ensuring proper drainage to prevent flooding from surface water run-off. This plan is coordinated closely with the County of Orange Flood Control District. The County of Orange Flood Control District maintains county flood channels running through the City.

City of Mission Viejo Library Strategic Plan

The Mission Viejo Library opened to the public as a city-operated library in October 1997. In 2001, the City Council adopted the Library's Strategic Plan "The Pathway to Providing Exceptional Library Service." The Library's Strategic Plan is a series of goals, objectives, and activities directly related to maintaining one of the best libraries in Orange County.

City of Mission Viejo Community Services Master Plan

In 2006, the City Council adopted a Community Services Master Plan. The purpose of the master plan is to provide a guide towards the orderly development of recreation programs, recreation facilities, parks, and open space areas in the City. The master plan provides a set of actions for implementation of goals, policies, and objectives as well as community services for the public. The Community Services Master Plan is one of the primary implementation tools for the Conservation / Open Space Element and the goals and polices it contains.

City of Mission Viejo Wireless Master Plan

In 2007, the City Council received and filed a Wireless Master Plan relating to the future development of cell sites throughout the City. The goals of the Wireless Master Plan are to: 1) reduce the number of potential cell site locations through a coordinated co-location process; 2) mitigate the visual impact of towers and antennas from view of the community by adopting design standards that employ the best available “stealth” technologies; and 3) facilitate the development of efficient wireless networks by taking a proactive approach and implementing a wireless master plan.

LAND USE ELEMENT GOALS AND POLICIES

The goals and policies contained in this Element address preservation of major areas of the City, revitalization of others, and guidance of new development in those portions of the City presently undeveloped. The following goals and policies focus on maintaining a balance between residential, commercial and industrial land use, promoting high quality development, and minimizing existing and potential land use conflicts.

BALANCED DEVELOPMENT IN MISSION VIEJO

A well-balanced community may be considered one which provides a broad range of housing and business opportunities, as well as recreational, institutional and cultural activities which enhances the overall living environment. By encouraging such a mix of uses, the City can achieve a balanced inventory of housing which meets the housing needs of all income groups, can enjoy a stable employment and tax base, and can provide residents with suitable recreational opportunities.

The community's history of planning for development since the 1960's has, to a large degree, already provided a desirable balance. Residential development in the community offers a wide range of quality housing types and prices. New commercial development and revitalization of existing commercial development results in a variety of destination retail shopping, commercial service, recreational, and business-related opportunities for Mission Viejo residents and residents of surrounding areas. For example, there are highway commercial and regional commercial districts in the southern portion of the City which include the Shops at Mission Viejo mall, a regional shopping center with a broad market area, and boutique automobile dealerships. Also revitalization opportunities exist in the neighborhood commercial districts in the City such as the City's core areas to serve as a local commercial and recreational destination. Employment opportunities exist within the industrial, business park, and office areas located in the westerly portion of the City. Recreational activities, parkland and schools exist throughout the community and are located in close proximity to residential neighborhoods where the needs for such uses originate. Major institutional uses located within the southern regional commercial district of the City consist of the Saddleback Community College and Mission Hospital.

GOAL 1: Maintain a balanced distribution of land uses to meet the needs of residents and the business community.

Policy 1.1: Maintain the existing distribution of land uses within the City, while encouraging nonresidential activities that will provide revenue for the City and employment opportunities for existing and future residents.

- Policy 1.2:** Balance revenue and employment opportunity gains from nonresidential development with the protection of existing residential neighborhoods.
- Policy 1.3:** Attract businesses which will contribute to the City's economic growth and employment opportunities by working directly with public agencies and private entities involved in economic development.
- Policy 1.4:** Maintain a land use plan which includes descriptions of allowable uses and levels of intensity reflecting existing and projected development within the City.
- Policy 1.5:** Maintain a variety of housing types that complements the employment opportunities in the community and encourages a 1 to 1 jobs / housing balance.

GROWTH MANAGEMENT

As the City continues to grow, additional demands will be placed on infrastructures (e.g. roadways, water lines, sewer lines, and others) and public services. Present infrastructure capacity of major infrastructure components can accommodate projected growth, but secondary components of the infrastructure system must be extended to support new development and all components must be maintained during future years. Continued demands for public services and maintenance of infrastructures must be anticipated, and planning the financing of services and maintenance is essential to assure maintenance of the character and quality of life in the City.

- GOAL 2: Maintain a balanced growth management and development program which avoids adverse public service, environmental or fiscal effects.**
- Policy 2.1:** Manage growth at a rate which is commensurate with the ability of the City to provide the desired level of public services and facilities.
- Policy 2.2:** Determine the public services and infrastructure necessary to serve City inhabitants, and identify funding sources and phasing schedules.
- Policy 2.3:** Maintain a capital improvement implementation plan to ensure the proper timing and siting of capital improvements.
- Policy 2.4:** Require development to contribute its share of the cost of providing necessary public services and facilities.
- Policy 2.5:** Limit new development unless demand on services caused by growth would not reduce the availability of services to the City's population.
- Policy 2.6:** Utilize development exactions as a mechanism to support new growth.
- Policy 2.7:** Ensure necessary public facilities are in place prior to or concurrently with new

development.

Policy 2.8: Review the fiscal and environmental impacts of proposed major development.

Policy 2.9: Designate compatible land uses for environmentally sensitive land areas.

Policy 2.10: Provide assistance to area school districts to ensure adequate planning for services and facilities.

Policy 2.11: Provide assistance for the continued maintenance and necessary expansion of area educational facilities.

Policy 2.12: Work cooperatively with local school districts in providing for the location of future schools as well as use of surplus facilities.

Policy 2.13: Coordinate local growth policies with regional growth policies to strengthen local programs and support local needs, and participate in the regional decision making process.

Policy 2.14: Solicit community support for proposed land annexations by requiring approval of a majority of the voters of the City before the City Council initiates or supports any annexation of land in excess of 100 acres.

Policy 2.15: Prior to consideration of any land annexation to the City, the City Council shall require a complete feasibility study of the area proposed to be annexed which will fully document all revenues to the area and all costs and expenses to provide services to the area. In addition, the study shall document all costs necessary to upgrade any deficiencies in the area including but not limited to: streets, landscaping, traffic signals, under grounding of utilities, parks, athletic fields, greenbelts and any other public facilities.

Policy 2.16: Recognize the potential impacts that land uses within the City of Mission Viejo have on adjoining land uses within the surrounding incorporated and unincorporated communities.

COMMUNITY IDENTITY AND QUALITY URBAN DESIGN

Mission Viejo's history of planning and overall quality of development is well-recognized. Its community identity was established through its inception as a planned community more than 20 years before incorporation, and this image is important to maintain as a City matures and as development occurs in adjacent cities and unincorporated communities. The City's open space system and recreational opportunities represent important features of community identity which provide a sense of place and location within its boundaries.

GOAL 3: Maintain community identity and development quality for the City and its neighborhoods.

Policy 3.1: Maintain the integrity of residential neighborhoods by preventing the intrusion of incompatible land uses.

Policy 3.2: Ensure that new development and land uses are architecturally consistent and compatible in scale and style with existing development and identified standards for the various districts within the City.

Policy 3.3: Ensure that infill development is compatible with community open space areas and existing community character.

Policy 3.4: Coordinate the provision of greenbelts and open space within and adjacent to the City to foster and enhance local identity and sense of place.

Policy 3.5: Emphasize quality of design for new development and rehabilitation of existing development, including the preservation and increase of arterial landscape space.

Policy 3.6: Continue ongoing code enforcement efforts and expand code enforcement operation as necessary.

Policy 3.7: Establish conveniently located and architecturally identifiable public buildings and related public amenities which enhance community identity and meet the service needs of the City's inhabitants.

Policy 3.8: Maintain the integrity of the boundaries of the existing City of Mission Viejo unless expansion of those boundaries has been approved as described in policies under Goal 2 of this element.

Policy 3.9: Encourage the accessibility and usability of private and public buildings for the disabled.

Policy 3.10: Promote revitalization and rehabilitation of older residential, commercial, and industrial properties and buildings to enhance their quality and competitive advantage.

PRESERVATION OF OPEN SPACE

Open space within the City not only provides a sense of place, but also serves as a physical buffer to protect persons and property from natural and man-made safety hazards, as well as land area for recreation and the conservation of natural and cultural resources.

GOAL 4: Maintain open space resources for the purpose of providing recreational opportunities, protecting the public from safety hazards and conserving

natural resources.

- Policy 4.1:** Provide for the preservation of significant scenic areas, and natural open space areas and corridors within the City.
- Policy 4.2:** In areas of hillside development, preserve natural slopes and bluffs in open space where feasible, minimize erosion, and compliment natural land forms through sensitive grading techniques.
- Policy 4.3:** Utilize sensitive grading and project design techniques to reduce impacts associated with development of constrained lands.
- Policy 4.4:** Protect areas of scenic beauty which may otherwise be affected by development.

LAW ENFORCEMENT AND PROTECTION

In Mission Viejo, the Orange County Sheriff's Department provides law enforcement and the Orange County Fire Authority provides fire protection.

High quality of life is dependent upon the ability of residents and business owners to receive adequate police and fire protection. Public safety facilities are an important factor in ensuring adequate protection and emergency service. The closer a public safety facility is to the scene of an emergency, the faster the response. In addition to response time, emergency services must have adequate resources including personnel and equipment. The large size of these two organizations benefits the City of Mission Viejo because vast personnel and equipment can be called upon during emergency situations.

Currently, levels of service for law enforcement, fire protection, and paramedic services are adequate and meet the local criteria established. For these reasons, the following goals and policies are established:

- GOAL 5: Maintain exceptional levels of law enforcement, fire protection, and paramedic services for the community.**
- Policy 5.1:** Review availability of State and Federal monies to offset costs of emergency services.
- Policy 5.2:** Coordinate with County of Orange service agencies to achieve the desired levels of service offered, and cooperate with the County in land acquisition necessary for emergency facilities.
- Policy 5.3:** Continue community involvement in the City's crime prevention programs.

Policy 5.4: Continue to coordinate development proposals with the Orange County Fire Authority and the Orange County Sheriff's Department.

MISSION VIEJO CIVIC CENTER

The City of Mission Viejo opened a new city owned City Hall facility in the heart of the City on May 11, 2002. The City Hall's central location in the City provides a convenient place for residents and business owners to obtain government services and to participate in local government. Services and facilities provided at the Civic Center include administrative resources, development permit processing, council chamber, sheriff facilities, an emergency operations center, and conference facilities. Across from City Hall is the Mission Viejo Library; these two facilities constitute the Mission Viejo Civic Center.

The following goal and policies provide the impetus for maintaining the Mission Viejo Civic Center.

GOAL 6: Maintain the Civic Center as a high quality facility that meets the needs and expectations of the residents and businesses.

Policy 6.1: Continue to assess the public's needs for government facilities and services at the civic center.

Policy 6.2: Continue to encourage joint use of governmental facilities with the County of Orange and other service providers at the civic center.

Policy 6.3: Encourage the public's use of the civic center as a place for participation in local government, including public hearings and meetings.

Policy 6.4: Continue to encourage public use of these facilities for community based meetings and events.

EDUCATION

Mission Viejo is a family-oriented community with a large proportion of school-aged children. Included as part of the overall planned community, the City's schools are located within the individual neighborhoods that they serve and are well distributed throughout the City. The City is served by two school districts: Saddleback Valley Unified School District and Capistrano Unified School District. In addition, Saddleback Community College located in the southern portion of the City, serves as a regional community college.

School facilities will need to be flexible to accommodate fluctuations in demographics and class sizes in order to maintain the quality education of the existing school system.

GOAL 7: Work with and support efforts by local school and community college districts to provide high quality public education.

Policy 7.1: Assist local school and community college districts in determining existing and future student population.

Policy 7.2: Work closely with local school and community college districts regarding new or expanded school sites or facilities.

Policy 7.3: Coordinate with local school and community college districts in the development and utilization of joint school / park facilities.

Policy 7.4: Coordinate with local school and community college districts and community groups to mitigate parking problems associated with school sites.

LIBRARY SERVICE

In 1997, the Mission Viejo Library opened as a city-operated library and in 2002 the library completed an expansion of the facility. In 2001, the City Council adopted the Library's Strategic Plan, "The Pathway to Providing Exceptional Library Service." The library's mission statement reads, "The purpose of the Mission Viejo Library is to give this community a place to access information, experience cultural heritage, and pursue lifelong learning. It is a place where people of all ages can go to find the facts, feed their dreams, meet their heroes, and learn the truth."

The Mission Viejo Library and Cultural Services Department serves as the community's educational and cultural center. It is the gathering place for people of all ages, a premiere resource for families, and a cornerstone of civic life in our community. It is forward-thinking in its strategic planning to anticipate new technologies and systems, and it responds to the community's changing needs and preferences with creativity and innovation.

GOAL 8: Develop and deliver library services and cultural programs to meet the changing needs of the community.

Policy 8.1: Provide educational support, promote self-directed learning, and foster literacy.

Policy 8.2: Assist in building the community's prosperity by affording tools and resources for life transitions and enhancement.

Policy 8.3: Anticipate new community challenges and rising expectations.

Policy 8.4: Create an inviting and welcoming community-gathering place.

Policy 8.5: Enhance the Library staff's ability to assist our patrons.

WATER AND SEWER SERVICE

Potable water distribution and wastewater collection and treatment are provided to the City by three water districts: Moulton-Niguel Water District, Santa Margarita Water District, and El Toro Water District. The City's water and wastewater infrastructure is modern and no known deficiencies exist. The maintenance and replacement of existing facilities, including lateral water and sewer lines, will continue as the City ages.

As Southern California's demand for imported water grows, the conservation of water has become an important issue particularly during drought conditions. Water conservation can be accomplished at a local, as well as regional level. The following goal and policies are directed toward maintaining quality water and sewer service in the City.

GOAL 9: Maintain a consistent level of quality water and sewer services.

Policy 9.1: Work closely with local water districts in determining future area needs.

Policy 9.2: Continue to identify and implement water conservation programs.

Policy 9.3: Continue to utilize reclaimed wastewater for irrigation wherever possible on public and private lands.

Policy 9.4: Encourage the use of drought resistant landscaping to reduce overall City water use.

Policy 9.5: Coordinate with the local water districts on the replacement of water and sewer facilities concurrent with other City capital improvement projects.

Policy 9.6: Ensure that adequate water and sewer service is available as new and infill development occurs.

STORM DRAINAGE AND URBAN RUNOFF CONTROL

Storm drainage facilities are provided to the City under contract with the Orange County Flood Control District. The City's Master Plan of Drainage identifies existing facilities and deficiencies in the City and a program to correct known problem areas. As the City ages, the replacement of the storm drainage facilities will be necessary. Additionally, water quality measures to control urban runoff and prevent pollutants from disturbing natural water bodies and

drainage systems are important contributors to the quality of life. The following policies are incorporated into this Element to ensure that local facilities are maintained and replaced as needed and urban runoff is properly controlled.

GOAL 10: Provide necessary storm drainage and reduce the discharge of pollutants and runoff flow from urban development to the maximum extent practicable.

Policy 10.1: Continue to improve the existing storm drainage system by correcting identified deficiencies.

Policy 10.2: Develop a long-range program for the eventual replacement of aging drainage system components.

Policy 10.3: Continue to develop, adopt, and administer stormwater management regulations, which have the overall goal of maintaining the level of stormwater runoff no greater than that associated with increased in base flood elevations.

Policy 10.4: Require property owners to minimize pollutant loading and flow velocity from new development projects and redevelopment projects during and after construction to the maximum extent practicable.

Policy 10.5: Limit development that disturbs natural water bodies and natural drainage systems to the maximum extent practicable.

Policy 10.6: Require that post-development runoff from a site not contain pollutant loads that cause or contribute to exceedances of receiving water quality objectives and which have been reduced to the maximum extent practicable.

Policy 10.7: Implement low impact development techniques where technically feasible.

Policy 10.8: Educate all who live, work, and shop in the City to minimize activities that pollute urban runoff.

SOLID WASTE

As landfills in Orange County rapidly reach capacity and new landfills become increasingly difficult to establish, the need to reduce the solid waste generation rate is crucial. Local jurisdictions must work to reduce waste generated within their boundaries to decrease the rate at which local landfills are filled. To accomplish this, the City has developed, in accordance with Assembly Bill 939, a Source Reduction and Recycling Element (SRRE) that provides methods and strategies to divert waste from local landfills.

The County of Orange Waste Management Department administers the management of solid waste disposal in the County. The solid waste in the City is collected by a private waste

collection service under contract with the City, and is disposed of at the Prima Deshecha Landfill and Frank R. Bowerman Landfill. County solid waste policies and programs are included in the County's Solid Waste Management Plan. Mission Viejo cooperates with the County's Plan in reducing the amount of waste produced in the City by the establishment of goals and policies that complement this plan. In addition, implementation of the Source Reduction and Recycling Element helps the City to meet the State's solid waste diversion mandates.

GOAL 11: Provide necessary control of solid waste generation and disposal.

Policy 11.1: Continue to encourage solid waste-recycling through the Source Reduction and Recycling Element as required by State legislation to delay the need for development of new landfill sites.

Policy 11.2: Work closely with the County of Orange in developing strategies and programs to reduce the volumes of solid waste generated in the City.

Policy 11.3: Continue to implement a citywide curbside recycling program, and a recycling plan for construction / demolition permits.

Policy 11.4: Encourage the placement of recyclable material drop-off stations in convenient locations throughout the City.

NATURAL GAS, ELECTRICITY, AND COMMUNICATIONS

Southern California Edison (SCE) and San Diego Gas and Electric Company (SDG&E) provide electricity to the City, and Southern California Gas Company provides natural gas to the City. Other utility service companies provide video service, cable service, telephony, and data services in the City. These companies are essential for the support of existing and future development. Wireless telecommunication services are provided by a number of wireless communication companies.

GOAL 12: Coordinate with utility companies for the provision of natural gas, electricity, and communications.

Policy 12.1: Continue to work closely with utility service providers to ensure that adequate energy and communication facilities are available to all residents and businesses.

Policy 12.2: Encourage utility companies and other service providers to underground existing overhead transmission facilities and, to the extent economically and technologically feasible, to underground proposed new facilities in the public rights-of-way.

GOAL 13: Ensure that the location and design of wireless telecommunication antenna

facilities are consistent with adopted policies and regulations of the City.

- Policy 13.1:** Reduce the number of potential wireless telecommunication antenna site locations through a coordinated co-location process.
- Policy 13.2:** Reduce the adverse visual impacts and obtrusiveness of wireless telecommunication towers and antennas within the community by screening or enforcing design standards that employ the best available “stealth” or camouflage technologies.
- Policy 13.3:** Consider the proximity of any proposed wireless telecommunication antenna facility to residences, schools, parks, recreation facilities, and open space areas.
- Policy 13.4:** Establish and maintain development standards that ensure that wireless telecommunication service companies maximize efficiencies while minimizing the size of their equipment. Encourage the use of technology that ensures the efficient delivery of service using less equipment that occupies smaller parcels of land.
- Policy 13.5:** Consider the applicability of the Wireless Master Plan during the development review process involving a proposed new wireless telecommunication antenna facility.

HEALTHY COMMUNITY

Mission Viejo is a family-oriented community desiring to cultivate a culture of better health and lifestyles for the community. Mission Viejo desires to seek opportunities through land use planning and use of City facilities to support individual efforts to make healthier choices and promote wellness within the community. The City of Mission Viejo already embraces healthy community concepts through its Community Services Master Plan, park resources, recreation centers, fitness programs, trails, bikeways, open spaces, community-building facilities, and access to healthy foods. In addition, on April 18, 2011, the City Council adopted Resolution 11-24 declaring Mission Viejo a Healthy Eating Active Living (HEAL) city, joining the partnership effort of other California cities to build healthier communities. The City has the unique ability to positively affect the health of the Mission Viejo community now and in the future.

- GOAL 14: Work collaboratively with the community to develop and achieve a healthy community.**
- Policy 14.1:** Build relationships with residents and businesses that make community health a priority for the community.
- Policy 14.2:** Support cohesive neighborhoods and lifecycle housing to promote health and safety.
- Policy 14.3:** Build and maintain diverse, safe, and attractive public spaces that provide pleasant

places for neighbors to meet and congregate.

Policy 14.4: Work with regional planning and transportation agencies to reduce residents' reliance on cars through improved transit service linking residents with desired destinations such as health facilities, schools, parks, recreational resources, and commercial centers.

Policy 14.5: Expand community access to indoor and outdoor public facilities through joint use agreements with schools and / or other partners.

GOAL 15: Create and maintain convenient and safe opportunities for physical activity for residents of all ages and income levels.

Policy 15.1: Protect and enhance parks and recreation centers to increase the opportunities for physical activity in existing areas.

Policy 15.2: Seek opportunities to create a balanced transportation system providing for the safety and mobility of pedestrians, bicyclists, and other forms of physical activity.

Policy 15.3: Ensure that pedestrian routes and sidewalks are integrated into continuous networks.

Policy 15.4: Support walking and biking connectivity between residential neighborhoods and schools, parks, recreational resources, and commercial centers.

GOAL 16: Provide safe and convenient access to healthy foods for all residents.

Policy 16.1: Provide safe, convenient opportunities to purchase fresh fruits and vegetables by ensuring that sources of healthy foods are accessible in all neighborhoods.

Policy 16.2: Encourage healthy eating habits and healthy eating messages.

Policy 16.3: Avoid a concentration of unhealthy food providers within neighborhoods.

Policy 16.4: Provide ample opportunities for a farmers market, especially for access to fresh fruits and vegetables.

Policy 16.5: Consider the feasibility of providing areas for community gardens.

Policy 16.6: Encourage restaurants to disclose the calorie amount and grams of fat for each menu item listed on a menu or menu board in a clear and conspicuous manner.

Policy 16.7: Encourage restaurants to highlight "Heart Healthy" choices on the menu.

Policy 16.8: Encourage food retailers to prominently feature healthy check-out lanes free of

high density foods.

Policy 16.9: Encourage food retailers to promote healthy food choices through signage and product information, such as in the produce section of the store.

Policy 16.10: Encourage food retailers to create ideas to generate interest in making healthy choices in food purchases.

GOAL 17: **Prioritize “greening” efforts and pursue a comprehensive strategy to ensure that residents breathe clean air and drink clean water.**

Policy 17.1: Encourage residents to reduce reliance on cars.

Policy 17.2: Protect homes, schools, workplaces, and stores from major sources of outdoor air pollution.

Policy 17.3: Prioritize “greening” efforts to keep air and water clean.

Policy 17.4: Incentivize energy conservation and waste reduction by businesses and residences.

RELATED GOALS AND POLICIES

The goals and policies contained in this element serve as the framework for other General Plan Elements. A number of goals and policies included in these other elements support the goals and policies, either directly or indirectly, in the Land Use Element. The supporting goals and policies are identified in Table LU-1.

**TABLE LU-1
LAND USE POLICIES BY ELEMENT**

ISSUE AREA	POLICIES BY ELEMENT						
	Housing	Circulation	Conservation/ Open Space	Public Safety	Noise	Economic Development	Growth Management
Balanced Development	1.1, 2.5, 3.5	1.1, 1.2	4.1-4.3, 5.1-5.5			1.1-1.7, 3.1-3.12	6.1, 6.2
Growth Management	4.1-4.3, 6.4	1.1-1.3, 2.1-2.4, 23.1-23.2	4.1-4.3, 5.1-5.5	1.1-1.3, 3.1-3.6, 8.1-8.8	1.1-1.7, 1.3-1.5, 2.1-2.8	2.1-2.5, 3.1-3.12	1.1-1.5, 2.1-2.5, 3.1, 3.2, 4.1-4.3, 5.1-5.4, 6.1, 6.2
Community Identity/ Quality Urban Design	2.1-2.4, 4.4, 6.1-6.4	4.1-4.3, 5.1-5.2, 14.1-14.3, 15.1-15.4, 16.1-16.2, 17.1-17.5, 20.1-20.5, 21.1-21.4	1.5-1.7, 3.1-3.7		1.4, 2.2-2.4, 3.1-3.5	3.1-3.12	
Open Space Preservation	2.2	17.1-17.5, 21.1-21.4	1.1-1.11, 2.1-2.7, 3.1-3.7	1.1-1.3, 3.1-3.6, 6.1-6.7, 8.1-8.8			

LAND USE PLAN

The Land Use Element describes the location and extent of future development in the City and identifies standards for that development. The geographic locations of specific uses are presented on the Land Use Policy Map which is a part of this Element. The Element focuses on specific characteristics of the City:

- 1) The relatively few number of undeveloped parcels of land left within the City;
- 2) Existing development within the City, most of which is relatively recent, will increasingly require maintenance and preservation; and
- 3) Revitalization or redevelopment of existing properties within the city where rehabilitation is necessary or conversion to other uses is desired for economic or social purposes.

LAND USE POLICY CONSIDERATIONS

A wide range of natural and man-made environmental factors are considered in the formulation of land use policy. Areas of special environmental significance, potential safety hazards, limitations of existing infrastructure, and the nature and characteristics of existing development all have influence on land use policy.

Land Use Constraints and Resources

The Public Safety Element identifies areas of Mission Viejo subject to such environmental constraints as flooding, landsliding, and seismic conditions. In turn, the Conservation / Open Space element identifies areas containing important ecological or natural resources. The Circulation and Noise Elements describe roadway / transportation system capacities and areas of the City impacted by noises levels. These constraints, consisting of both natural and man-made factors will continue to influence long-range land use planning and are discussed in detail in the Master Environmental Assessment for the General Plan.

LAND USE DESIGNATIONS

Land use designations are necessary to provide indications of the type and nature of development that is allowed in a given location. While terms like “residential,” “commercial” and “industrial” are generally understood, State general plan law requires a clear and concise description of the land use categories shown on the land use policy map.

The Mission Viejo Land Use Element provides for 17 land use categories or designations. Four of these designations are established for residential development, ranging from low-density single-family to high density multiple-family development. Four commercial designations, one office, one industrial and a community facility category are included. Additionally, a special intensive overlay designation is provided to allow the most intensive development in the City for the commercial / office / community facility core in the Crown Valley Parkway / I-5 area illustrated. Generally, the borders of the Commercial Intensive Overlay Area include the Southern California Edison Easement (which crosses Crown Valley Parkway) to the north, Marguerite Parkway to the south, Medical Center Road to the east, and Interstate 5 to the west. Three categories of mixed use are established to offer some flexibility in providing complimentary commercial, office, residential, and community facility uses. Parkland and open space areas are combined under the recreation / open space designation. Major transportation facilities are included in a single transportation corridor category.

Land Use Intensity / Density

State general plan law requires that the Land Use Element indicate the maximum intensities / densities permitted within the City, and the land use designations contained in this element and shown on the land use policy map are described in this way. Table LU-2 lists each of the land use designations for the City and provides a corresponding standard for maximum intensity / density of development on that parcel. Maximum allowable development on individual parcels of land is to be governed by these standards. The table also included the expected overall levels of development within each land use category on a City-wide basis. These expected overall levels of development represent an anticipated intensity / density and are, therefore, less than the maximum allowed. For various reasons, not every parcel in the City has in the past, nor will it in the future, develop to the maximum allowed.

A number of terms are used to define the land use designations or categories described in this element. The term “intensity” refers to the degree of development measured in terms of building characteristics such as height, bulk, floor area ratio and / or percent of lot coverage. Intensity is most often used to describe nonresidential development levels, but in a broader sense, is used to express overall levels of all development types within a planning area. The overall intensity of development within the City of Mission Viejo is low, although certain commercial areas, like those along Crown Valley Parkway are of medium intensity.

For most nonresidential development categories (commercial, industrial, office, business park, community facility, and recreation facilities), the measure of intensity known as “floor area ratio” (FAR) provides the most convenient method of describing development levels. Simply stated, the floor area ratio is the relationship of total gross floor area of all buildings on a lot to the total land area of that lot expressed as a ratio. For example, a 21,780 square foot building on a 43, 560 square foot lot (one acre) yields a FAR of .50:1 as illustrated in Figure LU-2. The FAR describes use intensity on a lot and not the actual building height, bulk or coverage. As Figure LU-1 shows, the .50:1 FAR can yield a building of one story in height covering one half of the lot area, or a taller building which covers less of the lot and provides for more open space around the building.

**TABLE LU-2
DEVELOPMENT INTENSITY / DENSITY STANDARDS**

LAND USE DESIGNATION	MAXIMUM DEVELOPMENT INTENSITY / DENSITY (a)	ANTICIPATED INTENSITY / DENSITY (b)
<p align="center">RESIDENTIAL</p> Residential 3.5 (R 3.5) Residential 6.5 (R 6.5) Residential 14 (R 14) Residential 30 (R 30)	<p>DWELLING UNITS / ACRE</p> 0.0-3.5 du / ac 3.5-6.5 du / ac 6.5-14.0 du / ac 14.0-30.0 du / ac	<p>DWELLING UNITS / ACRE</p> 3.14 du / ac 5.65 du / ac 14.0 du / ac 22.0 du / ac
<p align="center">COMMERCIAL</p> Com'l Neighborhood (CN) Com'l Community (CN) Com'l Highway (CH) Com'l Regional (CR) Com'l Intensive Overlay (CI)	<p>FLOOR AREA RATIO</p> .75:1 1.0:1 1.5:1 1.5:1 1.7:1	<p>FLOOR AREA RATIO</p> .25:1 .25:1 .30:1 .30:1 .50:1 (CI-CH, CI-CR, CI-CF) .70:1 (CI-OP)
<p align="center">OFFICE</p> Office / Professional (OP)	1.5:1	.50:1
<p align="center">INDUSTRIAL</p> Business Park (BP)	1.0:1	.45:1
<p align="center">MIXED-USE</p> CN / CF / R 14 CH / OP OP / R 30 / BP	1.0:1 / 14.0 du / ac 1.5:1 1.5:1 / 30.0 du / ac	.25:1 / 14.0 du / ac .50:1 .50:1 / 28.0 du / ac
<p align="center">OTHER</p> Community Facility (CF) Recreation / Open Space (R/OS) Transportation Corridor (TC)	<p>FLOOR AREA RATIO</p> 1.0:1 .50:1 .50:1	<p>FLOOR AREA RATIO</p> .25:1 .20:1 -----

- (a) Maximum allowable level of development on individual parcels of land.
- (b) Assumed overall level of development City-wide. Since the development which has occurred to date has not reached the maximum allowed level of intensity of development or density, future development is expected to be less on a City-wide basis. Therefore, an “anticipated” level of density / intensity is used in projected total future development (see text).

Figure LU-1: Floor Area Ratio Defined

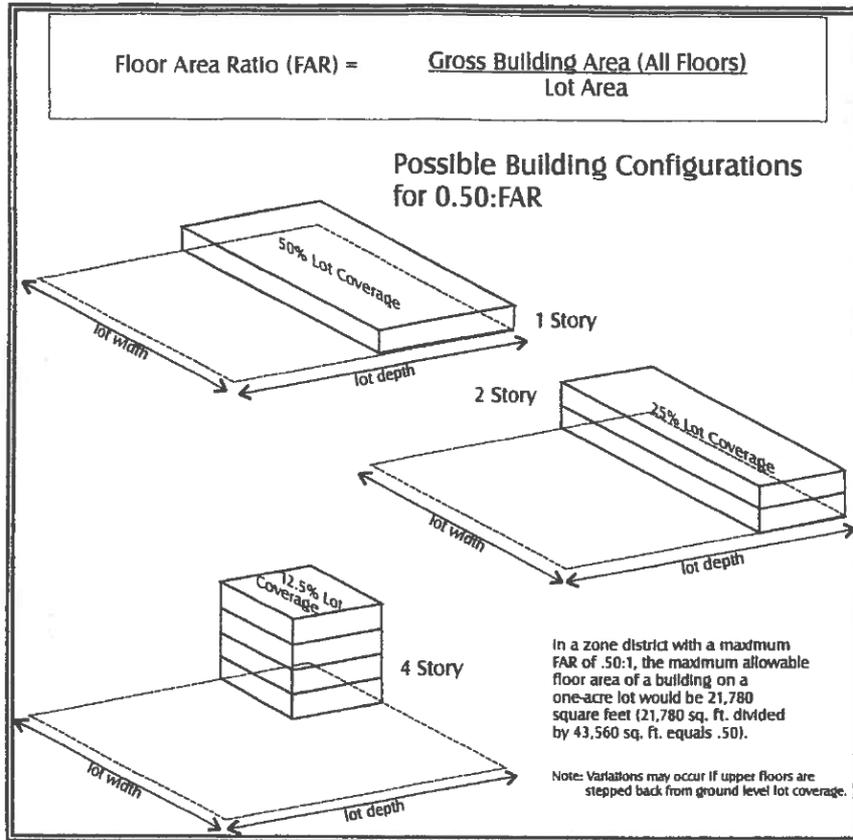


Figure LU-1
Floor Area Ratio Defined

The term “density,” in a land use context, is a measure of the population or residential development capacity of the land. Density is explained in terms of dwelling units per acre (du/ac) or persons per acre; thus, the density of a residential development of 100 dwelling units occupying 20 acres of land is 5.0 du/ac. Within land use plans density is often described as a range (i.e., 3.5-6.5 du/ac). Descriptions of each of the land use designations shown on the Land Use Policy Map are provided to delineate the general types of uses allowed and their corresponding intensities or densities. These use descriptions, types, and limitations are to be further defined as specific uses within the Development (Zoning) Code to be prepared following adoption of the General Plan. The specific uses and development standards contained within the Development Code and shown on the accompanying Zoning Map are to be consistent with the land use descriptions and standards contained in this element or shown on the Land Use Policy Map.

Residential Designations

Residential 3.5: This residential land use designation provides for the development of low density detached and attached single family dwellings. This designation permits the construction of as many as 3.5 single family dwelling units per gross acre of land. Other uses, such as churches, schools, and childcare facilities, which are determined to be compatible with and oriented toward serving the needs of low density detached single family dwellings, are also allowed.

Residential 6.5: This residential land use designation provides for the development of low to medium density detached and attached single family dwellings (duplexes, condominiums, and townhomes). The Residential 6.5 designation allows the construction of as many as 6.5 detached or attached single family dwelling units per gross acre of land. Other uses, such as churches, schools, childcare facilities, which are determined to be compatible with and oriented towards serving the needs of low to medium density detached and attached single family dwellings, are also allowed.

Residential 14: This residential land use designation provides for the development of medium and higher density detached and attached single family dwellings, as well as multi-family dwellings (apartments). This designation permits the construction of as many as 14 single family or multi-family dwelling units per gross acre of land. Other uses, such as churches, schools, and childcare facilities, which are determined to be compatible with and oriented toward serving the needs of medium and higher density detached and attached single-family dwellings and multi-family dwellings, are also allowed.

Residential 30: The highest density single family attached and multi-family dwelling units are provided for by this land use designation. This designation allows as many as 30 single family attached or multi-family dwelling units per gross acre of land. Other uses, such as churches, schools, congregate care and childcare facilities, which are determined to be compatible with and oriented toward serving the needs of higher density single family attached and multi-family dwelling units, are also allowed.

Commercial Designations

Commercial Neighborhood: This commercial designation includes smaller-scale business activities which generally provide a retailing or service-oriented function, serving the needs of local residents located near those activities. Examples of Commercial Neighborhood uses include: food and drug stores, clothing stores, professional and business offices, furniture and appliance stores, sporting goods, hardware stores, restaurants, and specialty retail. Commercial Neighborhood projects typically occur on 5 to 10 acres of land with approximately 50,000 square feet of building floor area. Businesses are oriented toward convenience shopping, consumer goods and services, and professional office activities, which may be accessed by automobiles and pedestrians. The maximum intensity of development permitted in this category has a floor area ratio of .75:1.

Commercial Community: Commercial activities within this designation include retail, professional office, and service-oriented business activities which serve a community-wide area and population. Commercial Community uses include the same types allowed in Commercial

Neighborhood areas, but may also support larger-scale anchor uses such as junior department stores, home improvement centers, discount stores, furniture / appliance outlets, and entertainment centers. Specialized housing designed to meet the physical and social needs of senior citizens is allowed provided the property is situated in the Senior Housing Overlay Zone and subject to a Conditional Use Permit. Commercial Community development generally occurs on 10 to 30 acres of land and includes 100,000 to 300,000 square feet of building floor area. Permitted activities are generally more intensive than those occurring in the Commercial Neighborhood category, and they are typically located on arterial roadways to accommodate the higher traffic volumes generated by their presence. Commercial Community developments are accessible to automobiles and pedestrians, and may also be served by public transit. The maximum intensity of development permitted in this category has a floor area ratio of 1.0:1.

Commercial Highway: Commercial activities within this designation include highway-oriented businesses providing goods and services to a broad population utilizing major transportation corridors. Uses within the Commercial Highway category include those described in both the Commercial Neighborhood and Community categories, and also include other uses which serve both local and non-local populations, such as, automobile and motorcycle dealerships, auto service operations, and hotels and motels. Specialized housing designed to meet the physical and social needs of senior citizens is allowed provided the property is situated in the Senior Housing Overlay Zone and subject to a Conditional Use Permit. Commercial activities are accessed primarily by automobile or public transit, and individual sites may range in size from less than one acre to 30 or more acres of land area. Commercial activities are generally intensive with a maximum floor area ratio of 1.5:1.

Commercial Regional: This commercial category includes large-scale retail and consumer-service business activities which serve a large geographic area and population. Commercial Regional development typically occurs on a minimum of 50 acres of land and includes 300,000 to 1,000,000 square feet of building floor area. Regional centers are intensive commercial projects often containing several major department stores as anchors, large entertainment complexes, and numerous smaller supportive retail and commercial service activities. Commercial Regional uses include the uses permitted in the Commercial Neighborhood, Community, and Highway categories, with some exceptions such as automobile dealerships or professional offices. Commercial Regional development is located near major freeways for automobile and public transit access. The maximum intensity of development permitted is a floor area ratio of 1.5:1.

Commercial Intensive Overlay: In certain areas of the City near major freeway interchanges, more intensive development is desired than in other areas with the same land use designations. The overlay designation achieves this purpose by permitting a greater maximum floor area ratio than that permitted in the base land use designation. This overlay designation limits the most intensive projects to areas where infrastructures can support such development. Commercial activities within this category include any of the most intensive commercial retail, commercial service, professional office, or community facility uses in the vicinity of major freeway interchanges. Traffic generation for uses in this category is high and locations for such uses are limited. The maximum intensity of development for this category is 1.7:1, and the primary uses are major hotels, corporate headquarters, hospitals and medical offices, and major retail / service commercial. Generally, the

borders of the Commercial Intensive Overlay area include commercial, office, and community facility development along both side of Crown Valley Parkway between the Interstate 5 Freeway and Los Altos, such as Kaleidoscope, the Shops at Mission Viejo mall, and Mission Hospital Regional Medical Center, and an additional portion of office development along Puerta Real to Via Grande. The Land Use Policy Map of the General Plan illustrates the area where the Commercial Intensive Overlay is applied.

Office and Industrial Designations

Office / Professional: Office / Professional uses include business activities primarily involved in providing professional or administrative services. These activities include legal and medical services, financial institutions, corporate offices, government offices, cultural and community facilities, and a wide range of similar uses which together may constitute major concentrations of employment or community activity. Some small-scale retail and service commercial activities designed to meet the needs of the employee population are allowed as secondary / supportive uses. Specialized housing designed to meet the physical and social needs of senior citizens is allowed provided the property is situated in the Senior Housing Overlay Zone and subject to a Conditional Use Permit. Office / Professional development is generally located on arterial roadways or near freeways for convenient automobile access and public transit service. The maximum intensity of development for this category is a floor area ratio of 1.5:1.

Business Park: This industrial / business designation includes research, light manufacturing, business/ professional offices, warehousing / distribution, wholesaling, storage, public utilities and uses, and service commercial activities. The Business Park category provides for major employment concentration and is generally served by arterial roadways and freeways, providing automobile and public transit access. The intensity of development permitted has a maximum floor area ratio of 1.0:1.

Mixed Use Designations

Commercial Neighborhood / Community Facility / Residential 14: This designation includes three land used designations described elsewhere as single categories of use. This mixed-use designation allows any one of the three categories of use to exist individually on a site, or a combination of any two of the three categories may exist on a site or as a single project to accommodate complementary uses. All uses described for each single land use designation category earlier in the Land Use Element are allowed as described in those individual categories. The maximum intensity of development for this category is a floor area ratio of 1.0:1 and a maximum residential density of 14 dwelling units per gross acre of land.

Commercial Highway / Office Professional: This mixed-use designation includes both the Commercial Highway and Office Professional categories, and allows either category to exist individually on a site, or allows both categories to be combined on the same site or as a single project. All uses described for each single land use description category earlier in the Land Use Element are allowed as described in those individual categories. The maximum intensity of development is a floor area ratio of 1.5:1.

Office Professional / Residential 30 /Business Park: This mixed-use designation includes the Office Professional and Residential 30 and Business Park categories, and allows either category to exist individually on a site, or allows any one of those categories to exist individually on a site, or to be combined with either or both of the other categories on the same site or as a single project. All uses described for each single land use designation category earlier in the Land Use Element are allowed as described in those individual categories. The maximum intensity of development is a floor area ratio of 1.5:1 for Office Professional, and 1.0:1 for Business Park, and the maximum residential density is 30 dwelling units per gross acre of land.

Other Designations

Community Facility: The Community Facility designation includes a wide range of public, quasi-public, and private uses, such as school sites, churches, childcare centers, government administrative offices and facilities, public utilities, libraries, museums, art galleries, community theaters, hospitals, and cultural and recreational activities. Included in this category are Saddleback Community College and other institutions of higher learning. A weekend outdoor marketplace in the parking lot is a permissible use under the Community Facility designation for Saddleback College, provided that the use is a secondary use sanctioned by the Board of Trustees and does not conflict with or replace educational activities provided, further, that it does not result in a shortage of parking and that it does not create a nuisance for nearby residential and commercial uses. Community facility uses are distributed throughout the City and have a maximum floor area ratio of 1.0:1.

In addition to the Community Facility designation, community facility uses are allowed under a number of other land use designations. The other designations are identified in the table below, but the precise locations for specific community facility uses will be identified through zoning.

Land Use Designations	Community Facility Uses
<u>Residential</u>	
Residential 3.5	X
Residential 6.5	X
Residential 14	X
Residential 30	X
<u>Office</u>	
Office / Professional	X
<u>Mixed Use</u>	
CN / CF / R14	X
CH / OP	X
OP / R30 / BP	X

Recreation / Open Space: The Recreation / Open Space designation includes both public and private recreational uses necessary to meet the active and passive recreational needs of City

residents. Active recreation activities include golf courses / driving ranges, equestrian centers, community recreational facilities, public parklands, and indoor and outdoor sports / athletic facilities. Passive recreation uses include museums, galleries, nature preserves, outdoor theater, designated open space and similar uses. These activities should be widely distributed throughout the city and have a maximum floor area ratio of .50:1.

Community Facilities as defined in this Land Use Element are included within this definition of Recreation / Open Space as applied to the recreation centers listed below:

Felipe Recreation Center
Marguerite Recreation Center
Montanoso Recreation Center
Sierra Recreation Center

Distinctions between the active recreation / open spaces and passive recreation / open spaces, including wilderness areas will be made in the Development Code and the Zoning Map.

Transportation Corridor: The Transportation Corridor designation applies to land within the Interstate 5 Freeway, the Foothill Transportation Corridor, and the Southern California Regional Rail Authority (SCRRA) railway corridors. Lands within these corridors are reserved for transportation purposes as their primary use. Secondary uses such as open space linkages and landscaped areas, public and private parking areas, and other transportation-related activities and facilities are allowed. The maximum floor area ratio for development is .50:1.

DISTRIBUTION OF LAND USES

The statistical distribution of planned land uses citywide is described in Table LU-3. This table identifies each land use designation, its associated land acreage, and the total land acreage for all planned land uses in the City. The table also provides estimates of the total number of residential dwelling units planned and the resulting population. For nonresidential land uses, such as commercial, office, industrial, and community facility, estimates of building square footage are depicted.

**TABLE LU-3
ANTICIPATED LAND USE AND POPULATION IN THE CITY**

LAND USE DESIGNATION	Gross Acres (a)	Dwelling Units	Population	Square Footage (000's) (C)
Residential				
- Residential 3.5	2,245	8,027	22,476	
- Residential 6.5	3,895	18,137	50,784	
- Residential 14	648	4,516	12,644	
- Residential 30	211	3,910	10,948	
Commercial				
- Commercial Neighborhood	67			583.70
- Commercial Community	135			1,176.12
- Commercial Highway	145			1,651.8
- Commercial Regional	-			-
Commercial Intensive Overlay				
- Community Facility	28			487.87
- Commercial Highway	5			87.12
- Commercial Regional	74			1,289.38
- Office/Professional	47			1,151.17
Office				
- Office/Professional	91	319	893	1,585.58
Industrial				
- Business Park	249			4,061.54
Mixed-Use				
- Com. Neighborhood/ Community Facility/Res. 14	5	(d)		43.55
- Commercial Highway/Office Professional	9(e)			156.82
- Office/Res. 30/Business Park	41			438.71
Other				
- Community Facility	735			6,401.38
- Recreation/Open Space	2,019			5,110.12
- Transportation Corridor	997			-
Total	11,646	34,909	97,745	24,224.86

Notes:

- (a) For purposes of establishing net acreage by category, the gross acreage for residential land uses should be reduced by 25% and nonresidential uses by 20% because Mission Viejo's topography is not flat and has considerable slope area.
- (b) Population is based on State Department of Finance estimate of 2.8 persons per household.
- (c) Square footage for nonresidential categories is based on average FAR for uses represented.
- (d) No Residential development calculated because the only site with this designation is presently developed as commercial neighborhood.
- (e) Also lies within Commercial Intensive Overlay.

SPECIFIC PLAN STUDY AREA

The land use designations described above define the general types of uses allowed and their corresponding intensities or densities. In addition to these designations, State planning law provides methods and approaches to ensure proper planning for important subareas within the City. The Specific Plan is an important planning method which can be utilized to manage development and its associated impacts within areas of the City which warrant special attention. There are two areas in the City that consideration should be given to future preparation of a Specific Plan.

The first Specific Plan Study Area is the southerly portion of the City. This area represents the major urban activity center in the City and includes major commercial and employment generating uses, such as the Shops at Mission Viejo mall, auto dealerships along Interstate 5, and office developments along Crown Valley Parkway. In addition, there are significant community facilities like the Saddleback Community College and Mission Hospital Regional Medical Center, and a range of housing types and densities. Generally, the borders of this area include the Southern California Edison Easement (which crosses Crown Valley Parkway) to the north, Via Escolar to the south, the eastern City limits to the east, Interstate 5 Freeway to the west, and an additional portion of the City along Cabot Road located south of Oso Parkway is also included.

The second Specific Plan Study Area is the City's geographic center. This area is a combination of commercial, office, public facility, and recreation uses generally located in vicinity of the intersection of Marguerite Parkway and La Paz Road to the north, and the intersection of Marguerite Parkway and Oso Parkway to the south. This area includes a civic center with a city hall and public library; several large commercial centers with retail stores, offices, restaurants, automobile repair shops, and churches; Avalon Mission Viejo Apartments; Thomas R. Potocki Conference Center; Norman P. Murray Community and Senior Center; Oso Viejo Community Park; Newhart Middle School; World Cup sports fields; and Oso Creek and existing trail system. There has been minimal new development or revitalization of existing properties within the Mission Viejo Village Center area, especially the large commercial center southeasterly of the intersection of Marguerite Parkway and La Paz Road. A fragmented ownership pattern, dated architectural design, an abundance of surface parking lots, minimal landscaping, and the lack of a pedestrian environment are obstacles hindering the establishment of a downtown or town center for this area.

The Land Use Policy Map of the General Plan illustrates the extent of the Specific Plan Study Area.

GROWTH MANAGEMENT

Goal 2 of this Element calls for the establishment of a growth management and development program which avoids adverse public service, environmental, or fiscal effects. A number of policies are identified to implement the growth management goal. These policies describe certain actions, analysis and programs to be undertaken by the City to accomplish the growth

management intent and objectives. Contained in the Growth Management Element is a Growth Management Plan. In addition to the implementation programs described in the Growth Management Plan, there are several other existing plans and programs that work in conjunction with one another to meet the City's growth management objectives.

The plans and programs are described below are components of the Growth Management Program.

Environmental Review

Under the California Environmental Quality Act (CEQA), all private and public development projects are subject to review for their resulting environmental impacts. Where the City or another lead agency (such as one of the special districts) determines that a project will cause significant environmental impacts, measures to mitigate (avoid or reduce) those impacts are adopted as part of project approval. These mitigation measures are applied during the appropriate phases of the project, and offset otherwise adverse impacts associated with growth and development.

Fiscal Impact Analysis

Development within the City will generally have fiscal impacts; that is, development represents both costs to the City to provide public services, and revenue from taxation and fees collected. These fiscal impacts can be estimated prior to development approval through methods described in the Economic Development Element and its Technical Report. Management of growth and development within the City takes into account the fiscal as well as environmental impacts of development.

Commercial Intensive Overlay Designation

Described earlier in this element as a land use designation, the Commercial Intensive Overlay acts as a component of growth management by identifying those areas where greater intensity of development can be accommodated based on the capacity of planned infrastructure and the use of innovative techniques to deal with factors such as traffic, parking, and urban design.

AIRPORT LAND USE CONSISTENCY

The Airport Land Use Commission for Orange County (ALUC) reviews general plans for consistency with the Airport Environs Land Use Plan (AELUP).

On July 21, 2005, ALUC adopted a Resolution No. 2005-1 confirming that the AELUP for the Marine Corps Air Station (MCAS) El Toro was no longer applicable to the MCAS El Toro property or its environs, and the AELUP no longer had any legal effect. The City of Irvine is currently developing the former MCAS with a new planned community development called "Heritage Fields" and the "Great Park."

ALUC reviews the establishment of heliports/helistops for consistency with the AELUP for Heliports. The key issues include specifying whether or not heliports/helistops are permitted within the jurisdiction; compliance with the Federal Aviation Administration (FAA), Caltrans/Division of Aeronautics, ALUC, and City requirements when developing heliports/helistops; and reference to building height restrictions imposed by the FAA.

Currently, there is one private heliport operating in the City. Mission Hospital has an existing heliport for medical emergencies on top of west wing of their five story bed tower building on the upper hospital campus off Medical Center Road, south of Crown Valley Parkway. No helicopters are based at the hospital. The site plan permit for the bed tower and attendant helipad was approved by the City's Planning Commission in 1989.

The City's Development Code does not expressly permit or prohibit heliports/helistops. If such a use was proposed, it would undergo a discretionary site plan permit review process and be reviewed for consistency with the intent, purpose, and development standards of the underlying zoning district. The City will ensure that each applicant seeking a discretionary site plan permit or similar approval for the construction or operation of a heliport or helistop complies fully with the state permit procedure provided by law and with all conditions of approval imposed or recommended by the FAA, Caltrans/Division of Aeronautics, ALUC, and City development requirements.

The City's Development Code limits structure height in nearly all zoning districts to 35 feet in height. There is one commercial height overlay zoning district off Crown Valley Parkway that permits structures not exceeding 150 feet in height if approved by the a discretionary site plan permit through the City's Planning Commission. In the event the City should receive a variance application to permit a structure more than 200 feet above ground, the City will ensure that development proposals reference North American Vertical Datum 1998 (NAVD88) and that the application fully comply with procedures provided by Federal and State law, with the referral requirements of ALUC, and with all conditions of approval imposed or recommended by the FAA and ALUC including filing a Notice of Landing Area Proposal (Form 7480-I) and a Notice of Proposed Construction or Alteration (Form 7460-1). These requirements shall be in addition to all other City development requirements.

PROVISION OF PUBLIC SERVICES AND FACILITIES

The Land Use Plan identifies public services and facilities necessary for the City of Mission Viejo to prosper. The Land Use Plan contains measures to ensure that an adequate level of service for public facilities is provided and maintained to meet the City's needs. In addition, service standards and funding mechanisms for the provision of the individual public facilities are described below.

As it relates to the provision of public services and facilities, the Land Use Plan contains two

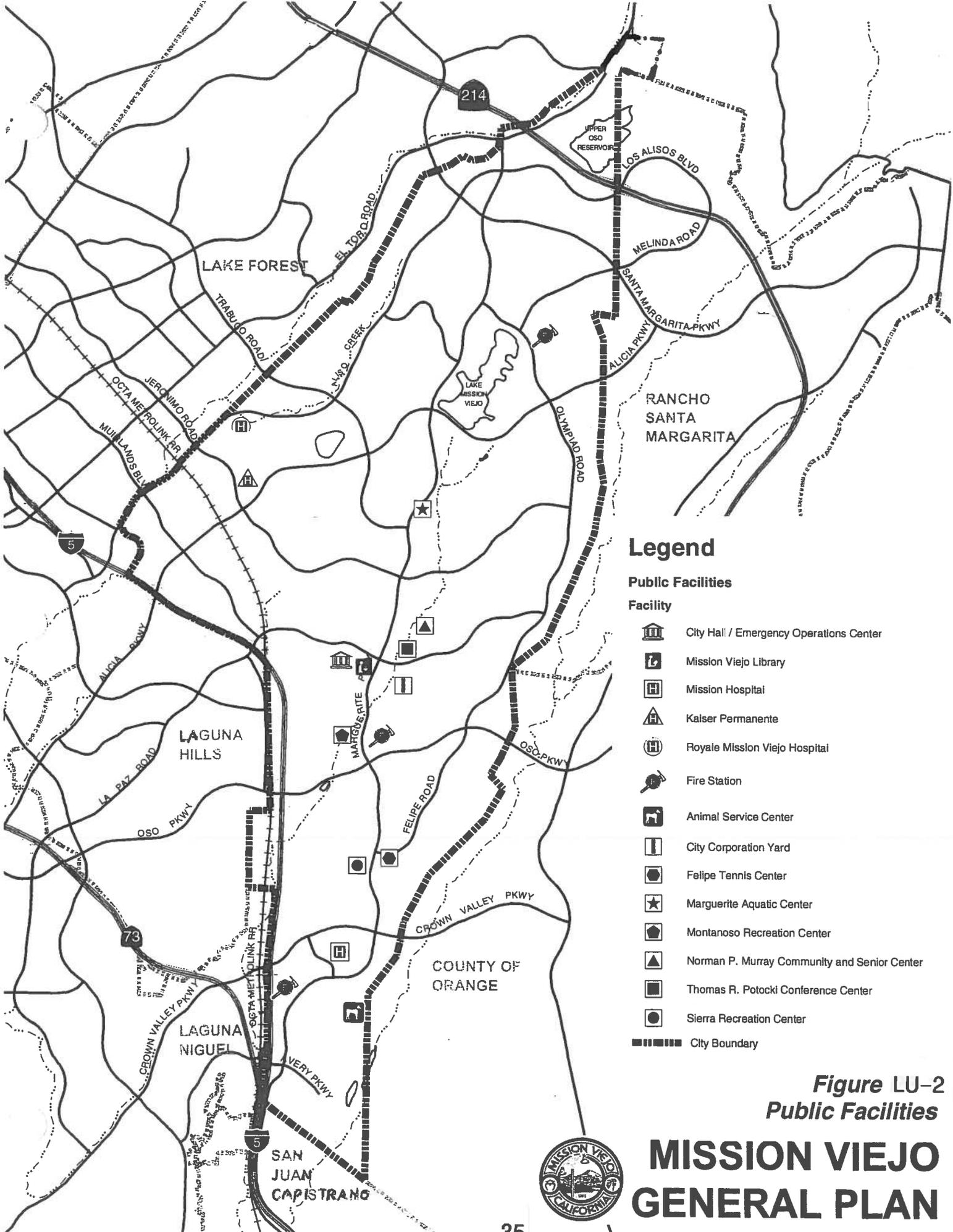
components, which constitute the public facilities within the City: public services and infrastructure. Public services within the City include law enforcement, fire protection services, educational facilities, and civic, institutional and cultural facilities. Infrastructure includes those facilities necessary to distribute power (natural gas and electricity) or water (storm drainage and potable water). Infrastructure also includes wastewater collection/treatment facilities and solid waste facilities such as landfills.

The City's policy is to coordinate with the local service districts through adherence to the local master plans for public facilities. The public facilities in the City provided by the County of Orange are planned for in the County's Facilities Implementation Plan (FIP). The County service standards, adopted by Mission Viejo, are contained within the County's Public Services and Facilities Element of its General Plan and outlined in this Element.

The Land Use Element provides for public facilities under the Community Facilities land use designation. Figure LU-2 illustrates the locations of the public facilities in the City at build-out of the General Plan. The provision of these public facilities is a result of coordination with the County and the local service providers (e.g., school and water district, etc.) to designate lands for the provision of needed facilities.

PUBLIC SERVICES

The County provides law enforcement and fire protection services for the City of Mission Viejo. It is important that the City maintain cooperation and coordination with the county departments, which service the City so that an adequate level of service is maintained throughout the City.



Legend

Public Facilities

Facility

-  City Hall / Emergency Operations Center
-  Mission Viejo Library
-  Mission Hospital
-  Kaiser Permanente
-  Royale Mission Viejo Hospital
-  Fire Station
-  Animal Service Center
-  City Corporation Yard
-  Felipe Tennis Center
-  Marguerite Aquatic Center
-  Montanoso Recreation Center
-  Norman P. Murray Community and Senior Center
-  Thomas R. Potocki Conference Center
-  Sierra Recreation Center
-  City Boundary

**Figure LU-2
Public Facilities**

MISSION VIEJO GENERAL PLAN



Law Enforcement

The City's law enforcement is provided by the Orange County Sheriff-Coroner Department. The City of Mission Viejo is the largest city served by the Orange County Sheriff's Department. Approximately thirty deputies, four investigators, and one investigative assistant are assigned to Mission Viejo. The City can be provided with additional specialized personal from the Orange County Sheriff's Department in the event of homicides, missing persons, vice, fraud, narcotics, sexual assault, and other complicated crimes. The Sheriff substation that serves the City is located in Aliso Viejo. County Sheriff facilities are funded through public facility development agreements as new development occurs. The following are County-wide service standards and Department goals for the Sheriff's Department:

- Respond within 5 minutes or less to calls of life or property threatening incidents in progress.
- Respond within 20 minutes or less to a non-emergency.

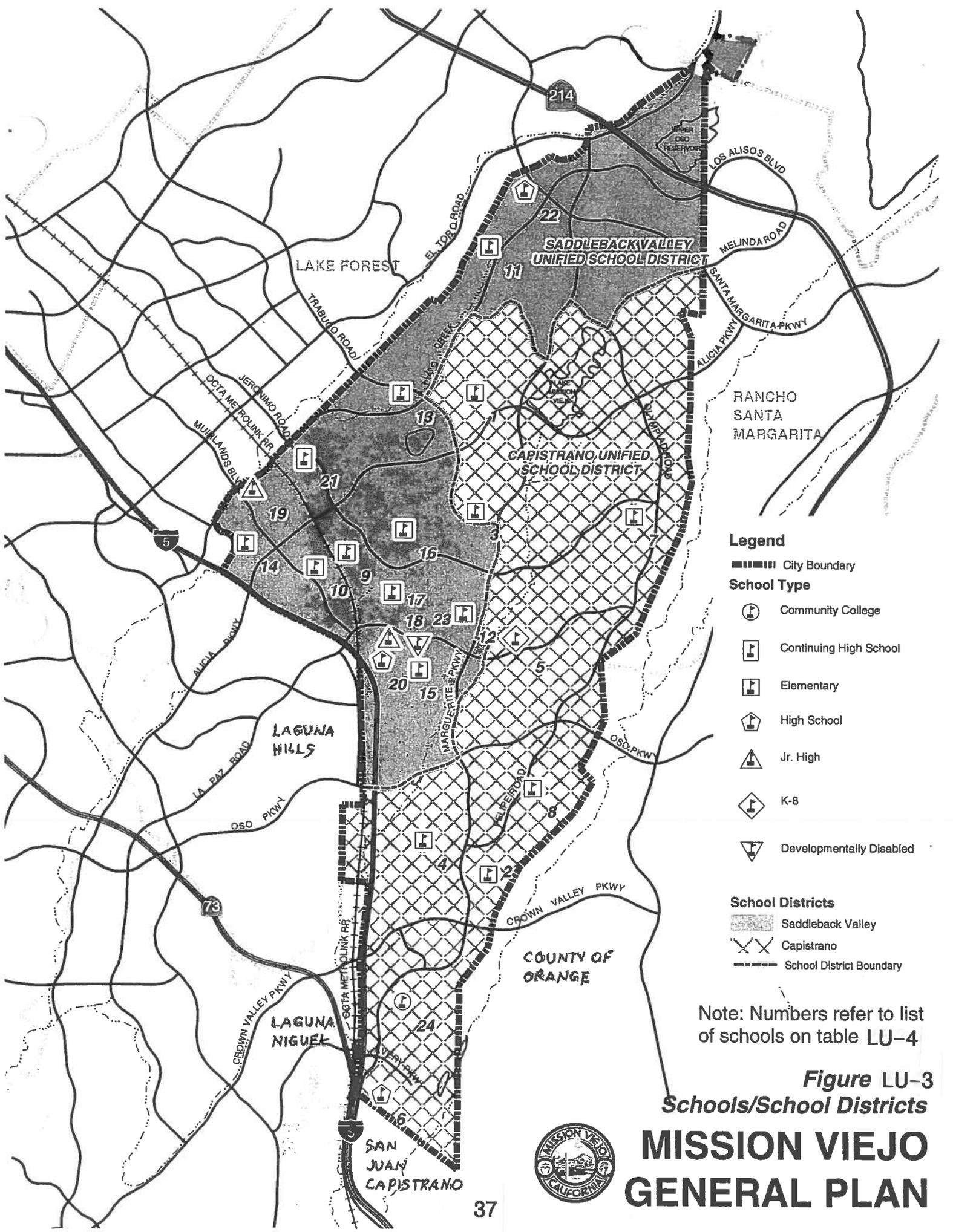
Fire Protection

Fire protection and paramedic services are provided through contract with the Orange County Fire Authority. Three stations exist within the City as shown in Figure LU-2, although stations located outside the City will also respond to areas within the City. Funding for fire protection is provided primarily through the Structural Fire Fund. The Orange County Fire Authority has adopted the following service standards for fire protection response:

- OCFA responds within 5 minutes or less to emergencies 80 percent of the time.
- Paramedic companies arrive on-scene at all medical emergencies within 8 minutes 90 percent of the time.

Educational Facilities

In order to maintain the quality of education available to City inhabitants, the City will also continue to coordinate with the school districts and their future school projection process. Standards are included within the Public Facilities Plan to maintain appropriate levels of service for educational facilities in the City. The public school system within the City was planned concurrently with the development of Mission Viejo, and in cooperation with the Capistrano Unified School District and the Saddleback Valley Unified School District. The City's educational facilities include three high schools, one continuation high school, three intermediate/middle schools, one Kindergarten through 8th grade school, one Kindergarten through 8th grade charter school, 11 elementary schools, and one special facility for the handicapped within the City boundaries. A community college is also located in the City as shown in Figure LU-3 and listed on Table LU-4.



Legend

- ▬ City Boundary
- School Type**
 - Ⓛ Community College
 - Ⓜ Continuing High School
 - Ⓜ Elementary
 - Ⓜ High School
 - Ⓜ Jr. High
 - Ⓜ K-8
 - Ⓜ Developmentally Disabled
- School Districts**
 - ▨ Saddleback Valley
 - Ⓜ Capistrano
 - School District Boundary

Note: Numbers refer to list of schools on table LU-4

Figure LU-3
Schools/School Districts
MISSION VIEJO
GENERAL PLAN



**TABLE LU-4
EXISTING SCHOOLS**

EXISTING	
Capistrano Unified School District	
1	Barcelona Hills Elementary School / Oxford Preparatory Academy*
2	Carl Hankey Elementary School
3	Castille Elementary School
4	Viejo Elementary School
5	Fred L. Newhart Middle School
6	Capistrano Valley High School
7	Philip J. Reilly Elementary School
8	Bathgate Elementary School
Saddleback Valley Unified School District	
9	Cordillera Elementary School
10	Del Cerro Elementary School
11	Del Lago Elementary School
12	de Portola Elementary School
13	Glen Yermo Elementary School
14	La Tierra Elementary School**
15	Linda Vista Elementary School
16	Montevideo Elementary School
17	O’Neill Elementary School***
18	La Paz Intermediate School
19	Los Alisos Intermediate School
20	Mission Viejo High School
21	Silverado High School (Continuation)
22	Trabuco Hills High School
23	Esperanza Special Education School
South Orange County Community College District	
24	Saddleback Community College

Notes: Numbers adjacent to schools are location references for Figure LU-3, Schools / School Districts.
 * In 2011, Barcelona Elementary School was converted to a K-8 Oxford Preparatory Academy charter school.
 **In 2009, LaTierra Elementary School closed and is used by SVUSD for adult education and an early childhood center.
 ***In 2009, O’Neill Elementary School closed and is used by SVUSD for adult education and recreation and community services.

Educational facilities in Mission Viejo are constructed based on projected student enrollment by students residing in the attendance area as derived from local development plans. Both school districts operate under their individual district master plans. The school districts require accurate population projections to arrive at projected student population figures for school facility planning purposes. City General Plan land use projections are necessary in determining what future school needs will be. The City's Land Use Plan provides important information to these districts for the planned development of needed facilities. The City cooperates with the districts in maintaining an adequate level of service and in providing a positive learning environment and quality education through the following standards:

- The City shall provide the school districts with timely and accurate data on development permits issued and development projections in order for the districts to determine future educational needs throughout each school district.

The school districts that serve the City also contribute to the City's open space and recreational system. The City has agreements with the local school districts for the joint use of school recreational facilities for parkland as described in the City's Conservation/Open Space Element of the General Plan.

Mission Viejo Library

The Mission Viejo Library opened to the public as a city-operated library in October 1997. The library facility is located within the Civic Center complex at the geographic center of Mission Viejo. In 2001 the Mission Viejo City Council adopted the library's strategic plan "The Pathway to Providing Exceptional Library Service." The strategic plan outlines the mission and vision statement for the library as well as defining a series of goals and corresponding actions to accomplish the goals. The following are goals contained in the Library Strategic Plan:

- Encourage the public's validation of the Library's importance in the community.
- As funding allows, expand library services and programs commensurate to community needs and increase/improve access to information about these services to the community.
- Deploy technology resources that enable the Mission Viejo Library to fulfill the research and information needs of the community.
- Expand and enhance innovative library services and programs by pursuing grants and additional fundraising measures.

Civic / Medical / Cultural Facilities

The City has established a civic center in the geographic center of the city to house the City's governmental operations. The new city owned facility opened to the public on May 11, 2002. The Civic Center contains City Hall and the Mission Viejo Library. The central location allows the City a convenient location to better serve the residents and business owners Mission Viejo.

The following standards apply to the function of the City's civic center:

- Government operations shall be centralized to the extent feasible.

In addition to the Civic Center, other city run public facilities existing within the City include: The Animal Services Center, Felipe Tennis Center, Marguerite Tennis Center, Marguerite Aquatics Center, Montanoso Recreation Center, Norman P. Murray Community and Senior Center, Thomas R. Potocki Conference Center, Sierra Recreation Center, and City Corporation Yard. In addition, there is a City owned facility that is currently leased by the YMCA. Each location exists to improve the quality of life for the people of Mission Viejo.

Medical services, including paramedics, trauma care, and health maintenance, is provided to City residents at three hospitals located within the City boundaries. Mission Hospital is a regional medical and trauma center located on Crown Valley Parkway. A Kaiser Permanente health maintenance organization facility and the Royale Mission Viejo Hospital (a County operated psychiatric care facility) are also located in Mission Viejo.

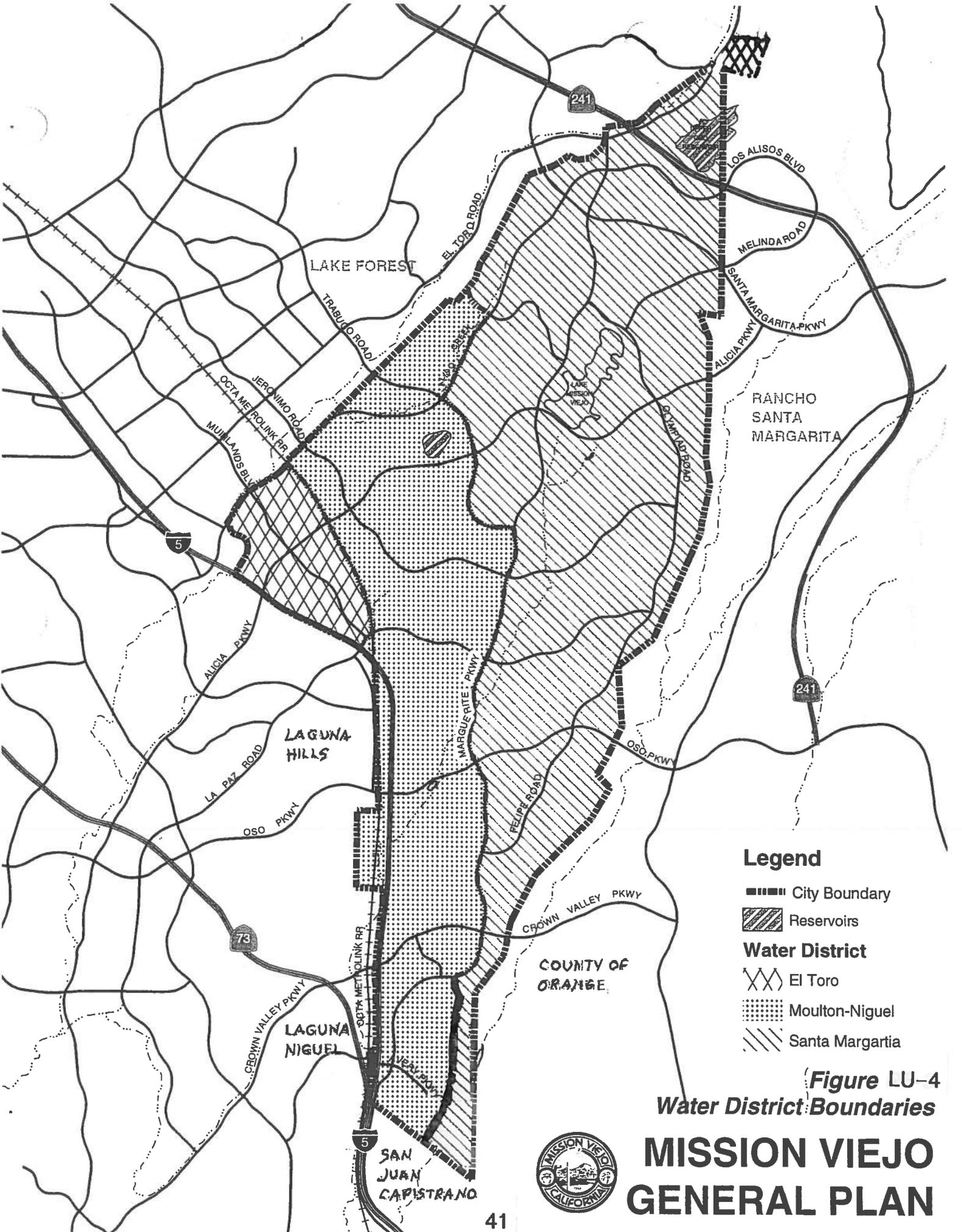
INFRASTRUCTURE

The City's infrastructure (water, power, and sewage distribution systems and storm drainage system) was pre-planned and constructed as the community of Mission Viejo developed. Therefore, the City's infrastructure was designed to meet the demands of the City's development. An important aspect of this Land Use Plan is its reliance on conservation to reduce the City's demand on local infrastructure, particularly water systems and solid waste disposal.

The policies contained in the Element emphasize coordination with service providers so that new infrastructure is installed as development occurs. Figures LU-4 through LU-10 depict the existing and future facilities for the distribution of potable water, the collection of urban runoff, the treatment of sewage, and the provision of electricity, natural gas, and telecommunication systems. The City's Master Environmental Assessment (MEA) and various facility plans provide the technical information and master plans to insure the adequate provision of these facilities. The maintenance of existing infrastructure is also emphasized as an important City goal.

Water Distribution

Potable water is provided to the City through a complex water distribution system directed by several agencies. This system is described within the City's MEA. Three water districts have facilities within the City: Moulton Niguel Water District, El Toro Water District, and Santa Margarita Water District. The district boundaries, within the study area, are shown in Figure LU-4. Most of the water distribution facilities in Mission Viejo were installed relatively recently and are adequate to serve the community. Figure LU-5 illustrates the City's facilities as contained in the water districts' master plans. The City is primarily concerned with the conservation of water and the ability to take full advantage of the City's water resources.

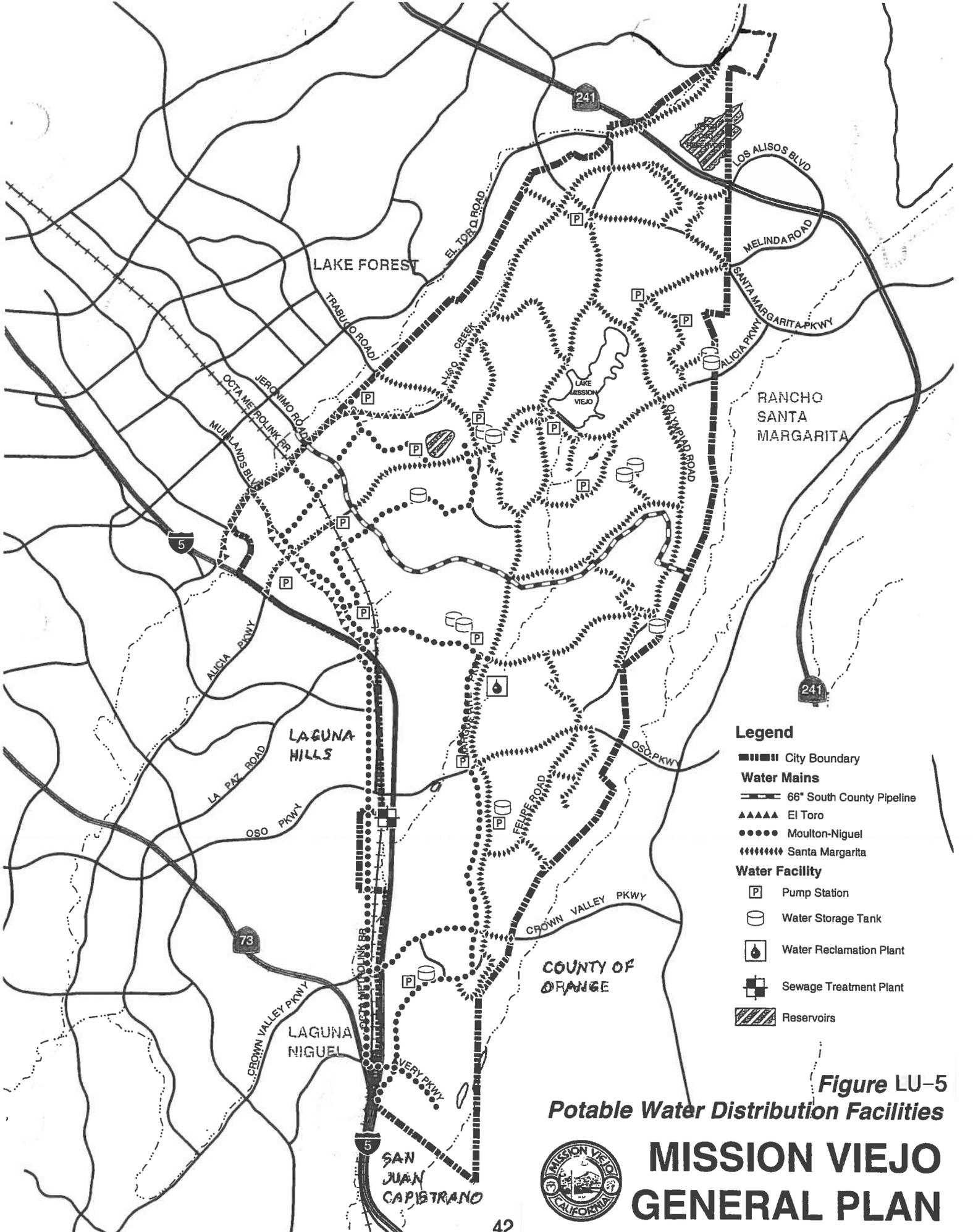


- Legend**
- ▬ City Boundary
 - ▨ Reservoirs
 - Water District**
 - XX El Toro
 - ▤ Moulton-Niguel
 - ▧ Santa Margarita

Figure LU-4
Water District Boundaries

MISSION VIEJO GENERAL PLAN





Legend

- ▬▬▬▬ City Boundary
- Water Mains**
- ▬▬▬▬ 66" South County Pipeline
- ▲▲▲▲ El Toro
- Moulton-Niguel
- ▬▬▬▬ Santa Margarita
- Water Facility**
- Ⓟ Pump Station
- Ⓢ Water Storage Tank
- Ⓜ Water Reclamation Plant
- Ⓜ Sewage Treatment Plant
- ▨ Reservoirs

Figure LU-5
Potable Water Distribution Facilities

MISSION VIEJO
GENERAL PLAN



Water Reclamation Standards

The City's residents can help to reduce demands on the imported water system in cooperation with the local water districts' efforts to reclaim wastewater for landscape irrigation purposes. The City will support the local water districts' reclamation plans by encouraging the use of reclaimed water and requiring that new development provide the infrastructure needed to use non-domestic water. Non-domestic water plans are being implemented by both the Moulton Niguel Water District and the Santa Margarita Water District. The El Toro Water District does not currently have the infrastructure to deliver non-domestic water to the City and there are no plans to implement such a system. The following standards have been adopted to implement the City's reclaimed wastewater policy:

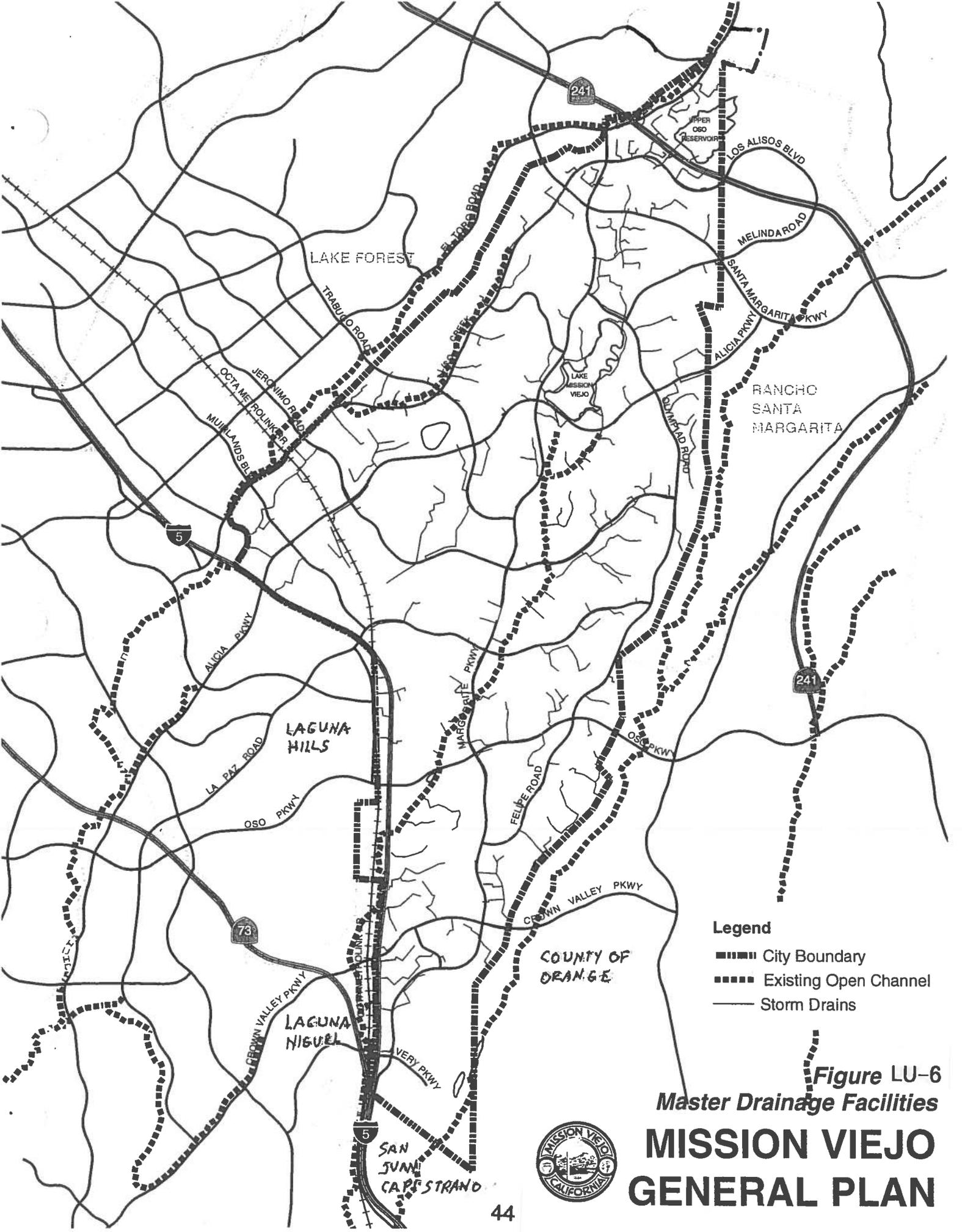
- All new commercial development shall install and utilize non-domestic water facilities for use in irrigation whenever feasible.
- Non-domestic water shall be utilized for the irrigation of all public parks, manufactured slopes, and greenbelts, wherever feasible.
- Drought-resistant landscaping shall be incorporated into all non-residential development projects.
- When existing non-residential developments are redeveloped, provisions shall be made to replace landscaping with drought-resistant species.

Drainage Facilities

The City's Master Drainage Plan serves to manage the City's flood control system, identify existing facilities and deficiencies, and outline a program to correct known problem areas with cooperation and assistance from the Orange County Flood Control District. Figure LU-6 depicts the City's master drainage facilities. Policies contained in this Element ensure that local facilities are maintained and replaced as needed.

Wastewater

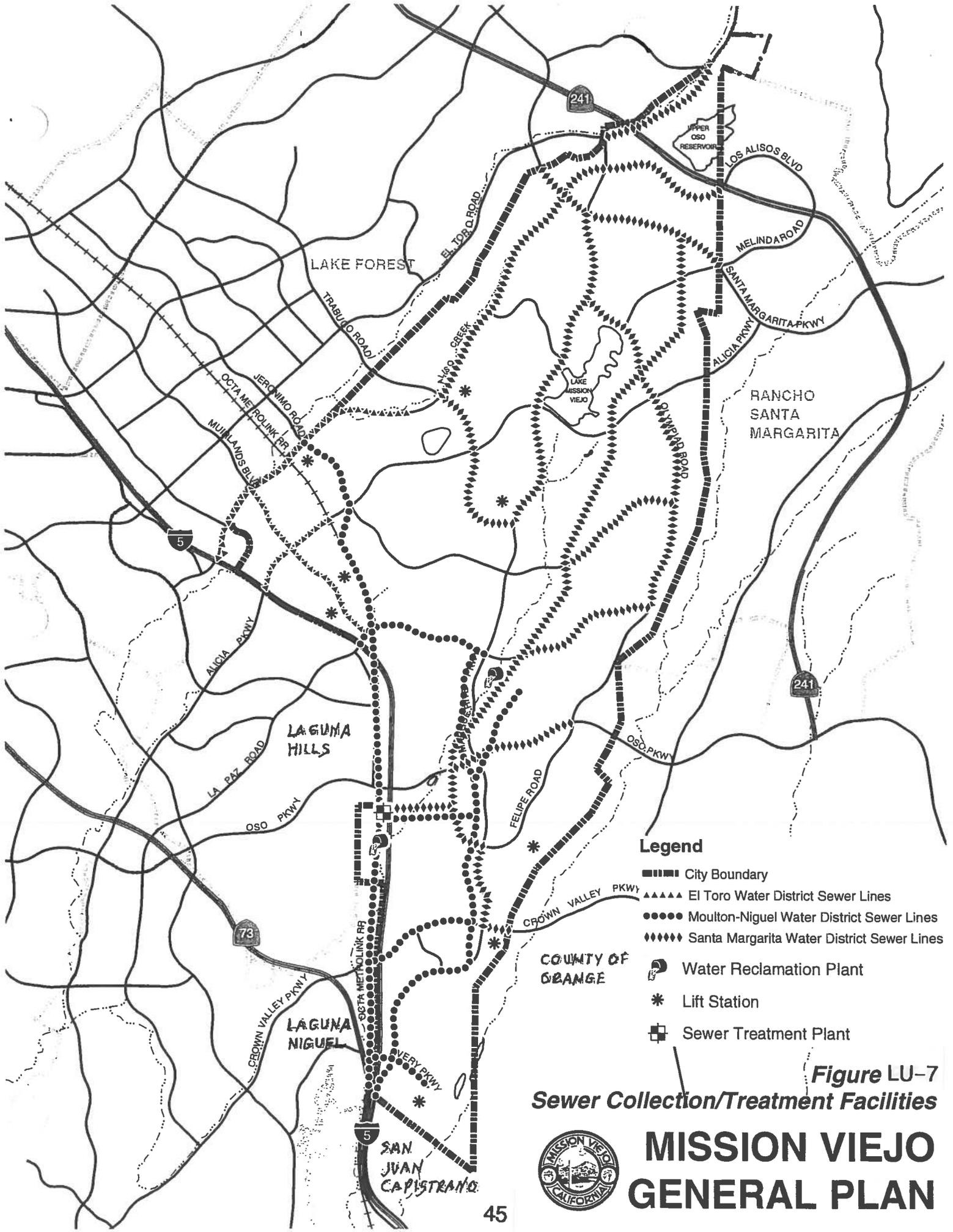
The three water districts provide sewage treatment in Mission Viejo. Figure LU-7 illustrates the sewage collection and treatment facilities throughout the City. Most of the sewage collection facilities were constructed relatively recently and provide adequate collection and treatment of the City's wastewater. Most of the sewage generated in Mission Viejo is treated at the Moulton Niguel/Santa Margarita Water District wastewater reclamation facility in Mission Viejo. As discussed above, the water districts that serve Mission Viejo have initiated water reclamation programs whereby locally generated waste policies in this Element serve to ensure that wastewater facilities will be maintained and replaced or expanded concurrently with demand.



- Legend**
- ▬▬▬ City Boundary
 - ⋯ Existing Open Channel
 - Storm Drains

Figure LU-6
Master Drainage Facilities
MISSION VIEJO
GENERAL PLAN





Legend

- ▬ City Boundary
- ▲▲▲▲ El Toro Water District Sewer Lines
- Moulton-Niguel Water District Sewer Lines
- ◆◆◆◆ Santa Margarita Water District Sewer Lines
- ☪ Water Reclamation Plant
- * Lift Station
- ☐ Sewer Treatment Plant

Figure LU-7
Sewer Collection/Treatment Facilities



MISSION VIEJO
GENERAL PLAN

Solid Waste

As increasing demands are placed on local landfills and as jurisdictions work to reach State mandated solid waste diversion requirements, it is imperative that local jurisdictions continue to implement programs to reduce waste generation. The remaining life of Prima Deshecha Landfill and Frank R. Bowerman Landfill can be lengthened if solid waste is diverted through waste reduction practices and reuse and recycling programs. The City of Mission Viejo will continue to contribute to the recycling effort as the policies with this Element illustrate. The City will cooperate with the County's Solid Waste Management Plan and any recycling programs initiated by the County including the safe disposal of household hazardous waste.

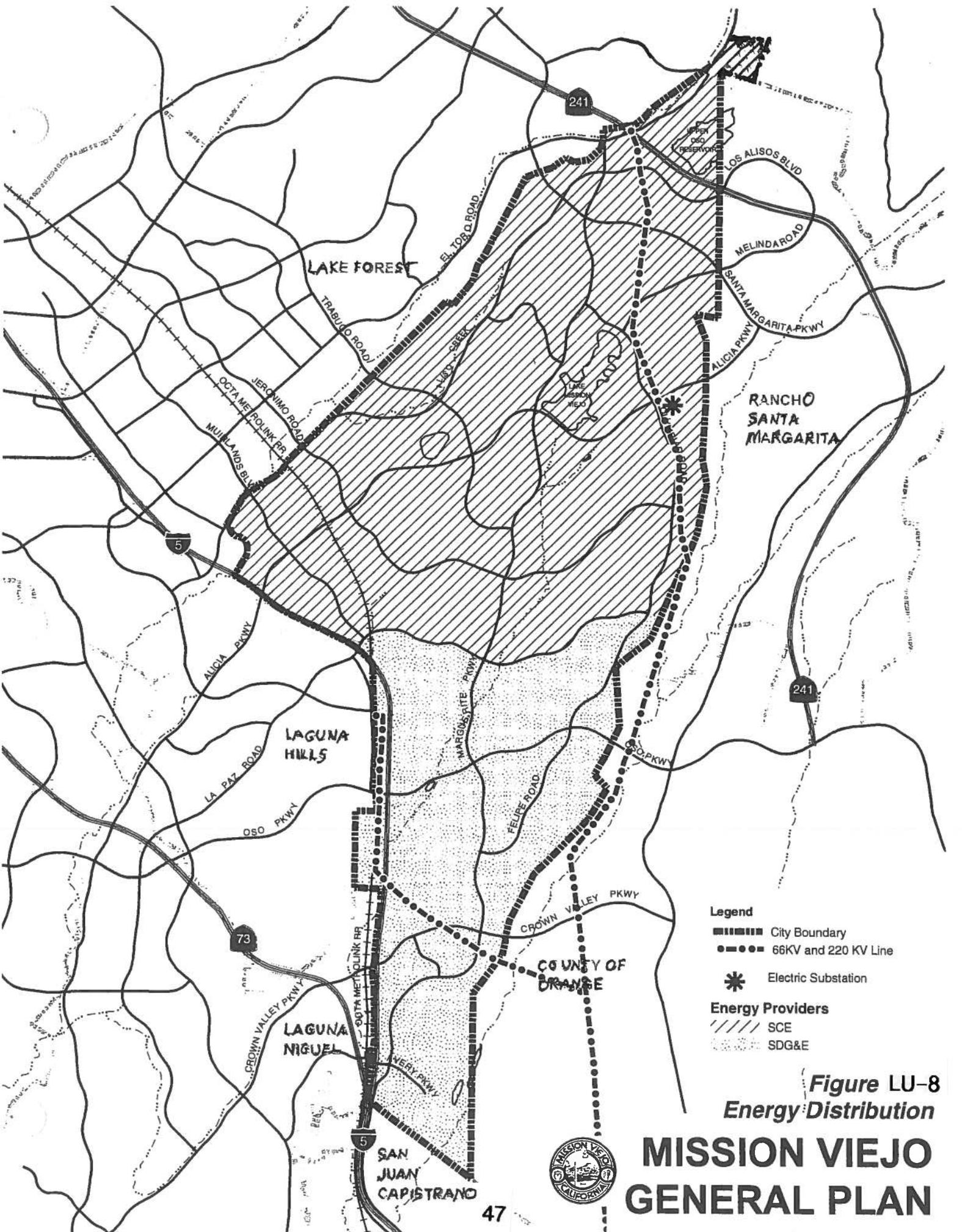
Energy

Energy is provided to City residents in the form of electricity and natural gas. Two companies, Southern California Edison (SCE) and San Diego Gas and Electric Company (SDG&E), provide electrical energy to the City. As shown on Figure LU-8, SCE serves the area north of La Paz Road, whereas SDG&E serves the area south of La Paz Road. The major electric transmission lines are owned by SCE. Natural gas is provided to the City by Southern California Gas Company. The Southern California Edison and San Diego Gas and Electric major transmission lines are shown in Figure LU-8. The Southern California Gas distribution and supply lines are shown in Figure LU-9. Mission Viejo is a planned community and energy has been supplied to the area commensurate with new development. The policies contained in the Element ensure that additional supplies will be furnished for future demand. The City strongly encourages local providers of energy and gas to underground existing and future distribution and supply lines, including overhead transmission facilities. The City has in the past and will continue to take an active role in the future of reviewing the environmental impacts of energy and gas distribution and supply lines that are passing through the City and are being expanded due to other jurisdictional impacts.

Telecommunications

Telecommunication systems, such as telephone, cable, and wireless technology are important for the City's efficient and effective operation. The telecommunication facilities are located below ground under most of the City's major streets as shown in Figure LU-10. In addition to underground facilities wireless telecommunication antenna facilities are above ground and are located throughout the City. The City works with wireless telecommunication companies to minimize the visual impact of the antenna facilities.

Governmental information, such as public notices and other city business and emergency directives, can be disseminated quickly and effectively through the modern and complete telecommunications system that exists throughout the City. The City will pursue opportunities to encourage the installation of state-of-the-art advances in telecommunication systems (for example, fiber-optics). The City will take advantage of this system and use it to its fullest capability to serve Mission Viejo residents.



- Legend**
- City Boundary
 - 66KV and 220 KV Line
 - Electric Substation
 - Energy Providers**
 - SCE
 - SDG&E

*Figure LU-8
Energy Distribution*

MISSION VIEJO GENERAL PLAN

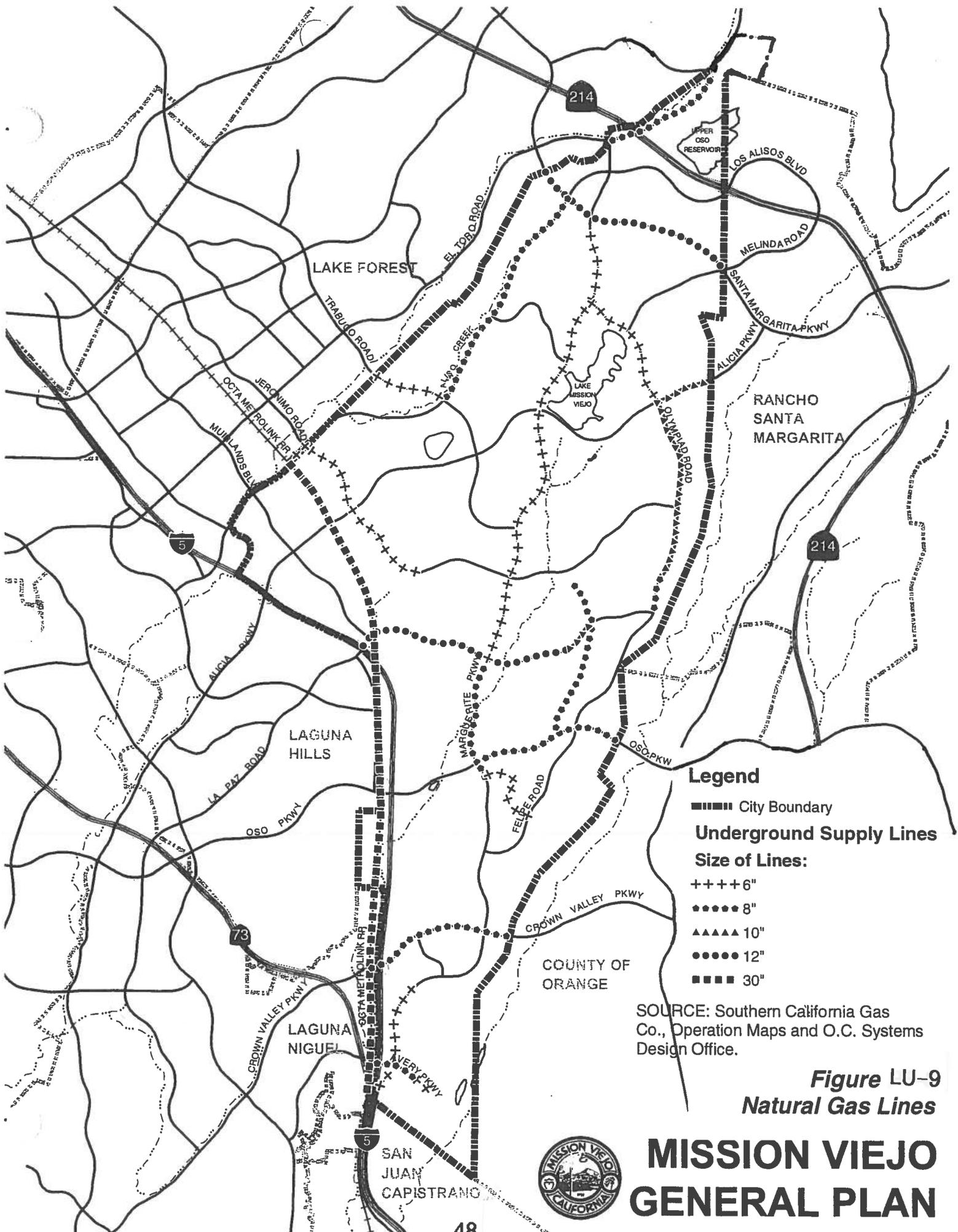
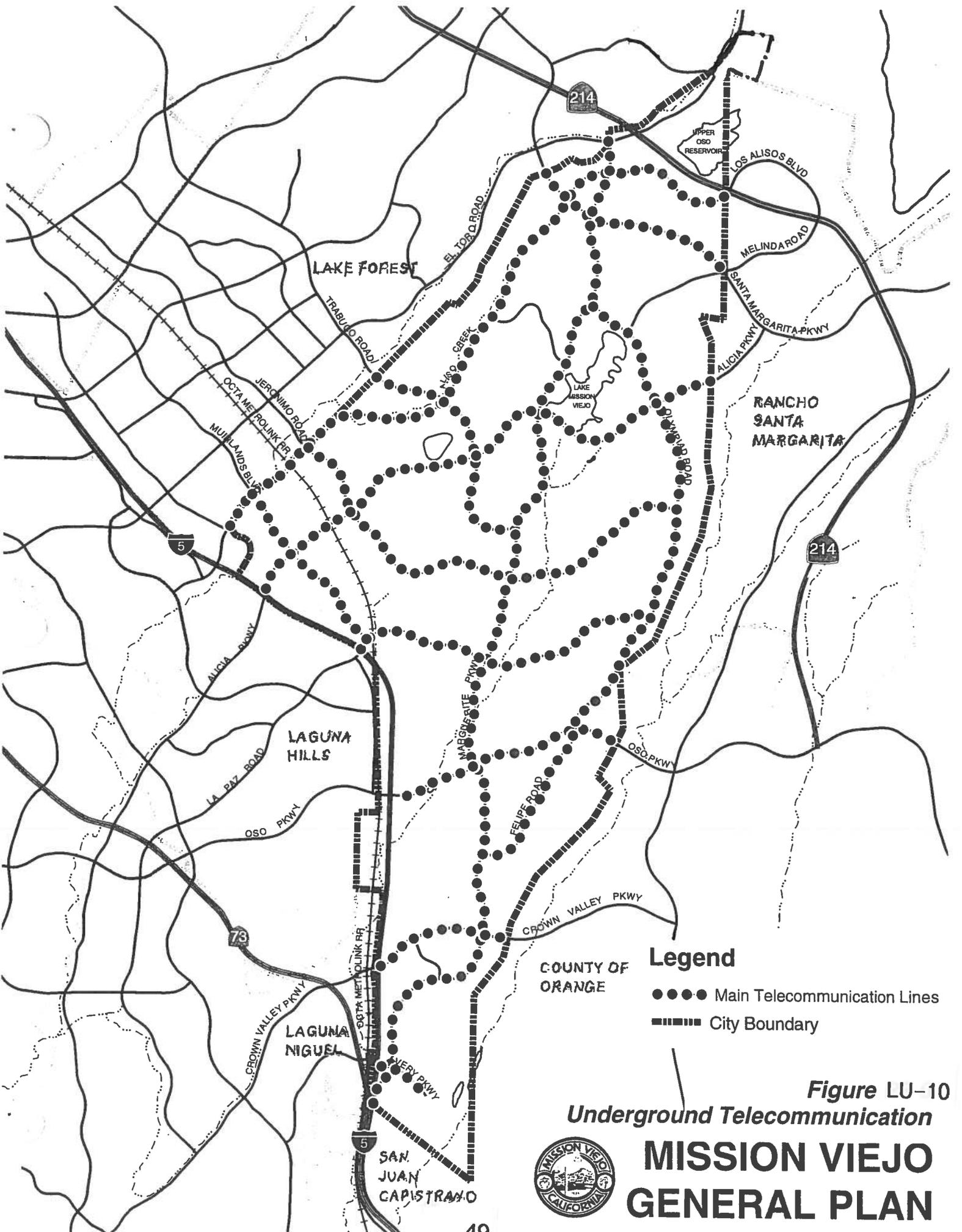


Figure LU-9
Natural Gas Lines

MISSION VIEJO GENERAL PLAN





Legend

- Main Telecommunication Lines
- City Boundary

Figure LU-10
Underground Telecommunication
MISSION VIEJO
GENERAL PLAN

