LAND USE ELEMENT

INTRODUCTION

Aliso Viejo was planned to achieve a desirable balance of jobs and housing, provide quality housing opportunities for households of all income ranges, establish and promote recreational opportunities, conserve open spaces, and provide a desirable quality of life for residents, businesses and visitors. As the community approaches a build-out condition, most of these objectives have been realized.

City leaders, the development community, and the public have jointly recommended several options for the remaining vacant and underutilized parcels within the City that will set the direction for the community's future. Improving the City's tax base, maintaining an attractive urban form, providing diverse housing opportunities, preserving the environment, achieving growth management objectives and providing adequate urban services and infrastructure are all key considerations as the City considers these options and development projects move forward over the next 20 years. Creating effective strategies to achieve these diverse objectives is the central objective of the General Plan Land Use Element.

PURPOSE OF THE LAND USE ELEMENT

State law requires that Aliso Viejo prepare and adopt a General Plan as the primary tool for the City to manage growth and development. The Land Use Element is a mandatory element, or chapter, of the General Plan used to describe present and planned land uses and their relationship to the community's long range goals for the future. It provides a framework for other issues examined in the General Plan and identifies how land is used throughout the City for housing, business, community facilities, transportation, recreation and open space. The element consists of text, maps, and diagrams outlining land uses within the City and showing how these uses are integrated with other General Plan elements and policies.

Provisions of Measure M also require jurisdictions in Orange County to adopt a Growth Management Element describing how public services and facilities will be provided to residents and businesses within each community. Aliso Viejo's Growth Management Element requirements are met by goals, policies, and implementation programs of the Land Use Element.

SCOPE AND CONTENT OF THE LAND USE ELEMENT

The Land Use Element has three sections: 1) this Introduction; 2) Issues, Goals, and Policies; and 3) the Land Use Plan. In the second section (Issues, Goals, and Policies), goals and policies are established to address identified land use and growth management issues. The goals identify overall City desires and consist of broad statements of purpose and direction. The policies are guidelines aimed to achieve land use and growth management goals. The Land Use Plan describes how goals and policies will be achieved, or implemented. Specific implementation for the Land Use Element is provided in the General Plan Implementation Program, located in Appendix A.

The Land Use Policy Map (Figure LU-1) is a particularly important feature of the Element, since it shows the locations and types of development within the City. The element also describes the intensity or density of development planned for various areas within the community. A Community Benefit Overlay process is also established whereby alternative land uses employing different mixes of commercial, professional office, residential and recreational uses can be considered for several key vacant or underutilized sites within Aliso Viejo.

RELATED PLANS AND PROGRAMS

A number of other plans and programs help to achieve the goals of the Land Use Element. These plans and programs are administered by several federal, State, County and special purpose agencies.

Aliso Viejo and Rossmoor Leisure World Planned Communities and Development Agreements

The majority of the City of Aliso Viejo was developed consistent with Planned Communities adopted by the County of Orange prior to incorporation. The Aliso Viejo Planned Community covers most of the City, excluding some areas east of Alicia Parkway, the Via Iglesia area, and the northern portion of the Aliso Viejo Resort and Golf Club. The Rossmoor Leisure World Planned Community covers the northern portion of the Resort and Golf Club.

A pre-incorporation Master Development Agreement and entitlements apply within the Aliso Viejo Planned Community, identifying the permitted levels of development based on the provision of public facilities and infrastructure. The land use designations identified in the Land Use Element are generally consistent with the development densities identified in the agreement covering the Aliso Viejo Planned Community. Any variation from the terms of the current development agreement would require the City, project proponents, and in some cases the Master Developer or its successors to agree to enter into a new development agreement, to amend the existing development agreement, or to otherwise alter the City's and landowners' contractual relationship. In the case of "second generation" land uses where new development or redevelopment is taking place on previously developed land, most conditions of the Master Development Agreement do not apply, and the property is subject to City General Plan and Zoning Ordinance policies and regulations.

County of Orange Zoning Ordinance and City of Aliso Viejo Zoning Ordinance

Upon incorporation, the City adopted the County of Orange Zoning Ordinance as an interim means of regulating land use. The City will adopt its own Zoning Ordinance and related Zoning Map once the General Plan is adopted. The Zoning Ordinance will be the primary implementation tool for the Land Use Element. Together, the Zoning Ordinance and Zoning Map will identify specific types of land use, intensity of use, and development and performance standards applicable to specific areas and parcels of land within the City.

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. Implementation of CEQA ensures that during the decision making stage of development, City officials and the general public will be able to assess the environmental impacts associated with private and public development projects.

Aliso Viejo Community Association (AVCA)

The Aliso Viejo Community Association (AVCA) is composed of residential and business properties in Aliso Viejo. The Association owns and manages parks and greenbelts in the community (excluding Iglesia Park), provides architectural review in some parts of the City, and maintains landscaped slopes and parkways associated with major and secondary thoroughfares in Aliso Viejo. The City retains control of traffic-related issues (parking, speed limits, requests for signage, traffic lights, etc.), enforcement of ordinances, issuance of permits, and has final authority on planning issues. AVCA is governed by a five-member Board of Directors elected by Delegates, who are representatives of sub-associations. Many of the implementation programs outlined in the General Plan will require joint efforts on the part of the City and AVCA.

SCAG Growth Management Plan

The Southern California Association of Governments (SCAG) Growth Management Plan recommends methods to redirect regional growth to minimize traffic congestion and better protect environmental quality. The goals of the Growth Management Plan include balancing jobs and housing. While SCAG has no authority to mandate implementation of the Growth Management Plan, principal goals have implications for the land use composition of Aliso Viejo. The SCAG goals are reflected throughout all of the General Plan Elements, including the Land Use Element.

Orange County Local Agency Formation Commission

The provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 will be applied by the Orange County Local Agency Formation Commission (LAFCO) to any reorganizations of service districts affecting Aliso Viejo. Under this act, LAFCO is responsible for: a) encouraging orderly development; b) ensuring efficient and quality governmental services; and c) guiding development away from open spaces unless such action promotes planned, orderly, and efficient development.

National Pollutant Discharge and Elimination System

Aliso Viejo is under the jurisdiction of the San Diego Regional Water Quality Control Board (SDRWQCB), which implements the 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, Aliso Viejo must implement measures to reduce urban runoff during all phases of development: planning, construction and existing uses. Requirements include incorporating Best Management Practices to reduce runoff from construction and current uses, reporting any violations to the SDRWQCB, and education regarding the negative water quality impacts of urban runoff.

South Coast Air Quality Management Plan

The South Coast Air Quality Management Plan (AQMP) mandates a variety of measures to improve air quality. To comply with the AQMP, the Land Use Element organizes land uses in relation to the circulation system, promotes commercial land uses with convenient access to transportation, and provides a balanced Land Use Plan that promotes a favorable relationship between jobs and housing.

Orange County Growth Management Plan

The purpose of the Orange County Growth Management Plan is to ensure that transportation and other public facilities are adequate to meet current and projected needs of County residents. The Plan establishes the following five major policies:

- Development Phasing: Development will be phased according to Comprehensive Phasing Plans (CPPs) adopted by the County. Phasing is limited to roadway and public facility capacities.
- Balanced Community Development: Development will be balanced to encourage employment of local residents, and both employment and employee housing in the County, as well as in individual growth management areas (GMAs).
- Traffic Level of Service: Future development creates the need for improvements to major intersections significantly impacted by growth, and a developer fee program is included to pay for improving affected intersections on a pro-rata basis.
- Traffic Improvement Programs: All new development must provide necessary transportation facilities and intersection improvements as a condition of development approval.
- Public Facility Plans: Comprehensive public facility plans for fire, sheriff/police, and library services are required. New development participates on a pro-rata basis.

Implementation of the Orange County Growth Management Plan involves the establishment of: (1) growth management areas (GMAs) to implement Comprehensive Phasing Plans; (2) Facility Implementation Plans to address the financing of public facilities for each GMA; (3) County-wide implementation and evaluation of compliance with development phasing and improvements; and (4) traffic improvement/public facility development agreements.

School District Long-Range Facility Plans and Master Plans

To plan for future facility needs, school districts typically implement a long-range planning approach with Long-Range Facility Plans and Master Plans. These documents allow school districts to estimate the number of additional students that new development will generate and plan for needed improvements to

meet the demand. The plans may also consider demographic trends, such as increased household size, that can affect the need for future school services. Coordination with the school districts to provide adequate educational facilities is an issue addressed in this Element.

Soka University of America Master Plan

Soka University of America represents a major land use that will continue to grow and change over the years. To guide this growth, the University has prepared a master plan. The master plan identifies locations and sizes of current and future buildings, athletic fields, parking, and other campus uses. The two-phase master plan permits development of approximately 550,000 square feet of building space to accommodate a student population of approximately 1,200.

Urban Water Management Plans

Urban water purveyors are required to prepare and update an Urban Water Management Plan (UWMP) every five years. The Moulton Niguel and El Toro Water Districts, which serve Aliso Viejo, adopted UWMPs in 2000. The UWMPs address water supply, treatment, distribution infrastructure, reclamation, water conservation, and meter retrofitting, and contain a water shortage contingency plan. Local UWMPs, such as those prepared by the Moulton Niguel and El Toro Water Districts, 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).

Aliso Viejo Source Reduction and Recycling Element

In accordance with the California Integrated Waste Management Act of 1989, the City of Aliso Viejo prepared a Source Reduction and Recycling Element (SRRE) to manage solid wastes generated within the City. The Element has three priorities: 1) source reduction; 2) recycling and composting; and 3) environmentally safe transformation of land disposal. The SRRE is not itself a component of the General Plan.

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Land Use Element is often considered the "umbrella" element of the General Plan, encompassing issues and policies that are considered in greater detail in other elements. For example, land use policies within the City have a direct bearing on the local street system identified in the Circulation Element. Issues and needs identified in the Housing Element have led to an emphasis on providing options for some additional affordable housing within the community as a component of future development options for vacant and underutilized properties within the City. Potential infrastructure and service impacts of development consistent with the Land Use Plan determine Aliso Viejo's growth management policies and implementation programs. Other General Plan issues regarding safety, noise and the natural environment directly relate to the policies and Land Use Plan contained in this Element.

ISSUES, GOALS, AND POLICIES

Five issues have been identified as critical to the future development of Aliso Viejo: (1) promoting a diverse mix of land uses; (2) physically and visually connecting all portions of the community; (3) ensuring long-term fiscal strength and stability; (4) evaluating environmental compatibility of various land uses within the community; and (5) providing adequate public services and facilities to manage growth and meet the needs of City residents.

LAND USE DIVERSITY

Successful communities are characterized by diverse land uses. Residential uses are needed to provide housing for the City's population. Commercial and industrial uses provide jobs for residents and valuable revenue for the City. Public and institutional uses provide educational and cultural benefits, as well as needed utility services. Open space and recreational uses are necessary to encourage leisure activity and improve quality of life. As a diverse master-planned community, Aliso Viejo accommodates all of these important uses.

Goal LU-1	Provide a diverse mix of land uses to meet the future needs of all residents and the business community.

Policy LU-1.1 Work to achieve a balance or surplus between the generation of public revenues and the cost of providing public facilities and services.

Policy LU-1.2 Attract a broad range of additional retail, medical, and office uses providing employment at all income levels and making a positive contribution to the City's tax base.

Policy LU-1.3 Attract and retain clean light industrial development (such as research and development and high technology) to improve the City's tax base and preserve high-paying jobs.

Policy LU-1.4 Support efforts to provide beneficial civic, religious, recreational, cultural and educational opportunities and public services to the entire community.

Policy LU-1.5 Coordinate with public and private organizations to maximize the availability and use of parks and recreational facilities in the community.

Policy LU-1.6 Support development of hotel and recreational commercial land uses to increase City revenues and provide these amenities to local residents and businesses.

PHYSICAL AND VISUAL CONNECTIONS

The City's attractive urban form is framed by varied topography and the concentration of intense uses surrounding Aliso Viejo Town Center, with less intense uses radiating from this central core. These combined features give the City an attractive, diverse appearance as residents drive, walk, or bike through the community. They also characterize the visual form of the community as viewed from Alicia Parkway and other major thoroughfares. Maintaining this unique form and establishing physical connections between the central core and outlying areas are important priorities for the City.

Goal LU-2	Promote a visually-cohesive urban form and establish connections between the urban core and outlying portions of the community.

Policy LU-2.1 Preserve the current pattern of development that encourages more intense and higher density development at the core of the community (near Grand Park and Aliso Viejo Town Center) and less intense uses radiating from the central core.

Policy LU-2.2 Create and enhance landscaped greenway, trail and sidewalk connections between Aliso Viejo neighborhoods and to commercial areas such as the Town Center and Aliso and Wood Canyons Regional Park.

Policy LU-2.3 Identify ways to visually identify and physically connect all portions of the community, focusing on enhanced City gateways and unifying isolated and/or outlying areas with the rest of the City.

Policy LU-2.4 Encourage land uses that complement (in type, size, scale and design) the community's topography, scenic vistas, and natural resources.

Policy LU-2.5 Study and create a diverse Aliso Viejo plant identity with emphasis on drought-resistant native species.

FISCAL STRENGTH AND STABILITY

Prior to incorporation, Aliso Viejo experienced rapid growth as a master-planned community under the jurisdiction of the County of Orange. Incorporation allows the City to capture some of the available local sales and property tax revenues. The City can also conduct long-term fiscal planning to achieve economic development goals. Facing a complex array of County tax-revenue sharing requirements, the uncertain nature of State funding sources, and a limited amount of vacant developable land, Aliso Viejo's future land use decisions should minimize negative fiscal impacts to the City. The City also desires to support viable small, family and legal and conforming home-based businesses that fit the community.

Goal LU-3	Encourage development that provides a solid fiscal foundation for the City, diverse employment options for residents, and prospects for successful small and legal and conforming home-based businesses.

Policy LU-3.1 Promote development of revenue-generating land uses to help defray the costs of other uses demanding City services.

Policy LU-3.2 Actively promote Aliso Viejo as an employment center and ideal location for businesses, including national or regional corporate headquarters, by providing and maintaining high-quality services and facilities responsive to the needs of the business community.

Policy LU-3.3 Provide opportunities for small and legal and conforming home-based businesses to locate, operate, and grow within Aliso Viejo.

Policy LU-3.4 Encourage innovative mixed-use, pedestrian-friendly development projects to reduce traffic congestion and improve quality of life.

ENVIRONMENTAL COMPATIBILITY

The quality of the environment plays a large part in the success of Aliso Viejo as a community. Proximity to the beach, accessible open space in Aliso and Wood Canyons, good air and water quality, and the visual appearance of the City are all positive contributors to quality of life. Additionally, portions of Aliso Viejo south of Wood Canyon Drive are within State Coastal Zone boundaries, requiring coordination of land use and environmental planning efforts within this area. Maintaining a high quality of life as the community grows and changes, and meeting federal, State and regional standards for environmental protection are high City priorities.

Goal LU-4	Ensure that future development is mutually beneficial to both the environment and the community.

Policy LU-4.1 Encourage environmentally sensitive development patterns, promote public education, and enforce infrastructure criteria that protect residents and property from hazards related to slope stability and flooding.

Policy LU-4.2 In areas where residential and business park or office land uses abut each other, use buffering techniques employing water-conserving landscaping, setbacks, screening, and appearance standards to improve compatibility.

Policy LU-4.3 Establish and maintain greenway and pedestrian connections between residential and commercial areas, and open space access points.

Policy LU-4.4 Reduce the discharge of pollutants and runoff flow from urban development to the maximum extent practicable.

Policy LU-4.5 Ensure City compliance with all applicable federal and State environmental planning requirements.

GROWTH MANAGEMENT AND ADEQUATE PUBLIC FACILITIES

Although Aliso Viejo's population is projected to increase only slightly by 2020, strong demand for public facilities and services will require continued reinvestment by the City and other service providers in new facilities and services. Building and maintaining public infrastructure (including water, sewer, wastewater, utility and drainage systems, as well as parks and libraries) and providing public services (including solid waste collection, fire protection, law enforcement, education and recreation) improves the quality of life and livability of the community, and will help the City establish status as a preferred location for national and regional businesses.

Growth Management
Coordinated by City of Aliso Viejo

Goal LU-5	Promote balanced growth with supporting public services and infrastructure.

Policy LU-5.1 Integrate land use and public facility planning to provide infrastructure at acceptable levels of service.

Policy LU-5.2 Monitor and maintain service levels and standards for public services.

Policy LU-5.3 Ensure that new development is consistent with City and service provider plans to complete needed improvements and funding capacity for such improvements.

Policy LU-5.4 Cooperate with other agencies to address regional issues and opportunities related to housing, infrastructure, water supply, transportation, and other growth-related planning issues.

Water Supply, Treatment and Distribution
Provided by Moulton Niguel Water District and El Toro Water District

Goal LU-6	Collaborate with local and regional water suppliers to ensure that an adequate water supply is available, that delivery and treatment capacity are adequate to meet the community's needs, and that land use decisions are contingent on the availability of adequate supplies.

Policy LU-6.1 Actively support efforts of the water districts, as well as regional water suppliers and distributors, to ensure that high quality water is permanently available and deliverable to current development and proposed projects in Aliso Viejo.

Policy LU-6.2 Support efforts by the water districts, suppliers and distributors to research and employ new technologies that improve water service delivery, water security, and/or sustainability of water supplies serving Aliso Viejo.

Sewer and Wastewater Treatment
Provided by Moulton Niguel Water District, El Toro Water District, and South Orange County Wastewater Authority (SOCWA)

Goal LU-7	Work in partnership with local service providers to ensure adequate levels of sewage collection and treatment.

Policy LU-7.1 Coordinate with the service districts and SOCWA to ensure that adequate sewer collection and treatment facilities are available to meet the needs of current development and proposed projects in Aliso Viejo.

Policy LU-7.2 Support efforts by the service districts and SOCWA to research and employ new technologies that improve sewage collection and treatment services.

Solid Waste Collection, Disposal and Recycling
Provided by Private Service Provider

Goal LU-8	Collaborate with providers of solid waste collection, disposal and recycling services to ensure a level of service that promotes a clean community and environment.

Policy LU-8.1 Work with local service providers to ensure that City residents are provided adequate solid waste collection, disposal and recycling services.

Policy LU-8.2 Require recycling, composting, source reduction and education efforts throughout the community, including residential, businesses, industries, and institutions, within the construction industry, and in all City-sponsored activities.

Drainage Facilities/Flood Hazard Management
Provided by Orange County Flood Control District and South Orange County Wastewater Authority (SOCWA)

Goal LU-9	Ensure provision of adequate drainage facilities and an adequate level of flood hazard protection for the community.

Policy LU-9.1 Work together with the Orange County Flood Control District, SOCWA, AVCA and community associations to maintain and provide storm drain facilities, and ensure that the community is adequately protected from flood hazards.

Fire Protection, Emergency Services and Law Enforcement
Provided by Orange County Fire Authority (OCFA) and Orange County Sheriff's Department/Police Services

Goal LU-10	Provide fire protection, emergency response services, police services, and community-based crime prevention strategies of the highest quality.

Policy LU-10.1 Work with OCFA to determine and meet community needs for fire protection and related emergency services. Ensure that sufficient stations, personnel, and equipment are provided to meet the needs of the City.

Policy LU-10.2 Work with the Sheriff's Department to determine and meet community needs for police services.

Policy LU-10.3 Support efforts by OCFA and the Sheriff's Department to conduct public outreach and education regarding fire safety and crime prevention within the community.

Education
Provided by Capistrano Unified School District, Saddleback Valley Unified School District, Laguna Beach Unified School District, several private schools and Soka University of America

Goal LU-11	Collaborate with local school districts, private schools, other organizations, and Soka University of America to ensure that a range of educational opportunities are provided in superior, accessible facilities that compliment surrounding land uses.

Policy LU-11.1 Ensure that new development contributes its fair share to the timely construction of new school facilities, to the extent permitted by law, and compatible with other City land use objectives.

Policy LU-11.2 Promote a mutually-beneficial relationship between Soka University of America and the City of Aliso Viejo. Identify ways to better integrate the University with the community, including improving links between the campus and Aliso Viejo Town Center.

Parks, Recreation and Community Centers
Provided by Aliso Viejo Community Association (AVCA) and City of Aliso Viejo

Goal LU-12	Promote construction, maintenance and active use of publicly- and privately-operated parks, recreation programs, and a community center.

Policy LU-12.1 Work with AVCA to expand and improve community recreation amenities including parks, pedestrian trails and connections to regional trail facilities.

Policy LU-12.2 As a condition upon new development, require payment of park fees and/or dedication and provision of parkland, recreation facilities and/or multi-use trails that improve the public and private recreation system.

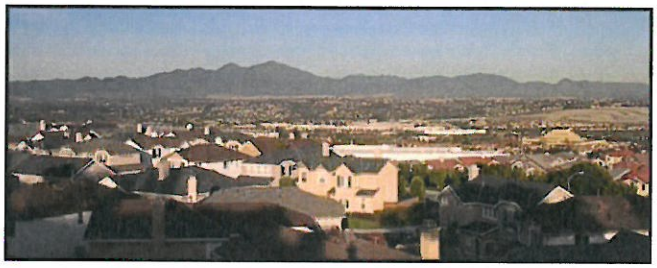
Policy LU-12.3 Research options or opportunities to provide necessary or desired community facilities.

Libraries
Provided by Orange County Public Library (OCPL)

Goal LU-13	Ensure provision of library resources that meet the educational, cultural, civic, business and life-long learning needs of City residents.

Policy LU-13.1 Retain a County library that is community-oriented, provides knowledgeable, service-oriented staff, and offers access to information, books, and other materials in a variety of formats using contemporary technology. Encourage OCPL to develop and implement programs and services for adults, children, and new readers that meet future needs.

LAND USE PLAN



The Land Use Plan for Aliso Viejo addresses the manner in which the City will grow over the next 20 years. Land uses are classified and mapped, showing where the City anticipates residential, commercial, office, and business park development, and identifying areas set aside for community purposes, such as parks, schools, and open spaces. These land uses are organized around a system of modern roadways, including Aliso Creek Road, which communicate an impression and feeling for the community to those passing through.

The Plan outlines provisions and requirements of a Community Benefit Overlay system, which will allow for future consideration of high-quality, well-designed alternative development projects on key vacant or underdeveloped sites within the City, consistent with the vision expressed within the General Plan and environmental analysis conducted for the Plan. The Land Use Plan also establishes measures the City can take to improve physical and visual connections within the community, improve the City's fiscal position and stability, ensure environmental compatibility of future development projects, manage future growth effectively, and ensure provision of adequate public services and infrastructure. Other General Plan elements also expand on these key objectives, working to achieve the City's vision for the future. Specific actions the City will take to achieve these objectives are outlined in the Land Use Implementation Programs, listed in Appendix A of the General Plan.

LAND USE POLICY MAP

The Land Use Policy Map (Figure LU-1) graphically represents the planned distribution and intensity of land uses in Aliso Viejo. The colors shown on the map correspond to fourteen land use designations describing the amount, type and nature of development allowed in Aliso Viejo, and recommended for vacant and underdeveloped sites within the City. The land use designations are described in detail on the following pages. Five Community Benefit Overlay areas are identified on the Land Use Policy Map, where alternative land uses to those shown on the map are permitted, subject to conditions of a development agreement. The Land Use Policy Map also depicts the location of Aliso Viejo Town Center. Within the Town Center, a higher intensity of professional office and residential development is allowed than within the rest of the City, and several Land Use Element policies address connections between the Town Center and outlying areas of the community. The location of the Coastal Zone boundary is also shown on the Land Use Policy Map. The City must adopt and implement a Local Coastal Plan addressing planned land uses in this area, and any future development projects in the area must be approved by both the City and the California Coastal Commission. As applicable, the Land Use Plan refers to the Policy Map for identification of significant locations, conditions, or development requirements.

LAND USE DIVERSITY

The diversity of land uses within Aliso Viejo affects an important balance between generation of public revenues and provision of public services and facilities. Achieving and maintaining a diverse and desirable balance of land uses can ensure the City's fiscal viability and also promote a desirable community in which people work, shop, live, visit and recreate.

Beyond these fiscal considerations, diversity of land use also has positive benefits for community livability and quality of life. Aliso Viejo is fortunate to have good shopping and entertainment options for residents and visitors alike, as well as a large, relatively new supply of housing. City businesses also have the opportunity to benefit from a large number of visitors associated with several corporations that have located national or international headquarters in Aliso Viejo. Maximizing these benefits and taking advantage of new opportunities are the driving forces behind the Land Use Plan.

Measuring Land Use Density and Intensity

While terms like "residential", "commercial", and "professional office" are generally understood, State law requires a clear and concise description of these designations and categories shown on the Land Use Policy Map. In addition, population and intensity standards must be specified. To describe the intensity of use – how much development exists on a property – land use planners have developed quantitative measures called density and intensity.

The term *density* is used for residential uses and refers to the population and development capacity of residential land. Density is described in terms of dwelling units per gross acre of land (du/acre).

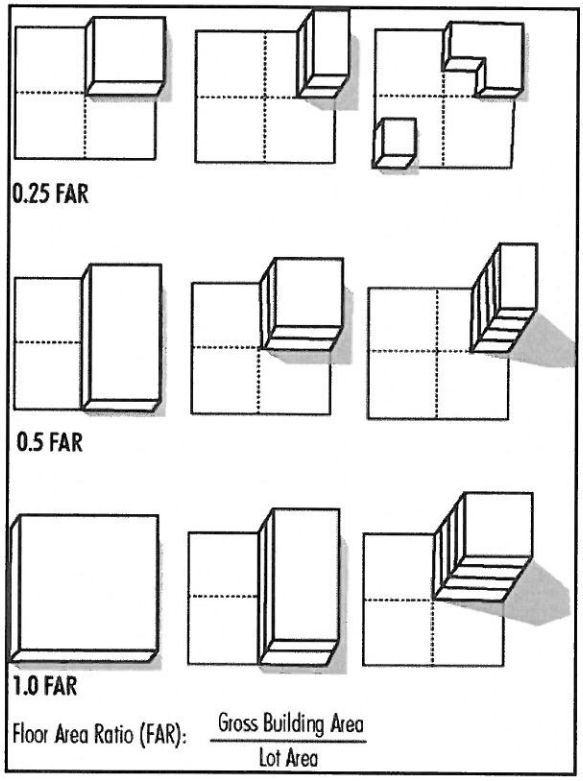


FIGURE LU-2
EXAMPLES OF FLOOR-AREA RATIO (FAR)

Development intensity refers to the extent of development on a parcel of land or lot (that is, the total building square footage, building height, the floor-area ratio, and/or the percent of lot coverage). While intensity generally describes non-residential development levels, in a broader sense, intensity also can be used to express overall levels of both residential and non-residential development types. For land uses in Aliso Viejo, floor-area ratio and building square footage are used as measures of nonresidential development intensity. The floor-area ratio, or FAR, describes the relationship between the total square footage of development on a lot and the area of that lot. Floor area does not include area within parking structures. The FAR is determined by

Figure LU-1: Land Use Policy Map
11x17" Fold Out (SHOULD BE ON AN ODD PAGE)

Figure LU-1: Land Use Policy Map
11x17" Fold Out (Back side of 11x17" Figure)

dividing the gross floor area of all buildings on a lot by the gross land area of the lot, less any portion used for arterial or collector roads.

Figure LU-2 illustrates how FAR controls the intensity of use on a lot. FAR is determined by dividing the gross floor area of all buildings on a lot by the land area of that lot. For example, a 20,000 square foot building on a 40,000 square foot lot yields an FAR of 0.50:1. A 0.50:1 FAR allows a single-story building, which covers half the lot, or a two-story building with reduced lot coverage.

Land Use Designations

Table LU-1 provides a description of each General Plan land use designation used within the Planning Area and the range of density or intensity of development permitted within each category. The maximum allowable development on individual parcels is governed by these measures. General Plan land use designations are grouped within four generalized types: residential, commercial, community facilities, and recreation and open space. There are five residential categories that allow for a range of housing types and densities. The commercial categories include a variety of designations, such as Town Center Commercial, Community Commercial, Neighborhood Commercial, and Resort Commercial. Business Park and Professional Office designations promote a range of revenue- and employment-generating businesses. The Community Facility designation allows for provision of important community facilities. The Recreation and Open Space designations provide for parks and a variety of public and private open spaces.

General Plan land use policy will be implemented through the City's Zoning Ordinance, which will be developed following completion of the General Plan. State planning law requires consistency between the City's General Plan and Zoning Ordinance.

For various reasons, many parcels in the community have not been developed to their maximum density or intensity. In the future, maximum development is anticipated to occur on a limited number of parcels. However, the overall future development of the City is anticipated to occur at the average level of intensity or density listed in Table LU-1. The identified average density is applied for planning purposes only and exceeding the average density does not require a General Plan Amendment.

These average levels of development represent an anticipated overall density and intensity of development for the City and are, therefore, usually less than the maximum allowed for an individual parcel of land. Development at the maximum level may be limited to projects offering exceptional design quality, important public amenities or benefits, or other factors that promote goals and policies of the General Plan. Additionally, a density bonus of 25 percent is required by State law to be offered for certain projects affordable to low or very low income households. The various land use designations are described below in greater detail.

Table LU-1
General Plan Land Use Classification System

Land Use	Range of DUs/Gross Acre or Maximum FAR/Gross Acre	Average DUs/Gross Acre or Average FAR/Gross Acre	Summary Description of Land Use Designation
Residential Land Uses			
VLDR – Very Low Density Residential	0-5.0 du/acre	3.0 du/acre	Estate style single-family detached housing units on large lots.
LDR – Low Density Residential	5.0-8.0 du/acre	6.6 du/acre	Single-family attached or detached homes and condominiums on moderate to large lots.
MDR – Medium Density Residential	8.0-18.0 du/acre	12 du/acre	Small-lot single-family detached and attached homes, duplexes, and some multiple-family town homes, condominiums, and apartments.
HDR – High Density Residential	18.0-30.0 du/acre	20 du/acre	Multiple-family units such as apartments, town homes, condominiums, senior housing, and multi-family clusters.
VHDR – Very High Density Residential	30.0-50.0 du/acre	36 du/acre	Higher density multiple-family dwelling units and senior housing. These uses are located primarily within the Aliso Viejo Town Center and along Moulton Parkway in the northeast portion of the City.
Commercial Land Uses			
TCC – Town Center Commercial	1.25:1 FAR	0.5:1 FAR	A mixture of uses within the Aliso Viejo Town Center including: community retail and commercial services, offices, theaters, art galleries and entertainment facilities, hotels/motels and restaurants, recreation and community facilities.
CC– Community Commercial	1.0:1 FAR	0.4:1 FAR	Retail stores, restaurants, lodging, community facilities, personal services, business services, and financial services of a citywide or regional nature. Does not promote development of commercial strips.
NC - Neighborhood Commercial	0.6:1 FAR	0.3:1 FAR	Retail stores, service stations, restaurants, and services that serve the needs of surrounding neighborhoods. Limited space for general business, community facilities, and medical or professional offices is permitted.
RC – Recreation Commercial	1.25:1 FAR	0.5:1 FAR	Destinations of regional interest to visitors. Commercial recreation, conference centers, golf courses, clubhouses, hotels, resorts, restaurants, parks, open spaces, and community facilities are permitted in this category.
Light Industrial and Office Uses			
BP – Business Park	1.0:1 FAR	0.35:1 FAR	A range of light industrial uses and supporting retail, offices, services, and community facilities.
PO - Professional Office *Citywide* *Within Town Center*	 1.5:1 FAR 1.75:1 FAR	 0.65:1 FAR 0.65:1 FAR	Business and professional office complexes, supporting retail and services, and community facilities.

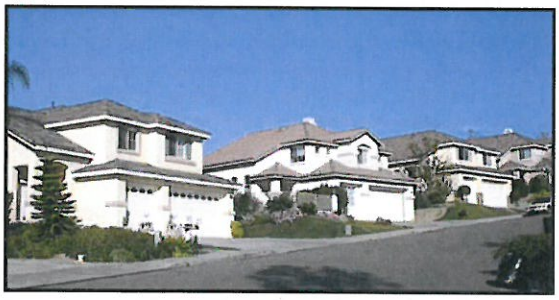
Table LU-1, Continued
General Plan Land Use Classification System

Land Use	Maximum DUs/Net Acre or Maximum FAR/Gross Acre	Average DUs/Net Acre or Average FAR/Gross Acre	Summary Description of Land Use Designation
Open Space and Community Facility Land Uses			
CF – Community Facilities*	0.6:1 FAR	0.2:1 FAR	Fire stations, police stations, public and private schools (including Soka University of America), churches, recreation centers, water tanks, utilities, or other non-commercial, non-residential, or non-industrial purposes. Administrative offices associated with public facilities are also permitted.
R - Recreation	0.5:1 FAR	0.05:1 FAR	Publicly- or privately-owned park lands (other than Regional Parks), golf courses and other private recreational uses, or community facilities.
OS – Open Space	N/A	N/A	Streams and washes, open space easements, Regional Parks and other private and public natural open spaces.

* Note: New community facilities may be permitted in all land use designations, pursuant to future zoning code requirements.

Residential Land Use Designations

VLDR – Very Low Density Residential: The Very Low Density Residential land use designation provides for single-family detached, estate-style homes on large lots. This designation allows a maximum density of 5.0 units per gross acre, with an average density of 3.0 units per gross acre. Community facilities that are compatible with and oriented to the needs of the low density single-family neighborhood may also be allowed. The maximum density of this land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Government Code, as implemented within the City's Zoning Ordinance.



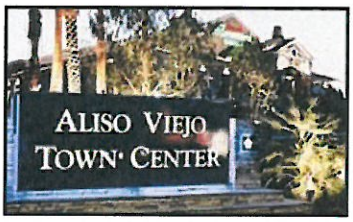
LDR – Low Density Residential: The Low Density Residential land use designation provides for single-family detached or attached homes and condominiums on moderate to large lots. The designation allows a density of between 0 and 8.0 units per gross acre, with an average density of 6.6 units per gross acre. Community facilities that are compatible with and oriented to the needs of the low density single-family neighborhood may also be allowed. The maximum density of this land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Government Code, as implemented within the City's Zoining Ordinance.

MDR – Medium Density Residential: The Medium Density Residential designation provides for detached and attached single-family homes on smaller lots, duplexes, and some multiple-family town homes, condominiums, and apartments. The designation allows a density of between 8.0 and 18.0 units per gross acre, with an average density of 12.0 units per gross acre. Community facilities that are compatible with and oriented to the needs of the medium density neighborhood may also be allowed. The maximum density of this land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Government Code, as implemented within the City's Zoning Ordinance.

HDR – High Density Residential: The High Density Residential designation provides for detached and attached single-family homes, and multiple-family units such as apartments, town homes, condominiums, and multi-family clusters. The designation allows a density between 18.0 and 30.0 units per gross acre, with an average density of 20.0 units per gross acre. The High Density Residential designation also provides for development of senior housing. Community facilities that are compatible with and oriented to the needs of the high density neighborhood may also be allowed. The maximum density of this land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Government Code, as implemented within the City's Zoning Ordinance.

VHDR – Very High Density Residential: The Very High Density Residential designation provides for detached and attached single family homes, higher density multiple-family dwelling units, and senior housing. These uses are located primarily within the Aliso Viejo Town Center and along Moulton Parkway in the northeast portion of the City. The designation allows a density between 30.0 and 50.0 units per gross acre, with an average density of 36.0 units per gross acre. Community facilities that are compatible with and oriented to the needs of the high density or senior residential neighborhood may also be allowed. The maximum density of this land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Government Code, as implemented within the City's Zoning Ordinance.

Commercial Land Use Designations



TCC – Town Center Commercial: The Town Center Commercial land use designation provides for a mixture of uses within the Aliso Viejo Town Center including: community retail and commercial services, theaters, art galleries and entertainment facilities, hotels/motels and restaurants, recreation and community facilities. The maximum intensity of development is 1.25:1 FAR. The average intensity is 0.5:1 FAR.

CC – Community Commercial: The Community Commercial land use designation provides for retail stores, restaurants, lodging, personal services, business services, and financial services of a citywide or regional nature. This land use designation does not promote the development of commercial strips. The maximum intensity of development is 1.0:1 FAR. The average intensity is 0.4:1 FAR.

NC – Neighborhood Commercial: The Neighborhood Commercial land use designation provides for a variety of retail uses that serve the needs of nearby neighborhoods. In addition to retail uses, areas designated Neighborhood Commercial can also include a small amount of space for general business, community facilities, and medical or professional offices. The maximum intensity of development is a floor area ratio of 0.6:1 and the average intensity of development is a floor area ratio of 0.3:1.

RC – Recreation Commercial: The Recreation Commercial land use designation provides for operation and development of resort or amusement oriented commercial and recreational uses. The designation applies to uses of regional interest that draw visitors from throughout the City, Orange County, and Southern California. Permitted uses include commercial recreation, conference centers, golf courses, clubhouses, hotels, resorts, restaurants, parks, open spaces, and community facilities. The maximum intensity of development is 1.25:1 FAR. The average intensity of development is 0.5:1 FAR.

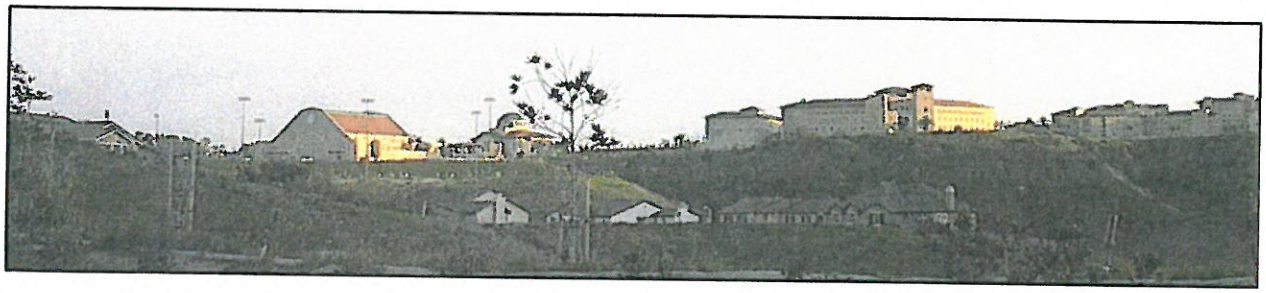
Light Industrial and Office Land Use Designations

BP – Business Park: The Business Park designation provides for a range of light industrial uses and supporting offices and services. Permitted uses include light industrial, limited service and retail commercial, offices, and community facilities. The maximum intensity of development is a floor area ratio of 1.0:1 and the average intensity of development is a floor area ratio of 0.35:1.

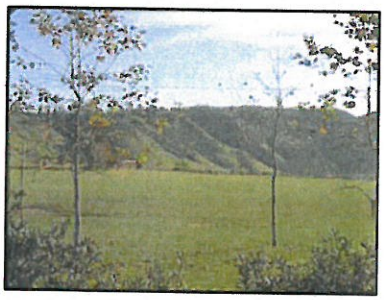
PO – Professional Office: The Professional Office designation provides for business and professional office complexes. Permitted uses include offices, support facilities, and community facilities. Within the Aliso Viejo Town Center, the maximum intensity of development is a floor area ratio of 1.75:1. Elsewhere in the City, the maximum intensity is a floor area ratio of 1.5:1. At all Professional Office locations, the average intensity of development is a floor area ratio of 0.65:1.

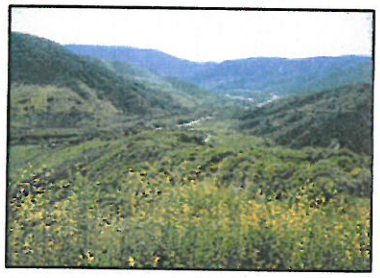
Open Space and Community Facility Land Use Designations

CF – Community Facility: The Community Facility land use designation allows for development and operation of community facilities, including fire stations, police stations, public and private schools (including Soka University of America), churches, recreation centers, water tanks, utilities, or other non-commercial, non-residential, or non-industrial purposes. Administrative offices associated with public facilities are also permitted. The maximum intensity of development is a floor ratio of 0.6:1 and the average intensity of development is a floor area ratio of 0.2:1. New community facilities may be permitted in any land use designation, pursuant to future zoning code requirements.



R – Recreation: The Recreation designation provides for publicly-owned and privately-owned park land and golf courses. Activities that may be developed include areas for active sports play, large multipurpose fields for community events and informal recreation, tot lots, picnic areas, multipurpose sports fields and courts, concessions, community facilities and event space, working in ranch areas, maintenance/support facilities, and caretaker facilities. The maximum intensity of development is a floor area ratio of 0.5:1 and the average intensity of development is a floor area ration of 0.05:1.





OS – Open Space: The Open Space designation provides open space for outdoor recreation, buffering of incompatible land uses, preservation of natural resources, managed production of resources, and protection of health and public safety. Areas designated as Open Space include: streams and washes, open space easements, Regional Parks, and other private and public open space. No density or intensity standard is applied to this designation.

Community Benefit Overlay Areas and Mixed Use/Residential Overlay Areas

Aliso Viejo's does not have an abundance of vacant or underdeveloped land. Those opportunities that do remain are extremely important components of the future vision of the community. The City recognizes that while all of the vacant or underutilized lands can make valuable contributions to the community's future, a few major sites stand out, due to their size, strategic location and/or potential importance to

community economic and affordable housing growth. On these sites, the City has established the Community Benefit Overlay (CBO) and the Mixed Use/Residential (MU/R) Overlay within the General Plan. The CBO allows consideration of alternative future development plans and the MU/R Overlay allows for a mix of land use designations in one land plan, one of which is a residential land use designation.

The Land Use Policy Map (Figure LU-1) identifies the following five CBO areas and one MU/R Overlay area:

1. Vantis (CBO)
2. Summit Aliso Viejo (CBO)
3. Aliso Viejo Resort and Golf Club (CBO)
4. Enterprise/Aliso Creek Road (CBO)
5. Eastwing (CBO)
6. 4 Liberty (MU/R)

In the Mixed Use/Residential (MU/R) Overlay area, the underlying land use designations provide for the development allowances. Table LU-10 provides the allowable uses for the Mixed Use/Residential (MU/R) Overlay area for 4 Liberty.

For each CBO site, the Land Use Policy Map identifies the most intensive future use scenario under consideration, commonly referred to as the *Land Plan*. To maintain flexibility in the future, two alternative scenarios are those properties. These are commonly referred to as *Alternatives 1* and *2*.

Development consistent with entitlements under the current Aliso Viejo Master Development Agreement is permitted in each CBO area. This level of development corresponds to land uses described as Alternative 1. Alternative 2 represents a different development option for each area, generally corresponding to proposals by property owners in response to changes in the local economy since the time of entitlement. Development consistent with the Land Plan or a less intensive alternative can also be allowed, if the project proponents, the City of Aliso Viejo, and in some cases the Master Developer or its successors agree to enter into a new development agreement, to amend the existing development agreement, or to otherwise alter the City and landowners' contractual relationship. Such development does not require amendment of the General Plan. Table LU-2 summarizes development agreement requirements for each site for the Land Plan and each alternative.

Table LU-2
Community Benefit Overlay (CBO) Areas
Development Agreement Requirements

Community Benefit Overlay Area	Requires new or altered Development Agreement?		
	Land Plan	Alternative 1	Alternative 2
Vantis	Yes	No	N/A
Summit Aliso Viejo	Yes	No	Yes
Aliso Viejo Resort and Golf Club	Yes	No	Yes
Enterprise/Aliso Creek Road	Yes	No	Yes
Eastwing	No	No	Yes

Notes:

1. "Second-generation" use is subject to current deed restrictions. Achieving higher levels of development may require modification of contractual relationships among the City and other property owners.
2. "Second-generation" use requires development agreement between the City and the property owner to ensure that appropriate community benefits are provided.

The following paragraphs and tables identify the Land Plan and alternatives for each CBO area.

Vantis Community Benefit Overlay Area

The Vantis CBO area is bounded by Aliso Viejo Parkway on the west, Enterprise on the north, Grand on the south, and a bluff overlooking Grand Park and Aliso Viejo Town Center on the east. As shown on the Land Use Policy Map, the CBO area represents the Vantis property (approximately 37 acres), upon which 80,500 SF of office and 281 dwelling units have been built. The site is located across Aliso Viejo Parkway from Summit Aliso Viejo CBO area. General Plan land use and site development alternatives for the Vantis CBO are illustrated in Figure LU-3, and summarized in Table LU-3.

Land Plan: A mix of uses is encouraged within the Vantis CBO area consisting of Professional Office, Neighborhood Commercial, Community Commercial, Medium and High Density Residential and Open Space. With the Land Plan, a total of 744 dwelling units and 195,500 additional non-residential square feet are envisioned. The bluff overlooking Town Center is preserved as Open Space. Achieving this level of development requires the City and Master Developer or its successors to modify the parties' contractual relationship under the Vantis Developer Agreement.

Alternative 1: The Vantis CBO site may also be developed as a Professional Office, Neighborhood Commercial, Medium and High Density Residential, and Open Space. Approved plans consistent with the Vantis Development Agreement permit up to 495,000 square feet of office and 409 dwelling units. Additionally, up to 20,000 square feet of professional office is permitted as part of the Live/Work units. This can proceed according to terms of the current Vantis Development Agreement.

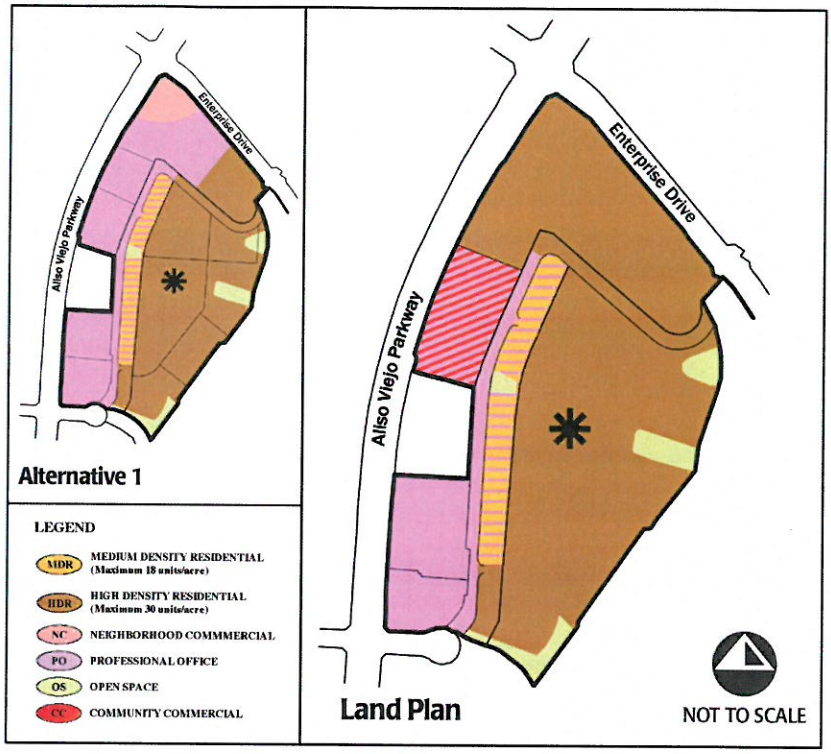


Figure LU-3
Vantis CBO: Land Plan and Alternative

Table LU-3
Vantis CBO: Land Plan and Alternative

Land Use	Acres	Dwelling Units[1]	Non-Residential Square Feet[2]	Details
Land Plan				
PO	5.9		80,500	Professional Office
Mixed PO/CC	2.6		95,000	135-Room Hotel
Mixed PO/MDR	2.6	35	20,000	Live-Work
HDR	24.5	709		Apartments/Condos
OS[3]	1.2			Bluff Preservation
Total	36.6	744	195,000	
Alternative 1				
PO	12.1		495,000	Professional Office
Mixed PO/MDR	2.6	35	20,000	Live-Work
HDR	18.9	374		Apartments/Condos
NC	2.0		20,000	At the corner of Aliso Viejo Parkway and Enterprise
OS[3]	1.2			Bluff Preservation
Total	36.8	409	535,000	

1. Through the Vantis Development Agreement and adoption of Ordinance 2005-069, a total of 409 units were allowed and is represented in Alternative 1 and included in the Land Plan.
2. The General Plan Vantis CBO does not include 120 Vantis, which was permitted up to 181,500 SF of office.
3. Vantis Open Space includes both designated open space lots and dedicated easements. Dedicated easement acreage is included within the developable lots, and accounts for 0.8 acres for a total of 2.0 acres of Open Space.

Summit Aliso Viejo Community Benefit Overlay Area

The Summit Aliso Viejo CBO area is bounded by the San Joaquin Hills Transportation Corridor on the north and Aliso Viejo Parkway on the east. Current school, residential and office uses form the remaining edges. As shown on the Land Use Policy Map, the Summit Aliso Viejo CBO area represents a currently undeveloped portion (approximately 26 acres) of the Summit Aliso Viejo property. The site is located across Aliso Viejo Parkway from the Vantis CBO area. Site development alternatives for the Summit Aliso Viejo CBO are illustrated in Figure LU-4, and summarized in Table LU-4.

Land Plan: Mixed High Density Residential, Professional Office, Neighborhood Commercial and Community Commercial uses are encouraged within the Summit Aliso Viejo CBO area. Approximately 300 dwelling units and 914,000 square feet of non-residential use are envisioned, including a 200-room hotel. Residential and office uses at Summit Aliso Viejo are to be integrated to the maximum extent possible, and should be located on both sides of Enterprise. Enhanced pedestrian access to and within the site is encouraged, and open spaces integrated within the grounds and vertically within the hotel and offices are desired. In addition, the City encourages provision of a large sports club in tandem with the hotel, as well as smaller retail and restaurant establishments for office workers. Achieving these development objectives requires the City and Master Developer or its successors to modify the parties' contractual relationship under the current Aliso Viejo Master Development Agreement.

Alternative 1: The Summit Aliso Viejo CBO area may also be developed exclusively as a Professional Office complex. Approved plans consistent with the Aliso Viejo Master Development Agreement permit up to 1,750,000 square feet of office and support uses across the entire Summit site (inclusive of the current 960,000 square feet). Remaining entitlements include 788,000 square feet of office use, 8,000 square feet of retail/restaurant use, a 36,000 square foot sports club, and an 8,000 square foot day care center. Development of this project may proceed according to terms of the current Aliso Viejo Master Development Agreement.

Alternative 2: Development of the Summit Aliso Viejo CBO site may also consist of mixed High Density Residential, Recreation Commercial, and Professional Office uses. This option features 300 High Density Residential condominiums located on the south side of Enterprise. The north side of Enterprise features additional office space, supporting retail and restaurants, a 200-room hotel and a large sports club. Achieving this level of development requires the City and Master Developer to modify the parties' contractual relationship under the current Aliso Viejo Master Development Agreement.

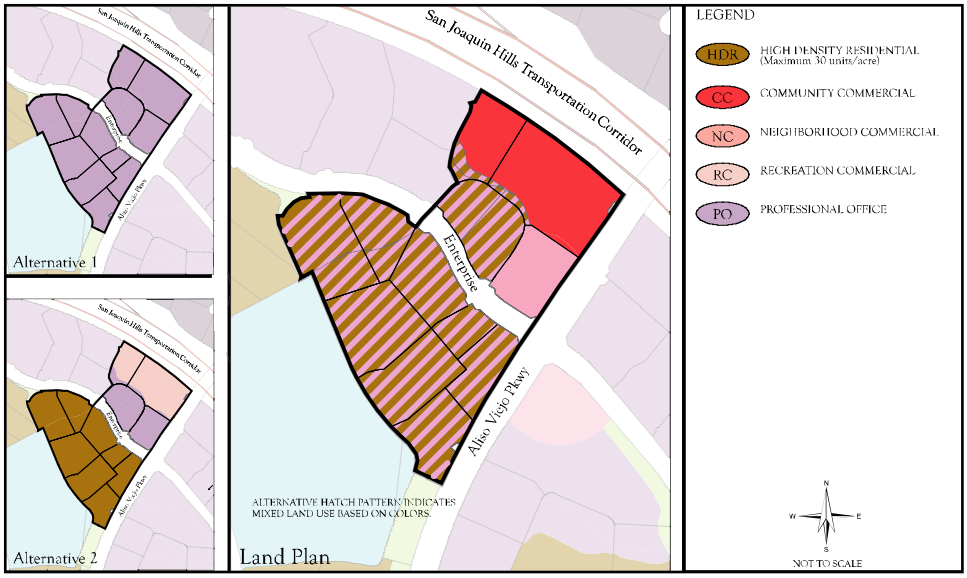


Figure LU-4
Summit Aliso Viejo CBO: Land Plan and Alternatives

Table LU-4
Summit Aliso Viejo CBO: Land Plan and Alternatives

Land Use	Acres	Dwelling Units	Non-Residential Square Feet	Details
Land Plan				
Mixed PO/HDR	18.5	300	660,000 24,000	Professional office & residential Retail/restaurants
CC	5.5	--	135,000 75,000	200-Room hotel Sports club
NC	2	--	20,000	At the corner of Aliso Viejo Parkway and Enterprise
Total	26	300	914,000	
Alternative 1				
PO	26	--	788,000 36,000 8,000 8,000	Professional office Sports club Day care center Restaurant
Total	26	--	840,000	
Alternative 2				
PO	5	--	497,000 24,000	Professional Office Retail/restaurants
RC	5.5	--	135,000 75,000	200-Room hotel Sports club
HDR	15.5	300	--	Condominiums
Total	26	300	515,000	

Aliso Viejo Resort and Golf Club Community Benefit Overlay Area

The 227 acre Aliso Viejo Resort and Golf Club CBO area is located north of Glenwood Drive, between Aliso Creek Road and Cedarbrook. Current development of the area consists of 27 holes of golf with out buildings, a driving range, a maintenance building, and temporary clubhouse facilities. This CBO is located within both the Aliso Viejo and Rossmoor Leisure World Planned Communities. Site development alternatives for the Aliso Viejo Resort and Golf Club CBO are illustrated in Figure LU-5, and summarized in Table LU-5.

Land Plan: A mixed use community comprised of a variety of housing, an 18-hole golf course and recreation commercial uses is encouraged within the Resort and Golf Club CBO. A variety of residential options are promoted, encompassing all of the General Plan densities and including large estate homes, small lot single-family homes, apartments, condominiums and potentially senior housing. In addition to the golf course, approximately 785 dwelling units on 75 acres, and 159,000 square feet of recreation commercial use are envisioned, permitting such uses as a professional athletic training center (or other similar use), golf clubhouse, and day spa. Although locations for the residential units are identified in Figure LU-5, the residential and recreation commercial uses may be integrated or located elsewhere within the Aliso Viejo Planned Community portion of the Resort and Golf Club CBO without need for a General Plan amendment. Achieving this level of development requires the City and Master Developer to modify the parties' contractual relationship under the current Aliso Viejo Master Development Agreement.

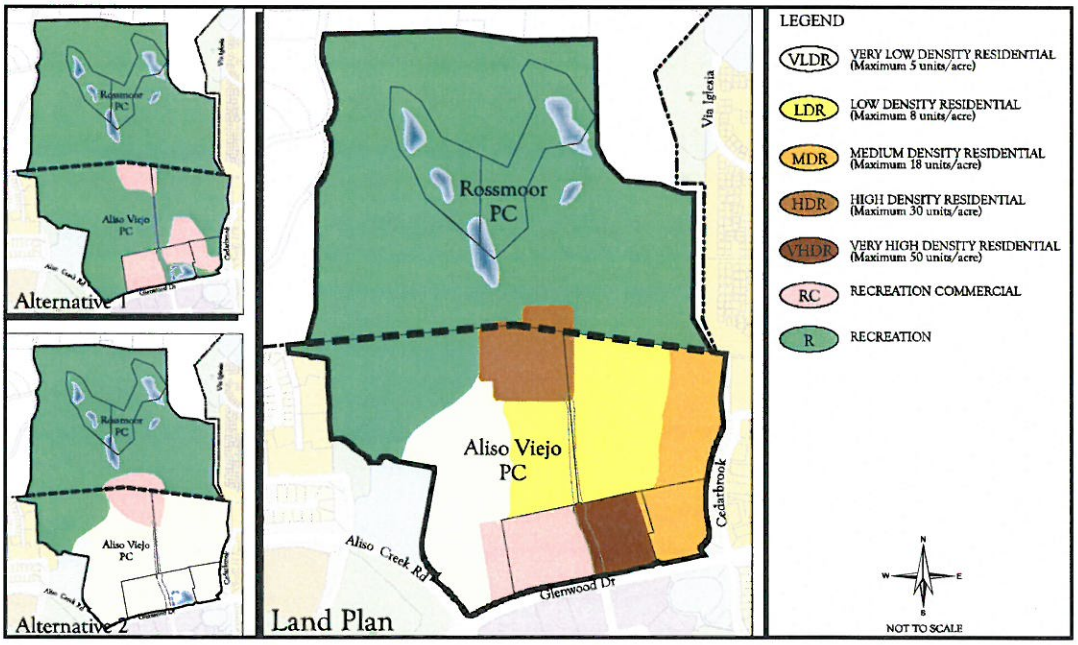


Figure LU-5
Aliso Viejo Resort and Golf Club CBO: Land Plan and Alternatives

Table LU-5
Aliso Viejo Resort and Golf Club CBO: Land Plan and Alternatives

Land Use	Acres	Dwelling Units	Non-Residential Square Feet	Details
Land Plan				
R	143	--	--	18-Hole golf course
RC	9	--	159,000	Training center (or similar use), golf clubhouse, and day spa
VLDR	20	60	--	Estate-style large lot single-family detached homes
LDR	25	165	--	Single-family attached and detached homes
MDR	15	180	--	Small-lot attached single-family homes and town homes
HDR	10	200	--	Multiple-family apartments, town homes, condominiums, and/or senior housing
VHDR	5	180	--	Multiple-family apartments and/or senior housing
Total	227	785	159,000	
Alternative 1				
R	200	--	--	27-Hole golf course
RC	27	--	957,920	727-Room hotel
			35,000	Golf course clubhouse
			6,000	Restaurant/lounge
Total	227	--	998,920	
Alternative 2				
R	138	--	--	18-Hole golf course
RC	9	--	123,000	150-Room hotel
			18,000	Conference area
			9,000	Golf course clubhouse
			6,000	Restaurant
VLDR	80	270	--	Estate-style large lot single-family detached homes
Total	227	270	156,000	

Alternative 1: The Aliso Viejo Resort and Golf Club CBO area may also be developed exclusively as Recreation and Recreation Commercial uses. The CBO area is currently designated by the Aliso Viejo Planned Community regulations as "Recreation" and by the Rossmoor Leisure World Planned Community regulations as "Open Space." The southerly half of the property (where almost all of the proposed structures and non-golf uses would be located) is within the area covered by the Aliso Viejo Master Development Agreement. Approved plans permit up to 727 hotel rooms, 35,000 square feet of recreation and entertainment use, 6,000 square feet of restaurant use, as well as 27 holes of golf and a driving range. A Site Plan has also been approved specifically for a 406-room main hotel with an attached golf clubhouse structure, and the golf course, out buildings, maintenance building and driving range. Development of this project may proceed according to terms of the current Aliso Viejo Master Development Agreement.

Alternative 2: Development of the Aliso Viejo Resort and Golf Club CBO may also consist of Recreation, Recreation Commercial, and Very Low Density Residential uses. This option features approximately 270 units of estate-style single-family detached housing (including recreational amenities), an 18-hole golf course, a 9,000 square foot clubhouse including public dining and meeting facilities, a 150-suite resort hotel, a full service day spa including a restaurant/lounge, and interior and outdoor conference/event space. Achieving this level of development requires the City and Master Developer to modify the parties' contractual relationship under the current Aliso Viejo Master Development Agreement.

Enterprise/Aliso Creek Community Benefit Overlay Area

Aliso Viejo Town Center provides a vibrant, mixed-use environment where residents and employees can work, live, shop, dine, see a movie, or enjoy the green space and views afforded by Grand Park and the bluff above. Expanding these uses to the underutilized Enterprise/Aliso Creek CBO area on the north side of Enterprise represents an important opportunity for the City from two perspectives: building upon the success and popularity of the Town Center, and realizing economic benefits from a key, high-exposure retail site. While encouraging a mixed, Town Center-style development is one option for the site, the City is also considering the utility of the site to provide a more traditional commercial asset, such as a major home improvement store or general merchandise retailer, or to provide increased affordable housing options within the community, particularly for seniors. In any case, based on the site's location, development designs that link the site to surrounding components of the Aliso Viejo Town Center are desired.

The 24 acre Enterprise/Aliso Creek CBO is located on the west side of Aliso Creek Road, between the San Joaquin Hills Transportation Corridor and Enterprise. A landscaped bluff overlooking the site forms the western border. Two developed pads facing Enterprise contain just over 12,000 square feet of restaurant space. A retail building of approximately 194,000 square feet is also present. Access is available from both Enterprise and Aliso Creek Road. Future redevelopment of this site is not subject to restrictions or entitlements within the Aliso Viejo Master Development Agreement. However, the maximum capacity of the Enterprise/Aliso Creek CBO area is limited by current deed restrictions. Site development alternatives for the Enterprise/Aliso Creek CBO are illustrated in Figure LU-6, and summarized in Table LU-6.

Land Plan: A mixed use community defined by attractive, pedestrian-oriented Town Center Commercial and affordable High Density Residential development is encouraged for the Enterprise/Aliso Creek CBO area. Approximately 300 dwelling units are envisioned, comprised of apartments and senior housing to provide additional opportunity for moderate and lower income residents. In addition, approximately 400,000 square feet of Town Center Commercial development will offer new shopping, dining, office and entertainment opportunities for residents and visitors. Residential and commercial uses at Enterprise/Aliso Creek are to be integrated to the maximum extent possible, and enhanced pedestrian access and circulation within the area is desired. A portion of the site is to be set aside for a public plaza, tied to pedestrian connections to portions of the Town Center located to the northwest and south, and a parking structure is required. Achieving this level of development requires a modification to contractual relationships among the City and other property owners.

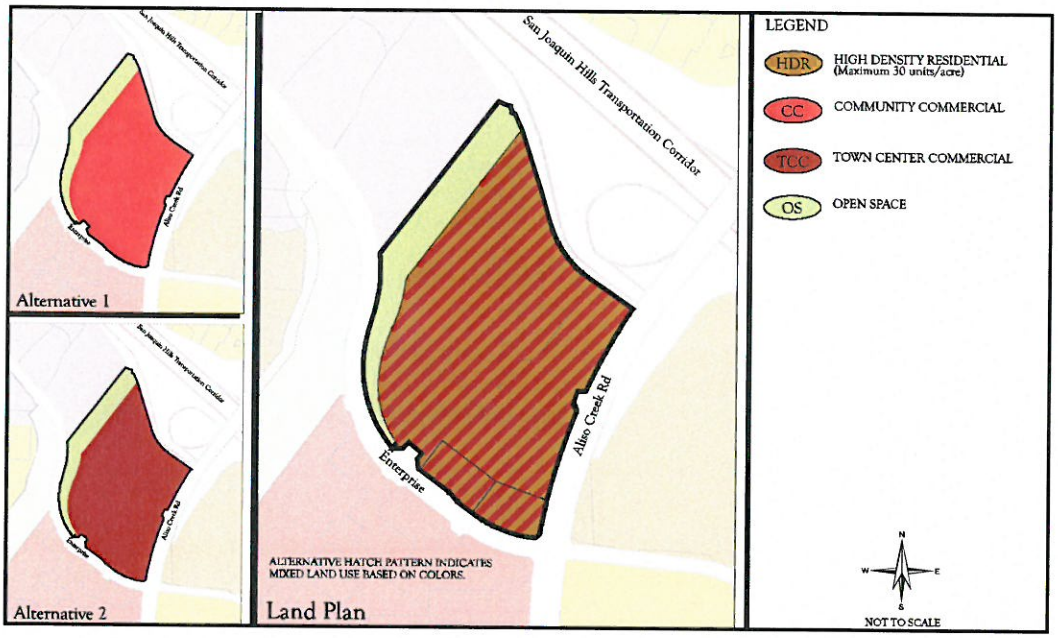


Figure LU-6
Enterprise/Aliso Creek CBO: Land Plan and Alternatives

Table LU-6
Enterprise/Aliso Creek CBO: Land Plan and Alternatives

Land Use	Acres	Dwelling Units	Non-Residential Square Feet	Details
Land Plan				
Mixed TCC/HDR	20	300	400,000	Retail, restaurants and offices integrated with apartments and senior housing. Includes a public pedestrian plaza and parking structure.
OS	4	--	--	Landscaped bluff
Total	24	300	400,000	
Alternative 1				
CC	20	--	186,500	Retail (within enclosed buildings)
			12,200	Full-service restaurants
OS	4	--	--	Landscaped bluff
Total	24	--	198,700	
Alternative 2				
TCC	20	--	266,000	Retail
			25,000	Restaurants
			20,000	Professional office
OS	4	--	--	Landscaped bluff
Total	24	--	311,000	

Alternative 1: The Enterprise/Aliso Creek CBO area may also be redeveloped in a manner consistent with original entitlements identified within the Aliso Viejo Master Development Agreement, as constrained by current deed restrictions. This option adds additional restaurant space, resulting in non-residential development of approximately 198,700 square feet, consisting of 186,500 square feet within enclosed buildings used primarily for retail sales, and 12,200 square feet of full-service restaurant use. A more traditional suburban commercial development featuring consistent design that compliments other parts of Town Center is envisioned. No residential units are provided within this option. Such development may proceed according to terms of the current Aliso Viejo Master Development Agreement, as constrained by deed restrictions.

Alternative 2: The Enterprise/Aliso Creek CBO area may also be developed as an expansion of the Town Center Commercial area north across Enterprise, featuring additional retail and restaurant uses, and introducing Professional Office uses to the site. This option also results in a more traditional suburban commercial development featuring consistent design that compliments other parts of Town Center. Non-residential development of approximately 311,000 square feet is anticipated. Either surface parking or a structure may be permitted. No residential units are provided within this option. Achieving this level of development requires a modification to contractual relationships among the City and other property owners.

Eastwing Community Benefit Overlay Area

The 1.9 acre Eastwing CBO area is located on Eastwing, just north of Aliso Creek Road and east of Skylark Drive, adjacent to a church, a medium density residential development, and the Aliso Viejo Resort and Golf Club CBO area. The area is designated within the Aliso Viejo Planned Community regulations as Recreation/Open Space. A recreational or community facility use is permitted, although no formal entitlement exists. Site development options for the Eastwing CBO are illustrated in Figure LU-7, and summarized in Table LU-7.

Land Plan and Alternative 1: A recreational amenity or public facility use is encouraged for the Eastwing CBO area, consistent with the current Planned Community designation. Permitted uses include a publicly or privately-owned park, a recreation center, a community center, a religious or educational facility, a utility facility, or administrative offices for a public agency. No change to the Aliso Viejo Master Development Agreement is needed.

Alternative 2: The Eastwing CBO area may also develop as Medium Density Residential housing. Approximately 23 attached residential apartments, town homes or condominiums are anticipated under this scenario. Housing designs must be compatible with and compliment the viewsheds of surrounding development. The City will require that a development agreement be executed between the City and the property owner to ensure that appropriate community benefits are provided.

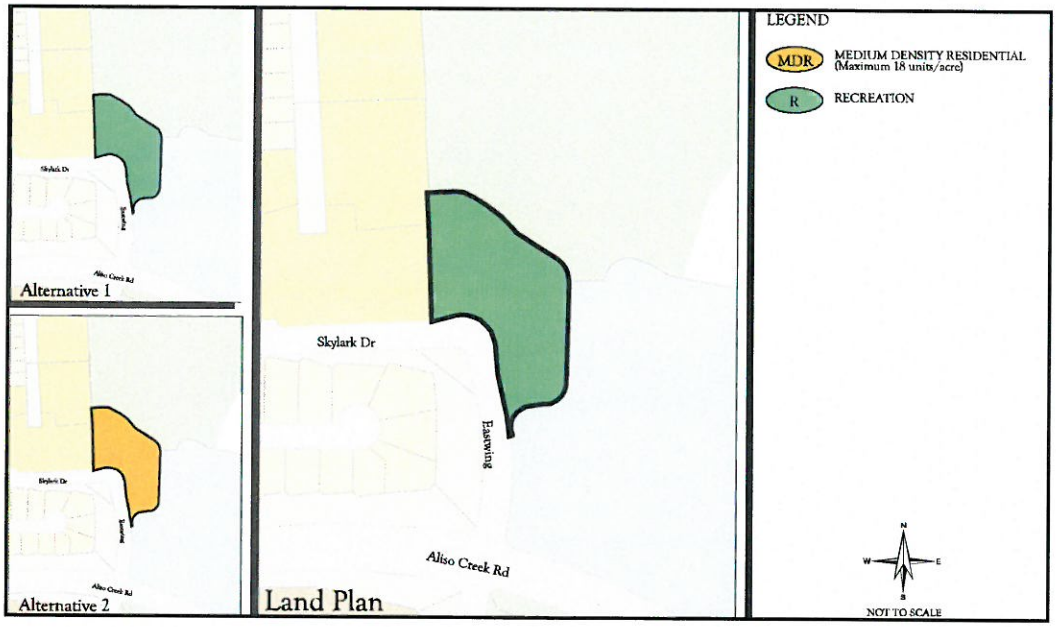


Figure LU-7
Eastwing CBO: Land Plan and Alternatives

Table LU-7
Eastwing CBO: Land Plan and Alternatives

Land Use	Acres	Dwelling Units	Non-Residential Square Feet	Details
Land Plan *and Alternative 1*				
R	1.9	--	4,000	Park, recreation center, community center, religious or educational facility, utility facility or administrative office
Total	1.9	--	159,000	
Alternative 2				
MDR	1.9	23	--	Attached residential apartments, town homes or condominiums
Total	1.9	23	--	

Development Capacity

The General Plan specifies maximum and average levels of residential and non-residential development, where all land in the City is developed according to the Land Use Policy Map. The average levels of development establish a capacity for the City that is expressed as estimates of total dwelling units, total population, and total square footage of non-residential development in the future. Table LU-8 summarizes the development capacity of the General Plan. Table LU-9 compares the alternative uses that may occur within Community Benefit Overlay areas to development pursuant to the Land Plan.

The land use classification system and Community Benefit Overlay areas ensure that a desirable balance of future land uses is achieved, so that public revenues are high enough to defray the costs associated with providing public facilities and services at levels desired by the community. The five Community Benefit Overlay areas provide substantial new opportunities for housing development within the City, which in combination with business support programs, may improve the City's jobs- housing ratio.

The City will work with regional economic development agencies to develop business attraction and retention programs that attract clean industries and provide cutting-edge technology and services. Key among the program's objectives will be the continued attraction and retention of national and regional corporate office headquarters, and the development of new hotel and recreational commercial projects within the City. Coordination with utility companies and public service providers is also necessary to achieve these objectives.

PHYSICAL AND VISUAL CONNECTIONS

Aliso Viejo's physical form consists of a dense urban core comprised of commercial, office, high density residential and business park uses, surrounded by lower density residential areas and smaller pockets of outlying office, business park and neighborhood commercial uses. This relationship of uses establishes the City's visual urban form, defining how residents and visitors "see" the City as they travel on major thoroughfares that skirt the edge of Aliso Viejo, such as Alicia Parkway. Maintaining an attractive urban form is an important objective for the City, and supports other key General Plan goals. Some outlying or "edge" areas, such as Via Iglesia, residential areas east of Alicia Parkway, and Soka University of America, are somewhat disconnected from the rest of the City. Establishing physical and visual connections that strengthen the identity of these areas as part of Aliso Viejo is essential.

Table LU-8
General Plan Development Capacity

	Assumptions							
	Maximum		Average					
	Du/ Ac	FAR	Du/ Ac	FAR	Gross Acres	Dwelling Units	Non-Residential Square Feet (1,000s)	Population
Residential Uses								
VLDR Very Low Density	5		3		0	0	0	0
LDR Low Density	8		6.6		671	4,429	0	10,972
MDR Medium Density	18		12		495	5,940	0	14,716
HDR High Density	30		20		320	6,400	0	15,855
VHDR Very High Density	50		36		25	900	0	2,230
Commercial Uses								
TCC Town Center Commercial		1.25		0.5	50	0	1,089	0
CC Community Commercial		1.0		0.4	17	0	296	0
NC Neighborhood Commercial		0.6		0.3	23	0	301	0
RC Recreation Commercial		1.25		0.5	0	0	0	0
Light Industrial and Office Uses								
BP Business Park PO Professional Office		1.0		0.35	241	0	3.674	0
Aliso Viejo Town Center		1.75		0.65	46	0	1,302	0
Citywide		1.5		0.65	62	0	1,755	0
Open Space and Community Facility Uses								
CF Community Facility		0.6		0.2	293	0	2,553	0
R Recreation		0.5		0.05	245	0	534	0
OS Open Space		--		--	942	0	0	0
Community Benefit Overlay (CBO) Areas								
Vantis	*Established by current or future development agreements. Varies by location.*				37	744	196	1,846
Summit Aliso Viejo					27	300	914	743
Aliso Viejo Resort and Golf Club					227	785	159	1,945
Enterprise/Aliso Creek					25	300	400	743
Eastwing					2	0	4	0
CBO *AREA* SUBTOTAL					318	2,129	1,673	4,298
CITYWIDE TOTAL					3,748	19,798	13,171	49,050

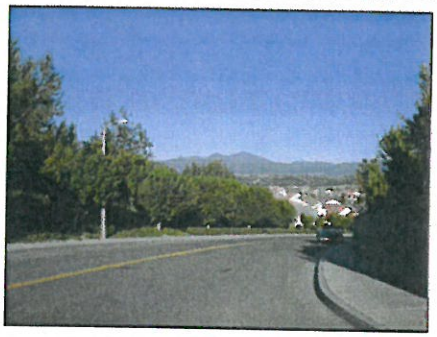
Additional Assumptions: 2.55 persons per housing unit, 2.7% residential vacancy rate (per DOF, 2003).
Note: The difference between gross acres shown in this table and gross acreage of the planning area is attributable to the San Joaquin Hills Transportation Corridor.

Table LU-9
Development Capacity of Community Benefit Overlay Alternatives

	Assumptions				Gross Acres	Dwelling Units	Non-Residential Square Feet (1,000s)	Population
	Maximum		Average					
	Du/Ac	FAR	Du/Ac	FAR				
Alternative 1								
Vantis	*Established by current or future development agreements. Varies by location.*				37	409	535	1,014
Summit Aliso Viejo					27	0	840	0
Aliso Viejo Resort and Golf Club					227	0	1,016	0
Enterprise/Aliso Creek					25	0	198	0
Eastwing					2	0	4	0
CBO AREA SUBTOTAL					318	409	2,593	1,014
CITYWIDE TOTAL					3,748	18,078	14,097	44,787
DIFF. FROM LAND PLAN					0	-1,720	+920	-4,263
Alternative 2								
Summit Aliso Viejo	*Established by current or future development agreements. Varies by location.*				27	300	731	743
Aliso Viejo Resort and Golf Club					227	270	156	669
Enterprise/Aliso Creek					25	0	311	0
Eastwing					2	23	0	57
CBO AREA SUBTOTAL					281	593	1,198	1,469
CITYWIDE TOTAL					3,711	18,262	12,702	45,242
DIFF. FROM LAND PLAN					-37	-1,536	-475	-3,808

Table LU-10
4 Liberty MU/R Overlay Area: Land Plan

Land Use	Acres	Dwelling Units	Range of DU's/Gross Acre or Maximum FAR/Gross Acre	Average DU's/Gross Acre or Average FAR/Gross Acre	Details
Land Plan					
BP	21.575	0	1.0:1 FAR	0.35:1 FAR	A range of light industrial uses and supporting retail, offices, services and community facilities
VHDR	4	200	30.0 – 50.0 du/acre	36 du/acre	High density multiple-family dwelling units and senior housing.
Total	25.575	200			



The City will pursue a variety of programs to maintain and improve the physical and visual appearance of the community. A street median and sidewalk program will be implemented to identify roadways in need of visual or physical upgrades. This program will emphasize the role of medians both as landscape and safety improvements. Development agreements associated with new projects in Community Benefit Overlay areas will require that the projects take advantage of natural grades where possible, to improve the appearance of the project from view corridors established in the Conservation/Open Space Element. These

and other future development projects within the City will be evaluated through the City's development review process to ensure compatibility with surrounding development and landscaping standards.

Sign programs and landscaped greenways will be utilized to connect outlying portions of Aliso Viejo to the rest of the City, and to establish non-automobile connections between City neighborhoods and shopping, schools, and parks. A multi-use trails and greenways master plan will be prepared, along with future development of a City plant palette identifying species that may be used near trails, greenways and landscaped roadways in Aliso Viejo. To compliment the visual identity established by these natural features, the City will develop a way-finding sign program and establish new gateway monuments. Aliso Viejo will also set semi-annual community outreach objectives and promote City activities within the Via Iglesia area and residential areas east of Alicia Parkway, and will continue to work with Soka University of America representatives to encourage both physical and social connections between the City, local businesses, and the University.

FISCAL STRENGTH AND STABILITY

Community residents have identified fiscal strength and stability as key objectives for the City's future. Ensuring that successful businesses locate and thrive in Aliso Viejo creates employment opportunities for City residents, and contributes to the City's tax base. In turn, these revenues make possible the provision of public services and infrastructure at levels demanded by residents and businesses. To a degree, expanded residential development can also contribute to tax revenue, if the types of retail and commercial recreation establishments demanded by residents are provided in close proximity within the City.

Visitors also contribute to the financial base by shopping, dining, and lodging in Aliso Viejo. This is particularly true in the case of corporate business visitors and students or families visiting Soka University. In addition, the City is home to many smaller family-owned businesses that cater to the needs and desires of community residents, and several home-based businesses that contribute to reductions in automobile travel.

Recognizing these relationships, the City seeks to promote economic growth through development of new revenue-generating retail, office, lodging, and recreation commercial projects in Community Benefit Overlay areas. Some additional residential development is also anticipated in these areas, which will demand services, but also increase the customer base for City businesses. Given that most public services and infrastructure within the City are provided by other entities, the net fiscal result to the City of residential development within these areas is positive. Development agreements are required for all development options that include housing within the CBO areas, and conditions may be included within such agreements that ensure fiscal benefits are realized. Aliso Viejo will make sure that high-quality public services and technological infrastructure are provided to the business community through periodic evaluation of service contracts and by actively encouraging utilities to upgrade local infrastructure to incorporate cutting-edge technology.

To protect the City's fiscal interests, fiscal evaluations of any future development or redevelopment projects outside established Community Benefit Overlay areas that vary from development permitted by established development agreements are required, to the extent permitted by law. These evaluations will determine the net fiscal balance of the project to the City, and provide appropriate mitigation strategies for projects with a negative fiscal balance. Such mitigation strategies may become conditions of development approval, at the discretion of the City Council. The City will also work with regional economic agencies to establish business attraction and retention programs, including provisions to assist family-owned and home-based businesses to comply with City regulations. Aliso Viejo will also adopt a Home Based Business Ordinance to protect neighboring residents from potential parking and noise impacts associated with such businesses.

ENVIRONMENTAL COMPATIBILITY

Land use decisions in Aliso Viejo must also consider the natural conditions and resources present within the City, and the systems of which they are a part. These issues are addressed in detail within the Conservation/Open Space Element of the General Plan, but they merit attention from a land use policy perspective as well.

As identified on the Land Use Policy Map (Figure LU-1), portions of the City lie within California's Coastal Zone. As such, a Local Coastal Program (LCP) is required to guide development in the coastal zone, in partnership with the California Coastal Commission. LCPs establish the ground rules for future development and protection of coastal resources by specifying appropriate locations, types, and scales of new or changed uses of land and water. An LCP consists of a land use plan and measures to implement the plan, drawn from zoning ordinances.

The Aliso Viejo Planned Community is addressed as part of the County of Orange's Local Coastal Program, which was approved by the California Coastal Commission. The City will advise project applicants that a coastal development permit must be obtained from the California Coastal Commission prior to City approval of any development project located within the coastal zone. Following adoption of the General Plan, the City will continue to evaluate the consistency of the General Plan with the County of Orange Local Coastal Program, and either develop a City LCP or amend the General Plan as needed to maintain consistency.

Public education is a key component of the City's strategy to protect residents from hazards associated with slope instability and flooding, and to improve surface water quality. The City will coordinate education activities and make materials available to residents identifying steep slope hazards, and steps residents can take to make their homes and businesses safer. In addition, the City will evaluate future development proposals to ensure that they are environmentally sensitive, and where applicable, incorporate landscaped greenways and buffers to improve compatibility in areas where residential and business park or office uses abut each other. The City Zoning Ordinance, to be developed following adoption of the General Plan, will include standards requiring provision of these features in applicable development projects.

Restoring natural landscaping to areas of the City that have been degraded is an important environmental objective. To accomplish this objective, the City will identify such locations and work with property owners and AVCA to revegetate the areas in a manner consistent with the City's future proposed plant palette.

Urban development can affect water quality, which is often impacted by pollutants from urban runoff. Pollutants such as heavy metals, petroleum products, animal waste and trash can be carried through the storm drain system into receiving waters, such as Aliso Creek. These pollutants affect the beneficial uses of these receiving waters including recreation, aesthetic enjoyment and preservation of fish and wildlife habitat. To address this problem, the Clean Water Act was amended in 1987 to include the National Pollutant Discharge and Elimination System (NPDES) permit. This permit, implemented in south Orange County by the San Diego Regional Water Quality Control Board (SDRWQCB), requires jurisdictions to enforce requirements reducing polluted urban runoff during all phases of development. Aliso Viejo is a co-permittee of the NPDES permit, and will continue to implement the most recent provisions adopted and mandated by the SDRWQCB, including requiring the use of Best Management Practices (BMPs) during construction projects, and preparing and updating a Jurisdictional Urban Runoff Management Program (JURMP).

As identified in other elements of this General Plan, Aliso Viejo has established baseline environmental standards reflecting environmental conditions in the community (such as air quality, noise, and traffic/circulation) that may be impacted by proposals for future development. The City will utilize these standards as the basis for assessing the potential environmental impacts of such proposals, consistent with requirements of the California Environmental Quality Act (CEQA).

GROWTH MANAGEMENT AND ADEQUATE PUBLIC FACILITIES

Public facilities and services are provided by the City or other service entities. To maintain a high quality of life for residents and businesses, the City must influence, directly or indirectly, the amount, type, pattern, location, timing or phasing, density, intensity and quality of future growth and redevelopment within the City. The key factor distinguishing growth management from land use planning in general is the deliberate intent to augment market forces in shaping the pace and conditions under which Aliso Viejo will fully mature.

Growth Management

In 1990, Orange County voters approved Measure M authorizing a half-cent retail sales tax increase for a period of 20 years effective April 1, 1991. Measure M revenue is returned to local jurisdictions for use on local and regional transportation improvements and maintenance projects. To qualify for this revenue, each jurisdiction must comply with the Countywide Traffic Improvement and Growth Management Program. Specifically, to receive an allocation of Measure M revenue, Aliso Viejo must submit a statement of compliance with the growth management components of this Program. One of the requirements is the

adoption of a Growth Management Element. This section of the Land Use Element is intended to satisfy these requirements.

Measure M establishes different requirements for developed and developing communities. Aliso Viejo is considered a developed community as the City is primarily urbanized with established public facilities and infrastructure. While the City has a few remaining vacant sites identified in the Land Use Element, most of Aliso Viejo's vacant land has been preserved as open space. As a developed community, while Aliso Viejo's General Plan is only required to address the transportation-related requirements of Measure M, the City has expanded this section of the Land Use Element to address the range of public facilities and services to better monitor future development within the community.

In the future, the City will establish a Capital Improvement Program to identify and prioritize the various capital improvements needed to support new development throughout the City. The City's Geographic Information System (GIS) will also be used to track new development and redevelopment projects within the City, and to monitor service levels provided on City roadways and by other infrastructure systems.

Water Supply, Treatment and Distribution

The City of Aliso Viejo is served by two water providers: Moulton Niguel Water District and El Toro Water District. Water for both districts comes from the Colorado River and the State Water Project (which draws water from the San Francisco-San Joaquin Bay Delta). The water travels hundreds of miles to the local water districts through an intricate delivery system operated by Metropolitan Water District of Southern California. The City's imported water is treated at the Diemer Filtration Plant in Yorba Linda and transported to each District via the Allen-McColloch Pipeline. The Moulton Niguel and El Toro Water Districts have numerous potable water emergency inter-district connections between themselves and neighboring water districts to ensure water delivery continuity in case of service failure in any district.
As shown in Figure LU-8, the Moulton Niguel Water District provides water services to most of Aliso Viejo. Its 2000 Urban Water Management Plan (UWMP) was developed based on a build out scenario of 20,000 residential units in addition to non-residential uses outlined in the Aliso Viejo Planned Community Development Plan. The UWMP states that the District has nearly double the import capacity necessary to serve projected growth within its boundaries and expects to meet all member jurisdiction's water needs for at least ten years. Although optimistic about the adequacy of future supplies, the District continually looks for opportunities to increase storage capacity to offset effects of unforeseen water shortages. Given the age of development within Aliso Viejo, the current distribution system is adequate to serve the identified development and redevelopment opportunities in the City. However, larger subdivision projects in certain pressure zones (not necessarily within Aliso Viejo) may necessitate construction of additional distribution pipelines to fine tune delivery system pressures and maintain adequate fire flows in Aliso Viejo.

The El Toro Water District serves a small portion of northern Aliso Viejo. The District's 2000 Urban Water Management Plan estimates that current water supplies, facilities, and storage will be adequate to meet future demands within the areas under its jurisdiction.

Although the Moulton Niguel and El Toro Water Districts expect to have adequate water supply available to meet the demand posed by growth within their jurisdictions, Aliso Viejo encourages water conservation. A more detailed discussion of water conservation programs is contained in the Conservation/Open Space Element.

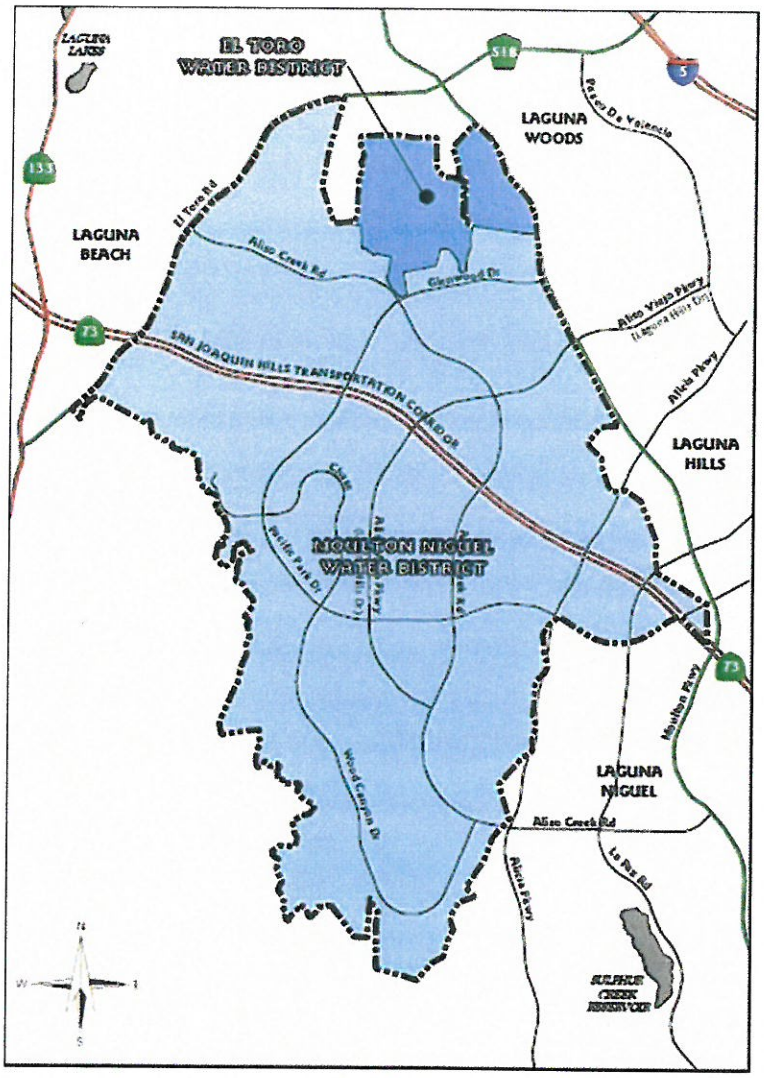


Figure LU-8
WATER DISTRICTS

Encouraging good water service in the City will require maintaining current infrastructure extending new infrastructure to serve new development projects. Because the City is almost entirely developed, water infrastructure is in place and few improvements will be required to accommodate new development. Development proposals and amendments will be reviewed for consistency with water infrastructure requirements established in development plans and agreements. For certain projects identified in the State Water Code, the City will require preparation of 20-year water supply assessments. In addition, the City will work with the water districts to update their Urban Water Management Plans to ensure the districts' ability to maintain adequate water supplies for the community.

Sewer and Wastewater Treatment

Wastewater generated within Aliso Viejo is carried by the Moulton Niguel and El Toro Water District's wastewater collection system to a Regional Treatment Plant operated by the South Orange County Wastewater Authority (SOCWA). As of 2003, the plant has a permitted capacity of 13 million gallons per day (mgd) and a current load (June 2003) of roughly 10 mgd.

Because Aliso Viejo is primarily built out, and has few remaining vacant sites in the City, the remaining capacity at the Regional Treatment Plant Wastewater Treatment Facility is sufficient to serve development planned for these sites. Therefore, future infrastructure improvements will focus on the collection system. Development proposals and amendments will be reviewed for consistency with sewer infrastructure requirements established in development plans and agreements. New development will be required to cooperate with the Moulton Niguel Water District or the El Toro Water District to ensure the adequacy of existing wastewater infrastructure to service the project site. The City will continue to cooperate with SOCWA in that agency's efforts to provide adequate wastewater treatment services for Aliso Viejo. In addition, the City will continue to coordinate with the local water districts in planning and maintenance of wastewater collection facilities in the community.

Solid Waste Collection, Disposal and Recycling

Solid waste generated in Aliso Viejo is collected by a private sector contractor and transmitted to various class III landfills operated by the Orange County Integrated Waste Management Department (IWMD). Class III landfills accept non-hazardous municipal waste. Services provided by the private sector contractor will be extended as additional development occurs in the future.

Regional household hazardous waste collection centers are located in Anaheim, Huntington Beach, Irvine and San Juan Capistrano. As of 2003, household hazardous waste can be dropped off at these centers at no charge. The collection centers accept products such as residential medical wastes and sharps (needles), latex and oil base paint, antifreeze, batteries, used oil, fertilizers, pesticides, herbicides, and hobby supplies. A number of private sector companies collect business-generated hazardous waste.

The California Integrated Waste Management Act of 1989 requires diversion of 50 percent of solid waste generated within all California jurisdictions from regional landfills. To comply with this State regulation, the City implements a Source Reduction and Recycling Element (SRRE), which outlines the City's strategy for reducing solid waste generated within the City that may ultimately impact regional landfills. The SRRE identifies numerous programs that will assist the City to divert solid waste in compliance with State law. The City is working toward reducing the amount of solid waste disposed of through recycling and composting, source reduction, and public education. In addition, the City will require recycling as a condition of approval of all new development projects.

Although Aliso Viejo is primarily built out, Orange County's population continues to grow and so does its waste. IWMD is responsible for ensuring that waste is disposed of in a way that protects public health, safety and the environment. To accomplish this objective, the Department developed a Regional Landfill Options for Orange County (RELOC) Strategic Plan in 2001. The City will continue to cooperate with IWMD in efforts to maintain and expand regional landfill facilities to accommodate the County's growing population.

Drainage Facilities / Flood Hazard Management

The Orange County Flood Control District (OCFD) is responsible for regional flood control facilities for which it has fee title or flood control easement. Maintenance of privately owned portions of channels and

watercourses is the responsibility of individual property owners. The City maintains publicly owned local facilities within its jurisdiction that tie into the regional system. Local drainage facilities, consisting mostly of underground closed conduits and storm drains located primarily in developed areas of the City, collect stormwater and convey it to regional facilities including the Laguna Canyon, Wood Canyon, and Aliso Creek Channels. The City will continue to coordinate maintenance and monitoring of these facilities with the Orange County Flood Control District.

Portions of Aliso Viejo fall within a 100-year flood zone. These areas are depicted on the Safety Policy Map located in the Safety Element (Figure S-1). On-site stormwater retention requirements will be imposed on all new development to offset or reduce the amount of stormwater transmitted to drainage facilities as the area of permeable surfaces increases. In addition, FEMA development requirements will be incorporated in the City's Zoning Ordinance through a flood hazard overlay zone for areas within the 100-year flood zone.

Fire Protection, Emergency Services and Law Enforcement

The Orange County Fire Authority (OCFA) provides fire protection services to the City on a contract basis. One fire station is located within the City at 57 Journey (at the intersection of Journey and Pacific Park Drive). Other stations located near the City that provide services include one at 24241 Avila Road in Laguna Niguel and one at 24001 Paseo de Valencia in Laguna Woods. Emergency medical transportation is provided through City contracts with private sector providers.

The OCFA response goal is for the first engine to reach the emergency scene within five minutes 80 percent of the time and a paramedic to reach the scene within eight minutes 90 percent of the time. OCFA has consistently met or exceeded this goal. In addition, OCFA has an Inspection Services Section that conducts fire safety inspections, and enforces applicable fire codes and ordinances in Aliso Viejo. The City of Aliso Viejo ensures that the Fire Department continues to protect the health, safety, and general welfare of the citizens of Aliso Viejo by educating the public about fire hazards and reducing the risk associated with wildland and structure fires. The City reviews funding levels for the Fire Department on an annual basis to ensure an adequate level of service and facilities are provided.

Aliso Viejo contracts with the Orange County Sheriff's Department to provide police services within the City. The Sheriff's Department's Aliso Viejo Station is located at 11 Journey, across from City Hall. Sheriff's personnel are responsible for general patrol, traffic enforcement, traffic collision and criminal investigation. Deputies utilize various methods of patrol in the community including: car patrol; motorcycle patrol; equestrian patrol; and bicycle patrol.

The City will continue to coordinate with neighboring jurisdictions and agencies to provide an adequate level of police services to the community. Exemplifying the possibilities of interagency coordination, in 2002, the City of Aliso Viejo partnered with the City of Laguna Woods to add a motorcycle deputy to service both cities in an effort to enhance traffic safety. The City reviews the level of police services provided through the Orange County Sheriff's Department on an annual basis and coordinates with the Department to ensure that safety needs of the community are met.

City residents are served by three school districts: Capistrano Unified School District (CUSD), Saddleback Valley Unified School District (SVUSD), and Laguna Beach Unified School District (LBUSD). Locations of schools within theCity are identified on Figure LU-1, the Land Use Policy Map. Figure LU-9 shows the service area boundaries of each district.

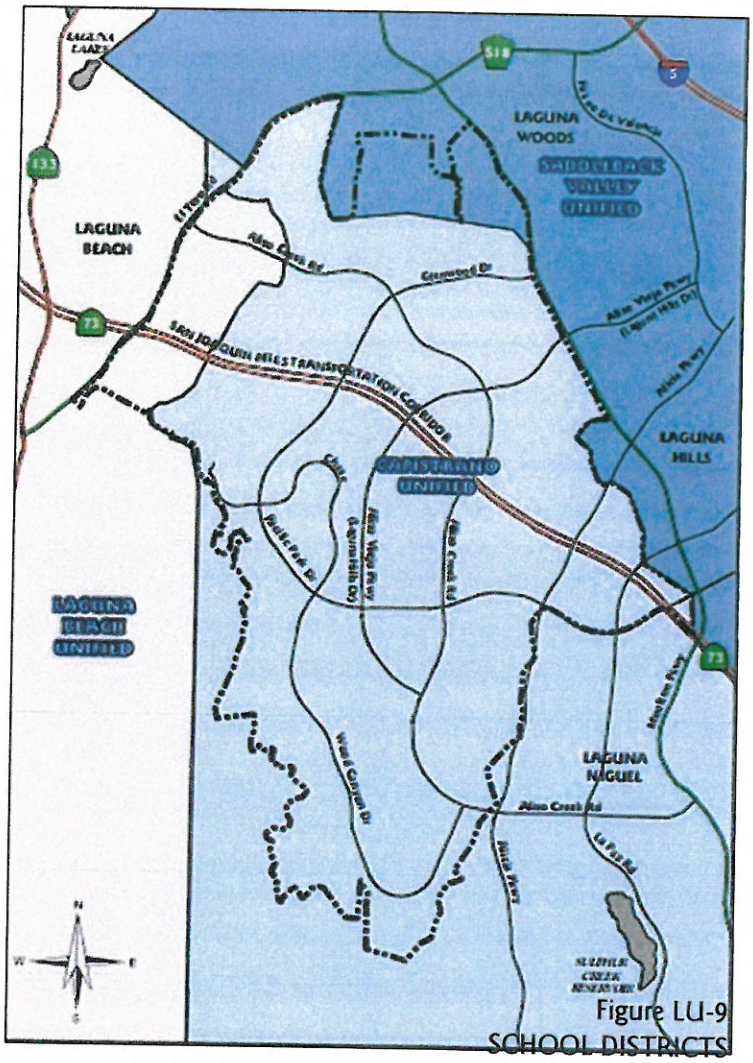
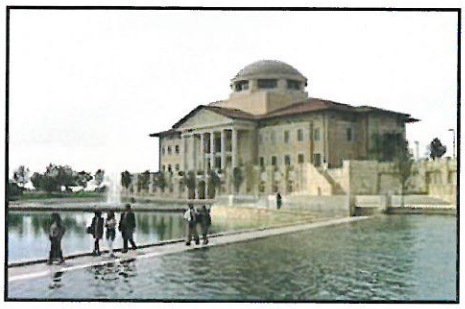


Figure LU-9
SCHOOL DISTRICTS

Capistrano Unified School District: Schools located within the City of Aliso Viejo are part of CUSD, which serves most of the City with the following 8 schools: Canyon Vista Elementary, Don Juan Avila Elementary, Foxborough Elementary, Oak Grove Elementary, Wood Canyon Elementary, Don Juan Avila Middle School, Aliso Viejo Middle School, and Aliso Niguel High School. Some of these schools are overcrowded, and the District has limited space within current sites to accommodate additional growth from surrounding areas outside the City.

Saddleback Valley Unified School District: The Saddleback Valley Unified School District serves the northeast portion of Aliso Viejo with three schools, all located outside of the City: San Joaquin Elementary in Laguna Hills, Los Alisos Middle School in Mission Viejo and Laguna Hills High School. As of 2003, all three schools were overcrowded.

Laguna Beach Unified School District: The Laguna Beach Unified School District serves neighborhoods located in the northwest portion of Aliso Viejo with four schools located within the City of Laguna Beach: Top of the World Elementary, El Moro Elementary, Thurston Middle School, and Laguna Beach High School. LBUSD is in the process of completing renovations to many of these schools and facilities are adequate to accommodate current student populations. LBUSD does not anticipate constructing any new facilities to serve students within Aliso Viejo.



In addition to the City's public schools, there are several private schools offering a variety of educational programs to the community. Soka University is an independent non-profit four year liberal arts college with concentrations in social and behavioral sciences, international studies, and the humanities. The Capistrano-Laguna Beach Regional Occupation Program (ROP) offers high quality learning opportunities to high school and adult learners for employment, skill upgrades, career changes and/or advanced education.

The City will cooperate with the various school districts to update information in their Master Plans and Long-Range Facility Plans, identify future facility sites, student generation formulas, and facility improvement plans. The City will also assist the school districts in their review of development proposals to ensure that the proposals are consistent with school facilities requirements. The City will review proposals prior to approval of building permits to ensure that all required fees and/or land dedications have been provided to the school districts.

Due to the lack of available land within the City, development of any additional school sites will likely necessitate an amendment to this General Plan. The City will coordinate any such needed amendments with the appropriate district.

The City will also coordinate with Soka University of America in the completion of the campus consistent with the University Master Plan, and will work with the University and local businesses to better physically and socially connect the University to the community. Working with University planners, the City may sponsor shuttles between the campus and Aliso Viejo Town Center, promote cultural and community events, and establish a standing committee to oversee joint activities, preservation of and access to open space within the campus, and a variety of other objectives.

Parks, Recreation and Community Centers

Most recreational facilities and active parkland in Aliso Viejo were established during the development of the Aliso Viejo Planned Community prior to incorporation. With the exception of Iglesia Park, which is owned and maintained by the City, the Aliso Viejo Community Association (AVCA) operates all of the neighborhood and community parks. In 2003, Aliso Viejo had 22 parks, with a total of 257 acres of parkland for the enjoyment of community residents. In addition, the Aliso Canyon Community Park is an existing park with future phases that will add approximately 24 acres to the community's parkland. The 227

acre Aliso Viejo Resort and Golf Club also provides 27 holes of Jack Nicklaus-designed golf as a recreational amenity within the community.

Accessible to City residents, the Aliso and Wood Canyons Wilderness Park, portions of which are located within or contiguous to the City limits, has an extensive trails network suitable for hiking, biking and equestrian use with scenic overlooks of the canyons and nearby communities. In addition, the Wilderness Park features a nature center with exhibits and programs for visitors. The Aliso and Wood Canyons Wilderness Park is operated and maintained by the Orange County Harbors, Beaches, and Parks Division of the Resources and Development Management Department. A detailed discussion of open space, parks, and recreation facilities is included in the Conservation/Open Space Element.

As the City matures, it will continue to promote the value of parkland and recreational opportunities for residents. The City will coordinate with AVCA to ensure that parks and trails are maintained, and new facilities are constructed to meet the needs of new City residents. The Conservation/Open Space Element of the General Plan establishes community-wide standards for the provision of parkland.

Aliso Viejo operates a Family Resource Center (FRC) in Iglesia Park at 24671 Via Iglesia. The FRC offers a wide range of services and programs to empower families living in Aliso Viejo to obtain the resources they need to enable their children to mature into well-educated, healthy and self-sufficient adults. All families and children living in Aliso Viejo are eligible for services. The City has joined with three other south Orange County FRC's to create the South Orange County Community Coalition to actively pursue funding for programs and services. Many programs are offered in collaboration with Soka University and local school districts. The City will annually review funding for the Family Resource Center.

The City, AVCA and community residents have also expressed a desire to establish a community center. The General Plan designates a site located across from Aliso Viejo Middle School on Park Avenue for future Community Facility use, which would allow for development of a community center. However, the Land Use Element also establishes that future community facilities may be developed within any land use designation, pursuant to Zoning Ordinance requirements. Therefore, a new community center may be developed on any site within the City identified for such use in the future. The City will continue to collaborate with AVCA and other interested parties to identify demand and a site for such use.

Libraries

Library service is provided to the City by the Orange County Public Library system (OCPL). The OCPL provides the City with relevant resources meeting the City's educational, cultural, civic, business and life-long learning needs, and serves residents of all ages. The Aliso Viejo Library offers access to information, books and other materials in a variety of formats using contemporary technology which encourage and foster reciprocal community involvement to educate, inform and enrich the lives of the community.

Located on the corner of Pacific Park Drive and Journey, the Aliso Viejo Library is a 21,500 square foot facility housing over 100,000 volumes including books, video and audio publications. The library also provides a community bookroom, a book store and a coffee shop for public enjoyment. The City will work with OCPL to ensure the California State Library recommended standard of 1.5 books and 0.5 square feet of library space per capita is maintained and the City's library services needs are met as future development occurs.

AIRPORT LAND USE CONSISTENCY

Portions of Aliso Viejo lie within the planning area for the Airport Environs Land Use Plan (AELUP) for the former MCAS El Toro. Although a non-aviation land use plan has been approved for the site, the land is still federally owned, and the AELUP remains in effect.

All of the currently developed portions of Aliso Viejo were built according to provisions outlined within the Aliso Viejo Community Development Plan, which incorporated a constraints analysis of any impacts from the former MCAS El Toro, which was an operating military installation at the time. Since approval of the Aliso Viejo Master Development Agreement in 1988, the City has followed the approved master plan to a point of near build-out. Remaining entitlements on currently undeveloped land are therefore also consistent with the AELUP.

As noted previously within the Land Use Element, alternatives to the entitled land uses may be approved by the City within identified Community Benefit Overlay (CBO) areas, but would require an amendment to Development Agreements involving the City, the property owner, and in some cases, the Master Developer. Pursuant to State law, if the AELUP for the former MCAS El Toro is in effect at the time such development agreements are approved or amended, the City will refer CBO area proposals to the Airport Land Use Commission for Orange County (ALUC) for a Determination of Consistency with the AELUP.

Heliports/Helistops

The City will ensure that development proposals including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration (FAA), ALUC, and Caltrans, including the filing of a Form 7480-1 (Notice of Landing Area Proposal) with the FAA. This requirement shall be in addition to all other City development requirements.

Building Heights

The City will ensure that development proposals including the construction or alteration of a structure more than 200 feet above ground level comply fully with procedures provided for by federal and State law, with the referral requirements of the ALUC, and with all conditions of approval imposed or recommended by the FAA and ALUC, including the filing of a Form 7460-1 (Notice of Proposed Construction or Alteration) with the FAA. This requirement shall be in addition to all other City development requirements.

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