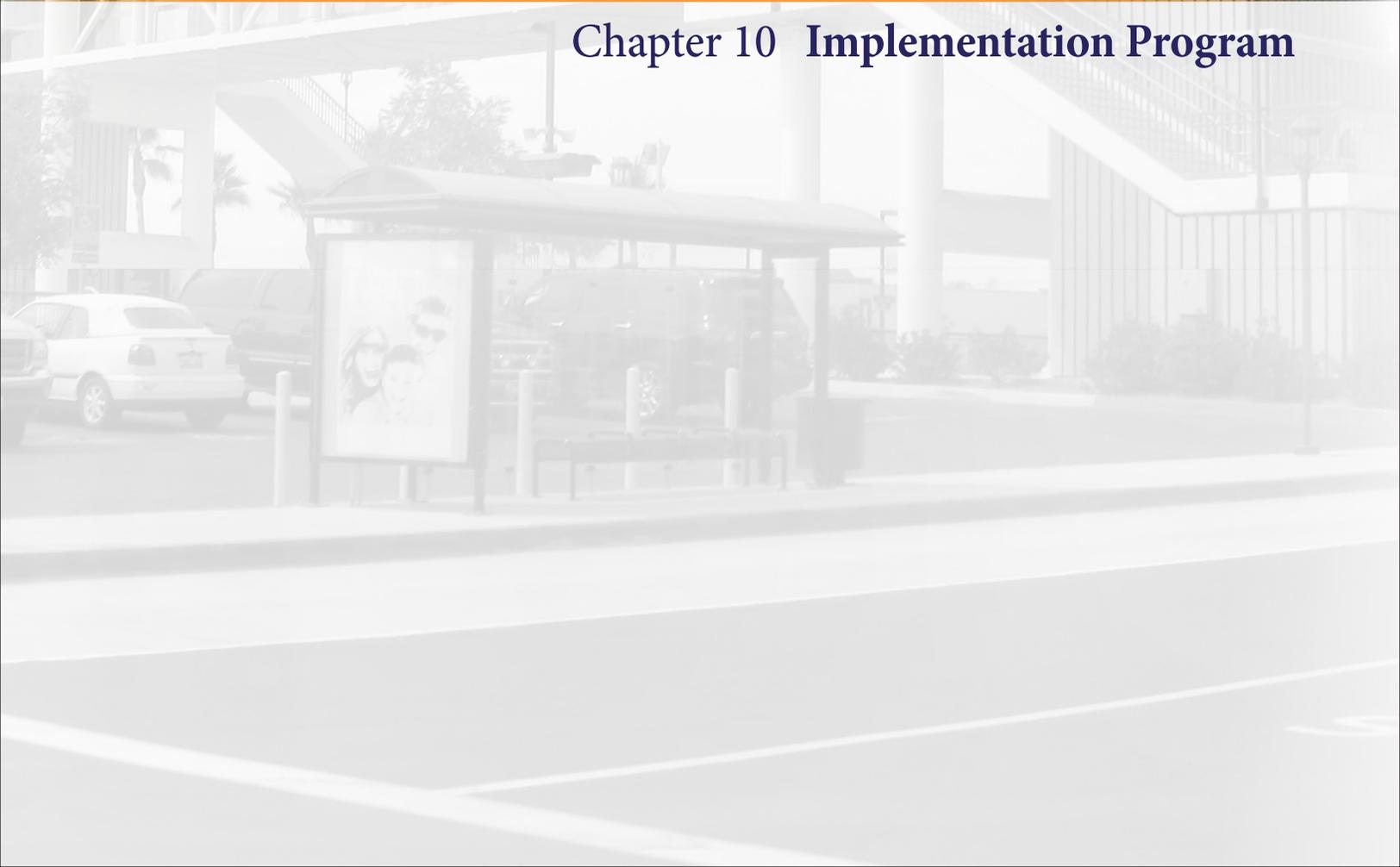




BUENA PARK



Chapter 10 Implementation Program





Chapter 10

Implementation

10.1 INTRODUCTION

The purpose of the implementation program is to guide City Council, Planning Commission, and other Boards and Commissions, as well as City Staff and those wishing to conduct business, live, work, dine, shop, and play in Buena Park, in realizing the overall vision and direction established in the General Plan. The following implementation programs represent specific actions, procedures, programs, or techniques the City will undertake to carry out the goals and policies of the plan. Plan implementation will be achieved through the adoption, implementation, and revision of the municipal code, annual budget, capital improvements program, and through on-going decisions regarding development proposals. All City programs, policies, and actions must and will be made consistent with this General Plan to meet state requirements.

10.2 STRATEGIC PLAN

The City's Strategic Plan establishes priority projects for the City. Acting as a guide, the Strategic Plan assists in allocating City resources and helps ensure projects are completed according to a designated timeline. The Strategic Plan identifies priority projects and is updated regularly. The projects identified in the Strategic Plan are reflective of the General Plan goals and policies. The Implementation Plan and Strategic Plan work together to put into action the goals and policies identified in the General Plan.

10.3 ADMINISTRATIVE IMPLEMENTATION PROGRAMS

REVIEW OF THE GENERAL PLAN AND ZONING CODE

ADM-1 Periodically review, revise, and update the General Plan and the Zoning Code. Specifically, the City will complete the following activities:

- Prepare an annual report to the Planning Commission and the City Council on the status of the General Plan and progress on its implementation.
- Review the General Plan and the Zoning Code regularly to ensure internal consistency, consistency with federal, state, and local regulations and policies and to ensure that the documents meet the vision of the City.

ZONING CODE UPDATE

ADM-2 Following the adoption of the General Plan, revise the Zoning Code to reflect the vision, goals, and policies and development intensities established within the Land Use and Community Design Element and other chapters of the General Plan.

Specific activities that should be examined during the revision to the Zoning Code include:

- Amend or revise the Zoning Code to be consistent with the General Plan.
- Amend the Zoning Code to implement mixed-use zoning districts that provide development standards for mixed-use development, which should address minimum density and intensity requirements; allowable uses; horizontal and/or vertical mix of uses; building heights; and parking standards.
- Incorporate Crime Prevention Through Environmental Design (CPTED) principles into site plan and building design.
- Develop and implement development standards for higher density/intensity development that address compatibility and integration into the existing neighborhoods.
- Revise the City's Zoning Code as needed to be consistent with new state housing legislation.
- Evaluate City's Zoning Code to ensure development standards for industrial uses reflect current market trends and allow for flexibility to respond to new and emerging industry types.
- Develop incentive program for housing and employment centers located in proximity to the Buena Park MetroLink Station or bus stops. Incentives may include reduced parking requirements, density bonuses or other regulatory incentives and concessions.
- Reevaluate the City's Zoning Code and other standards to ensure that new development has a positive relationship with streets, alleys, and access to public gathering spaces.
- Require new development and redevelopment projects to integrate open space areas into the development design.
- Utilize form-based codes in special districts and corridors to ensure that new development and redevelopment are consistent with the desired identity of the City.
- Provide regulatory incentives for sustainable water efficient landscape design and maintenance.

SPECIFIC PLANS AND AREA PLANS

ADM-3 Prepare, adopt, and implement Specific Plans or Area Plans to implement the vision of this General Plan. State law authorizes cities to adopt Specific Plans as a means of implementing their General Plan in designated areas, such as the Focus Areas. Specific Plans are intended to provide more detail on the types of uses permitted, development standards, and circulation and infrastructure improvements. Area Plans implement the General Plan's goals by providing more detailed goals, objectives, and policies pertaining to a specific area. Area Plans address unique characteristics and support unique land use planning and implementation strategies for an area that are compatible with the General Plan.

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REDEVELOPMENT

- ADM-4 Implement and update the Five-Year Redevelopment Implementation Plan consistent with the requirements of the Health and Safety Code and update and/or amend the Redevelopment Plan(s) as appropriate.
- ADM-5 Pursue redevelopment opportunities within the Focus Areas to attract desired land uses and businesses consistent with the Land Use and Community Design and Economic Development Elements.

PROJECT/PROPOSAL EVALUATION

- ADM-6 Evaluate mixed-use projects to ensure that there is an adequate and appropriate mix of uses on the site and within the area.
- ADM-7 Continue processes for interdepartmental review of development proposals to ensure coordinated and comprehensive evaluation of impacts.
- ADM-8 Consider environmental impacts, fiscal impacts, and impacts to infrastructure and service needs when evaluating proposed land use changes and development projects.
- ADM-9 Require capital improvements to be in place prior to new development or completed concurrently.
- ADM-10 Require private development along key street frontages that do not currently include sidewalks, to install sidewalks or walkways in front of the property when new development occurs.

10.4 LAND USE AND COMMUNITY DESIGN IMPLEMENTATION PROGRAMS

FOCUS AREA LAND USE POLICIES

- LU-1 Review land use decisions and new development and infill projects located within the General Plan Focus Areas to ensure they are consistent with the vision, goals, and policies specified for each of the Focus Areas, as described in the Land Use and Community Design Element (Goals LU-19 and LU-20).

Implementing the Buena Park Focus Area Visions

A preliminary vision and key goals are identified for each of the Focus Areas in Chapter 2 of the General Plan. Preparing a specific plan or area plan for each Focus Area is the most comprehensive way to achieve the vision; however, the City can also take more immediate steps to move toward implementation of Focus Area goals, including:

- *Prioritize the Focus Areas or catalyst sites through the Strategic Plan to determine where to concentrate City energy and dollars*
 - *Pursue funding for physical improvements and/or additional studies*
 - *Implement a streetscape improvement program in high-profile corridors*
 - *Prepare a set of design guidelines and/or a form-based code for individual locations*
 - *Implement an incentive program*
 - *Recruit new businesses and/or development to key parcels/districts*
 - *Prepare a market or fiscal analysis to detail market potential of specific focus areas*
 - *Work with adjacent cities to develop joint marketing and recruitment programs*
- Meet with key business owners, property owners, and other stakeholders to share the vision*

FOCUS AREA DEVELOPMENT

- LU-2 Develop a lot consolidation program providing regulatory incentives encouraging the consolidation of small or ill-configured parcels to maximize development opportunities.
- LU-3 Identify sites for and facilitate development of shared and/or joint-use parking facilities within commercial and entertainment districts to reduce prevalence of ingress/egress and to promote park-once shopping and dining.
- LU-4 Complete and implement a master plan for the Entertainment Zone. Reevaluate the Entertainment Corridor Specific Plan as necessary to be consistent with the master plan.
- LU-5 Continue targeted old motel acquisition to promote redevelopment in the Focus Areas. Evaluate and acquire motels as they become available and work with developers to redevelop the sites with appropriate uses.

DESIGN GUIDELINES AND FORM-BASED CODES

- LU-6 Strengthen the architectural and aesthetic character of residential, commercial, and industrial development throughout the City by preparing design guidelines and/or Form-Based Codes for the Focus Areas, as well as any other areas identified by the City. The design guidelines and/or Form-Based Codes should address, but not be limited to the following:

- Specifications that address and provide for elements within the public realm, including human scale amenities in gathering spaces, such as comfortable seating, shade, water features, landscaping, public art, lighting, trash receptacles, and visually interesting architectural features.
- Universal design features in residential construction to accommodate occupants of all abilities and as their abilities change over time.
- Compatibility with existing neighborhoods and surrounding development.
- Preservation and enhancement of historic structures.
- Signage and visibility.
- Regulations controlling the configuration, features, and functions of buildings that define and shape the public realm.

GATEWAYS/ENTRY MONUMENTATION

LU-7 Develop a comprehensive gateway program, including a hierarchy of entry monuments, way-finding signage, streetscape, and other urban design improvements throughout the City. Initial entries/gateways identified to receive treatment include:

- Beach Boulevard at the I-5 freeway;
- Neighborhood entries along 4th Street, Fullerton Avenue, Artesia Boulevard; Homewood Avenue, and Darlington Avenue;
- Commonwealth Avenue and Dale Street;
- Orangethorpe Avenue and the I-5 freeway;
- Neighborhood entries along Oregon Street and Indiana Avenue;
- Beach Boulevard and the SR-91 freeway;
- Beach Boulevard and Crescent Avenue;
- Beach Boulevard and La Mirada Boulevard/Malvern Avenue; and
- Orangethorpe Avenue and Valley View Street.

STREETSCAPE PLANS

LU-8 Develop plans for streetscape improvements along key corridors throughout the City and within prominent corridors identified in the Focus Areas. Emphasis should be placed on improving the visual quality of the corridors as well as increasing walkability and pedestrian usage. Improvements may include landscaping, enhanced paving, unique streetscape amenities, appropriately-scaled lighting, and placement of utility connections underground. Initial corridors to consider, include:

- Beach Boulevard
 - Orangethorpe Avenue to the City limits;
 - I-5 Freeway to Orangethorpe Avenue; and
 - I-5 Freeway to Malvern Avenue.

- Commonwealth Avenue
 - Western Avenue to Dale Street/City limits.
- Orangethorpe Avenue
 - Valley View Street to Beach Boulevard; and
 - Beach Boulevard to I-5 Freeway/City limits.

NEIGHBORHOOD PRESERVATION AND ENHANCEMENT

- LU-9 Continue the City’s Neighborhood Improvement Task Force efforts, as well as the education of community members about property maintenance.
- LU-10 Encourage the use of property owner and other neighborhood-based associations to reduce crime and vandalism, maintain neighborhood amenities, and promote property maintenance.
- LU-11 Use housing set-aside or other appropriate funding to assist owners in the maintenance or rehabilitation of their housing when they are unable physically or financially to adequately maintain their home.
- LU-12 Implement a Neighborhood Pride Program by identifying target neighborhoods, developing comprehensive Neighborhood Improvement/Revitalization Plans and working with residents and property owners to implement the plans.
- LU-13 Continue to offer low-interest loans and rebates to qualified businesses in the Consolidated Redevelopment Project Area for appearance and safety upgrades of commercial buildings.

COMMUNITY SAFETY

- LU-14 Implement and refine development standards and/or guidelines based on Crime Prevention through Environmental Design (CPTED) for new development and redevelopment with emphasis on site and building design to minimize vulnerability to criminal activity.

REGIONAL COORDINATION

- LU-15 Establish a role in the development of the Regional Transportation Plan with the Southern California Association of Governments (SCAG).

Federal Support for Sustainable Communities

Fortunately for California local governments seeking to meet the requirements of AB32 and SB375, three major Federal agencies are coordinating their efforts and grant programs to promote the development of sustainable communities. The Department of Housing and Urban Development (HUD), Department of Transportation (DOT) and Environmental Protection Agency (EPA) formed the Partnership for Sustainable Communities to help American families in all communities gain better access to affordable housing, more transportation options, lower transportation costs, and a cleaner environment.

The Partnership seeks to support planning efforts that advance the Partnership's six Livability Principles:

- Provide more transportation choices.
- Promote equitable, affordable housing.
- Enhance economic competitiveness.
- Support existing communities.
- Coordinate policies and leverage investment.
- Value communities and neighborhoods.

One example of funding offered through the Partnership is the Community Challenge Planning Grants and TIGER II Planning Grants for planning activities that ultimately lead to the development of projects that integrate transportation, housing, and economic development components. HUD and DOT issued a joint Notice of Funding Availability and proposals may be funded from either grant program, or both.

Source: HUD-DOT-EPA Interagency Partnership for Sustainable Communities.

10.5 MOBILITY IMPLEMENTATION PROGRAMS

MASTER PLAN OF ARTERIAL HIGHWAYS

- M-1 Adopt the Mobility Element, and ensure its consistency with the Orange County Master Plan of Arterial Highways (MPAH).
- M-2 Utilize the Master Plan of Arterial Highways (MPAH) Cooperative Study process to amend the Mobility Element, as necessary.

TRAFFIC CONDITIONS AND LEVELS OF SERVICE

- M-3 Monitor key intersections where congestion is likely to occur as a result of increasing traffic volumes.
- M-4 Perform an evaluation of the circulation system every five years to determine segments and intersections that are not meeting the Level of Service standards. If necessary, develop a deficiency plan to identify mitigations to achieve Level of Service standards.

- M-5 Continue to work with Caltrans to synchronize and coordinate traffic signals on arterials at intersections controlled solely by Caltrans.
- M-6 Coordinate with Caltrans to provide adequate freeway access signage to all freeways within the City.
- M-7 Encourage the development of mixed-use projects as a means of reducing peak commute period traffic.

TRANSIT ACCESS/LINKAGES

- M-8 Coordinate with transit providers to identify appropriate sites for future transit facilities.
- M-9 When new transportation facilities are developed, consider developing master plans for the surrounding area to promote maximizing opportunities for transit-supportive and complementary land uses.
- M-10 Encourage new development/redevelopment projects to provide convenient and safe access to adjacent transit facilities.
- M-11 Actively seek opportunities to establish a local shuttle system, linking major destinations within the City.
- M-12 When development/redevelopment projects are located in proximity to parks and recreation facilities, commercial centers, and major destinations in the City, provide incentives for the provision of pedestrian connections and amenities to these adjacent uses.

ALTERNATIVE TRANSPORTATION

- M-13 Coordinate the provision of the non-motorized networks (bicycle and pedestrian) with adjacent jurisdictions to maximize connectivity.
- M-14 Coordinate with the Traffic Engineer/Public Works Department to link bikeways to create a larger connected network.
- M-15 Promote the use of bicycling and walking within the City, through the publication of comprehensive maps and resource materials, and the development and implementation of marketing programs.
- M-16 Provide incentives to developers who incorporate bikeways into developments.
- M-17 Promote the use of Transportation Demand Management (TDM) Measures.
- M-18 Encourage the creation of programs such as Transportation Systems Management (TSM), public transit, carpools/ vanpools, ride-match, bicycling, and other alternatives to the energy-inefficient use of vehicles.

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- M-19 Encourage incentives for the creation and use of car or vanpools for City employees.

CIRCULATION INFRASTRUCTURE AND IMPROVEMENTS

- M-20 Require new development or redevelopment projects to identify direct project impacts and provide associated mitigation at the time of key decision points, such as site plan approval or significant change in the land use of an approved development.
- M-21 Promote opportunities to have new development, redevelopment, or expansion of existing development to pay the full cost of circulation improvements needed to serve the development (i.e., signalization, turn lanes, etc.).
- M-22 Periodically evaluate development impact fees to ensure that circulation infrastructure funding required of new development or redevelopment projects is adequate to improve and/or maintain Buena Park's circulation system to meet Level of Service standards.
- M-23 Prioritize capital improvements, focusing on those areas of the City that operate at unacceptable Levels of Service, to enhance traffic safety, improve Levels of Service, and implement the buildout of the Orange County Master Plan of Arterial Highways (MPAH).
- M-24 Develop a comprehensive landscape, signage, and entryway plan to efficiently direct traffic to appropriate routes and destinations for targeted major arterials and entryways to the City from the freeway system.

MEASURE M COMPLIANCE

- M-25 Ensure that adequate time is allocated to design and construct infrastructure, specifically transportation improvements, for approved development projects.
- M-26 Maintain the annual performance monitoring program of new development projects until all required improvements have been constructed.
- M-27 Agree to expend all Measure M revenues within three years of receipt.
- M-28 Participate in Inter-Jurisdictional Planning Forums.

TRANSIT ORIENTED DEVELOPMENT

- M-29 Encourage higher intensity residential and commercial development in areas of existing and future transit to include, but not be limited, to the following locations/corridors: Metrolink Station located at Dale Street and Malvern Avenue, Valley View Street, Knott Avenue, Beach Boulevard, La Palma Avenue, Orangethorpe Avenue, Commonwealth Avenue, Artesia Boulevard, and Malvern Avenue.

10.6 COMMUNITY FACILITIES IMPLEMENTATION PROGRAMS

POLICE FACILITIES

- CF-1 Involve the Police Department in the design review of new and rehabilitated buildings to ensure basic safety measures and surveillance access are achieved.
- CF-2 Conduct annual needs assessments of police facilities, equipment, and personnel to plan and ensure that future growth of the Police Department is commensurate with future development in the City.
- CF-3 Continue the Citizens Assisting Police Program and the RACES (Radio Amateur Civil Emergency Services) Program to encourage citizen-involvement in community-policing, public safety and outreach.
- CF-4 Continue to support the Police Department's Crime Prevention and Community Relations Unit, which provides the community with programs such as Neighborhood Watch, home and business security inspections, Halloween safety, police station tours, and emergency preparedness.
- CF-5 Work with criminal justice agencies and community groups to support programs that offer information about community policing, reporting of child and adult abuse and neglect, and other crime prevention techniques.
- CF-6 Continue programs such as the Police Explorer Program to provide the opportunity for youth to develop leadership skills, learn team-building concepts, and gain insight into law enforcement as a career.

FIRE AND EMERGENCY FACILITIES

- CF-7 Refer land development and building permit applications to the OCFA for review, and incorporate their recommendations as conditions of approval as necessary to ensure public safety.
- CF-8 Continue to provide adequate staffing of fire response personnel based upon changing conditions, density, and development type.
- CF-9 Provide an adequate number of trained and certified emergency and medical technicians to address the increased medical demands due to an increase in residential density.
- CF-10 Continue to require compliance with all provisions of the most recently adopted version of the California Fire Code (with local amendments).
- CF-11 Promote the OCFA Safety and Education Programs at City Hall, public libraries, and other community centers to notify residents on tips for fire safety and information on the County's AlertOC Program.

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- CF-12 As determined by the City, new projects may be required to enter into a Secured Fire Protection Agreement to pay fair share increases in fire service capacity.

SCHOOL AND LIBRARY FACILITIES

- CF-13 Review development proposals for consistency with school facility requirements, work with school districts to collect student impact fees, and require the dedication of necessary school sites when appropriate.
- CF-14 Work with local colleges to promote continuing education classes offered by providing information at City Hall, public libraries and other community centers.
- CF-15 Work with the Buena Park Library District to determine the adequacy of facilities based upon changing conditions and to identify opportunities to provide for the needs of the community.

WATER SERVICE AND FACILITIES

- CF-16 Update the City's Water Master Plan.
- CF-17 Continue capital improvements indicated in the City's Water Master Plan to improve the ability of the City's water system to provide adequate fire flows and to maintain optimum operation standards.
- CF-18 Implement a development monitoring system to evaluate the individual and cumulative impact of proposed development on the service capacity of water facilities. Use this system in the review of development projects and to require mitigation and/or necessary improvements.
- CF-19 Utilize, where appropriate, public financing mechanisms, such as special assessment or community facilities districts to fund water improvement and service costs.
- CF-20 Review and revise planning and building codes to provide for new technologies that will improve water service delivery and allow for the incorporation of alternative water sources.
- CF-21 Continue to implement the City's Water Conservation and Water Supply Shortage Program to reduce water consumption within the City through conservation, enable effective water supply planning, assure reasonable and beneficial use of water, prevent waste of water, and maximize the efficient use of water within the City.
- CF-22 Explore the feasibility of a recycled water system within the City to reduce the demand for potable water in the future by supplying water for irrigation and other non-potable water uses.

WASTEWATER SERVICE AND FACILITIES

- CF-23 Review and update the City's Sewer Master Plan and Sewer System Management Plan, as necessary.
- CF-24 Update development fee and assessment district fee structures, as necessary, to require all new development to pay its fair share of the cost of all essential wastewater improvements.
- CF-25 Coordinate with the Orange County Sanitation District in the Fats, Oils and Grease (FOG) Program and other educational programs to eliminate the improper disposal of waste in the wastewater system.
- CF-26 Continue to implement the Landscaping Limitations in Municipal Code which requires that drought-tolerant plants be used predominantly in landscaping for all uses other than single family residential.

STORM DRAIN FACILITIES AND WATER QUALITY

- CF-27 Prepare an updated Master Plan of Drainage.
- CF-28 Update the City's current Local Implementation Plan to be consistent with the most recent NPDES Permit requirements.
- CF-29 Continue to require new and redevelopment projects to comply with the County's Drainage Area Management Plan.
- CF-30 Continue to require new development and redevelopment projects to comply with the City's Local Implementation Plan for New Development and Significant Redevelopments.
- CF-31 Consider incentives for developers to incorporate features into new development or redevelopment projects that will reduce urban run-off and improve water quality. These features could address both project specific and other local impacts.
- CF-32 Continue to require the implementation of adequate erosion control measures for development or redevelopment of projects in order to minimize sedimentation damage to drainage facilities.
- CF-33 Utilize development fees, redevelopment funds, drainage fees, and other funding sources to assure that development of drainage facilities corresponds with development within the City.
- CF-34 Identify and improve areas experiencing localized storm drainage problems for storm drain improvements.

- CF-35 Create public education information and outreach materials regarding proper materials handling practices to assist residents and businesses in complying with surface water quality regulations and to increase awareness of potential impacts to the environment resulting from improper containment or disposal practices.
- CF-36 Develop an industrial/commercial inspection program to comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) program.
- CF-37 Encourage new development or redevelopment projects to incorporate underground capture and storage of storm water for use in irrigation and other non-potable uses.

10.7 CONSERVATION AND SUSTAINABILITY IMPLEMENTATION PROGRAMS

SUSTAINABLE DESIGN PROGRAM

- CS-1 Develop a comprehensive sustainable design program that provides information, technical assistance, and/or incentives for owners/developers to utilize sustainable site development, construction, and building practices.

GREEN BUILDING AND SUSTAINABLE DEVELOPMENT

- CS-2 Continue to identify and remove regulatory or procedural barriers to implementing green building practices in the City, such as updating codes, guidelines, and zoning.
- CS-3 Seek out educational or other training opportunities for planning and building personnel to learn new construction practices, including the use of alternative building materials.
- CS-4 On an ongoing basis, City staff should be trained to implement the green building program and to provide advice and expertise about green building to residents, particularly small-scale developers, or homeowners that may have less access to green building expertise.
- CS-5 Develop and provide marketing, training, and educational information and materials to the public regarding green building activities, new construction practices, and/or alternative building materials.
- CS-6 Design new and major remodels to City buildings to achieve minimum requirements of recognized green building rating systems to conserve resources, including, but not limited to, energy and renewable resources.
- CS-7 Encourage developers to include features in buildings to facilitate recycling of waste generated by building occupants and associated refuse storage areas.

- CS-8 Encourage City-sponsored development and redevelopment projects to reduce construction and demolition waste by reusing building materials, using materials that have recycled content, or using materials that are derived from sustainable or rapidly renewable resources to the extent possible.
- CS-9 Create a guide of environmentally preferable products for business practices and uses products, as feasible, in the City's purchasing and operations.
- CS-10 Consider exploring the potential for creating and sustaining local urban agriculture, including community gardens, orchards, and farmers' markets.
- CS-11 Through the development review process, decrease the amount of impervious surfaces in developments, especially where public places, plazas, and amenities are proposed to serve as recreation opportunities.

HISTORIC AND CULTURAL RESOURCES

- CS-12 Update an inventory of historic building and resources.
- CS-13 Establish the Old Buena Park Historic District through an overlay designation or specific plan. The Historic District should include guidelines for preserving and enhancing both public and private property.
- CS-14 Establish preservation incentive programs that encourage property owners to preserve, restore, and maintain historic properties.
- CS-15 Review and revise zoning and land development guidelines in order to protect historic resources from incompatible development.
- CS-16 Develop an archival program for documents, maps, and photographs of historic resources in the City.
- CS-17 Identify and leverage strategic partnerships with local and state historic preservation groups to strengthen historic preservation efforts in the City.
- CS-18 Integrate historic preservation with economic development objectives to generate additional revenue for the City while providing the investment needed to preserve historic resources.
- CS-19 Develop an outreach program to communicate information on programs, services, requirements, and incentives related to the protection and preservation of historic resources.
- CS-20 Develop standards, guidelines, and/or criteria governing the identification, protection, restoration, maintenance, alteration, relocation, or removal of historic resources.

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- CS-21 Create an inventory of information and resources regarding the proper rehabilitation techniques and make the information available to the public to assist owners and developers of historic buildings.
- CS-22 Develop sustainable development and green building guidelines for rehabilitation, retrofitting and adaptive reuse of historic resources. Identify incentives to encourage property owners to adopt these guidelines.

PALEONTOLOGICAL AND ARCHAEOLOGICAL RESOURCES

- CS-23 Consider all known archeological and paleontological resources within Buena Park, and identify areas of cultural and resource sensitivity for future study to be conducted in conjunction with development project environmental review.
- CS-24 Archaeological resources found prior to or during construction shall be evaluated by a qualified archaeologist, and appropriate mitigation measures applied, pursuant to Public Resources Code Section 21083.2 or 21084.1, as applicable, before the resumption of development activities. Any measures applied shall include the preparation of a report meeting accepted industry standards, which shall be submitted to the appropriate California Historical Resources Information System (CHRIS) Information Center (IC).
- CS-25 Any project that involves earth-disturbing activities within previously undisturbed soils in an area determined to be archaeologically or culturally sensitive, shall require evaluation of the site by a qualified archaeologist. The project applicant shall implement the recommendations of the archaeologist, and appropriate mitigation measures applied.
- CS-26 During excavation and grading activities of any future development project, if archaeological resources are discovered the project contractor shall stop all work and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and the treatment of discovered Native American remains shall comply with State codes and regulations of the Native American Heritage Commission.
- CS-27 Paleontological resources found prior to or during construction shall be evaluated by a qualified paleontologist, and appropriate mitigation measures applied, pursuant to Section 21083.2 of CEQA, before the resumption of development activities. Any measures applied shall include the preparation of a report meeting accepted industry standards.
- CS-28 Any project that involves earth-disturbing activities in soil or rock units known or reasonably suspected to be fossil-bearing shall require monitoring by a qualified paleontologist retained by the project applicant for the duration of excavation or trenching.

- CS-29 In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately and the area of the find shall be protected and the project applicant immediately shall notify the Orange County Coroner of the find and comply with the provisions of the California Health and Safety Code Section 7050.5, including P.R.C. Section 5097.98, if applicable. In the event that human remains are determined to be Native American human remains the applicant shall consult with the Most Likely Descendent to determine the appropriate treatment for the Native American human remains.

NATURAL AND BIOLOGICAL RESOURCES

- CS-30 Develop a program for the eradication of invasive plant species.
- CS-31 Encourage the preservation of remaining natural vegetation within Ralph B. Clark Regional Park.
- CS-32 Utilize native plants in the landscaping of City-owned properties.
- CS-33 Implement a public outreach effort that promotes the use of native drought-tolerant vegetation and discourage the use of invasive non-native species in home landscaping.

AIR POLLUTION

- CS-34 Develop and implement mapping and inventory resources to identify sensitive receptors and sources of air pollution throughout the City.

GREENHOUSE GAS EMISSIONS

- CS-35 Develop a Greenhouse Gas Emissions Reduction Plan and/or Climate Action Plan to control and reduce GHG emissions. Development of the plan(s) shall include the following steps:
- Conduct a baseline analysis (GHG emissions inventory) for 1990, or most appropriate baseline year;
 - Adopt an emissions reduction target;
 - Develop strategies and actions for reducing emissions;
 - Develop strategies and actions for adaptation to climate change;
 - Implement strategies and actions; and
 - Monitor emissions and verify results.

Require City operations and actions, as well as land use approvals to be consistent with this plan(s). This plan must be in place prior to adoption of any specific plan. Adopt the Climate Action Plan within 24 months of adoption of the Updated General Plan.

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- CS-36 Develop a “heat island” mitigation plan that includes guidelines for cool roofs, cool pavements, and strategically placed shade trees. Require all new development and major rehabilitation (i.e., additions of 25,000 square feet of office/retail commercial or 50,000 square feet of industrial floor area) projects to incorporate any combination of the following strategies to reduce heat gain for 50 percent of the non-roof impervious site landscape, which includes roads, sidewalks, courtyards, parking lots, and driveways: shaded within five years of occupancy; paving materials with a Solar Reflectance Index (SRI) of at least 29; open grid pavement system; and parking spaces underground, under deck, under roof, or under a building. Any roof used to shade or cover parking must have an SRI of at least 29.
- CS-37 Amend the City Code to establish regulations, in addition to Title 24 requirements, that promote and require the conservation of energy and the use of renewable energy sources as follows:
- Protect solar access to existing buildings and all installed solar energy systems.
 - Develop specific design guidelines for energy efficient architectural designs, site plans, and landscaping to be used during plan review of all new developments.
 - Require that all new developments be designed to take advantage of passive solar heating and cooling opportunities as specified by Section 66473.1 of the Subdivision Map Act. The word “feasible” is as defined in Sec. 66473.1.

SOLID WASTE COLLECTION AND REDUCTION

- CS-38 Implement and update, as appropriate, the Source Reduction and Recycling Element (SRRE) for the City.
- CS-39 Establish targets for materials reduction.
- CS-40 Monitor the operations of the garbage collection contractor to ensure that service levels are adequate.
- CS-41 Encourage participation in the CalMAX program, which is a free service offered by the Integrated Waste Management Board. The program conserves energy, resources, and landfill space by helping businesses and organizations find alternatives to the disposal of valuable materials or wastes through waste exchange.
- CS-42 Provide efficient and effective waste collection services.
- CS-43 Provide environmentally sound waste disposal facilities and alternatives.

- CS-44 Develop and implement a procedure to reduce the amount of paper used in City business practices, which can be achieved by double-siding paper, consolidating files, and circulating documents via email and posting information via the internet, whenever practicable and feasible. Educate business owners about the methods employed by the City to reduce the amount of paper used in their business practices.
- CS-45 Provide conveniently located public litter containers on public streets and in large public venues and strategically located recyclable materials containers.
- CS-46 Encourage partnerships and collaborative efforts to sponsor and coordinate neighborhood pride/cleanup events.
- CS-47 Conveniently locate facilities and informational guidelines to encourage waste reduction, diversion, and recycling practices.

ENERGY CONSERVATION

- CS-48 Adopt energy efficiency standards that integrate energy efficiency and conservation requirements, per State standards. The standards shall be incorporated into the building permit process.
- CS-49 Develop and implement building standards per Title 24 for residential and commercial buildings (new and remodeled buildings) based on appropriate criteria for the City's specific climate zones, sustainability goals, and other appropriate criteria.
- CS-50 Update the City's zoning code to promote solar orientation of buildings.
- CS-51 Review and determine the feasibility of offering incentives for energy efficient building retrofits.
- CS-52 Review and determine appropriate incentives regarding the installation of water efficient or energy efficient fixtures.
- CS-53 The City shall consider amending appropriate codes to allow the installation of new technologies or systems that reduce energy consumption.
- CS-54 Consider offering or expanding energy efficiency information, marketing, training, and technical assistance to property owners, development professionals, schools, and special districts. Review and revise, as needed, existing incentives for incorporating energy reducing practices in remodels and new development, including fee reductions and expedited processing.
- CS-55 Explore collaborations with regional agencies, local governments, special districts, and other public organizations to share resources, achieve economies of scale, and develop plans and programs that are optimized on a regional scale. Evaluate and implement opportunities for supporting new programs and promoting sustainable energy practices through financing mechanisms (e.g., pooled project

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financing, low-interest loans, Community Choice Aggregation, other local government joint ventures, and State funds earmarked for energy efficiency and renewables).

10.8 OPEN SPACE AND RECREATION IMPLEMENTATION PROGRAMS

PARKS, RECREATION AND OPEN SPACE MASTER PLAN

OSR-1 Prepare, adopt, and implement a Parks, Recreation, and Open Space Master Plan. Once adopted, update the Parks and Recreation Master Plan on a regular basis.

OPEN SPACE

OSR-2 Identify opportunities to acquire vacant or underutilized parcels within neighborhoods north of the Interstate 5 Freeway that are lacking open space.

OSR-3 Improve and enhance Buena Park flood control facilities through safety improvements and landscaping to provide open space and linkages between neighborhoods.

OSR-4 Establish/maintain joint-use agreements with schools to provide open space and recreational opportunities for residents.

OSR-5 Consider developing an open space plan to enhance public open space in the City.

OSR-6 Review and modify, as necessary, open space requirements for different types of development projects.

OSR-7 Pursue available resources to fund open space acquisition including Federal, State and local funding grants or donations.

OSR-8 Encourage public volunteer programs that contribute to the preservation and maintenance of open space areas.

PARKS AND RECREATION FACILITIES

OSR-9 Refine and utilize park performance standards that may include a classification system, park system guidelines, and design criteria to guide development and management of parks and open space.

OSR-10 Pursue and maintain joint-use agreements with school districts, neighboring cities, public agencies, private entities, and non-profit organizations that own and operate parks and recreational facilities in the area.

- OSR-11 Develop an incentives program that encourages private development and public agencies to provide park and recreation facilities beyond the minimum requirements.
- OSR-12 Create a program to renovate all park and recreational facilities that include guidelines and best practices for maintenance and upgrading.
- OSR-13 Update the City’s recreation program with input from the community to enhance existing programs or develop new programs to serve people of all incomes, cultural backgrounds, ages and levels of physical capability; and encourage more intensive use of facilities throughout the day.
- OSR-14 Continue to actively seek opportunities to purchase land within the northern portion of the City for development of parks.
- OSR-15 Continue to develop partnerships with other agencies, community-based organizations, businesses, and foundations to maintain and upgrade parks and recreation facilities in the City.

10.9 SAFETY IMPLEMENTATION PROGRAMS

EMERGENCY MANAGEMENT

- SAF-1 Maintain the City’s Emergency Operations Plan, which provides a comprehensive emergency management program for the City.
- SAF-2 The City will periodically conduct mock disaster exercises on a department-wide and City-wide basis to familiarize those City departments participating in the City’s emergency operations, with the City Emergency Operations Plan, and to prepare them to respond in an appropriate and timely manner in the event of an emergency or disaster.
- SAF-3 Require the City’s Emergency Operations Plan to identify methods to prepare for and respond to local and regional man-made threats such as terrorist attacks.
- SAF-4 Provide public safety education and information on the following:
- Potential natural or man-made hazards;
 - Potential life or property-threatening events;
 - Homeland security;
 - Preparation for and reaction to local or regional disasters;
 - The City’s Emergency Preparedness Plan through the Community Emergency Response Training (CERT) program.

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NATURAL HAZARDS

- SAF-5 Utilize existing fault zones to guide the location of development and utilities to safe areas, and enforce use restrictions where necessary. Where development is proposed within the zone, require study of potential impacts related to fault movement in the design of all structures, roadways, utility lines and other facilities.
- SAF-6 Regularly review and update areas designated as flood hazards zones in the City based on Federal Flood Insurance Rate Maps.
- SAF-7 Continue to update, as appropriate, and enforce provisions in the City’s municipal code, regarding development in flood prone areas.
- SAF-8 Maintain and improve capacity levels of storm drainage service, where appropriate.
- SAF-9 Encourage use of Low Impact Development (LID) methods that capture and treat water on-site, therefore, reducing flows to storm drain system.

HAZARDOUS MATERIALS

- SAF-10 Inform Caltrans and transporters of hazardous materials of alterations to the truck routes within the City.
- SAF-11 Regularly update the City’s Hazardous Waste Management Plan.
- SAF-12 Require that businesses located within 0.25-mile or less from a residential neighborhood, or 0.50-mile from a critical care facility follow the strictest guidelines possible regarding the handling, storage, containment, and transportation of extremely hazardous substances.
- SAF-13 Continue to conduct periodic inspections of all businesses using or storing hazardous materials to ensure safe practices and improve communications with business personnel.
- SAF-14 Adopt targets to reduce the volume and toxicity of hazardous waste committed to land disposal.
- SAF-15 Review and update regulations for the production, use, storage, disposal, transport, and treatment of hazardous materials to reduce risk to human and environmental health.
- SAF-16 Continue to publicize and conduct semi-annual household hazardous waste round-ups.

PUBLIC OUTREACH

- SAF-17 Using the City’s website, City publications, or other methods (such as pamphlets), provide public safety education/information, focusing on in-city natural or man-made hazards; the prevention of life or property-threatening events; and the appropriate preparation for and reaction to local or regional disasters by the public.
- SAF-18 Develop programs that inform and educate the community about potential risks, resources, roles, and responsibilities for addressing safety.
- SAF-19 Provide information on available non-hazardous product alternatives, proper storage, management, and disposal of hazardous wastes on the City’s website, at City Hall, and other public facilities, as necessary.
- SAF-20 Consider a residential informational and outreach program by providing homeowners with Best Management Practices (BMP) to address high threat activities, such as disposal of garden waste, pet waste, and household hazardous waste. Urge minimum use of hazardous materials.

10.10 NOISE IMPLEMENTATION PROGRAMS

- N-1 Following adoption of the General Plan, review the City’s existing codes and ordinances (i.e., Building Code, Municipal Code, and Zoning Ordinance) and determine how they should be modified to comprehensively address various noise sources, land use types, and compatibility issues. Topics to be addressed include, but are not limited to:
- Ambient noise levels;
 - Mixed-use developments;
 - Tourist entertainment land uses;
 - Mobile and stationary noise standards;
 - Interior and exterior noise standards;
 - Change in ambient noise levels;
 - Cumulative noise impacts;
 - Construction noise;
 - Construction hours of operation;
 - Vibration noise standards; and
 - Consistency with the City’s adopted General Plan goals and policies.
- N-2 Develop noise performance standards for mixed-use development.
- N-3 Periodically review and update the City’s noise standards to address any significant changes in noise contours, new technologies, effectiveness of mitigation, or other pertinent areas.

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- N-4 Provide information to the public regarding City noise regulations and programs, the health effects of high noise levels, means of mitigating such levels, as well as abatement and enforcement procedures.
- N-5 Use code enforcement to enforce the appropriate noise standards in the City's noise ordinance(s).
- N-6 Use the Police Department to enforce the appropriate noise standards in the State's motor vehicle code.
- N-7 Develop and maintain a Noise Mitigation Guide that includes information regarding City noise regulations and programs and the health effects of high noise levels, and identifies ways to mitigate such levels including effective noise attuning equipment, techniques, materials, design features, and preferred siting for use by City Staff, residents, business owners, developers, builders, and construction equipment operators.
- N-8 Create and maintain an inventory of existing noise levels and noise complaints within the City. Update the inventory every two years to monitor changes in the City's noise environment and the effectiveness of noise mitigation. Consider establishing a noise reduction plan that identifies areas with high noise complaints and makes recommendations on potential noise attenuation measures to meet the City's noise ordinance(s).
- N-9 Examine the potential to establish a Violators Fee for persons requiring a second call/visit for violating the noise ordinance(s).
- N-10 Coordinate with rail agencies and operators in the planning of noise abatement along rail corridors and to establish train horn "quiet zones" consistent with the Federal Train Horn Rule along the Union Pacific Railroad (UPRR) and Burlington Northern and Santa Fe (BNSF) rail lines.

10.11 ECONOMIC DEVELOPMENT IMPLEMENTATION PROGRAMS

ECONOMIC DEVELOPMENT STRATEGY

- ED-1 Complete a market analysis every few years, to re-assess the economic stability of the City's activity centers and from which to identify opportunities for improving a regional draw.
- ED-2 Regularly survey existing merchants as part of a City-wide business retention program, to assess their annual sales, constraints on performance, and overall satisfaction within the City.
- ED-3 Create and implement a marketing/branding action plan for the Entertainment Zone, including Buena Park Mall.

- ED-4 Develop City-wide marketing programs that promote “shop local” incentives for residents to utilize businesses located within the City.
- ED-5 Encourage large employers to develop housing for their employees to reduce the amount of time they spend commuting to work.
- ED-6 Continue to implement and expand the City’s Business Retention and Attraction Program, including a focus on attracting Entertainment venues and or attractions.
- ED-7 Promote establishment of high-end retail and restaurants within the City.
- ED-8 Develop comprehensive strategy to market the Auto Center to new dealerships and retain existing dealerships.
- ED-9 Develop a city wide strategy to retain industrial business and promote the City to potential industrial users.
- ED-10 Provide low-interest property rehabilitation loans to Buena Park businesses through Economic Development Department programs.
- ED-11 Provide rehabilitation assistance in targeted commercial districts to enable the upgrading of commercial properties.
- ED-12 Develop and implement programs to attract new regional office users.
- ED-13 Develop programs that encourage small businesses seeking expansion or new startup businesses to utilize incubator spaces within the City.
- ED-14 Develop programs that encourage home-based businesses seeking expansion or new, small size, startup businesses to utilize incubator spaces within the City.