



End of Avenida Pico by Pam Hill

Growth Management Element

Growth Management addresses the location, timing and type of development within the City and outside City Limits, adjacent to the City. The Orange County Transit Authority (OCTA) Countywide Traffic Improvement and Congestion Management Plans and programs require all cities in Orange County to adopt General Plan Growth Management Elements to be eligible for [Measure M](#) and [M2](#) funding, and this Element meets that requirement.

The Growth Management Element is also needed to help ensure adequate infrastructure and services are available as the City and areas on the City's urban fringe develop.

Given the broad scope of the Growth Management Element, many related goals and policies are addressed elsewhere in the Centennial General Plan, particularly the [Land Use](#), [Mobility and Complete Streets](#), [Public Services, Facilities, and Utilities](#); and [Safety Elements](#).

PRIMARY GOAL:

Provide infrastructure and essential services to areas within City Limits in a timely manner and, if determined appropriate, provide these to areas outside City Limits and within the City's Sphere of Influence.

GOAL AND POLICY SECTIONS:

1. [Community Edges](#)
2. [Development Outside of City Boundaries](#)

LINKS TO OTHER GENERAL PLAN INFORMATION

- [Land Use Element](#)
- [Mobility and Complete Streets Element](#)
- [Public Services, Facilities & Utilities Element](#)
[Safety Element](#)

ADDITIONAL LINKS

- [San Clemente Community Profile Report \(2010\)](#)
- [Measure M](#)
- [Orange County Transportation Authority \(OCTA\) - Congestion Management Program](#)
- [Marine Corps Base Camp Pendleton](#)
- [Rancho Mission Viejo](#)
- [OC Planned Communities](#)

Community Edges

Areas of significant development potential are located outside City Limits, adjacent to San Clemente's eastern and southern boundaries. In 2013, there are development entitlements granted by the County of Orange that apply to areas located in the Rancho Mission Viejo Ranch Plan, which includes Planning Area 8 and the former TRW site. Build out of these areas will impact traffic, noise, public safety services and other aspects of daily life in San Clemente. As such, it is essential the City of San Clemente maintains close contact with the County of Orange, the Rancho Mission Viejo Company and Camp Pendleton to address issues of mutual concern associated with the development of these areas.

GOAL 1:

To continue to be a City with well-defined edges defined by natural topography, open space and development as existing in 2013.

POLICIES:

- GM-1.01. ***Design Transitions.*** Development just inside City Limits or outside City Limits on the City’s Urban Fringe shall provide appropriate design transitions to avoid a stark-appearing edge between site development and buildings in the City and adjacent open land. Such measures shall include, but are not limited to: drought-resistant and/or California Native plantings, ample side- and rear-yard building setbacks, and/or landscaped slopes, hills, or other landforms.
- GM-1.02. ***Open Space Edges.*** Broad, undeveloped open spaces should separate the City from nearby urban areas. This Element establishes the edge for urban development within the term of this General Plan.

GOAL 2:

To be a City that collaborates with neighboring jurisdictions* and agencies to address common issues, maintain environmental quality, and meet San Clemente’s long-range goals.

POLICIES:

- GM-1.03. ***Intergovernmental Collaboration.*** We proactively collaborate with the governing bodies of adjacent jurisdictions to ensure that infrastructure and public services are provided in a timely and high-quality manner in areas where growth is planned, that they are consistent with the City’s General Plan, and that they help maintain a distinct community edge.
- GM-1.04. ***Rancho Mission Viejo.*** We proactively protect the interests of San Clemente residents and businesses in relation to the implementation or refinement of the Rancho Mission Viejo Ranch Plan. We communicate with Rancho Mission Viejo and the County of Orange as needed to help protect such interests.
- GM-1.05. ***Sphere of Influence.*** When changes to our Sphere of Influence are contemplated, we oppose amendments that would result in any net long-term fiscal cost to the City. We recognize that short-term, net fiscal costs may be acceptable if changes to the Sphere of Influence would yield long-term fiscal benefits, maintain or improve environmental quality, and improve San Clemente residents’ quality of life.
- GM-1.06. ***Communication with Camp Pendleton.*** We maintain proactive communications with the United States Marine Corps regarding processes, operations, or projects in the City or at Camp Pendleton that have the potential to impact the City of San Clemente, its residents, or base operations.

GM-1.07. ***San Onofre State Park.*** We support continued public access to and use of those areas of Camp Pendleton under lease to the State Parks Department in 2013.

GM-1.08. ***San Mateo Creek Watershed.*** We support continued environmental protection of the San Mateo Creek Watershed.

LINKS TO OTHER GENERAL PLAN CONTENT

- [Dark Skies](#)

ADDITIONAL LINKS

- [Marine Corps Base Camp Pendleton](#)
- [Rancho Mission Viejo](#)
- [OC Planned Communities](#)
- [San Onofre State Beach](#)

Notes:

* *Issues related to SONGS are addressed in the Safety Element.*

* *Issues related to open space protection are addressed in the Natural Resources Element.*

* *Issues related to the Toll Road are addressed in the Circulation Element.*

* *Issues related to noise generated at Camp Pendleton are addressed in the Noise Element.*

Development Outside of the City

The City is essentially built out; however, additional development may occur outside City Limits in or near the City's Sphere of Influence. Without appropriate planning, this development could significantly impact San Clemente's transportation network, beaches, parks, infrastructure, natural resources, public services, environmental quality and the community's overall quality of life. Before development occurs, the City shall ensure significant impacts are mitigated at no cost to the City, its residents or businesses.

GOAL:

If development occurs outside of but adjacent to the City, it is planned, built and operated in a manner that does not adversely affect the environment or the quality of services and facilities expected by San Clemente residents and businesses.

POLICIES:

GM-2.01. ***Timely Provision of Infrastructure and Services.*** We diligently monitor, influence, and respond as necessary to land planning and development activities outside of the City to ensure that land development provides timely and adequate

transportation facilities (streets, highways, transit, etc.), wastewater collection and treatment, water supply, electrical, natural gas, telecommunications, solid waste disposal, storm drainage, other public infrastructure, public safety and public services (governmental administrative and capital, police, fire, recreational, cultural, etc.).

- GM-2.02. **Consistency with City Policies and Standards.** We demand that the type, amount, and location of development provide infrastructure consistent with our General Plan goals and policies and City standards, including San Clemente’s [Hillside Development Ordinance](#) and the [Bicycle and Pedestrian Master Plan](#).
- GM-2.03. **Costs of Growth.** The costs of providing public facilities and services needed to serve development outside City Limits and adjacent to the City shall be borne by the development or by the approving agency, in accordance with its policies, and shall not reduce the level of services to City residents.
- GM-2.04. **Residential Subdivisions.** We demand that the design of new residential subdivisions in our Sphere of Influence comply with the General Plan, including the following:
- a. incorporate greenbelts, pedestrian paths, parks, recreation facilities, and other community amenities;
 - b. orient parcels away from principal arterials and highways or other heavily traveled corridors, incorporating extensive landscape setbacks along these frontages;
 - c. locate development so as to avoid disturbance of sensitive areas and maintain important environmental resources, including ridgelines, topographic formations, wildlife corridors and habitat in accordance with the [Natural Resources Element](#);
 - d. integrate small scale, multi-family "clusters" within single family residential neighborhoods; and
 - e. design streets to achieve safe, livable streets, consistent with the City’s “Complete Streets” policies and standards.
- GM-2.05. **Costs to San Clemente Taxpayers and Businesses.** We may oppose new development if it would result in any net cost to the City, its residents or businesses, or reduce services to existing residents or businesses.
- GM-2.06. **Sphere of Influence.** We urge the Orange County Local Agency Formation Commission (LAFCO) to update the City’s Sphere of Influence and Municipal Services Review to determine whether unincorporated areas adjacent to the City should be included in the Sphere of Influence.

GM-2.07. ***Non-Residential Subdivisions.*** We demand that the design of new non-residential subdivisions in our Sphere of Influence comply with the General Plan, including the following:

- a. incorporate greenbelts, pedestrian paths, parks, recreation facilities, and other community amenities;
- b. orient parcels away from principal arterials and highways or other heavily traveled corridors, incorporating extensive landscape setbacks along these frontages;
- c. locate development so as to avoid disturbance of sensitive areas and maintain important environmental resources, including ridgelines, topographic formations, wildlife corridors and habitat in accordance with the [Natural Resources Element](#); and
- d. design streets to achieve safe, livable streets, consistent with the City’s “Complete Streets” policies and standards.

GENERAL PLAN FIGURES

- [Figure GM-1, Sphere of Influence](#)

ADDITIONAL LINKS

- [Rancho Mission Viejo](#)
- [OC Planned Communities](#)
- [Hillside Development Ordinance](#)
- [OC Local Area Formation Commission](#)

Infill Development

The City is essentially built-out in terms of “greenfield” areas, which are parcels intended for development and vacant with minimal-or-no infrastructure, public services, and facilities. The majority of future City development will be “infill” on vacant or under-used parcels within areas that are largely developed and served by public services and facilities. Before infill development occurs, the City shall ensure projects address impacts and costs to public services and facilities that are needed to support new development.

GOAL:

To be a City that allows new infill development that is compatible with existing land uses, mitigates environmental impacts, and provides funds or mitigation to meet increased resident demands for services and facilities, generated from new development.

POLICIES:

GM-3.01. ***New In-City Development.*** New in-City development shall pay its share of the costs of public facilities and services needed to serve the new residents, unless the community chooses to help pay the costs for a certain development to obtain community-wide benefits.

LINKS TO OTHER GENERAL PLAN CONTENT

- [Figure LU-1A, Land Use](#)
- [Land Use Element](#)

ADDITIONAL LINKS

- [Zoning Ordinance](#)
- [Hillside Development Ordinance](#)

Implementation Measures

General Plan Implementation Measures are contained in the Strategic Implementation Program (SIP). The SIP contains Implementation Measures for one-time projects that end with a specific goal, and ongoing projects that requires routine activity with no specified end date. The SIP is updated by the City Council with the City budget and Long-Term Financial Plan (LTFP) to ensure the effective implementation of the Centennial General Plan. This coordination ensures that the General Plan remains a dynamic, up to date, responsive guide to public decision making and expenditures.

Click [here](#) to access Implementation Measures for this element in the latest Strategic Implementation Program.

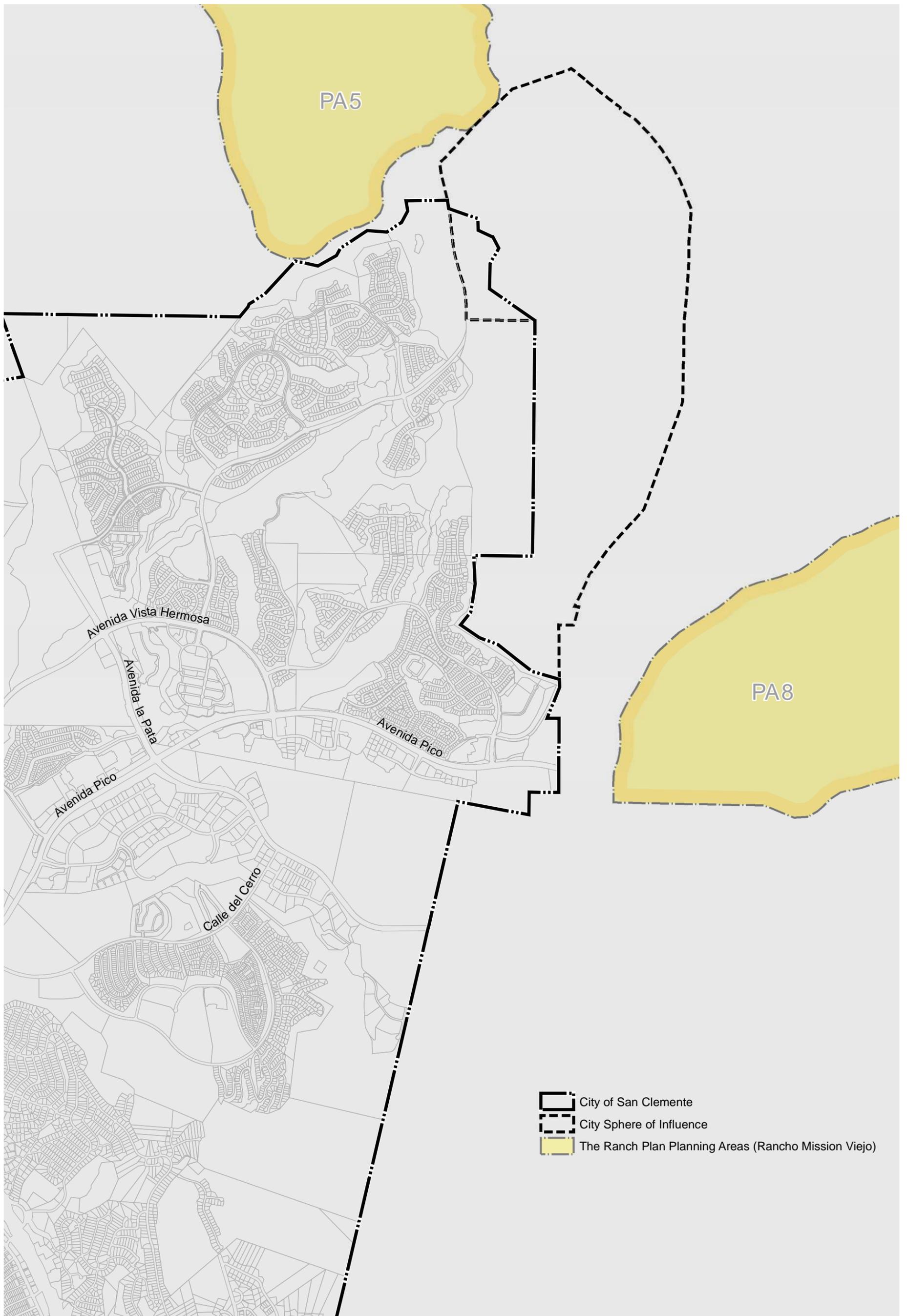


Figure GM-1
SPHERE OF INFLUENCE

