

CITY OF LOS ALAMITOS

3191 Katella Avenue
Los Alamitos, CA 90720

AGENDA PLANNING COMMISSION SPECIAL MEETING Monday, August 11, 2014 - 6:00 P.M.

NOTICE TO THE PUBLIC

This Agenda contains a brief general description of each item to be considered. Except as provided by law, action or discussion shall not be taken on any item not appearing on the agenda. Supporting documents, including staff reports, are available for review at City Hall in the Community Development Department or on the City's website at www.cityoflosalamitos.org once the agenda has been publicly posted.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department, 3191 Katella Ave., Los Alamitos CA 90720, during normal business hours. In addition, such writings or documents will be made available for public review at the respective public meeting.

It is the intention of the City of Los Alamitos to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee, or a participant at this meeting, you will need special assistance beyond what is normally provided, please contact the Community Development Department at (562) 431-3538, extension 303, 48 hours prior to the meeting so that reasonable arrangements may be made. Assisted listening devices may be obtained from the City Clerk at the meeting for individuals with hearing impairments.

Persons wishing to address the Planning Commission on any item on the Planning Commission Agenda shall sign in on the Oral Communications Sign In sheet which is located on the podium once the item is called by the Chairperson. At this point, you may address the Planning Commission for up to **FIVE MINUTES** on that particular item.

1. CALL TO ORDER

2. ROLL CALL

Commissioner Cuijly
Commissioner Daniel
Commissioner DeBolt
Commissioner Grose
Commissioner Riley
Vice-Chair Sofelkanik
Chair Loe

3. ORAL COMMUNICATIONS

At this time any individual in the audience may address the Planning Commission and speak on any item within the subject matter jurisdiction of the Commission. If you wish to speak on an item listed on the agenda, please sign in on the Oral Communications Sign In sheet located on the podium. **Remarks are to be limited to not more than five minutes.**

4. SPECIAL ORDERS OF THE DAY

A. General Plan Update – Draft Land Use Element

The General Plan Update has advanced with the completion of the Land Use Element. The Commission is tasked with finalizing the Element and providing a recommendation for adoption by meetings end.

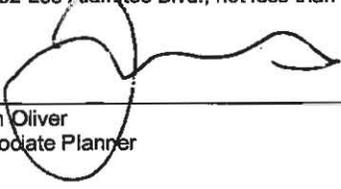
Recommendation: Review the attached draft Open Space, Recreation and Conservation Element and if appropriate recommend approval to the City Council.

5. ADJOURNMENT

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed, and must be done so in writing to the Community Development Department, within twenty (20) days after the Planning Commission decision. The appeal must include a statement specifically identifying the portion(s) of the decision with which the appellant disagrees and the basis in each case for the disagreement, accompanied by an appeal fee of \$1,000.00 in accordance with Los Alamitos Municipal Code Section 17.68 and Fee Resolution No. 2008-12.

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: Los Alamitos City Hall, 3191 Katella Ave.; Los Alamitos Community Center, 10911 Oak Street; and, Los Alamitos Museum, 11062 Los Alamitos Blvd.; not less than 72 hours prior to the meeting.



Tom Oliver
Associate Planner



Date

City of Los Alamitos

Planning Commission

**Agenda Report
Discussion Item**

**August 11, 2014
Item No: 4A**

To: Chair Loe and Members of the Planning Commission

Via: Steven A. Mendoza, Community Development/Public Works Director

From: Tom Oliver, Associate Planner

Subject: General Plan Update – Draft Land Use Element

Summary: The General Plan Update has advanced with the completion of the Land Use Element. The Commission is tasked with finalizing the Element and providing a recommendation for adoption by meeting's end.

Recommendation: Review the attached draft Open Space, Recreation and Conservation Element, and, if appropriate, recommend approval to the City Council.

Background

California State law requires cities to adopt and periodically update a long-range plan for their physical development known as the General Plan. The General Plan serves as a blueprint and foundation upon which land use, development, and capital improvement decisions should be based. The City of Los Alamitos General Plan consists of a collection of nine topical elements that were adopted in May 1990 and amended at various points since then, including a major amendment in 2000. The City is now undergoing its update of the General Plan.

Discussion

The General Plan update is now in its third year of progress and a great deal of work has been completed to understand the existing conditions, the opportunities for the Los Alamitos community, and the next steps in the process.

Tonight, an overview will be provided of the process and progress to date concerning the City's General Plan Land Use Element. Staff will present these issues for review and discussion with the Planning Commission. During the discussion period, City staff anticipates that the Planning Commission and members of the general public may wish to add new issues and revise those shown in the presentation.

- Policies and actions that the City will implement to achieve its goals (though the implementation actions will now be separated from the General Plan and placed into an Implementation Plan).
- Maps, tables, and other graphics to clarify and illustrate key concepts.

With the Joint Meetings behind us, the Planning Commission is now tasked with building a consensus with the Draft Land Use Element. The goal is to have a Land Use Element that has the Commission's support.

Attachments: 1) *Comments/Questions & Responses*
2) *Land Use Element*

Attachment 1

Comment	Response
<ul style="list-style-type: none"> ● A bit of clarification about the inclusion of El Dorado Park Estates East and the Bungalows (Fig2) 	<p>Is the question about city limits? If so, both those neighborhoods are located within City boundaries.</p>
<ul style="list-style-type: none"> ● The last line under Land Use Plan (Pg14) "fiscally sustainable community." What is the meaning and how would it be measured? 	<p>Will include a definition - Sustainability is defined in a rather standard way - fiscal policy is said to be sustainable if the present value of future primary surpluses equals the current level of debt.</p> <p>Simply put, financial sustainability is not just about getting money through donations, grants, user fees, or all of the above, to name a few examples, but that's not the whole story. A financial sustainability plan will also include other types of resources you might obtain, such as in-kind support, volunteer staff, or shared resources from other organizations.</p>
<ul style="list-style-type: none"> ● Table 4 (Pg21) is there a legal definition of "sphere of influence?" 	<p>Will include a definition - The sphere is to be "a plan for the probable physical boundaries and service area of a local government agency."</p>
<ul style="list-style-type: none"> ● Action 1.9 (Pg23) Gateway. Let me put it this way. No. No way. No how. I do not agree with any of the features, on a number of levels: No measurable noted; Impediment to large truck traffic going to the JFTB; If we have to yell who we are...then we really aren't. Won't bore you with more. 	<p>How should this comment be balanced with support received from others on the concepts?</p>
<ul style="list-style-type: none"> ● Action 5.6 (Pg30) Nothing has been done since it became a LUST Cleanup Site in 1992 because of gasoline contamination. Currently there are 22 monitoring wells. Pressure needs to be put on Unocal by the City or else nothing will change for until the next General Plan. 	<p>Should the action be strengthened?</p>
<ul style="list-style-type: none"> ● Under Mixed-use project (Pg19). 1. Are there industry standards that will be used by the Director to determine proportions, and, why exclude parking structures? 	<p>Need clarification; exclude parking due to cost tradeoff for efficiency of land use and walk-ability.</p>
<ul style="list-style-type: none"> ● Bicycle and Pedestrian Facilities (Pg35) 1st sentence. How does the City have adequate infrastructure for bicycles? Needs more clarification. 	<p>Combined with pedestrian, but the point is well taken --- we should call out that bike facilities are not adequate. Comment will be forwarded to Traffic Commission.</p>
<ul style="list-style-type: none"> ● Pedestrian Bridges (Pg38) "...without the risk of being struck by a moving vehicle." We need to see the statistics that back up this statement. 	<p>We can generate statistics, though near-misses and a feeling of safety are hard to calculate. The bridges are also designed to improve traffic flow.</p> <p>Comment will be forwarded to Traffic Commission.</p>
<ul style="list-style-type: none"> ● Policy 1.7 (Pg43) How did this play out with the new Tenet building? 	<p>The Los Alamitos Medical Center has been financially responsible for all physical improvement along Katella for Phase 1 of their build out. Additionally, they will be financially responsible for their fair share of improvements to the Los Alamitos Blvd/Cerritos intersection for Phase 3.</p>
<ul style="list-style-type: none"> ● Action 1.7 (Pg44) What has been the measureable effects of the red light cameras? If we do not know, then get rid of them. 	<p>A review of accident history from 2003 -2012 indicates there has been a slight reduction in the number of accidents at the two photo enforced intersections. A two year sample of accidents (2003 & 2004) preceding the implementation of the photo enforcement program reflected 48 accidents; however supporting data to indicate the cause of those accidents is no</p>

	longer available. A closer examination of recent data (2011 & 2012) reflected that there were a total of 27 reported collisions at the intersections and none were caused by red light violations.
<ul style="list-style-type: none"> ● Action 4.11 (Pg48) I believe the bus stop vendor has been driving this bus, not the OCTA and local businesses. There is no logical (quality of life) reason to have lighted ads. 	The lighted ads were a way to obtain free, newly constructed bus benches and bus enclosures in exchange for the advertising company to advertise along public right of ways.
<ul style="list-style-type: none"> ● Pg 2 of Attach 3. Other Spaces and Facilities. Since Arbor Dog Park and Fields are within our City limits, let's pursue getting them back. If any areas are within our "sphere of influence," it would seem reasonable to include this area. 	Strengthen action?
<ul style="list-style-type: none"> ● Pg 4 Attach 3. Oak Field and McAuliffe Field dates need more clarification. (2003 and 3011). 	3011 should be 2011.
<ul style="list-style-type: none"> ● By including the implementation items in the General Plan, it is becoming more of a Specific Plan. Can we remain more general with more flexibility? 	Staff has listened to this and we are taking the implementation measures out of the General Plan and having them in a standalone document. This allows us to change Implementation items at a later date without having to process a General Plan Amendment.
<ul style="list-style-type: none"> ● The document needs a glossary or definitions. 	Staff is developing an addendum to the document.

Land Use Element

Existing Land Uses

Los Alamitos

Los Alamitos is a small but balanced community bordered by the cities of Cypress, Garden Grove, and Seal Beach in Orange County and the City of Long Beach in Los Angeles County. The Joint Forces Training Base (JFTB) represents roughly half of the land area within the City boundaries and nearly 60 percent of all its parcelized land uses.

The City offers housing options that include small and large detached homes, townhomes, and medium- and high-density apartments, with the residential areas grouped into 16 different neighborhoods. Unlike the majority of Orange County jurisdictions, Los Alamitos actually has more multiple family housing units than single family homes.

The City enjoys a healthy retail and office market, along with an emphasis on medical service and the Los Alamitos Medical Center. Other businesses and employment opportunities span from aerospace to commercial printing to specialty produce. Public uses include numerous school campuses, parks and recreational facilities, religious institutions, civic facilities, and the Joint Forces Training Base.

As of 2013, over 11,000 people called Los Alamitos home, over 14,000 people were employed by businesses in Los Alamitos, and roughly 6,600 students attended schools in the City.

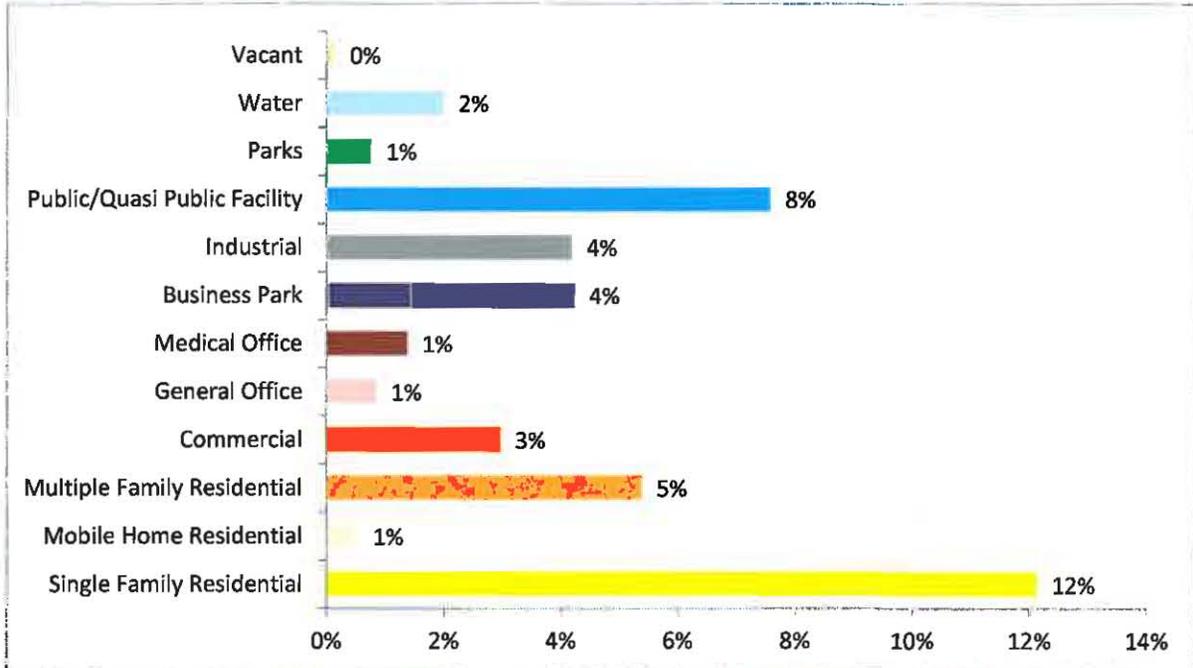
Rossmoor

Rossmoor is within the City's sphere of influence and was originally developed as a master planned community nestled between Los Alamitos, Long Beach, and Seal Beach. Its land use patterns remain largely the same today, and a little over 10,000 people reside within its boundaries. Approximately 2,600 students attend one of the four elementary schools in Rossmoor.

The dominant land use is single family residential, complemented by a small amount of multiple family units, elementary schools, a church, parks, and shops and restaurants.

Charts 1 to 3, Table 1, and Figures 1 and 2 provide a more precise breakdown of existing land uses and neighborhoods in Los Alamitos and Rossmoor. In total, the City estimates that nearly 22,000 people and 15,000 employees lived and worked in the entire sphere of influence for Los Alamitos in 2013. Approximately 10,000 students attend schools in Los Alamitos and Rossmoor.

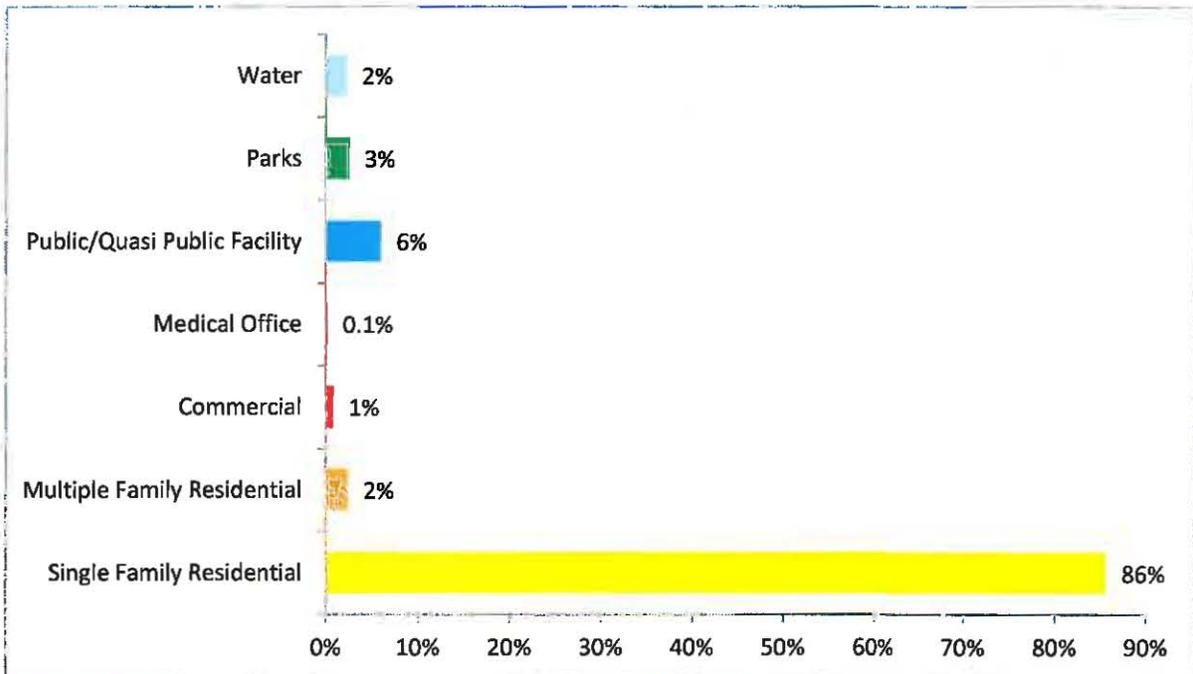
Chart 1. Los Alamitos, Detailed Existing Land Use Breakdown by Acreage (without JFTB)



Note: These figures consider only parcelized land and exclude right-of-way.

Source: PlaceWorks, 2013.

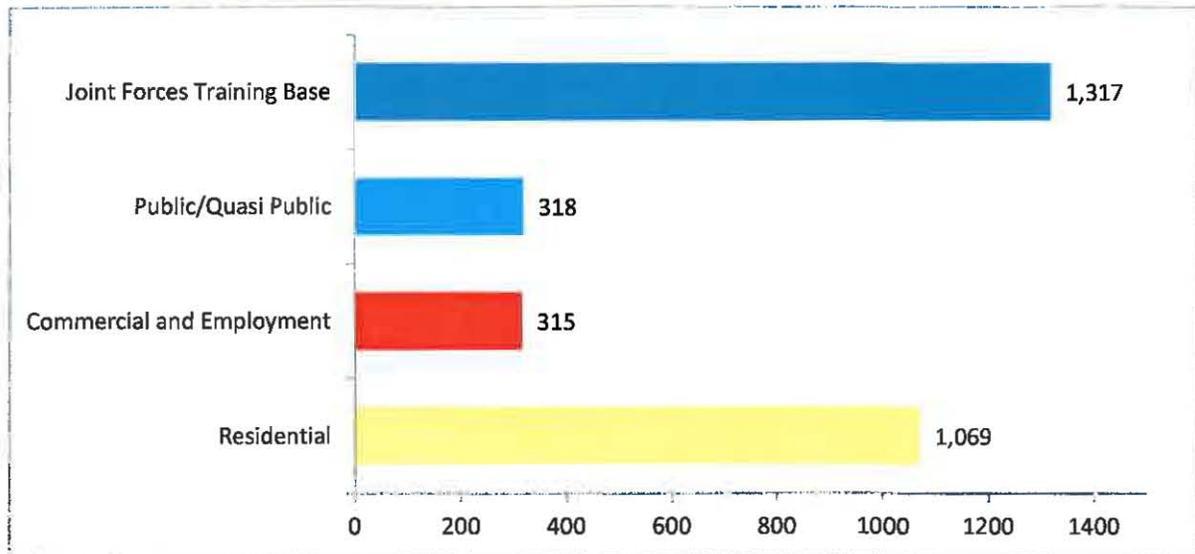
Chart 2. Rossmoor, Detailed Existing Land Use Breakdown by Acreage



Note: These figures consider only parcelized land and exclude right-of-way.

Source: PlaceWorks, 2013.

Chart 3. Los Alamitos and Rossmoor, Generalized Existing Land Use by Acreage



Note: These figures consider only parcelized land and exclude right-of-way.

Source: PlaceWorks, 2013.

Notes on Table 1

- Existing land use categories and GP designations do not match. This is not an error or an indication of land use change or nonconformity. The existing land use figures and maps are provided as a snapshot in time to provide context and better understanding for implementation of the goals and policies.
- Employment totals for the JFTB are estimates of day-to-day employees and include those who work at the golf course. It does not include personnel that train periodically at the facility, which can total up to 3,000 Army reservists and National Guard units.

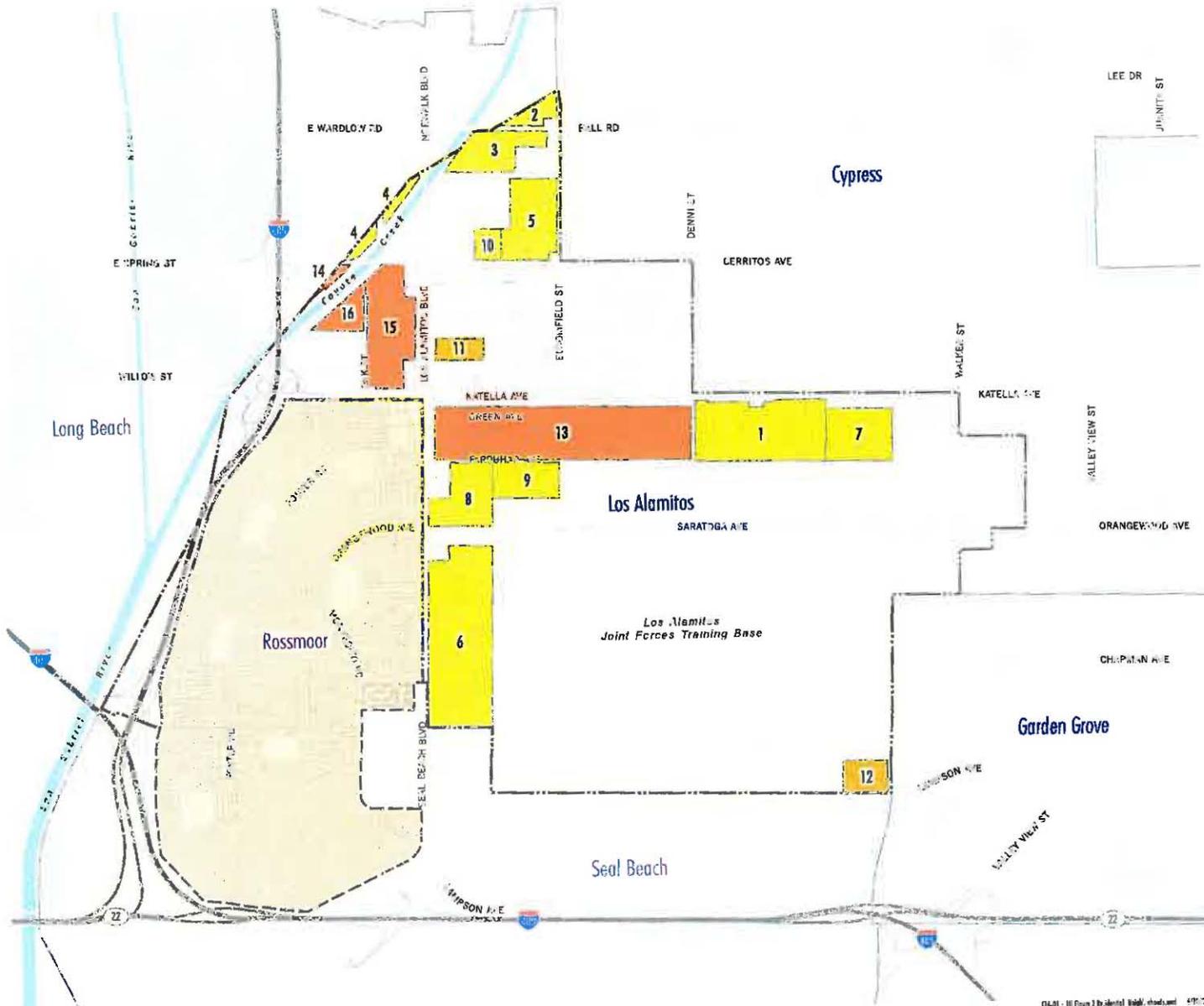
Table 1. Existing Conditions (2013)

Existing Land Use Category	Acres	Units	Population	Employment
CITY OF LOS ALAMITOS				
Residential				
Single Family Residential	275	1,680	4,322	-
Mobile Home Residential	12	112	288	-
Multiple Family Residential	122	2,629	6,764	-
Commercial and Employment				
Commercial	67	-	-	2,896
General Office	19	-	-	1,788
Medical Office	31	-	-	3,065
Business Park	96	-	-	2,912
Industrial	95	3	10	2,149
Public/Other				
Public/Quasi Public Facility	172	-	-	680
Parks	17	-	-	-
Joint Forces Training Base	1,317	-	-	775
Base Facility	1,063	-	-	675
General Office	12	-	-	100
Golf Course	220	-	-	-
Parks	22	-	-	-
Water	45	-	-	-
Vacant	3	-	-	-
Subtotal of Parcelized Land	2,270	-	-	-
Right of Way/Easement	349	-	-	-
All Land within City Boundaries	2,619	4,424	11,384	14,265
ROSSMOOR / SPHERE OF INFLUENCE				
Single Family Residential	642	3,445	9,330	-
Multiple Family Residential	18	334	904	-
Commercial	6	-	-	219
Medical Office	1	-	-	30
Public/Quasi Public Facility	45	-	-	146
Parks	19	-	-	-
Water	17	-	-	-
Subtotal of Parcelized Land	749	-	-	-
Right of Way	233	-	-	-
All Land within Rossmoor Boundaries	982	3,779	10,234	395
TOTAL SPHERE OF INFLUENCE	3,601	8,203	21,618	14,660

Source: PlaceWorks, 2013.

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Figure 2 Residential Neighborhoods



- Los Alamitos**
- Single Family Residential (R1)
 1. Carrier Row
 2. Country Square
 3. College Park North
 4. El Dorado Park Estates East
 5. Greenbrook
 6. Highlands
 7. New Dutch Haven
 8. Old Dutch Haven
 9. Suburbia
 10. Woodcrest
 - Limited Multi Family Residential (R2)
 11. Old Town East
 12. Parkwood
 - Multi Family Residential (R3)
 13. Apartment Row
 14. Bungalows
 15. Old Town West
 16. Royal Oak Park
 - Rossmore**
 - Suburban Residential (TB)
- City Boundary
 Sphere of Influence

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Issues and Opportunities

Los Alamitos is small, builtout community, and any new development could substantially impact the look, feel, and performance of the City. Care must be taken to encourage and approve the optimal land use mix for any new development within Los Alamitos. The following discusses some of the most significant land use issues and opportunities. As other issues and opportunities arise in the future, the General Plan's goals and policies can provide guidance.

Downtown and Retail Spending

Downtown / Town Center

The General Plan uses the terms "downtown" and "town center" interchangeably to refer to a walkable, human-scaled area where people shop, work, eat, have fun, and spend quality time with friends and family. People can also live adjacent to or in a downtown area. It can also be thought of a central business, shopping, and social district. Such an area may also serve the primary place where the people of Los Alamitos gather to celebrate as a community.

Retail Spending

The City's 2012 economic analysis pointed out that Los Alamitos has done relatively well capturing its share of retail spending in the past. With relatively new shopping centers developed in Seal Beach and Cypress, however, Los Alamitos may not soon recover to its pre-recession levels of retail sales. The vast majority of popular big-box retailers are already located in adjacent cities and Cypress already has land capacity to accommodate additional big box tenants. In contrast, there is really no area in Los Alamitos where redevelopment to create a competitive big-box center would be financially feasible.

However, Los Alamitos has the potential to create a unique retail shopping environment with the downtown plan from the Commercial Corridors Plan. A walking, human-scale, experiential shopping district is something that one must travel far from Los Alamitos to find. Furthermore, the Internet has not finished changing the nature of retail, and the future of big box stores as a staple of American consumerism is not a sure thing. What is more certain is that regardless of how we satisfy our material needs, we will still desire places where we can socialize, hang out, dine with friends and family, and, perhaps, do a little shopping.

Additionally, Los Alamitos hosts a large daytime population due to its balance of employment-generating land uses. Workers can generate a great deal of retail sales tax revenue through their purchases before, during, and after work. A downtown Los Alamitos would capture more of the daytime population's taxable retail spending.

Based on the goals and policies from the preceding General Plan and over four years of public input through surveys, interviews, and over two dozen public meetings and workshops, it is clear that the creation of a downtown or town center is one of the community's top three priorities. The downtown plan provides a way for Los Alamitos to create a central place for its residents and successfully compete for taxable retail sales in a way that complements and enhances the community's quality of life.

Industrial

Industrial businesses are an important component of the local economy. The City's 2012 economic analysis suggests that these businesses will likely remain viable and continue contributing more to municipal revenues than they require in public services.

Industrial areas tend to have lower purchase/lease costs than retail and office areas. As a result, non-industrial uses often seek to locate in industrial areas. Many industrial parks in Southern California are dealing with encroachment from churches, day-care facilities, gymnastics and karate schools, and so forth. In Los Alamitos, several industrial properties have commercial recreation businesses (e.g., archery, gymnastics, indoor health and fitness, and batting cages). The nature of commercial recreation businesses attracts families with children and can conflict with adjacent industrial uses and degrade their economic viability.

Accordingly, the City created a Limited Industrial land use designation for a specific area of the City that explicitly permits forms of industrial, commercial recreation, and public/quasi-public uses that do not involve heavy equipment or large trucks. The Planned Industrial land use designation clearly delineates the area intended to accommodate industrial businesses over the long term without encroachment by family-oriented, non-industrial uses.

Medical Office

The medical services industry will continue growing for many years. This growth provides an opportunity for Los Alamitos to capture more economic activity and, consequently, more municipal revenues. The Los Alamitos Medical Center is approved for and is currently implementing a planned expansion that could accommodate a great deal of new medical service uses. If additional medical office demand is created, the City prefers to locate it alongside the Medical Center campus on the north side of Katella Avenue. The Medical Overlay land use designation communicates this preference without limiting opportunities for medical uses elsewhere in the City.

Short-term Development Opportunities

SuperMedia/Civic Center

The land fronting Katella Avenue just east of the 605 freeway is seen as the largest viable site in the City for future retail. Collectively, this is 13 acres and consists of City properties (City Hall, Police Department, City Yard, and the Community Center); other quasi-public buildings; and SuperMedia (western 10 acres), which has expressed a possible desire to sell its property.

Private development interest, along with the City's willingness to relocate its own facilities, indicates that this area could support a variety of retail and hospitality uses. The area is also near Los Alamitos Boulevard and could serve as a southern anchor—though it should not be developed to potentially compete with downtown uses along Los Alamitos Boulevard.

Vacant Parcel Next to Center Plaza

The 2.25-acre parcel along Los Alamitos Boulevard is one of the few pieces of vacant land in the City. Over the years the land has served temporary uses such as Christmas tree sales or a short-term carnival. It will be crucial for the City to ensure that the design of any new development complements the objectives of the downtown effort and the goals and policies of the General Plan. If Serpentine Street is vacated and given to the private land owner, the City should work with the developer to maximize public plaza space into the design.

New Residential South of Cerritos Avenue

There are three parcels along the south side of Cerritos Avenue just east of the Coyote Creek Channel that could potentially be repurposed for residential land uses. These parcels contain two industrial uses and a church, and are surrounded by homes in the Old Town West and Royal Oak Park neighborhoods. The site is also surrounded by new homes just built in 2013, the northern edge of the downtown area, access to the Coyote Creek bike trail, and the high school. The existing church use would be explicitly permitted in a residential designation and be complementary to existing and future residential uses. The surrounding residential uses, the school district, proximity to the high school and downtown area, and poor access for retail uses indicated that a residential designation was considered the highest and best use of the properties.

Joint Forces Training Base

The JFTB provides support and training for military units and other federal, state, and local organizations. The base occupies roughly half of the land area within the City boundaries, but is relatively quiet during the weekdays. On weekends and other select training periods, activities can increase substantially. Nevertheless, the current activities of the base generally do not disturb the surrounding civilian areas, with the exception of some aircraft noise and dust on the areas immediately next to the base and flight path, as well as dust and noise related to new construction activities. Existing land use patterns do not inhibit military readiness activities.

The City maintains a strong partnership with the base, which hosts community events such as the annual Race on the Base and the Wings, Wheels and Rotors Expo. The base also houses the Sunburst Youth Challenge Academy, Youth Baseball Fields, and Aquatic Center, all of which are used by civilian members of the public.

The civilian reuse of the JFTB is not considered likely in the near future, and the City fully supports the base maintaining its current role for the federal and state government and the City of Los Alamitos. The City will continue to coordinate with JFTB leadership on current and potential base activities, the renovation or expansion of recreational facilities, and opportunities to reuse the land between Little Cottonwood Park and the baseball fields that currently contains long-abandoned multifamily units. Ideas include an expansion of the existing park and recreation; a civic center complex; and a joint-use facility that could be used by active, former, and disabled military, the general public, school district, and medical center.

Periodically, traffic congestion is increased along Farquhar and Katella Avenue due to military and civilian activity on the base. The base previously maintained two guarded points of access: Lexington and Orangewood. A third point of access is provided for the golf course, but it is not used to access other parts of the base except in special circumstances. The base closed the Orangewood access point a number of years ago, leaving Lexington as the only entrance to the base. For special events, the base and the City coordinate and open the Orangewood entry, but it otherwise remains closed. The City may wish to investigate with the base on the options and merits of reopening the Orangewood entry on a permanent basis.

Future potential growth in the City and Rossmoor is not within the airport's clear zone and would be restricted to building heights far below the federally-defined limitation of 88 to 200 feet based on proximity to the runway. Additionally, potential growth would be limited to a few areas of the City, would only represent incremental increases in building space, and would not introduce sensitive land uses that are not already present. Accordingly, current and future military readiness activities would not be affected by future growth. The base is categorized as its own special Community and Institutional land use designation and policies are provided to guide the City in the event that the base begins to transition to civilian use.

Long-term Development Opportunities

Mixed Use Designation

The four corners of Los Alamitos Boulevard and Katella Avenue contain the only remaining commercial property in the unincorporated community of Rossmoor and the most intense commercial areas in Los Alamitos. The southwest corner remains designated Suburban Residential and under the jurisdiction of the County of Orange until such time as the properties are annexed into the City. The City created a Mixed Use land use designation to complement its Town Center Overlay Zone and encourage the future improvement and intensification of the land around the primary downtown intersection.

The northeast corner (extending to Reagan Street) contains Los Alamitos Plaza, other assorted shops, office, quasi-public uses (including St. Isidore), and some residences. The City currently applies a Town Center Overlay Zone to the northeast corner (through to the alleyway before Reagan Street). The overlay district permits commercial uses on the first or second floor and multiple family residential uses on the second floor and higher. Buildings within the Town Center overlay district can be constructed up to five stories or 60 feet in height (reduced down to one, two, or three stories when within 75 feet of residentially zoned property).

The northwest corner contains a commercial center (with some improvements), gas station, some homes, an older retail business, and a new CVS. The alley functions as an internal drive aisle, and the property is oriented to the automobile, though internal circulation is provided. Recent new development/improvements make it unlikely that this corner would undergo a major transformation; however, it could reposition itself when the downtown plan's street improvements take place.

The southeast corner (extended south to Farquhar) consists of numerous small shops, restaurants, services, and the Los Alamitos museum. Shared parking is in this area, along with a small underground parking garage. This corner is served by alleys—the north-south alleyway has been partially improved with the undergrounding of utilities and inclusion of pedestrian-scale street lights. Previous plans identified this area for a walkable atmosphere that would have many of the businesses front onto the alleyway. Accordingly, future development and improvement options would likely revolve around internal streetscape design, a centralized parking feature, and the possible introduction of mixed uses.

Positive implications primarily revolve around an increase in revenue and exposure for the commercial businesses and jurisdiction, and the introduction of uses that are complementary to the medical center and downtown area. Ideas include a mix of residential, retail, restaurants, and a business hotel that could serve the medical center and other visitors. A hotel use would bring in a good deal of transient occupancy tax revenue without a significant traffic impact. Upper floor uses could take advantage of the views and temperate Southern California weather. Finally, Katella Avenue and its intersection with Los Alamitos Boulevard will likely be exposed to high volumes of external traffic regardless of intensification. The City may be wise to maximize the value of the exposure to the passing traffic by facilitating more intense development in this area.

Arrowhead Products

Arrowhead Products is a dynamic aerospace company whose facilities are situated on 28 acres; its two plants total over 250,000 square feet of working area. The company manufactures metals products such as flexible and ridged bleed ducting, flex joints, and exhaust ducts; and non-metal products such as insulation to support metals product and end item composites made from plastic, rubber, fiberglass, resins, Kevlar, etc. The facility permits the manufacture of intricate, detailed parts from raw material (sheet, rod, forge, blank, mixtures, etc.) through complex final assembly and cleaning processes. Arrowhead Products has been operating at this location for decades and generates a large number of highly skilled, highly paid jobs as the company continues to build upon its global status. The City supports its continued operation and success.

If the company ever decides to move locations or change its business, the property could also be an ideal site for new retail development. Collectively, the four parcels offer 28 acres of land—larger than any other privately used site in the City. Additionally, the site sits along Katella Avenue, a regional thoroughfare that carries upward of 60,000 vehicles per day, and is in proximity to substantial commercial development in Cypress.

To ensure that the City could understand and plan for a potential retail uses on the site, the General Plan designates the site for Retail Business. Retail uses generate greater traffic impacts than manufacturing uses, and the environmental analysis evaluated the site as retail to analyze the greatest potential traffic impact.

Land Use Plan

The development, use, and distribution of land are critical to achieving the City's vision and objectives. Land, especially in Los Alamitos, is a finite and valuable resource, and its use dictates the City's economic future. As stewards of the land, the City must plan for uses and development that adds value to the community, in terms of function, design, and fiscal return. The following land use plan and designations reflect the City's desire to remain a balanced and fiscally sustainable community. Figure 3 displays the General Plan Land Use Plan.

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Table 2. Land Use Designations

Land Use Designation and Density / Intensity Range	Description of Typical Uses
CITY OF LOS ALAMITOS	
Residential	
Single Family Residential 1–6 du/ac	Single family detached homes on individual lots.
Limited Multiple Family Residential 6–20 du/ac Max office space 500 square feet	Single family detached and attached residences, including small lot subdivisions, townhouses, courtyard homes, duplexes, and triplexes. Live/work uses are also permitted, subject to the uses permitted by the Professional Office designation.
Multiple Family Residential 20–30 du/ac	Single family detached and attached residences, including all development permitted in other residential categories as well as stacked flats and other building types with 4 or more units. Other uses such as convalescent hospitals, churches, and mobile home parks are also permitted subject to special procedures.
Commercial and Employment	
Retail Business Max FAR 1.00	Commercial retail uses that include supermarkets, drugstores, personal services, restaurants, and facilities that offer a variety of retail products. General services such as auto-related sales and repair, nurseries, plumbing outlets, and home appliance stores are permitted subject to special review procedures.
Professional Office Max FAR 1.50	Professional and general office uses such as law, insurance, medical, dental, engineering, and financial services.
Planned Industrial Max FAR 1.50	Light industrial, manufacturing, and office park uses such as research and development, manufacturing, boat building, appliance repair and service, plastic fabrication, and printing plants. Commercial recreation uses are not permitted.
Limited Industrial Max FAR 1.50	All uses permitted in Planned Industrial as well as commercial recreation uses within industrial buildings such as soccer, gymnastics, archery, indoor health/fitness, and batting cages.
Medical Overlay Max FAR 3.0	All of the uses permitted in Planned Industrial are permitted, but the City encourages medical uses on the north side of Katella Avenue adjacent to the Los Alamitos Medical Center campus.

Table 2. Land Use Designations

Land Use Designation and Density / Intensity Range	Description of Typical Uses
Special Use	
Community & Institutional Max FAR 3.0	Public and quasi-public uses such as the civic center, schools, hospitals, fire stations, parks, churches, utilities, and other similar uses.
Community & Institutional/JFTB	The Joint Forces Training Base is an active military installation and airfield that provides support and training facilities for military units and other national, state, and local organizations to include emergency operations. Development and activities on the base are governed by the federal government.
Mixed Use Max FAR 2.0 30 du/ac	Vertical or horizontal mix of commercial, office, and/or residential uses on the same parcel. Retail is preferred on the ground floor. Office uses and attached single family and multiple family housing should be above the ground floor.
Specific Plan Max FAR 4.0 30 du/ac	The City may require a specific plan for development with more than 50,000 proposed gross square feet of building, including residential space if a part of a mixed use project. This requirement does not apply to development within the Joint Forces Training Base or development approved under and consistent with an existing specific plan. No specific plan shall deviate from the General Plan without a general plan amendment.
Easement Overlay	Applied to right-of-way areas for trails and open space.
Open Area	Land used for flood control purposes along Coyote Creek and the San Gabriel River. Trails and recreational uses are permitted in coordination with the Orange County Flood Control District.
ROSSMOOR / SPHERE OF INFLUENCE	
Suburban Residential 0.5 –18 du/ac	Governed by the latest (2011) Orange County General Plan, which provides the following guidance: - Wide range of housing types, from estates on large lots to attached dwelling units (townhomes, condominiums, and clustered arrangements) - Neighborhood/convenience commercial sites are assumed to be consistent, subject to additional guidelines

Calculating Density and Intensity of Development

Residential Density | dwelling units per acre (du/ac)

Residential density refers to the number of dwelling units that can be constructed per acre of land.

Residential project. For a project containing only residential uses, divide the total number of dwelling units by the acreage of land, excluding the area designated for public right-of-way.

Mixed-use project, horizontal mix. For residential and nonresidential uses within the same project area, but on different parcels, divide the total number of dwelling units by the acreage of land used as residential, excluding area designated for public right-of-way.

Mixed-use project, vertical mix. For a project containing residential and nonresidential uses that are within the same building, divide the total number of dwelling units by the acreage of land used for that building(s), excluding area designated for public right-of-way.

If a project contains both horizontal and vertical mixes of residential and nonresidential uses on a single parcel, the Community Development Director shall determine the appropriate proportion of land to allocate for the purposes of calculating residential density. Land used for structured parking and public rights-of-way shall be excluded from such calculations.

Building Intensity | floor area ratio (FAR)

The intensity of building on a site reflects a combination of a building's height, lot coverage, and overall massing distribution. To ensure that the building intensity of a project is appropriate for the land use designation and community, a maximum intensity standard is provided in the form of a floor area ratio (FAR). The FAR calculation excludes floor area used for structured parking to encourage its use and reflect its much higher construction costs.

Nonresidential project. For a project containing one or more nonresidential uses, divide the total net floor area of a building(s) by the total area (in square feet) of the parcel, excluding area designated for structured parking and public right-of-way.

Mixed-use project. For a project containing residential and nonresidential (on the same or different parcels), divide the total net floor area of the residential and nonresidential portions of a building(s) by the total area (in square feet) of the parcel, excluding area designated for structured parking and public right-of-way.

Projected Buildout Conditions

Estimating the future buildout of the Land Use Plan allows the City, Rossmoor, and others to plan for necessary levels of community services and infrastructure capacities. It does not, however, reflect a certain future or a mandate to approve development.

The theoretical buildout was based largely on the assumption that the majority of the City and Rossmoor would not change. Some incremental intensification was assumed through small projects (e.g., adding a second dwelling unit or expanding a storefront). A handful of parcels were identified as areas where more substantial change could occur. For those parcels, the City created a set of projections and estimated the amount of development that could occur between now and 2035 (the horizon planning year for the General Plan). Tables 3 and 4 break down the potential buildout by land use designation and jurisdiction.

Table 3. Projected Buildout (2035) by Land Use Designation

General Plan Land Use Designation	Acres	Units	Population	Employment
CITY OF LOS ALAMITOS				
Residential				
Single Family Residential	258	1,549	4,046	-
Limited Multiple Family Residential	18	189	494	-
Multiple Family Residential	145	2,934	7,660	-
Commercial and Employment				
Retail Business	86	-	-	4,431
Professional Office	22	-	-	2,174
Planned Industrial	141	-	-	4,860
Limited Industrial	8	-	-	185
Medical Overlay	13	-	-	1,429
Special Use				
Mixed Use	19	100	263	2,279
Specific Plan	17	-	-	1,345
Community & Institutional	152	-	-	645
Community & Institutional/JFTB	1,318	-	-	675
Open Area	82	-	-	-
Right of Way/Easement Overlay	340	-	-	-
Subtotal	2,619	4,772	12,463	18,022
ROSSMOOR / SPHERE OF INFLUENCE				
Suburban Residential	749	3,963	10,540	408
Right of Way	233	-	-	-
Subtotal	982	3,963	10,540	408
GRAND TOTAL	3,601	8,735	23,003	18,430

Source: PlaceWorks, 2013.

Table 4. Existing Conditions Compared to Projected Buildout

Planning Timeframe	Units	Population	Employment
CITY OF LOS ALAMITOS			
Existing Conditions (2013)	4,421	11,384	14,265
Projected Buildout (2035)	4,772	12,463	18,022
Potential Growth	348	1,079	3,757
ROSSMOOR / SPHERE OF INFLUENCE			
Existing Conditions (2013)	3,779	10,234	395
Projected Buildout (2035)	3,963	10,540	408
Potential Growth	184	306	13
TOTAL PLANNING AREA			
Existing Conditions (2013)	8,200	21,618	14,660
Projected Buildout (2035)	8,735	23,003	18,430
Potential Growth	532	1,385	3,770

Source: PlaceWorks, 2013.

Goals and Policies

- Goal 1: An attractive and pedestrian-friendly town center that serves as the heart of the community.**
- Policy 1.1 Town center.** Promote the development of a unique town center around Los Alamitos Boulevard, with spaces designed for community celebrations and events.
- Policy 1.2 Public investments.** Invest in public improvements to transform Los Alamitos Boulevard into an attractive and pedestrian-friendly street.
- Policy 1.3 Diverse businesses and activities.** Attract and retain a variety of shopping, dining, and entertainment options for residents and visitors in the town center. Encourage the creation of daytime, nighttime, and weekend activity in the town center.
- Policy 1.4 Vertical mixed-use.** Encourage development that provides retail on the ground floor and office, hotel, or residential uses on upper floors in the town center along Los Alamitos Boulevard.
- Policy 1.5 Outdoor dining.** Encourage existing and new restaurants to incorporate outdoor dining along Los Alamitos Boulevard.
- Policy 1.6 Public art.** Encourage the incorporation of art in public and private spaces that celebrates the community's history and imagines a greater future.

Goal 2: Fiscally sustainable growth and economic development through a balanced mix of land uses and development types.

Policy 2.1 Fiscal impacts. Require that new development be fiscally neutral or positive and can be adequately served by public facilities without negatively impacting service to existing businesses and neighborhoods.

Policy 2.2 Mix of land uses. Maintain a balanced mix of residential, retail, employment, industrial, open space, and public facility land uses.

Policy 2.3 Maximize retail along Katella. Maximize community- and regional-scale retail opportunities along Katella Avenue. For parcels 10 acres or larger along Katella Avenue, support the conversion to community- and regional-scale retail.

Policy 2.4 Town center uses. Maximize shopping, dining, arts, and entertainment uses in the town center.

Policy 2.5 Skilled jobs. Attract and retain businesses that provide highly skilled and well-paid jobs.

Policy 2.6 Medical uses. Leverage the medical center as a key anchor, concentrating medical uses around the campus and encouraging complementary uses.

Policy 2.7 Quality of life uses. Maintain, improve, and expand uses that define and enhance the City's quality of life, including parks, trails, open spaces, and public facilities.

Policy 2.8 Annexation. Support annexations that will have a positive fiscal impact on the City.

Goal 3: Commercial, office, and industrial opportunities that maintain compatibility with surrounding neighborhoods, businesses, and public facilities.

Policy 3.1 Compatibility. Require that new nonresidential development is located, scaled, and designed to be compatible with existing adjacent neighborhoods and uses.

Policy 3.2 Economic viability. Preserve the economic viability and continuity of existing commercial and industrial businesses.

Policy 3.3 Pedestrian improvements. Upgrade rights-of-way in areas designated as Limited Industrial and Medical Overlay to create safe and attractive pedestrian environments.

Goal 4: Neighborhoods and buildings that are well maintained and demonstrate a sense of pride and identity.

Policy 4.1 Pride and identity. Enhance the sense of identity and increase the feeling of pride among Los Alamitos residents, business owners, employees, and visitors through excellent physical design and continual property maintenance and improvements.

Policy 4.2 Corridor design. Buildings and related improvements along the City's arterial streets should exhibit authentic and enduring design. Although no specific architectural style is required, the City prefers that designs for individual buildings stay true to a single architectural style and discourage franchise architecture.

Policy 4.3 Multifamily neighborhoods. Promote coordinated property maintenance and improvement in the Old Town West, Old Town East, and Apartment Row neighborhoods.

Policy 4.4 Mansionization. Ensure that all new development in residential neighborhoods discourages mansionization.

Policy 4.5 Substandard parcels. Encourage improvement of existing buildings and property to comply with current standards and present an attractive and well-maintained appearance. When improvements are not feasible, support the consolidation of substandard parcels for reuse.

Goal 5: Lands owned by public agencies that are used, planned, and developed in a manner that reinforces the goals of the General Plan.

Policy 5.1 Community use of the Joint Forces Training Base. Cooperate with Joint Forces Training Base (JFTB) leadership to maximize the community use of base facilities.

Policy 5.2 Joint Forces Training Base reuse. The JFTB shall remain a functioning military training facility within the jurisdictional boundary of the City of Los Alamitos. If the federal government decides to close the base and transition it to private, non-military use, the City of Los Alamitos shall maintain a leadership role in establishing and implementing a base reuse plan.

Policy 5.3 Reuse of public land. The City shall prioritize the reuse of land not along Katella Avenue that is owned by non-city public agencies for public uses such as civic buildings, parks, or recreation facilities.

Policy 5.4 Flood control facilities. The City strongly supports the use of flood control facilities as public trails throughout Los Alamitos.

Policy 5.5 Dual use of school property. Coordinate with LAUSD to enable public use of school facilities outside of school hours.

Policy 5.6 School expansion and improvements. Coordinate with LAUSD and its consultants on technical studies for school expansion and improvement projects.

Glossary of Terms and Acronyms

The following glossary provides definitions for the various planning and technical terms and acronyms that can be found in the General Plan or may arise during conversations, analysis, and implementation related to the General Plan.

Terms

A

Acoustical Engineer. An engineer specializing in the measurement and physical properties of sound. In environmental review, the acoustical engineer measures noise impacts of proposed projects and designs measures to reduce those impacts.

Acreage, Gross. The land area that exists prior to any dedication of land for public use, health, and/or safety purposes.

Acreage, Net. The portion of a site that can actually be built upon, which is the land area remaining after dedication of ultimate rights-of-way for:

- Public streets
- Drainage facilities
- Public parks and other open space developed to meet minimum standards required by City ordinance
- Utilities

Acre-Foot. The volume of water that would cover 1 acre to a depth of 1 foot. An acre-foot is about the amount of water used each year in and around the home by two average California families, or about 326,000 gallons.

Active Transportation. Non-motorized transportation modes, such as bicycling and walking, that are integrated with public transportation.

Adaptive Reuse. The conversion of obsolescent or historic buildings from their original or most recent use to a new use. For example, the conversion of former hospital or school building to a residential use, or the conversion of an historic single-family home to an office use.

Affordability, Housing. The ratio of housing costs to household income.

Affordability Requirements. Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low- and low- income households for a specified period.

Affordable Housing. Dwelling units for which the housing payment is generally not more than 30 percent of household gross income for a specified income group.

Alley. A narrow service way, either public or private, which provides a permanently reserved but secondary means of public access not intended for general traffic circulation. Alleys typically are located along rear property lines.

Alquist-Priolo Earthquake Fault Zone. A regulatory zone, delineated by the State Geologist, within which site-specific geologic studies are required to identify and avoid fault rupture hazards prior to subdivision of land and/or construction of most structures for human occupancy.

Alternative Energy. See Renewable Energy

Ambient. Surrounding; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.

Annex. To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Automobile Related Uses: Uses related to retail or wholesale sales of automobiles, recreational vehicles and boats, automotive repair services, automobile-oriented retail businesses (e.g., auto parts, tires, etc.) and fueling stations.

A-weighted Decibel. The A-weighted decibel scale discriminates against upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale ranges from zero for the average least perceptible sound to about 130 for the average pain level.

B

Below Market Rate Housing. Below market rate housing refers to housing unit(s) that receive public or private subsidies that make it affordable for a very low, low, or moderate income households (depending on the program) to rent or purchase a housing unit. It may also be referred to as subsidized housing.

Bicycle Friendly. Describes policies and practices that may help people feel more comfortable about traveling by bicycle with other traffic. The level of bicycle-friendliness of an environment can be influenced by many factors resulting from transportation planning and infrastructure design decisions.

Bike Path (Class 1 Facility). Provides a completely separated right-of-way designated for the exclusive use of bicycles and pedestrians with minimal interruption by motor vehicles. A bicycle path may be located on a portion of a street or highway right-of-way or in a special right-of-way not related to a motor vehicle facility. It may be grade separated or have street crossings at designated locations. It may be identified with “Bike Route” signs and also may have pavement markings.

Bike Lane (Class 2 Facility). Provides a preferential right-of-way designated and striped for the exclusive or semi-exclusive use of bicycles, with some allowances for vehicle parking. It is usually located along the edge of the paved area or between the parking lane and the first motor vehicle travel lane. It is identified by “Bike Lane” or “Bike Route” signage, special lane lines, and other pavement markings. Bicycles have exclusive use of a bicycle lane for longitudinal travel, but must share the facility with motor vehicles and pedestrians crossing it.

Bike Route (Class 3 Facility). Provides a route designated by signs or permanent pavement markings that is shared with either pedestrians or motorists. There are generally no special lane markings and bicycle traffic shares the roadway with motor vehicles.

Bikeways. A term that encompasses “bike paths,” “bike paths,” and “bike routes.”

Bond. An interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.

Brownfield. An area with abandoned, idle, or under-used industrial and commercial facilities where expansion, redevelopment, or reuse is complicated by real or perceived environmental contamination.

Buffer. An area established between potentially conflicting land uses, such as heavy industrial and residential uses, which, depending on the potential impact, may utilize landscaping, earth berms, structural barriers, setbacks, or roads to reduce or eliminate potential impacts.

Buildout. Development of land to its full potential, as permitted under current or proposed planning or zoning designations.

Buildout, General Plan. The projected development of land within the General Plan area (City of Los Alamitos and Rossmoor) by the year 2035, as permitted by the land use designations. The theoretical buildout was based largely on the assumption that the majority of the City and Rossmoor would not change. Some incremental intensification was assumed through small projects (e.g., adding a second dwelling unit or expanding a storefront). A handful of parcels were identified as areas where more substantial change could occur. For those parcels, the City created a set of projections and estimated the amount of development that could occur between now and 2035 (the horizon planning year for the General Plan).

Business Incubator. An organization designed to accelerate the growth and success of entrepreneurial companies through an array of business support resources and services that could include physical space, capital, coaching, common services, and networking connections. Business incubation programs are often sponsored by private companies or municipal entities and public institutions, such as colleges and universities. Their goal is to help create and grow young businesses by providing them with necessary support and financial and technical services.

C

California Environmental Quality Act (CEQA). Legislation and corresponding procedural components established in 1970 by the State of California to require environmental review for projects anticipated to result in adverse impacts to the environment.

Capital Improvement Program (CIP). A program that schedules permanent improvements, usually for a minimum of five years in the future, that fits the projected fiscal capability of the local jurisdiction. The program generally is reviewed on an annual basis for conformance to and consistency with the General Plan.

Carbon Dioxide (CO₂). An odorless, colorless gas formed during respiration, the combustion of fuels, and certain industrial activities, among other processes. CO₂ is the most abundant greenhouse gas, with primary sources from transportation and electrical power generation.

Carbon Monoxide (CO). An odorless, colorless gas formed by the incomplete combustion of fuels; majority of southern California CO emissions come from motor vehicles.

Chlorofluorocarbon (CFC). An ozone-depleting greenhouse gas previously used as a propellant and a refrigerant.

City Limits. The legal boundaries of the geographical area subject to the jurisdiction of the City of Los Alamitos government. For example, development applications for properties located within the city limits must be reviewed by the City.

Coastal Zone. Refers to the land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards. Although neither Los Alamitos nor Rossmoor are within a coastal zone, the surrounding cities of Long Beach and Seal Beach are within a coastal zone.

Community Noise Equivalent Level (CNEL). The energy-average of the A-weighted sound levels during a 24-hour period, with 5 dB added to the levels from 7:00 PM to 10:00 PM and 10 dB added from 10:00 PM to 7:00 AM.

Compatible. Capable of existing together without conflict or ill effects.

Complete Streets. Streets that comfortably accommodate all users, with particular emphasis on pedestrians, bicyclists, and public transportation, as well as people of all ages and physical abilities. The Complete Streets Act of 2008 requires circulation elements to incorporate multimodal transportation into the General Plan.

Complete Streets Act. In 2008, the Governor signed Assembly Bill 1358, the California Complete Streets Act. The Act states: "In order to fulfill the commitment to reduce greenhouse gas emissions, make the most efficient use of urban land and transportation infrastructure, and improve public health by encouraging physical activity, transportation planners must find innovative ways to reduce vehicle miles traveled and to shift from short trips in the automobile to biking, walking and use of public transit."

The legislation impacts local general plans by adding the following language to Government Code Section 65302(b)(2)(A) and (B):

(A) Commencing January 1, 2011, upon any substantial revision of the circulation element, the legislative body shall modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users of the streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan.

(B) For the purposes of this paragraph, "users of streets, roads, and highways" means bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors.

Concurrency. Installation and operation of facilities and services needed to meet the demands of new development simultaneous with the development.

Conditional Use Permit. The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

Conservation. The management of natural resources to prevent waste, destruction, or neglect.

Consistency, Consistent With. Free from significant variation or contradiction. The various diagrams, text, goals, policies, and programs in the general plan must be consistent with each other, not contradictory or preferential. The term "consistent with" is used interchangeably with "conformity with." The courts have held that the phrase "consistent with" means "agreement with; harmonious with." Webster defines "conformity with" as meaning harmony,

agreement when used with "with." The term "conformity" means in harmony therewith or agreeable to (Sec 58 Ops.Cal.Atty.Gen. 21, 25 [1975]). California State law also requires that a general plan be internally consistent and also requires consistency between a general plan and implementation measures such as the zoning ordinance.

Cultural Resources. Includes historic, archaeological, and paleontological resources, as well as human remains.

Cumulative Impact. As used in CEQA, the total environmental impact resulting from the accumulated impacts of individual projects or programs over time.

D

Decibel (dB). The unit of measure for loudness based on a logarithmic scale.

Decibel "A-Weighted" (dBA). The "A-weighted" scale for measuring sound in decibels, which weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness even though the noise is actually ten times more intense.

Dedication. The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

Density, Residential (dwelling units per acre or du/ac). The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan are expressed in dwelling units per net acre (see "Acreage, Net").

Design Guidelines. A collection of statements and standards used to evaluate building and site design of proposed development projects through the City's site plan review process. All property owners, developers and design professionals are encouraged to carefully review applicable design guidelines before commencing planning and design studies, and to consult with City staff should questions or the need for interpretation occur.

Design Review; Development Review. The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting and signs, in accordance with a set of adopted criteria and standards. "Development Review" usually refers to a system established in the Municipal Code, whereby projects are reviewed against certain standards and criteria by a specially established design review board or other body such as the Planning Commission.

Development Fees. Direct charges or dedications collected on a one-time basis for a service provided or as a condition of approval being granted by the local government. The purpose of

the fee or exaction must directly relate to the need created by the development. In addition, its amount must be proportional to the cost of the service or improvement. Fees can be broken down into two major classes: 1) service charges such as permit fees covering the cost of processing development plans, connection or standby fees for installing utilities, or application fees for reviewing and considering development proposals; and 2) "impact" fees levied on new development to cover the cost of infrastructure or facilities necessitated by development.

Development Project. A project that involves grading, demolition, construction, remodeling, subdivision, new signs, or other land improvement or division for which discretionary planning approvals or building permits are required.

Discourage. To advise or persuade to refrain from.

Drought-Tolerant Landscaping. Landscaping that uses water-conserving, drought-tolerant plant species that are environmentally and horticulturally adapted to local conditions, and that uses design strategies to minimize water use while maintaining an attractive and neat appearance. It may also be referred to as xeriscape.

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one household for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette.

E

Easement. Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Encourage. To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Endangered Species, California. A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant, which is in serious danger of becoming extinct throughout all or a significant portion of its range, due to one or more factors, including loss in habitat, change in habitat, over-exploitation, predation, competition, or disease. The status is determined by the California Department of Fish and Wildlife together with the California Fish and Game Commission.

Endangered Species, Federal. A species that is in danger of extinction throughout all, or a significant portion, of its range. The status is determined by the US Fish and Wildlife Service and the Department of the Interior.

Enhance. To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environmental Impact Report (EIR). A report required pursuant to the California Environmental Quality Act (CEQA) that assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts. (See California Environmental Quality Act)

Environmental Impact Statement (EIS). Under the National Environmental Policy Act, a statement on the effect of development proposals and other major actions that significantly affect the environment. (see National Environmental Policy Act)

Exaction. A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

F

Facade. A building “face” or exterior wall of a building, usually, but not always, the front wall, including all openings and architectural ornamentation, facing a street or public way. The facade is often the most important part of a building from an architectural design standpoint, as it sets the tone for the rest of the building.

Fault. A fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side. A fault zone is a zone of related faults which commonly are braided, but which may be branching. A fault trace is the line formed by the intersection of a fault and the earth’s surface.

Feasible. Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s). It is a term used in policy and implementation action language that indicates that a decision or action is not mandatory, but should be taken unless one can demonstrate an inability or undue hardship. It should be noted that just because an action or feature is new (i.e., not typically done), or requires some additional expense does not mean that it is infeasible.

Financial Sustainability. The assessment that the city and/or a project will have sufficient funds to meet all its resource and financing obligations over a long period of time (e.g., 20 years), whether these funds come from user charges or budget sources.

Fiscal Impact Analysis. A projection of the direct public costs and revenues resulting from population, employment, or facility change in the jurisdiction. Such an analysis enables local governments to evaluate relative fiscal merits of general plans, specific plans, or projects.

Flood, 100-year. In any given year, a flood that has a 1 percent likelihood of occurring, and is recognized as a standard for acceptable risk. A 100-year flood event is fairly large but historically infrequent flood. To be precise, it is a flood of a size that is projected to have only a one-percent chance of being equaled or exceeded each year. However, this does not mean that

this size of flood will only occur once every 100 years. The likelihood of a 100-year flood occurring within a 100-year stretch of time is actually high, but there is no way to predict when the next flood will occur—or the one after that.

Floodplain. The relatively level land area on either side of the banks of a stream regularly subject to flooding.

Floor Area Ratio (FAR). The intensity of building on a site reflects a combination of a building's height, lot coverage, and overall massing distribution. To ensure that the building intensity of a project is appropriate for the land use designation and community, a maximum intensity standard is provided in the form of a floor area ratio (FAR). For example, a 60,000 square foot building on a 120,000 square-foot parcel would have a 0.50 FAR. In the General Plan, the FAR calculation excludes floor area used for structured parking to encourage its use and reflect its much higher construction costs.

Form-Based Codes. A method of regulating development to achieve specific urban form. Form-based codes use clear, graphic-based standards to address the relationship between building facades and the public realm, the form, mass and scale of buildings in relation to one another and the aesthetic character of buildings, urban spaces, streets and blocks.

G

Gateway. Gateways are entry points into key areas, typically a point along a roadway at which a motorist gains a sense of having left the environs of one place and of having entered another place. Gateways should be distinctive and attractive.

General Plan. A compendium of City policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council. California State law requires that a General Plan include elements dealing with seven subjects--circulation, conservation, housing, land use, noise, open space and safety.

These can be arranged in a single element for each topic or combined into elements that address multiple topics. For Los Alamitos, an element on growth management is also required to ensure consistency with countywide plans, to be eligible for Measure M and M2 funding, and to receive state gasoline tax revenues. The City's General Plan also includes an optional element on economic development.

General Plan Amendment (GPA). A modification made to the General Plan after adoption.

Geographic Information Systems (GIS). A combination of approaches, programs, methodologies, and technologies to gather, store, manipulate, analyze, present, and interpret spatial information and data.

Goal. A goal is a statement of desired future conditions, regarding a particular topic in the community, toward which effort and resources are directed. A goal may be quantifiable and time-dependent or more abstract in nature.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition.

Greenhouse Effect. A term used to describe the warming of the earth's atmosphere due to accumulated carbon dioxide and other gases in the upper atmosphere. These gases absorb energy radiated from the earth's surface, "trapping" it in the same manner as glass in a greenhouse traps heat.

Greenhouse Gas (GHG). A balance of naturally occurring gases in the atmosphere determines the earth's climate by trapping solar heat through a phenomenon known as the greenhouse effect. GHGs, including carbon dioxide, methane, nitrous oxide, chlorofluorocarbons, and water vapor, keep solar radiation from exiting our atmosphere. In a process very similar to the windows on a greenhouse, GHGs trap so much heat that the temperature within the earth's atmosphere is rising. GHGs are emitted through both natural processes and human activities. Emissions from human activities, such as electricity production, motor vehicle use, and agriculture, are contributing to the concentration of GHGs in the atmosphere and have led to a trend of unnatural warming of the earth's climate, which is known as global warming.

Groundwater. Water that exists beneath the earth's surface, typically found between saturated soils and rock, and is used to supply wells and springs.

Growth Management. Growth management addresses the location, timing and type of development within the City, Rossmoor, and areas adjacent to the City. Growth management comprises a series of goals and policies to carry out the countywide program and ensure that growth and development are based upon the City's ability to provide an adequate circulation system and public facilities.

H

Habitat. The physical locations or types of environments in which an organism or biological population lives or occurs.

Hazardous Material. Any material that because of its quantity, concentration, or physical or chemical characteristics poses a significant present or potential hazard to human health and safety or the environment if released into the work-place or environment.

Hazardous Waste. Waste that requires special handling to avoid illness or injury to persons or damage to property.

Hydrochlorofluorocarbon (HCFC). A gaseous compound that has been used as an ozone-safe replacement for CFCs, but which acts as a potent greenhouse gas.

Hydrofluorocarbon (HFC). A gaseous compound that has been used as an ozone-safe replacement for CFCs, but which acts as a potent greenhouse gas.

Household. Person or persons living in one dwelling unit; also an occupied housing unit.

I

Identity. A consistent quality that makes a city, place, area, or building unique and gives it a distinguishing character.

Image. The mental picture or impression of a city or place taken from memory and held in common by members of the community.

Impervious Surface. Surface through which water cannot penetrate, such as a roof, road, sidewalk, or paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Implementation Action. Activities, procedures, programs, or techniques that are used to achieve goals or carry out policies. This includes one-time initiatives by the City (e.g., zoning code update to reflect changes in a general plan), decisions on public and private development projects, municipal operational programs, capital improvements, and partnerships with jurisdictions or agencies. It can also include efforts that are done on an ongoing or periodic basis.

Income, Above-Moderate. A household whose income exceeds 120 percent of the County median income.

Income, Extremely-Low. “Extremely Low Income Household” shall mean persons and families whose household income does not exceed the qualifying limits for Extremely Low Income Households as established and amended from time to time in California Health & Safety Code §50106, as such limits are published annually by the California Department of Housing and Community Development.

Income, Low. “Low Income Household” shall mean persons and families whose household income does not exceed the qualifying limits for lower income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937, as such limits are published annually by the California Department of Housing and Community Development, pursuant to Section 50079.5 of the California Health and Safety Code.

Income, Median. “Median Income” shall mean the median household income for the County of Orange, as published annually by the State of California Department of Housing and Community Development.

Income, Moderate. “Moderate Income Household” shall mean persons or families whose gross incomes do not exceed 120% of the Median Income adjusted for family size in accordance with adjustment factors adopted by the United States Department of Housing and Urban Development, as published annually by the California Department of Housing and Community Development, pursuant to Section 50093 of the California Health and Safety Code.

Income, Very-Low. “Very Low Income Household” shall mean persons and families whose household income does not exceed the qualifying limits for Very Low Income Households as established and amended from time to time pursuant to §10105(a) of the California Health & Safety Code, as such limits are published annually by the California Department of Housing and Community Development.

Infill Development. Development that occurs on vacant or underutilized land within areas that area already largely developed.

In-lieu Fee. Cash payments that may be required of an owner or developer as a substitute for a dedication of land for public use, usually calculated in dollars per lot, and referred to as in-lieu fees or in-lieu contributions.

Intelligent Transportation System. Advanced applications that aim to provide innovative services relating to different modes of transportation and traffic management and enable various users to be better informed and make safer, more coordinated, and 'smarter' use of transportation networks.

J

Jobs/Housing Balance. A ratio expressed as the jobs in an area divided by the number of dwelling units or households. It may be used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. Due to the wide geographic distribution of job opportunities in Southern California, it is generally considered by local and regional planning agencies to be informative when looking at a subregion or region. However it should not be relied upon for making decisions at a local level within a single jurisdiction.

K

No terms are provided that begin with this letter.

L

Landslide. A general term for a falling, sliding, or flowing mass of soil, rocks, water, and debris. Includes mudslides, debris flows, and debris torrents.

Landmark. A building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government. A landmark may also be a visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Landscaping. Planting areas including trees, shrubs, and ground covers that are suitably designed, selected, installed, and maintained as to permanently enhance a site or roadway.

Leadership in Energy and Environmental Design (LEED). A voluntary, consensus-based national standard for developing and rating high-performance, sustainable “green” buildings. LEED provides a complete framework for assessing building performance and meeting sustainability goals, such as water savings, energy efficiency, materials selection, and indoor environmental quality.

Level of Service (LOS) Standard. A standard used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire, or library, or the performance of a facility, such as a street or highway. It is primarily used in the General Plan to refer to the general measure of traffic operating conditions whereby a letter grade, from LOS A (no congestion) to F (high levels of congestion), is assigned. LOS E applies to “at capacity” operations.

Life-cycle Costing. A method of evaluating a capital investment that takes into account the sum total of all costs associated with the investment over the lifetime of the project.

Light Pollution, Spillover, or Trespass. Unwelcome light spilling off originating property. Typical causes include poorly shielded lights that are aimed partially horizontally, not down, and too much light power.

Liquefaction. A process by which water-saturated granular soils transform from a solid to a liquid state during strong ground shaking.

Local Agency Formation Commission (LAFCO). A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county’s LAFCO is empowered to approve, disapprove, or conditionally approve such proposals.

Local Coastal Program (LCP). Planning tool used by local governments to guide development in the coastal zone, in partnership with the Coastal Commission. LCPs contain the ground rules for

future development and protection of coastal resources. LCPs specify appropriate location, type, and scale of new or changed uses of land and water. The LCP includes a land use plan and measures to implement the plan (such as zoning ordinances). Prepared by local government, these programs govern decisions that determine the short- and long-term conservation and use of coastal resources. Although neither Los Alamitos nor Rossmore are within a coastal zone, the surrounding cities of Long Beach and Seal Beach are within a coastal zone and maintain an LCP.

M

Maintain. To keep in an existing state; do not allow to deteriorate.

Mansionization. New construction or additions on residentially-zoned lots that are out-of-scale with the surrounding neighborhood, but which comply with the current zoning regulations.

May. That which is permissible. It is not required, prohibited, encouraged, or discouraged.

Minimize. To reduce or lessen, but not necessarily to eliminate.

Mitigate. To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mitigation. A specific action taken to reduce environmental impacts to insignificant levels. Mitigation measures are required as a component of an environmental impact report (EIR).

Mixed Use. Any mixture of dwellings and commercial land uses on a single parcel, such as dwellings combined with offices, retail, or other non-residential uses or multiple buildings with different uses on a single parcel where the different types of land uses are in proximity and planned as a unified, complementary and cohesive whole. As distinguished from a single use land use designation or zone, mixed use refers to an authorized variety of uses for buildings and structures in a particular area.

Mixed Use, Horizontal. Mixed use, horizontal: Two or more different types of uses are placed next to each other, planned as a unit, and connected together with pedestrian and vehicular access. For instance, multiple family building that is adjacent to a neighborhood commercial development and office complex.

Mixed Use, Vertical. Where two or more different uses occupy the same building—usually on different floors. For instance, retail on the ground floor and office and/or residential uses on the second and/or third floors.

Modal Shift. The percent change in the number of trips made within, or originating from, a specific geographic area during a defined period and using specific transportation methods or “modes”, such as cycling, walking, riding public transit and driving automobiles. For example, a modal shift increase of 15 percent in bicycle use means that the number of bicycle trips in an area increased 15 percent over a previous period.

Multimodal Network: A transportation network that is designed and or operated in a manner that meets transportation needs for different types of users, such as bicyclists, pedestrians, public transit users, and motorists.

Multimodal Transportation. Refers to multiple modes of transportation, including, but not limited to pedestrian, bicycle, automobile, or transit forms of travel.

Must. That which is mandatory.

N

National Environmental Policy Act (NEPA). An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

Necessary. Essential or required.

Nitric Oxide (NO). A gaseous compound that may result from combustion or industrial processes. It is a precursor to nitric acid, which contributes to acid rain, and contributes to the depletion of stratospheric ozone.

Nitrogen Dioxide (NO₂). A reddish brown gas that is a byproduct of the combustion process and is a key to the ground-level ozone production process.

Nitrous Oxide (N₂O). A colorless gas that is byproduct of the combustion process and certain industrial process. It has certain industrial and clinical applications and is both a precursor to ground level ozone and a greenhouse gas.

Noise Contour. Areas around a noise source with equal levels of noise exposure. Noise contours are drawn similar to a topographic map.

Noise-Sensitive Use or Sensitive Land Use. A location where people reside or where the presence of unwanted sound could adversely affect land use. Sensitive land uses include schools, hospitals, senior housing and convalescent facilities, residential uses, places of worship, libraries, and passive outdoor recreation areas.

Non-Conforming Use. A land use, structure, or parcel that was lawful before the adoption or amendment of the Zoning Code, but that would be prohibited, regulated, or restricted differently under the terms of the current Zoning Code or future amendments. (See Chapter 17.64, Nonconforming Uses and Structures of the Los Alamitos Municipal Code)

O

OCTA. An abbreviation for “Orange County Transportation Authority”, a regional agency with broad responsibility for transportation program planning and operations, including public transit, Metrolink, freeways, ride sharing, funding and grants.

Overcrowding. When occupancy exceeds more than one person per room (excluding the kitchen and bathrooms).

Overlay. A land use designation or zoning designation that modifies the basic underlying designation or designations in some specific manner. Typically, the overlay provides additional or optional policies or standards, depending on the individual overlay.

Ozone (O₃). An oxidant, O₃, that at ground level makes up the largest single portion of smog. In the upper atmosphere, the presence of ozone acts as a protectant against harmful ultraviolet rays.

P

Parcel. A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Parking, Shared. A public or private parking area used jointly by two or more uses that would otherwise require their own separate parking areas. Typically, shared parking implies a reduction in overall parking spaces than would be required for the two (or more) uses if considered separately.

Parking, Stacked. Involves trained car valets parking cars bumper-to-bumper in a parking lot or structure to maximize space. Another form of stacked parking uses involves a complex hydraulic system with individual slots for vehicles that can be moved horizontally or vertically to maximize space.

Parkway or Parkway Strip. A piece of land located between the rear of a curb and the front of a sidewalk, usually used for planting low ground cover and/or street trees, also known as "planter strip."

Particulate Matter. Minute, separate airborne solid or liquid particles including smoke, dust, aerosols, metallic oxides, and pollen.

Paseo. A walkway that allows pedestrians to travel between buildings, linking points of activity, and which are designed to provide a welcoming and aesthetically appealing experience through the use of architectural and landscape elements.

Peak Hour Traffic. The number of vehicles passing over a designated section of a street during the busiest one-hour period during a 24-hour period.

Peak Water Supply. The supply of water available to meet both domestic water and firefighting needs during the particular season and time of day when domestic water demand on a water system is at its peak.

Pedestrian Experience. The experience had by pedestrians while walking or exploring urban environments. The experience typically includes visual qualities of the streetscape, behaviors of other people, ability to access areas of interest, comfort, traffic density, and sidewalk safety.

Pedestrian Facilities. Facilities that enhance pedestrian experience, including but not limited to clean sidewalks, parkway plantings, street trees, plazas, bus stop signage and benches, trash receptacles (where appropriate), lighting, and other features that help improve pedestrian safety, comfort, and convenience.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and its sphere-of-influence (SOI). For Los Alamitos, the SOI includes the unincorporated community of Rossmoor.

Policy. A specific statement that guides decision making and indicates an intended level of commitment of the local legislative body to a particular course of action. If you are faced with a decision on this subject, here is the policy you are to follow. A policy is based on and helps implement a goal and is carried out by an implementation action(s).

Preserve. To keep safe from destruction or decay; to maintain or keep intact.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Protect. To maintain and preserve beneficial uses, structures, or areas in their present condition as nearly as possible.

Q

Quimby Act. Authorizes cities and counties to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. Revenues generated through the Quimby Act must be used for the acquisition and development of park facilities.

R

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Housing Needs Assessment. The Regional Housing Needs Assessment (RHNA) is an assignment of development potential by income category. Since the RHNA is based on regional

growth projections, the RHNA is considered a community's share of the regional projected housing demand. The RHNA represents development potential during a time frame established by the state, called a planning period.

Rehabilitation. The repair, preservation, and/or improvement of substandard conditions for a structure and/or area.

Renewable Energy. Energy derived from resources that are naturally replenished on a human timescale such as sunlight, wind, rain, tides, waves, and geothermal heat.

Restore. To renew, rebuild, or reconstruct to a former state.

Restrict. To check, bound, or decrease the range, scope, or incidence of a particular condition.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. For example, buildings have been retrofitted to use solar energy or to strengthen their ability to withstand earthquakes.

Right-of-Way (ROW). The land on which a roadway and/or utilities is located. Highway and utility right-of-ways are owned and maintained by the agency having jurisdiction over that specific roadway or utility.

S

Safe Routes to Schools. Pedestrian and bicycling routes that provide safe access to and from schools. This may involve bikeways, crosswalks, pedestrian bridges, and other design features that can affect the public right-of-way or, in some cases, private property.

Second Unit. Small, separate living quarters located on the same site as a single-family detached home. A second unit can be rented, but cannot be sold separately from the main house.

Sensitive Land Uses. See Noise-Sensitive Use

Sensitive Receptors. Include those segments of the population that are most susceptible to poor air quality, such as children, elderly people, and sick people, as well as sensitive land uses, such as schools, hospitals, parks, and residential communities. Air quality problems intensify when sources of air pollutants and sensitive receptors are located near one another.

Shall. That which is obligatory; an unequivocal direction.

Should. Signifies a directive to be honored if at all possible; a less rigid directive than "shall," to be honored in the absence of compelling or contravening considerations.

Slope Failures. Includes two types, major slide masses such as landslides and minor soil slips like mud or debris flows. Slope failures can occur on natural or man-made slopes. Failures are often the result of interrelated natural hazards, earthquake-induced rockfall, or storm induced mudflows.

Specific Plan. Under Article 8 of the Government Code (Section 65450 et seq), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s). The contents are similar to those of a general plan except they will be more comprehensive with respect to utilities and public facilities and their funding.

If a specific plan essentially provides more detailed policy guidance, it is a “policy” level plan and is adopted by resolution. If it establishes development regulation, it is a “regulatory” specific plan and becomes customized zoning for the affected property, and is adopted by ordinance.

Sphere of Influence (SOI). The probable, ultimate physical boundaries and service area of the city, as determined by the Local Agency Formation Commission (LAFCO) of the county. For Los Alamitos, this includes the unincorporated community of Rossmoor.

Stormwater runoff. Storm water runoff refers to seasonal rainfall flows. It is very noticeable during a heavy rain storm when large volumes of water drain off paved areas.

Street Furniture. Those features associated with a street that are intended to enhance that street's physical character and use by pedestrians, such as benches, trash receptacles, kiosks, lights, newspaper racks.

Subdivision. The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease.

Subsidence. The gradual sinking of land as a result of natural or man-made causes.

Sulfur Dioxide. The chemical compound with the formula SO₂. It is a toxic gas with a pungent, irritating smell, that is released in various industrial processes.

Sustainable. Describes practices that meet the needs of the present without compromising the ability of future generations to meet their own needs.

T

Threatened Species, California. A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to be-come an endangered species in the foreseeable future in the absence of special protection

and management efforts required by Chapter 1.5 of the State Department of Fish and Game Code.

Threatened Species, Federal. A species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

Traffic Calming. Measures designed to reduce motor vehicle speeds and to encourage pedestrian use, including but not limited to:

- Narrow streets
- Tight turning radii
- Sidewalk bulbouts
- Parking bays
- Textured paving at intersections
- Parkways between sidewalks and streets
- Chicanes
- Speed tables

Transit Oriented Development (TOD). Residential and commercial areas designed to maximize access by public transportation, such as trains and buses. TODs typically have a neighborhood center with a transit station (bus or rail), surrounded by higher-density development, with progressively lower density spreading outwards.

Transitional Housing. Rental housing operated under programs that provide assistance for stays of at least six months.

Transportation Demand Management. Application of strategies and policies to reduce travel demand (specifically that of single-occupancy private vehicles), or to redistribute this demand in space or in time.

U

Undue. Improper, or more than necessary.

Unincorporated Area. Encompasses properties that are located outside of cities. Development in the unincorporated area is subject to County jurisdiction, even if the unincorporated area is within a city's sphere-of-influence.

Universal Access. Accessibility to buildings, facilities and services to people with and without disabilities.

Urban Forest. Collectively refers all of the trees growing within Los Alamitos. The urban forest can include the trees along streets, within parks and other public spaces, or in the yards of private citizens.

Urban Runoff. Urban runoff can happen anytime of the year when excessive water use from irrigation, car washing and other sources carries litter, lawn clippings and other urban pollutants into storm drains. Even an automobile leaking motor oil 20 miles inland can still pollute the ocean.

V

Vegetative Cover. Collective term for vegetation covering the ground.

Vehicle Trip. A trip made by a vehicle (may equal one or more person-trips).

W

Wastewater. Water that has already been used for washing, flushing, or in a manufacturing process, and therefore contains waste products such as sewage or chemical byproducts.

Watershed. The total area above a given point on a watercourse that contributes water to the flow of the watercourse; the entire region drained by a watercourse.

Wayfinding. Ways in which people orient themselves in physical space and navigate from place to place. Signage is an obvious wayfinding method. Other methods include continuous landscaping, visible landmarks, distinctive paving/sidewalks, etc.

Wetlands. An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wildland Fire. A fire occurring in a suburban or rural area which contains uncultivated lands, timber, range, watershed, brush or grasslands. This includes areas where there is a mingling of developed and undeveloped lands.

Will. That which is expected or may be expected. Expresses intent or purpose.

X

Xeriscape. See Drought-Tolerant Landscaping

Y

No terms are provided that begin with this letter.

Z

Zoning Ordinance. Title 17 of the City of Los Alamitos Municipal Code, also known as the Zoning Code.

Acronyms

AADT	annual average daily traffic
AAQS	ambient air quality standards
AB	Assembly Bill
ACM	asbestos-containing materials
ACS	American Community Survey
ADT	average daily traffic
af	acre-feet
afy	acre-feet per year
AIA	airport influence area
ALUC	airport land use commission
AELUP	airport environs land use plan
amsl	above mean sea level
AQMP	air quality management plan
AYSO	American Youth Soccer Organization
BACT	best available control technology
BAU	business as usual
BMP	best management practices
BPS	best performance standards
BRT	bus rapid transit
BSO	(historic) buildings, structures, or objects
CAA	Clean Air Act
CalARP	California Accidental Release Prevention Program
Cal/EPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Safety and Health Administration
CalRecycle	California Department of Resources, Recycling, and Recovery
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CBC	California Building Code
CBSP	Commuter Bikeways Strategic Plan
CCAA	California Clean Air Act
CCAP	climate change action plan
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
CMP	Congestion Management Program

CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
COG	council of governments
Corps	US Army Corps of Engineers
CRHR	California Register of Historical Resources
CRS	Community Rating System
CSA	county service area
CSMP	corridor system management plan
CSO	combined sewer overflows
CTC	California Transportation Commission
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibel
DBCP	dibromochloropropane
DOF	Department of Finance
DOT	Federal Department of Transportation
DPH	Department of Public Health
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
EIR	environmental impact report
EOP	Emergency Operations Plan
EPA	Environmental Protection Agency (US)
EPCRA	Emergency Planning and Community Right-to-Know Act
ETRIP	Employer Trip Reduction Implementation Plan
FAA	Federal Aviation Administration
FDPA	Flood Disaster Protection Act
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FHWA	Federal Highway Administration
FIRM	flood insurance rate map
FIS	flood insurance study
FTA	Federal Transit Administration
GHG	greenhouse gases
GSW	Golden State Water Company
gpcd	gallons per capita per day
gpm	gallons per minute
GWh	gigawatt hours
GWP	global warming potential
HCD	Housing and Community Development Department (CA)
HCM	Highway Capacity Manual

HCP	habitat conservation plan
HOV	high-occupancy vehicle
HRI	California State Historic Resources Inventory
IFC	International Fire Code
IPCC	Intergovernmental Panel on Climate Change
JFTB	Joint Forces Training Base
Ldn	day-night noise level
Leq	equivalent continuous noise level
LAMC	Los Alamitos Municipal Code
LCFS	low-carbon fuel standard
LESA	land evaluation and site assessment
LGB	Long Beach Airport
LOS	level of service
LQG	large-quantity generator
LUST	leaking underground storage tank
LAMC	Los Alamitos Medical Center
LAPD	Los Alamitos Police Department
LAUSD	Los Alamitos Unified School District
LATV	Los Alamitos Television
LED	light-emitting diode
MBTA	Migratory Bird Treaty Act
mcf	million cubic feet per day
MCL	Maximum Contaminant Level
mgd	million gallons per day
MMLOS	multimodal level of service
MMT	million metric tons
MOU	memorandum of understanding
MPO	metropolitan planning organization
MRF	materials recovery facility
MS4	municipal separate storm sewer system
MT	metric ton
mybp	million years before present
MWDOC	Municipal Water District of Orange County
NAGPRA	Native American Graves Protection and Repatriation Act
NAHC	Native American Heritage Commission
NCCP	natural communities conservation plan
NFIP	National Flood Insurance Program
NFPA	National Fire Protection Association
NHPA	National Habitat Preservation Authority
NOX	nitrogen oxides
NPDES	National Pollution Discharge Elimination System
NPDWR	National Primary Drinking Water Regulations
NPL	National Priorities List
NRHP	National Register of Historic Places

O3	ozone
OCCOG	Orange County Council of Governments
OCEHA	Orange County Environmental Health Agency
OCFA	Orange County Fire Authority
OCFCD	Orange County Flood Control District
OCGB	Orange County Groundwater Basin
OCSD	Orange County Sheriff's Department
OCPL	Orange County Public Library
OCPW	Orange County Public Works
OCSD	Orange County Sanitation District
OCTA	Orange County Transportation Authority
OCTAM	Orange County Transportation Analysis Model
OCWD	Orange County Water District
OES	Office of Emergency Services
OHP	Office of Historic Preservation
OSFM	Office of the State Fire Marshal
Pb	lead
P-C	Production-Consumption
PCC	Portland cement concrete
PCE	perchloroethylene
PM	particulate matter
POTW	publicly owned treatment works
ppm	parts per million
PPV	peak particle velocity
PUD	Public Utilities Department
RCSD	Rossmoor Community Services District
RLASD	Rossmoor/Los Alamitos Sewer District
RCRA	Resource Conservation and Recovery Act
RHNA	regional housing needs assessment
RMC	Rivers and Mountains Conservancy
RMP	risk management plans
RMS	root mean square
RTP	regional transportation plan
ROW	right-of-way
RWQCB	Santa Ana Regional Water Quality Control Board
RWRF	regional water reclamation facility
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCD	Statewide Compliance Division (DTSC)
SCE	Southern California Edison
SCGC	Southern California Gas Company
SCS	sustainable communities strategy

SDWA	Safe Drinking Water Act
SERC	State Emergency Response Commission
SFHA	special flood hazard areas
SFP	(state) School Facility Program
SIP	state implementation plan
SLF	sacred land file
SLM	sound level meter
SMARA	Surface Mining and Reclamation Act
SNA	John Wayne Airport, Orange County
SOI	sphere-of-influence
SOX	sulfur oxides
SUSMP	standard urban stormwater mitigation plan
SWPPP	stormwater pollution prevention plan
SWQMP	stormwater quality management plan
SWRCB	State Water Resources Control Board
SWTP	surface water treatment plant
STAA	Surface Transportation Assistance Act
TAC	toxic air contaminants
taf	thousand acre-feet
TCE	trichloroethylene
TCR	transportation concept report
TDF	travel demand forecast
TDFM	traffic demand forecast model
TIP	transportation improvement program
TOD	transit-oriented development
TRI	toxic release inventory
TRU	transport refrigeration unit
TTCP	traditional tribal cultural places
USFWS	United States Fish and Wildlife Service
UST	underground storage tank
UWMP	urban water management plan
VMT	vehicle miles travelled
VOC	volatile organic compounds
V/C	volume-to-capacity
WRF	water reuse facility
WSA	water supply assessment

