

General Plan Goals, Policies and Programs

Land Use Element Goals, Policies and Programs

Goals

1. Enhance the beauty, health and safety and quality of life for residents of the City of Del Rey Oaks.
2. Strive to create a “village” atmosphere within the City.
3. Create and maintain pleasant City entrances and scenic views from Canyon Del Rey Road.
4. Expand/attract revenue generating commercial/retail businesses to the visitor serving and commercially zoned parcels in the City.
5. Update existing design guidelines for the development of commercially zoned areas.
6. Annex the properties of Fort Ord to provide additional sites for economic development with potential revenue generating land uses.
7. Develop commercial/retail uses at the Highway 68/218 entrance to the City compatible with the Stonehouse Historic Building.
8. Plan intensification of existing development and expansion of City limits to include areas identified in the Fort Ord Reuse Plan.
9. Plan for additional visitor-serving facilities in suitable locations in proximity to Highway 218.
10. Participate with the Airport District to minimize impacts of airport development and its effect on the City of Del Rey Oaks.
11. Work with other cities and agencies on matters which transcend corporate boundaries.
12. Conserve and improve the living environment of existing Del Rey Oaks neighborhoods.
13. Ensure that future development is consistent with the General Plan through the City’s zoning ordinance and the environmental review process.
14. Establish guidelines for the development of residentially zoned areas.
15. Encourage citizen participation in City Government.

Policies

- L-1 The City of Del Rey Oaks shall work with adjoining cities, special districts, County, Fort Ord Reuse Authority and regional agencies on matters of zoning, land use planning, transportation planning and watershed management to assure that all development projects and actions are consistent with the goals and policies contained in the City's General Plan, and that such projects and actions shall minimize adverse community and environmental impacts.
- L-2 The City shall work with the Local Agency Formation Commission (LAFCO) to define the City's sphere of Influence and prepare a plan for providing services for the Fort Ord reuse area to facilitate annexation.
- L-3 The City shall continue to work with the Monterey Peninsula Airport District to ensure land use compatibility of the airport's proposed north side development plan. The City shall work with the Airport District to ensure that the District will implement a buffer/open space area on District property that reduces the impact on the adjoining residential units in the City.
- L-4 The City shall work with the Airport District to ensure that the Airport District will not compete with the City for future development of light industry, research, visitor serving and office uses.
- L-5 The airport shall not expand its present aviation operation. If expansion is necessary to accommodate projected passenger demand, it should be moved away from populated areas prior to further improvement and capital investments.*
- L-5a City shall require aviation easements for each future development project located in the Airport Land Use Planning Area.
- L-5b Development within the clear zone shall comply with the following standards (commercial, retail, and services development shall be allowed subject to these policies):
- Density standards to prevent large assemblages of people (such as theaters, churches, meeting halls, educational institutions);
 - Prohibit uses whose primary occupants are persons of impaired mobility, (i.e. hospitals, schools, daycare centers, and nursing homes)
 - Prohibit the above ground storage of large quantities of flammable materials or hazardous materials.
 - Prohibit residential units and overnight sleeping accommodations.
- L-6 New commercial uses shall be compatible with the character of community and not generate impacts that would create a significant adverse effect on existing uses.

* Existing policy under the March 1988 Del Rey Oaks General Plan

- L-7 Undergrounding of utilities and other forms of enhancement shall be pursued as practicable on public and private property. *
- L-8 New development along Canyon Del Rey should be reviewed from the standpoint of the “view from the road,” in addition to normal site plan review criteria. Buildings should be modulated for interest and softened by trees and landscaping. *
- L-9 Native vegetation along Canyon Del Rey should be preserved and entrances to the City enhanced by landscaping. *
- L-10 New commercial uses shall consider its’ affects on glare, bright lights, or electrical interference that would affect airport operations. *
- L-11 Commercially zoned areas shall include standards for: visual appearance, landscaping, screening of storage and trash, building bulk, height, exterior treatment, and relationship to Canyon Del Rey and Highway 68. *
- L-12 New and/or remodeled and expanded residential structures shall be visually attractive and compatible with the existing residential neighborhoods and their appearance. *
- L-13 Efforts shall be made to control long-term parking of vehicles on streets, and boats, trailers and recreation vehicles on property where they detract from the orderly appearance of the neighborhood. *
- L-14 The City should continue to support the Association of Monterey Bay Area Governments in its efforts to disseminate information and to develop technical assistance programs. *
- L-15 The City shall facilitate community input and feedback in various methods including the City’s ACORN publication. *
- L-16 The City should encourage volunteer participation for their citizens. *

Programs

1. The City shall identify additional revenue streams that will support City operations.

* Existing policy under the March 1988 Del Rey Oaks General Plan

Responsible Agency/Department: Administration
Time frame: 1998
Funding: General Fund
Monitoring: Administration

2. The Planning Commission shall review the General Plan annually and report to the City Council on actions undertaken to carry out the implementation programs of the Plan. The Commission's report shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. The review shall also be used to satisfy the requirements of the Public Resources Code Section 21081.6 (CEQA) that requires a mitigation monitoring program.

Responsible Agency/Department: Administration, Police
Time frame: Ongoing
Funding: General Fund
Monitoring: Administration

3. The City shall conduct an annual review of urban development and capital improvements to ensure that long-term land use objectives are being achieved.

Responsible Agency/Department: Administration
Time frame: Annual Basis
Funding: General Fund
Monitoring: Administration

4. The City shall review all proposed airport expansion plans to ensure that the District plans are consistent with the Del Rey Oaks General Plans and do not create significant adverse impacts to the Del Rey Oaks community.

Responsible Agency/Department: Administration
Time frame: Continuous
Funding: General Fund
Monitoring: Administration

5. The City Council shall meet with the Airport District to discuss land use compatibility issues as necessary.

Responsible Agency/Department: City Council
Time frame: Continuous
Funding: N/A
Monitoring: Administration

6. As a condition of approval of applications for Conditional Uses, require perpetual landscape maintenance.

Responsible Agency/Department: Administration

Time frame: Conditions for applications
Funding: Applicant
Monitoring: Administration

7. The City shall withhold occupancy permits until all landscaping is installed in accordance with approved landscaping plans and specifications.

Responsible Agency/Department: Administration
Time frame: Prior to issuance of occupancy permits
Funding: Applicant
Monitoring: Administration

8. The City shall develop design standards and guidelines for commercially zoned areas which include standards for: visual appearance, signage, landscaping, screening of storage and trash, building bulk, height, exterior treatment of relationship to Canyon Del Rey Road and Highway 68.

Responsible Agency/Department: Administration
Time frame: 2000
Funding: General Fund
Monitoring: Administration

9. The City shall develop design standards and guidelines to ensure that new and/or remodeled and expanded residential structures shall be visually attractive and compatible with the existing residential neighborhoods and their appearance.

Responsible Agency/Department: Administration
Time frame: 2000
Funding: General Fund
Monitoring: Administration

10. The City Police Department shall enforce existing City ordinances regarding long-term parking of vehicles on streets, and boats, trailers and recreation vehicles on property where they detract from the orderly appearance of the neighborhood.

Responsible Agency/Department: Police Department
Time frame: Continuous
Funding: General Fund
Monitoring: City Council

- 10a. The City shall update the Seismic Safety Element of the General Plan to incorporate the most recent geological information provided by the State Department of Conservation Division of Mines and Geology.

Responsible Agency/Department: Administration
Time frame: 2000

Funding:
Monitoring:

General Fund
Administration

Circulation Goals, Policies, and Programs

Goals

1. Provide for safe, convenient, energy-conserving, comfortable and healthful transportation for all people and goods by the most efficient and appropriate transportation modes that meet present and future travel needs of the City's residents.
2. Provide or promote travel by means other than the single-occupant automobile.
3. Prevent the significant adverse impact of through traffic on Highway 218 as well on roads and streets.
4. Improve and maintain a transportation network of streets, transit, and pedestrian paths and bikeways.
5. Coordinate the economic development needs of the City with proposed circulation improvements on Highway 68 and Canyon Del Rey to ensure that the City benefits from the proposed changes.

Policies

Motor Vehicle Circulation and Parking

- C-1. Level of Service (LOS) shall be as defined by the most recent planning method in the Highway Capacity Manual (HCM) for intersections during the weekday afternoon peak hour.
- C-2. All intersections on Highway 218 within the City are part of the adopted Monterey County Congestion Management Program (CMP) network. Proposed new land uses shall require mitigation measures to assure that the CMP LOS standards are met for those intersections. These measures may include, but not be limited to a fair share of the City's cost to fund the recommended regional transportation projects. The CMP LOS standards are as follows:

Intersection

CMP Standard

- | | |
|-----------------------------|-------|
| 1. Highway 218 @ Highway 68 | LOS E |
| 2. Highway 218 @ N. Fremont | LOS D |

- C-3. Proposed new land uses shall require mitigation measures to assure that the LOS will not degrade below LOS “C” or the current (1995) LOS – whichever is lower for all other intersections within the City.
- C-4. To minimize the adverse impact of through-traffic traversing the City, widening or other actions which increase such traffic on Highway 218 west of North-South Road or City streets will be discouraged or not permitted by the City. Conversely, actions which reduce or divert such traffic will be favored or implemented by the City.
- C-5. Super trucks shall not be allowed off State highways within City limits.
- C-6. For proposed new land uses, new off-street parking shall be required, adequate for the motor vehicle parking demand generated by such proposed use(s). Joint use parking is encouraged.
- C-7. The City does not support any realignment of Highway 68 which will significantly impact the intersection of Canyon Del Rey and Highway 68 and result in land use and fiscal impacts on the City due to the loss of commercial property at the east entrance to the community.
- C-8. Minimize the potential negative impact of the reopening of North-South Road.

Vehicle Trip Reduction

- C-9. The City supports the Monterey County Congestion Management Program and voluntary Trip Reduction Ordinance adopted by the Transportation Agency for Monterey County.
- C-10. To reduce the need for motor vehicle trips, mixed, complementary land uses will be promoted where feasible.
- C-10a The City will coordinate and assist with TAMC and AMBAG in providing funding for an efficient regional transportation network.
- C-10b Support and participate in regional and state planning efforts and funding programs to provide an efficient regional transportation network.
- C-10c Land use and circulation plans shall be integrated to create an environment that supports a multi-modal transportation system. Development shall be directed to areas with a confluence of transportation facilities (auto, buses, bicycles, pedestrian, etc.)

Bicycle & Pedestrian Circulation and Facilities

- C-11. In order to provide or promote safe, interconnected network of bicycle and pedestrian routes linking homes with places of work, school, recreation, shopping, transit centers and other activity centers both within the City and nearby, four Class II City Bike Routes are hereby designated and adopted:

- Highway 218 within City limits;
- North/South Road from City Limit to Highway 218 (requested Fort Ord annexation area)
- Carlton Drive from Highway 218 to the City limit.
- South Boundary Road (requested Fort Ord annexation area)

C-12. Any improvement, repavement or signalization on the three designated City Bike Routes permitted by the City shall include Type II bike lanes on both sides of the affected segment of those routes.

C-13. New non-residential land uses which generate significant adverse traffic impacts shall dedicate an easement or make a monetary contribution, if appropriate, toward the completion of adopted Bicycle Routes.

C-14. For all proposed new land uses in the City, provision for bicycle circulation, sidewalks and pedestrian-friendly design will be required.

Transit Services

C-15. Land use and circulation plans shall be integrated to create an environment that supports a multimodal transportation system. Development shall be directed to areas with a confluence of transportation facilities (auto, bus, bicycle, pedestrian, etc.)

C-16. The City will seek to continue and expand the provision of MST or other transit services to existing and new users.

Airport Plan

C-17. The City will not support the potential north side vehicular access from Highway 218 and Del Rey Gardens Drive or any airport access road through the City of Del Rey Oaks.

Programs

11. The City will prepare and adopt a Capital Improvement Program (CIP) implementing the Circulation Element of this plan.

Responsible Agency	City of Del Rey Oaks
Time Frame:	Ongoing, annual
Funding:	Federal, State and local revenues
Monitoring:	Administration

12. The City may implement applicable regulations of the voluntary Monterey County Trip Reduction Ordinance.

Responsible Agency	City of Del Rey Oaks
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Time Frame: Ongoing
 Funding: Federal, State and local revenues
 Monitoring: Administration

13. The City will implement applicable regulations of the Monterey County CMP.

Responsible Agency City of Del Rey Oaks
 Time Frame: Ongoing
 Funding: Federal, State and local revenues
 Monitoring: Administration

14. The City shall develop a program that requires new non-residential land uses which generate significant adverse traffic impacts to dedicate an easement or make a monetary contribution, if appropriate, toward the completion of adopted Bicycle Routes.

Responsible Agency City of Del Rey Oaks
 Time Frame: Ongoing
 Funding: Project applicants
 Monitoring: Administration

15. Traffic volumes and operations at the following twelve intersections will be monitored as needed to evaluate whether installation of signals, or addition of turn lanes, turn prohibitions or coordination or retiming of signals is warranted:

Location	Jurisdiction
1. Hwy 218 @ Fremont St.	Caltrans & Cities of Seaside and Del Rey Oaks
2. Hwy 218 @ Portola Dr.	Caltrans & Cities of Seaside and Del Rey Oaks
3. Hwy 218 @ Canyon St.	Caltrans & City of Del Rey Oaks
4. Hwy 218 @ Rosita Rd.	Caltrans & City of Del Rey Oaks
5. Hwy 218 @ Work Ave.	Caltrans & City of Del Rey Oaks
6. Hwy 218 @ Carlton Dr.	Caltrans & City of Del Rey Oaks
7. Hwy 218 @ Via Verde	Caltrans & City of Del Rey Oaks
8. Hwy 218 @ North/South Rd.	Caltrans & City of Del Rey Oaks
9. Hwy 218 @ Del Rey Gardens N.	Caltrans & City of Del Rey Oaks
10. Hwy 218 @ Del Rey Gardens S.	Caltrans & City of Del Rey Oaks
11. Hwy 218 @ Highway 68	Caltrans & City of Del Rey Oaks
12. North/South @ South Boundary	City of Del Rey Oaks

Responsible Agency As above, in consultation with TAMC
 Time Frame: Ongoing
 Funding: Federal, State and local revenues
 Monitoring: Administration

16. After reopening of North/South Road, the City will evaluate through traffic and consider traffic measures, on portions of North/South Road, South Boundary Road within the City limits, and Carlton Drive, as appropriate.

Responsible Agency	City of Del Rey Oaks, in coordination with City of Seaside and the County of Monterey
Time Frame:	After reopening of North/South Road
Funding:	Federal, State and local revenues
Monitoring:	Administration

17. The City will seek funding for, promote and/or implement the planned Class II Bike Routes on Highway 218 and Carlton Drive, and on North/South Road and South Boundary Road upon conveyance. Bike improvements are a Transportation Control Measures (TCMs) adopted in State and Federal Air Quality Plans for the region, so funding for these improvements is a priority under the Congestion Management and Air Quality (CMAQ) grant program as well as the AB 2766 grant program administered by the Monterey Bay Unified Air Pollution Control District.

Responsible Agency	City of Del Rey Oaks
Time Frame:	Ongoing
Funding:	Federal, State and local revenues
Monitoring:	Administration

- 17a. The City shall seek to provide a funding mechanism to pay for its fair share of impact on the regional transportation system.

Responsible Agency	City of Del Rey Oaks
Time Frame:	Ongoing
Funding:	Federal, State and local revenues
Monitoring:	Administration

- 17b. In an effort to promote multimodal transportation, the City shall consider transit supportive density and zoning for proposed new land uses within 1,320 feet (1/4 mile) of existing transit routes or designated transit corridors. Appropriate transit access and circulation shall be required where feasible for all such land uses.

Responsible Agency	City of Del Rey Oaks
Time Frame:	Ongoing
Funding:	Federal, State and local revenues
Monitoring:	Administration

Public Service Goals, Policies and Programs

Goals

1. Maintain or increase the current availability of public services and facilities consistent with projected usage levels.
2. Provide public services to available sites located within the City and in areas to be annexed into the City.
3. Assure new development can be served by adequate public services and facilities.
4. Maintain public protection service levels consistent with City standards.
5. Provide water and maintain a water management policy that will provide a sufficient quantity of appropriate quality water to meet the needs of the existing and planned community.
6. The City shall continue to work with the appropriate sanitation company to operate an efficient waste management program that protects the health of area residents and encourages recycling of materials.

Policies

- S-1 New development shall be required to “pay its own way” and not overly burden existing City residences and services consistent with applicable laws.
- S-2 The City shall encourage the appropriate agency to look into replacing deteriorated sewer and water lines.
- S-3 All new development shall connect to a municipal water and sewage treatment system.
- S-4 Gravity flow for sewer and water service shall be employed wherever feasible and appropriate.*
- S-5 The City should work closely with the Seaside Sanitation District and the County Health Department in encouraging all homes to be connected to the sanitary sewer system.*
- S-6 Engineered drainage plans shall be required for all development projects.
- S-6a The direct discharge of storm water or other drainage from new impervious surfaces created by development of the office park (OP) parcel in the ephemeral drainage in the natural area expansion (NAE) parcel will be prohibited. No increase in the rate of low flow of storm water runoff beyond pre-development levels will be allowed. Storm water runoff from developed areas in excess of pre-development quantities shall be managed on site through the use of basins, percolation wells, pits, infiltration galleries, or any other technical or engineering methods which are appropriate to accomplish these

* Existing policy under the March 1988 Del Rey Oaks General Plan

requirements. Indirect, sub-surface discharge is acceptable. These storm water management requirements will be utilized for development on polygon 31b.

- S-6b The golf course greens and tees shall be constructed with sub-drains to collect and disperse percolating water to vegetated buffer areas for additional filtering and absorption of any nitrate or pesticide residue.
- S-6c A Golf Course Environmental Management Plan shall be prepared for golf course application submittal and shall include an Integrated Pest Management (IPM) strategy to not only reduce the amount of pesticides, but to reduce environmental exposure and impacts. IPM strategy shall include the selection of the proper pesticide that has the least chance for environmental exposure and impacts.
- S-7 The City shall identify public infrastructure needs to schedule improvements necessary for achieving long term land use and community development objectives.*
- S-8 The City shall develop a water allocation program identifying priority water connections.*
- S-9 The City shall encourage waste minimization and source reduction of all wastes.

Programs

- 18. The City will rely upon inter-jurisdictional mutual aid agreements with the City of Monterey and the operations and manpower organization schedules specified in the City of Monterey and Monterey County Emergency Plan in responding to emergencies.

Responsible Agency/Departments	Administration
Time Frame:	Continuous
Funding:	General Fund
Monitoring:	Administration

- 19. The City shall continue to enhance police protection service standards to help ensure that adequate service levels are maintained.

Responsible Agency/Departments	Administration, Police Department
Time Frame:	Continuous
Funding:	General Fund
Monitoring:	Administration

- 20. The City shall require that new development fund fiscal impact analysis to provide the basis of information to ensure new development will not overly burden existing City residences and services.

* Existing policy under the March 1988 Del Rey Oaks General Plan

Responsible Agency/Departments	Administration
Time Frame:	Prior to issuance of Grading Permit
Funding:	Project Applicant
Monitoring:	Administration

21. The City shall establish a system for prioritizing the allocation of water connections.

Responsible Agency/Departments	Administration
Time Frame:	1997
Funding:	General Fund
Monitoring:	Administration

22. Maintain the Arroyo Del Rey Creek drainage system to retain peak runoff flows and reduce the potential for downstream flooding at Fremont and Del Monte Avenue.

Responsible Agency/Departments	Administration
Time Frame:	Continuous
Funding:	General Fund
Monitoring:	Administration

23. The City shall continue to work with the appropriate sanitation company to pursue compliance with the State-mandated waste to landfill reduction requirements of 50 percent by the year 2000.

Responsible Agency/Departments	Administration
Time Frame:	2000
Funding:	General Fund
Monitoring:	Administration

Parks and Recreation Goals, Policies and Programs

Open Space/Conservation Goals, Policies and Programs

Goals

1. Protect the City's natural, cultural, visual and historical resources.
2. Preserve and protect water quality, runoff, flow, and other resources of the Canyon Del Rey Drainageway.
3. Provide open space that meets the needs of the City.
4. Protect the existing significant natural resources (the creeks and other areas identified as environmentally sensitive habitat in the EIR).

5. Discourage development of areas that should be permanently protected for future generations because of their importance in maintaining vegetation and wildlife, and protecting public health and safety.
6. Recognize that water resources on the Monterey Peninsula are limited and that conservation of water will be encouraged.

Policies

- C/OS-1 The City will encourage protection of scenic resources by:
- a. Locate structures away from ridgelines, steep slopes, or in other highly visible locations unless site review and design makes it desirable; and
 - b. Utilize natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes.G*
- C/OS-2 The City should actively communicate and coordinate with surrounding jurisdictions and water agencies in preventing erosion, pollution and siltation of the Canyon Del Rey drainage system.*
- C/OS-3 Wildlife habitat and wildlife corridors shall be preserved.*
- C/OS-4 Significant stands of riparian vegetation shall be subject to only minimal cutting and removal, and then only when proven unavoidable.*
- C/OS-5 The existing system of green belts and open spaces should be preserved and maintained.
- C/OS-5a Encourage the conservation and preservation of irreplaceable natural resources and open space at former Fort Ord consistent with the Fort Ord Reuse Plan and Habitat Management Plan.
- C/OS-5b The City shall review each development project within the former Fort Ord annexation area with the regard to the need for open space buffers between land uses.
- C/OS-5c The City shall review each future development project for compatibility with adjacent open space land uses and require that suitable open space buffers and other avoidance mitigation measures are incorporated into the development plan of potentially incompatible land uses as a condition of project approval as

* Existing policy under the March 1988 Del Rey Oaks General Plan

necessary to mitigate identified significant adverse land use conflicts to a level of insignificance.

- C/OS-5d The City shall ensure that all habitat conservation and corridor areas identified in the Fort Ord Habitat Management Plan (HMP) are protected from degradation due to development within or adjacent to these areas. This shall be accomplished by assuring that all new development in the Fort Ord Reuse Area adheres to the management requirements of the HMP and the policies of the Fort Ord Reuse Area Plan.
- C/OS-5e The City shall encourage the preservation of small pockets of habitat and populations of special status species within and around developed areas, in accordance with the recommendations of the HMP and Fort Ord Reuse Area Plan. This shall be accomplished by requiring project applicants to conduct surveys to verify sensitive species and/or habitats on the site and developing a plan for avoiding or salvaging these resources, where feasible.
- C/OS-5f The City shall assure that development of or adjacent to wetlands shall provide for the mitigation of impacts to wetland areas consistent with the applicable state and Federal law.
- C/OS-5g Development located at the corner of Highway 68 and Highway 218 shall be sited to minimize loss of wetlands and riparian vegetation consistent with applicable state and federal regulations.
- C/OS-6 The City will encourage the Monterey Regional Park District to ensure water quality of the Frog Pond, and to develop and maintain areas of open viewsheds of Frog Pond along Canyon Del Rey and North/South Road consistent with maintaining significant standards of vegetation.
- C/OS-7 Maintain green belt along the Canyon Del Rey drainageway.*
- C/OS-8 Surface water quality shall be maintained, and areas of groundwater recharge kept free of contamination.*
- C/OS-9 The City should continue to communicate and coordinate with surrounding jurisdictions in preventing channel erosion and siltation in Del Rey Oaks due to increased water runoff from urban development in upland areas.*
- C/OS-10 All lands within 50 feet of an active or potentially active fault, lands of 25% slope and above, unstable soil areas and areas subject to periodic flooding should

* Existing policy under the March 1988 Del Rey Oaks General Plan

generally be kept free of development until further detailed geotechnical studies prove these lands safe to the City's satisfaction.*

C/OS-10a Preserve and enhance historical, aesthetic and ecological resources through the conservation of significant oak trees.

Water Conservation

C/OS-11 The City shall work with the appropriate Water Management District to encourage water conservation, retrofitting, education, reclamation, and reuse.*

C/OS-12 Water usage and conservation of water will be considered as part of all land use decisions.*

Air Quality

C/OS-13 The City will encourage the improvement of air quality in Del Rey Oaks and in the region by implementing the measures described in the Monterey Bay Air Quality Management Plan. Such measures include, but are not limited to, measures to reduce dependence on the automobile and encourage the use of alternate modes of transportation such as buses, bicycling and walking.*

Archaeological and Cultural Resources

Noise Goals, Policies and Programs

Goals

1. Protect citizens from exposure to excessive levels of noise.
2. Encourage a reduction in aircraft noise impact on the City of Del Rey Oaks to levels specified by State noise standards (65db) and require adequate sound proofing in new construction.
3. Minimize the impact of street, road and highway generated noise upon land uses in the City of Del Rey Oaks.
4. Evaluate land uses in the city for compatibility related to noise effects and require, as appropriate, mitigation where harmful effects can be identified and measurable improvements will result.

Policies

* Existing policy under the March 1988 Del Rey Oaks General Plan

- N-1 Strong support shall be given to:
- a. proposals for restricting the use of high noise emitting aircrafts;
 - b. State and Federal regulations to quiet jet engines;
 - c. reduction in flight frequency, particularly in the most noise sensitive time periods;
 - d. maintenance of restrictions on nighttime flights;
 - e. use of approach and departure flight paths that minimize noise over residential areas of the City;
 - f. use of the natural terrain, buildings and landscape buffers to shield noise emitted to residential areas; and
 - g. Runway 6-24 should not be used due to noise and safety impacts of nearby residents.*
- N-2 The City shall encourage the Airport District to continue to install a noise monitoring system that will provide information for setting local noise standards and provide a means of evaluating the effectiveness of noise abatement strategies.*
- N-3 Emphasis shall be placed upon the reduction of noise through administrative and physical techniques, such as cluster zoning, Building Code regulations (soundproofing, acoustical construction techniques), Health Code regulations, City Planning Commission review (acoustical architectural design, acoustical site planning, berms, landscape buffers) and Environmental Impact reporting.*
- N-4 Noise/land use compatibility shall be considered impacted if exposed to noise levels on the exterior of a building that exceeds 65 dB, and on the interior of a building exceeds 45db.*
- N-5 Any future improvements to Canyon Del Rey must include noise attenuation measures to ensure that resultant indoor and outdoor noise levels are within recommended acceptable levels for residential land use.*
- N-6 The City will work with the Monterey Peninsula Airport District to minimize the noise impacts of the proposed increase in airport operations and changes in different types of aircraft will not be supported by the City.

Programs

31. The City will enforce standards contained in the Noise Element.

Responsible Agency/Departments

Administration, Police Department

* Existing policy under the March 1988 Del Rey Oaks General Plan

Time Frame:	Ongoing
Funding:	General Fund
Monitoring:	Administration

32. The City will work with the Airport District to ensure that they provide a noise insulation and avigation easement program for noise sensitive land uses located within CNEL 65-70.

Responsible Agency/Departments	Administration
Time Frame:	Ongoing
Funding:	Airport District
Monitoring:	Administration

33. The City will require an acoustical analysis of sites proposed for residential development and other development that may be affected by airport related noise.

Responsible Agency/Departments	Administration
Time Frame:	Prior to Building Permit
Funding:	Applicant
Monitoring:	Administration

Implementation Goals, Policies and Programs

Goal

1. To provide for the ongoing administration and implementation of the General Plan

Policies

- I-1 The City shall periodically review and update the General Plan when necessary to meet the changing needs of the community.
- I-2 In accordance with State law, the General Plan should be amended no more that four times per year. Each amendment may include more than one change to the plan.
- I-3 The City shall review and amend as necessary the Zoning Ordinance, Subdivision Ordinance and other applicable development regulations to ensure continued consistency with the General Plan.
- I-4 The City makes a commitment to implement the policies of the General Plan, FORA plan, and Habitat Management Plan to avoid and/or reduce impacts. Implementation of these policies will fully mitigate impacts as specific projects (presently unknown) are evaluated.

Programs

34. The Planning Commission shall review the General Plan annually and report to the City Council on actions undertaken to carry out the implementation programs of the Plan. The Commission's report shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy requirements of Public Resources Code Section 21081.6 (CEQA) that required a mitigation monitoring program.

Responsible Agency/Departments	Administration
Time Frame:	Ongoing
Funding:	General Fund
Monitoring:	Administration

35. The City shall review and amend as necessary the Zoning Ordinance, Subdivision Ordinance and other applicable development regulations to ensure continued consistency with the General Plan.

Responsible Agency/Departments	Administration
Time Frame:	Ongoing
Funding:	General Fund
Monitoring:	Administration

36. The City makes a commitment to implement the policies of the General Plan, FORA plan, and Habitat Management Plan to avoid and/or reduce impacts. Implementation of these policies will fully mitigate impacts as specific projects (presently unknown) are evaluated.

Responsible Agency/Departments	Administration
Time Frame:	Ongoing
Funding:	General Fund
Monitoring:	Administration