

## APPENDIX

# A

# IMPLEMENTATION PROGRAM

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## COMMUNITY RESOURCES ELEMENT

The Implementation program for the General Plan will be included as an appendix. This section is included solely for City staff review. This program will be located in an appendix in subsequent drafts.

Each implementation program is a procedure, program, or technique that requires City action, either alone or in collaboration with non-City organizations or state and federal agencies. Some of the implementation programs are processes or procedures the City currently administers on a day-to-day basis (such as development project review), while others identify new programs or projects. Completion of the identified programs will be subject to funding availability.

### I. PRIVATE OPEN SPACE

Require project proponents to incorporate urban open spaces into project appropriate for the types of development proposed and consistent with requirements in the Municipal Code. Revise applicable provisions of the Code to maximize open space in industrial and commercial projects via design criteria and guidelines. Open space can include landscaped malls, squares or other resting areas such as plazas or courtyards.

Revisit landscaping requirements for parking areas and revise as necessary to achieve City goals. For industrial or commercial centers built prior to the adoption of existing standards, require upgrading of landscaping in parking areas as a condition of approval for modifications or upgrades.

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Continue to require the dedication of land for passive and recreational open space in new residential developments. Work with developers to require that open space is provided in an attractive and creative form to ensure compatibility and harmony with surrounding uses. Update landscaping design guidelines and standards for residential open space to achieve City goals.

**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund; Development Review fees  
**Time Frame:** On-going; ordinance revisions within five years  
**Related Policies:** CR.1.2, CR.1.3, CR.3.1, CR.3.6

### 2. OPEN SPACE RESOURCES PRESERVATION

Preserve and protect the City's open space resources by applying appropriate zoning in and around open space properties, particularly for the Madrona Marsh.

Prohibit the sale of land with recreational or open space potential, such as land previously used for sumps, until recreational potential has been determined and unless an equivalent or comparable amount of open space with recreational potential is acquired in return.

**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund; Development Review fees  
**Time Frame:** On-going  
**Related Policies:** CR.1.1, CR.2.1, CR.3.5, CR.3.7, CR.6.1, CR.6.2

### 3. OPEN SPACE ENHANCEMENT

Investigate a range of approaches to acquiring passive and recreational open space and for financing its development. Tools include:

- Creating a database with funding opportunities for passive and recreational open space acquisition and development that is updated annually.
- Coordinating with County and State officials to protect and enhance open space resources that lie outside of the City's jurisdiction.
- Explore the use of Southern California Edison properties and abandoned railroad right of way for trails or linear parks.

- Acquiring abandoned railroad right-of-way for use as trails and linear parks.
- Identifying utility easements with recreational potential, and coordinating with utility providers for their use as a passive or recreational open space resources.

**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund; Development Review fees  
**Time Frame:** On-going  
**Related Policies:** CR.3.2, CR.3.3, CR.6.1-6.4, CR.7.2, CR7.5, CR.7.7

#### **4. OPEN SPACE AND SAFETY**

Preserve open spaces used for the protection of life and property. Prohibit development on open space along coastal bluffs susceptible to ground failure, on properties within the safety zones of Torrance Municipal Airport, and areas where open space is used for flood control.

**Responsible Agency:** Community Development Department, Public Works Department  
**Funding Source:** General Fund  
**Time Frame:** On-going  
**Related Policies:** CR.5.1, CR.5.2, CR.5.3

#### **5. EXPAND PARK AND RECREATION RESOURCES**

- A. Establish and maintain a land bank system whereby land is acquired for future recreational use, even though such land cannot be developed until a later date.
- B. Continue to require fees for all new residential development (Park and Recreation Facilities Tax) for the acquisition, development, rehabilitation, and preservation of parkland, open space, and community facilities.
- C. Explore the adoption of a fee for non-residential development for the acquisition and/or. development of passive and active recreational areas
- D. Inventory all City-owned real property suitable for recreational use and retain for such use where feasible.
- E. Establish a list of needed community facility improvements, acquisition, and construction, and prioritize annually based on changing needs.

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- F. Work with the private sector to encourage the interim use of vacant commercial and industrial properties for seasonal, non-intensive recreational purposes such as ball diamonds or football and soccer fields.
- G. Explore reuse of abandoned railroad right-of-ways, utility easements, and covered aqueducts

**Responsible Agency:** Community Services Department, Community Development Department  
**Funding Source:** General Fund, Development fees  
**Time Frame:** On-going; annually  
**Related Policies:** CR.6.1, CR.6.2, CR.6.3, CR.7.2, CR.8.1, CR.8.2, CR.8.3, CR.8.4

### **6. ACCESS TO PARK AND RECREATION RESOURCES AND COMMUNITY SERVICES FACILITIES**

- A. Continue to require and provide access for individuals with disabilities to all recreational, cultural, and community activities and facilities.
- B. Adopt and adhere to locational criteria for the establishment of mini, neighborhood, and community parks. Prioritize park establishment in neighborhoods lacking access to park and recreation facilities within one-half mile.
- C. Establish the purchase of additional land in park deficient areas as a high priority item in future budgets.
- D. Continue to maintain centralized dissemination of information on local recreation programs and community service facilities. Add information pertaining to access through transit routes or other City-sponsored transportation.

**Responsible Agency:** Community Services Department, Community Development Department  
**Funding Source:** General Fund, Development Fees  
**Time Frame:** On-going  
**Related Policies:** CR.7.1, CR.7.4, CR.7.5, CR.7.6, CR.8.5

### **7. PARKS AND RECREATION RESOURCES FUNDING**

Prioritize funding of parks and recreation resources by regularly evaluating demand for these resources and identifying future trends in park and recreation

facility needs based on demographic changes such as an increase in senior-age population and the increase in the number of families with children in Torrance. Continue and expand citizen participation in the planning and development of park facilities. Plan for facilities that are adaptable to changing needs.

**Responsible Agency:** Community Services Department  
**Funding Source:** General Fund  
**Time Frame:** On-going  
**Related Policies:** CR.9.1, CR.9.2, CR.9.3, CR.9.5, CR.9.6

## 8. TORRANCE LIBRARY

- A. Identify and continually monitor library service needs in the community through surveys and outreach.
- B. Provide libraries with additional computer/internet access stations and after-school programs, as well as expanded space for library programming.
- C. Build a new North Torrance Library and Community Services Center.

**Responsible Agency:** Community Services Department  
**Funding Source:** General Fund  
**Time Frame:** On-going; new library within 10 years  
**Related Policies:** CR.9.1, CR.9.2, CR.10.1-10.2, CR.11.1-11.3

## 9. TORRANCE UNIFIED SCHOOL DISTRICT

Conduct regular meetings and other communication with the Torrance Unified School District to strengthen joint-use agreements for the benefit of both entities.

**Responsible Agency:** Community Services Department; City Council  
**Funding Source:** General Fund  
**Time Frame:** On-going  
**Related Policies:** CR.8.2, CR.11.1, CR.11.2

## 10. HISTORIC PRESERVATION

Preserve Torrance's historical heritage by:

- Establishing voluntary architectural design guidelines for Downtown Torrance.
- Establishing a program for cable television to record historical sites.

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- Increasing access to information on the benefits of voluntary historic preservation programs.
- Pursuing, where appropriate, recognition of locally identified historical sites by State and Federal governments.
- Continuing to investigate methods for the preservation of local historical sites.
- Creating a voluntary historical preservation ordinance that will create opportunities for participation in the Mills Act Property Tax Abatement Program.

**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund  
**Time Frame:** 3-5 years  
**Related Policies:** CR.12.1, CR.12.1-12.3

### 11. IMPROVE REGIONAL AIR QUALITY

Participate in regional air quality improvement efforts to identify and encourage projects that improve mobility and reduce congestion on freeways and major roads. Educate businesses and public about compliance with air quality regulations. In particular:

- Review development proposals for potential air quality impacts pursuant to the California Environmental Quality Act (CEQA), Los Angeles County Air Pollution Control District, and the South Coast Air Quality Management District CEQA Air Quality Handbook.
- Work with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) to implement the Air Quality Management Plan (AQMP) and meet federal and state air quality standards for all pollutants. To ensure that new measures can be practically enforced in the region, participate in future amendments and updates of the AQMP.

**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund, AQMD funds  
**Time Frame:** 3-5 years  
**Related Policies:** CR.13.1-13.8

**12. GREENHOUSE GAS REDUCTION**

- A. Educate residents and businesses about the global warming effects of their transportation and land use decisions.
- B. Conduct a greenhouse gas emissions inventory for the City of Torrance.
- C. Adopt a climate action plan, with appropriate measures to reduce greenhouse gas emissions in Torrance. Regularly update and monitor the plan.
- D. Explore the possibility of reducing greenhouse gases through purchasing clean energy for municipal buildings; focusing on hybrids or other low-emission vehicles for the City fleet; using biodiesel for City trucks; using compact fluorescent light bulbs throughout all municipal buildings; providing incentives for City employees to use public transit, low-emission vehicles, ridesharing, walking, and other alternative forms of transportation.

**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund, AQMD funds  
**Time Frame:** 3-5 years  
**Related Policies:** CR.14.1-14.5

**13. WATER CONSERVATION**

- A. Establish water conservation programs in accordance with the City's Urban Water Management Plan (UWMP)
- B. Collaborate with local water provider in exploring the feasibility of potential programs or incentives to encourage water conservation in the community
- C. Investigate and implement programs to reduce water usage at parks and other City facilities. Set 5-, 10- and 15- year goals for water use reduction at City facilities.
- D. Pursue the optimal use of recycled (reclaimed) and desalinated water for landscaping and industrial uses in accordance with the City's Urban Water Management Plan, Recycled Water Plan Update and other pertinent planning studies.
- E. Pursue the optimal expansion of the use of local water resources to offset imported supplies, including the development of addition groundwater wells and expansion of desalinated groundwater facilities.

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- F. Actively support and partner with other agencies regarding the development and implementation of Conjunctive Use programs and other viable water management programs to enhance water supply reliability.

**Responsible Agency:** Public Works Department  
**Funding Source:** General Fund,  
**Time Frame:** Ongoing  
**Related Policies:** CR.14.1-14.9

### 14. WATER QUALITY

- A. Meet or exceed all federal and state water quality regulations, and publish an Annual Water Quality Report to inform the public regarding water quality.
- B. Incorporate into the City's CEQA process appropriate procedures for considering storm water quality impacts and providing for appropriate mitigation when preparing and reviewing CEQA documents.
- C. Continue to comply with all provisions of the National Pollutant Discharge and Elimination System (NPDES) permit.
- D. Establish standards that require new developments and substantial rehabilitation projects to incorporate storm water treatment practices that allow percolation to the underlying aquifer and minimize off-site surface runoff.

**Responsible Agency:** Public Works Department, Community Development Department  
**Funding Source:** General Fund,  
**Time Frame:** Ongoing  
**Related Policies:** CR.14.2, CR.14.5, CR.14.9

### 15. WATER RESOURCES AWARENESS

Involve the community in efforts to conserve water resources as follows:

- Develop and implement guidelines for water efficient landscaping.
- Develop and implement a tiered rate structure to promote water conservation.
- Educate the community on methods to reduce urban runoff and improve water quality.
- Provide water resources information at City facilities and events.

**Responsible Agency:** Public Works Department, Community Development Department  
**Funding Source:** General Fund,  
**Time Frame:** Ongoing  
**Related Policies:** CR.14.4, CR.14.5, CR.14.6, CR.14.8

**16. REGIONAL WATER RESOURCES COORDINATION**

- A. Continue active involvement and support the Water Replenishment District of Southern California (WRD) and West Basin Water Replenishment District initiatives and programs to halt the further migration of saltwater intrusion into local groundwater basins and to develop viable programs/projects to eliminate brackish groundwater impacting groundwater basins.
- B. Continue to recognize the impact of all aspects of land use planning on the region’s storm water and urban runoff on water quality, and support the attainment of regional storm water and urban runoff goals through appropriate land use planning and implementation of Standard Urban Storm Water Mitigation Plans (SUSMP).
- C. Coordinate with the Metropolitan Water District of Southern California (MWD), the Water Replenishment District of Southern California (WRD), the West Basin Municipal Water District, the Regional Water Quality Control Board, and the County Sanitation District on issues of water supply and quality.

**Responsible Agency:** Public Works Department, Community Development Department  
**Funding Source:** General Fund,  
**Time Frame:** Ongoing  
**Related Policies:** CR.14.1, CR.14.2, CR.14.5

**17. WILDLIFE PROTECTION**

- A. Undertake a work program to provide for the restoration and enhancement of the historic habitat of the Madrona Marsh Preserve.
- B. Provide for the continued management of the Madrona Marsh Preserve in a manner that protects the natural physical and biological resources of the site and allows for non-destructive public use of the Preserve.
- C. Identify, inventory, and map wildlife habitat, and establish methods for preservation and restoration.

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**Responsible Agency:** Community Services Department  
**Funding Source:** General Fund,  
**Time Frame:** Ongoing  
**Related Policies:** CR.15.1, CR.15.2

### 18. TORRANCE BEACH

- A. Require proper site preparation (grading and planting) to prevent soil erosion along the bluffs above the beach.
- B. Work with regional agencies to ensure preservation and access to Torrance Beach.
- C. Support legislation that protects the quality and beauty of Torrance Beach.

**Responsible Agency:** Public Works Department  
**Funding Source:** General Fund,  
**Time Frame:** Ongoing  
**Related Policies:** CR.16.1-16.6

### 19. STREET TREES

- A. Adopt a master landscaping plan for all City streets and parkways, defining the types, sizing and spacing of street trees.
- B. Inventory and map existing street trees and prioritize locations for new tree planting.
- C. Make available to residents, businesses, and developers guidelines on selecting and planting trees that are drought tolerant, native species, fit the aesthetics of the immediate neighborhood, and produce minimal damage to public rights-of-way.

**Responsible Agency:** Public Works Department  
**Funding Source:** General Fund,  
**Time Frame:** Ongoing  
**Related Policies:** CR.17.1-17.3, **CI.6.2**

### 20. SCENIC VISTAS

- A. Work with Southern California Edison to prioritize locations for replacing overhead utilities with underground facilities.

- B. Require the undergrounding of utilities for new development projects in areas with scenic vistas.

**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund, developer financing  
**Time Frame:** Ongoing  
**Related Policies:** CR.18.1-18.3

**18. Billboards**

Expand existing policies and ordinances regulating billboard locations to prohibit billboard signs along arterial and secondary roadways and in location where billboards interfere with the functional or aesthetic quality of adjacent facilities or properties.

**Responsible Agency:** Community Development Department,  
**Funding Source:** General Fund  
**Time Frame:** On-going  
**Related Policies:** C.6.3

**21. LIGHTING**

Review lighting plans of all new development projects to ensure that residences are not adversely affected by outdoor lighting or lighting for signage. Adopting outdoor lighting standards that include acceptable lighting levels.

**Responsible Agency:** Community Development Department  
**Funding Source:** Developer fees, General Fund  
**Time Frame:** Ongoing  
**Related Policies:** CR.19.1, CR.19.2

**22. PROMOTE ENERGY CONSERVATION.**

- A. Continue to implement Title 24 standards in building codes. Update the building code when appropriate to adhere to the most recent California’s State Title 24 Energy Code.
- B. Use the City website and City events to educate the public about the availability of energy- conserving appliances, technology, fixtures, and when available, seasonal reward programs from utility companies to residential energy customers who conserve energy.
- C. Establish guidelines for developers that promote energy-efficient design features such as site orientation and the use of energy-conserving lighting fixtures to prevent excessive energy consumption.

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- D. Educate residents about the importance and availability of solar energy as an alternative fuel source for space heating and cooling, water heating and generating electricity
- E. Support California solar laws and the protections the laws provide to owners of solar energy systems. This includes the right of an owner of a solar energy system to sunlight.

**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund,  
**Time Frame:** Ongoing  
**Related Policies:** CR.20.1-20.10

### 23. OIL AND GAS PRODUCTION

- A. Maintain the program for the elimination of nonconforming oil and gas recovery facilities that combines an abatement timetable with effective performance standards.
- B. Maintain a review body (such as the Environmental Quality and Energy Conservation Commission) for the overseeing of oil recovery related issues.

**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund,  
**Time Frame:** Ongoing  
**Related Policies:** CR.21.1-21.3

### 24. RECYCLING

- A. Continue curbside recycling program for all single- and two-family residential units in the City.
- B. Implement convenient recycling programs for multi-family residences when cost-effective to do so.
- C. Conduct an annual monitoring and evaluation of source reduction, recycling, and composting programs to meet the diversion goals as outlined in the City's Source Reduction and Recycling Element.
- D. Assess the feasibility of expanding City services for solid waste collection and recycling for the commercial, industrial, and institutional sectors.

- E. Implement a construction and demolition recycling program to achieve at least a 50 percent waste material diversion factor from all construction sites in the City.
- F. Ensure that all City-contracted solid waste haulers attain a 50 percent diversion of solid waste in accordance with State mandates under AB939 and other appropriate regulations.
- G. Investigate the feasibility of constructing a solid waste transfer station and a material recovery station.
- H. Provide infrastructure necessary for reusing and recycling construction waste.
- I. Work with the Integrated Waste Management Board to maintain existing grants and explore future funding opportunities.

**Responsible Agency:** Public Works, Community Development Department  
**Funding Source:** General Fund,  
**Time Frame:** Ongoing  
**Related Policies:** CR.22.1-22.7

**25. SUSTAINABLE DEVELOPMENT AWARENESS**

Establish an education, recognition, and incentive program that recognizes and rewards excellence in green building and energy conservation building practices, and that builds consumer awareness of green building benefits.

**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund,  
**Time Frame:** Ongoing  
**Related Policies:** CR.23.4

**26. SUSTAINABLE DEVELOPMENT**

- A. Promote incorporation of green building standards that exceed State Title 24 building construction standards and Energy Star conservation standards into future public and private development and major renovation projects.
- B. Develop incentive programs to promote Leadership in Energy and Environmental Design (LEED) Standards developed by the U.S. Green Building Council, and encourage projects to achieve LEED certification.

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- C. Provide training to City staff in green building and LEED rating system requirements and processes, and their application in practice. Strive to have at least one City staff member obtain LEED Professional Accreditation.
- D. Identify opportunities to incorporate LEED standards into the City capital improvement projects

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**Responsible Agency:** Public Works, Community Development  
Department, General Services Department  
**Funding Source:** General Fund,  
**Time Frame:** Ongoing  
**Related Policies:** CR.23.1-23.4

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