

Appendix A: Implementation Plan

INTRODUCTION

The Implementation Plan provides a guide to City decision makers, staff, and the public for carrying out adopted General Plan policy. The Implementation Plan ensures that the overall direction provided in the General Plan for City growth and development is translated from general terms to specific actions.

Each program set forth in this plan consists of a series of actions, procedures or techniques that will need further City Council action. This action can either occur on a Citywide basis, (e.g., zoning ordinance amendment or adoption or development review criteria), or in individual basis for actions, (e.g., capital improvement projects). The City Council, by relating the Implementation Plan to the General Plan, recognizes the importance of long-range planning considerations in day-to-day decision making.

Use of the Implementation Plan

This Implementation Plan is intended for use as the basis for preparing the Annual Report to the City Council on the status of the City's progress in implementing the General Plan, as described in Section 65400 of the Government Code. Because many of the individual actions and programs described herein provide mitigation for significant impacts resulting from planned development identified in the General Plan, the Annual Report can also serve as a mitigation monitoring program. This Implementation Plan should be updated annually with the budget process and whenever the City's General Plan is amended

or updated to ensure continued consistency and usefulness.

Implementation Plan Matrix

The Implementation Plan Matrix identifies programs designed to carry out the General Plan goals and policies. Each program is described in detailed and is cross-referenced by related General Plan element policies. Responsible City departments, (e.g., planning or public works departments) and/or outside agencies (e.g., Southern California Air Quality Management Board), funding sources, and the time frame are also listed.

**Table A-1
Implementation Plan Matrix**

Implementation Programs	Implementation Program Description	Related General Plan Element Policies						Responsible Agency/	Funding Source	Time Frame
		Land Use	Economic Development	Circulation	Housing	Public Safety	Resources			
LAND USE ELEMENT										
Balanced Mix of Uses										
LU- 1 Annual Review of General Plan and Land Use Policy Map Implementation	Review implementation of the General Plan and Land Use Policy Map on an annual basis.	1.1, 1.2, 1.3	1.5, 2.1, 3.1		1.1, 3.1	3.1, 3.2, 3.3		Community Development	General Fund	Annually
LU -2 Accommodate Mixed Use	Amend the Zoning Ordinance to include a Mixed Use zone that accommodates residential and commercial uses consistent with General Plan directives. Rezone properties designated Mixed Use on the Land Use Policy Map to reflect the new Mixed Use zone.	1.1, 1.2			1.1, 1.2, 1.4					
LU-3 Density Limits	Amend the Zoning Ordinance to allow residential densities and nonresidential development intensities up to the maximum levels allowed by the General Plan.	1.1, 1.2			1.1, 2.6, 3.2			Community Development	General Fund	By end of 2002
Compatible and Complementary Development and Addressing Residential/ Industrial Land Use Conflicts										
LU-4 Zoning Ordinance Review and Amendment	Review and amend (as needed) the Zoning Ordinance to provide consistency with new state legislation and court decisions.	1.1, 1.2, 1.3, 6.6	1.5		3.1, 3.2, 3.3	3.1, 3.2, 3.3		Community Development	General Fund	Ongoing
LU-5 Site Development Permit and Environmental Review	Utilize a site development permit process and the California Environmental Equity Act (CEQA) in the review of proposed development projects to promote compatible development.	3.1, 3.2, 3.3, 3.4, 3.5, 4.1, 4.5, 5.6, 5.7			3.1, 3.2, 3.3	3.1, 3.2, 3.3		Community Development and Code Enforcement	General Fund	Ongoing
LU-6 Removal of Residential Uses from Industrial Zones	Encourage the removal of residential uses in the C-M and M zones by offering property owners and tenants relocation assistance.	4.1			3.1			Community Development and Economic Development	General Fund and BID Funds	Ongoing
LU-7 Land Use Buffers	Amend the Zoning Ordinance to include the requirement that wherever C-M and M zoned properties abut a residential zone, new industrial uses must provide adequate setbacks and other buffers.	4.3						Community Development	General Fund	By end of 2001
Revitalization of Deteriorating Uses and Properties										
LU-8 Code Enforcement	Aggressively fund code enforcement activities annually to achieve City health, safety, and aesthetic goals.	3.1, 3.2, 3.3, 3.4	4.3		2.2, 2.7			Code Enforcement	General Fund	Ongoing
LU-9 Business Improvement Districts (BIDs)	Use City redevelopment authority and funds granted by the BID program to revitalize business districts. Use BID authority selectively to acquire, transfer, and/or develop properties consistent with BID goals.	5.1, 5.2, 5.3, 5.5, 5.6	2.2					Economic Development	General Fund and BID Funds	Ongoing

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		Land Use	Economic Development	Circulation	Housing	Public Safety	Resources			
LU-10 Identity Enhancement	Develop a design and improvement plan based on the City Capital Improvement Plan and Business Improvement Districts, including enhanced landscaping, identification graphics, commercial street lighting, and other physical improvements to enhance major public thoroughfares and activity areas.	5.1, 5.2, 5.3, 5.4, 5.5, 5.6						Community Development and Economic Development	General Fund and BID Funds	By 2005 and Ongoing
LU-11 Graffiti Removal and Prevention	Include funds in the annual budget to aggressively pursue graffiti removal and prevention throughout the community.	6.7						Code Enforcement	General Fund	Annually
LU-12 Removal of Abandoned Structures	Adopt an ordinance requiring the removal of abandoned buildings.	6.6						City Council Community Development and Code Enforcement	General Fund	By end of 2002
LU-12 Rehabilitation of Residential, Commercial, Industrial Properties and Buildings	In addition to using Community Development Block Grant funds provided through Los Angeles County, pursue County, state, federal, and private/non-profit grant sources available to fund community revitalization activities.	6.1, 6.2, 6.4, 6.5						Community Development and Economic Development	General Fund/CDBG/Grants	Ongoing
ECONOMIC DEVELOPMENT ELEMENT										
Regional and Local-Serving Economic Development and Business Retention and Attraction										
ED-1 Five-Year Economic Development Strategic Plan	Adopt a Five-Year Economic Development Strategic Plan that specifies actions and programs the City will pursue to achieve economic development goals.	1.4, 1.5, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	All Economic Development Policies					Economic Development	General Fund	By 2003
ED-2 San Gabriel Valley Economic Development Partnership	Use the San Gabriel Valley Economic Development Partnership as a vehicle for producing advertising and business recruiting materials.	1.4, 1.5, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	All Economic Development Policies					Economic Development	General Fund	Ongoing
ED-3 El Monte/South El Monte Chamber of Commerce	Provide information to the El Monte/South El Monte Chamber of Commerce regarding development/business opportunities in the City.	1.4, 1.5, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	All Economic Development Policies					Economic Development	General Fund	Ongoing
ED-4 Permit Streamlining	Streamline the City permitting process by: <ul style="list-style-type: none"> • Providing clear and concise applications and supplemental material for new and existing uses; • Evaluate changes in technology to identify ways the permitting process can be streamlined, such as permits via email, fax, or other; • Identify and adopt time frames for processing permits for Community Development, Building and Engineering sections to ensure efficient delivery of services to the community; and • Monitor and evaluate the types of permits most frequently processed at the City and focus process streamlining for those permits. 		1.1, 3.1					Community Development and Building	General Fund	By end of 2001 and ongoing

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		Land Use	Economic Development	Circulation	Housing	Public Safety	Resources			
ED-5 Business Assistance	Establish an office or contact person within City Hall to assist or direct businesses to sources where they can obtain loans or business assistance.		3.1					Economic Development	General Fund	By 2002 and ongoing
ED-6 City Website Communication	Use the City website as means of communicating with local businesses and the community at-large. Post current business/development opportunities and other information designed to attract desirable businesses.		1.2, 1.4, 3.2					Economic Development	General Fund	Update frequently/Ongoing
Job Creation for South El Monte Residents										
ED-7 Business Attraction and Skilled Workers	Review the City's Zoning Ordinance to determine whether the list of permitted uses reflects the City's goal of attracting businesses that employ skilled workers. Amend zoning regulations as appropriate to reflect business development aims.		1.7					Community Development and Economic Development	General Fund	By 2002
ED-8 South El Monte Employment Database	Create a database of available employment opportunities of businesses within South El Monte. Advertise the database through the City's website, local jobs resource agencies, and other appropriate avenues.		1.7, 4.1, 4.2, 4.3					Economic Development	General Fund	Update frequently; ongoing
CIRCULATION ELEMENT										
Local and Regional Street System										
C-1 Nexus Fee Program	Develop a citywide nexus traffic impact fee program to fund needed traffic improvements and circulation system improvements identified in the Circulation Element.	3.5		1.1, 1.2, 1.3, 1.4, 1.5, 1.6		3.3	5.1	Community Development	General Fund/BID/Gas Tax/ TEA-21	Implement by 2004
C-2 Capital Improvement Program	Adopt and annually update a 5-year a capital improvement program that addresses the phasing and construction of circulation improvements identified in the Circulation Element, including automation of traffic signals.	3.5		1.1, 1.2, 1.3, 1.4, 1.5, 1.6			5.1	Community Development	General Fund/Gas Tax/TEA-21	By end of 2001 and ongoing
C-3 Improved Freeway Access	Establish a timeline and strategy for consulting with Caltrans on improving access to the Pomona Freeway at Peck Road and the Pomona Freeway/Santa Anita Avenue interchange. Lobby state legislators as necessary to facilitate the process.	3.5		1.6			5.1	City Manager and Community Development	General Fund	By 2002

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		Land Use	Economic Development	Circulation	Housing	Public Safety	Resources				
Public and Alternative Modes of Transportation											
C-4 Improved Transit Service	<p>A. Work with MTA and Foothill Transit to encourage ridership by:</p> <ul style="list-style-type: none"> Requiring transit facilities in major new development and rehabilitation projects; Coordinating with MTA and Foothill Transit to expand transit routes to major employment areas; and Providing information to the MTA and Foothill Transit regarding paratransit services to meet community needs; and <p>B. Consult with local businesses regarding employee transit needs, and provide information to service providers.</p>			2.3, 3.1, 3.2				5.1	Community Development	MTA/ Development Fees/ General Fund/ Gas Tax/ TEA-21	Ongoing
C-5 Citywide Bicycle Path	Provide for a citywide Class II (on-street) bicycle path system (Figure C-4 in Circulation Element) and a local bicycle link to the Whittier Narrows Recreation Area.			4.1, 4.2				5.1	Community Development	General Fund/Gas Tax/TEA-21	By 2005
Parking											
C-6 Off-Street Parking	<p>A. Periodically review the parking standards contained in the Zoning Ordinance to identify whether modifications are required to meet changing parking demand for various uses.</p> <p>B. Amend zoning regulations to require new businesses utilizing existing buildings to provide parking per Zoning Ordinance standards.</p>	3.4, 3.2, 3.3		5.1, 5.2				Community Development	General Fund	A. Review Periodically B. By 2002	
C-7 Shared and Remote Parking	Amend zoning regulations to allow for shared parking facility agreements/arrangements at both on-site and remote locations to maximize parking efficiency.			5.1				Community Development	General Fund	By 2002	
Traffic Safety											
C-8 Sidewalks	<p>A. In the 5-year Capital Improvement Program, identify neighborhoods where sidewalks will be installed (where they are lacking) and where unsafe sidewalk conditions will be rectified.</p> <p>B. Install sidewalks on the west side of Peck Road and Durfee Avenue</p>			6.3, 6.4				Community Development	General Fund/CDBG/ TEA-21	A. Ongoing annually B. By early 2002	
C-9 Traffic Calming	Establish and maintain City guidelines for implementing traffic calming techniques in residential neighborhoods that are impacted by through traffic.			6.2, 6.3, 6.4				Community Development	General Fund	Ongoing	

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HOUSING ELEMENT										
Housing Diversity and Opportunities										
H-1 Affordable Housing Overlay	Amend the Zoning Ordinance to include an Affordable Housing Overlay zone which sets forth incentives for the development of affordable housing.	1.1, 1.2, 4.2				1.3, 1.5		Community Development	General Fund	By 2002
H-2 Regulatory Requirements for Residential Development	Periodically review and where necessary, revise planning, zoning, and development regulations, assessments, and fees to ensure that they support development of a variety of housing types and prices.	1.1, 1.2, 4.2, 5.7, 6.3, 6.6				1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 2.3, 3.2		Community Development	General Fund	Review Periodically
H-3 Density Bonus Ordinance	Amend the Zoning Ordinance to include density bonus provisions to implement state law. The regulations will provide density and other incentives for the development of affordable and special needs housing.	1.1, 1.2, 4.2				1.1, 1.2, 1.3, 1.4, 3.2		Community Development	General Fund	By end of 2001
H-4 City of Industry Housing Funds	Actively pursue development partners who will apply for funding from the City of Industry housing set-aside- funds.	1.1				1.5		Los Angeles County Community Development Commission and City Housing Program Administrator	City of Industry redevelopment housing set-aside funds	Per funding cycle
H-5 First Time Home Buyer Program	Maintain the First Time Home Buyer Program with a target population of low- and moderate-income households.	1.1				1.1, 1.5, 1.6, 2.4		City Housing Program Administrator	BID Funds	Provide 5 loans on annual basis
H-6 Mortgage Credit Certificate (MCC) Program	Continue to use the Mortgage Credit Certificate (MCC) Program to leverage home ownership assistance by issuing certificates to income qualified first-time home buyers.					1.5, 1.6, 2.4		Los Angeles County Community Development Commission and City Housing Program Administrator	Los Angeles County MCCs	Ongoing
H-7 Sites for Transitional Housing/Homeless Shelters	Amend the Zoning Ordinance to allow the development of overnight shelters in Public Facilities, Manufacturing (M) and Commercial Manufacturing (C-M) zones, subject to a Conditional Use Permit (CUP).					1.1, 1.5, 4.1		Community Development	General Fund	By end of 2001

Implementation Programs	Implementation Program Description	Related General Plan Element Policies						Responsible Agency/	Funding Source	Time Frame
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H-8 Countywide Affordable Rental Housing Development Program	Continue to participate in this program to provide financial assistance through the provision of "gap" financing in the form of both short- and long-term loans for construction and permanent financing, as well as funds for nonprofit housing developers and HOME-designated Community Housing Development Organization (CHDO) activities.	4.2			4.1			Los Angeles County Community Development Commission and City Housing Program Administrator	Los Angeles Urban County HOME and CDBG	Ongoing
H-9 Countywide Affordable Home Ownership Program	Continue to assist local residents with participation in this Los Angeles Counth program.	1.4			1.5, 1.6, 2.4			Los Angeles County Community Development Commission and City Housing Program Administrator	Los Angeles Urban County Home allocation	Ongoing
Maintenance and Preservation of Housing										
H-10 Housing Improvement Program	Continue to utilize the Housing Improvement Grant Program to provides grants or partial assistance to low- to moderate- income homeowners for minor repairs to their property, and to eliminate health and safety code violations.	1.3, 6.5			2.1, 2.3, 2.5, 2.6, 2.7			City Housing Program Administrator	BID Funds	50 grants annually
H-11 Exterior Home Painting Program	Continue to operate the Exterior Home Painting Program to provide grants or partial financial assistance to low- to moderate-income homeowners in need of having the exterior of their homes repainted.	1.3, 6.5			2.1, 2.3			City Housing Program Administrator	BID Funds	12 grants annually
H-12 HOME Rental Rehabilitation Loan program	Utilize the HOME Rental Rehabilitation Loan Program. This program provides financial assistance for the rehabilitation of multi-family units that are made available to low- and very low-income tenants. It allows the County to rehabilitate affordable rental housing stock for low-income families by providing financial support through the utilization of public/private funding sources to preserve existing rental properties.	6.5, 4.2			2.1, 2.2, 2.5, 2.6, 2.7			Los Angeles County Community Development Commission and City Housing Program Administrator	Los Angeles Urban County HOME allocation	Ongoing

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		Land Use	Economic Development	Circulation	Housing	Public Safety	Resources			
Residential Land Use Compatibility										
H-13 Removal of Incompatible Residential Uses in Industrial Zones	Provide incentives to property owners and tenants to relocate from industrial locations.	3.1, 3.2, 3.3, 3.5, 4.1, 4.2, 4.3, 5.6				3.1, 3.2		Community Development	BID Funds, City of Industry Housing Fund and County HOME Funds	Ongoing
Fair Housing										
H-14 Fair Housing	Continue to use the services of the Community Services Center for fair housing outreach and education, as well as tenant/landlord dispute resolution. Advertise program through placement of fair housing services brochure at the public counter and periodic advertisements in the local newspaper.	1.1				4.1, 4.2		City Housing Program Administrator and Community Services Center (El Monte Office)	General Fund and Other Available Funding Sources	Ongoing
PUBLIC SAFETY ELEMENT										
Geologic and Seismic Hazards										
PS-1 Soil and Geologic Surveys	During the review of development proposals, require surveys of soils and geologic conditions by a state-licensed engineering geologist where appropriate. The purpose of the surveys is to determine the geologic stability of the site and identify design measures to minimize geologic hazards. Require the project design recommendations as conditions of project approval.					1.2		Community Development and Building	Development Fees	Ongoing
PS-2 Structural Design	To minimize damage from earthquakes and other geologic activity, implement the most recent state and seismic requirements for structural design of new development and redevelopment.					1.1, 1.2		Community Development and Building	General Fund and Development Fees	Ongoing
PS-3 Seismic Retrofitting	Continue to require the retrofit of unreinforced masonry buildings and other potentially hazardous buildings within the City					1.1, 1.3		Community Development and Building	General Fund and Development Fees	Ongoing

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		Land Use	Economic Development	Circulation	Housing	Public Safety	Resources			
Flood Hazards										
PS-4 Localized Flood Hazard Remediation	<p>A. As part of the 5-year Capital Improvement Plan, identify the timing and approach for addressing localized ponding problems within the areas identified in Figure PS-3 of the Public Safety Element.</p> <p>B. Establish a schedule and strategy for working with the Los Angeles County Department of Public Works and U.S. Army Corps of Engineers to address conditions that cause the City's storm drains to back up during storm events.</p>					1.4, 2.2, 2.1, 2.4		<p>A. Community Development</p> <p>B. Community Development and City Manager</p>	General Fund and Development Fees	<p>A. By 2002</p> <p>B. By end of 2002</p>
Noise and Land Use Planning										
PS-5 Compatible Development	Use noise and land use compatibility standards to guide future planning and development decisions. Table PS-1 in the Public Safety Element summarizes the standards for acceptable noise levels by land use types. The compatibility criteria are based on the noise standards in Table PS-1. Review development proposals to ensure that the noise standards and compatible criteria are met. Require mitigation measures, where necessary, to reduce noise levels and meet the noise standards and compatibility criteria.	3.1, 3.2, 3.3, 3.5, 4.1				3.1, 3.2, 3.3		Community Development	General Fund and Development Fees	Ongoing
PS-6 Noise Control Coordination	To ensure continued effective of noise control efforts, designate a Building or Code Enforcement staff member as the noise control coordinator charged with the responsibility of enforcing the City noise policy and regulations.	3.1, 3.2, 3.3, 3.5				3.1, 3.2, 3.3		Building and Code Enforcement	General Fund and Development Fees	Ongoing
Fire Hazards										
PS-7 Promote Fire Prevention	<p>Pursue the following directives:</p> <ul style="list-style-type: none"> Work with the Los Angeles County Fire Department to implement fire hazard education and fire prevention programs. Coordinate with the local water districts and the Los Angeles County Fire to ensure that water pressure for urban areas and site to be developed is adequate for fire fighting purposes. Implement the Uniform Fire Code provisions and appropriate amendments to reflect the South El Monte urban environment. 					4.1, 4.2, 4.3		City Manager and Building	General Fund and Development Fees	Ongoing

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		Land Use	Economic Development	Circulation	Housing	Public Safety	Resources			
Hazardous Materials										
PS-8 Hazardous Materials	<p>A. Cooperate with federal state and county agencies to effectively regulate the management of hazardous materials and hazardous waste.</p> <p>B. Cooperate with the County of Los Angeles to implement the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program).</p> <p>C. Identify and designate roadway transportation routes for conveyance of hazardous materials.</p> <p>D. Implement an emergency response plan for accidents involving hazardous materials.</p>	3.3, 3.5, 4.1					5.1, 5.2, 5.3	Community Development and City Manager	General Fund, Federal/State/Local Regulatory Agencies	<p>A. Ongoing</p> <p>B. Ongoing</p> <p>C. By 2002</p> <p>D. By 2001</p>
PS-9 Household Hazardous Waste Program	<p>A. Provide residents with information available from Los Angeles County agencies regarding the Household Hazardous Waste Program.</p> <p>B. If requested to do so by the County, sponsor periodic household hazardous waste collection activities in the community.</p>					5.2, 5.3	Community Development	General Fund	Ongoing	
Emergency Preparedness										
PS-10 Emergency Preparedness Education	<p>A. Use the City's local newspaper and other materials provided to residents to continually educate all citizens to take appropriate action to safeguard life and property during and immediately after emergencies.</p> <p>B. Work with the Los Angeles County Fire Department and Sheriff to provide for emergency preparedness education presentations to civic groups, homeowners associations, and local schools.</p>					6.1, 6.2, 6.3, 6.4	City Manager, School Districts, Los Angeles County Sheriff, and Fire	General fund	Ongoing	
Crime Prevention										
PS-11 Defensible Space Planning	Involve local law enforcement personnel in the review of development proposals to ensure that defensible space planning principles are incorporated into the design of new buildings and building complexes.	3.2, 3.3, 3.4, 6.7				7.1, 7.2	Community Development and Los Angeles County Sheriff	General Fund and Development Fees	Ongoing	
RESOURCES ELEMENT										
Public Parks and Recreation										
R-1 Maintain joint-use agreements	Maintain – and expand as appropriate – joint-use agreements with local public school districts to allow school ground to be used for public recreation during non-school hours.	5.4					City Manager	General Fund	Ongoing	

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R-2 Park Maintenance	<p>Provide adequate funding in the annual budget to properly maintain and operate the grounds and facilities of existing parks to minimize vandalism and crime, affirm safe and pleasant environments, and maximize public use and enjoyment. Enhance the safety and maintenance of existing park and future parks by:</p> <ul style="list-style-type: none"> Developing operational maintenance standards to provide quality maintenance of parks and recreational facilities; Conducting maintenance impact reports on park designs during the planning process to ensure that measures to reduce maintenance costs have been incorporated; and Exploring the utilization of private maintenance where appropriate to reduce public cost. 						1.2	City Manager	General Fund, Development Fees, and Grants	Ongoing
R-3 Recreational Opportunities	<p>A. Promoting a high level of public outreach by coordinating with community organizations, special interest groups and private businesses to provide recreational program opportunities, and distributing newsletters or brochures to inform the community of available local and regional recreation programs and facilities.</p> <p>B. Coordinate with other agencies/organizations such as the El Monte Union High School District to achieve maximum utilization of recreation programs and facilities in the community.</p> <p>C. Explore means to provide programs to those who cannot afford to pay by utilizing corporate sponsorships and volunteers.</p> <p>D. Assess recreation program needs on a regular basis, and develop new recreation programs to reflect new needs and interests of the diverse population in South El Monte.</p>	5.4		4.2			1.1, 1.3	City Manager	General Fund	Ongoing
Groundwater Resources										
R-4 Promote Water Conservation	<p>A. Amend landscaping regulations to emphasize and encourage the use of drought-resistant plant species in landscaping for private and public areas.</p> <p>B. Incorporate water conservation planting and irrigation approaches into all public area landscape projects.</p> <p>C. Use existing City mailers to promote water conservation efforts and provide public information generated by water service providers.</p> <p>D. Amend building regulations to required that waster conservation devices (including low-flush toilets, flow restriction devices and water conservation appliances) be used in new development projects and substantial remodel projects.</p>						4.1, 4.2	Community Development and San Gabriel Valley Water Company	General Fund and Development Fees	<p>A. By 2002</p> <p>B. Ongoing</p> <p>C. Ongoing</p> <p>D. By 2003</p>

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Air Quality											
R-5 Participate in Regional Air Quality Programs	As appropriate, adopt local ordinances to implement rules and directives issued by the South Coast Air Quality Management District.			3.1, 3.2, 4.2, 4.3, 5.2				5.1, 5.2	Community Development/ Building/ AQMD	General Fund and State monies	Ongoing
Integrated Waste Management											
R-6 Source Reduction and Recycling	Hire waste contractors based, in part, on their ability to ensure City compliance with the source reduction and recycling mandates set forth by Assembly Bill 939 and any subsequent amendments.							6.3	City Manager	Solid Waste Disposal Fees and General Fund	Annually