



Waterford

Waterford Vision 2025

General Plan

Chapter 2 Waterford's Vision & General Plan Executive Summary

2.1 Introduction

Community planning requires a City's current decision makers and residents to choose among alternative futures that they, in all likelihood, will not benefit from. Most who participate in the *Waterford Vision 2025 General Plan* process will not be residents of Waterford in 2025.

Currently, residents enjoy Waterford's small-town feeling, surrounding agricultural and open space land, the parks, the Tuolumne River frontage, etc. They do not enjoy its limited job opportunities, the need for an urban commute, the City's limited financial resources, deteriorating street and infrastructure, and pockets of urban blight. They want better urban services and infrastructure.

2.2 GUIDING PRINCIPLES _____

The *Ahwahnee* principals have been integrated into several planning concepts generally classified as "neo-traditional" urban planning or the "new urbanist" concept that emphasizes mixed use development and non-vehicular transportation networks.

The Ahwahnee Principles and "neo-traditional" planning concepts have been implemented in the City of Waterford's Vision 2025 General Plan by adhering to the following guiding principles:

x *Conserve natural resource areas that give form and character to the community.* In Waterford, the landscape setting, perhaps more than any other factor, affects the physical character of the community. The policies contained in the Open Space, Conservation & Recreation Chapter, as well as others, provide for strengthening the visual and physical connection between the City and its natural elements. The Urban Expansion Chapter guides future City growth away from important resource areas.

x *Promote an urban form that integrates housing, shops, work places, schools, parks and civic facilities.* The development approach set forth in the Land Use Chapter and the land use diagram of this plan, is the primary means of implementing this design principal.

Ahwahnee Community Principles

1. All planning should be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents.
2. Community size should be designed so that housing, jobs, daily needs and other activities are within easy walking distance of each other.
3. As many activities as possible should be located within easy walking distance of transit stops.
4. A community should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
5. Businesses within the community should provide a range of job types for the community's residents.
6. The location and character of the community should be consistent with a larger transit network.
7. The community should have a center focus that combines commercial, civic, cultural and recreational uses.
8. The community should contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.
9. Public spaces should be designed to encourage the attention and presence of people at all hours of the day and night.
10. Each community or cluster of communities should have a well defined edge, such as agricultural greenbelts or wildlife corridors, permanently protected from development.
11. Streets, pedestrian paths and bike paths should contribute to a system of fully-connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees and lighting; and by discouraging high speed traffic.
12. Wherever possible, the natural terrain, drainage, and vegetation of the community should be preserved with superior examples contained within parks or greenbelts.
13. The community design should help conserve resources and minimize waste.
14. Communities should provide for the efficient use of water through the use of natural drainage, drought tolerant landscaping and recycling.
15. The street orientation, the placement of buildings and the use of shading should contribute to the energy efficiency of the community.

Ahwahnee Regional Principles

1. The regional land use planning structure should be integrated within a larger transportation network built around transit rather than freeways.

2. Regions should be bounded by and provide a continuous system of greenbelt/wildlife corridors to be

x Within this land use pattern, private and public development is guided by the principles contained in this chapter.

x ***Reinforce the elements of the community which give Waterford its unique identity.*** Through purposeful acts of community building at the city's inception, Waterford developed into a thriving and attractive community. The design and development concepts outlined in this Chapter expands on these successful early planning efforts to assure that future growth and development retains Waterford's unique character.

x ***Expand the city's non-vehicular transportation network.*** Through provisions contained in the Transportation & Circulation Chapter and supporting policies of other chapters of this plan, the City's system of bike and pedestrian paths will expand to serve new growth and development. This pedestrian network is an integral part of the successful implementation of the City's design concept.

x ***Promote pedestrian access to work, commercial, recreation and residential places.*** The success of the neotraditional development approach relies on private development which is pedestrian-friendly. The Urban Design Chapter proposes various design approaches which will improve access and encourage walking and bicycling as a viable transportation alternative at the project level and community-wide.

x ***Reinforce the downtown as the heart of the city.*** Downtown Waterford plays an important role in the social and economic well being of the community. It is the historical identity of the City and

is the direct access point to the regional highway network. Policies contained in the various chapters of this plan strengthen the role and function of Waterford's downtown area.

x ***Conserve the special qualities of existing neighborhoods and districts.*** The distinctive character of Waterford's older residential neighborhoods and downtown district is the basis of memorable features in the community. The Land Use and Urban Design Chapters of this plan provide policies and guidance for maintaining these qualities. The policies and design proposals of the Urban Design Chapter provide a basis for developing these qualities in new and expanded neighborhoods.

x ***Focus residential, commercial and employment center development to encourage public transit use.*** Successful urban centers of the future will be designed to accommodate local and regional public transportation and communication systems. Although at present population levels, public transit cannot be extensively implemented in a cost effective manner, future population levels, coupled with changing technology will make public transit a more viable option. Urban design policies, which facilitate transit-friendly development, are contained in the Land Use, Transportation, and Urban Design Chapters of the *City of Waterford Vision 2025 General Plan*.

x ***Maximize the use of city streets as public spaces.*** The streets of Waterford contribute to the public open spaces of the City and can be among its liveliest and most memorable public spaces. Design considerations which focus on accommodating the automobile to the

exclusion of all other activities and modes of transportation can diminish the public value of the City's street system. Policies contained in the Transportation & Circulation Chapter, along with the design concepts developed in the Urban Design Chapter of this plan, are aimed at balancing the need for auto movement and parking with the need for the street system to accommodate other vital community needs.

It is the primary purpose of this plan to move this City towards a better future state while preserving the quality of life that is part of living in a small rural town on the east side of the Central San Joaquin Valley.

The *Waterford Vision 2025 General Plan* is the City's primary tool for guiding a growing community towards actions that preserve much of its small town flavor and social setting. A city that has an improved economy, adequate public services and cultural facilities, and a good overall quality of life for its residents.

The result of Waterford's vision for the City is that in 2025 and beyond:

- x People will be able to enjoy other forms of transportation.
- x Parks and open spaces will link residential, commercial, and employment centers in such a manner as to provide an attractive pedestrian or non-vehicular alternative to driving.
- x The community will have a vital economy that minimizes the need for residents to travel to other communities in the region for employment, goods and services.
 - x The City will provide cost effective public services and residents will

enjoy parks, playgrounds and cultural facilities similar to that of other communities in the region.

- x The City of Waterford will retain its small rural community charm while continuing to serve a strong regional farm and recreation economy.

2.3 Stanislaus County Vision Statement

Over the course of several years, leaders of government, business and industry throughout Stanislaus County met in an effort to define and adopt a "Vision" statement for Stanislaus County. That statement is as follows:

Land Use

VISION: We will demonstrate our resolve to produce a world class example of "DOING IT RIGHT" so that Stanislaus County remains blessed with a bounty of fertile land for agriculture. Population growth will be accommodated in communities of varying sizes ranging from larger metropolitan areas to mid-sized cities, to small rural towns and enclaves. Communities will plan, grow and evolve in a compact, efficient fashion. Large expanses of agricultural land and other open space will secure buffers between urban areas and preserve the beauty of views and vistas throughout the County.

Transportation

VISION: We will have an efficient, integrated transportation system that provides internal and external linkages and facilitates economic growth.

Education

VISION: Everyone, especially our children, will have opportunities to stimulate the mind, inspire the spirit and develop healthy bodies.

Community

VISION: Stanislaus County will contain diverse, interesting and unique social and cultural characteristics that strengthen the bonds within and between our communities, preserve local identity and enhance regional pride. Individuals and groups will commit to contributing to the well-being of their community.

Government

VISION: Our local governments will govern based on the principle of stewardship. Elected officials and government employees will hold public resources and processes in trust for citizens and they will act in service of citizens and the community, not in self-interest.

Public Safety

VISION: Recognizing that public safety is the foundation for a safe and healthy society, law enforcement, fire and life safety service agencies will provide Stanislaus County residents with the highest quality services possible in conjunction with local community involvement. To that end, all agencies will strive to collaborate and form partnerships to deliver optimum service in all aspects of public safety.

2.4 Content of General Plans

California State law (Government Code Section 65302) requires all cities and counties to have an adopted general plan. This general plan serves as the blueprint for the community’s future growth and development. The general plan must address certain issues that are directly related to, and influence, land use decisions.

The law specifies that each general plan address seven issue areas, known as

“elements,” which must be consistent with each other. The seven required elements are land use, transportation, open space, conservation, housing, noise, and safety. The plan must analyze issues of importance to the community, set forth policies for conservation and development, and outline specific programs or actions for implementing these policies. City actions, such as those relating to the approval of development projects, zoning and subdivision ordinances, specific plans, and capital improvements must be consistent with the General Plan.

2.5 General Plan Goals and Community Visions

Along with the seven mandatory elements of the plan, the City of Waterford General Plan includes three additional “optional” elements that address specific identified community concerns. These optional elements are Urban Expansion, Urban Design and Sustainable Development. The goals of these and the mandatory elements have been formulated to reflect the community “Visions” and the requirements of State law.

The *City of Waterford Vision 2025 General Plan* aims to achieve the following goals, organized by general plan element:

2.6 Waterford’s Vision for the Future

The City of Waterford supports the Stanislaus County Vision Statement. In support and furtherance of the County vision, the City supports its own “vision” for the future of the City. That statement is as follows:

2.6.1. Urban Expansion

Vision: A community whose growth and expansion occurs in such a manner as to enhance the existing community and preserves and maintains Waterford’s rural small community charm.

Goal Area A: Urban Expansion
<p>GOALS</p> <ul style="list-style-type: none"> ▪ A Compact Urban Form ▪ An Effective Agriculture/Urban Area Interface ▪ Efficient Urban Expansion
<p>POLICIES</p> <p>UE-1. The City shall Promote annexation of developed areas within the City’s Sphere of Influence.</p> <p>UE-2 The City shall designate areas for new urban development which reflect the physical characteristics and environmental constraints of the planning area.</p> <p>UE -3 The City shall accommodate urban development on non-prime soils whenever feasible.</p> <p>UE -4 The City shall control the timing, density, and location of new land uses within its urban expansion boundaries to reflect the availability of urban and utility services.</p> <p>UE -5. The City shall extend Sphere of Influence boundaries relative to all major streets and highways in the Waterford Planning Area.</p>

2.6.2. Land Use

Vision: A community with a mixture of land uses that support commercial, industrial, residential and other land uses that are logical with respect to meeting the economic, social and individual needs of the City’s residents and do not create problems or incompatibilities with neighboring uses or diminish a neighbors right to use their property.

Residential & Neighborhood Goals, Policies

GoalArea L-1: Residential & Neighborhood Development

<p>GOALS</p> <ul style="list-style-type: none"> ▪ Housing Opportunities in Balance with Jobs Created in the Waterford Urban Area. ▪ A Wide Range of Residential Densities and Housing Types in the City. ▪ Preservation and Enhancement of Existing Neighborhoods. ▪ Quality Residential Environments. ▪ Pedestrian-Friendly Residential Environments. ▪ A Sense of Community.
<p>POLICIES</p> <p>L-1.1 Promote balanced development which provides jobs, services and housing.</p> <p>L-1.2 Encourage a diversity of building types, ownership, prices, designs, and site plans for residential areas throughout the City.</p>

L-1.3 Encourage a diversity of lot sizes in residential subdivisions.

L-1.4 Conserve residential areas that are threatened by blighting influences.

L-1.5 Protect existing neighborhoods from incompatible developments.

L-1.6 Continue to pursue quality single-family and higher density residential development.

L-1.7 Encourage the location of multi-family developments on sites with good access to transportation, shopping, and services.

L-1.8. Create livable and identifiable residential neighborhoods.

Commercial & Industrial Goals, Policies

Goal Area L-2: Economic & Business Development

GOALS

- **Increased Employment Opportunities for the Citizens of Waterford.**
- **A Diverse and Balanced Waterford Economy.**
- **Preservation/Enhancement of the City’s Economic Base.**
- **High Quality Industrial Areas.**
- **Ready Access to Commercial Services Throughout the City.**
- **A Revitalized Downtown Area.**

POLICIES

- L-2.1** Encourage development of appropriate commercial and industrial uses throughout the City. **L-2.2** Locate new or expanded industrial/business parks in appropriate areas.
- L-2.3.** Promote the retention and expansion of existing industrial and commercial businesses.
- L-2.4** Provide a range of services adjacent to and within industrial/business park areas to reduce auto trips. **L-2.5** Maintain attractive industrial/business park areas.
- L-2.6** Provide neighborhood commercial centers in proportion to residential development in the City. **L-2.7** Locate and design new commercial development to provide good access from adjacent neighborhoods and reduce congestion on major streets.
- L-2.8** Encourage a mixture of uses and activities that will maintain the vitality of the downtown area. **L-2.9** *Require new development to maintain at least a Jo-Housing Balance of at least 0.5 jobs per new housing unit.*

2.6.3. Transportation & Circulation

Vision: *A community with a transportation and circulation system that is adequate to meet the economic, social and individual needs of the City’s residents while promoting safety, efficiency and economy for a mobile population and that does not result in excess pollution or congestion.*

Goal Area T-1: Streets and Roads

GOALS

- **An Integrated Road System that is Safe and Efficient**
- **A Circulation System that is Convenient and Flexible**
- **A Circulation System that Minimizes Adverse Impacts upon the Community**

POLICIES

- T-1.1** Design streets consistent with circulation function and affected land uses.
- T-1.2** Coordinate circulation and transportation planning with pertinent regional, state and federal agencies. **T-1.3** Design major roads to maximize efficiency.
- T-1.4** Promote traffic safety.
- T-1.5** Minimize unnecessary travel demand on major streets.
- T-1.6** Minimize adverse impacts on the environment from existing and proposed road systems. **T-1.7** Minimize street system impacts on residential neighborhoods and other sensitive land uses.

Goal Area T-2: Alternative Transportation

GOALS

- **An Efficient and Comprehensive Public Transit System**
- **A Comprehensive System of Safe and Convenient Bicycle Routes (Within the Community and Throughout the Urban Area)**
- **A Comprehensive System of Safe and Convenient Pedestrian-ways**

POLICIES

- T-2.1** Support and Enhance the Use of Public Transit.
- T-2.2** Support a Safe and Effective Public Transit System.
- T-2.3** Encourage the Use of Bicycles as Alternative Transportation.
- T-2.4** Provide Convenient Bicycle Support Facilities to Encourage Bicycle Use.
- T-2.5** Maintain and Expand the Community’s Existing Bicycle Circulation System.
- T-2.6** Maintain a Pedestrian-Friendly Environment.
- T-2.7** Improve Planning for Pedestrians.
- T-2.8** Ensure That New Development Provides the Facilities and Programs that Improve the Effectiveness of Transportation Control Measures and Congestion Management Programs.

Goal Area T-2: Alternative Transportation

GOALS

- **An Efficient and Comprehensive Public Transit System**
A Comprehensive System of Safe and Convenient Bicycle Routes (Within the Community and Throughout the Urban Area)
- **A Comprehensive System of Safe and Convenient Pedestrian-ways**

POLICIES

- T-2.1** Support and enhance the use of public transit.
- T-2.2** Support a safe and effective public transit system.
- T-2.3** Encourage the use of bicycles as alternative transportation.
- T-2.4** Provide convenient bicycle support facilities to encourage bicycle use.
- T-2.5** Maintain and expand the community’s existing bicycle circulation system.
- T-2.6** Maintain a pedestrian-friendly environment.
- T-2.7** Improve planning for pedestrians.
- T-2.8** Ensure that new development provides the facilities and programs that improve the effectiveness of transportation control measures and congestion management programs.

Goal Area T-3: Vehicle Trip Reduction

GOALS

- **Living Environments which Encourage People to Use a Variety of Transportation Alternatives.**
- **A Compact Urban Design for New Growth Areas.**
- **Self-sustaining, Mixed-Use, Pedestrian-Friendly Urban Centers.**

POLICIES

- T-3.1** Create land use patterns that will encourage people to walk, bicycle, or use public transit for an increased number of their daily trips.
- T-3.2** Encourage in-fill development and a compact urban form.
- T-3.3** Promote site designs that encourage walking, cycling, and transit use.
- T-3.4** Locate and Design New Commercial Developments To Provide Good Access from Adjacent Neighborhoods and Reduce Congestion on Major Streets.

Goal Area T-3: Vehicle Trip Reduction

<p>GOALS</p> <ul style="list-style-type: none"> ▪ Living Environments which Encourage People to Use a Variety of Transportation Alternatives. ▪ A Compact Urban Design for New Growth Areas. ▪ Self-sustaining, Mixed-Use, Pedestrian-Friendly Urban Centers.
<p>POLICIES</p> <p>T-3.1 Create land use patterns that will encourage people to walk, bicycle, or use public transit for an increased number of their daily trips.</p> <p>T-3.2 Encourage infill development and a compact urban form.</p> <p>T-3.3 Promote site designs that encourage walking, cycling, and transit use.</p> <p>T-3.4 Locate and design new commercial developments to provide good access from adjacent neighborhoods and reduce congestion on major streets.</p>

2.6.4. Public Services & Facilities

Vision: *A community with a public service delivery system that is efficient, effective and economical and that provides a range of public services adequate to meet the economic, social and individual needs of the City’s residents.*

Waterford Public Services and Facilities

<p>GOALS</p> <ul style="list-style-type: none"> ▪ Adequate Public Services and Facilities to Meet the Needs of the City’s Residents ▪ Cost-Effective Public Service Delivery Systems and Facilities ▪ Public Services and Facilities Standards that are Applied Uniformly Throughout the City
<p>POLICIES</p> <p>PF-1.1 Establish and Maintain Adequate & Uniform Municipal Infrastructure and Service Standards.</p> <p>PF-1.2 Establish and Maintain a Program for Cost Effective Operation and Maintenance of Municipal Services and Facilities to Meet Community Needs.</p> <p>PF-1.3 Establish and Maintain a Program for Cost Effective Expansion of Municipal Services and Facilities to Meet Future Community Growth Needs.</p> <p>PF-1.4 Establish and Maintain Facility Maintenance Programs that Assure Maximum Utilization of Capital Equipment and Facilities.</p> <p>PF-1.5 Assure that Expansion of the City Results in the Enhancement of Municipal Services and Facilities within Waterford Without Increasing Costs to the Existing City.</p>

Goal Area PF-2: Open Space for Outdoor Recreation

<p>GOALS</p> <ul style="list-style-type: none"> ▪ PF-High Quality Recreational Open Space ▪ PF -Adequate Public Recreation Facilities
<p>POLICIES</p> <p>PF -2-1 Provide high-quality park and open space facilities to serve the needs of a growing population. PF -2-2 Maintain the City's existing high- quality open space facilities.</p> <p>PF -2-3 Develop a diverse and integrated system of park facilities throughout Waterford.</p>

2.6.5. Urban Design

Vision: *A community that retains its rural small-town flavor with a central downtown surrounded by residential and other types of supporting development; a community whose appearance and overall architectural character promotes and reflects its unique rural setting along the Tuolumne River and its “gateway” status to the recreation areas to the east of the City.*

Goal Area UD:

<p>GOALS</p> <ul style="list-style-type: none"> ▪ A Rural Community with a Unique Identity. ▪ A Well Defined Urban Center. ▪ An Integrated Community-Well Connected.
<p>POLICIES</p> <p>UD-1 Promote Urban Continuity & Connection.</p> <p>UD-2 Promote Neighborhood Conservation & Development.</p> <p>UD-3 Provide for A Vibrant Downtown Center.</p> <p>UD-4 Guide the Development of Commercial Strips.</p> <p>UD-5 Guide the Development of Large- Scale Commercial & Industrial Projects.</p> <p>UD-6 Guide the Development of New Residential Neighborhoods.</p> <p>UD-7 Guide Development of Mixed-Use Neighborhood Core Areas.</p> <p>UD-8 Promote Urban Landmarks & Public Art.</p> <p>UD-9 Utilize Neo-Traditional Design Concepts in Neighborhood Revitalization Programs.</p> <p>UD-10 Maintain and Enhance the Unique Community Appearance of Waterford.</p>

2.5.6. Open Space, & Conservation

Vision: *A community that values, protects and conserves its valuable open space & other resources, with lands that benefit local residents and support and enhance the environment and economic base of the region.*

Goal Area A: Open Space for the Preservation of Natural Resources

<p>GOALS</p> <ul style="list-style-type: none"> ▪ OS-Maintain Waterford’s Biological Resources. ▪ OS-Maintain a High-Quality, Expanding Urban Forest ▪ OS-Preserve Scenic Corridors and Resources ▪ OS-Improve and Enhance Water Quality
<p>POLICIES</p> <p>OS-A-1 Identify and preserve wildlife habitats that support rare, endangered, or threatened species.</p> <p>OS-A-2 Preserve and enhance Tuolumne River and Dry Creek in their natural state throughout the planning area.</p> <p>OS-A-3 Promote the protection and enhancement of designated scenic routes.</p> <p>OS-A-4. Improve and expand the City’s urban forest.</p> <p>OS-A-5. Preserve and enhance water quality.</p>

Goal Area OS-B: Open Space for the Managed Production of Resources

GOALS

OS-Maintain and improve regional agricultural productivity

POLICIES

OS-B-1 Protect agricultural areas outside the City’s urban growth area from urban impacts.

OS-B-2 Relieve pressures on converting areas containing large concentrations “prime” agricultural soils to urban uses by providing adequate urban development land within the Waterford urban growth area.

Goal Area OS-C: Open Space for Outdoor Recreation

GOALS

OS-High Quality Recreational Open Space

OS-Adequate Public Recreation Facilities

OS-Comprehensive Urban Trail and Bike Path System

POLICIES

OS-C-1 Provide high-quality park and open space facilities to serve the needs of a growing population.

OS-C-2 Maintain and expand the City's Bikeway and Trail System.

Goal Area OS-D: Open Space for Public Health and Safety

GOALS

OS-Safe Environment For Waterford’s Citizens.

POLICIES

OS-D- 1 Preserve open space areas which are necessary to maintaining public health and safety.

Goal Area OS-E: Conservation of Resources

GOALS

OS-Conserve Water Resources

OS-Preserve and Protect Soil Resources

POLICIES

OS-E-1 Promote water conservation throughout the planning area.

OS-E-2 Protect soil resources from the erosive forces of wind and water.

2.6.7. Sustainable Development

Vision: *A community that recognizes the value of its environmental setting and promotes planning and development practices that assure the long-term livability of the community with respect to air, water, energy and other critical environmental resources.*

Goal Area SD-1: Air Quality

GOALS

- **SD-Clean Air, Free of Toxic Substances and Odor.**
- **SD-Clean Air with Minimal Particulate Content.**
- **SD-Effective and Efficient Transportation Infrastructure.**
- **SD-Coordinated and Cooperative Inter-Governmental Air Quality Program.**

POLICIES

SD-1.1 Accurately determine and fairly mitigate the local and regional air quality impacts of projects proposed in the City of Waterford.

SD-1.2 Coordinate local air quality programs with regional programs and those of neighboring jurisdictions.

SD-1.3 Integrate land use planning, transportation planning, and air quality planning for the most efficient use of public resources and a more livable environment.

SD-1.4 Educate the public on the impact of individual transportation, lifestyle, and land use decisions on air

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<p>quality.</p> <p>SD-1.5 Provide public facilities and operations which can serve as a model for the private sector in implementation of air quality programs.</p> <p>SD-1.6 Reduce emissions of PM₁₀ and other particulates with local control potential.</p>
<p><i>Goal Area 2: Cultural Resources</i></p>
<p>GOALS</p> <p>SD-A Diverse And Rich Historic and Cultural Resource Environment</p> <p>SD-A Long-Term Community Historic Preservation/Improvement Program</p>
<p>POLICIES</p> <p>SD-2.1 Identify and preserve the City's archaeological resources.</p> <p>SD-2.2. Identify and preserve the City's historic and cultural resources.</p> <p>SD-2.3 Develop and promote financial incentive programs for historic preservation efforts.</p>
<p><i>Goal Area 3: Energy Resources</i></p>
<p>GOALS</p> <p>SD- Sustainable Energy Resource Use in the City of Waterford.</p> <p>SD- Application of “Green” or High Performance Building Technology</p>
<p>POLICIES</p> <p>SD-3.1 Promote the Use of Solar Energy Technology.</p> <p>SD-3.2 Encourage the use of energy conservation features and low-emission equipment for all new residential and commercial development.</p>
<p><i>Goal Area 4: Agricultural Resources</i></p>
<p>GOALS</p> <p>SD-A Sustainable Agricultural Economy</p> <p>SD-Preserved High Value Farmland</p>
<p>POLICIES</p> <p>SD-3.1 Preserve the City's Prime agricultural soil resources.</p>
<p><i>Goal Area 5: Sustainable Design</i></p>
<p>GOALS</p> <p>SD- Sustainable “Green” Buildings City of Waterford.</p> <p>SD- Application of “Green” or High Performance Building Technology</p>
<p>POLICIES</p> <p>SD-5.1. Use of Sustainable or “Green” Building Principals in Site Design and Layout.</p> <p>SD-5.2. Use of Sustainable or “Green” Building Principals to promote Water Conservation.</p> <p>SD-5.3. Use of Sustainable or “Green” Building Principals to promote Energy Conservation.</p> <p>SD-5.4. Use of Sustainable or “Green” Building Principals to promote Interior Building Environmental Quality.</p> <p>SD-5.5. Use of Sustainable or “Green” Building Principals to Assure Use of Efficient Building Materials Use.</p> <p>SD-5.6. Use of Sustainable or “Green” Building Principals to Minimize Waste Generation.</p>

2.6.8. Housing

Vision: A community that values its diversity and provides for the varied housing needs of its residents.

Goal Area: Housing

GOALS

- **H-1 To develop through public and private channels sufficient new housing to ensure the availability of affordable housing for all households in Waterford.**
- **H-2. To manage housing and community development in a manner which will promote the long-term integrity and value of each new housing unit and the environment in which it is located.**
- **H-3. To provide for a choice of housing locations for all residents.**
- **H-4. To maintain and improve the quality of the existing housing stock and the neighborhoods in which it is located.**
- **H-5. To promote equal access to safe and decent housing for all economic groups.**
- **H-6. To promote energy conservation activities in all residential neighborhoods**

POLICIES

- H-1-a.** Advocate and support proposed federal and state actions which will create a positive, stable climate for housing production.
- H-1-b.** Wherever appropriate, facilitate the use of federal or state programs which can assist in development of new housing consistent with identified City-wide housing needs and adopted local plans and programs.
- H-1-c.** Support efforts which serve to coordinate and improve the ability of the housing delivery system to effectively respond to local housing needs.
- H-1-d.** Accommodate and encourage development of a full range of housing types within the City.
- H-1-e.** Maintain a sufficient inventory of developable land to accommodate timely development of needed new housing supplies.
- H-1-f.** Encourage and participate in efforts designed to achieve economies and efficiencies which will facilitate the production of quality, affordable housing.
- H-1-g.** Promote balanced, orderly growth to minimize unnecessary developmental costs that add to the cost of housing.
- H-2-a.** Provide that new housing be constructed in accordance with design standards that will ensure the safety and integrity of each housing unit.
- H-2-b.** Encourage application of community design standards which will provide for the development of safe, attractive, and functional housing developments.
- H-2-c.** Manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area's natural resource base and overall living environment.
- H-3-a.** Review and update Waterford's General Plan on an annual basis to ensure that growth trends are accommodated.
- H-3-b.** Encourage the development of various types of housing opportunities in all residential areas.
- H-3-c.** Establish density bonus procedures that encourage the provision of affordable housing.
- H-4-a.** Monitor the quality of the housing stock to maintain a current inventory of all substandard housing units.
- H-4-b.** Provide for the removal of all unsafe, substandard dwellings which cannot be economically repaired.
- H-4-c.** Encourage development of sound new housing on vacant land within existing neighborhoods which have the necessary service infrastructure.
- H-4-d.** Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock.
- H-4-e.** Promote public awareness of the need for housing and neighborhood conservation.
- H-4-f.** Support actions which foster and maintain high levels of owner-occupancy, particularly in those neighborhoods in which housing quality is declining.
- H-4-g.** Promote development of public policies and regulations which provide incentives for proper maintenance of owner-occupied and rental housing.

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- H-4-h.** Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.
- H-4-i.** Encourage proper maintenance of essential public services and facilities in residential developments..
- H-4-j.** Encourage available public and private housing rehabilitation assistance programs where such action is needed to insure preservation of the living environment.
- H-4-k.** Facilitate maximum utilization of federal and state programs which can assist lower-income homeowners to properly maintain their dwelling units.
- H-5-a.** Encourage enforcement of fair housing laws throughout the City.
- H-5-b.** Support programs which increase employment and economic opportunities.
- H-5-c.** Encourage development of a range of housing for all income levels in proximity to existing and planned employment centers.
- H-5-d.** Encourage full utilization of federal and state housing assistance programs which can enable those persons with unmet housing needs to obtain decent housing at prices they can afford.
- H-5-e.** Support development of housing plans and programs, including new government subsidized housing, which maximizes housing choice for minorities and lower-income households commensurate with need.
- H-5-f.** Wherever possible, implement adopted land development and resource management policies without imposing regulations that have the effect of excluding housing for lower-income groups.
- H-6-a.** Advocate and support proposed federal and state actions to promote energy conservation.
- H-6-b.** Promote public awareness of the need for energy conservation.
- H-6-c.** Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.
- H-6-d.** Encourage maximum utilization of federal and state programs which assist homeowners in providing energy conservation measures.

2.6.9. Noise

***Vision:** A community that takes pride in its quiet rural setting and promotes urban design principles that reduce noise levels within the urban limits of the City while providing areas where necessary noise generation from industrial or other uses can be allowed to provide for necessary economic growth in the City and region.*

<i>GoalArea N-1: Noise</i>
<p>GOALS</p> <ul style="list-style-type: none"> ▪ A Quiet Environment. ▪ Sensitive Land Use Protected From Excessive Noise.
<p>POLICIES</p> <p>N-1.1 Reduce surface vehicle noise.</p> <p>N-1.2 Reduce equipment noise levels.</p> <p>N-1.3 Reduce noise levels at the receiver where noise reduction at the source is not possible.</p> <p>N-1.4 Coordinate planning efforts so that noise-sensitive land uses are not located near major noise sources. N-1.5 Mitigate all significant noise impacts as a condition of project approval for sensitive land uses.</p>

2.6.10. Safety

Vision: *A community that promotes and provides a safe and healthy environment for its residents and visitors.*

<p><i>Goal Area 1: Disaster Preparedness</i></p> <p>GOALS General Disaster Preparedness.</p>
<p>POLICIES S-1.1 Develop and maintain emergency preparedness procedures for the City.</p> <p><i>Goal Area 2: Seismic Safety</i></p> <p>GOALS Reasonable Safety for City Residents from the Hazards of Earthquake and Other Geologic Activity.</p>
<p>POLICIES S-2.1 Reduce the potential danger from earthquake and seismic-related activity from existing buildings where necessary. S-2.2 Encourage the improvement of all public facilities and infrastructure such as natural gas, fuel, sewer, water, and electrical lines and equipment with up-to-date seismic safety features. S-2.3 Restrict urban development in all areas with potential ground failure characteristics.</p> <p><i>Goal Area 3: Flooding</i></p> <p>GOALS A City Free From Other Than Street Flooding.</p>
<p>POLICIES S-3.1 Endeavor to maintain the existing City and the Urban Growth Area out of the 100-year floodplain. S-3.2 Maintain essential City services in the event of flooding or dam failure.</p> <p><i>Goal Area 4: Fire Protection</i></p> <p>GOALS Fire and Hazardous Material Safety for the Residents of the City and For Those Working in Fire Suppression.</p>
<p>POLICIES S-4.1 In cooperation with the Consolidated Fire Protection District, promote the concept of fire protection master planning with fire safety goals, missions, and supporting objectives for the community. S-4.2 Work with the Consolidated Fire Protection District to maintain a reasonable level of accessibility and infrastructure support for fire suppression, disaster, and other emergency services.</p> <p><i>Goal Area 5: Crime</i></p> <p>GOALS Reduced Criminal Activity and An Increased Feeling of Safety and Security in the Community.</p>
<p>POLICIES S-5.1 Provide superior community-based police services. S-5.2 Provide services and personnel necessary to maintain community order and public safety.</p>