Chapter 2

MASTER PLAN

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201 Planning Concepts

I. ECONOMIC DEVELOPMENT

The Specific Plan provides for a regional shopping center of approximately 51.5 acres, located adjacent to the I-5 Freeway. The commercial development is intended to capture sales tax revenues generated by the sale of goods normally found in regional centers (e.g., general retail stores, outlet stores, smaller specialty stores, restaurants, entertainment uses, visitor-serving uses (including lodging) and single line retail, and will provide employment opportunities for residents of the City.

II. RESIDENTIAL DEVELOPMENT

The Specific Plan allows for a range of housing types. In accordance with the General Plan Housing Element, an affordable housing implementation program is proposed (see Section 203).

III. BIOLOGICAL RESOURCES

The Specific Plan calls for the preservation and enhancement of the majority of the sites canyons and the existing wetlands in the (Marblehead Canyon). The preservation, enhancement, and restoration program will include improvement plans for wetland and coastal sage scrub species, as well as fuel modification zones in accordance with City and Orange County Fire Authority requirements. Areas have been reserved for the replanting and maintenance of Blochman's dudleya plants (see Habitat Management Plan under separate cover for more information).

IV. OPEN SPACE, TRAILS, AND RECREATION

The Marblehead Canyon area will serve as a recreation, conservation, and view corridor. The multi-purpose recreation trail, which will extend through the canyon, will link inland trails and bikeways to project trails, such as the bluff trail and regional trails outside the project, as well as join with the ocean view parks (Sunset Park, Canyon View Park, Pico Park) and Sports Park (Jim Johnson Memorial Sports Park) planned on-site.
202 Master Land Use Plan

Exhibit 2-1 is the Master Land Use Plan for Marblehead Coastal. The Land Use Plan delineates open space areas and planned land uses for Planning Areas identified numerically, corresponding to the Exhibit 2-1 Legend. Planning Area 1A, bounded by the I-5 Freeway, Avenida Vista Hermosa, and Avenida Pico, is designated for a regional shopping center. Marblehead Coastal provides two residential neighborhoods that are defined by open space corridors, public uses, and major circulation routes. Exhibit 2-2 is an illustrative site plan, highlighting the open space areas, which include ocean view parks, general open space area, recreation trails, and biological resources, preservation, and enhancement areas. The open space areas are described in Section 204 of this Chapter.

I. REGIONAL COMMERCIAL CENTER

The regional commercial center, Planning Area 1A, will facilitate approximately 640,000 square feet of retail uses with an outlet component at a maximum floor area ratio (FAR) of 0.35. The center will provide general retail sales, outlet stores, smaller specialty stores, restaurants, entertainment uses, visitor-serving uses, and single line retail stores. The center will be designed to accommodate several vista points to the Pacific Ocean. The image of San Clemente will be maintained by designing the commercial center to reflect its Spanish Village By The Sea theme with architecture influenced by the Spanish Colonial Revival tradition in combination with a traditional Santa Barbara architectural theme.

II. VISITOR-SERVING COMMERCIAL SITE

A visitor-serving commercial site, Planning Area 1B, is planned at the southerly corner of Marblehead Coastal, between one of the ocean view parks and a mixed-use area (off-site) within North Beach Village. This site provides an opportunity to integrate the Marblehead Coastal public amenities with North Beach Village, and facilitate visitor-serving uses in the coastal zone. The visitor-serving commercial site will augment the enjoyment of the ocean view park and expand the North Beach Village milieu.

III. RESIDENTIAL NEIGHBORHOODS

Two residential neighborhoods, Planning Areas 2A and 2B, are planned to provide single-family housing at a density of up to 4.5 dwelling units per acre. These neighborhoods will frame the Marblehead Canyon recreation and biological resource area. They will be linked with an internal circulation system that bridges the canyon at Avenida Vista Hermosa and a pedestrian bridge near the mouth of Marblehead Canyon, providing pedestrian connections to the canyon recreation trail. Vehicular access to the residential areas will be from Avenida Vista Hermosa through public streets: Costa Azul and Via Artemesia; and private street Via Canon Verde. These residential neighborhoods will be within easy walking distance to the commercial areas, the ocean view park, North Beach Village, and the Shorecliffs Middle School.

203 Affordable Housing Program

As required by San Clemente’s Housing Element - Inclusionary Housing Program (per Section 17.24.120), the developers of Marblehead Coastal shall provide a minimum of 15 percent of the units built within the Marblehead Coastal Specific Plan area as affordable housing units.
Assuming a buildout of 313 dwelling units, up to 47 affordable units would be required under current provisions. Compliance with the City’s Inclusionary Housing Program affordable housing requirement will be satisfied through payment of in-lieu fees. The Affordable Housing Agreement was executed on February 2nd, 2006.

204 Parks, Open Space, and Recreation Trails

The General Plan requires that 30 percent of the site be preserved as open space (see G.P. Policy 1.22.4).

Approximately 30 percent of the area within Marblehead Coastal is planned for passive or active open space. Table 2-1 summarizes the various types of open space areas within Marblehead Coastal. Exhibit 2-3 is the Open Space Features Plan for Marblehead Coastal.

<table>
<thead>
<tr>
<th>OPEN SPACE AREA*</th>
<th>ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Open Space (Marblehead Ocean View Parks: Sunset Park, Canyon View Park, Pico Park)</td>
<td>3.40</td>
</tr>
<tr>
<td>General Open Space (Jim Johnson Memorial Sports Park) – includes access road</td>
<td>8.58</td>
</tr>
<tr>
<td>Blochman Dudleya Reserve (See Canyon Open Space included in Canyon)</td>
<td>(2.14)</td>
</tr>
<tr>
<td>Canyon or Common Open Space</td>
<td>94.99</td>
</tr>
<tr>
<td>Major Perimeter Open Space</td>
<td>11.85</td>
</tr>
<tr>
<td>Interior Slopes and Common Area (including HOA Park – Lot V of 1.32 acres as provided in residential areas)</td>
<td>6.77</td>
</tr>
<tr>
<td>Grand Total (30% Required; 50.5% Provided.)</td>
<td>125.59</td>
</tr>
</tbody>
</table>

*Acreages have been finalized based on Final Tract Map 8817.
** See Habitat Management Plan for wetlands preservation and restoration.

I. PUBLIC OPEN SPACE (MARBLEHEAD OCEAN VIEW PARKS)

The Specific Plan area, proposes three public ocean view parks (Sunset Park, Canyon View Park, and Pico Park) for improvement and dedication to the City (see Exhibit 2-4). The City has agreed in the Implementation Agreement to permit Developer to construct the improvements to the Sunset Park, Canyon View Park, Pico Park, Jim Johnson Memorial Sports Park and Trail Network on the terms set forth in the Agreement, and in consideration for constructing these improvements Developer will not have to pay $2.0 Million referred to in the Development Agreement. The parks will be designed in cooperation with the City’s Beaches, Parks, and Recreation Department. All land dedication and improvements to the park will be credited toward the required Local Park Acquisition and Development Fees, as referenced in Section 35-26g.417 of the City Code, as amended by Ordinance 1062 and Resolution 91-103 (September 4, 1991).

The finished topography of these three sites is designed to offer ocean views and to facilitate outdoor passive play opportunities. The parks will be picnic- and leisure-
MARBLEHEAD COASTAL PARK LOCATIONS

MARBLEHEAD COASTAL
SPECIFIC PLAN/GPA

EXHIBIT 2-4
oriented parks consisting of grassy play areas, picnic tables, shade structures and restrooms.

In addition to the passive picnic areas, the parks may have tot lot play areas and basketball/volleyball courts to enhance the picnic experience. Pedestrian access will be provided via public trails along El Camino Real, Avenida Pico, and the Marblehead Canyon recreation trail, and a pedestrian crosswalk across El Camino Real at Avenida Pico.

I (a). GENERAL OPEN SPACE (Jim Johnson Memorial Sports Park)

The northwesterly section of the Specific Plan area adjacent to the Avenida Vista Hermosa Interchange and Shorecliffs Middle School is proposed for improvement and use for General Open Space uses (Jim Johnson Memorial Sports Park) (see Exhibit 2-4). The 8.6-acre parcel is intended for general recreation uses that include open space preservation areas, infrastructure, soccer fields, a basketball court and access roads and parking.

II. DUDLEYA RESERVE

An area along the Ocean View Pico Park edge will be reserved for planting and preservation of the Blochman dudleya plant. The total Dudleya planting area equal 2.1 acres.

III. CANYON OPEN SPACE

Much of the Marblehead Canyons will be preserved or restored. Grading is proposed at each end of Marblehead Canyon in order to create a transitional area for the recreation trail to enter the canyon. Much of the wetlands at the bottom of the canyon will be preserved and restored. The canyon sides will be re-vegetated with native plants (see Habitat Management Plan). The canyon open space will also include three detention basins for major stormwater flows and will maintain a reliable source of low-flow water for the existing and enhanced wetlands.

IV. EL CAMINO REAL RECONTOURED BLUFFS

In 1990, the majority of the Marblehead Coastal bluff frontage along El Camino Real was recontoured under an emergency-grading permit (CDP 5-90-274) approved by the City and the California Coastal Commission, subject to conditions. At that time, a bench was graded into the recontoured area in order to accommodate a future recreation trail at midbluff elevation. The remaining unstabilized portion of the bluff may one day extend the trail and be recontoured, however, not as part of the projects improvements per Coastal Commission requirement to leave the unstabilized portion of the bluff as is. The entire recontoured bluff area consists of 8.1 acres.

V. MAJOR PERIMETER AND INTERIOR OPEN SPACE

The major perimeter open space (11.85 acres) consists of scenic highway enhancement areas along Avenida Vista Hermosa and Avenida Pico. A scenic easement will be offered to the City along Avenida Vista Hermosa in order to accommodate landscaping and a Class I bike trail. Landscaped common area slopes throughout the residential areas will comprise approximately 6.77 acres (see Table 2-1).
VI. RECREATION TRAILS

The various recreation trails planned for Marblehead Coastal are depicted on Exhibit 2-5. Class I (off-street) bike trails are planned along the coastal side of Avenida Vista Hermosa. There will also be many recreation trails in the Canyons and on the bluff. Trails will range from 4 – 10 feet wide to accommodate pedestrians, as well as bicycles in select areas. The trail provides excellent vista locations in order for pedestrians to stop and enjoy the panoramic views of the coastline from Dana Point to San Clemente State Beach.

To complete the trail system, Class II (on-road) bicycle trails are planned along the west side of Avenida Pico and the inland side of Avenida Vista Hermosa.

205 Grading Concept

The general character and scenic quality of Marblehead Coastal is typified by a coastal plain incised by coastal canyons, with a recontoured bluff along El Camino Real (see Exhibit 2-6, Existing Topography). A grading concept was developed to provide for the preservation of much of Marblehead Canyon as an enhanced biological resource preservation and restoration area. Approximately 1,200,000 cubic yards of earth will be excavated and relocated in order to create developable surfaces (see Exhibit 2-7 and 2-8). Although the majority of the site will be graded, the unstabilized bluffs will not be graded. In the future, should this unstabilized bluff require grading it will require a separate permit from the City and Coastal Commission.

Significant features of the grading concept include the preservation of a significant portion of the canyon floor and wetland area of Marblehead Canyon, and the use of contour grading on major slopes to recreate the character of natural landforms. A natural appearing topographical profile will be maintained, where possible, with necessary grading operations carried out so that the resulting forms will have a sculptured appearance, rather than an abrupt, angular form.

206 Circulation Plan

Exhibit 2-9 shows the Circulation Plan for Marblehead Coastal. The definitions for roadway classifications are found in the General Plan Circulation Element. The Circulation Plan contains the following roadway elements:

I. Avenida Pico is a Primary Arterial Highway providing access to the Marblehead Coastal Specific Plan area. Avenida Pico connects El Camino Real with the I-5 Freeway.

II. Avenida Vista Hermosa is a Primary Arterial Highway which will have an interchange with the I-5 Freeway, and will traverse the Marblehead Coastal property from the interchange to form a T intersection with Avenida Pico. The Avenida Vista Hermosa interchange area also extends northerly of Interstate 5 to Calle Frontera linking Marblehead Inland and future development. Avenida Vista Hermosa provides the primary access to the commercial uses, public recreational facilities, public educational facilities, and residential areas.

III. El Camino Real is an Augmented Secondary Arterial Highway, which borders the Marblehead Coastal property along the southwesterly side, and intersects with Pico.

The Avenida Vista Hermosa interchange area also extends northerly of interstate 5 to Calle Frontera linking Marblehead Inland and future development. No direct vehicular
GRADING CONCEPT

MARBLEHEAD COASTAL
SPECIFIC PLAN/GPA

EXHIBIT 2-7
access from El Camino Real into the Marblehead Coastal property will be developed. However, there will be pedestrian access into the park from the recreation trail along the bluff and from the sidewalk along El Camino Real.

IV. Local Collectors will enter the low-density residential areas from two entry points on Avenida Vista Hermosa. The local collectors will form an internal road system so that vehicles will not have to enter the arterial highway system when traveling within the low-density residential areas. The internal circulation system is designed to provide the most efficient and convenient access with minimum pavement area.

V. Access from Avenida Vista Hermosa to Shorecliffs Middle School for school buses and a student drop off area will be provided with the future construction of a fully improved 8.6-acre General Open Space (Sports Park) area adjacent to the future AVH freeway interchange.

Development of circulation improvements is addressed in Chapter 4, Phasing and Implementation. As stated in Section 207, rights-of-way, parkways, setbacks, landscaping, and other design features for scenic highways shall be in accordance with the City's General Plan and Scenic Highways Element, as modified by this Specific Plan. For safety and aesthetic purposes, street parking will be prohibited on public arterial highways (Avenida Vista Hermosa, El Camino Real, and Avenida Pico), unless the City determines that unusual circumstances justify such parking. Such circumstances could include the provision of special on-street parking areas designated along Avenida Pico for special events at the Marblehead Coastal Park. Public parking will be permitted on most of the internal private streets.

207 Landscape Concept

The landscape concept for Marblehead Coastal is designed to reflect the City’s Spanish Village By The Sea theme through the use of plant materials, which are compatible with those, listed in the City’s Design Guidelines and per OCFA & Coastal Commission requirements, planted in formal streetscapes and informal slope planting. Parkway landscaping will be complimented by habitat restoration areas where native and indigenous landscaping will be utilized. Key entry points to different areas are defined by entry monument walls with accent landscaping.

Continuity throughout Marblehead Coastal is achieved by both streetscape and slope planting. Streets provide linear continuity by the planting of street trees. Slopes will be planted informally and will meander through development areas. The choice of species, planting pattern, and other aspects of landscape design will enhance the overall Spanish Village By The Sea theme.

Exhibit 2-10 identifies Avenida Pico, Avenida Vista Hermosa, and El Camino Real as Scenic Corridors. The design standards contained in Chapter 3 of this Specific Plan are aimed at implementing the goals and concepts within the 1992 General Plan Scenic Highways Element and the Master Landscape Plan for Scenic Corridors, including recommendations by City Staff on plant spacing and species as well as OCFA and Coastal Commission requirements. Rights-of-way, parkways, setbacks, landscaping, and other design features for scenic highways will be in accordance with Chapter 3, Design Guidelines, and Chapter 5, Development Standards. Opportunities for public views of the Pacific Ocean are identified on Exhibit 2-11.

Views of the ocean are planned from the four Marblehead Coastal Ocean View Parks and from many areas within the regional commercial center. The shopping center will be designed to offer maximum view opportunities to the public from areas that are planned for restaurant and entertainment uses.
LEGAL\:
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VIEW CORRIDORS
vISTA POINTS
RECREATION TRAILS

0° 600° 1 ACRE

LEGEND

PARK
COMMERCIAL
RESIDENTIAL
COMMERCIAL
PACIFIC OCEAN

EXHIBIT 2-11
MARBLEHEAD COASTAL
SPECIFIC PLAN/GPA

VISUAL OPPORTUNITIES

Prepared by RBF Consulting for the
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Planning Division 910 Calle Negocio
Suite 100
San Clemente, CA 92672
Tel (714) 498-2533
Fax (714) 361-6281

EXHIBIT 2-11
Landscape planting shall include a combination of trees, shrubbery, vines, and groundcover. Drought tolerant and non-invasive plants are encouraged. Additional plants that are part of, or are harmonious with, San Clemente’s landscape tradition of Spanish colonial landscape, as indicated in the City’s Design Guidelines, are encouraged. Plants that have a higher water usage should be limited to specific pedestrian areas. The State Model Water Ordinance (AB325) shall apply to the development, as specified in the City’s Guidelines and Specifications for Landscape Development.

208 Infrastructure Plan

Exhibits 2-12 through 2-15 depict the backbone water; reclaimed water, sewer, and storm drain facilities planned for Marblehead Coastal. There is sewer and water capacity available for the areas of Marblehead Coastal, which are designated for development. Chapter 4, Phasing and Implementation, describes fee programs, which will ensure that the appropriate infrastructure fees are paid for future development proposals.

Natural drainage within Marblehead Coastal primarily flows toward El Camino Real, where it enters a system of storm drain culverts under El Camino Real, which convey the water to the Pacific Ocean. The off-site area tributary to each drainage course will remain unchanged by this project from its natural condition, with no off-site diversion of drainage. As each Planning Area develops, new local infrastructure facilities will be developed to tie into the backbone system.
PROPOSED CONNECTIONS TO EXISTING "1-295" ZONE COMMERCIAL

LEGEND

EXISTING 415' ZONE PIPELINE

PROPOSED 295' ZONE DOMESTIC WATER PIPELINE (RECOMMENDED MINIMUM PIPE DIAMETERS SHOWN)

PROPOSED 308' ZONE DOMESTIC WATER PIPELINE (RECOMMENDED MINIMUM PIPE DIAMETERS SHOWN)

PROPOSED 415' ZONE DOMESTIC WATER PIPELINE (RECOMMENDED MINIMUM PIPE DIAMETERS SHOWN)

PROPOSED PRESSURE REDUCING STATION

PROPOSED CONNECTION POINTS TO EXISTING DOMESTIC WATER SYSTEM

SERVICE ZONE CALLOUTS BASED ON CITY OF SAN CLEMENTE WATER MASTER PLAN (APRIL 1994)

INFRASTRUCTURE PLAN: DOMESTIC WATER

MARBLEHEAD COASTAL
SPECIFIC PLAN/GPA

EXHIBIT 2-12
COMMERCIAL

LEGEND

EXISTING RECLAIMED WATER PIPELINE
PROPOSED RECLAIMED WATER PIPELINE
(SIZES IN PARENTHESES INDICATE RECOMMENDED MINIMUM PIPE DIAMETERS NEEDED FOR MARBLEHEAD COASTAL ALONE)
PROPOSED CONNECTION POINT TO CITY SYSTEM
EXISTING RECLAIMED WATER PUMP STATION

EXHIBIT 2-13
MARBLEHEAD COASTAL
SPECIFIC PLAN/GPA

EXHIBIT 2-13
LEGEND

EXISTING STORM DRAIN FACILITY
PROPOSED MAJOR STORM DRAIN FACILITY (PROPERTY OWNER MAINTAINED)
PROPOSED MAJOR STORM DRAIN FACILITY (CITY MAINTAINED)
DETENTION AREA
UNDERGROUND DETENTION AND STORAGE FOR FIRST FLUSH AND LOW FLOW

INFRASTRUCTURE PLAN: STORM DRAIN
MARBLEHEAD COASTAL SPECIFIC PLAN/GPA
EXHIBIT 2-14