101 PURPOSE OF THE SPECIFIC PLAN

The Talega Specific Plan area encompasses a total of 3,510 acres and is divided by the jurisdictional boundaries of the City of San Clemente (the “City”) and the County of Orange (the “County”). A total of 1,604 acres of the property is located in the City of San Clemente and 1,906 acres are located in the County of Orange within the City’s sphere-of-influence. Annexation of portions of the sphere-of-influence area to the City of San Clemente has already occurred while the remainder is anticipated to occur in phases throughout the long-term future of the project. A Joint Planning Authority, consisting of a Board made up of three City Council appointed members and two County Supervisor appointed members and a Planning Commission made up of two City appointed staff members, two County appointed members and one member appointed by the Orange County Fire Authority (OCFA), was formed to govern administrative processes such as future discretionary entitlements, technical plan checks and technical inspections, and to administer the entitlement process for the unincorporated portion of the project.

This Specific Plan is the City of San Clemente’s long-range plan for the development of the entire 3,510-acre Talega property. This Talega Specific Plan is a planning and regulatory document for the purpose of implementing the San Clemente General Plan, particularly with respect to the portion of the Talega project area that lies within the corporate boundaries of the City of San Clemente, and fulfilling the requirement set forth in Section 10.1 of the Talega/City Development Agreement. A Specific Plan is an effective implementation tool that is often used to address specific master-planned development areas such as Talega. The Specific Plan provides a bridge between the broad policies contained in the General Plan and the detailed project-specific development plans proposed by the project applicant. Thus, the emphasis of this Specific Plan is placed on establishing a property-specific land use plan, as well as property-specific design guidelines and development standards to supplement those of the General Plan. This Specific Plan will serve as the guide to all future development proposals within the boundaries of Talega.

102 LEGAL AUTHORITY

This Specific Plan has been prepared in compliance with the guidelines for the implementation of a Specific Plan mandated by the California Government Code (Cal. Gov. Code §§ 65450 - 65457) to create a bridge between the City’s General Plan and a specific development proposal for the Talega property. This Specific Plan, as required by law, is consistent with the City of San Clemente’s General Plan policies. The California Government Code authorizes cities to adopt Specific Plans by
resolution to establish a policy document, or by ordinance to establish a regulatory document. This Talega Specific Plan is a regulatory plan constituting the zoning for the property. The City also has the authority to pre-zone the sphere-of-influence portion of Talega prior to annexation. Development plans, tract or parcel maps, and any action requiring discretionary or ministerial approval by the City shall be consistent with this Specific Plan as adopted by the City Council. This Specific Plan will be adopted by the San Clemente City Council by resolution.

103  SPECIFIC PLAN OBJECTIVES

The principal objectives of this Specific Plan are as follows:

1. To set forth a general land use plan and design concept for Talega consistent with the City’s General Plan;

2. To provide a balance of land uses within the Specific Plan area, including various residential densities, commercial uses, business park uses, and open space and recreational uses;

3. To comply with the approved City-Talega Amended and Restated Development Agreement, dated February 27, 2002;

4. To implement the City’s Inclusionary Housing Program, the Growth Management Program, the Urban Design Program and the Master Landscape Plan for Scenic Corridors;

5. To provide a set of development standards and design guidelines for future development within Talega;

6. To regulate land uses and development in conformance with this Specific Plan’s design guidelines and development standards, the City’s Zoning Code and Hillside Development Ordinance No. 841; and

104  SIZE AND LOCATION OF PROPERTY

The Talega project area contains 3,510 acres situated in the inland area of San Clemente generally north of Avenida Pico. Figure 1-1 depicts the property in a regional context and Figure 1-2 illustrates the property’s relationship within the City of San Clemente and the City’s inland ranch areas. Talega is one of four inland ranches identified by the City’s General Plan. The other three inland ranches (Forster Ranch, Rancho San Clemente and Marblehead Inland) are located south and west of the Talega property.
As stated previously, the Talega property is divided by the jurisdictional boundaries of the City of San Clemente and the County of Orange. A total of 1,604 acres of the property is located in the City of San Clemente and 1,906 acres are located in the County of Orange within the City’s sphere-of-influence. Talega is bounded on the west and south by the developing areas which are subject to the Forster Ranch Specific Plan and the Rancho San Clemente Specific Plan. North of Talega is the existing Prima Deshecha Sanitary Landfill, which is also the site of the future Prima Deshecha Regional Park. The area east of Talega includes undeveloped hilly terrain located in the County of Orange. The San Diego County property line, which also forms the northwestern boundary of Camp Pendleton Marine Corps Base, touches the southeastern corner of the site.

105 PHYSICAL SITE CONDITIONS

Talega consists of valleys, ridges, hilly grasslands, and vacant, graded areas. In compliance with the requirements set forth in Final EIR Nos. 84-02 (City) and 482 (County) and associated EIR Addendums, grading and construction have occurred in the southern portions of the property, generally north and south of Avenida Pico. Grading is approved for portions of the City and County areas of the property and grading is ongoing under renewed grading permits. Elevations on-site range from a high of approximately 910 feet above mean sea level (MSL) in the northern portion of the property to a low of approximately 210 feet above MSL in the southwestern portion of the site. The landform commonly referred to as Nob Hill is located in the central portion of the property. A topographic map of the Talega property is shown on Figure 1-3.

The Segunda Deshecha drainage crosses the site in a northeasterly to southwesterly direction, with several small tributary drainages connecting to this primary drainage. Stands of oak woodland are located along the drainage. Two utility easements cross the site, one located along the western property boundary and one located along the southern boundary. A complete description of the existing geological, biological, and environmental conditions within Talega is contained in the Supplemental EIR certified in conjunction with this Specific Plan, as amended. In addition, the approved Talega Resource Management Plan (RMP) contains an inventory of sensitive biological resources and guidelines for their protection.

106 TALEGA PLANNING HISTORY

A. City of San Clemente

With adoption of a revised city-wide General Plan by the San Clemente City Council in 1982, the City established the ‘Development District’ (D-D) zone, which required the approval of Specific Plans for the inland ranches of San Clemente (see Figure 1-2). Planning for Talega continued from 1982 through 1988, and a Talega Valley Specific Plan was approved by the Planning Commission on May 31, 1988. Adoption of the plan by the San Clemente City Council occurred on August 10, 1988 (Resolution No. 88-64).

On March 21, 1990, the City Council adopted Resolution No. 90-22, which directed the Planning Division to amend the ‘Ranch Specific Plans,’ including the Talega Valley Specific Plan, in accordance
with the ‘Vital Few’ Priorities Action Plan. An amended Talega Specific Plan was approved by the City Council on July 1, 1992 (Resolution No. 92-71). The amendment was intended to bring the Talega Specific Plan into compliance with the comprehensive General Plan, the Growth Management Program and the Urban Design Program. The City’s General Plan was again comprehensively updated in May 1993, and generally reflected the approved 1992 Talega Specific Plan.

The Talega Specific Plan was amended for a second time in 1998 (SPA No. 98-03). This amendment allowed for variations in residential architecture and minor modifications to residential building setbacks and development standards. The City Council approved the second amendment to the Talega Specific Plan on November 18, 1998 (Resolution No. 98-79).

In 1998, the first Area Plan was submitted for the Talega property. The Talega Specific Plan requires that Area Plans be approved to implement the Specific Plan. The purpose of an Area Plan is to establish more detailed development plans for portions of the overall project to expand upon and supplement the guidance provided by the Specific Plan. The 1998 Area Plan for Villages B, C, G, H and I with portions of Villages D and E (ARP No. 98-82) covers a portion of the Talega Specific Plan area, including the Talega Village Center, the on-site golf course, two neighborhood park sites, an elementary school site, a business park area south of Avenida Pico, and various residential planning areas and open spaces. The City of San Clemente City Council approved the Area Plan on March 17, 1999 (Resolution No. 99-19) and an amendment to the Area Plan was approved on March 6, 2002 (Resolution No. 02-24).

The Talega Specific Plan was amended for a third time in December 2001 (SPA No. 98-05). This amendment reduced grading quantities by approximately 300,000 cubic yards by more appropriately responding to the physical conditions of the site, and defined and updated the development concept for the property. This plan also provided for comprehensive planning of the sphere-of-influence portion of the property in anticipation of its annexation to the City of San Clemente. This Talega Specific Plan Amendment reflected project redesign and established the development standards and phasing for its buildout.

On December 12, 2001 the City Council of San Clemente adopted Resolution No. 01-76 approving the third Talega Specific Plan Amendment (SPA 98-05), the General Plan Amendment (GPA 98-05) and the Park and Recreation Master Plan Amendment. On December 17, 2001 the Board of Directors of the Talega Joint Planning Authority adopted Resolution JPAT 01-05 approving the Talega Specific Plan Amendment (SPA 98-05) and General Plan Amendment (GPA 98-05). Both Resolutions were adopted under the provision that minor modifications to the Talega Specific Plan Amendment No. 3 be made.

B. County of Orange

Because the Talega Specific Plan area was bisected by the jurisdictional boundaries of the City of San Clemente and the County of Orange, a separate entitlement document was prepared to govern the 1,906 acres of the project located in the County. The portion of the development located within unincorporated Orange County was known as the Rolling Hills Planned Community. A Feature Plan for Rolling Hills was approved by the Orange County Board of Supervisors in 1988 (Resolution No. 88-620), and was administratively amended four times, most recently on August 10, 1999 (FPA 99-0106),
to accommodate the truncation of Corte Tabarco where Planning Areas 72, 75 and 98 meet at Tract 15854. A fifth Feature Plan Amendment was approved on June 15, 2000 by the Talega Joint Planning Authority Planning Commission to eliminate the Health Care designation for Planning Area 91 and to adjust the boundary of Planning Area 86 to include Planning Areas 91 and 85.

C. Talega Joint Planning Authority

The Talega Joint Planning Authority (JPAT) was approved on July 7, 1999 by the San Clemente City Council and on August 4, 1999 by the County of Orange Board of Supervisors to establish a planning and permitting body to govern the annexation of the unincorporated County portion of the Talega property into the City of San Clemente. As phased annexations occur, the City’s boundaries will expand and the JPAT jurisdictional boundaries will shrink until the entire unincorporated County portion of Talega is annexed into the City and the TJPA vanishes from existence. As of January 1, 2002, 442.8 acres of the Talega Specific Plan area have been annexed to the City. On December 17, 2001, the Talega Joint Planning Authority (TJPA) approved the Talega Specific Plan Amendment (SPA 98-05) and General Plan Amendment (GPA 98-05).

107 GENERAL PLAN AND ZONING

A. General Plan

Concurrent with this Specific Plan, a General Plan Amendment was adopted by the City of San Clemente City Council (Resolution No. 01-76) on December 12, 2001. Adoption of the amendment reconfigured the General Plan land use designations for the Talega project area. As shown on Figure 1-4, the property is designated as a mixed use development consisting of residential, business park, commercial, recreational, and open space land uses. The General Plan designations for Talega, as adopted concurrently with the adoption of this Specific Plan, are as follows:

- RL: Residential Low
- RML: Residential Medium Low
- RM: Residential Medium
- RMH: Residential Medium High
- RH: Residential High
- I2: Industrial
- NC2: Neighborhood Commercial
- OSR: Open Space Reserve
- OS1: Public Open Space
- OS2: Privately Owned/Passive Recreation/Golf Course
- OS3: Privately Owned Open Space
- MU5.4: Mixed Use

B. Zoning

Talega is located entirely within the City’s Specific Plan (SP) zone. The SP zone is intended to provide a base designation for properties that are governed by a Specific Plan. The City’s zoning maps do not indicate land use designations within Specific Plan areas, and refers to the applicable Specific Plan.
This Specific Plan Amendment, which will be adopted by ordinance, sets forth the development standards for Talega. Development within Talega shall conform to all provisions contained in this Specific Plan.

**108 TERMINOLOGY AND SEVERABILITY**

A. **Terminology**

Within this Specific Plan, words used in the present tense shall include the future and words in the singular shall include the plural. The word ‘shall’ is mandatory and the word ‘may’ is permissive. The word ‘should’ refers to policy guidance in the absence of alternative considerations identified by the City or the applicant. When authority is granted to a City department/division head (such as City Planner, City Engineer, City Fire Chief, Director of Public Works, etc.), the term shall mean the person in that position or his/her designee.

The term ‘Village(s)’ is intended to represent a land planning unit at a large scale. The term ‘Planning Area’ is intended to represent a land planning unit at a smaller scale. For example, several Planning Areas may comprise a Village.

B. **Severability**

In the event that any plan, diagram, regulation, condition, program or other portion of this Specific Plan is held invalid by a court of competent jurisdiction such portion(s) shall be deemed separate, distinct, and independent provisions of the Specific Plan. The invalidity of any such provision shall not affect the validity of the remaining provisions of the Specific Plan.
LAND USE ELEMENTS

RL  RESIDENTIAL LOW
RLM RESIDENTIAL LOW MEDIUM
RM  RESIDENTIAL MEDIUM
RH  RESIDENTIAL HIGH
I2  INDUSTRIAL
NC  NEIGHBORHOOD COMMERCIAL
OSR OPEN SPACE RESERVE
OS1 PUBLIC PARKLAND
OS2 PRIVATELY OWNED/
    PASSIVE RECREATION/GOLF COURSE
OS3 PRIVATELY OWNED OPEN SPACE
RP  REGIONAL PARK
S  SCHOOL

Figure 1-4
GENERAL PLAN -
LAND USE ELEMENT