201 COMMUNITY VISION

Prior to the development of a land use plan for Talega, a community vision was established through a collective effort between the property owner, City of San Clemente staff, County of Orange staff, technical consultants and others, as illustrated in Figure 2-1. The vision establishes a main activity node or Village Center near the entrance of the project to serve as a gathering place for residents of and visitors to the community. This central activity node includes a vibrant mix of uses, including opportunities for housing, shopping, recreating, and the conduct of business. The activity node is easily accessible by vehicle and connected to the community by a network of sidewalks, trails and bikeways. Recreational or open space uses radiate out from the Village Center, with view corridors provided to these areas from the project’s roadways. The concept also envisions residential housing densities generally decreasing with distance from the activity node, with enclaves of higher density uses occurring along the edges of the recreation corridors and along major streets and transportation facilities. Lastly, a substantial area of natural open space, protected by a conservation easement that was dedicated to the Rancho Mission Viejo Land Conservancy (RMVLC), is located in the northeastern portion of the property. For the purpose of reference within this Specific Plan, the RMVLC-owned property is called the Talega Reserve. The previous owners of Talega, Arvida/JMB Partners, L.P. - II, paid $11 million to the Rancho Mission Viejo Company to encumber the Talega Reserve with a conservation easement. This community vision forms the basis for the development of a land use plan for the Talega Specific Plan area.

202 LAND USE PLAN OVERVIEW

The Specific Plan Master Land Use Plan provides for a mix of residential, recreational, school, business park, commercial, and open space land uses for the 3,510-acre Talega property in a configuration consistent with the community vision. The Specific Plan Master Land Use Plan is illustrated on Figure 2-2 and is included as Exhibit A in this document. Figure 2-2 depicts the locations of the various development areas, the designated land uses, open space areas, and major roadways.
LAND USE ELEMENTS

- LOW RESIDENTIAL
- LOW MEDIUM RESIDENTIAL
- MEDIUM RESIDENTIAL
- MEDIUM HIGH RESIDENTIAL
- HIGH RESIDENTIAL
- VILLAGE CENTER (Mixed Use)
- COMMERCIAL
- BUSINESS PARK

Elementary School
- Parks
- Golf Course
- Open Space
- Talega Reserve
- Circulation

*NOTE: SUBAREA B-4 WAS PURPOSELY OMITTED BY A SPECIFIC PLAN AMENDMENT APPROVED IN 2003.

Note: Acreages and configuration of land uses are approximate and are subject to modification during the tentative tract mapping stage of project design.
As shown in Figure 2-2, a Village Center (Planning Areas H-1, H-2A, H-2B, H-3 and H-4) is planned in the southwestern portion of the project to serve as the main activity node in the project. The Village Center, bounded by Avenida Vista Hermosa to the north and east, Avenida Pico to the south and the project boundary to the west, will include a complementary mix of residential, commercial, golf course, and open-space land uses to create a vibrant mixed-use area containing suburban amenities and services, housing and public use areas. Additional commercial uses are planned south of Avenida Pico in the southeastern portion of the project.

A championship golf course extends through the northern and eastern portions of the community to serve as the project’s recreation corridor. Three neighborhood parks, two private recreation parks, a portion of the Prima Deshecha Regional Park and an elementary school site also will be provided within the project. Areas of natural open space, including a large open space reserve known as the Talega Reserve, will occur in and around the periphery of the project. To accommodate a wide range of residential densities, eight residential Villages, one business park village plus the Village Center (mixed use) are planned, with densities generally decreasing with distance from the Village Center.

A statistical summary of the Master Plan Land Use Plan is provided in Table 2-1. While Table 2-1 provides the most accurate information available at this level of planning, this Specific Plan acknowledges that the gross land use acreages and dwelling unit yields identified in this Chapter and throughout this document may require further refinement at more detailed levels of project design. Minor modifications to the Master Land Use Plan and statistical summaries described in this document will be permitted to allow for necessary adjustments to street alignments, grading, lotting and utilities after the adoption of this Specific Plan. Area Plans, tentative subdivision maps and/or Planned Unit Development (PUD) permits filed concurrently with or subsequent to this Specific Plan shall serve to more precisely define lot dimensions, road locations and neighborhood boundaries. Amendments to this Specific Plan will not be required for such minor modifications; however, additional environmental review of such refinements may be required pursuant to the California Environmental Quality Act (CEQA).

203 VILLAGES AND PLANNING AREAS

To facilitate discussion of the various areas within the master-planned community of Talega, the Master Land Use Plan has been segmented into eight residential Villages (i.e., Villages A - G and J), a Village Center Village (Village H) which includes residential, commercial, golf course and open space uses, and a Business Park Village (Planning Area I). Figure 2-3 depicts the Village boundaries for the project. Each residential Village is further divided into Planning Areas for the purpose of assigning acreages and residential dwelling units. The Planning Area boundaries are shown on Figure 2-4 and were defined based on land use designation and Village location.

The Village boundaries shown on Figure 2-3 and the Planning Area boundaries shown on Figure 2-4 are approximate and are subject to revision during subsequent levels of project entitlement. More precise boundaries will be approved by the City during the Area Plan review process as described in Section 602-C of this document. Boundary adjustments shall be reviewed as part of the Area Plan and/or tentative tract map review process and shall be subject to City approval.
Table 2-1
LAND USE PLAN STATISTICAL SUMMARY
(Note: gross acreages are approximate and will be more precisely defined during the Area Plan process)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>City of San Clemente</th>
<th>Sphere of Influence</th>
<th>Talega Project Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>L</td>
<td>Residential Low</td>
<td>262.5</td>
<td>22.8</td>
</tr>
<tr>
<td>LM</td>
<td>Residential Low-Medium</td>
<td>252.3</td>
<td>143.1</td>
</tr>
<tr>
<td>M</td>
<td>Residential Medium</td>
<td>78.9</td>
<td>111.4</td>
</tr>
<tr>
<td>MH</td>
<td>Residential Medium High</td>
<td>30.2^a</td>
<td>57.5</td>
</tr>
<tr>
<td>H</td>
<td>Residential High</td>
<td>0.0</td>
<td>5.8</td>
</tr>
<tr>
<td><strong>Residential Subtotal</strong></td>
<td></td>
<td>623.9</td>
<td>340.6</td>
</tr>
<tr>
<td><strong>BUSINESS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>Commercial</td>
<td>13.0^a</td>
<td>10.9</td>
</tr>
<tr>
<td>BP</td>
<td>Business Park</td>
<td>16.9</td>
<td>50.9</td>
</tr>
<tr>
<td><strong>Commercial/Business Subtotal</strong></td>
<td></td>
<td>29.9</td>
<td>61.8</td>
</tr>
<tr>
<td><strong>SCHOOL/GOLF PARK</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ES</td>
<td>Elementary School</td>
<td>15.0</td>
<td>0.0</td>
</tr>
<tr>
<td>P</td>
<td>Public and Private Parks</td>
<td>29.1^b,d</td>
<td>20.2^b,d</td>
</tr>
<tr>
<td>RP</td>
<td>Regional Park</td>
<td>5.9</td>
<td>8.2</td>
</tr>
<tr>
<td>GC</td>
<td>Golf Course</td>
<td>183.2^a</td>
<td>44.5</td>
</tr>
<tr>
<td><strong>School/Park/Golf Subtotal</strong></td>
<td></td>
<td>233.2</td>
<td>72.9</td>
</tr>
<tr>
<td><strong>OPEN SPACE</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OS</td>
<td>Open Space</td>
<td>479.1^a</td>
<td>360.6</td>
</tr>
<tr>
<td>OSR</td>
<td>Talega Reserve</td>
<td>175.0</td>
<td>997.0</td>
</tr>
<tr>
<td><strong>Open Space Subtotal</strong></td>
<td></td>
<td>654.1</td>
<td>1,357.6</td>
</tr>
<tr>
<td><strong>ROADS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RD</td>
<td>Major Roads</td>
<td>62.9</td>
<td>51.7</td>
</tr>
<tr>
<td>FTC</td>
<td>Foothill Transportation Corridor</td>
<td>0.0</td>
<td>21.4^c</td>
</tr>
<tr>
<td><strong>Roads Subtotal</strong></td>
<td></td>
<td>62.9</td>
<td>73.1</td>
</tr>
<tr>
<td><strong>Project Totals</strong></td>
<td></td>
<td>1,604.0</td>
<td>1,906.0</td>
</tr>
</tbody>
</table>

a. Some (or all) of the land use acreage is allocated to the Village Center. Refer to Table 2-2 for acreage allocations. Configuration of land uses in the Village Center will be better defined as part of the Area Plan process.

b. A total of approximately 21.5 acres (City and sphere-of-influence combined) will be designated for public parks. The remaining acreage will be used for private recreation facilities.

c. This plan represents the alignment of the Foothill Transportation Corridor as officially adopted by the Foothill/Eastern Transportation Corridor Agency.

d. Planning Area G-11 (Private Recreation Park) has 3.0 acres in the City and 5.0 acres in the sphere-of-influence.
*NOTE: SUBAREA B-4 WAS PURPOSELY Omitted By A SPECIFIC PLAN AMENDMENT APPROVED IN 2003.
NOTE: Acreages and Residential Dwelling Unit Allocations are Approximate and will be more Precisely Defined During the Area Plan Process

Revision Dates:
- September 30, 1998
- May 10, 1999
- August 12, 1999
- September 16, 1999
- September 27, 1999
- April 17, 2000
- June 23, 2000
- July, 2000
- September 15, 2000
- August 8, 2001
- October 3, 2001
- November 6, 2001
- January 17, 2002
- April 5, 2002
- May 14, 2003

KEY MAP

1. A total of approximately 21.5 acres will be designated for public parks. The remaining acreage will be used for private recreation facilities.
2. The Foothill Transportation Corridor alignment has not yet been approved. This plan represents the locally preferred alignment.

SUMMARY TABLE

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Acres</th>
<th>City</th>
<th>Spheres of Influence</th>
<th>County</th>
<th>State</th>
<th>Max DUs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GRAND TOTAL</td>
<td>1,684</td>
<td>196.4</td>
<td>1,684.4</td>
<td></td>
<td></td>
<td>1,684</td>
</tr>
</tbody>
</table>

1. Aerial photograph 2004.04.27
2. The Foothill Transportation Corridor alignment has not yet been approved. This plan represents the locally preferred alignment.
A Village and Planning Area Statistical Summary is included as Table 2-2. This table identifies approximate acreages and the maximum number of residential dwelling units for the various Villages and Planning Areas. Table 2-2 is located in a pocket following Figure 2-4 in order to facilitate revisions approved by the City Council. To accommodate the acreage adjustments or the transfer of dwelling units from one Village or Planning Area to another, Table 2-2 shall be revised as part of the Area Plan process. Requests to transfer dwelling units between Planning Areas must be approved by the City of San Clemente or the Talega JPA through the Area Plan or tentative tract map application process. Such revisions may result in an increase or decrease in the acres or maximum number of residential dwelling units for any Village or Planning Area without requiring an amendment to this Specific Plan, provided that:

1. The maximum Specific Plan densities identified on Tables 2-2 and 2-3A and 2-3B are not exceeded;

2. The overall maximum number of units in the City and sphere-of-influence portions of the project (4,500) is not exceeded; and

3. The number of open space acres (2,317.8 acres consisting of 887.3 acres in the City and 1,430.5 acres in the sphere-of-influence) is not reduced on a project-wide basis. Open space includes natural open space, manufactured open space revegetated with native vegetation, the Talega Reserve, golf course, schools, parks and other uses permitted in open space.

The revised Table 2-2 shall be adopted by Resolution of the City Council or the Talega JPA concurrent with Area Plan or tentative tract map approval, stamped with an approval date and Resolution Number, and inserted in the Table 2-2 pocket to replace previous Table 2-2.

204 RESIDENTIAL USES

A. Residential Land Use Description

The goal of the residential element of this Specific Plan is to provide residential housing opportunities for a variety of family types and individuals of varying economic means. The residential component of the plan accounts for approximately 964.5 acres (approximately 623.9 acres of which are located in the City and approximately 340.6 acres of which are located in the City’s sphere-of-influence).

Residential uses will be accommodated in five density categories: low density, low medium density, medium density, medium high density and high density. A maximum of 2,689 units are designated for development within the City of San Clemente portion of Talega (Resolution No. 01-76 and JPAT 01-05), and a maximum of 1,811 units are designated for the City’s sphere-of-influence area in the County of Orange (Resolution No. 01-76 and JPAT 01-05). In total, a maximum of 4,500 residential units are permitted in the Talega Specific Plan. Table 2-3A and 2-3B provide a summary of the residential density categories and their associated acreages and unit allocations by Planning Area. Although residential densities have been redistributed, this Specific Plan does not change previously approved dwelling unit
totals for Talega. Permitted uses and development standards for the residential areas of the project are included in Chapter 5 of this document.

**Table 2-3A**

**RESIDENTIAL LAND USE SUMMARY**

(Note: gross acreages and dwelling unit allocations among density categories are approximate and will be more precisely defined during the Area Plan process)

<table>
<thead>
<tr>
<th>Residential Designation</th>
<th>Maximum Density (units per gross acre)</th>
<th>Acres</th>
<th>Sphere of Influence</th>
<th>Dwelling Units</th>
<th>Sphere of Influence</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>City</td>
<td>City</td>
<td></td>
<td></td>
</tr>
<tr>
<td>L Residential Low</td>
<td>4.5 du/ac</td>
<td>262.5</td>
<td>22.8</td>
<td>894</td>
<td>79</td>
</tr>
<tr>
<td>LM Residential Low Medium</td>
<td>7 du/ac</td>
<td>252.3</td>
<td>143.1</td>
<td>987</td>
<td>525</td>
</tr>
<tr>
<td>M Residential Medium</td>
<td>15 du/ac</td>
<td>78.9</td>
<td>111.4</td>
<td>479</td>
<td>468</td>
</tr>
<tr>
<td>MH Residential Medium High</td>
<td>24 du/ac</td>
<td>30.2</td>
<td>57.5</td>
<td>329</td>
<td>629</td>
</tr>
<tr>
<td>H Residential High</td>
<td>40 du/ac</td>
<td>0</td>
<td>5.8</td>
<td>0</td>
<td>110</td>
</tr>
<tr>
<td><strong>Subtotals</strong></td>
<td></td>
<td>623.9</td>
<td>340.6</td>
<td>2,689</td>
<td>1,811</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td></td>
<td>964.5</td>
<td></td>
<td>4,500</td>
<td></td>
</tr>
</tbody>
</table>

**Table 2-3B**

**DISTRIBUTION OF HOUSING**

<table>
<thead>
<tr>
<th>Residential Designation</th>
<th>Total Acreage</th>
<th>% of Total Residential Acreage</th>
<th>Total Maximum Dwelling Units</th>
<th>% of Total Dwelling Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>L Residential Low</td>
<td>285.3</td>
<td>29%</td>
<td>973</td>
<td>22%</td>
</tr>
<tr>
<td>LM Residential Low Medium</td>
<td>395.4</td>
<td>41%</td>
<td>12</td>
<td>34%</td>
</tr>
<tr>
<td>M Residential Medium</td>
<td>190.3</td>
<td>20%</td>
<td>947</td>
<td>21%</td>
</tr>
<tr>
<td>MH Residential Medium High</td>
<td>87.7</td>
<td>9%</td>
<td>958</td>
<td>21%</td>
</tr>
<tr>
<td>H Residential High</td>
<td>5.8</td>
<td>1%</td>
<td>110</td>
<td>2%</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>964.5</td>
<td>100%</td>
<td>4,500</td>
<td>100%</td>
</tr>
</tbody>
</table>

**B. Density Transfers**

The actual number of dwelling units constructed in each residential Planning Area will be determined during the Area Plan or tentative tract map level of project implementation. In Planning Areas which do not receive the full maximum allowable number of residential units, the “lost units” (i.e., the difference between the number of allowable residential units designated in Table 2-2 and the number of units that are finally approved) may be transferred to another Planning Area(s) within the Talega project as part of the Area Plan or tentative tract map process. Such transfers may occur without requiring an amendment to this Specific Plan provided that the residential density of the receiving area does not increase beyond the maximum density of its residential designation shown on Table 2-2 and the minimum number of open space acres (2,317.8 acres consisting of natural open space, manufactured open space revegetated with native vegetation, the Talega Reserve, golf course, schools, and parks) is not
reduced for the entire Specific Plan area. Low density areas shall not exceed 4.5 du/ac; Low Medium density areas shall not exceed 7.0 du/ac; Medium density areas shall not exceed 15.0 du/ac; Medium High density areas shall not exceed 24.0 du/ac and High density areas shall not exceed 40.0 du/ac.

All dwelling unit transfers must be approved by the City of San Clemente or the Talega Joint Planning Authority. Requests to transfer dwelling units between Planning Areas, including transfers between the City and the City’s sphere-of-influence within the Talega Specific Plan area, shall be indicated on applicable Area Plan or tentative tract map applications. The application(s) should indicate the number of units to be transferred and the Planning Area(s) receiving such units.

205 AFFORDABLE HOUSING PROGRAM

On March 6, 2002, the City Council approved Area Plan Amendment (AM ARP 98-82) by Resolution No. 02-24. Through the adoption of the original Area Plan, the Area Plan Amendment and the Development Agreement between Talega Associates, LLC and the City of San Clemente, Talega has agreed to dedicate ten acres of land for an affordable multi-family housing development (for the construction of 186 apartment units), select a non-profit builder to build, own and manage the apartment complex and pay development fees of approximately $2 million as noted on Exhibit 1 of Resolution No. 02-24.

On June 7, 2000, the City Council approved an option agreement between Talega and the City for a ten acre site in the northwesterly portion of Tentative Tract Map No. 13898 (Planning Area J86) and also approved an assignment and assumption agreement whereby the City assigned its right, title and interest in an option agreement to Jamboree Housing Corporation, a non-profit corporation selected by Talega which specializes in the development and operation of affordable housing projects. These agreements were amended on June 6, 2001 to accommodate Jamboree Housing’s desire to split the project into two phases to aid in the securing of financing.

The 10 acre site, located in the sphere-of-influence portion of Talega, is easily accessible via the future Foothill Transportation Corridor, Avenida Pico, Cristianitos Road and Camino La Pedriza and is in close proximity to shopping, employment opportunities, and services including public transportation. Groundbreaking for Phase 1 is expected to take place in the fall of 2001 and take approximately one year.

The affordable housing site meets the following requirements of the Talega Affordable Housing Program as outlined in AM RP 02-24:

\$ Prior to issuance of the 500th building permit in the Talega project, the applicant will dedicate ten (10) acres of land for affordable multi-family housing development, to a non-profit developer acceptable to the City (Jamboree Housing Corporation) at the City’s discretion.
The site shall be delivered in a mass-graded condition with utilities extended to the site, and a crossfall gradient of no greater than two percent, as soon as possible but not later than issuance of the 1,200th building permit.

The site must be able to accommodate a minimum of 186 apartment units with fifty percent of the units housing three bedroom apartments.

The City also is requiring that all units will have rents affordable to households between 40% and 60% of area median income.

The developer shall pay the development fees and charges as identified on the Talega Affordable Housing Fee Matrix, as approved by the City of San Clemente.

### 206 BUSINESS PARK/COMMERCIAL USES

The commercial/business areas designated by this Specific Plan will be located in the Village Center, south of Avenida Pico, and near the future Foothill Transportation Corridor. Table 2-4 presents a land use summary for the commercial/business areas of the project.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>City</th>
<th>Sphere of Influence</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>13.0</td>
<td>10.9</td>
<td>23.9</td>
</tr>
<tr>
<td>Business Park</td>
<td>16.9</td>
<td>50.9</td>
<td>67.8</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>29.9</strong></td>
<td><strong>61.8</strong></td>
<td><strong>91.7</strong></td>
</tr>
</tbody>
</table>

Three commercial sites are planned for the community. Two commercial sites (approximately 3.2-acre and 9.8-acre) are planned in the Village Center and an approximate 10.9-acre site is planned in the southeastern portion of the project, south of Avenida Pico near the future Foothill Transportation Corridor. The two Village Center commercial sites will be easily accessible to project residents, visitors and employees of the project. The third site will be visible from the future Transportation Corridor and will serve project residents and visitors to the community.

Business park uses are planned south of Avenida Pico. This Specific Plan allows flexibility in the configuration of business park uses in order to foster the economic vitality of Talega business park areas and business park areas of the adjacent Inland Ranch projects.
207 VILLAGE CENTER - MIXED USE
The Village Center is located in the southwestern portion of the project and is bounded by Avenida Vista Hermosa to the north and east, Avenida Pico to the south and the project boundary to the west. Uses designated for the Village Center by this Specific Plan include a mix of commercial, golf course, residential and open space. Figure 2-5 shows a conceptual illustration of the Village Center land use configurations. Specific land use configurations in the Village Center have been determined through the Area Plan process which created a vibrant mixed-use area containing suburban amenities and services and attached housing. Activity nodes of the golf course such as the clubhouse and driving range are located in the Village Center. With the appropriate integration of the uses described above, the Village Center will form the central activity node for the Talega community. The Village Center should be easily accessible by pedestrians and bicyclists, as well as by vehicles.

208 PUBLIC FACILITIES AND OPEN SPACE
A substantial portion of the Specific Plan area is designated for public facilities and open space. Approximately 2,317.8 acres, or 66 percent of the plan, is designated for such use as summarized in Table 2-5 and as shown in Figure 2-6. The variety of public facilities and open spaces are intended to serve the public through the provision of active and passive recreational use, passive scenic relief, and conservation of natural resources. The approved Talega Resource Management Plan should be referred to for more detailed descriptions of the project’s parks and the on-site preservation of natural resources.

A. Public Facilities
Public facilities planned within Talega include an elementary school site, three public parks, two private recreation parks, portions of the Prima Deshecha Regional Park, a golf course, open space areas and the Talega Reserve as described below.

1. Elementary School
An elementary school site is planned within Planning Area C-1 of the Talega project to serve the Specific Plan area. This site is anticipated to comprise approximately 15.0 acres, but this acreage could be increased or decreased depending on the needs of the Capistrano Unified School District (CUSD). The school shall be constructed in accordance with the standards and needs of the CUSD. Recreation facilities and play fields would be provided on-site for use by the school district.

A Mitigation Agreement was approved by the CUSD Board on March 29, 1999, for the Talega project. Through the Mitigation Agreement, Talega Associates, LLC, in agreement with the CUSD, has agreed to convey a school site and fund improvements for the elementary school. According to the agreement, the funds to cover school costs will be generated through a Community Facilities District (CFD) and will be used for the specific purposes of acquisition and construction costs for the elementary school, along with proceeds for the reconstruction and modernization of San Clemente High School. A public hearing and election was held in May 1999 to finalize the formation of the CFD.
Table 2-5
Public Facilities and Open Space Land Use Summary
(Note: gross acreages are approximate and will be more precisely defined during the Area Plan process)

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>City</th>
<th>Sphere of Influence</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public Facilities</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ES Elementary School</td>
<td>15.0</td>
<td>0.0</td>
<td>15.0</td>
</tr>
<tr>
<td>P Public and Private Parks (^a)</td>
<td>29.1(^ac)</td>
<td>20.2(^ac)</td>
<td>49.3(^a)</td>
</tr>
<tr>
<td>RP Regional Park</td>
<td>5.9</td>
<td>8.2</td>
<td>14.1</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>50.0</td>
<td>28.4</td>
<td>78.4</td>
</tr>
<tr>
<td><strong>Open Space</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GC Golf Course</td>
<td>183.2(^b)</td>
<td>44.5</td>
<td>227.7</td>
</tr>
<tr>
<td>OS Open Space</td>
<td>479.1(^b)</td>
<td>360.6</td>
<td>839.6</td>
</tr>
<tr>
<td>OS Talega Reserve</td>
<td>175.0</td>
<td>997.0</td>
<td>1,172.0</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>837.3</td>
<td>1,402.1</td>
<td>2,239.3</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>887.3</td>
<td>1,430.5</td>
<td>2,317.8</td>
</tr>
</tbody>
</table>

\(^a\) Approximately 21.5 acres will be designated for public parks. The remaining acreage will be used for private recreation facilities.
\(^b\) Approximately 46.3 acres of golf course and approximately 53.9 acres of open space are designated for the Village Center.
\(^c\) Planning Area G-11 (Private Recreation Park) has 3.0 acres in the City and 5.0 acres in the sphere-of-influence.

2. **Public and Private Parks**

Consistent with the City of San Clemente Parks and Recreation Master Plan, three neighborhood park sites are planned for the community of Talega. Two of the sites (Planning Areas C-2 and E-5) are planned within the City portion of the project and one site (Planning Area J-91) is planned in the City’s sphere-of-influence. It is anticipated that all or a portion of each park site (with a combined total of 21.5 acres among the three sites) will be designated as public parkland to be owned and maintained by the City of San Clemente. The remaining park acreage at each of the sites will be privately owned and maintained. The public parks may include, but not be limited to, play fields, tot lots, sport courts, picnic areas, passive open space areas and walkways. The private recreation areas may include, but not be limited to, such uses as clubhouses, pools, tennis courts and other sports courts, picnic areas, open turf areas and walkways. The City of San Clemente and the master developer will participate in the selection of actual recreation facilities to be provided within the public park sites during subsequent levels.
Note: This exhibit is intended for illustrative purposes only.

Note: Acreages and configuration of land uses are approximate and are subject to modification during the tentative tract mapping stage of project design.
PUBLIC FACILITIES, OPEN SPACE AND RECREATION ELEMENTS

- TALEGA RESERVE AREA
- OPEN SPACE (Includes Primary Ridgelines)
- GOLF COURSE
- PARKS
- ELEMENTARY SCHOOL
- PRIVATE RECREATION AREA
- DEVELOPMENT AREA

Figure 2-6
PUBLIC FACILITIES AND OPEN SPACE PLAN
of project planning. The criteria for allocating local park credit to the public park acreage is described in the approved Talega Development Agreement Plan (see Appendix A). In addition, as described in the approved Talega Development Agreement, Talega will pay a per-unit park fee to accommodate improvements of the three neighborhood parks as well as off-site community park facilities. The financing of the first park will be in place no later than the date the building permit for the 1,500th dwelling unit in Talega is issued; the second park no later than the 2,500th, and the third no later than the date the building permit for the 3,500th residential unit in Talega is issued.

3. Regional Park

Located along the northwest ridgeline that forms the northern boundary of the Talega project area is a small portion of the future Prima Deshecha Regional Park. This area, totaling approximately 14.1 acres, is to be offered for dedication to the County of Orange at a future date. Access will be provided through the park from the northwest, rather than through Talega. The portion of the regional park located within Talega will most likely remain in a natural state, unless the County proposes park development in this area. No local parkland credit will be given for the regional park.

B. Private Recreation Center

In addition to the public recreation facilities described above, private recreation centers is a permitted use in all residential planning areas. Individual residential subdivisions may propose private recreation facilities that would be open to residents only and maintained by Talega sub-associations. Two community-wide master private recreational park facilities open to all residents of Talega are located in Planning Areas G-11 and E-8. Planning Area G-11 comprises 8.0 acres and Planning Area E-8 comprises 0.8 acres. Planning Area G-11 has 3.0 acres in the City portion and 5.0 acres in the sphere-of-influence area and Planning Area E-8 is located in the City portion. Community-wide private facilities would be maintained by the Talega Master Homeowners Association.

C. Open Space

This Talega Specific Plan provides for approximately 839.7 acres of open space, 1,172.0 acres of open space reserve (Talega Reserve), and 227.7 acres of golf course. The acreage distribution between the City and sphere-of-influence portions of the project are shown above in Table 2-5.

1. Golf Course

The Talega project includes a championship 18-hole golf course nestled in the valleys of the property and surrounded by open space, residential uses, and a neighborhood park. The championship golf course construction is complete and operational, except for the practice range, and comprises a mixture of single and double fairways, greens and tees. The championship golf course is located primarily within the City area of the project, with a portion of the course extending into the City’s sphere-of-influence.
The golf course highlights the primary entry to Talega at the intersection of Avenida Pico and Avenida Vista Hermosa.

The golf course is the predominant recreational feature of the Talega development and extends through the eastern and northern portions of the project. Views of the course can be enjoyed from various residential areas, scenic parkways, the Village Center, park sites, and areas of natural open space. The golf course will be the main activity within the recreation corridor and will assist in unifying the Talega community. The clubhouse complex and driving range are planned in the Village Center to attract visitors and residents to this main activity node of the project. The clubhouse complex may include, but not be limited to, such uses as restaurants, recreation rooms, putting greens, and pro shops.

Design of the golf course incorporates pockets of natural open space and/or revegetated habitat areas within or adjacent to the golf course boundaries. These open space pockets and revegetated habitat areas provides a smoother transition between the golf course and open space areas and may be counted as natural open space acreage. These adjustments will be evaluated during the Area Plan process.

2. Open Space

Open space areas within the Specific Plan, totaling approximately 839.7 acres, are intended to provide for the preservation of natural and visual resources and to provide for passive recreational amenities. Permitted uses in areas designated as open space are included in Chapter 5 of this document. Grading other than that necessary to support parks, schools, the golf course, roads, or other uses permitted in open space, and grading necessary to relieve geologic or soils constraints will not be counted as open space contributing to the minimum requirement of 839.7 acres unless the graded area is revegetated to its natural state. Where feasible, manufactured slopes located in or adjacent to open space and areas graded to relieve geologic constraints shall be revegetated with native plant materials to blend into the natural environment. In order to preserve natural features and open space to the furthest extent possible, pre-engineered planted retaining walls or similar types of walls are permitted in limited areas at the discretion of the City or Talega JPA to stabilize slopes in such a manner that is compatible with geotechnical requirements and blends with adjacent slopes and/or open space areas.

Scenic easements will be utilized to assure the permanent preservation of the natural open space areas. Tentative tract maps processed concurrent with or subsequent to approval of this Specific Plan shall specify the method of open space preservation. Some of the more significant natural features found in the natural open space areas of Talega include ridgelines, canyons, and draws with oak, sycamore, and eucalyptus trees, and the primary channel of the Segunda Deshecha watershed. Necessary flood control improvements visible from within or outside the project shall be designed to approximate a natural appearance.
3. **Talega Reserve**

An approximate 1,172.0-acre wilderness reserve exists within Talega, 175.0 acres of which are located in the City portion of the project and 997.0 acres of which are located within the City of San Clemente’s sphere-of-influence in the County of Orange. Pursuant to conditions of approval imposed by the City of San Clemente and County of Orange in the 1980’s, the owner of the land at the time, the Santa Margarita Company, was conditioned to establish the Rancho Mission Viejo Land Conservancy as a private nonprofit land conservancy with the express purpose of preserving the land for educational, ecological, recreational, scenic, and conservation purposes, and to convey to the conservancy a conservation easement over a portion of the Talega project known as the Talega Reserve as compensation for impacts to biological resources. The previous owners of Talega, Arvida/JMB Partners, L.P.- II, paid $11 million to the Rancho Mission Viejo Company to encumber the Rancho Mission Viejo Land Conservancy with a conservation easement. Considered to have “high biological value,” the Talega Reserve has been included in reserve designs for the Southern Subregion NCCP as an important habitat linkage. The Talega Specific Plan preserves the Talega Reserve as natural open space.

### 209 CIRCULATION

On-site circulation within the Specific Plan area will be achieved through a well-integrated roadway and trail system. Automobile, transit, bicycle, and pedestrian facilities will be developed as an integrated network, providing a balanced transportation system assuring mobility and access to all parts of the community. In addition, equestrian trails also will be provided as part of the project’s trail network. Descriptions of the vehicular and non-vehicular circulation plans are provided below.

#### A. Vehicular Circulation Plan

The vehicular circulation plan for Talega is illustrated on *Figure 2-7*. Primary roadways located within the project will comprise approximately 114.6 acres, as shown previously in *Table 2-1*. On-site primary roadways will connect with existing or planned off-site roads or will loop through the Talega project. Four roadways within the project are identified as scenic corridors in the City’s Master Landscape Plan for Scenic Corridors. These roadways include Avenida Vista Hermosa, Avenida Pico, Avenida Talega and Avenida La Pata. Cross-sections for these arterials are located in Section 304 (Landscape Design Guidelines) of this Specific Plan. Street sections for all collector and local streets are not included in this document and shall be determined at the time of tentative map tract approval. Improvement requirements for both public and private streets shall be in accordance with the Master Landscape Plan for Scenic Corridors and the City’s Subdivision Code. Alternative road standards for local streets in low density areas may be developed in conjunction with tentative tract maps for Villages D and E. Further discussion of these road standards is provided below in Item 5.
The circulation plan contains the following major elements. The City’s Growth Management Element as well as the County’s Master Plan for Arterial Highways designate Level of Service C for arterial highways and Level of Service D for intersections during peak flow hours as the standard.

1. **Foothill Transportation Corridor** - A short segment of the alignment of the proposed Foothill Transportation Corridor crosses the southeastern portion of the project in the City’s sphere-of-influence area. Although the federal EIS process is on-going and requires the consideration of alternative alignments, this Specific Plan reflects the alignment supported by the Foothill/Eastern Transportation Corridor Agency. This Specific Plan reserves approximately 21.4 acres for the transportation corridor right-of-way. The master developer will pay fees, if required by the Foothill Corridor Fee Program, for the design and construction of corridor improvements.

2. **Major arterials** - Avenida La Pata and Avenida Pico are both major arterial highways requiring a right-of-way of 120 feet. Avenida La Pata is designated to cross the northwest corner of Talega and connect with Ortega Highway to the north. Avenida Pico will interchange with the Foothill Corridor and proceed westerly through the City of San Clemente to the beach area. A widened median concept allowing for increased landscaping opportunities has been approved by the City for the portion of Avenida Pico between Avenida La Pata and Avenida Vista Hermosa. This widened median will enhance the primary entrance to Talega.

3. **Primary arterial** - Avenida Vista Hermosa is a primary arterial highway with 100 feet of right-of-way. It will form the northerly boundary of the Talega Village Center and connect with the San Diego (I-5) Freeway at an interchange to be constructed.

4. **Secondary arterial** - Avenida Talega will traverse the central valley of Talega, providing primary access to most of the residential planning areas in the City portion of the project. It will have a minimum 94-foot of right-of-way and a landscaped median. The right-of-way width of this roadway may be modified at the discretion of the City Engineer based on traffic capacity requirements and community design considerations.

5. **Collectors and local streets** - A network of collectors and local streets will provide access to the residential neighborhoods of Talega. These streets may be public or private, as designated by implementing tentative tract maps.

For local streets and private driveways in low density areas adjacent to natural open space and golf course areas, the right-of-way widths may be reduced and sidewalks may be eliminated on single loaded streets at the discretion of the City Engineer or the Talega JPA based on community design considerations. Collector and local streets also may include sloped,
B. Non-Vehicular Circulation Plan

Transportation alternatives to the automobile, including bicycle travel and pedestrian movement, are important components of the project’s circulation plan. Utilization of alternative modes of transportation can conserve energy, lessen air pollution, and reduce auto traffic volumes. The project’s non-vehicular circulation plan is illustrated in Figure 2-8.

1. Regional/Recreational Trails

A comprehensive recreational trail system is planned for Talega. The riding and hiking trails will link Talega with San Onofre State Beach, Prima Deshecha Regional Park and other inland trail systems. Two primary trails are proposed: a) the Cristianitos Regional Riding and Hiding Trail, along the ridgelines of the Talega Reserve, and b) the Prima Deshecha Regional Riding and Hiking Trail, within the western and the southern portions of the community. These trails shall be constructed in compliance with the County of Orange Master Plan of Regional Riding and Hiking Trails (1993) and County of Orange Regional Riding and Hiking Trails Design Manual which require the following:

a. 16-foot wide right-of-way easement width.
b. 10-foot wide trail width.
c. 10% maximum grade preferred. (Grades greater than 10% are permissible in natural areas, and in development areas at the discretion of the County’s Harbors, Beaches and Parks Division.
d. Compacted subgrade and decomposed granite surface in segments adjacent to development.
e. Signalized trail crossings, warning signs and barriers at major roadway crossings.

These trails will connect with other trails in the City’s inland ranch area. A network of local private trails will be encouraged to provide connections for project residents from these trails into the residential areas of the Talega community. A typical trail cross-section is illustrated on Figure 2-9.

2. Project Hiking Trails

Two systems of privately owned and maintained trails used for both hiking a bicycle use will be developed within the Talega site. One trail system traverses through Planning Areas A-1, A-4 and D-99 and offers a series of residential linkages to open space and regional parks. The second trail system connects to the Regional Riding and Hiking Trail in Planning Area F-1. The precise location and design of these trail systems will be determined upon approval from the County of Orange.
NON-VEHICULAR CIRCULATION ELEMENTS

- **MEANDERING REGIONAL EQUESTRIAN & HIKING TRAIL**
  (Cristianitos and Prima Deshecha Regional Riding and Hiking Trails - County of Orange)
- **EXPANDED MEANDERING WALK / CLASS I BIKE TRAIL**
- **5' MEANDERING SIDEWALK / CLASS II BIKEWAY**
- **5' MEANDERING SIDEWALK* / CLASS I BIKEWAY**
  (Greenbelt Trail)
- **4' SIDEWALK**
- **PEDESTRIAN TRAIL**
- **PROJECT HIKING TRAIL (PRIVATE)**
- **SIGNALIZED TRAIL CROSSINGS**

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*5' MEANDERING WALK MAY OCCUR ON ONE SIDE ONLY OR BOTH SIDES DEPENDING ON LOCATION. MEANDERING MAY BE INTERMITTENT IN SOME LOCATIONS AND MAY NOT OCCUR ON ALL ROADWAY SEGMENTS, DEPENDING ON SITE CONDITIONS.*

Figure 2-8

NON-VEHICULAR CIRCULATION PLAN
3. Bikeways and Sidewalks

Bicycle trails will be provided along the project’s Scenic Corridors as identified in Figure 2-8, and shall be developed in accordance with the standards of the City of San Clemente.

Meandering Walk/Class I bikeways, which are to be a minimum of ten (10) feet in width, will be located along one side of Avenida Pico, Avenida Talega, Avenida La Pata, and Avenida Vista Hermosa. (Note: the Class I bikeway on the north side of Pico between Vista Hermosa and La Pata is an exception and shall be eight (8) feet in width.) If a Class I bikeway is designed to meander within an area greater than twenty (20) feet in width (combined right-of-way and easement), the area required to be included in a public easement which is beyond twenty (20) feet from the curb shall be counted as an open space (OS) land use contributing toward the required 2,317.8 acres (comprised of natural open space, manufactured open space revegetated with native plant materials, the Talega Reserve, golf course, schools, and parks).

Bicycle circulation, proposed as Class II bikeway, shall be required along Avenida Pico, Avenida Talega, Avenida La Pata, and Avenida Vista Hermosa within pedestrian easements.

Sidewalks will be constructed on at least one side of the street along all arterial and collector roads to link with pedestrian walkways and trails within residential developments. Non-contiguous sidewalks are encouraged. Along designated Scenic Corridors, a five (5) foot wide sidewalk shall meander with a fifteen (15) to twenty (20) foot wide landscaped area (on the side of the street opposite the Class I bicycle trail). The width in excess of right-of-way shall be covered by a public access easement. All local and collector roads shall have four (4) foot wide sidewalks. In addition, trails/bikeways (Greenbelt Trails) will be constructed extending along the perimeters of the three (3) neighborhood park sites. Greenbelt trails will provide pedestrian access to neighborhood parks via proposed sidewalks and bike trails along adjacent arterial and collector roads. A pedestrian trail will be located along the periphery of Planning Area B-1B terminating at Calle Saluda.

All public trails will be constructed by the landowner or designee and easements will be dedicated to the appropriate entity (see Section 406). Interior trails within planning areas will be constructed by the landowner or designee and maintained by the appropriate homeowners’ association as determined at the tentative tract map stage of project entitlement.

4. Transit Opportunities

Although the Orange County Transportation Authority (OCTA) does not currently anticipate bus service, provisions for bus bays, bus shelters, and other transit-related facilities shall be accommodated when service is provided by OCTA. Provision of transit services is dependent upon demand for service, available funding, and other priorities.
3'-6" FENCE ON DOWNHILL SIDE

10% MAXIMUM GRADE PREFERRED

3' 10' DIRT 3'

16' EASEMENT FOR EQUESTRIAN TRAIL

Figure 2-9
TRAIL CROSS-SECTION
210 INFRASTRUCTURE AND PUBLIC SERVICES

The Master Land Use Plan for Talega is designed to provide a balance of uses requiring public services and providing revenue generating uses. The community, when completely developed, will provide revenues to the City to pay for the services required and the long term maintenance of public facilities and infrastructure.

The landowner or designee shall provide the public infrastructure necessary to support the development through actual construction of facilities and/or payment of fees as defined by the approved City-Talega Development Agreement.

A. Public Safety

The landowner, through the Development Agreements (see Appendix A) has cooperated with the City of San Clemente and the Talega Joint Planning Authority in implementing an agreement for the provision of police services to the City and County portions of Talega. For fire and emergency services, Talega Associates, LLC agreed through the approved Talega Development Agreement to pay a fire station fee in the amount of $1,683,346.50 for the Talega project to off-set planning, design and construction costs as well as expenditures associated with this facility (see Talega Development Agreement in Appendix A for fee adjustments). At one time, a new fire station was anticipated to be constructed within the Talega Specific Plan area (station #67); however, the City of San Clemente and the Orange County Fire Authority (OCFA) have since decided to not require a station in Talega and instead chosen to relocate existing fire station #59 to a site just outside the Talega property, located west of Avenida La Pata and south of Avenida Vista Hermosa on the City’s existing public use site parcel (CUP 01-147). This new, relocated fire station #59 will be the primary station providing service to the Talega community and surrounding areas. The Talega developer will deliver the selected off-site fire station site in a level rough graded condition and will install all public improvements around the perimeter of the site.

Through the Talega Development Agreement (see Appendix A), the City has agreed to cover the cost of fire and emergency medical services to areas within the sphere-of-influence area for which an annexation application has been filed with the Local Agency Formation Commission (LAFCO) and building permits issued. In addition, the City has agreed to provide the necessary fire apparatus estimated at a cost of $407,000.00, at such time as the aforementioned relocated fire station #59 becomes operational.

B. Energy, Communications and Solid Waste

Provisions for electrical, natural gas, telephone, solid waste collection services, and cable television to Talega will be made prior to development through the subdivision process. All services can be extended by each respective company to meet future demands of Talega. Natural gas and electric service will be provided by Southern California Gas Company and San Diego Gas and Electric. Telephone service will be provided by Pacific Bell. Solid waste collection will be provided by the City’s refuse collection contractor. Cable television will be provided by the cable television supplier in the area. These services will be phased in accordance with conditions of approval on tentative maps.
C. **Drainage, Water, and Sanitary Sewer**

Utilities, facilities, and services for Talega will be extended and/or constructed by the landowner or designee in accordance with conditions of approval to be implemented through the subdivision process.

1. **Drainage Plan**

   Drainage within Talega flows primarily toward Segunda Deshecha to the southwest and the remainder flows through to Cristianitos Canyon to the east. These existing natural drainage courses will be utilized to drain the site along with partially improved semi-natural and improved drainage courses (see *Figure 2-10*). Where necessary, underground conduit systems will also be utilized. The drainage system will be designed to accommodate 25-year storm flows with the detention facilities accommodating 100-year storm flows. A runoff management plan will be approved by the City Engineer and will address drainage facilities in detail. No increase in the natural peak flow leaving the Talega project area is allowed.

2. **Water Plan**

   Water is intended to be supplied to Talega by the Santa Margarita Water District through a system of reservoirs and pump stations. Water systems will be designed to meet the requirements of the proposed land uses, the Santa Margarita Water District, and City fire-flow requirements (*Figure 2-11*). The system also will help to provide an alternative source of water to the City in case of an emergency.

3. **Sanitary Sewer System**

   The wastewater collection and transmission system for Talega is planned to handle on-site demands. This service will be provided by the Santa Margarita Water District in accordance with their standards (see *Figure 2-12*). A sewer lift station and force main system within Cristianitos Road will convey wastewater from the southeasterly boundary of the site to the Chiquita Water Reclamation Plant. Talega also has acquired capacity in the City’s wastewater treatment plant so that golf course runoff may be directed to the City’s plant.

4. **Non-Domestic Water Plan**

   A reclaimed (non-domestic) water system will be installed for the purpose of irrigating landscaped slopes, golf courses, and other commonly owned or public landscaped areas, provided that such a system can be implemented in accordance with Federal NPDES standards and any government requirements (see *Figure 2-13*).