Chapter 4 • Phasing and Implementation

401 Phasing of Development

This Chapter describes an appropriate timetable for development of the entire Talega site, including build out of the City portion of the project and the City’s sphere-of-influence area. The sphere-of-influence portions of the project are separated geographically into the southern portion, which takes access from Avenida Pico, and the northern portion, which takes access through the City from a connection to Avenida Talega. Development in the City’s sphere-of-influence has been carefully phased in conjunction with neighboring development areas in the City.

Phasing of development will occur in several phases and sub-phases and is based on establishing a balanced earthwork operation in each phase. That phasing is roughly depicted on Figure 4-1. The information on Figure 4-1 and the following description of proposed phasing are conceptual only and are intended to serve as guidelines only. The Area Plan and Tentative Map review process will determine the actual phasing of development. Factors to be considered are the City’s Growth Management Ordinance, completion of infrastructure outside the Talega project area, the City’s traffic analysis model, the phasing of affordable housing, and market conditions.

Generally speaking, phasing of development within the Talega project area began with the championship golf course construction, which is complete and operational except for the practice range, and comprises a mixture of single and double fairways, greens and tees. Phasing in the City portion of Talega will begin with development of the Village Center, one private recreation park, the elementary school and several residential subareas located north of the Village Center which have existing approved Tentative Maps. Phase 2 will encompass a majority of the southern sphere-of-influence area north of Avenida Pico. Three residential subareas located in the City and adjacent to the sphere-of-influence also will be developed as part of Phase 2. Phase 3 consists two neighborhood parks, one private recreation park and several residential areas adjacent to Avenida Talega. The remaining project area, consisting predominantly of residential subareas will be developed as part of Phases 4, 5 and 6. Lastly, Phase 7 includes the proposed business park area south of Avenida Pico.
402 CIRCULATION PHASING

As set forth in the approved Talega Development Agreement (see Appendix A), the required on-site and off-site improvements are as described below.

A. Off-site Circulation Improvements

In accordance with the City-Talega Amended and Restated Development Agreement, the Talega landowner will dedicate land, construct improvements, and pay fees in compliance with the City’s General Plan and Regional Circulation Financing Program (RCFPP). The Talega landowner will contribute to off-site circulation improvements (i.e., road improvements outside the Talega boundaries) which will benefit Talega in accordance with the approved Talega Development Agreement. These off-site improvements to which the developer will contribute and/or construct include the following:

1. Avenida Vista Hermosa-Interstate 5 interchange.
2. Extension of Avenida Vista Hermosa from the intersection of Avenida Vera Cruz to the Talega boundary.
3. Extension of Avendia La Pata from its current terminus to its future intersection with Avenida Vista Hermosa and to the intersection of Calle Saluda.
4. Calle Saluda from the western boundary to Avenida La Pata.

B. On-site Street Dedications

The landowner will dedicate to the City and construct all of the rights-of-way on site as needed to accommodate arterial links which are identified in the City’s General Plan, including Avenida Vista Hermosa and the Avenida Vista Hermosa bridge, Avenida La Pata, Avenida Pico and Avenida Talega. The landowner shall construct roadway improvements in accordance with the City-Talega Amended and Restated Development Agreement.

403 RECREATION TRAILS PHASING

Bikeways, regional riding and hiking trails, and sidewalks within Talega are to be constructed by the landowner. Locations of recreation trails and bikeways shall be shown on Area Plans, Tentative Maps, and Site Plans. Details of trail improvements, widths, and precise alignments shall be determined prior to Final Map approval. Timing of trail construction shall be as follows:
Bikeways and Sidewalks: Prior to approval of the first Final Map within each Area Plan, the landowner or designee shall enter into an agreement with the City to construct bikeways and sidewalks concurrent with roadway segments within the Area Plan.

Regional Riding and Hiking Trails: Prior to approval to the first Final Map within each Area Plan, the landowner or designee shall enter into an agreement with the City to construct all Regional Riding and Hiking Trails within the Area Plan.

404 INFRASTRUCTURE PHASING

A. Infrastructure to Be Provided by Developer

Infrastructure supporting Talega, including, but not limited to, roads, trails, sidewalks, water, sewer, drainage, and storm drain improvements, shall be provided by the landowner or designee. Although the landowner or designee shall provide some of the necessary off-site improvements to meet the increased demands which are caused due to the development of Talega, off-site infrastructure will largely be provided by the City through fee programs such as the RCFPP.

B. Water and Wastewater Systems

Prior to the filing of each Tentative Tract Map, a preliminary “will-serve” letter shall be obtained from the Santa Margarita Water District. The “will-serve” letter shall indicate if the facilities necessary to serve the proposed development are existing or need to be constructed and if water is available to serve the proposed development. Each Tentative Tract Map shall be conditioned to provide necessary water and wastewater facilities and to post financial security or pay fees to the Santa Margarita Water District.

C. Drainage System

Drainage from Talega after development will continue to flow through the same general areas as before development with no increase in natural peak flow rates. The acreage in each drainage area will be unchanged. No major diversion of drainage is proposed. The ridgeline which separates the two drainage basins shall not be altered in any manner which would significantly effect tributary drainage areas. However, the amount of runoff flowing into each of the two (2) drainage basins will increase due to the proposed development.

Drainage improvements within the Cristianitos Watershed shall include a method of dry weather diversion to a reclaimed water system or sewer system in a manner acceptable to the Authority Engineer and Santa Margarita Water District.
The drainage facilities required to accept and to dissipate runoff from the proposed development shall be described in the Talega Runoff Management Plan (ROMP) which shall be approved by the City Engineer.

405 FUNDING OF PUBLIC FACILITIES

The approved Talega Development Agreement is the primary mechanism for the funding of public facilities associated with Talega. The Talega Development Agreement (see Appendix A), as currently approved or as subsequently amended, governs the provision fees associated with the following: traffic and circulation, recreation, fire station, park, and sewer bond assessment. In addition, a school Mitigation Agreement between the landowner and the Capistrano Unified School District has been approved to alleviate project related impacts to the K-12 public school system. Except as specifically set forth in the Talega Development Agreement, the City retains the authority to impose any additional applicable fees in accordance with the laws of the State of California.

406 MAINTENANCE RESPONSIBILITIES

In order to ensure that all infrastructure improvements, common areas, and public facilities are well-maintained, this Section sets forth standards for the assignment of long-term maintenance responsibilities. Landscape responsibilities shall include maintaining a debris-free environment within parks, open space areas, sidewalk trails, greenway trails and regional trails. The responsible parties are listed in Table 4-1 and illustrated in Figure 4-2. The landowner or designee will be held responsible for the maintenance of all areas and facilities listed in Table 4-1 until such time as they are accepted by the appropriate entity.

Landscaping responsibilities for public streets and private streets shall be maintained by both the City of San Clemente and the property owner or association. All road improvements, drainage maintenance, lighting and signage for public streets shall be maintained by the City of San Clemente. Sidewalks, parkways, medians and scenic corridor street tree maintenance for public streets shall be maintained by the property owner or association. The property owner or association shall be responsible for maintaining all maintenance of private streets (Table 4-1).

Drainage facilities are designed to accommodate 25-year storm flows and detention facilities to accommodate 100-year storm flows. Maintenance of these facilities will ensure that natural peak flows during storm events do not increase. The property owner or association is responsible for maintaining local detention facilities and private facilities. Duties include clearing of debris in both drainage channels and detention basins. The City of San Clemente shall maintain public storm drains including all drainage lines located in public streets. All storm drains located in private streets shall be maintained by the property owner or association. Regional facilities will be maintained by the County of Orange (Table 4-1).

Transit services provided by OCTA (Orange County Transportation Authority) has not been made definite. Services provided to Talega will depend on demand for service, available funding, and other such priorities. Thus, the County of Orange shall be responsible for maintaining all transit facilities (Table 4-1).
Utilities such as water and wastewater disposal shall be provided by and maintained by SMWD (Santa Margarita Water District). Gas, electric, television (cable) and telephone services shall be provided by and maintained by private utility companies (Table 4-1).

The transfer of ownership, liability agreements, and maintenance responsibility for the areas and facilities listed will be implemented in accordance with conditions of approval on Tentative Maps, and/or Site Plans approved by the City. The City shall determine the standards for design and construction of all facilities. If it is determined by the City at the time of Tentative Map approval that an entity other than the one listed in Table 4-1 should assume responsibility, the conditions of approval should so specify. The City has the sole discretion to make such a determination.
## Table 4-1
MAINTENANCE RESPONSIBILITY

<table>
<thead>
<tr>
<th>Maintenance Area</th>
<th>City</th>
<th>County</th>
<th>HOA</th>
<th>SMWD</th>
<th>PUC</th>
<th>RMVLC</th>
<th>Private Party</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PARKS:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Parks</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Parks</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regional Park</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>OPEN SPACE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Talega Reserve</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Open Space</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Revegetated Open Space</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Golf Course</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Private Common Area</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>RECREATION TRAILS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regional Riding and Hiking</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Meandering Walk / Class I Bikeways</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Class II or III Bikeways</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Trails</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sidewalk Trails and Greenbelt Trails</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PUBLIC STREETS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improvements and Drainage</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lights and Signage</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sidewalks and Parkways</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medians and Scenic Corridor Street Trees</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PRIVATE STREETS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improvement and Drainage</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lights and Signage</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sidewalks and Parkways</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medians and Scenic Corridor Street Trees</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>DRAINAGE FACILITIES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Detention Facilities</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Storm Drains</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regional Facilities</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private Facilities</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TRANSIT FACILITIES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>UTILITIES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water and Wastewater</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gas, Electric, TV, Telephone</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Legend:  
City - City of San Clemente  
SMWD - Santa Margarita Water District  
County - County of Orange  
PUC - Private Utility Company  
HOA - Property Owner or Association  
RMVLC - Rancho Mission Viejo Land Conservancy
LAND USE ELEMENTS

PARKS:
- PUBLIC PARKS (CITY OF SAN CLEMENTE)
- PRIVATE PARKS (HOMEOWNERS ASSOCIATION)
- REGIONAL PARK (COUNTY OF ORANGE OR HOMEOWNERS ASSOCIATION)

OPEN SPACE:
- TALEGA RESERVE (MANAGED BY RANCHO MISSION VIEJO LAND CONSERVANCY)
- MANUFACTURED OR NATURAL OPEN SPACE (HOMEOWNERS ASSOCIATION)
- GOLF COURSE (PRIVATE)

RECREATION TRAILS:
- CLASS I BIKEWAYS (HOMEOWNERS ASSOCIATION - EXCLUDING OFF-SITE IMPROVEMENTS)
- SIDEWALK, GREENBELT TRAILS AND PEDESTRIAN TRAIL (HOMEOWNERS ASSOCIATION)
- SIDEWALK AND GREENBELT TRAILS (CITY OF SAN CLEMENTE)
- REGIONAL RIDING AND HIKING (COUNTY OF ORANGE)
- PRIVATE TRAILS (HOMEOWNERS ASSOCIATION)

Note: 16.5 acres of park to be maintained by the City of San Clemente with the remaining acres to be maintained by the Homeowners Association.

Figure 4-2

MAINTENANCE RESPONSIBILITY
PREVIOUS CONDITIONS OF APPROVAL

On August 10, 1988, Resolution No. 88-64 was adopted by the City Council approving the Talega Valley Specific Plan. Resolution No. 88-64 contained fifty (50) conditions of approval, most of which have already been complied with and are no longer necessary, with others being outdated or subsequently revised.

On July 1, 1992 the City Council adopted Talega Specific Plan Amendment 91-58 through Resolution No. 92-71. Some of the conditions imposed through that action have been satisfied while others were retained or modified as part of SPA 98-05. To the extent possible, the remaining applicable conditions of approval have been integrated into the Master Plan, Development Review Process, and Design Guidelines of this Specific Plan. Others will be required to be applied to Tentative Maps.

This Section describes the disposition of the fifty (50) conditions imposed in 1998. The conditions imposed in 1992 are discussed in Section 408. The numbers below correspond to the numbered previous conditions.

1. Fiscal - A condition requiring fiscal balance agreements was applied to Tentative Tracts 13683, 13684, 13685, 13686, 13935, 14224 and 14226 as well as for the City-Talega Development Agreement amended and restated Development Agreement, SPA 98-05, the first approved Area Plan (ARP No. 98-82) and the Area Plan Amendment. Fiscal balance statements were approved as part of these entitlements. In addition, a fiscal impact analysis update will be required with each Area Plan or Tentative Tract Map as appropriate.

2. Master Plan of Arterial Highways - The approved City-Talega Development Agreement requires the payment of fees to the City and construction of improvements (Section 408-1).

3. Annual Circulation Phasing Report - The approved City-Talega and County-Talega Development Agreement include circulation phasing and funding mechanisms that meet the intent of this condition.


5. Traffic Model - The approved City-Talega Amended Development Agreement along with the adopted Area Plan, the Area Plan Amendment and applicable tentative tract maps and site plans include a traffic model as defined by Section 602-C-3.

6. Circulation Facilities Funding Ordinance - The approved City-Talega and County-Talega Development Agreements include circulation facility funding mechanisms.

7. Foothill Transportation Corridor Grading - No longer applicable.

8. Foothill Transportation Corridor Fee Program - Standard Condition.
9. **Arterial Highway Alignments** - Required by Section 602-C-2.

10. **Foothill Transportation Corridor Alignments** - A Foothill Transportation Corridor right-of-way has been designated on the Talega Master Land Use Plan for the “far east” or “CP” alignment as agreed to in the approved City-Talega Development Agreement.

11. **Foothill Transportation Corridor Offer of Dedication** - See No. 10.

12. **Reserve Area/Ecological Conservancy** - The Talega Reserve has been established.

13. **Water/Wastewater** - The Santa Margarita Water District Plan of Works for the provision of services to Talega has been approved (also see Section 408-2).

14. **Other Utilities** - See sections 408-3 and 602-C-5.

15. **Public Safety** - See Section 408-4.

16. **Soils, Geology, and Grading** - This condition has been integrated into sections 206, 302, and 602-C-8.

17. **Nob Hill Grading** - See sections 302 and 408-6.

18. **Regional Riding and Hiking Trails** - This condition has been integrated into sections 204, 408-7 and 602-C-4.

19. **Open Space Easement** - This condition has been included in Section 408-8.


22. **Parks** - The approved City-Talega amended and restated Development Agreement includes provisions regarding park fees and park land dedication. See Section 209.


24. **Landscaping** - This condition has been integrated into sections 205, 304, 408-12, and 602-C-10.

25. **Noise** - See Section 408-14.

26. **Drainage** - See Section 408-16.
27. Backcountry Trails Study - This condition has been complied with.

28. Beach Parking Study - This condition has been complied with.

29. School Facilities - The landowner and Capistrano Unified School District have executed a school mitigation agreement to alleviate project impacts to local public schools through the dedication of land and establishment of CFD 90-2.

30. Transit Center - This condition is no longer required.

31. Annual Monitoring Report - The City has adopted many programs which make this condition no longer applicable.

32. Visual Analysis - This condition has been integrated into sections 206, 302 and 602-C-8.

Conditions 33 through 50 have been integrated into this Specific Plan, or are standard requirements.

408 CONDITIONS OF APPROVAL FOR FUTURE ENTITLEMENTS

On December 12, 2001 the San Clemente City Council adopted Resolution No. 01-76 approving the General Plan Amendment (GPA 98-05), the Talega Specific Plan (SPA 98-05) and Park and Recreation Master Plan Amendment. On December 17, 2001 the Board of Directors of the Talega Joint Planning Authority adopted Resolution No. JPAT 01-05 approving the General Plan Amendment (GPA 98-05) and Talega Specific Plan Amendment (SPA 98-05). Resolution No. 88-64 has been superceded by the adopted Resolutions (No. 01-76 and No. JPAT 01-05) and all conditions of approvals from Resolution No. 88-64 do not apply to the approved Talega Specific Plan (SPA 98-05). The twenty conditions imposed as part of SPA 91-58 through Resolution 92-71 and as refined as part of SPA 98-05 are still applicable.

A. Conditions Per SPA 98-05

The conditions of approval for the adopted Resolutions (No. 01-76 and No. JPAT 01-05) mandated that several general conditions were met. The following eight (8) conditions were outlined under both resolutions:

1. The effective date of the Talega Specific Plan shall be no earlier than the effective date of the City Council ordinance or the Board of Directors of the Talega Joint Planning Authority ordinance adopting the Amended and Restated Development Agreement for Talega Property by and Among the City of San Clemente, Talega Joint Planning Authority and Talega Associates, LLC.

2. This Project is approved subject to the provisions of a Supplemental Environmental Impact Report (SEIR 98-05) certified in December, 2001.
3. This Project shall be subject to the mitigation measures adopted with the SEIR 98-05 prepared for the Project and included as The Mitigation, Monitoring and Reporting Program for the Talega Specific Plan Amendment/General Plan Amendment as referenced herein.

4. The owner or designee shall defend (or at the City’s discretion or at the Authority’s discretion pay for the Authority’s defence), indemnify and hold harmless the City of San Clemente (City) or the Talega Joint Planning Authority, its agents, officers and employees from any claim, action or proceeding against the City or Authority, its agents, officers or employees to attack, set aside, void or annul an approval of the City or Authority concerning General Plan Amendment 98-05/Specific Plan Amendment 98-05 when such claim, action or proceeding is brought within the time period provided under Government Code Section 66499.37. The City or Authority shall notify the owner or designee of any claim, action or proceeding and the City or Authority shall cooperate fully in the defense of the above.

5. Any obligations imposed upon the applicant by way of any permit to develop this property shall be performed to the Authority prior to such annexation and, thereafter, to the City of San Clemente. Unless otherwise required by law, the City shall automatically succeed to any rights and obligations of the Authority with regard to any property covered by this approval upon annexation of that property into the City of San Clemente. Applicant or Applicant’s successor-in-interest shall consent to an assignment of all rights and obligations from the Authority to the City of San Clemente upon annexation of any property to which this permit pertains upon such annexation. Applicant or Applicant’s successor-in-interest shall cooperate with such assignment and execute any and all documents necessary to effectuate that assignment.


7. The applicant shall submit for review and obtain approval from the City or Authority Engineer a Conceptual Runoff Management Plan for the Segunda Deshecha Watershed prior to the effective date of the Talega Specific Plan Amendment.

8. Drainage improvements within the Cristianitos Watershed shall include a method of dry weather diversion to a reclaimed water system or sewer system in a manner acceptable to the Authority Engineer and Santa Margarita Water District. Section 404-C of the Talega Specific Plan Amendment shall be revised to incorporate the requirement.

SPA 98-05 incorporates the conditions of approval for SPA 91-58 as adopted by the San Clemente City Council on July 1, 1992 (per Resolution No. 92-71) as modified herein. The Tentative Map and
Site Plan review processes shall identify the components of the Master Plan for Talega which must be implemented to serve each proposed development phase. The landowner or designee shall be required, through conditions of approval, to construct and provide for all necessary public improvements. In addition, the following requirements or conditions may be imposed, where appropriate, on Tentative Maps and/or Site Plans in conjunction with the development review process. These conditions may be modified to reflect current City policy and the status of development.

A. LAND USE

Mitigation Measure A.1-1: The Specific Plan shall differentiate between areas of natural and passive open space. Natural open space areas shall include only those areas which remain ungraded and are not directly impacted by development, i.e., areas left in their natural state. Natural areas shall comply with the intent of the General Plan in its designation of Natural Preservation Areas. Areas indicated in the General Plan as Required Open Space shall follow the intent of the General Plan by being designated in the Specific Plan as either natural areas or passive open space. (MM 4.1-1)

Mitigation Measure A.2-1: To minimize light and glare, street and sign lighting shall be oriented toward the site to avoid spillover into adjacent properties and key habitat areas, particularly the Talega Reserve Area. (MM 4.1-2)

Mitigation Measure A.2-2: Development areas adjacent to the Talega Reserve shall be separated from the Conservancy by a fence, wall, or other barrier. Design and materials shall be reviewed as part of landscape plans submitted for projects abutting the Conservancy and shall be reviewed and commented on by the Conservancy for adequacy in deterring domestic animals and pedestrian trespass. Landscape plans shall also be reviewed by the Conservancy to determine that invasive plant materials are not used and excessive irrigation is not proposed in proximity to the Conservancy boundary. (MM 4.1-3)

Mitigation Measure A.3-1: Sufficient right-of-way and setbacks (a 500-foot corridor) shall be preserved along the conceptual alignment of Alternative CP for the Foothill Transportation Corridor. Tentative tract or parcel maps for areas within the preserved rights-of-way shall be conditioned to prevent grading or construction within the alignment swaths until an alignment is selected. (MM 4.1-5)

Mitigation Measure A.4-1: The City's General Plan shall be amended to reduce the required open space within the Talega Specific Plan to 800 acres. The minimum percentage for open space shall be deleted. (MM 4.1-9)

Mitigation Measure A.5-1: Future Area Plans, tentative maps, site plans, grading plans, and other development applications shall be reviewed for consistency with the provisions of the Hillside Development Ordinance. In particular, proposed structures shall not project above a major or secondary ridgeline silhouette as defined in the Talega Resource Management Plan. As viewed from City-designated viewpoints; a minimum 400-foot horizontal setback within a minimum 200 feet in width from the center of the ridgeline to the undisturbed setback line shall be maintained from all structures to any major or secondary ridgeline; and significant views of ridgelines from major roadways and public open spaces shall be maintained. (MM 4.1-6)
Mitigation Measure A.6-1: Future environmental review shall be conducted of the site plan for the relocated community park to determine the specific nature of land use compatibility impacts to nearby Rancho San Clemente residents. Significant land use compatibility impacts identified in this environmental review shall be mitigated through the measures recommended in the environmental document. (MM 4.1-4)

Mitigation A.7-1: The Forster Ranch Specific Plan shall be amended before construction of the relocated community park to convert the Neighborhood Commercial (NC) designation within the park boundary to a Public (P) designation. (MM 4.1-8)

B. TRAFFIC

B.1.1 FULL MPAH (2015)

Mitigation Measure B.1.1-1: At the intersection of Avenida Talega with Avenida Vista Hermosa, stripe to create eastbound dual left-turn lane and additional southbound right-turn lane. (MM 9.2-1A)

B.1.2 FTC WITHOUT EXTENSION OF AVENIDA LA PATA

Mitigation Measure B.1.2-1: At the intersection of the I-5 southbound Ramps with Avenida Pico, construct additional westbound left-turn lane or southbound left-turn lane. (MM 9.2-1B)

Mitigation Measure B.1.2-2: At the intersection of Avenida Talega with Avenida Vista Hermosa, stripe eastbound left-turn lane and additional southbound right-turn lane. (MM 9.2-2B)

B.1.3 EXTENSION OF AVENIDA LA PATA WITHOUT FTC (2015)

Mitigation Measure B.1.3-1: At the intersection of Avenida La Pata with Camino Las Ramblas, construct additional eastbound left-turn lane. (MM 9.2-1C)

Mitigation Measure B.1.3-2: At the intersection of Avenida La Pata with Camino del Rio, construct additional northbound left-turn lane. (MM 9.2-2C)

Mitigation Measure B.1.3-3: At the intersection of Avenida La Pata with Avenida Vista Hermosa, stripe westbound right-turn lane. (MM 9.2-3C)

Mitigation Measure B.1.3-4: At the intersection of Avenida La Pata with Avenida Pico, stripe eastbound dual left-turn lane. (MM 9.2-4C)

Mitigation Measure B.1.3-5: At the intersection of Avenida Presido with Avenida Pico construct westbound dual left-turn lane. (MM 9.2-5C)

Mitigation Measure B.1.3-6: At the intersection of I-5 SB Ramps with Avenida Pico, construct additional westbound left-turn lane or southbound left-turn lane. (MM 9.2-6C)
Mitigation Measure B.1.3-7: At the intersection of Avenida Talega with Avenida Vista Hermosa, stripe eastbound dual left-turn lane and additional southbound right-turn lane. (MM 9.2-7C)

**B.1.4 NO EXTENSION OF AVENIDA LA PATA AND NO FTC (2015)**

Mitigation Measure B.1.4-1: At the intersection of Avenida La Pata with Avenida Pico, stripe eastbound dual left-turn lane. (MM 9.2-1D)

Mitigation Measure B.1.4-2: At the intersection of Avenida Vista Montana with Camino del Cerro, stripe southbound left-turn lane. (MM 9.2-2D)

Mitigation Measure B.1.4-3: At the intersection of Avenida Presidio with Avenida Pico, construct westbound dual left-turn lane. (MM 9.2-3D)

Mitigation Measure B.1.4-4: At the intersection of Avenida Vista Hermosa with Avenida Talega, stripe eastbound dual left-turn lane and additional southbound right-turn lane. (MM 9.2-4D)

Mitigation Measure B.1.4-5: At the intersection of I-5 NB Ramps with Avenida Pico, construct additional eastbound through lane. (MM 9.2-5D)

Mitigation Measure B.1.4-6: At the intersection of I-5 SB Ramps with Avenida Pico, construct additional westbound left-turn lane or southbound left-turn lane. (MM 9.2-6D)

**B.1.5 NO EXTENSION OF LA PATA, NO CONNECTION OF CALLE SALUDA AND NO FTC (2015)**

Implement Mitigation Measures B.1.4-1 through B.1.4-6 as well as the following:

Mitigation Measure B.1.5-1: At the intersection of Camino Vera Cruz with Avenida Vista Hermosa, stripe westbound right-turn lane. (MM 9.2-1E)

Mitigation Measure B.1.5-2: At the intersection of Calle Frontera with Avenida Vista Hermosa, stripe southbound dual left-turn lane. (MM 9.2-2E)

**B.1.6 FULL MPAH (2025)**

Mitigation Measure B.1.6-1: At the intersection of Avenida La Pata with Avenida Pico, stripe eastbound dual left-turn lane. (MM 9.2-4C)

**C. BIOLOGICAL RESOURCES**

Mitigation Measure C.1-1: In areas identified by blue lines on U.S.G.S. 7.5 Quad Sheets, the applicant shall consult with the California Department of Fish and Game as a requirements of Sections 1601-6 of the State Fish and Game Code which gives the Department of Fish and Game review authority over projects which could alter drainages containing significant habitat (FEIR 84-02, page 4-28).
Also, if necessary, the Army Corps of Engineers shall be consulted pursuant to Section 404 of the Clean Water Act. (MM 4.3-1).

Mitigation Measure C.1-2: Where wetland areas are either created or preserved within the subject property, protective measures as noted in the FSEIR shall be implemented. (MM 4.3-5).

Mitigation Measure C.2-1: In areas identified as a significant "link between high sensitivity areas with locally significant habitats" on the OCMEA map (biological resources category code 22) and on the Talega biological constraints map, 20 percent of the area shall be retained as natural open space in the form of a network of contiguous corridors, preferably around and along drainage courses. Individual corridors to be retained in natural condition shall be no less than 100-feet wide in order to be effective. (MM 4.3-4)

Mitigation Measure C.3-1: In development areas containing oak woodland resources, the applicant should consider the guidelines noted in the FSEIR for trees to be planted/replanted in development areas, or for those stands slated for preservation. (MM 4.3-2).

Mitigation Measure C.3-2: The applicant shall provide to the City a list of potentially invasive plant species that should be excluded from landscape palettes for public and private areas as potentially threatening to significant habitat areas. This list shall be reviewed and adopted by the City prior to approval of any landscape plans within Talega. Landscape plans in Talega shall exclude plant species identified in the adopted list. (MM 4.3-3)

Mitigation Measure C.3-3: Setbacks and dense edge screening/buffers shall be provided where development envelopes abut woodland areas. Setbacks shall be a minimum of 150 feet. Edge screening should make use of plant materials which are compatible and, as much as possible, taxonomically related to the same native trees and shrubs in the woodland area. Genera to be considered shall include Rhus, Quercus, Platanus, Ceanothus, and Toyon as well as others. (MM 4.3-7)

Mitigation Measure C.3-4: Immediately following the completion of the first phase of construction activities, 24.44 acres of southern coastal needlegrass grassland shall be mitigated at a 1:1 ratio through onsite preservation and restoration. A total of 18.93 acres of southern coastal needlegrass grassland would be preserved onsite. In addition, immediately following the completion of the first phase of construction activities, 5.51 acres of southern coastal needlegrass grassland shall be established on the cut/fill slopes within the Project site. Restoration shall consist of hydroseeding created slopes with appropriate native bunch grasses and forbs. (MM 4.3-9)

Mitigation Measure C.3-5: To mitigate impacts to riparian habitat which would require more than the 8.8 acres created to date, the applicant shall restore the necessary acreage of riparian habitat on the Project’s golf course, or as otherwise identified in the applicant’s ACOE and CDFG permit/agreement for the Proposed Project.

Prior to issuance of a grading permit which would exceed the existing mitigation credits for wetlands, the project applicant shall develop a riparian restoration plan for submittal to the ACOE and CDFG. The plan shall include mitigation measures as noted in the FSEIR 98-05. (MM 4.3-10).
Mitigation Measure C.3-6: The loss of the thread-leaved brodiaea shall be mitigated by seed and corm collection and revegetation into a suitable mitigation site prior to issuance of a grading permit for development within Village 3. A qualified biologist shall be selected by the project applicant to prepare and implement the mitigation plan. A detailed mitigation plan shall be developed and include requirements as noted in the FSEIR 98-05. (MM 4.3-11).

Mitigation Measure C.3-7: Thirty (30) days prior to the onset of construction activities, a qualified biologist with appropriate resource agency permits shall survey the construction limits for the presence of occupied raptor nests and/or burrows. Any occupied nests/burrows found during survey efforts shall be mapped on the construction plans.

Mitigation Measure C.4-1: A comprehensive erosion and sedimentation control plan shall be prepared for all development areas. The plan shall address the Project during and after construction. (MM 4.3-6)

Mitigation Measure C.4-2: Revegetation of cut and fill slopes and other graded areas shall be accomplished with plant palettes containing predominantly native species. Steeper slopes shall be revegetated with a mixture of coastal sage scrub species, while more level areas shall be revegetated with species of native perennial grasses in an attempt to reestablish native grassland. An expert in landscape revegetation, who is knowledgeable and qualified in native plant mixtures shall be consulted. (MM 4.3-8)

Mitigation Measure C.4-3: The project applicant shall implement the Best Management Practices (BMPs) required by the National Pollutant Discharge Elimination System (NPDES), administered by the RWQCB in order to reduce urban runoff impacts on downstream biological resources. (MM 4.3-13)

D. LANDFORM/VISUAL QUALITY

Mitigation Measure D.1-1: Prior to approval of each subdivision map, a detailed landscape plan prepared by a licensed landscape architect for that area within the subdivision shall be approved by the City Planning Department. The plans shall conform to specifications and requirements of the City's Conservation/Open Space Element, Scenic Highways Element, and Parks and Recreation Element. Landscape plans, grading plans, and architecture shall also conform to the Hillside Development Ordinance to include such provisions as roof lines that correspond to the silhouette and cross-sectional contours of topography, smooth transitions in heights from building to building, and harmonious mixtures of materials, colors, and forms. Landscaping shall emphasize use of drought-resistant, fire-retardant vegetation, and low-precipitation slope irrigation. (MM 4.4-1)

Mitigation Measure D.1-2: Development onsite shall implement the general guidelines and development standards identified in the text of the Specific Plan. (MM 4.4-2)

Mitigation Measure D.1-3: Development onsite shall conform to the guidelines of the City of San Clemente Hillside Development Ordinance. (MM 4.4-3)

Mitigation Measure D.2-1: Development onsite shall implement the general guidelines and development standards identified in the text of the Specific Plan. (MM 4.4-2)
Mitigation Measure D.2-2: Prior to approval of any grading or development plans within proposed Planning Areas 65, 66, 2, 3, 4, 5, 8, 25, 27, 71, and 69 (referred to as Planning Areas A, D, E, F and J in the proposed Specific Plan), a site-specific study shall be prepared by the applicant addressing the visual impact of proposed grading and development. Each study shall clearly demonstrate that proposed structures shall not project above the ridge silhouette as visible from City-designated Scenic Vista Points. The visual impact study shall be an integral part of the formal approval process for grading plans and tract or parcel maps in these designated areas, and based on these studies and staff recommendations, development in these areas may be conditioned to ensure avoidance and/or mitigation of impacts. (MM 4.4-4)

E. GEOLOGY

Mitigation Measure E.1-1: Development of the site shall conform to general recommendations presented in the geotechnical studies (Irvine Soils Engineering, Inc., 1980, 1981, and 1983), including specifications for site preparation, landslide treatment, treatment of cut and fill, slope stability, soils engineering, and surface and subsurface drainage, and recommendations for further study. (MM 4.5-1)

Mitigation Measure E.1-2: Prior to approval of a tentative map for development purposes, the developer shall submit a conceptual grading plan. The conceptual grading plan shall show proposed areas of cut and fill, topography, steepness of slope, locations and extent of buttresses and bench drains, and shall illustrate conformance with the City’s grading ordinances. (MM 4.5-2)

Mitigation Measure E.1-3: All grading plans shall conform to the City’s Hillside Development Ordinance. All grading onsite shall conform to Subsection 15.6.A.6 or the ordinance which specifies standards for slope contours. (MM 4.5-4)

Mitigation Measure E.1-4: Prior to approval of the final tract map, rough grading plans will be approved, and prior to building permit issuance, a precise grading plan will be approved. Both rough and precise plans shall be prepared by a Civil Engineer and be based on recommendations of the Soils Engineer and an Engineering Geologist subsequent to completion of detailed soils and geologic investigation for each subdivision area. The site-specific geotechnical studies shall provide specific feasible recommendation for mitigation of landslides, slope stabilization, liquefaction potential, soils engineering, and appropriate drains and subdrains in each area. (MM 4.5-3)

Mitigation Measure E.1-5: Rough grading plans shall include an erosion, siltation, and dust control plan. The plan shall include provisions for measures such as immediate planting of vegetation on all exposed slopes, temporary sedimentation basins and sandbagging, if necessary, and a watering and compaction program. The plan shall ensure that discharge of surface runoff from the Project during construction activities will not result in increased erosion or siltation immediately downstream of the property. (MM 4.5-5)

F. CULTURAL RESOURCES
Mitigation Measure F.1-1: Site CA-Ora-907A shall be preserved in an open space easement or a comprehensive resource recovery program shall be implemented. Prior to any grading in the vicinity of Site CA-Ora-907A, the developerÆs representative, consulting archaeologist, engineer/landscape architect, CityÆs representative and contractor shall meet to review development plan requirements, confirm the construction schedule, and establish coordination procedures. (MM 4.6-1).

G. PALEONTOLOGICAL RESOURCES

Mitigation Measure G.1-1: A certified paleontologist from the CountyÆs list of qualified paleontologists shall be retained to be onsite during all mass-grading activities to observe operations to salvage exposed fossils. The paleontologist shall receive prior notification of pre-grading meetings. The paleontologist and his assistants shall be authorized to divert or direct grading in specific areas to facilitate salvage of exposed finds. Collected fossils deemed of scientific value shall be donated to a non-profit institution whose purpose is to preserve paleontological resources. (MM 4.7-1)

Mitigation Measure G.1-2: Future development shall have the materials presently exposed at the surface at locality RR 621 collected by a County-certified paleontologist. These fossils shall be donated to a non-profit institution whose purpose is to preserve paleontological resources. This measure is deemed necessary because of increased exposure to potential disturbance resulting from proposed land uses at and around the exposed site and increased public access. (MM 4.7-2)

H. HYDROLOGY/WATER QUALITY

Mitigation Measure H.1-1: Prior to the recordation of any final tract map within the Segunda Deshecha Canada drainage area onsite (as defined by the City's Drainage Master Plan, Lowry and Associates, 1982, Plate i), the project proponent shall construct improvements or shall have bonded for construction of improvements to the Segunda Deshecha channel to accommodate runoff generated onsite under developed conditions, and to control the runoff downstream in a manner acceptable to the City. These improvements shall be constructed in accordance with final engineering drawings, which specify dimensions, capacity, and precise alignment. Improvements in the City will be approved by the City Engineer. If annexation is anticipated, improvements in the County will be approved by the County of Orange and the City Engineer. (MM 4.9-1)

Mitigation Measure H.1-2: The developer shall construct drains, or equivalent facilities, coincident with development of each subdivision map area. These improvements shall also be constructed according to final engineering drawings. Coincident with improvements with each area, necessary downstream improvements shall also be constructed. Improvements in the City portion will be approved by the City Engineer; improvements in the County portion will be approved by the County and the City if annexation is anticipated. (MM 4.9-2)

Mitigation Measure H.1-3: Prior to approval of any subdivision maps for development purposes in the Talega Specific Plan area, the City Engineer shall certify that the proposed development within the Talega Specific Plan would not increase the peak rate of discharge to downstream drainage areas beyond that which would occur from the property in an undeveloped condition. (MM 4.9-3)
Mitigation Measures H.2-1: The developer shall be responsible for providing regular streetsweeping on all private roadways onsite. This service shall be conducted to the satisfaction of the City Engineer for City areas, and the County EMA for County areas. Streetsweeping shall be initiated immediately after paving of each road. (MM 4.9-4)

Mitigation Measure H.2-2: Prior to approval of grading and/or development plans in Planning Areas containing the existing channel of Segunda Deshecha Canada, the applicant shall demonstrate that preservation of the channel in open space will be achieved to maximum extent feasible. The degree of preservation in the streambed in open space areas shall be to the satisfaction of the City, and shall take into account geotechnical engineering constraints of the site. Affected Planning Areas include: 61, 57, 45, 7, 10, 50, 15, 16, 47, 54, and 13. It should be noted that Planning Areas 61, 57, 45, 7, 10, 50, 15, 16, 47, 54, and 13 are now identified as Planning Areas A, B, C, D, E, and F. (MM 4.9-5)

Mitigation Measure H.2-3: Prior to issuance of grading permits for each of the golf courses, the project applicant shall submit for review and approval by the City Planning Department and City Engineer a Landscape Management Plan. The Landscape Management Plan shall consist of: (1) a Landscape Plan identifying landscape materials (plant species) including turf species proposed to be planted onsite; (2) an Irrigation System Plan which identifies elements of the irrigation system and procedures for its use; and (3) Regulations and Guidelines for the Application of Fertilizers and Pesticides onsite. (MM 4.9-6)

Mitigation Measure H.2-4: Prior to approval of any tentative map within Villages 4, 5 or 6, with the exception of Planning Area G-2, a detailed ROMP shall be approved by the City of San Clemente. The detailed ROMP shall include specific runoff calculations, detailed descriptions of runoff control improvements and measures, sediment transport analysis and measures to be taken to assure the stability of downstream drainage course, and a comprehensive monitoring program. The detailed Segunda Deshecha ROMP shall reflect the content of the detailed Cristianitos ROMP; however, diversion of the dry weather runoff shall not be required. (MM 4.9-7)

Mitigation Measure H.3-1: Future design of the Community Park shall include a water quality control program including major elements as noted in the FSEIR 98-05. (MM 4.9-8).

I. AIR QUALITY

Mitigation Measure I.1-1: The Specific Plan and subsequent site plans shall include provisions for well-lit public bikeways, walkways, and carpool parking areas. Bus facilities shall be provided as demand necessitates. (MM 4.10-1)

Mitigation Measure I.2-1: During grading onsite, dust suppression measures shall be implemented. These shall include grading during the spring (as much as possible) when soil moisture content is relatively high, frequent watering of fill material, early paving, and frequent cleaning of haul roads. (MM 4.10-2)

J. NOISE

Mitigation Measure J.1-1: For all areas within 60 CNEL roadway contours, residential lots and
dwellings shall be sound attenuated against present and projected noise, so as not to exceed an exterior standard of 65 dB CNEL in outdoor living areas and an interior standard of 45 dB CNEL in all habitable rooms. Evidence prepared under the supervision of an acoustical consultant that these standards will be satisfied in a manner consistent with applicable zoning regulations shall be submitted. (MM 4.11-1).

Mitigation Measure J.2-1: Section 8.48.030(J) of the San Clemente Municipal Code shall be enforced to limit the hours of construction. (MM 4.11-2)

K. PUBLIC SERVICES

K.1 WATER SERVICE

Mitigation Measure K.1-1: The Specific Plan shall include design features that conserve water, such as controlled irrigation systems which employ drip irrigation, soil moisture sensors, and automatic systems that minimize runoff and evaporation; landscaping that emphasizes drought-tolerant species; low-flush toilets and low-flow faucets; insulation of hot water lines in water-recirculating systems; drinking fountains with self-closing valves and public-flush valve water closets with three-gallon flush; and use of mulch on top of soil to improve water holding capacity of public landscaped areas. (MM 4.12-1)

Mitigation Measure K.1-2: Irrigation systems within Talega shall be designed to use recycled water to the maximum extent possible in public landscaped areas such as slopes, parks and street medians, as well as for irrigation of the proposed golf course. (MM 4.12-2)

K.2 ELECTRICITY AND NATURAL GAS

Mitigation Measure K.2-1: Impacts associated with the underground installation of utility lines can be substantially mitigated through concurrent installation of all utility lines including, but not limited to, gas, electricity, telephone, and cable television. A master infrastructure plan shall be developed which would allow construction and undergrounding of all systems required for project completion prior to, or concurrent with, the onset of development. This would provide greater system efficiency as well as save time and reduce costs associated with incremental infrastructure, planning, and development. (MM 4.12-3)

Mitigation Measure K.2-2: All structures shall comply with building standards in Title 24 of the California Administrative Code. Provisions for natural heating and cooling through techniques including but not limited to variable shading, overhangs, clerestory windows, louvers, and energy efficient building orientation shall be included in project design to the extent feasible. Energy efficient lighting shall also be used (e.g., high pressure sodium outdoor lighting and fluorescent indoor lighting). (MM 4.12-4)

K.3 POLICE SERVICES

Mitigation Measure K.3-1: Site plans shall incorporate "defensible space" design considerations, such as well-lighted walkways and parking areas, street lighting and easily read street signs and numbers. The San Clemente Police Department shall review all development plans in their
Mitigation Measure K.3-2: The project applicant shall participate in a fund of assessed fees for new developments within the City to provide improvements to public safety services (police and fire). (MM 4.12-7)

K.4 FIRE PROTECTION SERVICES

Mitigation Measure K.4-1: The master developer of the Talega project shall pay or cause to be paid a fire station fee in the amount of $1.5 million to offset design and planning costs as well as expenditures associated with this facility. In addition, a minimum one-acre net site, excluding setbacks and easements, shall be identified for a fire station within or immediately adjacent to an area in Talega as reasonably determined by the City and the developer and subject to approval of the Orange County Fire Authority (OCFA). The developer shall deliver the fire station site in a level, rough graded condition and shall install all public improvements around the perimeter of the site, including without limitation streets, curbs, gutters, sidewalks, storm drains, and utilities (stubbed to the property line in a location or locations reasonably acceptable to the City Engineer). (4.12-8)

Mitigation Measure K.4-2: All development plans shall be reviewed by the Orange County Fire Authority (OCFA) to ensure that appropriate fire protection site design is incorporated into the plans. (MM 4.12-9)

Mitigation Measure K.4-3: Prior to issuance of building permits for any portion of Talega located outside the five (5) minute response time from existing station 59, a comprehensive plan for the provision of fire and emergency medical services to the Talega Specific Plan shall be approved by the City Council. The plan shall indicate the proposed fire station site in or near Talega and shall provide for mitigation including but not limited to fuel modification requirements, sprinkler requirements and street design and access requirements. A discussion of automatic and mutual aid agreements of the Orange County Fire Authority shall also be included. (MM 4.12-10)

K.5 SCHOOLS

Mitigation Measure K.5-1: The developer shall contribute fees required per City ordinance to mitigate impacts to existing school facilities. Construction of the schools within Talega shall be completed as deemed necessary by the Capistrano Unified School District. The developer shall guarantee to the District that a funding mechanism (Mello-Roos district, or other mechanism) is available to construct the onsite school facilities. The nature of the funding mechanism shall be approved by the School District. Prior to recordation of any final Tract Map, the project applicant shall provide certification from the School District that the applicant has completed proceedings for the purpose of providing school facilities deemed necessary for the tract. (MM 4.12-11)

K.6 PARKS

Mitigation Measure K.6.1: Prior to Final Map recordation, the park fees established in the Talega Development Agreement shall be calculated and paid. The fees shall be paid at a rate of $3,121.85
per residential unit. Should the total per-unit fees not equal $15.5 million dollars, the difference shall be paid prior to recordation of the last Final Map including residential units. (MM 4.12-12)

Mitigation Measure K.6.2-1: Plans for all three Neighborhood Parks shall be submitted to and approved by the Beaches, Parks, and Recreation Department prior to Tentative Map approval of the area north of the golf course. Park acreage shall total 24 net usable acres. Park design shall incorporate standards as noted in the FSEIR 98-05. (MM 4.12-13).

Mitigation Measure K.6.2-2: The Developer shall turn over dedicated neighborhood park sites to the City in rough graded condition with drainage and erosion control systems (excluding irrigation and landscaping) and perimeter street and utility systems in place. (MM 4.12-14)

L. PUBLIC SAFETY

Mitigation Measure L.1-1: The Specific Plan shall include provisions for the continued unobstructed access to and along the SDG&E transmission facilities for patrol, repair, and maintenance. Proposed grading improvements, and other encroachments into the transmission right-of-way shall be reviewed and approved by SDG&E. Also See MM 4.5-1 through 4.5-5. (MM 4.12-5)

Mitigation Measure L.2-1: The master developer of the Talega project shall pay or cause to be paid a fire station fee in the amount of $1.5 million to offset design and planning costs as well as expenditures associated with this facility. In addition, a minimum one-acre net site, excluding setbacks and easements, shall be identified for a fire station within or immediately adjacent to an area in Talega as reasonably determined by the City and the developer and subject to approval of the Orange County Fire Authority (OCFA). The developer shall deliver the fire station site in a level, rough graded condition and shall install all public improvements around the perimeter of the site, including without limitation streets, curbs, gutters, sidewalks, storm drains, and utilities (stubbed to the property line in a location or locations reasonably acceptable to the City Engineer). (MM 4.12-8)

Mitigation Measure L.2-2: All development plans shall be reviewed by the Orange County Fire Authority (OCFA) to ensure that appropriate fire protection site design is incorporated into the plans. (MM 4.12-9)

Mitigation Measure L.2-3: Prior to issuance of building permits for any portion of Talega located outside the five (5) minute response time from existing station 59, a comprehensive plan for the provision of fire and emergency medical services to the Talega Specific Plan shall be approved by the City Council. The plan shall indicate the proposed fire station site in or near Talega and shall provide for mitigation including but not limited to fuel modification requirements, sprinkler requirements and street design and access requirements. A discussion of automatic and mutual aid agreements of the Orange County Fire Authority shall also be included. (MM 4.12-10)

Mitigation Measure L.2-4: The developer shall contribute fees required per City ordinance to mitigate impacts to existing school facilities. Construction of the schools within Talega shall be completed as deemed necessary by the Capistrano Unified School District. The developer shall guarantee to the District that a funding mechanism (Mello-Roos district, or other mechanism) is
available to construct the onsite school facilities. The nature of the funding mechanism shall be approved by the School District. Prior to recordation of any final Tract Map, the project applicant shall provide certification from the School District that the applicant has completed proceedings for the purpose of providing school facilities deemed necessary for the tract. (MM 4.12-11)