

## Chapter 2

### MASTER PLAN

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204	Parks, Open Space, and Recreation Trails
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### 201 Planning Concepts

#### I. PLANNING VISION

The Rancho San Clemente Specific Plan lays out a master land use plan, design guidelines, development standards, allowed uses, and other criteria for the Rancho San Clemente Specific Plan area. In the process of preparing the Centennial General Plan, the community identified Rancho San Clemente Business Park as one of eight key Focus Areas with distinct goals and policies based on a vision defined in the General Plan. The location of the Rancho San Clemente Focus Area is identified in Chapter 1, Figure 1-2. The Centennial General Plan establishes a goal for the Rancho San Clemente Focus Area to:

*“Maintain and promote the Rancho San Clemente... Business Park as a premier office and industrial location for start-up businesses, expanding businesses, and for businesses relocating to San Clemente.”*

#### II. PLANNING CONCEPT

The Specific Plan implements the vision in subsection 201.I (Planning Vision) above, in addition to policies in the General Plan. The intended policies (planning concepts) are listed below:

##### 1. Priorities.

Pursuant to the Economic Development Strategy, we assign a high priority to those initiatives, investments, and development approvals that contribute to our vision of the Rancho San Clemente Business Park as a premier office and

industrial employment center that capitalizes on San Clemente’s access to the Orange County and San Diego County markets (General Plan Policy LU-8.01).

2. Vehicle Sales and Services.

We permit vehicle sales and services in the Rancho San Clemente Business Park and Industrial Park consistent with the Rancho San Clemente Specific Plan (General Plan Policy LU-8.02).

3. Existing Businesses and Property Owners.

We periodically survey property owners and businesses to understand and plan for their needs so that businesses can remain and flourish in San Clemente (General Plan Policy LU-8.03).

4. Partnerships.

We collaborate with the Rancho San Clemente Business Park Association, Talega Merchants Association, San Clemente Chamber of Commerce, other business groups, and the Orange County Workforce Investment Board to implement the General Plan and Specific Plan, to respond to changing property owner, business owner and workforce needs, and to help ensure the long-term success of the Business Park (General Plan Policy LU-8.04).

5. Development Monitoring and Maintenance.

We monitor development to ensure anticipated Business Park buildout and infrastructure capacities are not exceeded (General Plan Policy LU-8.05).

6. Bike and Pedestrian Environment.

We provide a high quality bicycle and pedestrian environment with “living street” designs, consistent landscaping, lighting, sidewalks, traffic calming measures, bikeways and trails, consistent with the Bicycle and Pedestrian Master Plan, Tree Ordinance and Design Guidelines (General Plan Policy LU-8.06).

### III. BALANCED COMMUNITY

The plan provides a balanced mix of land uses, including business park, commercial, industrial, residential, public, recreational, and open space land uses. The business park, industrial park and commercial development will provide employment opportunities for residents of the City, helping to achieve job creation.

#### IV. VARIETY OF HOUSING OPPORTUNITY

The plan includes a range of housing types and densities. There are provisions for affordable housing in accordance with the General Plan Housing Element.

#### V. RIDGELINE PRESERVATION POLICY

The plan calls for a natural appearing topographical profile and the preservation the primary ridgeline and natural areas including the knoll area at the “gateway” to Rancho San Clemente along Avenida Pico.

#### VI. OPEN SPACE, TRAILS AND RECREATION

Recreation opportunities within Rancho San Clemente include a 27-hole golf course, a community park, a 47 acre softball complex, and a ridgeline hiking trail which extends from the knoll near the gateway along Avenida Pico, clockwise around the residential “bowl” area to the Sea Ridge Estates development in Planning Area 24. The plan requires adherence to the City's General Plan Growth Management Policies with regard to the amount and quality of open space. These policies can be found in the City's General Plan Growth Management Element. Over half of the 1,943 acres of land in Rancho San Clemente are designated open space. All areas not designated for development by a Planning Area number will remain as open space.

## 202 Master Land Use Plan

The Rancho San Clemente Master Land Use Plan, Figure 2-1, shows open space areas and planned land uses for Planning Areas identified by a number which corresponds to Table 2-1 (Land Use Statistical Summary). Emergency Shelter Overlay Map, Figure 2-2, shows Business Park area parcels where an emergency shelter is an allowed use in compliance with development standards. The land use area and overlay area are described below.

Rancho San Clemente has many neighborhoods which are defined by open space buffers and arterial highways. Each cluster of Planning Areas represents a mixture of compatible land uses. Planning Areas 1 and 25 are located west side of the intersection of Avenida Pico and Avenida La Pata and are designated for neighborhood commercial and residential uses.

The Business Park, which is planned for office, research and development, light industrial, and supporting retail uses, includes Planning Areas 2, 3B, 3C, 5, 6, 8B, 26, and 27. Planning Areas 7 is planned for heavy industrial uses. The Business and Industrial Parks allow for automotive service uses.

The residential bowl area where the majority of residential development exists includes Planning Areas 10 through 23. The bowl area includes park and school uses and a future

institutional site. Planning Areas 1 and 24 are also residential, but isolated from the rest of Rancho San Clemente.

The major open space areas including the softball park (Planning Area 9) and golf course encompass the entire planned community and provide a buffer between the business/industrial uses and the residential areas. They serve to preserve natural habitat, as well as visually define neighborhoods.

## I. RESIDENTIAL AREA

Residential areas have been clustered to maximize open space and preservation of significant natural features including the primary ridgeline and gateway knoll. This has minimized the necessity for altering the natural topography, reduced the need for additional infrastructure, and promoted more opportunities for affordable housing units.

The residential core has been located within the bowl area of the site to minimize grading and visual impacts. The bowl area is the area within and around the Calle Del Cerro/Avenida Vista Montana loop. All of the residential areas, with the exception of Planning Areas 1 and 24, are located along this loop or on directly connecting roads. This places residences within easy access of the business park, commercial areas, the neighborhood park and Clarence H. Lobo Elementary School, while maintaining a functional separation of residential uses.

## II. BUSINESS PARK AREA

The business park concept is intended to provide a balanced community through the creation of a substantial employment base integrated with the residential areas. The business park is designed to attract high-technology, light manufacturing, and office uses which are environmentally compatible with adjacent residential and open space uses. The business park uses have been located principally in close proximity to Avenida Pico and Avenida La Pata, and are separated from the residential bowl area by the gateway knoll and ridgeline. The business park provides a variety of employment opportunities.

## III. INDUSTRIAL PARK AREA

The industrial park has been located in an area behind the primary ridgeline, where impacts to residential areas are minimized. The industrial park setting provides infrastructure and design that are suitable for a variety of similar manufacturing and storage operations. Access to the industrial park is taken from Avenida La Pata near the City boundary with Camp Pendleton.

#### IV. COMMERCIAL AREA

The commercial use concept involves provision for a neighborhood commercial center at the north and west corners of Avenida Pico and Avenida La Pata and four business commercial sites conveniently accessible to the business park. The business commercial sites are intended to serve the needs of businesses and employees of the Rancho San Clemente Business Park.

#### V. PUBLIC/INSTITUTIONAL AREA

A public elementary school has been built on the lower portion of the Vista Montana/Del Cerro loop, adjacent to the Rancho San Clemente neighborhood park. Additionally, there is a communications tower in the open space between Planning Areas 8B and 17, a City water reservoir adjacent to Planning Areas 10A and 11B, and a future institutional site at the intersection of Calle Del Cerro and Vista Montana (Planning Area 15).

#### VI. EMERGENCY SHELTER OVERLAY

On October 18, 2016, the City Council adopted the Emergency Shelter (ES) Overlay within the Rancho San Clemente Business Park (Figure 2-2). An emergency shelter is a facility that provides temporary shelter and feeding for indigents or disaster victims, operated by a public or non-profit agency. State law requires jurisdictions to identify adequate sites for housing which will be made available through appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types. State law requires that local jurisdictions make provisions in the Zoning Ordinance to permit emergency shelters by right in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter. The Rancho San Clemente Business Park area was selected for the ES Overlay due to the location's lack of environmental constraints and realistic potential for development, in addition to the location's close proximity to public transit, public services, and growing job center

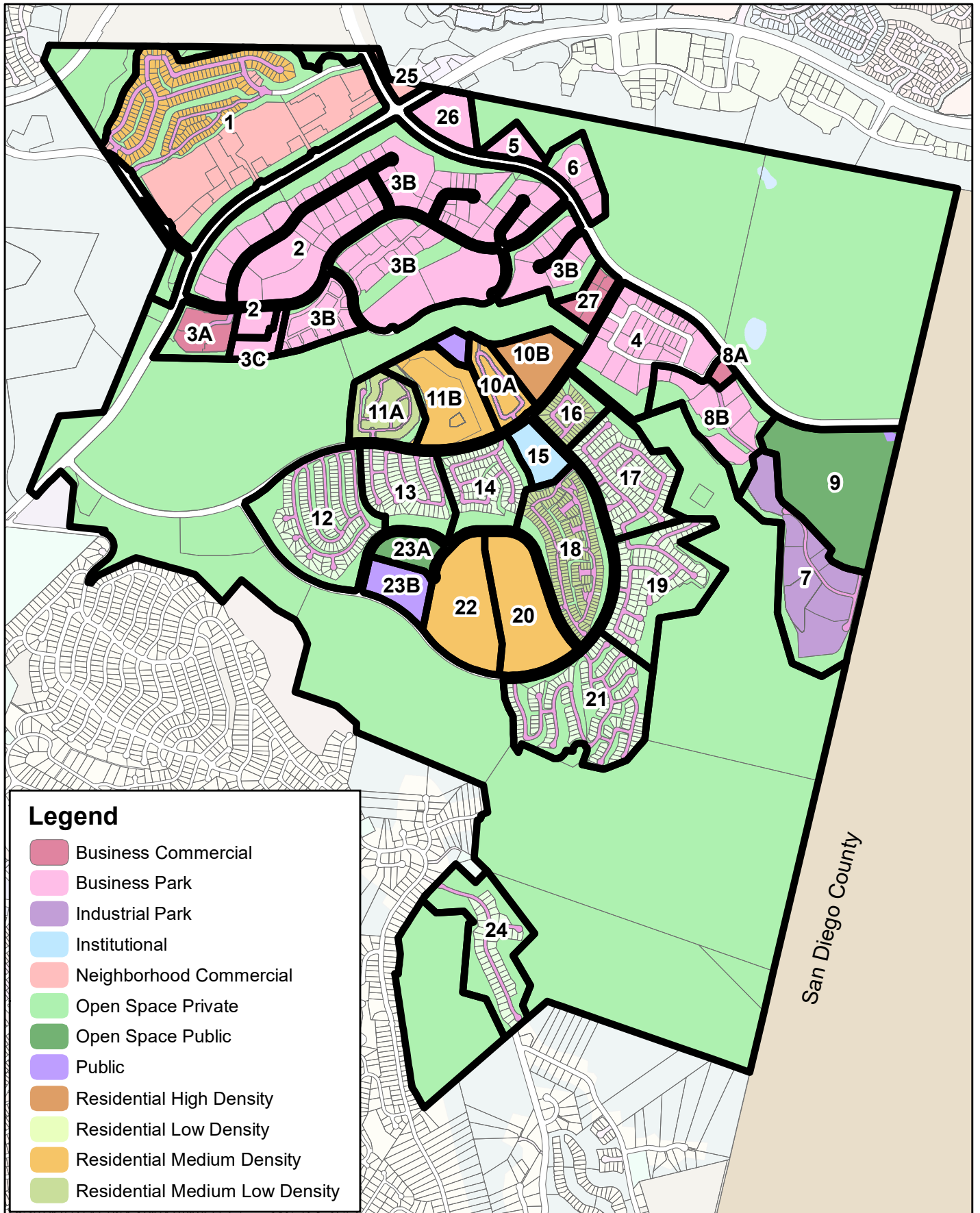
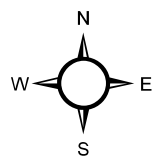
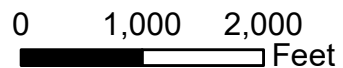


Figure 2-1  
**Master Land Use Plan**



**TABLE 2-1  
LAND USE STATISTICAL SUMMARY**

<b>PERMITTED LAND USE</b>	<b>PLANNING AREA</b>	<b>ACRES</b>	<b>MAXIMUM DENSITY</b>	<b>MAXIMUM D. U.'S</b>
Low Density Residential	12	28.8	4.5	133
Low Density Residential	13	21.9	4.5	76
Low Density Residential	14	21.2	4.5	88
Low Density Residential	17	26.9	4.5	124
Low Density Residential	19	30.0	4.5	92
Low Density Residential	21	33.1	4.5	130
Low Density Residential	24	14.8	4.5	47
Medium Low Residential	11A	16.3	7.0	114
Medium Low Residential	16	8.8	7.0	43
Medium Low Residential	18	34.0	7.0	204
Medium Density Residential	10A	10.3	15.0	86
Medium Density Residential	11B	20.5	15.0	264
Medium Density Residential	20	25.7	15.0	198
Medium Density Residential	22	25.3	15.0	368
High Density Residential	10B	11.5	24.0	250
Neighborhood Commercial / Medium Density Residential	1	78.1	15.0	286
<b>Residential Sub-Total</b>		<b>407.2</b>		<b>2503</b>

**TABLE 2-1  
(CONTINUED)**

<b>PERMITTED LAND USE</b>	<b>PLANNING AREA</b>	<b>ACRES</b>	<b>MAXIMUM DENSITY</b>	<b>MAXIMUM D. U.'S</b>
Business Commercial	25	2.4	NA	NA
Business Commercial	3A	11.3	NA	NA
Business Commercial	8A	1.1	NA	NA
Business Commercial	27	7.8	NA	NA
Business Park	26	103.1	NA	NA
Business Park	2	5.6	NA	NA
Business Park	3B	77.3	NA	NA
Business Park	3C	1.9	NA	NA
Business Park	4	30.6	NA	NA
Business Park	5	4.4	NA	NA
Business Park	6	8.1	NA	NA
Business Park	8B	23.9	NA	NA
Industrial Park	7	33.2	NA	NA
Open Space Public	9	46.9	NA	NA
Public and Open Space Public	23 A & B	15.7	NA	NA
Institutional	15	7.0	NA	NA
Golf Course (Open Space Private)		1,097.0	NA	NA
Roads		58.0	NA	NA
<b>GRAND TOTAL</b>		<b>1942.5</b>		



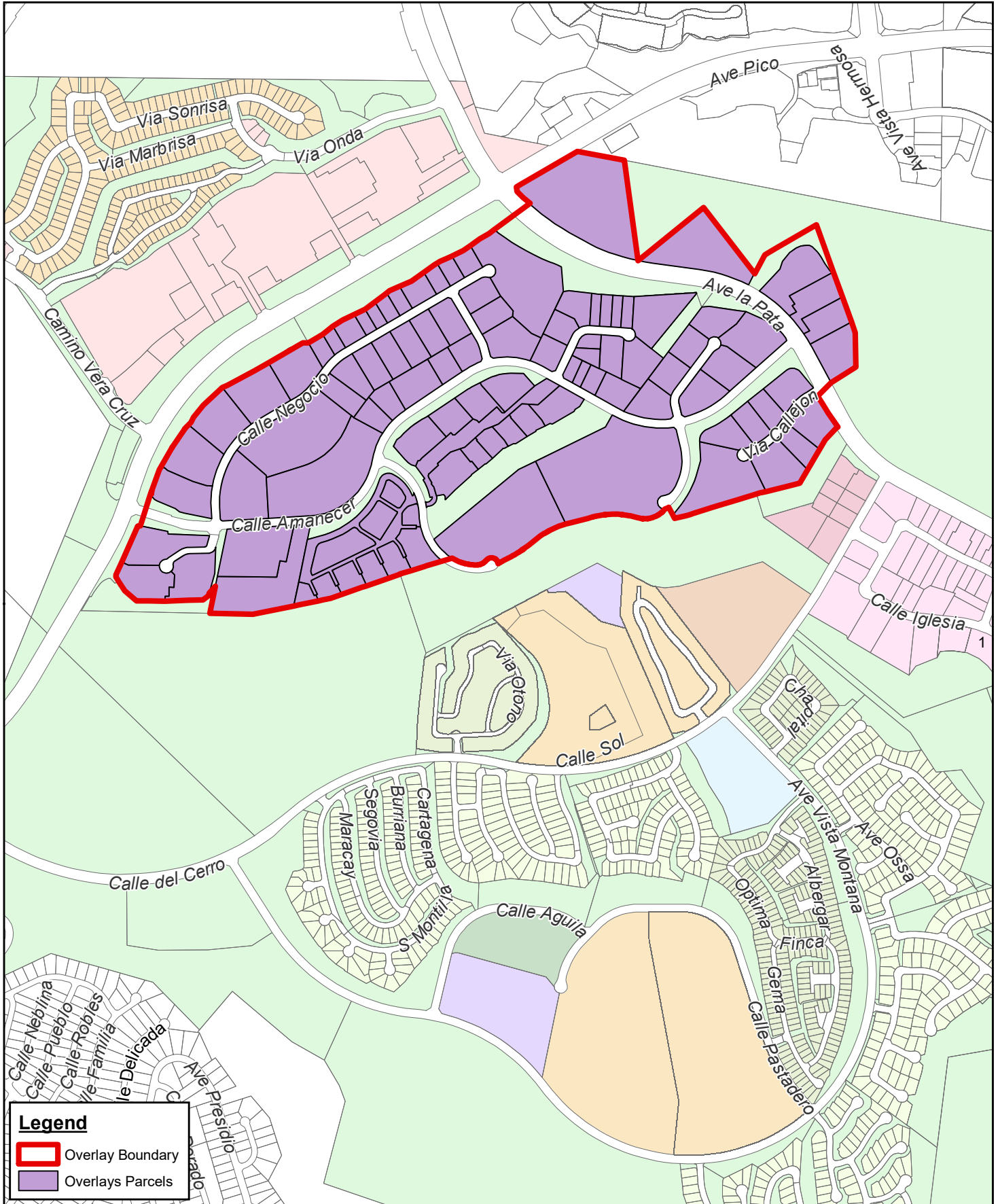
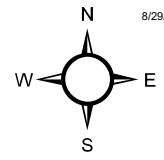
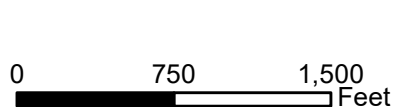


Figure 2-2  
**Emergency Shelter  
 Overlay**

2-9



8/29/2022

## 203 Affordable Housing Program

San Clemente adopted an Inclusionary Housing Program (IHP) in 1980 to expand affordable housing options in San Clemente. The IHP, as outlined in the City’s Housing Element, requires developers of six or more units to provide a portion of their development to be designated and made available as affordable rental housing on-site, off-site, or through the payment of an in-lieu fee. The fee is based on the gap between the market rate units and the amount needed to subsidize the units at a percentage of household income. The earliest developers of Rancho San Clemente were required to provide a minimum of fifteen percent (15%) of the units built as affordable housing units within Planning Area 1 and 16. By 1995, a total of 329 affordable dwelling units meeting the Inclusionary Housing Program requirements had been constructed and credited to Rancho San Clemente. By 1998, all inclusionary projects built in Rancho San Clemente had fulfilled their term of affordability as required by the IHP established in 1980. In 1996, rather than providing the required affordable dwelling units in Planning Area 1, inclusionary in-lieu fees were paid to the City.

## 204 Parks, Open Space and Recreation Trails

Approximately 60% of the area within Rancho San Clemente is planned for passive or active open space. Table 2-2 summarizes the various types of open space within Rancho San Clemente. Figure 2-3 is the Open Space Features Plan for Rancho San Clemente.

**TABLE 2-2  
OPEN SPACE STATISTICAL SUMMARY**

<b>OPEN SPACE AREA</b>	<b>ACRES</b>
Rancho San Clemente Park/Lobo Elementary School	15.7
Richard Steed Softball Park	46.9
Private/Golf Course	1097.0
<b>Total Open Space</b>	<b>1159.6</b>

### I. PUBLIC OPEN SPACE

Planning Area 23A is developed as a City neighborhood park (Rancho San Clemente Park) of approximately seven acres. This park is located to complement the Lobo Elementary School on Avenida Vista Montana and provide traditional active park uses and play fields. The 46.9 acre partially developed Richard Steed Softball Park (Planning Area 9) is located at the easterly terminus of Avenida La Pata. The location of this facility away from the residential areas is intended to avoid potential conflicts such as glare from night lighting on the residential areas and noise conflicts from the organized team softball and softball activities.

## II. PRIVATE OPEN SPACE

Private open space areas include passive (natural) areas (771.4 acres), re-contoured natural areas (77 acres), and active (golf course, Rancho San Clemente Tennis Club, etc.) areas (248.6 acres). The passive open-space areas offer aesthetic relief from the urban environment and buffers which define the neighborhoods of Rancho San Clemente. All of the area designated “Open Space, Private” on Figures 2-1 and 2-3 constitute a “Significant Biological Resources” and a “Visual Resources - Ridgeline Protection” Zone. No development, except for the types of development listed in Section 506, Private Open Space Standards, shall be permitted within these overlay zones. Likewise, the Pacific Golf Club is designated for golf course use and shall not be developed with any other uses.

## III. BIKEWAYS AND RECREATION TRAILS

In accordance with Figure 2-3, an extensive network of bicycle, equestrian, and hiking trails will be developed throughout Rancho San Clemente. A regional hiking trail has been constructed along the primary ridgeline, providing access to the knoll area at the gateway to Rancho San Clemente. This trail extends from the gateway knoll in a clockwise direction along the ridgeline to Planning Area 24, encompassing the residential bowl area. Planning Area 1 has been conditioned to provide a connection to the off-site Forster Ranch Ridgeline trail in accordance with Figure 2-3.

Class I bike paths are constructed along the west side of Avenida Pico, from the boundary of Talega, to Camino Vera Cruz, and along the north side of Avenida La Pata from Avenida Pico to the Forster Ranch boundary. Class I bike paths are separated from the curb by means of a landscaped parkway averaging at least 6 feet in width, except within 50 feet of street intersections, where bikeways may be placed adjacent to the curb. The Class I bike path along Avenida Pico is planned to be extended from Camino Vera Cruz to the boundary of Marblehead Inland.

Class II bike paths are constructed along Avenida Pico and Avenida La Pata, with the planned extension of a Class II bike path in Forster Ranch on Camino Vera Cruz to terminate at Avenida Pico. A Class II bike path is planned for the east side of Avenida Pico from the boundary of Marblehead Inland to the boundary of Talega.

Class III bike paths are planned within the residential areas on Rancho San Clemente along Calle Del Cerro starting at Avenida Pico to Avenida Vista Montana, and then along a portion of Avenida Vista Montana. Class III bike paths are also planned in the business park area along the entire length of Calle Amanecer.

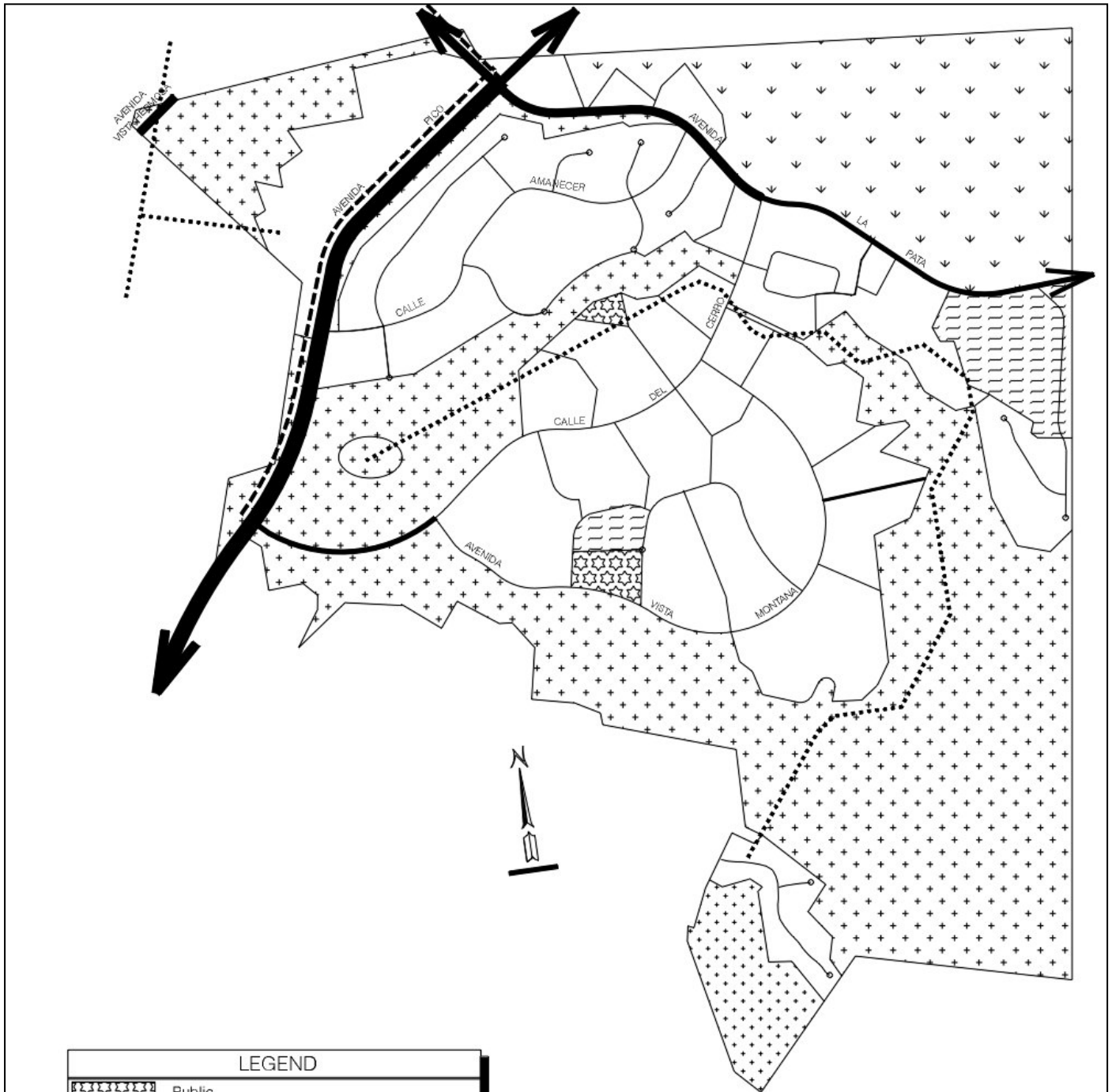
## 205 Grading Concept

The general character and scenic quality of Rancho San Clemente is typified by steep, grassy slopes and narrow ridgelines with winding valleys below. The nature of the soils and underlying geology have resulted in a series of landslides distributed throughout the property. These factors serve as the major determinants in the treatment and design of the property for urban use.

The grading concept was developed to incorporate the general design approach and development guidelines presented in Chapter 3 - Design Guidelines. A natural appearing topographical profile will be maintained, where possible, with necessary grading operations carried out so that the resulting forms will have a sculptured rather than an abrupt, angular appearance. The primary ridgeline and the natural preservation areas at the gateway along Avenida Pico, including the knoll area, will be preserved.

The Rancho San Clemente community has been mass graded, creating rough pads for development. Some limited and precise grading is expected to occur in other rough graded areas, subject to a Site Plan Permit.

Significant features of the grading concept include: 1) full compliance with the City's Hillside Development Ordinance No. 841; 2) the preservation of the primary ridgeline and viewshed area; 3) the use of contour grading on major slopes to recreate the character of the natural landforms before grading and provide a softer more natural appearance for graded slopes; and 4) an emphasis on landform preservation and maximum ungraded open space.



LEGEND	
	Public
	OS1: Open Space, Public
	OS2: Open Space, Private
	OSC: Open Space, Golf Course
	Primary Ridgeline Trail
	Knoll Area
	Bicycle Trail Class I

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## OPEN SPACE FEATURES

Rancho San Clemente  
Specific Plan

FIGURE 2-3

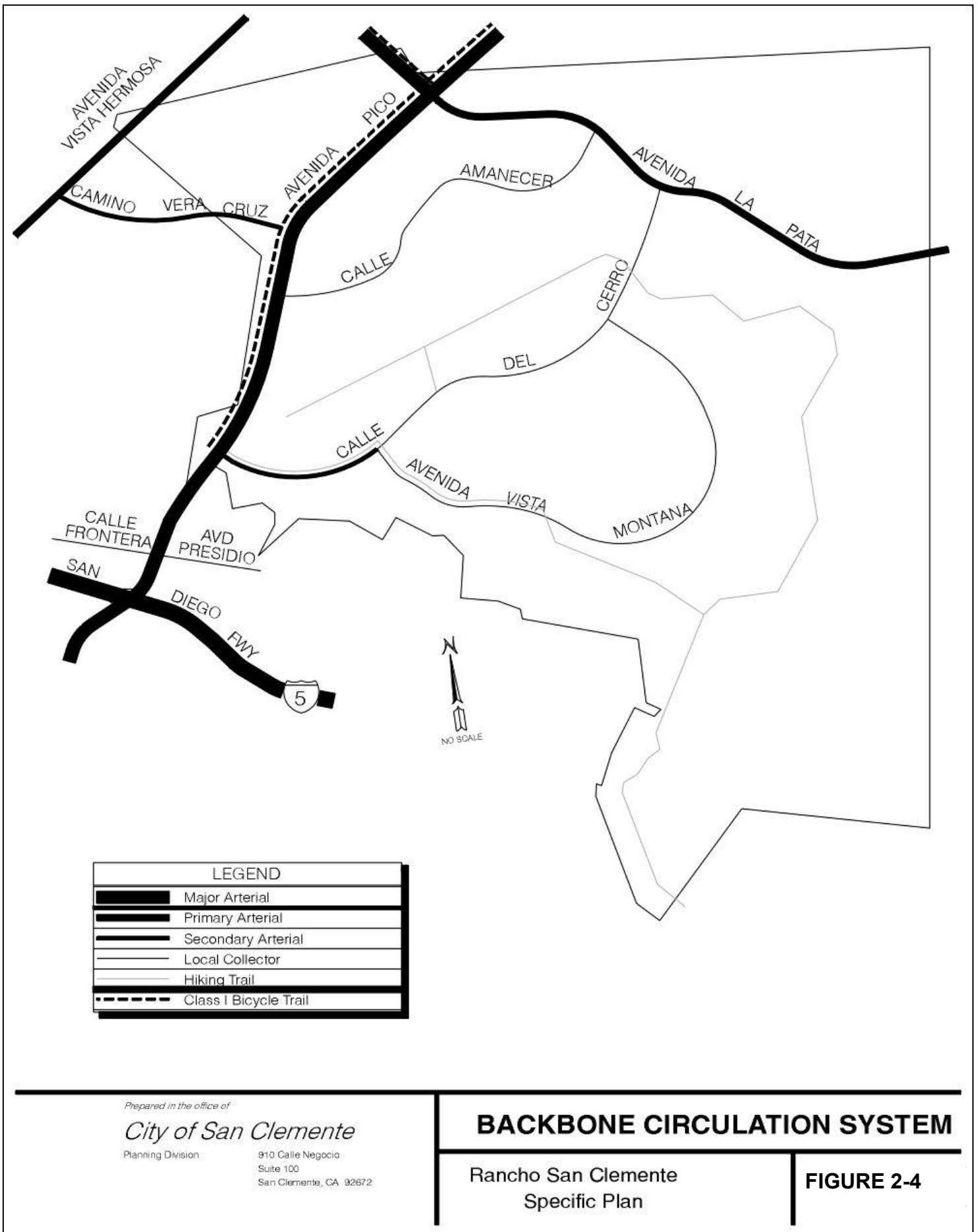
## 206 Circulation Plan

Figure 2-3 shows the Circulation Plan for Rancho San Clemente. The definitions for roadway classifications are found in the General Plan Mobility and Complete Streets Element. The Circulation Plan contains the following roadway elements:

- I. Avenida Pico is a Major Arterial Highway providing access to the Rancho San Clemente Specific Plan area. Avenida Pico will ultimately connect the Foothill Transportation Corridor with the Interstate 5 Freeway.
- II. Avenida La Pata is a Major Arterial Roadway west of Avenida Pico and a Primary Arterial Roadway east of Avenida Pico. It provides access to the business and industrial parks, as well as the golf course and the Richard Steed Softball Park. Avenida La Pata will ultimately be extended northward through the Prima Deshecha Regional park site to Ortega Highway.
- III. Camino Vera Cruz is a Secondary Roadway which will provide a link between the communities of Rancho San Clemente, Marblehead Inland, and Forster Ranch. It connects Avenida Pico and Avenida Vista Hermosa.
- IV. Local Collectors within Rancho San Clemente include Calle Del Cerro, Avenida Vista Montana, Calle Pastadero, Calle Amanecer, and several other streets in the business park.

The internal circulation system is designed to respect the topography while providing the most efficient and convenient access with minimum pavement area. The circulation system includes three major internal roadways: Calle Del Cerro, Avenida Vista Montana, and Calle Amanecer. These collector streets connect the interior neighborhoods of Rancho San Clemente with Avenida Pico and La Pata. Calle Amanecer serves the business park, while a loop system composed of Calle Del Cerro and Avenida Vista Montana serves the residential area. Separate monumented entry ways have been installed at the residential and business park entries from Avenida Pico. Main access to Planning Area 24 is provided through the newer portion of Avenida Salvador, with emergency access from Avenida San Pablo.

Implementation of circulation improvements is addressed in Chapter 4, Phasing and Implementation. As stated in Section 207, rights-of-way, parkways, setbacks, landscaping, and other design features for scenic highways shall be in accordance with the City's General Plan, Mobility and Complete Streets Element and Master Landscape Plan for Scenic Corridors. For safety and aesthetic reasons, street parking will generally be prohibited on Arterial Highways within Rancho San Clemente, unless the City determines that unusual circumstances justify such parking.



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## BACKBONE CIRCULATION SYSTEM

Rancho San Clemente  
Specific Plan

FIGURE 2-4

## 207 Landscape Concept

The landscape concept for Rancho San Clemente is aimed at linking the various development areas through the use of formal street scenes, walls and fencing, and informal slope planting. Key entry points to different areas are defined by entry monument walls with accent landscaping. Landscaping along Avenida Pico and Avenida La Pata will be consistent with the City's Master Landscape Plan for Scenic Corridors (MLPSC). Undeveloped open space areas will remain natural.

Continuity throughout Rancho San Clemente is achieved by both streetscape and slope planting. Streets provide linear continuity by the planting of formal rows of street trees. Slopes will be planted informally and will meander through development areas. In addition, choice of species, planting pattern, and other aspects of landscape design is aimed at reflecting the appearance of natural slopes in the area.

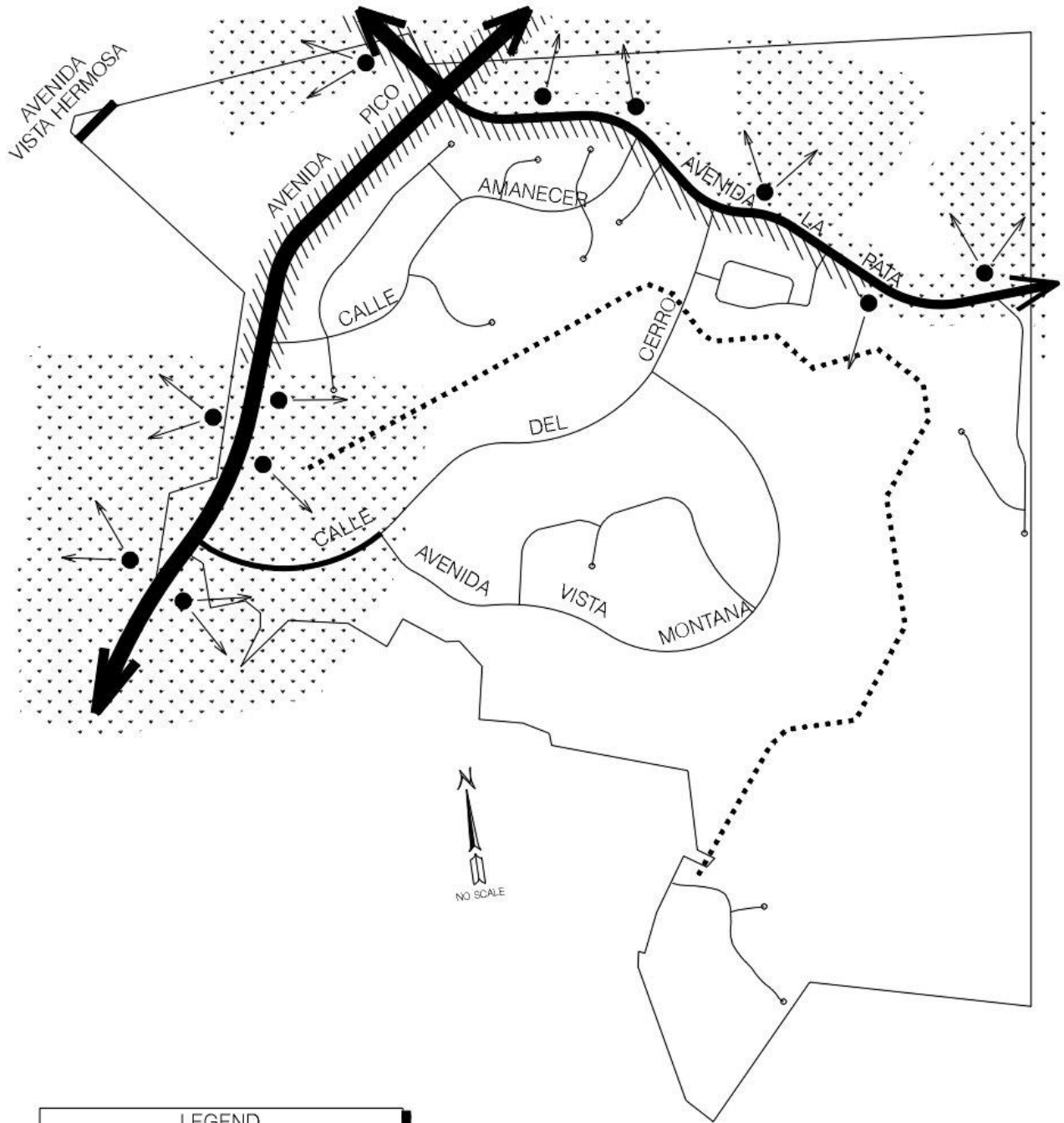
Figure 2-4 identifies Avenida Pico and Avenida La Pata as Scenic Corridors. The MLPSC describes each corridors' unique identity. The design standards contained in Chapter 3 are aimed at implementing the goals and concepts within the 1992 General Plan Scenic Highways Element and the MLPSC. Rights-of-way, parkways, setbacks, landscaping, and other design features for scenic highways shall be in accordance with the Chapter 3 Design Guidelines and Chapter 5 Development Standards.

## 208 Infrastructure Plan

Backbone water and sewer facilities within Rancho San Clemente are essentially developed and stubbed out to developable lots of record. There is sewer and water capacity available for the remaining areas of Rancho San Clemente which are designated for development. Chapter 4, Phasing and Implementation describes fee programs which will ensure that the appropriate infrastructure fees are paid for future development proposals.

Drainage from Rancho San Clemente flows to the Segunda Deshecha Canada Channel and Cristianitos Creek. The area tributary to each drainage course will remain unchanged from its natural condition with no diversion of drainage. Some of the uses permitted in the industrial park have the potential to adversely impact local water quality. Of particular concern is the impact of industrial wastes in surface runoff flowing to the Cristianitos-San Mateo Creek drainage. This Specific Plan allows auto-related services, including painting of autos and of heavy equipment in Planning Area 4 of the Business Park and Planning Area 7, the Industrial Park Planning Area. These activities have the potential to discharge oils, paints, grease, heavy metals, and other pollutants into the storm drain system, and hence, into the downstream surface water. Mitigations against these potential effects are contained in Chapter 4 Phasing and Implementation and Chapter 5 Development Standards.





LEGEND	
	Rural Scenic Corridor
	Urbanized Scenic Corridor
	Off-Site Views
	Ridgeline

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## SCENIC CORRIDORS

Rancho San Clemente  
Specific Plan

**FIGURE 2-5**