

## **2. MASTER PLAN**

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### **201 PLANNING CONCEPTS AND AREA BOUNDARIES**

#### **A. PLANNING CONCEPTS**

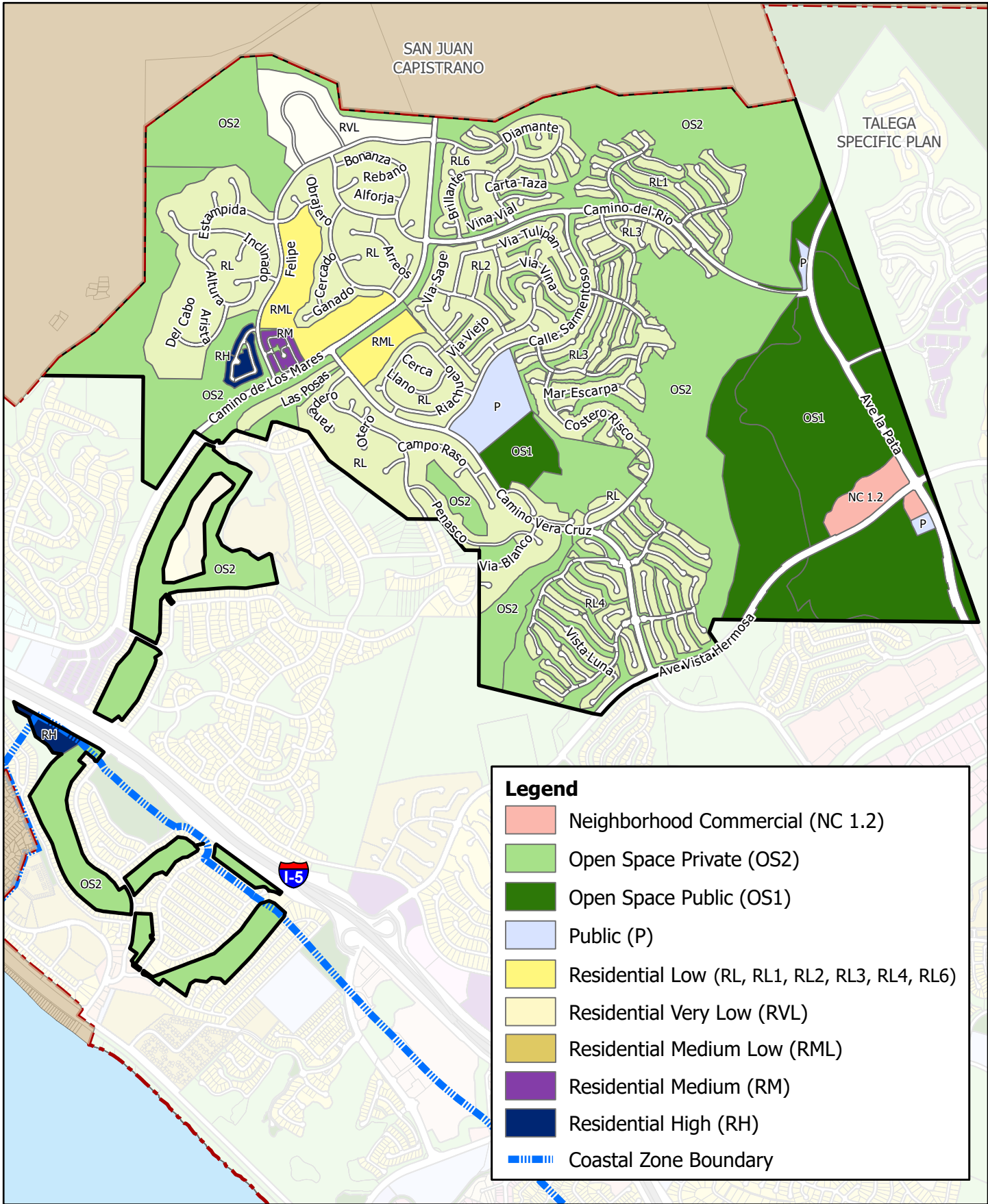
This revised 2022 Forster Ranch Specific Plan is based on the following planning concepts:

- 1) Retention of the basic infrastructure plans from the previous Specific Plan (e.g., sewer, water, drainage, utilities)
- 2) Adherence to the City's ridgeline preservation policy.
- 3) Conformance with the Centennial General Plan policies.
- 4) Implementation of a development plan compatible with existing residential development within Forster Ranch and Marblehead Inland.
- 5) Conformance with the anticipated provisions of the Natural Communities Conservation Program (NCCP).
- 6) Adherence to the City's General Plan Growth Management Policies.
- 7) Adjustment of Specific Plan tables and statistics to reflect existing development in relation to land use designations.

#### **B. PLANNING AREA BOUNDARIES**

Exhibit 2-1 is the Master Land Use Plan for Forster Ranch. This figure shows planned and developed land uses within Sectors D, G, and P. The Planning Area boundaries shown on Exhibit 2-1 and similar figures throughout this Specific Plan are approximate. Precise boundaries will be approved by the City during the development review process described in Chapter 6. Maximum developable acres are identified in Tables 2-2, 2-3, and 2-4.

# Forster Ranch Specific Plan



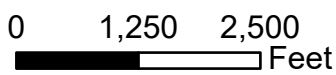
**Legend**

- Neighborhood Commercial (NC 1.2)
- Open Space Private (OS2)
- Open Space Public (OS1)
- Public (P)
- Residential Low (RL, RL1, RL2, RL3, RL4, RL6)
- Residential Very Low (RVL)
- Residential Medium Low (RML)
- Residential Medium (RM)
- Residential High (RH)
- Coastal Zone Boundary



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

Scale: 1:23,619



## **B. PLANNING AREA BOUNDARIES**

Exhibit 2-1 is the Master Land Use Plan for Forster Ranch. This figure shows planned and developed land uses within Sectors D, G, and P. The Planning Area boundaries shown on Exhibit 2-1 and similar figures throughout this Specific Plan are approximate. Precise boundaries will be approved by the City during the development review process described in Chapter 6. Maximum developable acres are identified in Tables 2-2, 2-3, and 2-4.

## **202 MASTER LAND USE PLAN**

The Forster Ranch Specific Plan area encompasses a total of 1982 acres which are divided into three Sectors. Developed and developable acreage within the Specific Plan includes residential, neighborhood commercial, educational uses, and roadways. Open space acreage includes the Shorecliffs Golf Course, the Los Mares Greenbelt, community and neighborhood parks, and passive hillside open space (both natural hillsides and landscaped slopes within development areas). The following table indicates the proportions of open space acreage to development acreage within the Forster Ranch Specific Plan and its Planning Sectors.

**TABLE 2-1  
MASTER PLAN LAND USE SUMMARY**

<b>Sector</b>	<b>Development Acres</b>	<b>Open Space Acres</b>	<b>Total Acres</b>	<b>Maximum D.U.'s</b>
G	6.0	139.0	145.0	216
D	482.1	258.0	740.1	1282
P	668.9	427.1	1096.0	1617
<b>TOTALS</b>	<b>1159.0</b>	<b>822.1</b>	<b>1981.1</b>	<b>3240</b>

## **203 AFFORDABLE HOUSING PROGRAM**

New residential development in the Forster Ranch Specific Plan area shall be consistent with policies and programs in the City's Housing Element. As permitted by San Clemente's Housing Element Inclusionary Housing Program (per Section 17.24.120), the original developer was not required to construct affordable units, and instead contributed fees in lieu of such construction in order to assist the City's efforts to provide affordable housing opportunities citywide. The following Housing Element programs highlight affordable and senior housing development policies as of December 2022:

**A. INCLUSIONARY HOUSING**

The Housing Element inclusionary housing program (implemented by Zoning Ordinance Section 17.24.120) requires developers of six or more units to set aside four percent of the total number of units for households earning 50 percent or less of the median income. This affordable requirement can be provided either on-site, off-site, or through the payment of an in-lieu fee or provision of land. The in-lieu fee option was intended primarily for small to midsize in-fill developments or subdivisions where insufficient land exists to provide both for-sale and rental units.

**B. DENSITY BONUS AND OTHER INCENTIVES**

The City provides density bonus and other housing regulatory incentives in Zoning Ordinance Section 17.24.070 to implement California Government Code Section 65915 for affordable housing projects. When an applicant seeks a density bonus for a housing development or for the donation of land for housing in the City, then the City shall provide the applicant with incentives or concessions for the production of housing units. The incentives or concessions are limited in that they shall not adversely impact coastal access, public recreation, community character, any other sensitive coastal resource, or any other resource governed by Chapter 3 of the Coastal Act. For further details on these provisions, please refer to State Government Code Section 65915 and Zoning Ordinance Section 17.24.070.

**204 SECTOR D LAND USE PLAN**

Sector D, formerly referred to as the “Development Area”, contains a mixture of land uses, including residential development ranging from large custom home estates to attached multifamily housing, neighborhood commercial, schools, and open space (see Table 2-2 and Exhibit 2-2). The existing and planned non-residential land uses include the 59.5-acre private open space site (former Cristianita Pageant site), the Truman Benedict Elementary School on Camino Vera Cruz, the Bernice Ayer Middle School site adjacent to the elementary school, a 21.9-acre community park site adjacent to the schools, and a portion of the passive linear greenbelt adjacent to Camino de los Mares.

By 2022, all private development in Sector D has been completed. All future development in Sector D shall be in accordance with Table 2-2, Exhibit 2-2, and the corresponding permitted uses and development standards in Chapter 5.

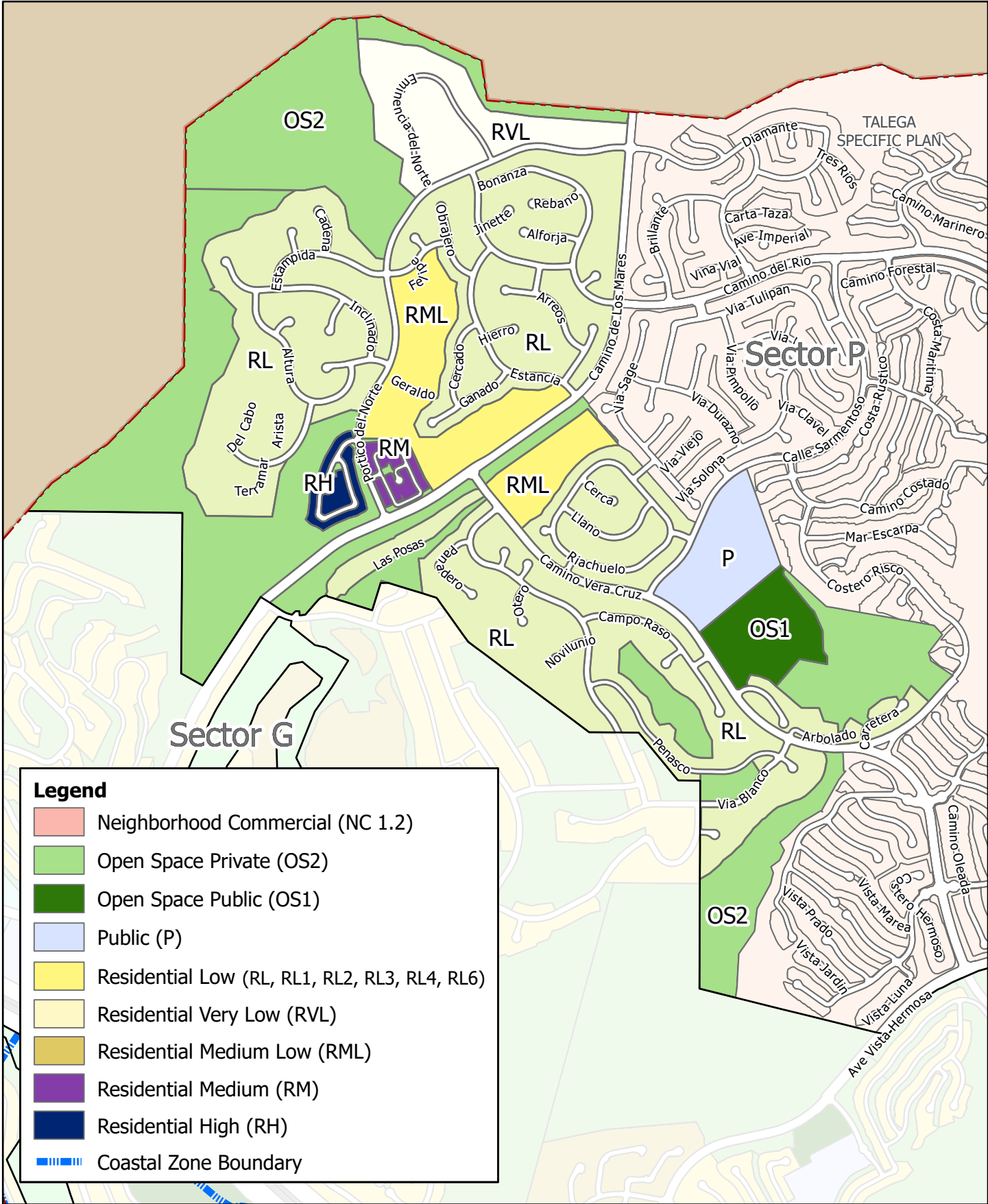
**TABLE 2-2: SECTOR D LAND USE SUMMARY - RESIDENTIAL**

Site Name	Tract	Total Acres	Open Space Ac.	Devel. Acres	No. of D.U.	Type of D.U.	General Plan
Casablanca	11987	14.0	0.0	14.0	74	Attached Condo	RML
The Colony	11983	18.2	0.0	18.2	64	Detached Condo	RML
Del Cabo	10596	31.8	0.0	31.8	50	Detached Condo	RL
Glenridge	10765 10766	14.1 14.8	1.0 1.5	13.1 13.3	34 31	Detached SF	RL/ OS2
Rimrock	11415 11880 11931 11932	31.4 19.5 21.2 28.3	0.0 0.0 0.0 0.0	31.4 19.5 21.2 28.3	71 72 72 74	Detached Single Family	RL
S.C. Equestrian	11781	26.9	11.0	15.9	22	Custom SF	RL/OS2
Tocayo Canyon	11781 Lot 24	21.0	0.0	21.0	120	Detached Condo	RML
Tocayo Hills	10417 11957 11958 11959	42.8 27.0 30.4 44.2	24.7 2.5 6.0 21.0	18.1 24.5 24.4 23.2	34 47 41 53	Detached Single Family	RL/OS2
Tocayo Ridge	11867 11868	31.5 42.0	0.0 8.5	31.5 33.5	77 73	Detached SF	RL/OS2
Veracruz	11939 11940	17.4 17.6	0.0 0.0	17.4 17.6	58 57	Detached SF	RL
Villamar	10764	21.5	3.0	18.5	35	Detached Condo	RL/OS2
Naples (Greystone)	15558	24.9	17.3	7.6	64	Detached SF	RH
Alisal (Monarch)	15706	7.3	0	7.3	59	Detached SF	RM
<b>RESIDENTIAL TOTALS</b>		<b>547.8</b>	<b>96.5</b>	<b>451.3</b>	<b>1,282</b>		

**TABLE 2-2 (Continued)**  
**SECTOR D LAND USE SUMMARY - NON-RESIDENTIAL**

Site Name	Tract	Total Acres	Open Space Ac.	Devel. Acres	Land Use	General Plan
Del Cabo Open Space*	10596 Lot 1	34.0	34.0	0.0	Open Space	OS2
Los Mares Slope*	11781 Lot 27	23.8	23.8	0.0	Recontoured Slope	OS2
* Major Hillside Open Space = 57.8 ac.						
Cristianita Pageant Site	11781 Lot 28	59.5	59.5	0.0	Open Space	OS2
Los Mares Greenbelt (Including Project Entry)	10764 11983	15.3**	15.3	0.0	Greenbelt	OS2
Forster Ranch Community Park	10417	21.9	21.9	0.0	Not Yet Developed	OS1
Truman Benedict School	10417	10.9	7.0	14.7	Elementary School	P
Bernice Ayer Middle School	10417	10.8			Construction Started Fall 1997	P
Arterial Highways		16.1	0.0	16.1	Arterial Highways	
<b>NON-RESIDENTIAL TOTALS</b>		<b>192.3</b>	<b>161.5</b>	<b>30.8</b>		
<b>TOTAL SECTOR D</b>		<b>740.1</b>	<b>258.0</b>	<b>482.1</b>		

\*\* Excluding the one-acre residential area removed from the specific plan per the November 1998 SDG&E specific plan amendment.



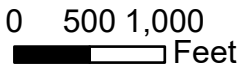
**Legend**

- Neighborhood Commercial (NC 1.2)
- Open Space Private (OS2)
- Open Space Public (OS1)
- Public (P)
- Residential Low (RL, RL1, RL2, RL3, RL4, RL6)
- Residential Very Low (RVL)
- Residential Medium Low (RML)
- Residential Medium (RM)
- Residential High (RH)
- Coastal Zone Boundary



**Exhibit 2-2**  
Existing Land Use Sector D

Scale: 1:15,337



## 205 SECTOR G LAND USE PLAN

As shown in Exhibit 2-3, the existing Shorecliffs golf course occupies most of Sector G's 145 acres. Table 2-3 summarizes Sector G Coastal Zone and Inland planned land use. The course is located on both sides of the San Diego Freeway, extending almost to the ocean. The lower nine holes of the course, below the freeway, are within the coastal zone. The full course is almost completely surrounded by residential development. The golf course lies within Prima Deshecha Canada, one of San Clemente's two major drainage courses. In 1978 and 1980, flood waters caused major damage to the golf course, leading to abandonment of the course after the 1980 floods. The course was subsequently rehabilitated and returned to operation in 1984. A new MO-1 drainage channel was completed in 1994 by Centex in accordance with their 1992 Development Agreement obligations.

The Specific Plan previously designated a portion of the golf course property (presently occupied by the golf course clubhouse and driving range) for a resort hotel with a maximum of 500 rooms and a 55-foot maximum height. The General Plan land use designation of this 6-acre site was Coastal Recreation Commercial (CRC2). With its adoption of the Centennial General Plan in February 2014, the City Council changed the General Plan land use designation of the site to Residential High Density (RH) with intent for senior housing to be developed instead of a resort hotel. In 2017, Specific Plan amendments were adopted to be consistent with and implement the General Plan change.

All future development in Sector G Coastal Zone and Sector G Inland shall be in accordance with Table 2-3 and Exhibit 2-3, and corresponding permitted uses and development standards in Chapter 5:

**TABLE 2-3  
SECTOR G LAND USE SUMMARY**

<b>Site Name</b>	<b>Total Ac.</b>	<b>O.S. Ac.</b>	<b>Dev. Ac.</b>	<b>General Plan</b>
Shorecliffs Golf Course	139.0	139.0	0.0	OSC
Senior Housing Site	6.0	0.0	6.0	RH
<b>TOTALS</b>	<b>145.0</b>	<b>139.0</b>	<b>6.0</b>	



RL  
Sector D  
Novilunio




OS2

RH

I-5

OS2

**Legend**

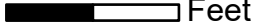
-  Open Space Private (OS2)
-  Residential High (RH)
-  Coastal Zone Boundary



**Exhibit 2-3**  
Existing Land Use Sector G

Scale: 1:13,360

0 500 1,000  
Feet




## **206           SECTOR P LAND USE PLAN**

### **A.       PUBLIC OPEN SPACE**

Sector P contains 1,096 acres spanning the east and west sides of the north-south Primary Ridgeline. Planning Areas A and B on the east side of the ridgeline are planned as public open space of about 192 acres.

### **B.       NEIGHBORHOOD COMMERCIAL AND PUBLIC**

Planning Area C is an approximately three-acre site designated for Neighborhood Commercial uses that would include typical commercial uses serving neighborhoods. This commercial designation shall provide for the needs of existing and future residents. Typical commercial uses include retail, professional services, entertainment, professional offices, and medical offices.

Planning Area D is an approximately 14.8-acre site designated for neighborhood commercial uses that would include typical commercial uses serving neighborhoods. This commercial designation shall provide for the needs of existing and future residents. Typical commercial uses include retail, professional services, entertainment, professional offices and medical offices.

### **D.       RESIDENTIAL**

Planning Areas 2 and 6, located west of the north-south Primary Ridgeline and adjacent to Camino del Rio, are developed or approved for the development of 580 units of low density residential development. Planning Areas 1, 3, and 4 are also located west of the Primary Ridgeline and are each divided into either two or four subareas, with varying development standards in order to promote a diversity of housing opportunities. Planning Area D, located east of the primary ridgeline is designated Medium Density Residential and may accommodate up to 135 dwelling units. Up to 1,172 dwelling units are designated for those Planning Areas, and are planned to be compatible with existing Forster Ranch development.

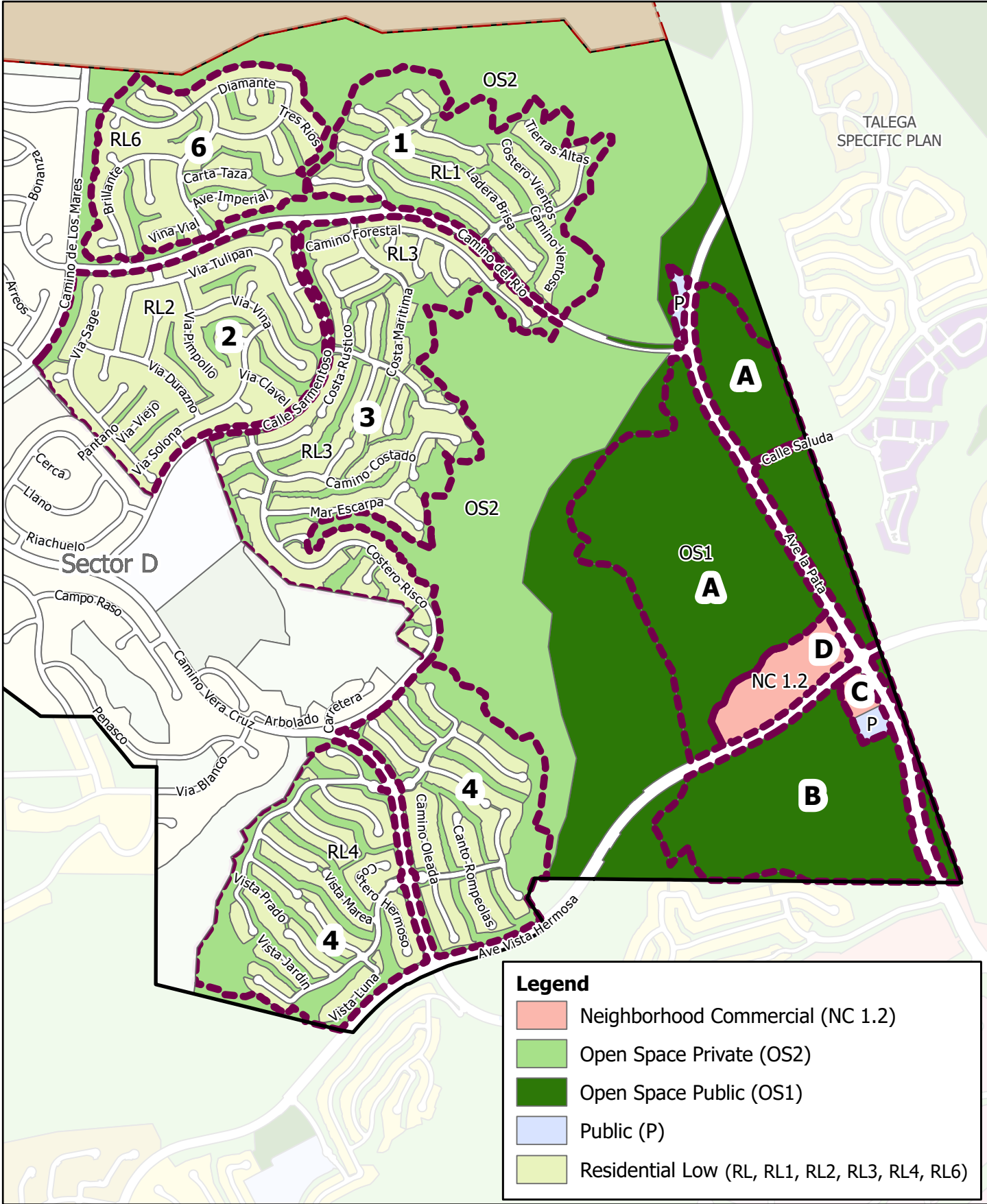
All future development in Sector P shall be in accordance with Table 2-4 and Exhibit 2-4, and corresponding permitted land uses and development standards in Chapter 5:

**TABLE 2-4: SECTOR P LAND USE SUMMARY**

Planning Area	Tract	Total Acres	Open Space Ac.	Max. Devel. Ac.	Max. D.U.s	Planned Land Use	General Plan
P.A. 2 Flora Vista Sunset Ridge	12895	99.5	0	99.5	388	Single Family	RL
P.A. 6 El Encanto	14000 14002	83.6	14.5	69.1	192	Single Family	RL
P.A. 1A		176.7	97.6	79.1	92	Single Family	RL
P.A. 1B					62	Single Family	
P.A. 3A		204.5	75.8 (74.1 + 1.7 park)	128.7	100	Single Family	RL
P.A. 3B					95	Single Family	
P.A. 3C					125	Single Family	
P.A. 3D					146	Single Family	
P.A. 4A		153.0	26.9	126.1	70	Single Family	RL
P.A. 4B					123	Single Family	
P.A. 4C					95	Single Family	
P.A. 4D					129	Single Family	
P.A. A P.A. B		194.3	194.3	0.0	NA	Open Space	OS1
P.A. C		2.7	0.0	2.7	NA	Neighborhood Commercial / Public	NC1.2 / P
P.A. D		14.8	0.0	14.8	NA	Neighborhood Commercial	NC1.2
Los Mares Greenbelt		8.8	8.8	0.0	NA	Open Space	OS2
Dedicated O/S*		123.5	123.5	0.0	NA	Permanent Open Space	OS2
Arterials		40.4	0.0	40.4	NA	Roadways	
<b>Totals</b>		<b>1096.0</b>	<b>541.4</b>	<b>668.9</b>	<b>1617</b>		

\* In addition to open space within development areas.

- 1) Residential densities are gross densities calculated across an entire Planning Area. Subareas within a Planning Area may fall above or below the permitted density category as long as the overall density for the Planning Area is within the permitted range and no new environmental impacts would result.
- 2) Planning Areas A and B total approximately 194 acres and are divided by Avenida Vista Hermosa and Camino del Rio. The acreage for each will be determined when the precise alignment for Ave. Vista Hermosa and Cam. del Rio are set.
- 3) Acreages for Planning Areas are approximate and may vary slightly with final engineering, as long as the total open space does not fall below 779.5 within the Ranch as a whole.



**Exhibit 2-4**  
Existing Land Use and Planning  
Areas Sector P

Scale: 1:14,662

0 500 1,000  
Feet



## 207 PARKS, OPEN SPACE AND RECREATION TRAILS

The General Plan Growth Management Element requires 779.5 acres of open space within Forster Ranch. Exhibits 2-5 and 2-6 and Table 2-5 show the various types and locations of open space. The total open space provided is 938.4 acres. Exhibit 2-7 is the Parks, Open Space, and Recreation Trails Plan for the Ranch.

**TABLE 2-5  
OPEN SPACE SUMMARY**

<b>Open Space Area</b>	<b>Sector D</b>	<b>Sector P</b>	<b>Sector G</b>	<b>Totals</b>
Forster Community Park	7.0	0	0	7.0
Forster Community Park	21.9	0	0	21.9
Los Mares Greenbelt	15.3*	8.8	0	25.1
Major Hillside & Ridgeline Open Space	57.8	322.1 (Includes Conservation Easement)	0	379.9
Open Space within Development Areas	96.5	96.2	0	192.7
Private Open Space (La Cristianita Pageant Site)	59.5	0	0	59.5
Shorecliffs Golf Course	0	0	139.0	139.0
<b>Total Open Space Acres</b>	<b>258.0</b>	<b>541.4</b>	<b>139.0</b>	<b>938.4</b>
<b>Total Acres in Sector</b>	<b>740.1</b>	<b>1096.0</b>	<b>145.0</b>	<b>1981.1</b>
<b>Percentage Open Space</b>	<b>34.8%</b>	<b>49.3%</b>	<b>95.7%</b>	<b>41.6%</b>

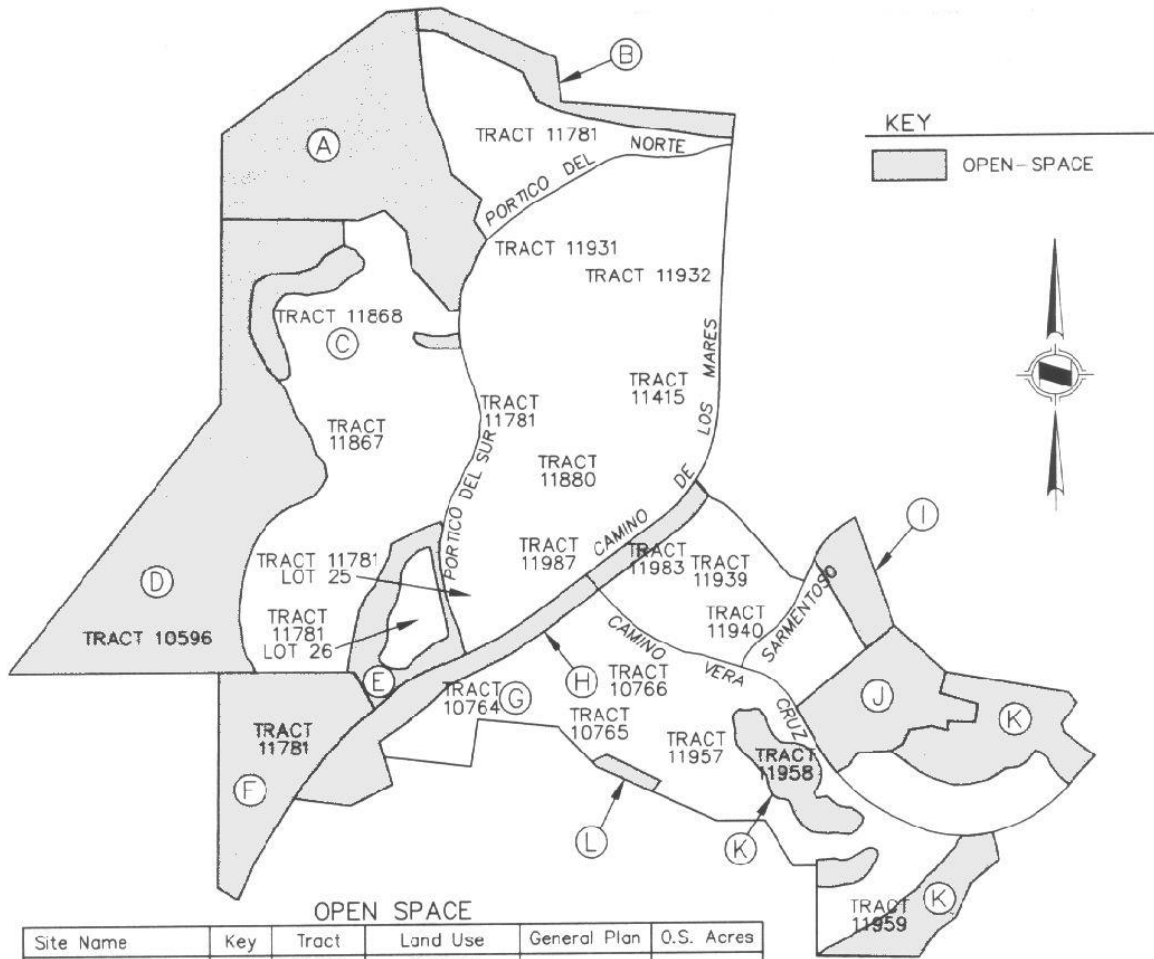
\* Excluding the one-acre residential area removed from the specific plan per the November 1998 SDG&E specific plan amendment.

### **A. FORSTER RANCH COMMUNITY PARK**

The plan includes a 28.9-acre Forster Ranch Community Park adjacent to the Truman Benedict School. This park consists of a seven-acre sports field developed for joint use with the School, and the 21.9-acre play area and other community facilities.

### **B. LOS MARES GREENBELT**

The Los Mares Greenbelt consists of passive landscaped open space. Improvements include a ten-foot-wide combination pedestrian promenade and bikeway, trees, open turf, entry monuments, and slope landscaping.

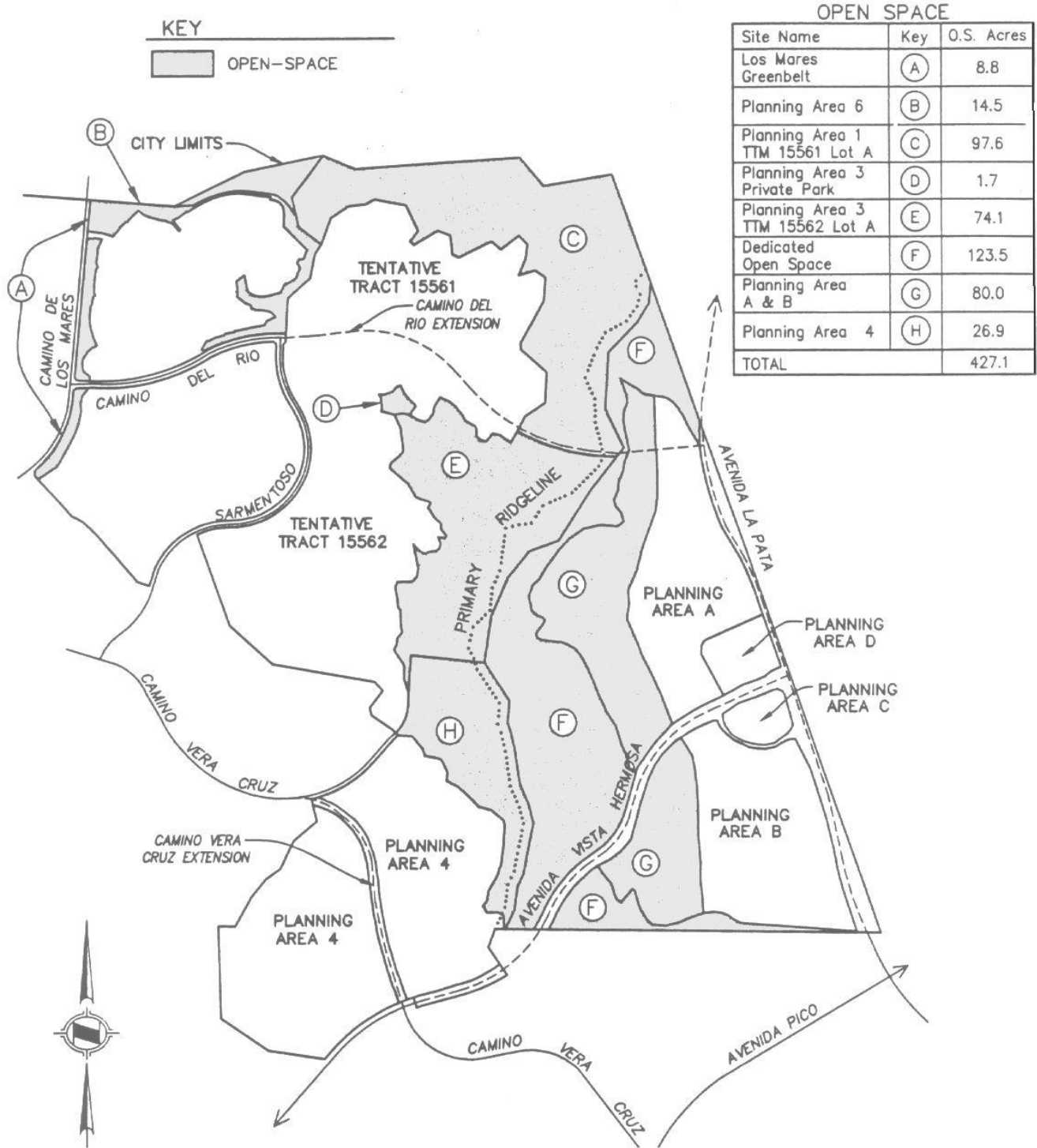


OPEN SPACE

Site Name	Key	Tract	Land Use	General Plan	O.S. Acres
Private Open Space (Pageant Site)	(A)	11781 Lot 28	Natural Open Space	OS2	59.5
S.C. Equestrian	(B)	11781		RL/OS2	11.0
Tocayo Ridge	(C)	11867 11868		RL/OS2	8.5
Del Cabo Open Space	(D)	10596 Lot 1	Natural Open Space	OS2	34.0
Vacant Housing Site	(E)	11781 Lot 26		RH	17.3
Los Mares Slope	(F)	11781 Lot 27	Graded Slope	OS2	23.8
Villamar	(G)	10764		RL/OS2	3.0
Los Mares Greenbelt	(H)	10764 11983	Greenbelt	OS2	15.3
Schools	(I)		Park	OS2	7.0
Forster Ranch Community Park	(J)	10417	Park	OS2	21.9
Tocayo Hills	(K)	10417		RL/OS2	24.7
		11957			2.5
		11958			6.0
		11959			21.0
Glenridge	(L)	10765		RL/OS2	1.0
		10766			1.5
TOTAL					258.0

**FORSTER RANCH  
SECTOR D OPEN SPACE PLAN**

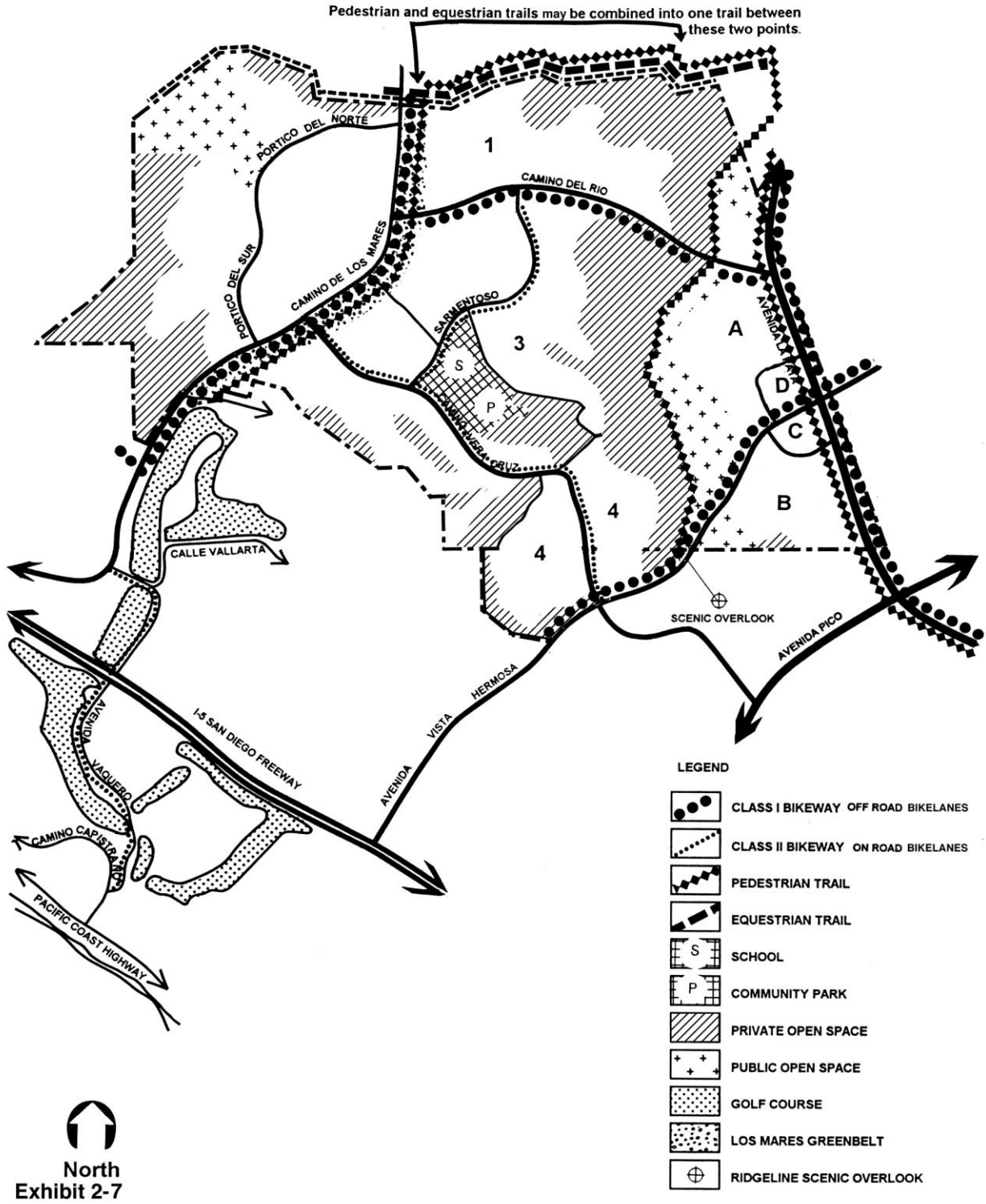
**EXHIBIT 2-5**



**SECTOR P OPEN SPACE PLAN**

**EXHIBIT 2-6**

**SECTOR G OPEN SPACE PLAN  
GOLF COURSE AREA (NOT SHOWN ON MAP): 137.0 ACRES**



**FORSTER RANCH  
Specific Plan**

**Parks, Open Space &  
Recreation Trails**



**C. MAJOR HILLSIDE AND RIDGELINE OPEN SPACE**

1. Section D — Most of the Sector D hillside open space is located along the northern and western boundaries of the Specific Plan area, as shown in Exhibit 2-5.
2. Section P — Sector P includes two contiguous parcels, separated by Camino del Rio, totaling approximately 165 acres of a conservation easement. The conservation easement area is illustrated in Exhibit 2-6. The major hillside and ridgeline open space within Sector P is to be preserved in accordance with the Hillside Development Ordinance with limited alteration. Exceptions are for contour grading on the edge of a development area (as shown on the Exhibit 2-9 Grading Concept) and the installation of trails, small trail rest areas, and a scenic overlook area. Approval by the Community Development Director will be required to allow remedial grading to extend further into open space areas than the conceptual grading limits shown on Exhibit 2-9. In such a case, an expansion of grading limits will be approved only to the extent determined by the Director to be necessary to ensure soil stability.

**D. OPEN SPACE WITHIN RESIDENTIAL AND PUBLIC PLANNING AREAS**

This open space consists primarily of common open area and landscaped slopes within development areas (such as in “Tocayo Hills” in Sector D and “El Encanto” in Sector P, etc.). These areas are maintained as permanent private open space.

**E. LA CRISTIANITA PAGEANT SITE**

The former La Cristianita Pageant site is located in the northwest portion of Sector D (see Exhibit 2-2). This approximately 60-acre site was formerly used for staging an annual pageant commemorating the baptism of the first European child in California. The site is designated as Open Space on the Master Land Use Plan, Exhibit 2-1. It may be used for passive open space. If a conditional use permit is approved, the site could also be used for park, golf course, and/or agricultural uses.

**F. BIKEWAYS AND RECREATION TRAILS**

***Bikeways*** - As indicated by Exhibit 2-7, Class I off-road bikeways are constructed adjacent to Camino de Los Mares, and will be constructed adjacent to Camino Del Rio, Avenida La Pata, and Avenida Vista Hermosa. Class I off-road bikeways are to be 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 bikeway itself shall be 8 feet in width with a minimum 2-foot clearance on either side.

Class II on-road bike lanes are provided on Camino Vera Cruz, and Via Sarmentoso. Where Class I bikeways are to be provided along those portions of La Pata and Vista Hermosa adjacent to Planning Areas A, B, C, and D, the City may also require the installation of Class II on-road bike lanes if it determines that such bike lanes are needed to ensure safe bicycle access to the institutional facilities.

***Equestrian Trails*** - The East-West equestrian trail follows the northern boundary of Forster Ranch. It is on the County's Master Plan of Regional Riding and Hiking Trails. Due to limited space, the equestrian and hiking trails may be combined east of Planning Area 6 to accommodate both pedestrians and horses. This trail system extends west of Los Mares to link up to the San Juan Capistrano equestrian trail system and east of La Pata to connect with the Talega Riding and Hiking Trail system. The width and surface standards for the Regional Riding and Hiking Trail shall be the same as those of the County of Orange.

***Pedestrian Trails*** - In addition to the Regional Riding and Hiking Trail, Exhibit 2-7 shows pedestrian trails on the east-west ridgeline, the north-south ridgeline, along Camino de los Mares (existing), and along Avenida La Pata. These are intended for pedestrians and non-motorized mountain bikes, strollers, etc. There will be a scenic overlook-rest stop on the north-south ridgeline trail east of Planning Area 4.

## 208 GRADING CONCEPTS

Exhibit 2-8 shows the existing topography within Sector P, which contains the majority of the undeveloped portion of the Ranch as of the adoption of this revised Specific Plan. This area is characterized by a variety of ridgelines, steep slopes, and a broad valley area. Soil conditions and underlying geologic formations include a number of landslides distributed generally throughout the sector. These factors require special attention in the grading plans for development.

The need to ensure stable development and soften the visual impacts of grading form the basis of the Sector P grading concept. The three grading categories include:

- 1) Primary Development Areas: Areas where major grading is needed to provide building sites and roadway and infrastructure improvements.
- 2) Recontoured Open Space Areas: Areas situated between primary development areas and natural open space, where grading is needed to ensure stability of the development areas but over which no building will occur. These areas will be contour graded to resemble natural landforms and will be landscaped to provide a natural appearance and a visual transition between the development areas and natural open space.
- 3) Natural Open Space Areas: Areas which will remain undisturbed except for landscaping and minor contour grading to correct erosion or siltation problems and the grading needed to extend Camino del Rio across the Primary (north-south) Ridgeline. In accordance with Section 206, approval by the Community Development Director shall be required to allow remedial grading to extend further into open space areas than the conceptual grading limits shown on Exhibit 2-9. In such a case, an expansion of grading limits shall be approved only to the extent determined by the Director to be necessary to ensure soil stability.

Significant features of the grading concept include:

- 1) Full compliance with the City's Hillside Development Ordinance.
- 2) The preservation of the north/south Primary Ridgeline.
- 3) The use of recontour grading on major slopes to recreate the character of the natural landforms before grading and provide a softer more natural appearance for graded slopes.
- 4) No siting of building pads in the path of canyon run-off.
- 5) Lotting configurations will include upslope areas within individual lots, or homeowners associations shall be responsible for all maintenance.
- 6) An emphasis on landform preservation and maximized ungraded open space. This will be particularly important where Camino del Rio crosses the Primary Ridgeline.

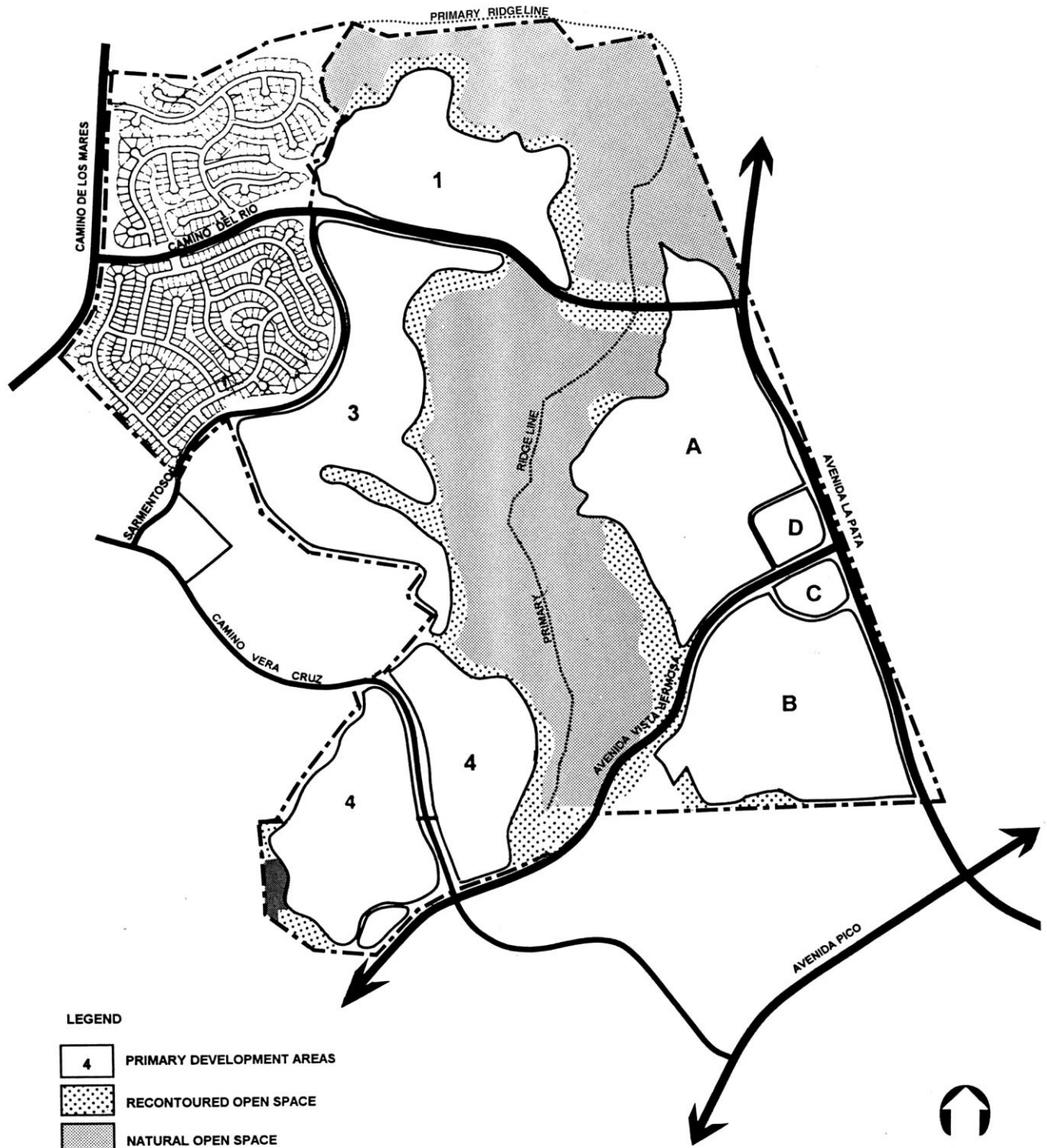


North  
Exhibit 2-8

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**FORSTER RANCH  
Specific Plan**

**Topography  
Sector P**



LEGEND

-  PRIMARY DEVELOPMENT AREAS
-  RECONTOURED OPEN SPACE
-  NATURAL OPEN SPACE

  
North  
Exhibit 2-9

**FORSTER RANCH  
Specific Plan**

**Grading Concept  
Sector P**

## 209 LANDSCAPE CONCEPTS

### A. OVERALL CONCEPT

The landscape concept for the Ranch shown on Exhibit 2-10 is aimed at linking the various development areas through the use of formal street scenes, walls and fencing, and informal slope planting. Any public improvements or development projects submitted under this Specific Plan shall be required to be consistent with the Master Landscape Plan for Scenic Corridors (MLPSC) through the use of plant materials listed in the City's Design Guidelines and per OCFA & Coastal Commission requirements. Parkway landscaping will be complimented by habitat restoration areas where native and indigenous landscaping will be utilized.

Continuity throughout the Ranch is achieved by both streetscape and slope planting. Slopes will be informally planted and will meander through the development areas. In addition, choice of species, planting pattern, and other aspects of landscape design will be aimed at reflecting the appearance of natural slopes in the area. Tree planting on slopes will also be done selectively in order to minimize maintenance problems.

The design standards contained in Chapter 3 of this Specific Plan are aimed at implementing the goals and concepts within the 2014 Centennial General Plan Mobility and Complete Streets Element and the Master Landscape Plan for Scenic Corridors, including recommendations by City Staff on plant spacing and species as well as OCFA and Coastal Commission requirements. Rights-of-way, parkways, setbacks, landscaping, and other design features for scenic highways will be in accordance with Chapter 3, Design Guidelines, and Chapter 5, Development Standards.

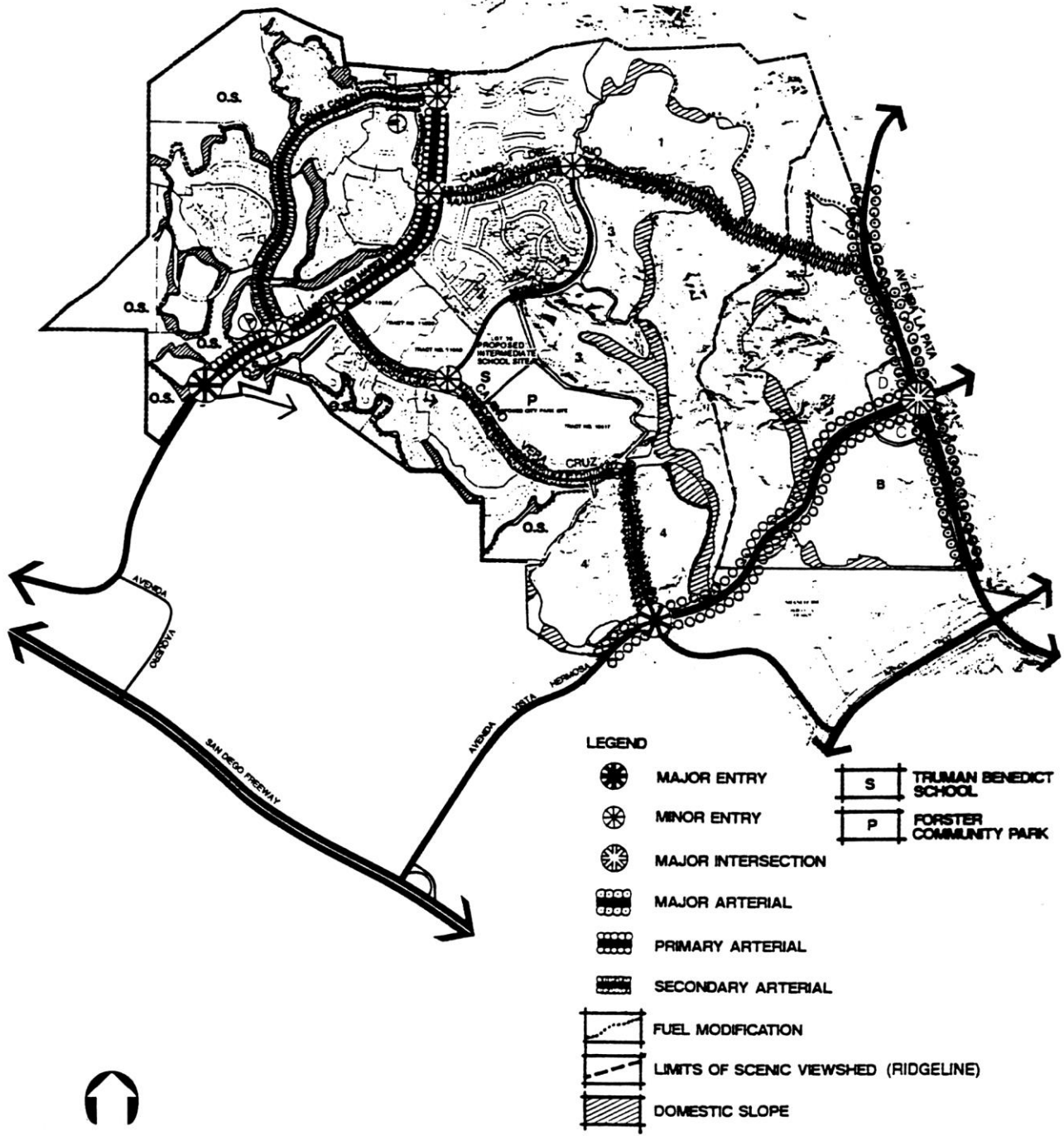
Landscape planting shall include a combination of trees, shrubbery, vines, and groundcover. Drought tolerant and non-invasive plants are encouraged. Additional plants that are part of, or are harmonious with, San Clemente's landscape tradition of Spanish colonial landscape, as indicated in the City's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

### B. SCENIC CORRIDORS

1. Purpose - The design standards and Scenic Corridor Plan (Exhibit 2-11) in this Section are consistent with the goals and concepts within the MLPSC.
2. Setbacks from Scenic Highways
  - a. Parkway Within Right-of-Way - Per the Master Landscape Plan for Scenic Corridors, landscaped parkways adjacent to roadways (and within the overall highway right-of-way) shall generally be 15 to 20 feet

in width. Bikeways may be placed within or outside these parkways. Sidewalks may be adjacent to the curb or may meander through the parkways. Specific design considerations shall be approved by the City at the project level of review. Certain species of trees, such as coral, camphor, and ficus are not compatible with parkway improvements.

- b. Setbacks from Scenic Highways - There are scenic corridor concepts for major roadways within the Specific Plan area. Interstate 5, Camino de los Mares, Avenida La Pata and Avenida Vista Hermosa are designated scenic highways. The average minimum building setbacks from scenic highway rights-of-way shall be 50 feet. To promote a variety of depth and visual relief for buildings adjacent to the highway, buildings up to 20 feet in height may be placed as close as 30 feet from the right-of-way provided the 50-foot average setback is maintained for each project frontage. Within the above setbacks, a minimum 20 feet of permanent landscaping shall be provided.
3. Walls - Masonry or stucco walls or view fences (e.g., wrought iron or tubular steel) will be used adjacent to scenic highways instead of wood fences. Designs will incorporate colors, materials, and finishes to blend with the surrounding environment. Wall standards are as follows:
    - a. Materials and general appearance are to be consistent on both sides of the street along the length of each scenic highway.
    - b. Setbacks for walls should vary to add interest to the streetscape. Long straight stretches of wall are to be avoided. Walls may also be “opened up” at selected locations with panels of wrought iron, tubular steel or similar materials.
    - c. Maximum wall heights shall be six feet except where necessary for retaining walls or noise mitigation. Further, wall heights should be less than six feet wherever feasible.
    - d. Landscaping shall be integrated into wall design to soften wall appearance.

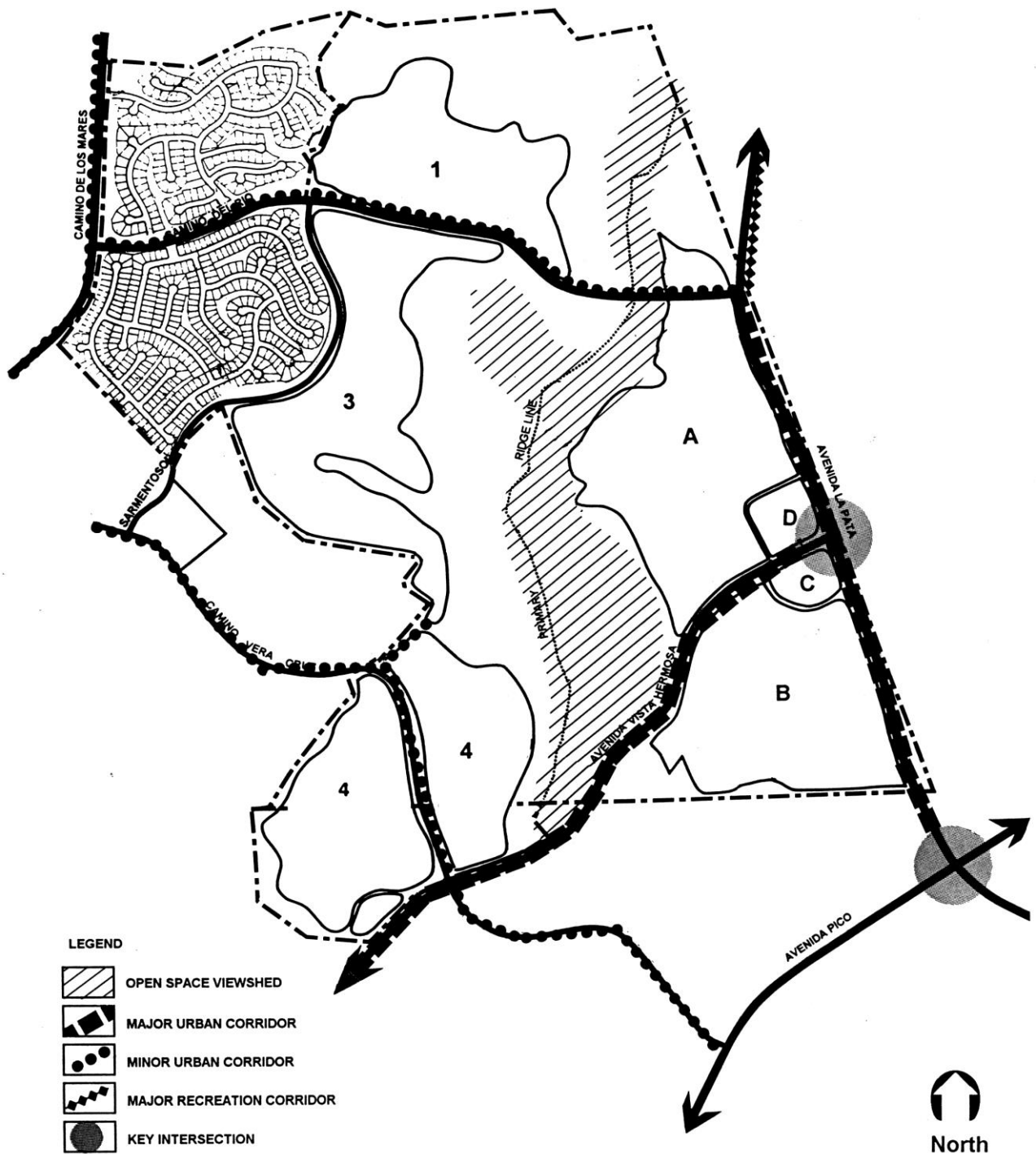


North  
Exhibit 2-10

**FORSTER RANCH  
Specific Plan**

**Conceptual Landscape Plan**





North  
Exhibit 2-11

# FORSTER RANCH Specific Plan

# Scenic Corridor Plan

## **2010 CIRCULATION PLAN**

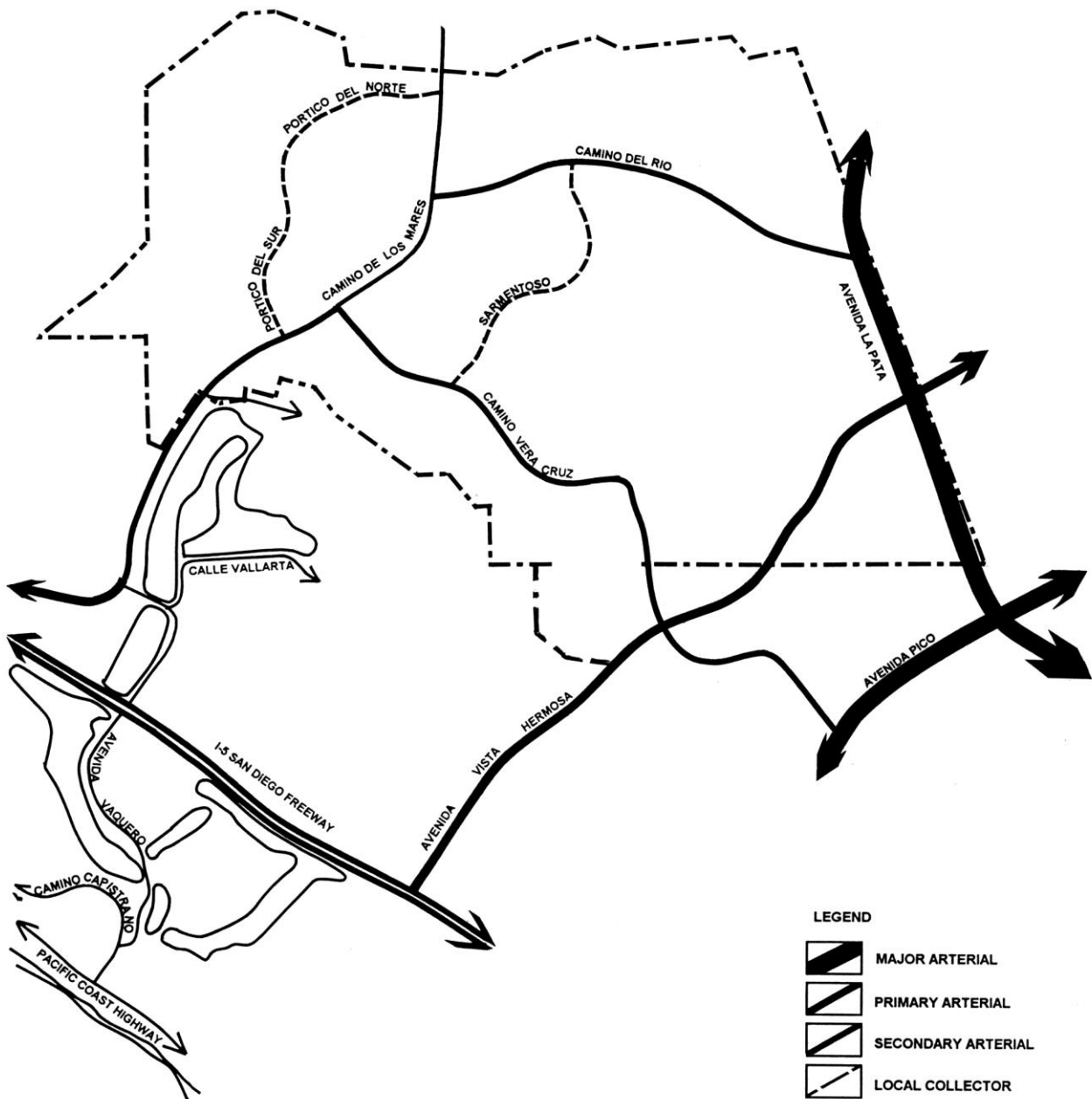
The following is a description of the Circulation Element components within Forster Ranch (see Exhibit 2-12, Circulation Plan).

- 1) Avenida La Pata is a Major Arterial serving the eastern portion of Forster Ranch (and extending northward to Ortega Highway).
- 2) Camino De Los Mares is a Primary Arterial providing the major entry and primary freeway access to Forster Ranch. It transitions to a Secondary Arterial north of Vaquero.
- 3) Avenida Vista Hermosa is a Primary Arterial connecting Avenida La Pata to the I-5 Freeway.
- 4) Camino del Rio is a Secondary Arterial terminating at Avenida La Pata.
- 5) Camino Vera Cruz is a Secondary Arterial extending from Camino de los Mares and terminating at Avenida Pico (The portion between Avenida Vista Hermosa and Avenida Pico was previously named "Camino Vista Pacifica").
- 6) Via Sarmentoso is a Local Collector street connecting Camino Vera Cruz with Camino Del Rio.
- 7) Portico Del Sur/Portico Del Norte is a Local Collector looping between two points on Camino de los Mares, providing primary access to Camino de los Mares from Sector D.
- 8) Avenida Vaquero and Calle Vallarta are Local Collectors providing connections between the golf course, the freeway, and surrounding areas.

Implementation of circulation improvements are addressed in Chapter 4, "Phasing and Implementation". For safety and aesthetic reasons, street parking will generally be prohibited on arterial highways within the Forster Ranch unless the City determines that unusual circumstances justify such parking.

## **211 INFRASTRUCTURE PLAN**

Existing and planned infrastructure, including water, sewer, and drainage facilities, are described in Chapter 4.



**FORSTER RANCH  
Specific Plan**

**Circulation Plan**