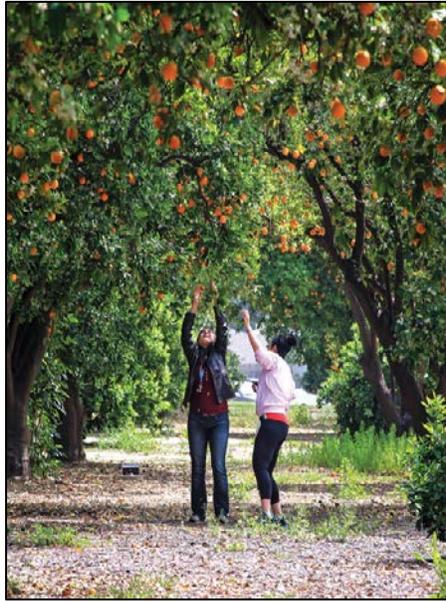


THE FARM

San Juan Capistrano

Specific Plan No. 2018-01



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MAY 2018

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I. Introduction

I.1. Purpose and Scope of the Specific Plan

The City of San Juan Capistrano General Plan was adopted by the City Council in 1999. The General Plan Land Use Map (2002) designates the 35-acre Spieker/Vermeulen property site as “Agri-Business,” a component of the “Industrial” land use grouping. The site is zoned Specific Plan/Precise Plan.

In order to accommodate The FARM project, the General Plan land use designation is being modified to “Specific Plan/Precise Plan”. Similarly, the existing zoning for the site is already “Specific Plan/Precise Plan” to accommodate the project. Adoption of The FARM Specific Plan, this revision for The Farm 180 unit residential plan will implement the City of San Juan Capistrano General Plan and make compatible the City’s Zoning Ordinance, as amended.

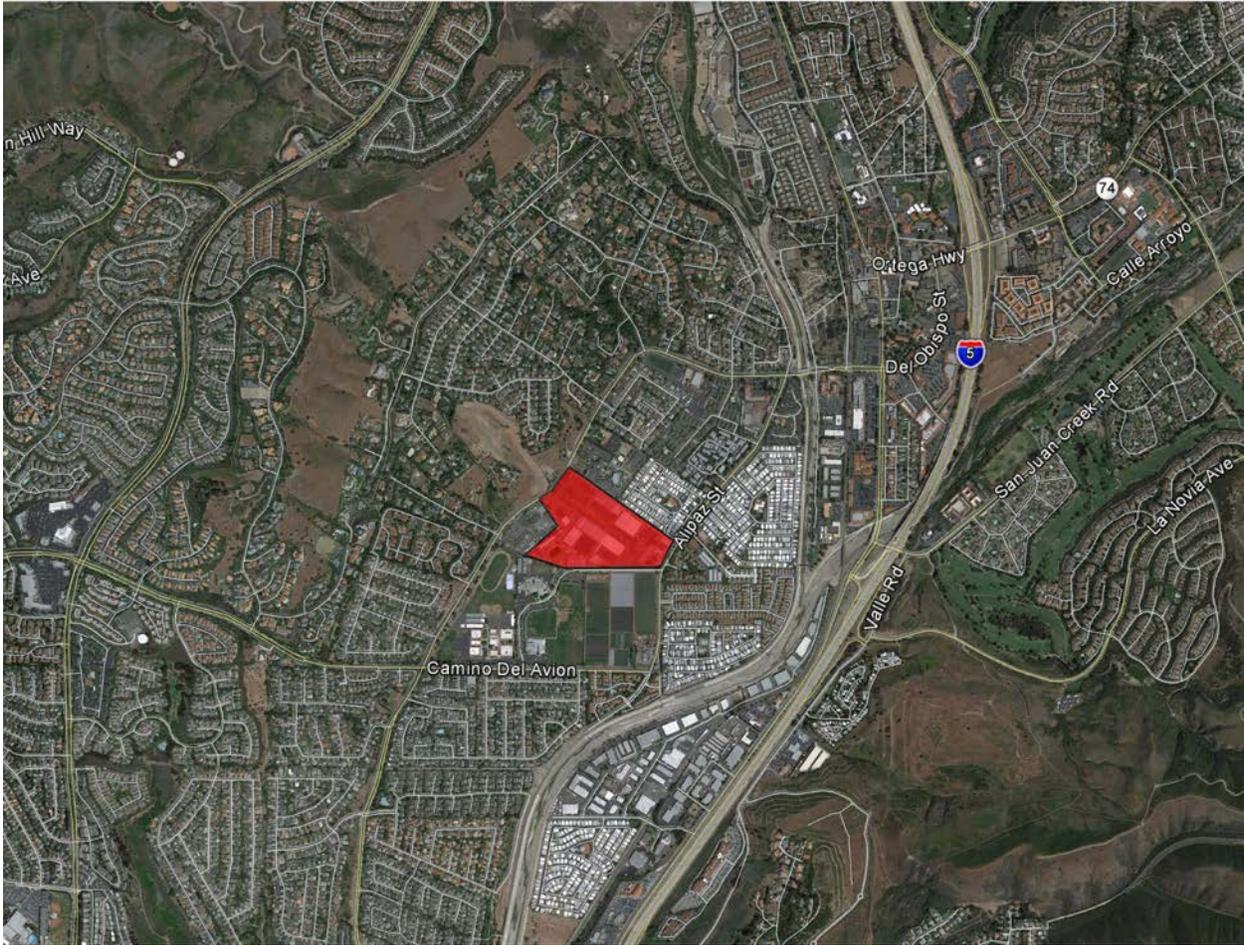
Section 65450 *et. seq.* of the California Government Code (Title 7, Division 1, Chapter 3, Article 8) authorizes cities to “...prepare specific plans for the systematic implementation of the general plan for all or a part of the area covered by the general plan.”

Section 65451 of the California Government Code specifies content requirements for Specific Plans as follows:

- (a) The specific plan shall include text and a diagram or diagrams which specify all of the following in detail:
 - (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
 - (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
 - (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).
 - (5) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

The FARM revised Specific Plan has been prepared based on the Specific Plan content requirements of Section 65451 of the California Government Code. The boundaries of the Specific Plan area are shown on **Exhibit I-1: Specific Plan Area Boundaries**.

Exhibit I-1: Specific Plan Area Boundaries



I.2. General Plan Consistency

A detailed analysis demonstrating the relationship of The FARM Specific Plan to the San Juan Capistrano General Plan is included as Appendix A. The analysis discusses how the project relates to the goals and policies of the City General Plan.

The FARM Specific Plan furthers the City's General Plan economic goals by providing fiscal stability, particularly through stimulus to the neighboring Farm Market and the nearby downtown. It furthers the General Plan goal of providing a desirable community for citizens to work, shop, reside and recreate. The architectural design of the project will be consistent and compatible with the existing character of the city and its development will help meet the City's housing goals, including providing up to 180 new housing options. The project is located in close proximity to public transportation access points. In addition, the project provides passive and active open space uses for its residents and their guests, including walking paths. The project is compatible with neighboring public institutional and residential land uses and employs responsible environmental measures.

I.3. City Adoption Process

A Specific Plan is adopted by the City Council after review and recommendation by the Planning Commission. Both the Planning Commission, in its advisory role, and the City Council, in its approval role, may approve, deny, or modify a Specific Plan. Upon approval, a Specific Plan replaces the project site's zoning and General Plan land use designation. This Specific Plan is a revision to the existing adopted Specific Plan.

I.4. Project Background

The approximately 35-acre "The FARM" project site is located at 32382 Del Obispo Street in San Juan Capistrano. From approximately 1938 to 1975, the land was used for citrus and other agricultural production. In approximately 1975, the site began a transition from traditional in-ground agriculture production to use as a plant and material warehousing, growing and distribution center. In 1994, the then current tenant paved large portions of the site to facilitate construction of commercial glass greenhouses and loading docks for tractor trailer distribution vehicles. No portion of the site has been used for in-ground agriculture production since 1998.

In 2014 the Agricultural tenant relocated to another County where agricultural uses were more productive and infrastructure of both water and work force was available.

See **Exhibit I-2: Specific Plan Area Existing Uses.**

Exhibit I-2: Specific Plan Area Existing Conditions



The City and its agents evaluated Vermeulen property for permanent open space preservation merit in both 1990 (in connection with Measure D) and again in 2008 (in connection with Measure Y). In both instances, the City, elected not to acquire and convert the site from an industrial use to publically owned open space use but instead acquired other properties both within and outside the City.

In 1975, a retail center was constructed on 8 acres adjacent to the 35-acre parcel. The center was expanded to its current size in 1989. The proposed The FARM project does not propose to alter the existing retail land uses or improvements.

I.5. Project Definition

The Spieker/Vermeulen development plan, The FARM, provides for a master-planned community with up to 180 comfortable homes and a large walking/riding trail that leads from Del Obispo Street to Via Positiva which will then connect to a future trail leading to the Ecology Center.

I.6. Project Objectives

The FARM residential development project objectives include:

Establish appropriate General Plan land use and compatible zoning designations to optimize the potential of the project site and facilitate achievement of project objectives.

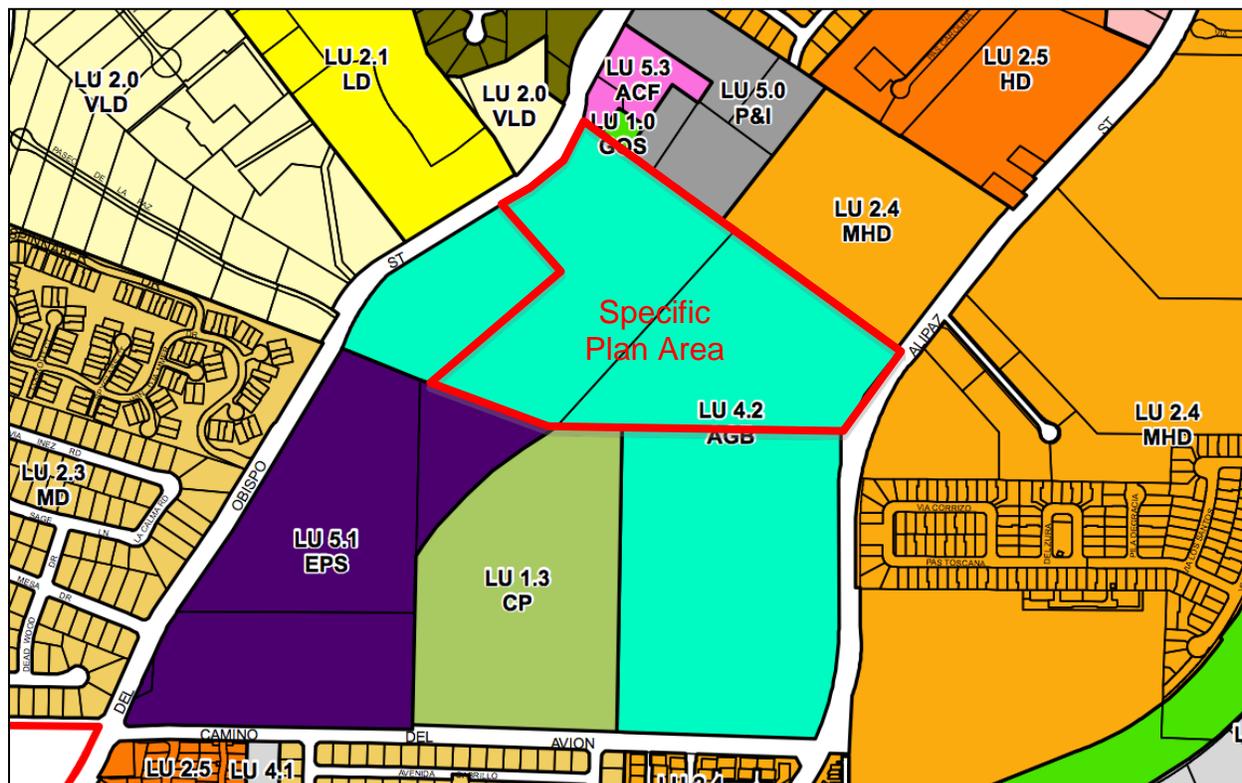
- Provide an opportunity to create a mixed-use environment integrating existing adjoining commercial and institutional uses with a new residential community and community serving pedestrian trail.
- Provide a positive financial impact on the neighboring Farm Market and nearby downtown Mission District.
- Create a high quality residential community.
- Generate additional revenue for the City and Capistrano Unified School District (CUSD) through significantly increased property values with minimal increases in enrollment at local schools.
- Create a residential community within walking distance of an elementary and middle school, Community Center, Public Park, Sports Park and Ecology Center.
- In addition, resident spending at local restaurants and retail centers will contribute to increased retail sales and associated tax revenue.
- Promote the efficient use of water and energy through incorporation of conservation measures, including a comprehensive water quality management plan.

II. Land Use, Grading Plan and Landscape Plans

II.1. Site Context/Existing Conditions

The FARM project will be located on approximately 35 acres of land between Del Obispo Street and Alipaz Street, north of Via Positiva in the city of San Juan Capistrano. (Assessor's Parcel Numbers 121-182-53 and 121-182-17). See **Exhibit II-1: Adjacent Land Uses**.

Exhibit II-1: Adjacent Land Uses



The Specific Plan area is located in an area characterized by Public and Institutional land uses including:

- Assisted living facility (Del Obispo Terrace, 32200 Del Obispo St.),
- Church complexes (Mariners Church Ocean Hills, 32222 Del Obispo St. and Community Presbyterian Church, 32202 Del Obispo St.)
- Public and private schools (Marco Forester Middle School, 25601 Camino Del Avion, Del Obispo Elementary School, 25591 Camino Del Avion, Kinoshita Elementary School, 2 Via Positiva, Community Presbyterian Preschool, 32202 Del Obispo St., and Heart Christian Academy, 32222 Del Obispo St.)

In addition, the area includes many types of Residential land uses (very low, low, medium, and high density uses in the form of single family detached, a mobile home park (Rancho Alipaz Mobile Home Park, 32371 Alipaz St.), and multi-family apartments (Valle Plaza Apartments, 32552 Alipaz St.)).

The surrounding area also includes publicly owned land consisting of the San Juan Capistrano Community Center and Sports Park (25925 Camino del Avion) which carries a Community Park land use designation and South Coast Farms (32701 Alipaz St.), a private farm and retail operator currently leasing land acquired by the City in 1990. This property includes the noted Ecology Center. South Coast Farms carries an Agri-Business land use designation.

The Specific Plan area currently consists as vacant land with both paved and unpaved surfaces. No portions of the Specific Plan area remain undisturbed, in a natural condition.

See **Exhibit I-2: Specific Plan Area Existing Conditions.**

A Phase I Assessment, conducted on the Specific Plan area, did not reveal evidence of any recognized environmental conditions or environmental concerns (“Phase I Environmental Site Assessment: Vermeulen Ranch Center”, April 2013, prepared by GeoTek, Inc.).

II.2. Land Use Plan

The FARM project contains two defining elements. First, it provides up to 180 new residences of varying sizes and styles.

See **Exhibit II-2: Land Use Plan.**

The Specific Plan is designed to provide an integrated project with new single family housing and convenient access to retail and recreational uses. The plan, for The FARM, includes a large walking path, through the community, leading to the Ecology Center.

See **Exhibit II-6: Landscaping Plan** for locations of passive and active open space and recreation uses.

The Specific Plan and subsequent development plan are designed to significantly upgrade the site’s hydrology and water quality by reducing storm flows to pre-development levels through detention and other measures designed to comply with state-of-the-art storm water and water quality regulations, all as described in Section III.3 of the Specific Plan. The Specific Plan also includes water conservation features, including “purple pipes” available for use of reclaimed water, when available and as part of the development approvals.

Exhibit II-2: Land Use Plan



The FARM will be designed in a Classic California Spanish style and or styling consistent with an agricultural theme in keeping with San Juan Capistrano's landmark architectural heritage. The individual components of The FARM are described in greater detail below.

See **Exhibit II-3: Land Use Area Diagram.**

Exhibit II-3: Land Use Area Diagram



II.3. Grading Plan

The FARM Specific Plan Area is located near the Newport-Inglewood (offshore) and San Joaquin Hills faults, as zoned under the Alquist-Priolo Earthquake Fault Zoning Act 1974- 2007, and is considered a seismically active region of Southern California. However, the Hazard Zone Maps for the Dana Point quadrangle indicate that the Specific Plan Area is not located within a zone susceptible to earthquake-induced landslides.

Topographically, the site is relatively flat with a slight slope to the east/southeast and a few minor slopes existing within and adjacent to the site.

Soil Testing Requirements: 1) Testing of on-site soils would be part of any future subdivision process to verify the prior conclusions regarding site conditions; and, 2) Prior to import of any soil to the project site, a certification from the developer must be submitted to the City's Development Services Department certifying that the dirt imported to the site is clean.

Exhibit II-4: Grading Plan for the Specific Plan Area shows an overall grading area of approximately 35 acres.

Construction of water quality features such as planting media for bioswales and select gravel for infiltration areas will be part of the later development application approvals.

Implementation of the Grading Plan includes approval of a Grading Plan Modification, since existing grades will be altered by more than two feet.

Exhibit II-4: Grading Plan



II.4. Lighting and Landscaping Plans

Outdoor Lighting

Outdoor lighting for The FARM project will include normal residential lighting features that includes downward directed and shielded lights.

Exhibit II-5: Lighting Plan, as part of the development approval will include lighting that will be shielded, recessed, or directed downward so that it is contained within The FARM Specific Plan Area, to the extent possible. The lighting fixtures will be selected to prevent glare and spillover onto adjacent properties and to minimize lighting of the night sky.

The FARM project will incorporate energy efficient lighting technologies. Landscape accent lights will be utilized to highlight landscape focal points, the community trail and on-site directional monument signs. Locations of exterior lights will comply with the City of San Juan Capistrano's safety standards and Sec. 9-3.529.

Exhibit II-5: Lighting Plan



Landscaping

The project landscaping will enhance the aesthetic character of The FARM Specific Plan area.

Exhibit II-6: Landscape Plan will identify and develop open space areas, trails and uses for residents to conveniently access and enjoy passive and active outdoor amenities.

The plant palette for the Landscape Plan will include drought-tolerant native and adapted plant species suitable to the San Juan Capistrano climate. The landscape design will include drought-tolerant, low- to moderate-water-use plants which meet the City of San Juan Capistrano's Water Efficient Landscape Guidelines (Ordinance 966) and Sec. 9-3.527.

Landscaping for The FARM will include a range of conservation and sustainability features including:

1. Utilization of "smart" weather-based irrigation controllers.
2. Exclusion of landscape materials that are listed on the Invasive Plant Inventory of the California Invasive Plant Council.
3. Inclusion of California or Mediterranean Species requiring occasional or little watering.
4. Utilization of bubblers or low-flow sprinklers for all non-turf areas.

Exhibit II-6: Landscaping Plan



The landscaping for the The Farm Road, Agriculture Perimeter, Entry Monumentation and Parks all play an important role in establishing the character and quality of the overall feel of the The Farm landscape. Each landscape component will contribute to the overall unity of the landscape character. To achieve the seamless integration of landscape materials throughout the entire Community several Landscape Zones will be defined as part of a future development application. Each landscape zone will define areas of similar landscape visual character and planting design. A plant palette will be established for each zone.

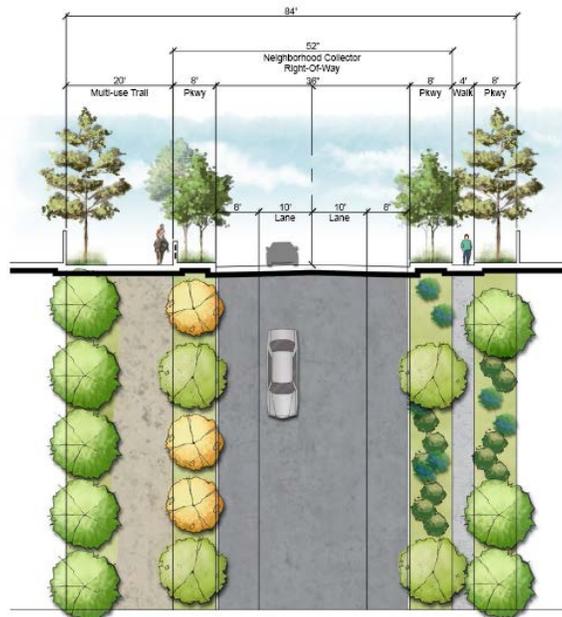
The Farm Road:

The streetscapes are a critical component in establishing the character of the community and neighborhoods and help to define the public realm. The selection of plant material is intended to promote walkability and pedestrian activity through tree lined streets and parkways that vary in width to create a more natural setting. The parkways will be rural in character and open in appearance. Groupings of large scale trees with drought tolerant shrubs, groundcovers and ornamental grasses will be reminiscent of the community’s rural nature.

Primary Street Trees: located closest to the street and provides each roadway with its scale and form. Spacing is 30’ on-center maximum and drought tolerant when established.

Shrubs: used in landscape easements and medians to soften the ground plane and visually link all landscape materials. Large massings of singular type shrubs will be selected according to maturity size, color, texture and seasonal interest and will be placed to not obstruct important pedestrian or vehicular sightlines or threaten the safety of pedestrians. Low growing shrubs will be used in combination with groundcovers and grasses in the medians, parkways and behind sidewalks. Shrubs will be selected for their drought tolerant characteristics.

Groundcovers and ornamental grasses: drought tolerant groundcover species and grasses, including park turf will be low water usage types.



Trees - minimum 24" box size:

Parkway:

<i>Citrus species</i>	Citrus
<i>Schinus molle</i>	California Pepper

Background Tree:

<i>Citrus species</i>	Citrus
<i>Eucalyptus maculata</i>	Spotted Gum

Harvest Park and Community Trail:

Harvest Park, centrally located adjacent to The Farm Road provides a safe and comfortable public realm where people can enjoy their surroundings and a logical natural “green infrastructure”. The Park & Community Trail creates places to relax, foster community interaction and provides opportunities for continuing environmental education. Harvest Park creates an identity and sense of place as well as provide visual breaks within the built neighborhoods. These less formal landscaped space will be open and large enough to accommodate a variety of passive to informal active uses including a tot lot. Facilities in this Park are not intended to provide active recreation to resident beyond The Farm Specific Plan area. The Community Trail consist of widened open space corridor with landscaping and a Class I multi-use trail that will provide a linkage throughout the community. In addition to the Trail other informal recreation activities such as picnic tables and seating areas may occur.

Harvest Park Trees- minimum 24" box size:

<i>Arbutus 'Marina'</i>	Strawberry Tree
<i>Lagerstroenia indica</i>	Crape Myrtle
<i>Olea europaea</i>	Olive
<i>Pinus eldarica</i>	Afghan Pine
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Platanus a. 'Bloodgood'</i>	London Plane Tree
<i>Platanus racemosa</i>	Western Sycamore
<i>Quercus agrifolia</i>	CA. Live Oak
<i>Rhus lancea</i>	African Sumac



The Farm Entry:

The Community Entries will create a strong community design through the use of landscape materials and streetscape design elements. These design elements include large massing of singular plantings, low stone walls, signage and logo for identification, street lighting, hardscape and landscape treatments.

Trees- minimum 24" box size:

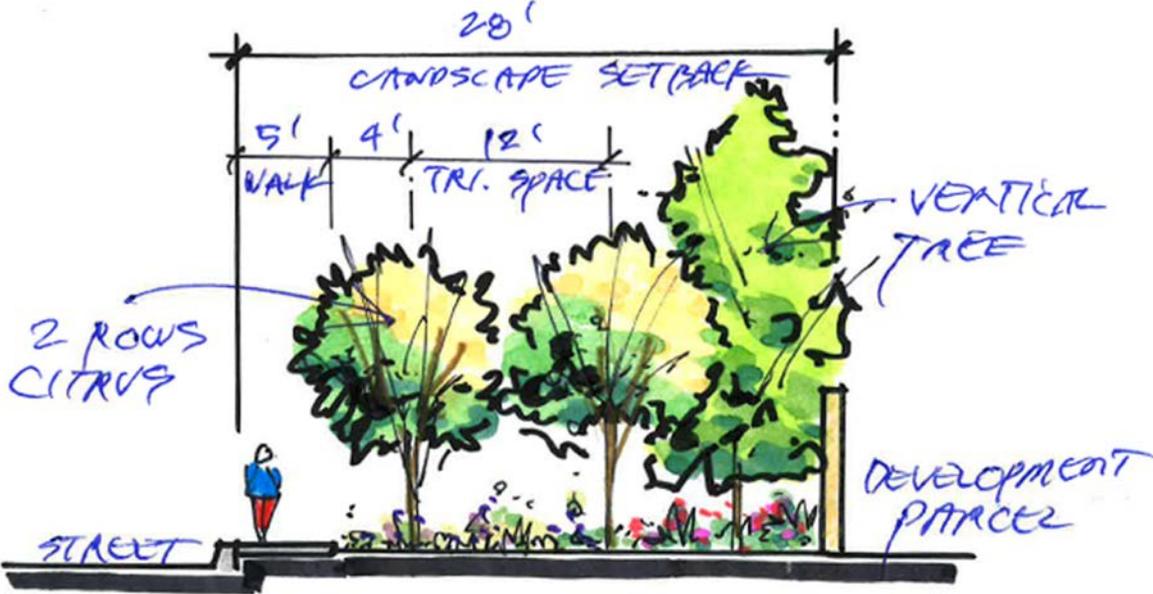
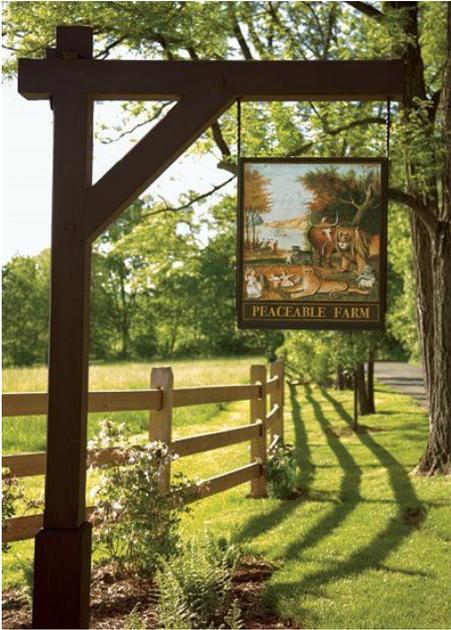
<i>Olea europaea 'wilsoni'</i>	Fruitless Olive
<i>Eucalyptus maculata</i>	Spotted Gum
<i>Pinus eldarica</i>	Afghan Pine

Agriculture Perimeter:

The Agriculture Perimeter is at the perimeter of the site and creates a generous landscape buffer to the public realm as well reinforces the community identity.

Trees- minimum 24" box size:

<i>Citrus species</i>	Citrus – 2 rows
<i>Lyonothamnus floribundus</i>	Catalina Ironwood
<i>Pinus eldarica</i>	Afghan Pine
<i>Tristania conferta</i>	Brisbane Box



II.5. Phasing Plan for Development

The FARM project will be constructed in phases (See **Exhibit II-7: Phasing Plan**):

1. The size of Phase 1 may be adjusted upward based on pre-sales. The majority of the community amenities, such as the traversing Ecology Trail, will be constructed in Phase 1. It is anticipated that construction of Phase 1 will occur over an approximately one to two-year period. All mass grading, backbone utility installations and off-site infrastructure enhancements associated with The FARM project will be completed in connection with the construction of Phase 1.
2. Phase 2 includes the remainder of the project's residences. Construction of Phase 2 is expected to occur over an approximately 18-60 month period.

Exhibit II-7: Phasing Plan



III. Circulation and Infrastructure

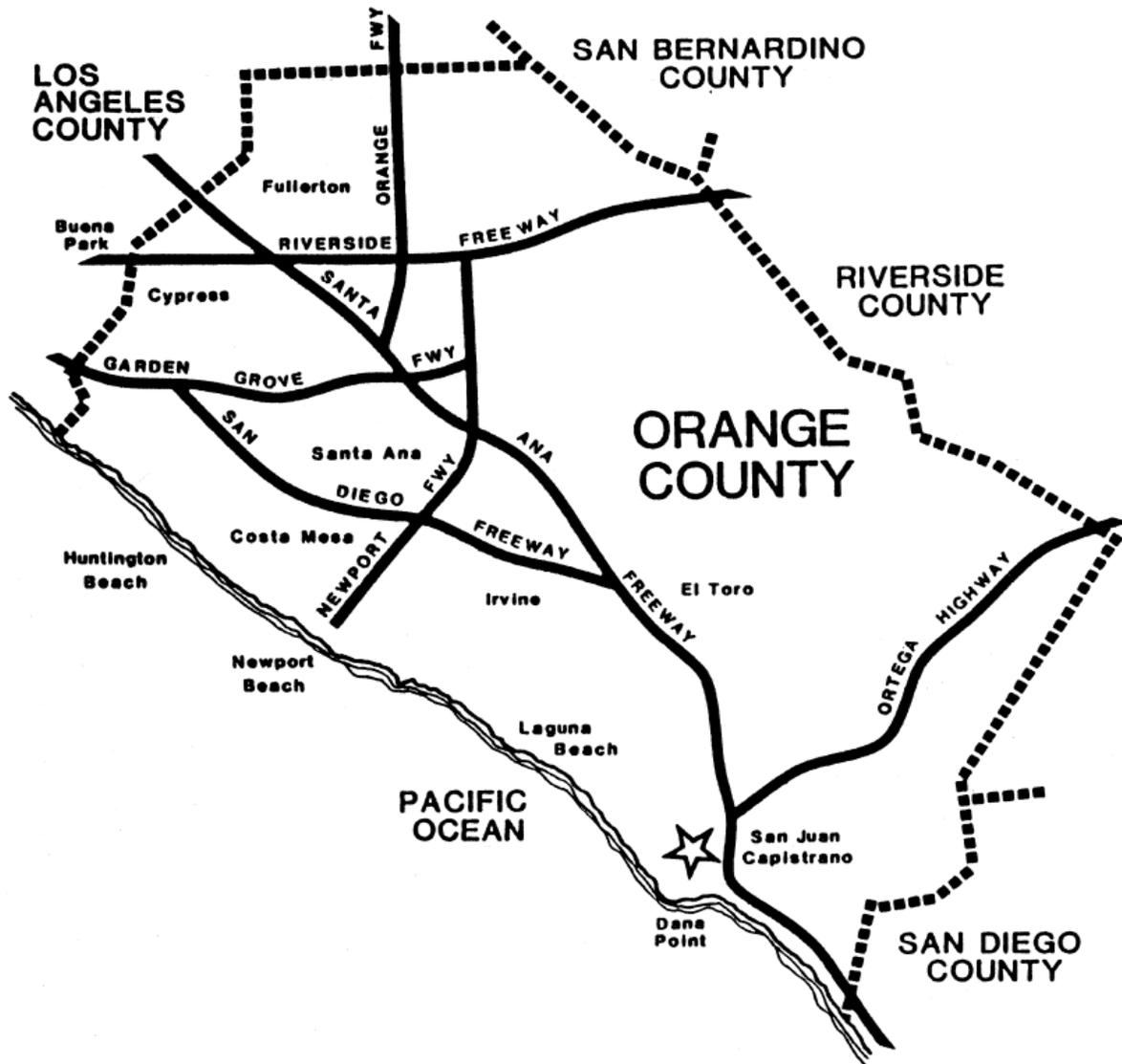
III.1. Circulation and Parking

Vehicular Circulation

Regional Access to The FARM is provided by the San Diego Freeway (I-5) which bisects the City of San Juan Capistrano in a north/south direction. I-5 connects to the San Joaquin Hills Transportation Corridor (SR-73) in an east/west direction in the northern portion of the City. Ortega Highway (SR-74) extends in an east/west direction, north of The FARM project, and Pacific Coast Highway (1) extends in an east/west direction south of the project site.

See **Exhibit III-1: Regional Circulation.**

Exhibit III-1: Regional Circulation



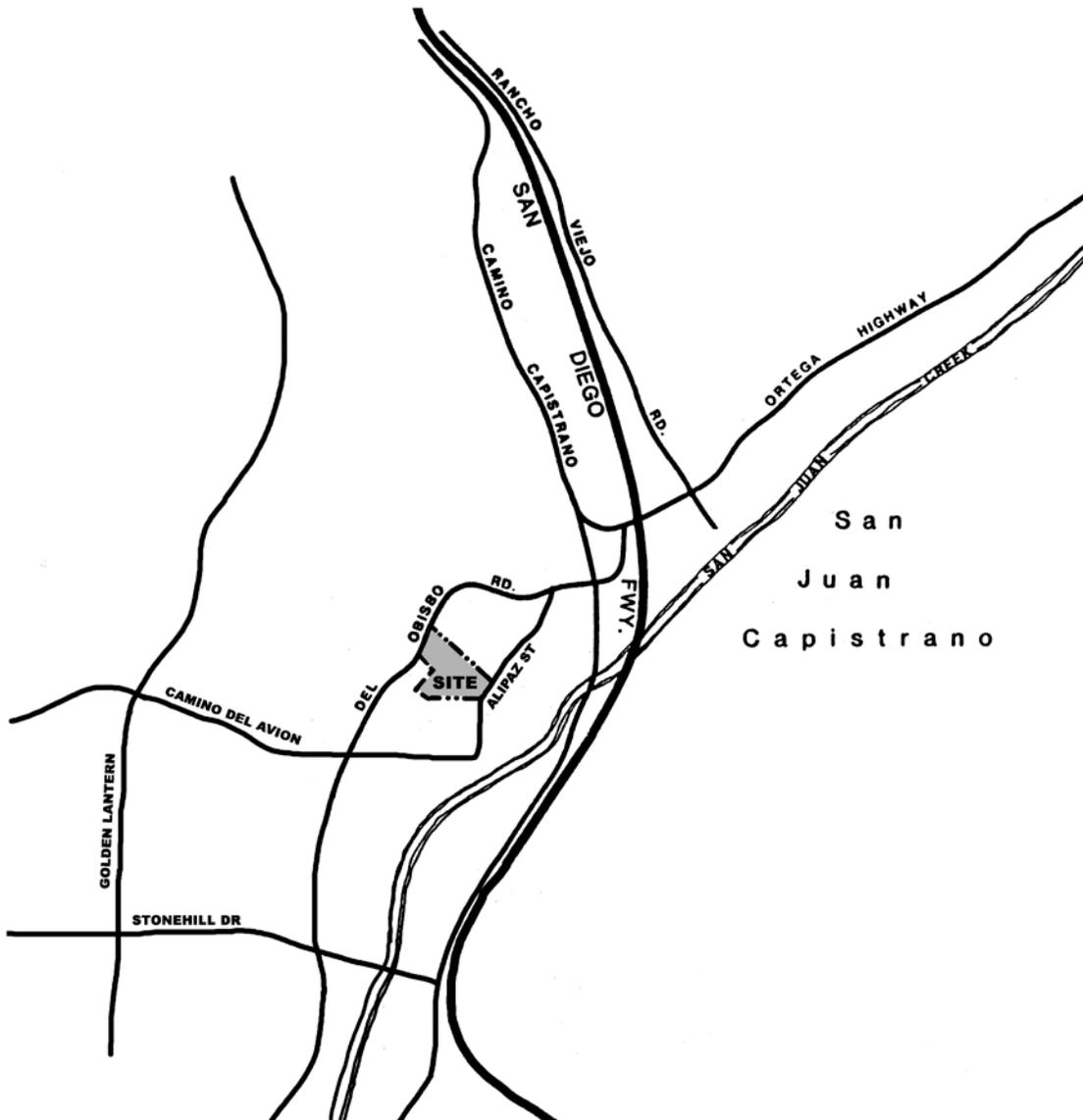
Local access to the project site is provided by Del Obispo Street and Alipaz Street. Del Obispo Street (from Ortega Highway to the City's southwestern boundary) is designated as a Secondary Arterial roadway by the City of San Juan Capistrano General Plan. Alipaz Street (west of Camino Capistrano) is also designated as a Secondary Arterial roadway.

See **Exhibit III-2: Local Circulation.** The General Plan Circulation Element (p. 12-13) defines a Secondary Arterial as:

Typically constructed within a right-of-way of 80 feet with a curb-to-curb pavement width of 64 feet. These four-lane undivided roadways serve as collectors, distributing traffic between local streets and four-lane divided arterials. The maximum capacity of this roadway is 22,500 average daily trips and 2,250 peak hour trips.

The FARM project includes two entrances. The primary entrance is located on Del Obispo Street, directly across from the primary entrance to the new Oliva housing development by New Home Company. The project includes the installation of a new traffic signal at the new four-leg primary intersection of Del Obispo Street/Via Pimienta – Project Driveway, and the developer of the project will be responsible for the costs of the signalization and signal coordination work. The secondary, but equal entrance, is located on Via Positiva with a direct access then located on Alipaz Street, where a signalized intersection now exists.

Exhibit III-2: Local Circulation



Pedestrian Circulation

Pedestrian access within The FARM project includes 6-foot-wide lighted pedestrian walkways throughout the site and designated crossing areas and a 20-foot wide multi-use trail.

As shown in **Exhibit III-3, Pedestrian Circulation**, these walkways connect the residences

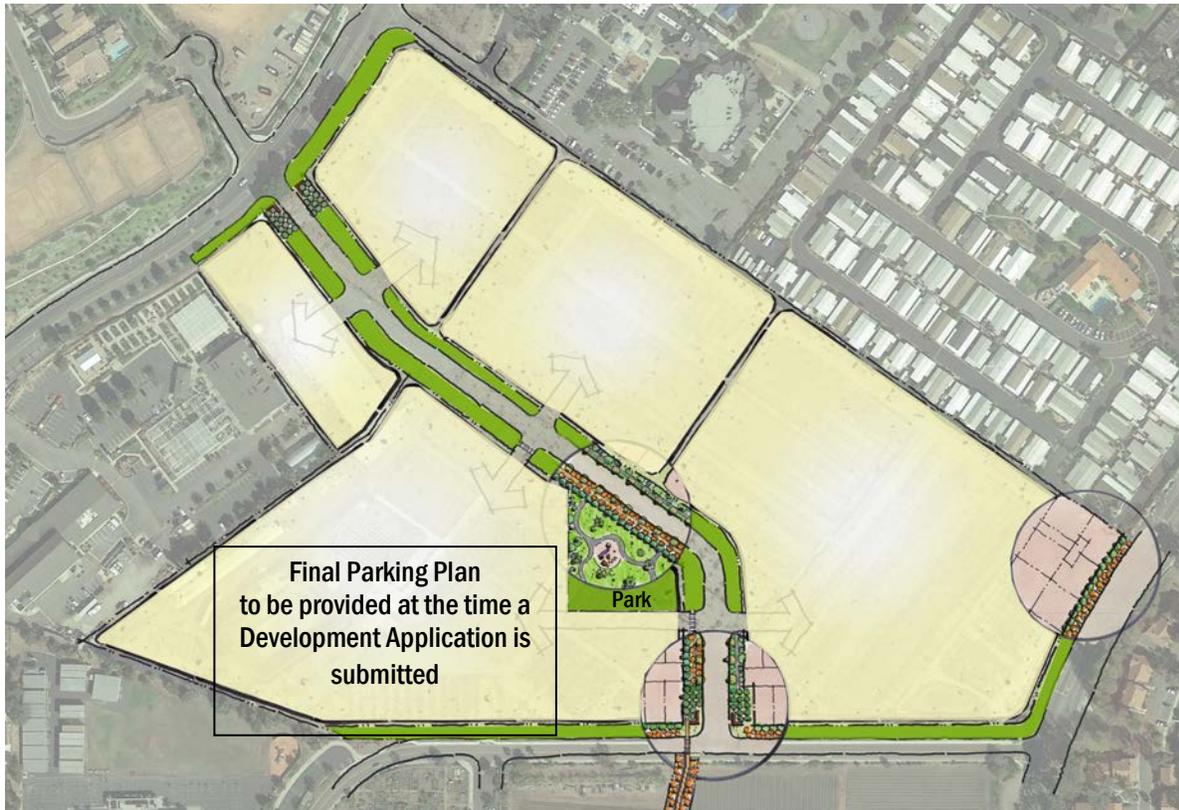
In addition to convenient onsite pedestrian access, the project site is located within a short walk of City trails, the San Juan Capistrano Community Center, Sports Park, Ecology Center and the existing retail center located immediately southwest of The FARM project.

The Orange County Transit Authority (OCTA) provides transit service to the Specific Plan site. Existing bus routes are located in the vicinity of the project site including a bus line stop located within one quarter mile of The FARM project.

Exhibit III-3: Pedestrian Circulation



Exhibit III-4: Parking



III.2. Water and Sewer Service

Water Service Plan

The FARM project site, as with the majority of the City of San Juan Capistrano, receives domestic water service from the City of San Juan Capistrano Utilities Department.

See **Exhibit III-5: Utility Plan**. Dexter Wilson Engineering, Inc. prepared an ‘Overview of Potable Water Service for the Spieker/Vermeulen property in the City of San Juan Capistrano’ on February 4, 2014. That plan shows the existing infrastructure available to future housing.

See **Exhibit-III-6: Water Quality Management Plan**. The Specific Plan and subsequent development plans will include installation of “purple pipes” available for use of reclaimed water, when available.

The Project may include up to three connections made to the existing 10” public water lines that are owned and operated by the City of San Juan Capistrano and are located in Del Obispo Street and Via Positiva. The existing water system can support the maximum expected fire flow of 3,000 gpm for the proposed project.

The onsite potable water distribution system will be part of the improvements and plans contained in the approvals of the subdivision maps. The onsite potable water system is a public system constructed to the standards of the City of San Juan Capistrano. The on-site potable water service system will include 8” and 12” water distribution piping looped in a way that ensures reliability and redundancy for the water supply system. Ten inch piping will not be used as the City of San Juan Capistrano no longer accepts this pipe size.

Exhibit III-5: Utility Plan



Exhibit III-6: Water Quality Management Plan



Sewer Service Plan

The City provides sewer service to the project site via backbone collection and conveyance systems. See **Exhibit III-7: Sewer Plan** and **Exhibit III-5: Utility Plan**. Dexter Wilson Engineering, Inc. prepared an ‘Overview of Sewer Service for the Spieker CCRC’ plan in the City of San Juan Capistrano’ on January 29, 2014.

The existing sewer infrastructure near The FARM project includes a City of San Juan Capistrano 8” gravity sewer in Via Positiva on the south side of the project. This existing line runs east along Via Positiva and connects to an 18” trunk line in Alipaz Street. The 18” gravity sewer line flows south on Alipaz until it connects with a 21” line running along San Juan Creek. This line continues south adjacent to San Juan Creek until it is disposed of at the SOCWA Jay B. Latham Regional Treatment Plant in the City of Dana Point.

The onsite sewer system for The FARM project is planned to collect sewer flows within the site and convey them toward the southeast entrance. This configuration follows the general slope of the topography and minimizes the offsite connection to a single location at Via Positiva. Since the minimum gravity sewer line size for the City is 8” diameter, most of the sewer collection system will be this size.

Eight-inch (8") gravity sewer lines are adequate for the onsite collection system up to the final segment exiting the site. The last segment is expected to be 10" in diameter in order to meet the City's flow depth design criteria, as described below. The onsite sewer collection system flows, depth of flow, and sizing will be a part of the final design of the onsite improvements for the subsequent development plans for up to 180 homes.

Exhibit III-7: Sewer Plan



III.3. Drainage Plan – Hydrology and Water Quality

Hydrology

The City maintains storm drainage collection and conveyance facilities within the City. Regional flood control facilities (e.g. Horno Creek, San Juan Creek) are maintained both by the City and the Orange County Flood Control District.

Three major creeks traverse through the City to the east of the Specific Plan area: San Juan Creek, Trabuco Creek, and Oso Creek. In addition, a tributary to San Juan Creek, Horno Creek, is also located east of The FARM Specific Plan area. The Specific Plan Area is not located within a flood hazard area, as identified on the United States Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map. Surface runoff and flows from the City are directed into San Juan Creek before being discharged into the Pacific Ocean to the south.

A Hydrology Study was prepared for the Spieker CCRC development (Charles Hartman & Associates, November 2013). The hydrology calculations contained within the Hydrology Study were performed using the 1986 *Orange County Flood Control District Hydrology Manual*. An updated Hydrology study will be done for the development plan

See **Exhibit III-8: Hydrology Study**.

Natural drainage at the site is generally toward the southeast, conforming to the natural topography on and surrounding the project site.

Exhibit III-5: Utility Plan shows on-site drainage patterns, as well as the existing and proposed drainage system for The FARM Specific Plan area.

The site outfalls to an existing 78" drain line located in Alipaz Street at the southeast corner of the site. The Specific Plan area lies within Flood Zone X as designated by current FEMA Map (No. 06059C0506J). Post-development drainage patterns will substantially conform to the pre-development pattern. The Specific Plan area slopes to the southeast from Del Obispo Street at elevation 112 to Alipaz Street at elevation 68.

Proposed storm flows exiting the site will be reduced to pre-development levels using appropriate facilities located near the downstream end of the storm drain system. An underground circular detention tank will be installed. This system will detain the peak flow while releasing flow at a rate equal to or less than the pre-development flow by the use of an orifice sized to release the required flow. The released flow will then be conveyed to the existing storm system at Alipaz Street and Via Positiva.

See **Exhibit III-6: Water Quality Management Plan**.

The Specific Plan area has emergency overflow available to the current drainage outlet located at the southwest corner of the project at Alipaz Street.

Exhibit III-8: Hydrology Study



Water Quality

A “Preliminary Water Quality Management Plan (WQMP) for San Juan Capistrano CCRC” was prepared in November 2013 by Charles Hartman and Associates. See Exhibit III-6: Water Quality Management Plan. It was prepared to comply with the requirements of the City of San Juan Capistrano’s Local Implementation Plan and Water Quality Ordinance, as well as the Municipal Separate Storm Sewer System (MS4) Permit, Order R9-2009-0002 which requires the preparation of a project WQMP for priority development projects (a designation which applies to The FARM project).

The earlier WQMP identified a combination of Best Management Practices (BMPs) which includes Low Impact Development (LID) Site Design, Source Control and Treatment Control measures to be implemented for The FARM project and will be further detailed in an updated WQMP prepared as part of the development application. These proposed design and control measures will employ a multi-level strategy consisting of: 1) reducing or eliminating post-project runoff; 2) controlling sources of pollutants; and 3) treating storm water runoff before discharging it to the storm drain system or to receiving waters.

The proposed project will minimize impervious areas by providing large landscaped areas including a small park and the traversing trail system. The streets, sidewalks and parking areas will be constructed to the minimum widths necessary.

III.4. Utility Service

Electrical service to the City of San Juan Capistrano is provided by San Diego Gas & Electric (SDG&E) through a grid of transmission lines and related facilities. Natural gas is also provided by SDG&E, which maintains a local system of transmission lines, distribution lines, and supply regulation stations.

The City contracts with CR&R, a private waste hauler, to collect and dispose of the solid waste generated within the City, which is collected and transported to one of the three regional landfills operated and maintained by OC Waste and Recycling. The FARM project utilizes the following practices with respect to its Waste Management Plan:

Waste is classified as both recycled and non-recycled with a targeted diversion rate exceeding 50%. Each home will have separate cans for recycled and non-recycled trash. Cans are emptied once a week on regularly scheduled pick-ups with the local provider using standard trash trucks.

IV. Development Standards/Regulations

IV.1. Introduction

The Specific Plan/Precise Plan (SP/PP) District regulations included in this Chapter are adopted pursuant to Section 9-3.317 of Title 9 of the San Juan Capistrano Municipal Code (Land Use Code.) The purpose of the land use regulations is to define permitted uses, development standards and other zoning regulations for The FARM project.

In cases where a land use or a development regulation is not addressed in this Chapter, the appropriate section of the Land Use Code shall govern. In cases of conflict between a land use or a development regulation in this Chapter, and the Land Use Code, this Chapter shall prevail.

IV.2. General Provisions

The following land use regulations specify permitted land uses and development standards including lot size, setbacks, building heights and floor area ratio.

The Planning Director shall have the authority to review proposed land uses that are not listed in the land use regulations. The Planning Director may then determine that a proposed unlisted use may be permitted if the proposed use:

- Is compatible with the purpose and intent of the subject land use district;
- Is of a nature that is comparable to the principal, temporary or conditional uses permitted in the subject land use district; and,
- Will not be detrimental to property in the vicinity of the proposed use.

Development review. Projects proposed within the The Farm Specific Plan, shall be subject to applicable review procedures as set forth in Article 3 Development Review Procedures of Chapter 2 of the San Juan Capistrano Zoning Code.

Supplementary district and temporary use regulations. For sign, parking, fence, swimming pool, and similar regulations for the The Farm Specific Plan see Article 5 Supplementary District Regulations of the Land Use Code.

Development of the Specific Plan is also subject to all the mitigation Measures of the Mitigated Negative Declaration (MND) adopted for the Specific Plan.

IV.3. Zone District Established

The following zone district is hereby established for regulating development and land uses: Specific Plan/Precise Plan District (SP/PP). The SP/PP zone district is consistent with the City's General Plan as demonstrated in Appendix A of this Specific Plan.

IV.4. Use Regulations

The purpose of the use regulations is to specify the allowable uses, including any qualifying descriptions or definitions and requirements for conditional use permits, accessory uses, and temporary use permits.

- (a) PRINCIPAL USES AND STRUCTURES PERMITTED
 - (1) Single-family detached dwellings on individual lots.
- (b) TEMPORARY/PERIODIC USES AND STRUCTURES PERMITTED
 - (1) Temporary real estate offices and signs, subject to the requirements of the applicable section(s) of the Land Use Code
 - (2) Temporary construction facilities, including trailers, subject to the requirements of the applicable section(s) of the Land Use Code.

IV.5. Development Standards

Table 4-1 specifies the development standards for the FARM.

**Table 4-1
Development Standards**

		One Story ¹	One Story ¹	One Story ¹	One Story ¹	Two Story ¹	Two Story ¹	Two Story ¹	Two Story ¹	Two Story ¹	
Min. Lot Area	Min. Street Frontage	Min. Front Yard ^{2,3}	Min. Side Yard ^{2,4,5}	Min. Rear Yard ^{2,6}	Max. Lot Coverage Ratio	Min. Front Yard ^{2,3}	Min. Side Yard ^{2,4,5}	Min. Rear Yard ^{2,6}	Max. Lot Coverage ratio ⁷	Max. 2nd floor/1st floor ratio	Max. Bldg. Hgt.
4,000 sq. ft.	50 ft.	18 ft.	5 ft.	16 ft.	0.50	20 ft.	10-5 ft.	20 ft.	0.35	80%	35 ft.

Max. = Maximum, Min. = Minimum, DU = Dwelling Unit, Yd. = Yard, Bldg. = Building, and Hgt. = Height

Notes:

- 1 All new residential projects shall incorporate a combination of one- and two-story units adjacent to all master planned arterial streets, with at least 20% of the total project units being one story.
- 2 The criteria for measuring setbacks on irregularly shaped and cul-de-sac lots shall be in accordance with Section 9-4.315, Irregular and Cul-de-sac Lots of the Municipal Code.
- 3 A minimum setback of 18 feet from the front property line shall be maintained for the garage. If the garage is a side entry, the front yard setback may be reduced to a minimum of 10 feet. However, in no instance shall side entry garages using this standard exceed 20% of the total units for the residential project.
- 4 Architectural projections may extend into required side yards no more than 40%, or more than 3 feet whichever is greater.

- 5 Minimum exterior side yards shall not be less than 5 feet on one side and 10 feet on the other.
- 6 Open patios may extend up to a minimum of 5 feet from rear property lines in accordance with Section 9-3.501, Accessory Uses and Structures of the Municipal Code.
- 7 The overall building square footage for the primary structure shall not exceed that using the floor area ratio. For the purposes of calculating overall square footage, open volume ceilings that include second story area shall be included as square footage as if a second floor has been installed; said area shall include garage and enclosed porches.

V. Design Guidelines

V.1. Introduction and Applicability

The City of San Juan Capistrano Design Guidelines (dated September 1, 2003) include detailed design guidelines for a range of land use types, including residential, commercial and industrial.

The adopted City of San Juan Capistrano Design Guidelines address the land uses associated with The FARM project. The adopted Design Guidelines were reviewed, and applicable guidelines contained therein are provided below. In some cases the text of the guideline(s) below does not match verbatim the text of the guideline(s) contained in the adopted City of San Juan Capistrano Design Guidelines, as amended and augmented to address the single family residential uses of The FARM.

The intent of the following design guidelines for The FARM is to ensure a high quality of development that enhances the visual and functional quality of San Juan Capistrano and to comply with the relevant goals, objectives and policies of the City of San Juan Capistrano General Plan.

The FARM site plan and architectural design will also be reviewed through the City's Development Review process. This process could yield further direction on the project's design.

V.2. The FARM Design Guidelines

General Design Objectives

- Establish high-quality, pedestrian friendly and functional site arrangement for residences, parking and landscaping areas.
- Provide stylistically authentic and creative architectural design solutions that convey a sense of timelessness and elegance.
- Create visual interest by utilizing architectural and landscape concepts that maintain a sense of harmony and proportion along street frontages and other areas of the project exposed to public view.
- Provide adequate open space.

- Provide adequate on-site and street parking.
- Utilize high quality details and materials.

Site Planning

- Minimize use of retaining walls.
- Acknowledge the site's positive characteristics through appropriate placement of structures, circulation patterns and open space.
- Incorporate "entry" and "edge" design features. Ornamental landscaping, open space areas, architectural monumentation and enhanced paving may be utilized to create a unique design statement and distinguish new development from its surroundings.
- Design sidewalks so that they are safe, attractive and well-defined by landscaping.
- Provide a four-foot minimum clear width (exclusive of curb) for sidewalks. Where the site plan allows, incorporate landscaped parkways between street curbs and sidewalk areas.
- Accommodate adequate off-street parking areas. Provision of eighteen-foot minimum driveways is encouraged.
- Provide a landscaped planting area between adjacent driveways to minimize adverse visual impacts from expansive driveway surfaces.
- Provide pathways to open space areas and vistas.
- Enhance and architecturally complement walls and fences by adjoining landscaping. Tiered planting should be provided adjacent to perimeter walls to soften their appearance from surrounding areas.
- Integrate site entry gates architecturally within the overall project design theme.
- Provide for vehicle maneuvering, stacking and emergency access on site.
- Minimize adverse visual impacts of parking areas, carports, and garage doors by proper siting and design.
- Provide a four-foot minimum clear width for walkways.
- Ensure that pedestrian walkways are safe, attractive and well-defined by landscaping.
- Screen mechanical and utility equipment. The design of all screening devices should complement building architecture as well as materials and colors of adjacent structures.

- Minimize visual impact of transformers, valves, timers and other utility apparatus from public rights-of-way. Transformer units which are required to be installed along street frontages should be undergrounded or otherwise screened from public view with landscaping.
- Ensure that trash, storage enclosures and other ancillary structures, such as grouped mail boxes, are architecturally compatible with the project theme.
- Construct community perimeter walls of high quality, enduring construction materials such as masonry and/or ornamental metal (view fencing).
- Enhance and architecturally complement walls and fences by adjoining landscaping. Tiered planting should be provided adjacent to perimeter walls to soften their appearance from surrounding areas.
- Ensure compatibility with abutting residential uses in terms of the project's building height, scale, and mass by considering increased setback buffers, intensified landscaping or design elements.

Architectural

- Develop a high quality residential environment.
- Enhance and take advantage of the site's unique natural amenities through building design. Home design should be inspiring, functional and enduring.
- Provide compatibility in terms of form, size, color, materials and roofline with the character of existing development in the surrounding area through the architectural design.
- Emphasize and reflect the presence and importance of people through the use of "human scale" proportions and architectural building details.
- Take into consideration scale, style and proportion of the overall architectural form in the arrangement and design of architectural elements such as windows, doors, cornice details, etc.
- Employ consistently the project's architectural style on all building elevations.
- Provide roof articulation, and avoid flat roofs, in building design.
- Study carefully and coordinate harmoniously window sizes and their arrangement on a building elevation.
- Use consistently specific window style and level of detail.

- Use multiple panel door designs, windows or other architectural detailing on garage doors to reduce their impact and scale.
- Take the surrounding development into consideration in the selection and application of building materials and colors.
- Complement, stylistically, materials to architectural details.
- Change colors and materials infrequently. Change colors and materials at interior corners and coincide with vertical and horizontal wall plane changes.
- Take into consideration scale, style and proportion of the overall architectural form in the arrangement and design of architectural elements such as windows, doors, cornice details, etc.
- Include architectural elements such as balconies and porches to add visual interest, scale and enhance the architectural character of the neighborhood. Develop a high quality residential environment.
- Use the buildings' massing and dimensional ratios of building components to create a harmonious visual balance and contribute to the architectural rhythm.
- Include façade offsets as part of the building design in order to reduce visual massing impacts of multi-story structures.
- Avoid unarticulated, boxy and/or monotonous building façades that lack "human scale".
- Use distinctive architectural elements, materials and colors to denote primary building entries or individual unit entries.
- Project a residential appearance through use of pitched roof design solutions and use of appropriate roofing materials.
- Use verandas, porches and other types of covered outdoor areas to provide human scale proportions to building façades and establish defensible space area boundaries.
- Use pilasters, awnings and comparable architectural embellishments.
- Design ancillary structures such as carports, detached garages, recreational buildings and storage structures as an integral part of the project architecture.
- Accessory and service structures should be similar in material, color, and detail to the primary building.
- Screen all mechanical equipment from view, to the extent feasible. All screening enclosures should be compatible with the architecture, colors and materials of the main building(s).

- Coordinate, vertically and horizontally, the placement of fenestration elements on a building's façade. Consistent use of the same or complementary window and door styles on a building should be provided.
- Choose materials to complement the overall project design and context. Building materials should convey a sense of quality and permanence.
- Provide exterior building materials and colors that are stylistically authentic and complementary to the overall architectural design. Frequent changes in construction materials should be avoided.
- Change materials in wall planes, preferably at interior corner locations to avoid a "tacked-on" appearance.
- Use muted colors and deep hues that reflect the project site's context.
- Ensure compatibility of the colors and materials of accessory structures, trellises, porches or colonnades with the main residence.
- Match the color of fascia or wall materials with gutters and downspouts, unless designed as an outstanding architectural feature.
- Use building materials such as brick, wood accents, and stucco.

V.3. Landscape and Lighting Guidelines

Lighting

- Avoid direct glare of site and building lighting onto adjoining property and streets.
- Utilize decorative light fixtures.
- Locate pedestrian-scale lighting along all pedestrian routes.
- Install street lighting fixtures in a staggered configuration on both sides of the street to meet required lighting levels.

Landscape

- Utilize landscaping to frame, soften and embellish the quality of the environment, buffer from noise and screen undesirable views.
- Design project landscaping to contribute towards achieving an overall cohesive appearance and compatibility with surroundings.

- Provide tiered planting (tree-shrub-turf) and decorative hardscape to enhance the visual character of the project.
- Encourage the use of the following planting design concepts: Use planting to soften building lines with shadows and patterns. Use canopy trees in parking areas and passive open space areas. Use specimen trees in informal groupings or rows at major focal points. Use berms, plantings and walls to screen parking lots, trash enclosures, storage areas, utility boxes, etc.
- Provide landscaping adjacent to the perimeter areas of buildings.
- Protect landscaping from vehicular and pedestrian encroachment.
- Preserve and integrate existing vegetation within the overall landscape plan for the project.
- Select landscape materials that are appropriate for the climatic zone of the City and for the function they are intending to serve including visual screening space definition, privacy and accenting purposes.
- Place plant materials so that they do not interfere with lighting or restrict access to emergency apparatus.
- Provide a minimum of eight feet between the center of trees or large shrubs and fire hydrants, fire department sprinklers and standpipe connections.
- Install root barriers (guards) between planting and adjoining hardscape areas. A five-foot minimum clearance should be provided between root barriers and adjacent hardscape areas.
- Cluster trees on property lines to screen buildings and take advantage of views.
- Locate plant materials in a manner that simulates natural conditions.
- Preserve and incorporate existing mature, healthy trees in the overall landscape plan.
- Ensure the natural quality and appearance of selected planting materials in common area landscaping and maintenance.
- Install slope plantings all slopes with gradients greater than 6:1 and with a vertical height of three feet within thirty days of completion of finish grading.
- Space all plant materials appropriately to control soil erosion.
- Plant trees, shrubs and ground cover in undulating groupings to improve the character of manufactured slopes.
- Include permanent irrigation systems in new or vegetated slopes.

The FARM Specific Plan
Section V: Design Guidelines

VI. Implementation and Administration

VI.1. Specific Plan Adjustments/Amendments

Introduction

During implementation of The FARM Specific Plan, the need may arise to make revisions and/or modifications to the adopted Specific Plan document and/or exhibit(s) in order to respond to market conditions and to ensure consistency in design within the Specific Plan area. These necessary modifications may be minor in nature or they may require more substantive revision(s) to the approved Specific Plan. The extent of the modification requested, as well as its conformance with the overall intent of The FARM Specific Plan and the City of San Juan Capistrano General Plan, will determine whether administrative review/approval, or formal review/approval by the City Council, will be required. Both processes are discussed below.

Specific Plan Amendments

Amendments to the adopted The FARM Specific Plan shall be processed in the same manner provided for a Comprehensive Development Plan as set forth in subsection (d) of Section 9-3.315 Planned Community (PC) District of the Municipal Code.

Specific Plan amendments must conform to the City of San Juan Capistrano General Plan and will be evaluated for potential environmental impacts.

VI.2. Implementation

All building permits issued within The FARM Specific Plan Area shall be subject to review prior to approval to ensure conformance with the approved The FARM Specific Plan and the approved Architectural Control for the Specific Plan Area.

Financing associated with the development of The FARM will be obtained by the landowners. No public financing is associated with the project.

Appendix

INTRODUCTION

This Appendix to The FARM Specific Plan discusses how The FARM project relates to the goals and policies contained in the various elements of the City of San Juan Capistrano General Plan. Section 65450 *et. seq.* of the California Government Code (Title 7, Division 1, Chapter 3, Article 8) authorizes cities to "...prepare specific plans for the systematic implementation of the general plan for all or a part of the area covered by the general plan."

The California Government Code identifies content requirements for Specific Plans (Section 65451). Among those is a requirement that "...the specific plan shall include a statement of the relationship of the specific plan to the general plan".

The following is an analysis of The FARM Specific Plan's consistency with the City of San Juan Capistrano General Plan. The City of San Juan Capistrano General Plan includes the following twelve topical elements:

- Land Use Element
- Circulation Element
- Housing Element
- Conservation/Open Space Element
- Safety Element
- Noise Element
- Cultural Resources Element
- Community Design Element
- Growth Management Element
- Parks and Recreation Element
- Public Services and Utilities Element
- Floodplain Management Element

LAND USE ELEMENT

Land Use Goal 1: Develop a balanced land use pattern to ensure that revenue generation matches the City's responsibility for provision and maintenance of public services and facilities.

Policies:

1.1: Encourage a land use composition in San Juan Capistrano that provides a balance or surplus between the generation of public revenues and the cost of providing public facilities and services.

1.2: Encourage commercial, tourist-oriented, and industrial development that is compatible with existing land uses within the City to improve the generation of sales tax, property tax, and hotel occupancy tax.

1.3: Encourage mixed commercial and residential use projects in the Mission District downtown area to conserve land and provide additional housing opportunities and population to support commercial services and retail sales.

Consistency Discussion:

Development of The FARM project will provide a significant increase in city property tax receipts associated with the Specific Plan area. Residents of the community and their visitors will contribute to an increase in retail sales revenue and related city sales tax receipts at local dining, shopping and tourist oriented venues.

Land Use Goal 2: Control and direct future growth within the City to preserve the rural village-like character of the community.

Policies:

2.1: Continue controlling growth through the implementation of the City's residential growth management program.

2.2: Assure that new development is consistent and compatible with the existing character of the City.

2.3: Ensure that development corresponds to the provision of public facilities and services.

Consistency Discussion:

Detailed design guidelines have been provided in the Specific Plan to ensure the project is consistent and compatible with the existing character of the City. The FARM Specific Plan is located adjacent to roadway and utility infrastructure to support its development. Section III of the Specific Plan provides detailed information on infrastructure provisions associated with The FARM project.

Land Use Goal 3: Distribute additional population within the City based on risk factors.

Policies:

3.1: Confine higher density land uses to the valley areas outside of the floodplain.

3.2: Limit density of development in the hillsides, floodplains, and other high-risk areas.

Consistency Discussion:

The FARM Specific Plan Area is situated within a valley area and is not located within a high-risk area. The site is located outside of designated floodplains. The "Geotechnical Due-Diligence Evaluation, Proposed Retirement Community, Armstrong Nursery/Del Obispo Property, City of San Juan Capistrano", prepared by GMU Geotechnical, Inc. (dated August 1,

2013), determined that the project is “feasible and practical from a geotechnical engineering perspective.” This determination is valid for the FARM Specific Plan. Additional studies will be provided as part of the development application approvals to reconfirm the geotechnical stability of the area.

Land Use Goal 4: Preserve major areas of open space and natural features.

Policies:

4.1: Preserve areas of natural hazards, such as landslides and floodplains, which would jeopardize the public health and safety.

4.2: Implement land and open space rights acquisition programs to allow for the long-term preservation of open space resources.

4.3: Preserve designated ridgelines and the immediate adjacent area to maintain the open space character of the community.

Consistency Discussion:

As discussed under Land Use Goal 3, above, the geotechnical evaluation prepared for the earlier project did not determine that there were any geotechnical hazards associated with the Specific Plan Area that would jeopardize public health and safety. The General Plan does not identify any ridgelines on or adjacent to the Specific Plan Area, nor does it identify open-space resources associated with the Specific Plan Area.

Land Use Goal 5: Encourage commercial development which serves community needs and is located in the existing central business district.

Policies:

5.1: Encourage the location and retention of businesses within the downtown Mission District.

Consistency Discussion:

Residents of The Farm community and their guests will provide economic stimulation to restaurants and other businesses in the downtown district, located just minutes from The FARM project.

Land Use Goal 6: Enhance or redevelop underperforming commercial centers.

Policies:

6.1: Allow for the transition of the oversupply of commercial land use to other economically viable revenue producing land uses.

Consistency Discussion:

The immediate proximity of The FARM project to the existing Vermeulen shopping center will provide revitalization to the center's existing commercial uses.

Land Use Goal 7: Enhance and maintain the character of neighborhoods.

Policies:

7.1: Preserve and enhance the quality of San Juan Capistrano neighborhoods by avoiding or abating the intrusion of non-conforming buildings and uses.

7.2: Ensure that new development is compatible with the physical characteristics of its site, surrounding land uses, and available public infrastructure.

7.3: Utilize programs for rehabilitation of physical development, infrastructure and undergrounding of utilities within the City to improve community neighborhoods.

7.4: Protect the existing population and social character of older areas subject to rehabilitation and redevelopment.

Consistency Discussion:

The FARM Specific Plan establishes new development standards for the Specific Plan Area. It also contains detailed design guidelines, the implementation of which will help to preserve and enhance the quality of San Juan Capistrano neighborhoods and ensure that The FARM is compatible with the physical characteristics of the Specific Plan Area, the surrounding land uses, and the available public infrastructure (refer to Section III of the Specific Plan for a detailed discussion of infrastructure provision associated with Specific Plan implementation.)

CIRCULATION ELEMENT

Circulation Goal 1: Provide a system of roadways that meets the needs of the community.

Policies:

1.1: Provide and maintain a City circulation system that is in balance with the land uses in San Juan Capistrano.

1.2: Implement the City's Master Plan of Streets and Highways.

1.3: Coordinate improvements to the City circulation system with other major transportation improvement programs.

1.4: Improve the San Juan Capistrano circulation system roadways in concert with land development to ensure sufficient levels of service.

1.5: Improve existing arterial system that serves regional circulation patterns in order to reduce local congestion (Ortega Highway at I-5).

1.6: Reduce the congestion along local arterial roadways in commercial areas by driveway access consolidation, parking area interconnections and similar actions.

Consistency Discussion:

Section III of The FARM Specific Plan addresses both vehicular and pedestrian circulation associated with project. As part of The FARM Specific Plan, a traffic study was prepared. The Traffic Impact Analysis of the Draft Mitigated Negative Declaration (MND) for The FARM Specific Plan concludes that The FARM project will have no significant or un-mitigatable impacts to traffic or circulation.

Circulation Goal 2: Promote an advanced public transportation network.

Policies:

2.1: Encourage the increased use and expansion of public transportation opportunities.

2.2: Promote new employment-producing development in areas where public transit is convenient and desirable.

2.3: Encourage the provision of additional regional public transportation services and support facilities, such as park-and-ride lots.

Consistency Discussion:

The FARM Specific Plan area is located within one-quarter mile of a bus stop. The area surrounding the Project site is served by existing bus routes. The FARM Specific Plan represents a diverse employment producing development where public transit is convenient and desirable.

Circulation Goal 3: Provide an extensive public bicycle, pedestrian, and equestrian trails network.

Policies:

3.1: Provide and maintain an extensive trails network that supports bicycles, pedestrians, and horses and is coordinated with those networks of adjacent jurisdictions.

Consistency Discussion:

Pedestrian access within The FARM includes a network of lighted pedestrian walkways. These walkways and expanded traversing trail system connects the residences to the local public recreation amenities, the Ecology Center and will provide access throughout The FARM for residents, guests.

Circulation Goal 4: Minimize the conflict between the automobile, commercial vehicles, pedestrians, horses, and bicycles.

Policies:

4.1: Provide sufficient right-of-way widths along roadways to incorporate features that buffer pedestrians, horses, and bicycles from vehicular traffic.

4.2: Provide traffic management improvements within areas where through traffic creates public safety problems.

4.3: Install additional street improvements within areas where necessary to improve vehicular and non-vehicular safety.

4.4: Apply creative traffic management approaches to address congestion in areas with unique problems, such as schools, businesses with drive-through access, and other special situations.

Consistency Discussion:

Section III of The FARM Specific Plan addresses both vehicular and pedestrian circulation associated with project. The plan includes a network of pedestrian walkways designed to provide safe and convenient access to and between community's amenities and residences. The Specific Plan Area is serviced by private roadways conforming to the standards found in the San Juan Capistrano General Plan.

Circulation Goal 5: Achieve the development of regional transportation facilities.

Policies:

5.1: Support the implementation of the Orange County Master Plan of Arterial Highways and the south Foothill Tollway Segment (Segment CP).

5.2: Work closely with adjacent jurisdictions and transportation agencies to ensure that development projects outside San Juan Capistrano do not adversely impact the City or other providers of public transportation service within the City.

Consistency Discussion:

The FARM Specific Plan does not identify considerations related to the development of regional transportation facilities. The implementation of The FARM Specific Plan will not impede the City's efforts with respect to Circulation Goal 5 for the City of San Juan Capistrano.

HOUSING ELEMENT

Housing Goal 1: To create and maintain "decent housing and a suitable living environment" for all households in the community.

Policies:

1.1: To encourage all households to maintain and rehabilitate all housing to prevent deterioration.

1.2: To preserve all housing and neighborhoods throughout the City in a safe environment to live, work and play.

1.3: To encourage the rehabilitation of deteriorating houses where feasible and provide assistance when necessary for households who cannot afford the costs of such improvements.

1.4: To obtain the rehabilitation of 120 units over the next six years. For the purposes of this goal it is anticipated that 20 units per year will be rehabilitated.

1.5: To provide and maintain an adequate level of services and facilities in all areas of the City.

Consistency Discussion:

The FARM Specific Plan directly implements Housing Goal 1 by developing a residential community within the Specific Plan Area. A total of up to 180 individually owned homes will be developed. An active Home Owners Association will maintain the common areas without the need for public funding.

Housing Goal 2: To achieve housing production levels to the maximum extent feasible with available funding to meet projected needs.

Policies:

2.1: Consistent with the Land Use Element, encourage the construction of a variety of housing types and sizes of housing throughout the community.

2.2: To continue the City's program of allowing the placement of mobile homes, factory built housing on vacant residential parcels in single family zoning districts.

2.3: To create funding opportunities for the purchase of affordable housing by very low, low and moderate income households.

Consistency Discussion:

The FARM Specific Plan residential community directly implements Housing Goal 2 by developing up to 180 residential units. These residences complement the range of housing types and sizes available within the City of San Juan Capistrano.

Housing Goal 3: To encourage, whenever possible, the creation of new affordable housing units on those sites identified by the City as suitable for such development.

Policies:

3.1: To promote and encourage the new construction of private sector, including nonprofit housing organizations, rental housing for very low, low and moderate income households.

3.2: To facilitate the production of 100 rental units through approved and potential developments over the next six years which will be affordable to very low and low income households. To be able to meet this objective, the City will provide expedited development review of any development application for affordable units during the Housing Element cycle.

3.3: To target City owned sites available for housing production for working families.

Consistency Discussion:

Implementation of The FARM Specific Plan will not impede the City's efforts with Goal 3 as the City will require any future residential development of the site to have at least 10% of the new units be affordable housing or to pay an "in lieu" fee so that said affordable housing units can be developed elsewhere in the City.

Housing Goal 4: To the maximum extent feasible, develop assistance programs to address the needs to provide affordable housing for the City's current and future households.

Policies:

4.1: To continue participation in the Section 8 Housing Assistance Payments Program through the County of Orange.

4.2: Implement affordability agreements for all housing projects that receive financial assistance from the City and/or Community Redevelopment Agency.

4.3: Continue to participate in the Mortgage Credit Certificate Program (MCCP).

Consistency Discussion:

The FARM Specific Plan does not address considerations related to the City's development of housing assistance programs. Implementation of The FARM Specific Plan will not impede the City's efforts to develop housing assistance programs.

Housing Goal 5: To satisfy housing needs through the use of assistance programs that utilize existing housing units and the production of new housing units.

Policies:

5.1: Continue the rental subsidy program to assist low and very low income households.

Consistency Discussion:

The FARM Specific Plan does not address considerations related to the City's development of housing assistance programs. Implementation of The FARM Specific Plan will not impede the City's efforts to develop or implement its rental subsidy program.

Housing Goal 6: To continue reviewing residential development applications with multiple discretionary reviews concurrently and to expedite, whenever possible, when part of an affordable housing program and/or project.

Policies:

6.1: Continue to encourage affordable housing applications through the adoption of density bonus and financial assistance programs of the City and the Community Redevelopment Agency.

6.2: To continue cooperative agreements, as appropriate with State, County and other agencies, so that community housing needs are met to the greatest degree possible.

6.3: To evaluate procedures and innovative techniques and technology advances in reducing the cost of land use regulations on housing choices.

6.4: To continue a program to constantly evaluate procedures and regulations that will result in expeditious processing of development applications at reduced cost to the applicant.

Consistency Discussion:

The FARM Specific Plan does not address considerations related to the City's expedited processing of affordable housing applications. Implementation of The FARM Specific Plan will not impede the City's efforts to expedite applications.

Housing Goal 7: To promote housing opportunities for all persons regardless of race, religion, sex, marital status, sexual preference, ancestry, national origin, or color.

Policies:

7.1: Continue efforts to facilitate the unimpeded access to housing without consideration of arbitrary distinctions.

7.2: Continue adopted procedures whereby the City refers apparent violations of the law to enforcement agencies for consideration of remedial actions.

Consistency Discussion:

The FARM Specific Plan will be designed for residents of all ages and will not discriminate based on race, religion, sex, marital status, sexual preference, ancestry, national origin, or color.

CONSERVATION/OPEN SPACE ELEMENT

Conservation/Open Space Goal 1: Preserve and enhance open space resources.

Policies:

1.1: Identify remaining areas which should be preserved and enhanced as open space resources.

1.2: Continue to implement land and open space-rights acquisition of appropriate properties to allow for the long-term preservation of open space resources.

1.3: Identify and implement funding programs to maintain open space lands.

Consistency Discussion:

The General Plan does not identify open space resources associated with the Specific Plan Area. However, The FARM Specific Plan does include a number of outdoor amenities to enhance its open space, both passive and active, including a traversing walking path and a small park.

Conservation/Open Space Goal 2: Protect and preserve important ecological and biological resources.

Policies:

2.1: Use proper land use planning to reduce the impact of urban development on important ecological and biological resources.

2.2: Preserve important ecological and biological resources as open space.

2.3: Develop open space uses in an ecologically sensitive manner.

2.4: Continue to designate the City as a bird sanctuary to preserve and protect the populations of all migratory birds which serve as a prime resource to the character and history of the community.

Consistency Discussion:

The FARM Specific Plan Area does not contain important ecological and biological resources. Implementation of The FARM Specific Plan will not impede the City's efforts to protect and preserve its ecological and biological resources. The General Plan does not identify open space resources associated with the Specific Plan Area.

Conservation/Open Space Goal 3: Preserve existing agricultural activity.

Policies:

3.1: Implement economic programs that promote the long-term viability of designated agricultural parcels within the City.

3.2: Reduce the negative impacts resulting from urban uses and neighboring agricultural uses in close proximity.

Consistency Discussion:

The FARM Specific Plan Area is currently identified as an Agri-Business site in the General Plan's Industrial land use category. However, no portion of the site is being used to grow in-ground agricultural products. Ten years ago, much of the site was paved with concrete and asphalt to facilitate construction of warehouses, loading docks, greenhouses and related

roadways in order to accommodate the site's previous use as a regional warehousing, distribution and growing center for plant material and container plants. A California Agricultural Land Evaluation and Site Assessment was performed for an earlier proposed project, which evaluated the agricultural value of the project site using the accepted California LESA Model. This study assigned the project site a total LESA score of 63.45 out of a possible 100, with a SA subscore of 18.75. Based on the objective LESA scale, the Land Evaluation and Site Assessment concluded that "pursuant to the LESA model, the proposed conversion of the site from agriculture to non-agricultural uses would not be considered to be significant." Further, development of The FARM project will not negatively impact neighboring parcels currently being used for active agricultural purposes.

Conservation/Open Space Goal 4: Prevent incompatible development in areas that should be preserved for scenic, historic, conservation, or public safety purposes.

Policies:

4.1: Assure incompatible development is avoided in those areas that are designated to be preserved for scenic, historic, conservation, or public safety purposes.

Consistency Discussion:

The FARM Specific Plan Area is located in an area characterized by public and institutional land uses including assisted living facilities, churches and both public and private schools. Additionally, various types of residential development, from low to high density, surround the project site. The project is compatible with the existing development in its vicinity. Implementation of the Specific Plan will not affect areas designated by the City for preservation for scenic, historic, conservation or public safety purposes.

Conservation/Open Space Goal 5: Shape and guide development in order to achieve efficient growth and maintain community scale and identity.

Policies:

5.1: Encourage high-quality design in new development and redevelopment to maintain the low-density character of the City.

5.2: Ensure that new development integrates and preserves areas designated for scenic, historic, conservation, or public safety reasons.

5.3: Ensure that no buildings will encroach upon any ridgeline designated for preservation.

Consistency Discussion:

The FARM Specific Plan preserves the low-density character of the City while also conveniently locating most residents near the services the community provides. No ridgeline is present, no historic structures are impacted. Section V of The FARM Specific Plan contains detailed design guidelines governing general design, site planning, architecture, outdoor lighting and landscaping. These guidelines will ensure a high-quality design that will maintain the identity and scale of San Juan Capistrano.

Conservation/Open Space Goal 6: Improve air quality.

Policies:

6.1: Cooperate with the South Coast Air Quality Management District and Southern California Association of Governments in their efforts to implement the regional Air Quality Management Plan.

6.2: Cooperate and participate in regional air quality, management planning, programs, and enforcement measures.

6.3: Implement City-wide traffic flow improvements.

6.4: Achieve a greater balance between jobs and housing in San Juan Capistrano.

6.5: Integrate air quality planning with land use and transportation planning.

6.6: Promote energy conservation and recycling by the public and private sectors.

Consistency Discussion:

The IS/MND for The FARM Specific Plan includes a detailed Air Quality and Greenhouse Gas Analysis that analyzes the air quality impacts of the project. The Air Analysis concludes that The FARM project will not result in unavoidable or significant adverse impacts to air quality or generate greenhouse gas emissions that may have a significant impact on the environment. Chapter III of The FARM Specific Plan contains information on the community's Solid Waste Management Plan including descriptions of diversion rates exceeding 50%. Implementation of The FARM Specific Plan will not impede the City's efforts to participate in regional air quality, management planning, programs, and enforcement measures. Buildings within The FARM will exceed all Title 24 energy efficiency standards. Energy efficient measures will include energy efficient lamp technologies which will be implemented on interior and exterior lights.

Conservation/Open Space Goal 7: Protect water quality.

Policies:

7.1: Coordinate water quality and supply programs with the responsible water agencies.

7.2: Encourage the production and use of recycled water.

7.3: Conserve and protect watershed areas.

Consistency Discussion:

Chapter III of The FARM Specific Plan describes the initial Conceptual Water Quality Management Plan prepared for the Specific Plan Area. All water collected in the storm drain system as a result of implementation of The FARM Specific Plan and subsequent development of the site will be filtered onsite using natural and mechanical methods. The Specific Plan Area on-site storm drain system will be designed to ensure the City storm drain system receives no additional impact as a result of the development of up to 180 home community.

Conservation/Open Space Goal 8: Encourage active citizen involvement to establish and achieve community goals.

Policies:

8.1: Solicit citizen participation during the early stages of major public and regulatory programs.

8.2: Develop appropriate vehicles, such as newsletters, information brochures, cable television programming and announcements, and other methods, to communicate important information to the population of San Juan Capistrano.

Consistency Discussion:

Implementation of The FARM Specific Plan will not impede the City's efforts to encourage active citizen involvement to establish and achieve community goals. The Specific Plan itself implements applicable community goals of the General Plan.

SAFETY ELEMENT

Safety Goal 1: Reduce the risk to the community from hazards related to geologic conditions, seismic activity, wildfires, structural fires and flooding.

Policies:

1.1: Reduce the risk of impacts from geologic and seismic hazards by applying proper development engineering, building construction, and retrofitting requirements.

1.2: Protect the community from flooding hazards by providing and maintaining flood control facilities and limiting development within the floodplain.

1.3: Reduce the risk of wildfire hazards by requiring fire retardant landscaping and project design for development located in areas of high wildfire risk.

1.4. Reduce the risk of fire to the community by coordinating with the Orange County Fire Authority.

1.5 All residential projects with more than 48 units should be required to provide a secondary access to the project site. The secondary access may be designated as emergency access only.

Consistency Discussion:

The FARM Specific Plan will be designed with an internal circulation system that allows adequate fire access to all structures. The FARM Specific Plan Area is not located within a high risk area. It is located outside of a designated floodplain. The "Geotechnical Due-Diligence Evaluation, Proposed Retirement Community, Armstrong Nursery/Del Obispo Property, City of San Juan Capistrano", prepared by GMU Geotechnical, Inc. (dated August 1, 2013), determined that the CCRC project is "feasible and practical from a geotechnical engineering perspective." Although the above evaluation was prepared for the previously proposed CCRC project the analysis and conclusions are tied to the conditions of the site and surrounding area rather than the project characteristics, which for geotechnical considerations are similar to the previous project. An updated Geotechnical Evaluation will be provided with the development applications.
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Safety Goal 2: Protect the community from hazards related to air pollution, nuclear power production, hazardous materials and ground transportation.

Policies:

2.1: Work with responsible federal, state and county agencies to decrease air pollution emissions occurring within the air basin to reduce the risk posed by air pollution.

2.2: Coordinate with federal and state agencies and Southern California Edison to reduce the risks related to nuclear power production.

2.3: Cooperate with responsible federal, state, and county agencies to minimize the risk to the community from the use and transportation of hazardous materials through the City.

2.4: Reduce the per capita production of household hazardous waste in San Juan Capistrano in concert with the County of Orange plans for reducing hazardous waste.

2.5: Reduce the risk from ground transportation hazards, such as rail and roadway systems.

Consistency Discussion:

A "Phase I Environmental Site Assessment: Vermeulen Ranch Center" (prepared by Geotek, Inc., dated April 11, 2013) was prepared for the Specific Plan Area. With respect to hazardous materials, it concluded that there was "no evidence of a recognized environmental condition or environmental concern" within the Specific Plan Area. Implementation of The FARM Specific Plan will not impede the City's efforts to protect the community from hazards related to air pollution, nuclear power production, hazardous materials and ground transportation.

Safety Goal 3: Protect citizens and businesses from criminal activity.

Policies:

3.1: Coordinate with the Orange County Sheriff's Department to reduce the risk of criminal activity.

3.2: Apply design techniques and standards aimed at reducing criminal activity to new development and redevelopment.

3.3: Promote after school programs, volunteer programs and Neighborhood Watch programs to reduce the risk of criminal activity.

3.4: Improve public awareness of both the responsiveness of the Orange County Sheriff's Department and ways to reduce criminal activity within the City.

Consistency Discussion:

The FARM Specific Plan project incorporates a range of defensible space components, including outdoor lighting and landscaping, to help reduce the risk of criminal activity within the Specific Plan Area.

Safety Goal 4: Improve the ability of the City to respond effectively to natural and human-caused emergencies.

Policies:

4.1: Support the development of local preparedness plans and multi-jurisdictional cooperation and communication for emergency situations consistent with the Standardized Emergency Management System (SEMS).

4.2: Educate residents and businesses regarding appropriate actions to safeguard life and property during and immediately after emergencies.

Consistency Discussion:

Implementation of The FARM Specific Plan will not impede the City's efforts to respond effectively to natural and human-caused emergencies.

NOISE ELEMENT

Noise Goal 1: Minimize the effects of noise through proper land use planning.

Policies:

1.1: Utilize noise/land use compatibility standards as a guide for future planning and development decisions.

1.2: Provide noise control measures and sound attenuating construction in areas of new construction or rehabilitation.

Consistency Discussion:

Development of The FARM Specific Plan will adhere to the City's General Plan and Municipal Code with respect to noise levels for new construction. The FARM Specific Plan residences will be designed to meet single event interior noise levels of 50 dBA or less in bedrooms and 55 dBA or less in other rooms.

Noise Goal 2: Minimize transportation-related noise impacts.

Policies:

2.1: Reduce transportation-related noise impacts to sensitive land uses through the use of noise control measures.

2.2: Control truck traffic routing to reduce transportation-related noise impacts to sensitive land uses.

2.3: Incorporate sound-reduction design in development projects impacted by transportation-related noise.

2.4: Oppose airport operations that result in excessive noise from overflights.

Consistency Discussion:

Like much of the Capistrano Valley, the Specific Plan Area is subject to occasional train horns, but the distance from the railroad tracks and other sources of ground-borne noise levels minimize the potential for resident exposure to ground-borne vibration and associated noise levels. The Specific Plan Area is not located within two miles of a public or private airstrip and would not expose residents to its associated noise levels.

Noise Goal 3: Minimize non-transportation-related noise impacts.

Policies:

3.1: Reduce the impacts of noise-producing land uses and activities on noise-sensitive land uses.

3.2: Incorporate sound-reduction design in new construction or rehabilitation projects impacted by non-transportation-related noise.

Consistency Discussion:

Development of The FARM Specific Plan will adhere to the City's General Plan and Municipal Code with respect to noise levels for new construction. The FARM residences will be designed to meet single event interior noise levels of 50 dBA or less in bedrooms and 55 dBA or less in other rooms.

CULTURAL RESOURCES ELEMENT

Cultural Resources Goal 1: Preserve and protect historical, archaeological, and paleontological resources.

Policies:

1.1: Balance the benefits of development with the project's potential impacts to existing cultural resources.

1.2: Identify, designate, and protect buildings and sites of historic importance.

1.3: Identify funding programs to assist private property owners in the preservation of buildings and sites of historic importance.

Consistency Discussion:

The buildings that exist within the Specific Plan Area are not of historical value or listed in the California Register of Historical Resources. Prior to grading, an archaeologist, with expertise in California prehistoric archaeology, and a Certified Native American Monitor will be consulted to ensure that if important archaeological and Native American Cultural resources could potentially be impacted, an appropriate monitoring program will be designed.

COMMUNITY DESIGN ELEMENT

Community Design Goal 1: Encourage and preserve a sense of place.

Policies:

- 1.1: Preserve significant amounts of land and important natural features for open space.
- 1.2: Encourage high-quality and human scale design in development to maintain the character of the City.
- 1.3: Encourage the participation by all members of the community in activities which promote the City and create local pride.

Consistency Discussion:

The General Plan does not identify open space resources associated with the Specific Plan Area. However, The FARM Specific Plan does include a number of outdoor amenities to enhance its open space, both passive and active, including walking paths and a small park. Section V of The FARM Specific Plan contains detailed design guidelines governing general design, site planning, architecture, outdoor lighting and landscaping. These guidelines will ensure a high-quality and human design which will preserve a sense of place. The pedestrian circulation plan program provided for residents of The FARM Specific Plan will allow for and encourage participation by residents in nearby community events, ecology training and similar activities.

Community Design Goal 2: Preserve the historic character of the community.

Policies:

- 2.1: Encourage development which complements the City's traditional, historic character through site design, architecture, and landscaping.

Consistency Discussion:

Section V of The FARM Specific Plan contains detailed design guidelines governing general design, site planning, architecture, outdoor lighting and landscaping. These guidelines will complement San Juan Capistrano's historic character.

Community Design Goal 3: Preserve and enhance natural features.

Policies:

- 3.1: Limit development of important natural characteristics such as ridgelines, unique hillside features and creeks.
- 3.2: Encourage the recreational use of natural features, such as hillsides and creeks.
- 3.3: Preserve and enhance scenic transportation corridors, including Interstate 5 and the railroad.
- 3.4: Preserve important view sheds.

Consistency Discussion:

The Specific Plan Area is not located within the view shed of a state or City-designated scenic highway corridor. There are no unique natural features within the Specific Plan Area.

GROWTH MANAGEMENT ELEMENT

Growth Management Goal 1: Coordinate rational and orderly growth that assures the economic and efficient provision of public services and infrastructure to new development.

Policies:

1.1: Continue to implement service standards for public services and infrastructure which provide sufficient services to community residents and businesses.

1.2: Approve only those development proposals for which there is sufficient funding through the developer, City or other agency to provide a level of public service and infrastructure which meet the established goals.

1.3: Monitor growth to ensure that service standards are achieved.

Consistency Discussion:

The FARM Specific Plan is located adjacent to roadway and utility infrastructure to support its development. Section III of the Specific Plan provides detailed information on existing infrastructure provision associated with The FARM project. Subsequent development activities will add infrastructure improvements.

Growth Management Goal 2: Provide sufficient regional transportation facilities.

Policies:

2.1: Work closely with the OCTA, Caltrans, surrounding jurisdictions, and other transportation agencies to obtain needed transportation funding and facilities.

2.2: Encourage the expansion of alternative means of regional public transportation.

Consistency Discussion:

The FARM Specific Plan expands alternative means of transportation. The project site is located in close pedestrian proximity to City trails, the San Juan Capistrano Community Center and Sports Park, and the retail center located immediately southwest of the site. Both scheduled and non-scheduled transportation services, such as Uber, provide residents with access to nearby off-site amenities including shopping and dining venues, religious services, doctor's appointments, as well as other activities. The FARM is located within one-quarter mile of a bus line stop.

Growth Management Goal 3: Provide for a balance of jobs and housing through land use planning.

Policies:

3.1: Consider jobs/housing balance in the City and region as a factor in land use decision-making.

Consistency Discussion:

The FARM Specific Plan expands housing opportunities within the City by providing up to 180 new residential dwellings with easy access to nearby commercial centers and community recreation opportunities.

Growth Management Goal 4: Coordinate and cooperate with other public agencies to address regional issues and opportunities.

Policies:

4.1: Participate with other public agencies in cooperative efforts to address important regional issues.

4.2: Monitor major new developments proposed in adjacent communities to ensure that impacts on San Juan Capistrano are mitigated.

Consistency Discussion:

The FARM Specific Plan does address considerations related to the City's cooperation with other public agencies to address regional issues and opportunities; implementation of The FARM Specific Plan will not impede the City's efforts to address important regional issues.

PARKS AND RECREATION ELEMENT

Parks and Recreation Goal 1: Provide, develop, and maintain ample park and recreational facilities that provide a diversity of recreational activities.

Policies:

1.1: Coordinate with local groups to identify and meet the community's recreational needs.

1.2: Work with the County and other agencies' planning for the development of regional parks and regional linkages which will be accessible to City residents.

1.3: Identify and implement funding programs to maintain and expand park and recreational facilities.

1.4: Develop and maintain a balanced system of public and private recreational lands, facilities, and programs to meet the needs of the community.

1.5: Operate and maintain public park and recreational facilities in a manner that ensures safe and convenient access for all members of the community.

1.6: Increase the accessibility of existing open space areas for recreational activities.

1.7: Provide parkland improvements and facilities that are durable and economical to maintain.

1.8: Publicize park and recreation opportunities in San Juan Capistrano to the community.

1.9: Utilize existing public utility easements for recreation and open space.

Consistency Discussion:

The FARM Specific Plan project is designed to provide numerous on site recreational facilities that include a small park and the traversing multi-use trail that accesses the Community Center, public schools, the preserved farming area and the noted Ecology Center.

Parks and Recreation Goal 2: Develop and expand the existing bicycle, hiking, and equestrian trail system and facilities.

Policies:

2.1: Develop and expand the existing trails network that supports bicycles, pedestrians, and horses, and coordinate linkages with those networks of adjacent jurisdictions.

2.2: Preserve the equestrian lifestyle by designating land for the preservation or provision of new equestrian facilities.

2.3: Encourage the affordable provision of equestrian facilities within the City.

Consistency Discussion:

The FARM Specific Plan does address considerations related to the City's existing bicycle, hiking, and equestrian trail system and facilities with the addition of the traversing trail. Implementation of The FARM Specific Plan will not impede the City's efforts to develop and expand existing bicycle, hiking, and equestrian trail system and facilities.

Parks and Recreation Goal 3: Reduce the impact of adjacent cities' residents on San Juan Capistrano's recreational facilities.

Policies:

3.1: Develop and implement programs which distribute the cost of building and maintaining recreational facilities to the actual users with credit to City residents for past and current payment for providing facilities through Measure "D" bonds.

Consistency Discussion:

The FARM Specific Plan includes a Development Agreement with a provision to make financial cash contribution to the City that will be used toward the acquisition, construction and/or maintenance of City Facilities. Therefore, the Specific Plan does not interfere with the City's programs to reduce the impact of adjacent cities' residents on San Juan Capistrano's recreational facilities.

PUBLIC SERVICES AND UTILITIES ELEMENT

Public Services and Utilities Goal 1: Work with the Orange County Sheriff's Department to provide a sufficient level of law enforcement.

Policies:

1.1: Work closely with the Orange County Sheriff's Department in determining and meeting community needs for law enforcement services.

1.2: Periodically evaluate the level of law enforcement services to ensure that San Juan Capistrano has appropriate levels of law enforcement services.

Consistency Discussion:

The FARM Specific Plan incorporates a range of defensible space components, including outdoor lighting and landscaping, to help reduce the risk of criminal activity within the Specific Plan Area.

Public Services and Utilities Goal 2: Work with the Orange County Fire Authority to provide a sufficient level of fire protection.

Policies:

2.1: Work closely with the Orange County Fire Authority in determining and meeting community needs for fire protection services and facilities.

2.2: Periodically evaluate the level of fire protection service to ensure that San Juan Capistrano has appropriate levels of fire protection services.

Consistency Discussion:

Development under The FARM Specific Plan will be reviewed by the Orange County Fire Authority to ensure that the community has adequate fire protection. Section III of the Specific Plan contains a Utility Plan which identifies the on-site water system, including fire protection requirements.

Public Services and Utilities Goal 3: Work effectively with the Capistrano Unified School District to provide a sufficient level of public education.

Policies:

3.1: Work closely with Capistrano Unified School District in determining and meeting community needs for public education and related activities.

3.2: Work with Capistrano Unified School District in investigating potential locations and funding sources for new schools, including a future high school.

Consistency Discussion:

The Capistrano Unified School District (CUSD) is responsible for providing public education facilities in the City, including for the Specific Plan Area. It is anticipated that increased property taxes associated with development of The FARM Specific Plan project will contribute to the funding of the school district's activities.

Public Services and Utilities Goal 4: Provide sufficient community facilities.

Policies:

4.1: Work closely with community groups in providing community facilities which meet the needs of the community.

Consistency Discussion:

The FARM Specific Plan includes provisions for community facilities for its residents including the addition of a new local park. In addition, FARM Specific Plan includes a Development Agreement with a provision to make financial cash contribution to the City that will be used toward the acquisition, construction and/or maintenance of City facilities.

Public Services and Utilities Goal 5: Work closely with the Orange County Public Library to provide a sufficient level of library facilities and services.

Policies:

5.1: Work closely with the Orange County Public Library in determining and meeting community needs for library facilities and services, including hours of operation.

Consistency Discussion:

The FARM Specific Plan does not interfere with the City's efforts to work closely with the Orange County Public Library to provide a sufficient level of library facilities. The FARM will provide state of the art internet connection capabilities to allow residents access to information.

Public Services and Utilities Goal 6: Provide sufficient levels of water and sewer service.

Policies:

6.1: Provide sufficient levels of water and sewer service to meet the needs of the community.

Consistency Discussion:

The FARM Specific Plan is located adjacent to water and sewer infrastructure to support its development. Section III of The FARM Specific Plan provides detailed information with respect to on-site water and sewer system provisions for the project. Detailed infrastructure improvements will be part of the subsequent development applications.

Public Services and Utilities Goal 7: Work effectively with providers of natural gas, electricity, telephone, cable television and solid waste disposal to provide sufficient levels of these services.

Policies:

7.1: Work closely with providers of energy, communications and solid waste disposal in determining and meeting the needs of the community for energy, communications and solid waste disposal.

7.2: Encourage energy efficient development.

7.3: Encourage the expansion of telecommunications capabilities to promote economic development of the community.

7.4: Reduce the per capita production of solid waste in San Juan Capistrano in concert with the City's Source Reduction and Recycling Element.

Consistency Discussion:

The FARM Specific Plan will achieve a 50 percent diversion rate of all disposable material. The residential buildings will exceed all Title 24 energy efficiency standards. Energy efficient measures will include energy efficient lamp technologies which will be implemented on interior and exterior lights.

FLOODPLAIN MANAGEMENT ELEMENT

Floodplain Management Goal 1: Protect life and property from floodwaters.

Policies:

1.1: Limit development within the floodplain to minimize risks to life and property and satisfy the flood insurance and other requirements of the Federal Emergency Management Agency (FEMA).

1.2: Prevent the placement of unauthorized fill material in creeks and floodplains in order to avoid alteration of flow characteristics and bridge scour.

1.3: Construct new flood protection improvements where determined necessary by the City, County and Army Corps of Engineers.

1.4: Improve existing bridges to improve the flow of the associated streams.

Consistency Discussion:

The FARM Specific Plan Area is not located within a floodplain. In accordance with the initial Water Quality Management Plan described in Chapter III of The FARM Specific Plan, all water collected in the storm drain system as a result of implementation of The FARM Specific Plan will be filtered onsite using natural and mechanical methods. The storm drain system has been designed to ensure the City storm drain system receives no additional impact as a result of the development of up to 180 residential homes.

Floodplain Management Goal 2: Preserve and enhance the natural character of the creeks and their floodplains.

Policies:

2.1: Use environmentally sensitive treatments where creek improvements are necessary to preserve wetlands.

2.2: Enhance and/or restore the creeks and their floodplains as part of private development projects and public works projects.

2.3: Flood protection improvements for stream banks are encouraged to use linings such as soil, cement, “armorflex”, earth covered rip rap, or other environmentally sensitive treatments that provide effective and durable flood protection.

Consistency Discussion:

The FARM Specific Plan Area is not located within a floodplain. Implementation of The FARM Specific Plan will not interfere with the City’s efforts to preserve and enhance the natural character of the creeks and their floodplains.

Floodplain Management Goal 3: Preserve and enhance recreational opportunities and amenities provided by the creeks and their floodplains.

Policies:

3.1: Preserve existing park and recreational land uses adjacent to all creeks.

3.2: Construct bicycle and equestrian trails along all of the creeks, and include underpasses for the trails beneath bridges, as well as safe trails on bridges.

Consistency Discussion:

The FARM Specific Plan Area is not located within a floodplain. Nor is it located adjacent to creekside park and recreational land uses. Implementation of The FARM Specific Plan will not interfere with the City’s efforts and enhance recreational opportunities and amenities provided by the creeks and their floodplains.