

SP 87-01

COSTCO PLAZA SPECIFIC PLAN

Adopted April 21, 1987 (Ordinance 595)
Amendment February 2, 1993 (Ordinance 724)
Amendment February 1, 1994 (Ordinance 744)
Amendment February 21, 1995 (Ordinance 759)
Amendment XXXXX XX, 2023 (Ordinance XXXX)

Purpose and Intent

The purpose of this Specific Plan (SP) 87-1 (previously identified as SDP 87-1) is to provide for the regulation of land uses to facilitate implementation of the General Plan. Land use planning at the site-specific level is warranted when such planning:

- Addresses and defines public policy more adequately.
- Serves to implement the broader goals of the General Plan.
- Establishes administrative procedures which can more effectively deal with local conditions and problems.

The intent of this Specific Plan is to provide for the utilization of land planning and building design as a means of achieving high quality, variety, flexibility and efficiency in the design of the Costco Plaza mixed-use complex.

The original Specific Plan (referred to as the Price Club Specific Plan) was approved in 1987 and has been amended four times. The first amendment in 1993 allowed for vehicle sales and service. The second amendment in 1994 permitted vehicle rentals. The third amendment in 1995 removed references to the Coastal Zone and modified lighting standards. The fifth amendment in 2023 expanded the allowed uses in the commercial center to include high density residential; and reorganized the plan for easier understanding. The uses and standards in the original Specific Plan have generally been retained with all the amendments to the Specific Plan.

All improvements (structures, landscaping, signs, parking and lighting) within the Specific Plan Planning Area which existed prior to the adoption of the last (2023) amendment to the Specific Plan are vested and shall not be affected by the 2023 amendment.

Specific Plan

Specific Plan 87-1 provides regulations which permit the establishment and maintenance of a mixed-use commercial area which offers high density housing, and a wide range of commercial goods and services for the community. The Specific Plan is intended to provide a mixed-use commercial environment, efficiently designed to lessen conflicts between pedestrians and automobile traffic, and to encourage a healthy economic business environment.

Planning Area

The Planning Area for this Specific Plan consists of approximately 22 acres located at the southern edge of San Juan Capistrano's city limits. The City of Dana Point is immediately adjacent to the southern boundary line of the Planning Area. The Planning Area is located on the westerly side of Doheny Park Road. The Villa San Juan Mobile Home Park is immediately adjacent to the northern boundary line of the Planning Area. The railroad borders on the western boundary of the Planning Area.

As identified in Figure 1, the Planning Area is comprised of six legal parcels which are developed with the following seven structures totaling 217,301 square feet (SF):

- 1) Costco Wholesale (150,557 SF)
- 2) Costco Gas Station Canopy (6,832 SF)
- 3) Costco Carwash (3,771 SF)
- 4) Restaurant with a Drive-Through (3,351 SF)
- 5) Multi-Tenant Retail Building at (5,900 SF)
- 6) Single-Tenant Retail Building (20,117 SF)
- 7) Single-Tenant Retail Building (26,773 SF)



Figure 1

The restaurant, the multi-tenant retail building and one single-tenant retail building (No. 6) are situated toward the front of the Planning Area along Doheny Park Road, while the Costco warehouse, gas station, and car wash are sited toward the rear of the Planning Area, adjacent to the railroad. A second single-tenant retail building (No. 7) is located adjacent to the Planning Area's southern boundary between the Costco building and the other single-tenant retail building (No. 6).

Community Design

The objective of this Specific Plan is to establish development standards that improve the visual environment of the Planning Area given its close proximity to Interstate 5 and the

railroad corridor, while allowing for a strong, economically viable, mixed-use center. The intent of the Specific Plan is to define this mixed-use center as a gateway to the City by establishing development guidelines that provide for a mixed-use center with a unified theme for architectural massing, landscaping, and signage.

Architectural Character

A village profile is desired for the mixed-use development with a varied scale of bulk and height. Any buildings close to Doheny Park Road should utilize a stepped façade design to break up the effect of the structure's bulk and mass. The height of the buildings' parapets should also be varied so that it appears to be divided into smaller structures. Continuous flat roofs should be camouflaged with peaked and/or mansard roofs. The use of plazas, patios and arcades scaled for pedestrian use is encouraged. Architectural design should reflect an indoor/outdoor relationship when possible.

Landscape Character

The landscaping of the Planning Area should reflect the village character of the mixed-use center. The scale and theme of the landscape materials should be appropriate to the site and existing and new structures. Large scale buildings should be complemented with large scale landscaping. Tree planting should be regularly spaced to provide shade and screening, as required.

Signage

Every sign should be designed as an integral architectural element of the building and site to which it primarily relates.

Specific Plan Regulations

The following regulations shall apply to all development projects proposed within the Specific Plan's Planning Area:

Permitted Uses

The Specific Plan allows for mixed-use commercial and residential development in either stacked or adjacent configurations with accompanying parking facilities. Development may include only commercial uses, only residential uses or a mix of commercial and residential uses. Only the following uses are allowed:

Commercial Uses

- 1) Uses as set forth as principal uses permitted by right, accessory uses or conditionally permitted uses in the General Commercial (GC) zoning district.
- 2) Only on APN 121-254-61 (33949 Doheny Park Road) and APN 121-254-62 (33961 Doheny Park Road), the sale, leasing and renting of new and used vehicles, the sale of automotive parts and the mechanical and electrical repair of said vehicles is

allowed as a permitted by right use.

- 3) The storage/parking of a maximum of four delivery trucks at designated locations within the Planning Area as approved by the Director of Development Services. All other commercial vehicles shall be stored/parked behind and/or to the south of the Costco Wholesale building.

Residential Uses

Multiple-family uses as defined in the San Juan Capistrano Municipal Code are only allowed as a permitted by right use on the following parcels:

- APN: 121-254-26 (33955 Doheny Park Road)
- APN: 121-254-46 (33959 Doheny Park Road)
- APN: 121-254-64 (33963 Doheny Park Road)

All other uses are prohibited.

Development Standards

The following development standards shall apply to all development within the Specific Plan Planning Area:

1. The maximum height of any commercial building or any residential-only building shall be 35 feet and shall not exceed three stories.
2. The maximum height of any stacked mixed-use residential/commercial building shall be 55 feet and shall not exceed five stories.
3. In mixed-use developments, there shall be clear delineation between the residential and commercial uses within a single building.
4. The maximum residential density for each parcel identified above where residential uses are permitted shall not exceed 60 dwelling units per acre.
5. The setbacks for all structures shall be as follows:
 - a. The front yard setback from the property line along Doheny Park Road shall be a minimum of 15 feet.
 - b. The side yard setbacks from the north and south property lines shall be a minimum of 40 feet.
 - c. The rear yard setback from the property line along the railroad shall be a minimum of 20 feet.
6. No building shall be closer than 20 feet from any adjacent building located within the Planning Area.
7. Residential developments shall have 75 square feet of open area for each residential unit. Open area may be a mix of private balconies and private residential-only outdoor areas. A minimum of 50% of the residential units shall have outdoor balconies of at least 50 square feet of usable area (this square footage contributes to the open area requirement).
8. All roof equipment and waste collection units shall be substantially screened from view. The screening material shall be in harmony with building lines, materials, and color.
9. All loading shall be performed on the site loading platforms which shall be

substantially screened from view.

10. All storage areas for cartons, containers, pallets, trash and/or other materials shall be contained within a building or area enclosed by a wall not less than six feet in height. Storage areas enclosed by a wall with no roof must be located a minimum of 40 feet from any residential or mixed-use building.

Off-Street Parking

Off-street parking shall be provided in accordance with the parking standards of the San Juan Capistrano Municipal Code with the following exceptions:

- For general retail and service commercial uses, one (1) off-street parking space per each 250 square feet of net leasable floor area shall be provided.
- No parking spaces are required for outdoor dining or drinking areas.
- Residential parking shall be provided as follows:
 - Studio and 1 Bedroom units: 1 space per unit
 - 2 Bedroom and 3 Bedroom units: 2 spaces per unit
 - Guests: .2 spaces per unit
 - Where a Clubhouse is proposed as an accessory use to a residential use, no parking spaces are required for the Clubhouse.

Parking Design

Parking design shall meet the parking design standards of the San Juan Capistrano Municipal Code with the following exceptions:

- Up to 25% of the required parking may be accommodated through compact parking stalls which shall measure no less than 8' in width and 15' in length.
- A minimum of 50% of required residential parking shall be covered.
- Up to 50% of required residential parking may be in tandem configurations.

Landscaping

The site is presently landscaped per approved landscape plans. Future modifications to the site landscaping may require revisions to the existing plans. All future landscape revisions shall be consistent with the theme and character of the originally approved plans. The following standards shall be met when revisions to the approved site plan or landscape plan are proposed:

1. All trees shall be at least 24-inch box size stock and all shrubs shall be a minimum 5-gallon size stock.
2. The parking lot shall generally be planted at the ends of parking bays and with one landscape island every sixth parking space in parking bays exceeding ten cars in length.
3. A landscape border shall be provided around the entire project. The following are minimum standards for said border:
 - a. An average 20-foot-wide landscape strip shall be provided and maintained parallel to Doheny Park Road.

- b. A minimum 5-foot-wide landscape strip shall be provided and maintained along the Planning Area's southern property line.
 - c. A minimum 10-foot-wide landscape strip shall be provided and maintained along the Planning Area's eastern property line.
 - d. A minimum 20-foot-wide landscape strip shall be provided and maintained along the Planning Area's northern property line.
4. Permanent irrigation systems shall be provided and maintained for all landscaped areas.

Landscaping shall be maintained in a neat, clean, and healthy condition and shall include regular pruning, turf mowing, weeding, fertilizing, plant replacement and litter removal.

Signage

All on-site signs within the existing development shall comply with approved Sign Program 87-1, as amended. Any proposed new development shall be required to establish a Sign Program, which shall be reviewed and approved by the Planning Commission in accordance with San Juan Capistrano Municipal Code Section 9-2.343. Once established, the signage for the project shall be governed by the approved Sign Program. The Sign Program may be modified upon approval by the Planning Commission.

Lighting

All lighting, exterior and interior, shall be designed and maintained to confine direct illumination to the Planning Area. Outdoor light standards shall not exceed 25 feet in height.

Screening

There shall be a landscape strip at least 15 feet in width along the Planning Area's border with the mobile home park to the north to provide a buffer between the center and the adjacent mobile home park. In addition, a barrier of not less than six feet in height shall be installed and maintained along the boundary line between the Planning Area and the mobile home park. The barrier shall consist of one or any combination of the following:

- Landscaped berm
- Planting
- Wall and planting combination (wall limited to six feet in height)

Any parking areas that abut Doheny Park Road shall be substantially screened from the roadway using either landscaped earthen berms, walls, open or solid fences or landscaping. The height of the screening shall not be less than 36 inches and not more than 42 inches, as measured from the adjacent parking lot grade.

Supplemental Standards

Accessory Structures and Uses

Accessory structures and uses including, but not limited to fences, walls, hedges, home businesses, lighting, noise, signage, storage and display, special activities, swimming pools, temporary uses, tree preservation, and visibility at intersections/driveways shall be regulated by the San Juan Capistrano Municipal Code Section 9-3.501 (Supplemental District Regulations).

Architectural Design Guidelines

The Planning Area's overall site planning, architectural design and landscaping is subject to the San Juan Capistrano Architectural Design Guidelines (Guidelines). Any residential component shall be subject to the Guidelines for Multi-Family Residential developments. Any commercial storefronts are subject to the Guidelines for General Commercial developments. Application of these Guidelines is intended to encourage the most appropriate use of the land, ensure the highest design quality and promote design freedom and creativity.

Inclusionary Housing Requirement

Residential development within the Specific Plan is required to include 15% of the housing units as affordable to very low, low, and moderate income households. Any fractional number of inclusionary housing units shall be rounded up. The recordation of covenants will require all the affordable units to be affordable for 30 years. All affordable units shall be distributed in accordance with the City's 6th cycle RHNA as follows:

- 43% - Very Low Income Households, as identified in California Health and Safety Code Section 50105
- 28% - Low Income Households, as identified in California Health and Safety Code Section 50079.5
- 29% - Moderate Income Households, as identified in California Health and Safety Code Section 50093

Priority for the affordable units shall be governed by a household's income and a preference for households and individuals which reside or work within the City of San Juan Capistrano.

This affordable housing requirement is in place to increase the availability of housing units that are affordable to very low, low or moderate income households within the City. Furthermore, this requirement fosters and encourages the private sector to join the City and nonprofit sectors to further the goals of the City's General Plan and Housing Element. During the review process for a proposed residential or mixed-use development project, the City Council and developer may negotiate the provisions of the final Inclusionary housing requirement both in terms of actual units constructed versus the payment of in-lieu fees and any deviation from the household income distributions identified above. State requirements, and equitable distribution of constructed RHNA units in the city will be considered as part of the negotiation.

Circulation & Infrastructure

This chapter focuses on the street and infrastructure systems serving the Specific Plan Planning Area. The intent is to provide an efficient and highly functional circulation network for pedestrians, bicycles, and automobiles.

Circulation and Parking

Vehicular Circulation

Regional access to the Specific Plan area is provided via the San Diego Freeway (I-5), which bisects the City of San Juan Capistrano in a north/south direction. The Specific Plan can be accessed by vehicles exiting the I-5 on Camino Capistrano which is located north of the Specific Plan Planning Area, or by vehicles exiting the I-5 on Camino Las Ramblas/Pacific Coast Highway which are located south of the Specific Plan Planning Area. Local access to the Specific Plan Planning Area is provided via Camino Capistrano or Doheny Park Road.

The Specific Plan Planning Area includes three vehicular entrance/exit points to the public street - Doheny Park Road. The Specific Plan Planning Area can also be accessed from the adjoining private commercial center (Capistrano Valley Plaza) located south of the Specific Plan Planning Area.

Pedestrian Circulation

The Specific Plan Planning Area is envisioned as a pedestrian-oriented development, with an integrated on-site and off-site pedestrian circulation system. Off-site pedestrian walkways are provided along Doheny Park Road. On-site pedestrian walkways will provide connections between Doheny Park Road and all proposed building entrances, parking areas, tenant spaces and residential dwellings. Americans with Disabilities Act (ADA) - compliant access pathways both on and off-site will be provided throughout the Specific Plan Planning Area.

Bicycle Circulation

The Specific Plan Planning Area is located adjacent to existing bicycle facilities along Doheny Park Road. Class II bike lanes exist on southbound Doheny Park Road, and although there is no bike lane connection, the bicyclists can connect to extensive bike trails off Stonehill Drive less than half a mile to the north or to the extensive coastal trails approximately half a mile south of the site. These established bicycle facilities connect the Specific Plan Planning Area to the extensive bike and trail system that facilitates bicycle access throughout the City and to surrounding jurisdictions.

Transit

The Specific Plan Planning Area is situated within four miles of major public transportation facilities, including the San Juan Capistrano Train Station the San Clemente North Beach

Train Station and several Orange County Transit Authority (OCTA) bus stop facilities. The Train Stations are serviced by Amtrak's Pacific Surfliner, which provides trips between San Diego and San Luis Obispo counties on a daily basis as well as Metrolink, which provides service to Los Angeles Union Station on a daily basis. OCTA provides a network of bus routes across the County. Within three quarters of a mile of the Specific Plan Planning Area, local Route 91 and Route 1 provide service north/south from San Clemente to the Laguna Hills Transportation Center, a regional bus transfer facility. Numerous local Route 91 and Route 1 bus stops are located along Pacific Coast Highway and Del Obispo, within three quarters of a mile or 15-minute walk of the project site.

Parking

To support the allowable uses, on-site surface parking or structure parking will be provided. Parking configurations may include tuck under, tandem, parallel, angled, and/or perpendicular space configurations. Parking designated exclusively for the residential units will be specifically marked.

Water and Wastewater Service

The Specific Plan Planning Area is currently served and will continue to be served by the Santa Margarita Water District (SMWD) for both water and wastewater services. There is an existing 12-inch vitrified clay pipe public sewer line and access manholes within the Specific Plan Planning Area in an existing easement for access and maintenance of the facility. This pipeline generally runs from east to west, passing through lot 7 adjacent to Doheny Park Road and traversing north of the existing Costco building. SMWD requires an easement width of 20-feet centered on a single pipeline, if these conditions are not met then additional easement shall be granted to SMWD to allow for access and maintenance of this pipeline. Construction of any new buildings and/or structures and planting of any trees within this easement is prohibited. Decorative pavers, concrete surface improvements and landscaping within the easement are generally not allowed but may be considered on a case-by-case basis and may be allowed under the condition that if their removal is necessary for repair or maintenance of the sewer facility, then replacement shall be at the owner's expense and at no cost to SMWD. If future development requires connection to the public sewer system, a project applicant will be required to submit plans to SMWD for review and pay all necessary fees.

There is a South Coast Water District (SCWD) 27-inch diameter cement mortar lined and coated water transmission main line running through the Specific Plan Planning Area along the southerly property line. Any new development will need to consider this waterline and provide all the necessary clearances and abide by all SCWD requirements. Project applicants should contact SCWD for more specific information.

With exception to the above referenced SCWD water line, all other existing waterlines within the Specific Plan Planning Area are private and connect to SMWD's public water system in Doheny Park Road. If future development requires connection to the public water system, a project applicant will be required to submit plans to SMWD for review and pay all necessary fees. If new development includes landscape and irrigation

improvements, then on-site purple piping is required and a separate irrigation meter connection for each owner shall be established and located in and on the west side of the public right of way and adjacent to the mainline in Doheny Park Road (or one meter manifold connection with multiple irrigation meters, one for each owner) will be required for compliance with SMWD standards and to facilitate conversion to recycled water use in the future.

A maximum day demand use and fire flow analysis for proposed new commercial/residential improvements will be required to be prepared by the developer on existing off-site water systems to determine if any capacity deficiencies or service pressure problems will be created to serve the proposed project. New development will also be required to pay any new service connection fees and any off-site water system improvement costs to comply with SMWD standards for adequate service. A sewer capacity analysis shall be performed by the developer on downstream systems and payment for proportional system capacity improvements if needed shall be made by the developer. Treatment of wastewater from the Specific Plan Planning Area will be conveyed to the Jay B. Latham Regional Treatment Plant located in the City of Dana Point.

The Specific Plan Planning Area water demands will be supplied via a network of new and existing water lines. Should upgrades and improvements to fulfill capacity be determined to be required, they will be made within the Doheny Park Road roadway or any adjacent public streets as required. As the project is designed, the development applicant shall coordinate with both SMWD and Orange County Fire Authority to ensure appropriate water system design.

Similarly, the Specific Plan Planning Area will be served by new sewer improvements that will connect to the existing public sewer system. This may include a series of new public and/or private gravity lines, manholes and clean outs, as determined to be required, which will be designed to meet appropriate SMWD's standards. To meet the water and wastewater requirements of the regulating agencies, infrastructure improvements may be required to extend beyond the boundaries of the Specific Plan Planning Area and will be assessed for potential impacts through the plan review process or issuance of Encroachment Permits from the City of San Juan Capistrano or SMWD.

Stormwater Management Plan

The Specific Plan Planning Area will include a comprehensive storm water management system containing drainage improvements and facilities and programs which act to reduce, control and treat storm water. Preliminary storm water management system concepts will be provided prior to submittal for any permits and will demonstrate that storm water runoff from development within the Specific Plan Planning area is directed to on-site retention/detention and treatment areas. Treated storm water will then be released in a controlled manner to existing storm drains.

A Storm Water Pollution Prevention Plan (SWPPP) and a Water Quality Management Plan (WQMP) for projects within the Specific Plan Planning Area will be developed and implemented, consistent with the requirements of the National Pollutant Discharge Elimination System Permit (NPDES) and other water quality requirements or storm water

management programs specified by the Regional Water Quality Control Board (RWQCB). In combination, implementation of a project-specific SWPPP, WQMP, and compliance with NPDES Permit and RWQCB requirements will act to protect City and regional water quality by preventing or minimizing potential storm water pollutant discharges to the local watershed.

Grading Plan

All development projects will include grading plans that will evaluate and address any impacts to the existing floodplain created by the project. The projects will include design measures to ensure compliance with the National Flood Insurance Program (NFIP). These may include and are not limited to revisions to the floodplain to reflect the proposed conditions as well as grade elevations onsite to raise proposed improvements out of the floodplain and meet minimum freeboard requirements.

Grading within the Specific Plan Planning Area would occur in phases. The first phase would include removal of any existing facilities and the clearing of any surface features. The second phase would involve preparing the site for construction, including any necessary grading.

The applicant, contractors and/or Qualified SWPPP Practitioner (QSP) for a proposed project will determine the frequency and location of any necessary temporary measures for erosion control. Grading-associated components will be temporary in nature and would be maintained until the permanent improvements are constructed. Typical SWPPP measures will be required for projects within the Specific Plan Planning Area. Best Management Practices (BMP) for water quality will be assessed and determined based on the scope of grading and final SWPPP and WQMP.

Utility Services

Electricity

San Diego Gas & Electric (SDG&E) will provide electrical service to the Specific Plan Planning Area. Any new lines required to service a new project will be placed underground. Alignment of service lines and connection to existing points of service will be provided as required by SDG&E. Any required surface-mounted equipment will conform to applicable building setback requirements per the relevant service provider.

Natural Gas

Gas service within the Specific Plan Planning Area will be serviced by SDG&E. Existing service lines will be extended to connect to proposed facilities per SDG&E requirements.

Communications

Communication services, including hard-wired and wireless telephone and internet services are available through numerous private providers within the City and will be extended to the Specific Plan Planning Area on an as-needed basis. New

telecommunication lines within the Specific Plan Planning Area will be installed underground. Any required surface-mounted equipment will conform to applicable building setback requirements per the relevant service provider.

Refuse Waste, Recycling, and Green Waste

Refuse, recycling, and organics/green waste generated by development within the Specific Plan Planning Area will be serviced by the waste hauler contracted by the City of San Juan Capistrano, to collect and dispose of solid waste generated in the City. Solid waste generated by development within the Specific Plan Planning Area will be conveyed by the City's waste hauler to a certified facility for recycling and diversion from the landfill.

The various uses planned within the Specific Plan Planning Area will comply with relevant State organics and recycling requirements, as applicable. Trash enclosures with separate bins/containers for refuse, recycling, green waste, and organics will be provided throughout the Specific Plan Planning Area. The bins and trash enclosures must adhere to the City of San Juan Capistrano's most recent approved standard plan.

Public Facilities

The Specific Plan is served by several public services including police and fire protection services, schools, parks, postal service, library, and other public services, as discussed in more detail below.

Police and Fire Protection Services

Police Protection Services

The City of San Juan Capistrano contracts with the Orange County Sheriff's Department (OCSD) to provide services within the City. OCSD police protection services include patrol, investigations, traffic enforcement, community support, drug education, parking control, and crime prevention. The San Juan Capistrano Police station, located at 32506 Paseo Adelanto, San Juan Capistrano, is approximately two miles north of the Specific Plan Planning Area.

OCSD will conduct review of any development projects prior to approval and make recommendations or identify concerns regarding their ability service the Specific Plan Planning Area. OCSD will determine if there is a need to accommodate new demand for police protection services.

Fire Protection Services

The City of San Juan Capistrano contracts with the Orange County Fire Authority (OCFA) to provide services within the City. OCFA provides fire prevention, fire suppression, fire investigation, rescue, hazardous materials response, public information, education, and paramedic services. The nearest Orange County Fire Station, Station 29 located at 26111 Victoria Boulevard, Dana Point is approximately 0.3 miles southeast of the Specific Plan Planning Area. OCFA will conduct review of any development projects prior to approval

and make recommendations or identify concerns regarding their ability service the Specific Plan Planning Area. The Specific Plan Planning Area is subject to review by OCFA for various construction document plan checks for the applicable fire life safety codes and regulations. Any development projects will be subject to the current editions of the California Building Code (CBC) and California Fire Code (CFC) as amended and adopted by local city ordinance. Amenity decks will be considered Assembly occupancies. It is unlawful to occupy any portion of a building prior to final inspection and approval by OCFA. A water supply system to supply fire hydrants shall meet or exceed the required fire flow of each proposed building; if the existing water supply is less than the required fire flow, then infrastructure upgrades may be required. Fire department access shall be provided as required by OCFA. As a condition of approval, the site developer shall enter into a Secured Fire Protection Agreement with the Orange County Fire Authority. This Agreement shall specify the developer's pro-rata fair share funding of capital improvements necessary to establish adequate fire protection facilities and equipment, and/or personnel. OCFA will determine if there is a need to accommodate new demand for fire protection services.

Schools, Parks, and Other Public Services

Schools

Public education for the Specific Plan Planning Area will be provided by the Capistrano Unified School District (CUSD), which includes elementary, middle, high school, charter school, and various types of kindergarten. The Specific Plan falls within the boundary area for Palisades Elementary School, Shorecliffs Middle School, and San Juan Hills High School. As mandated by State law, development impact fees will be paid to CUSD as the Specific Plan Planning Area is developed to accommodate the anticipated increase in demand for public school facilities.

There are also a number of private schools located within the vicinity of the Specific Plan Planning Area. These include St. Margaret Episcopal School, St. Anne School, South Coast Christian, Capistrano Valley Christian, The Parish School at St Edward, and Heart Christian Academy, among others.

Parks and Open Space

The Specific Plan is in close proximity to multiple parks and open space. The site is within a half mile walking distance from Creekside Park, located off Stonehill Drive within the City of Dana Point where Stonehill Drive crosses San Juan Creek. Creekside Park provides a playground, half basketball court, picnic tables, a dog park and a public restroom. The Specific Plan Planning Area is also approximately one mile from Doheny State Beach which offers a variety of beach and recreation activities.

A variety of private and public open space amenities are encouraged within the Specific Plan Planning Area. These would include, but not limited to, residential community rooms, swimming pools, game rooms, and pocket plazas, paseos adjacent to tenant spaces. Additionally, development impact fees will be paid to accommodate new demand for parks by any Specific Plan Planning Area residents.

Postal Service

Postal service for the Specific Plan Planning Area will be provided by the United States Postal Service (USPS) from their location at 34281 Doheny Park Rd, Capistrano Beach. The location and type of mailbox required for each land use within the Specific Plan will be based upon requirements outlined in the USPS National Delivery Planning Standards: A Guide for Builders and Developers and the Delivery Growth Management Program, which includes USPS requirements for access, locks, safety, accessibility, placement, and specific Americans with Disability (ADA) requirements.

Library Service

Library service for the Specific Plan Planning Area will be provided by the existing County of Orange Libraries, located at 31495 El Camino Real, San Juan Capistrano, 33841 Niguel Rd., Dana Point, or 242 Avenida Del Mar, San Clemente. The libraries are operated by the County and feature a variety of book titles such as children, adult and teen collections, as well as an e-library which offers electronic and digital material. There are several internet stations and free public WIFI internet access in the libraries.

Other Public Services

As the Specific Plan Planning Area is located within the City of San Juan Capistrano, the Specific Plan Planning Area will be serviced by the City's government services, which include, but is not limited to administration, planning, building, parks and recreation and public works.

Review Process

This Specific Plan document serves as the planning and zoning implementation tool for the Specific Plan Planning Area. The land use and development standards/regulations identified in this Specific Plan address permitted uses, development standards and general provisions for the Specific Plan Planning Area. Except where noted, this Specific Plan preempts and replaces all standards, criteria, and procedures for review including, without limitation, other requirements of Title 9 of the San Juan Capistrano Municipal Code.

Whenever the provisions and development standards contained in this Specific Plan conflict with those contained in the San Juan Capistrano Municipal Code, the provisions of the Specific Plan shall take precedence. Where the Specific Plan is silent on an issue, the San Juan Capistrano Municipal Code shall apply.

Project Review

New development projects within the Specific Plan Planning Area require approval of an Architectural Control in accordance with San Juan Capistrano Municipal Code Section 9-2.313 which will include review and approval by the Planning Commission. Furthermore, prior to approval of any project the project will be assessed in accordance with the California Environmental Quality Act (CEQA). To support a CEQA determination the following studies, and potential implementation of on- and off-site improvements in response to the studies, may need to be completed:

- View Simulations
- Traffic Impact Analysis
- VMT Analysis
- Parking Analysis
- Biological Resource Analysis
- Phase 1 Environmental Site Assessment
- Air Quality Analysis
- Cultural Resource Assessment
- Geotechnical Report
- Hydrology & Water Quality Master Plan
- Greenhouse Gas Assessment
- Noise Assessment

Project Modifications

In situations where modifications or revisions to individual development projects are proposed, the Director of Development Services will determine the level of review required for the proposed project modification or revision. The level of review shall be based on the extent of the modification requested, as well as its conformance with the overall intent of the Specific Plan and the City of San Juan Capistrano General Plan. The level of review includes administrative review, Planning Commission review or City Council review.

Substantial Conformance Review Procedures

The Substantial Conformance Review process gives the Director of Development Services the authority to interpret whether a proposed project is in substantial conformance to the standards, guidelines and land uses contained in the Specific Plan without the need for a Specific Plan Amendment. Said Substantial Conformance Review can be applied in situations arising as part of a project's application review, construction and operation. The Substantial Conformance Review process commences upon the City receiving written request by a Specific Plan property owner. Upon receipt, the Director of Development Services, or their designated appointee, shall conduct a review to determine if the proposed project meets the intent of the applicable Specific Plan requirements and is consistent with the "goals and vision" of this Specific Plan. The Director of Development Services will also review the requested modification for compliance with the California Environmental Quality Act (CEQA).

All Substantial Conformance Review findings by the Development Services Director can be appealed to the Planning Commission. The Planning Commission shall provide the final determination/resolution of the matter unless the Planning Commission determination is appealed to the City Council.

Amendments

California Government Code Section 65453 et. Se. provides that a Specific Plan "may be amended as often as deemed necessary by the legislative body". Amendments to the Specific Plan may be initiated by any individual property owner within the Specific Plan, or by the City Council. Applications for amendments to the adopted Specific Plan shall be submitted to the City's Development Services Department and shall be processed in the same manner provided for an Amendment of the Land Use Code as specified in Section 9-2.309 of the Municipal Code. Specific Plan amendments must conform with the City's General Plan and will be evaluated for potential environmental impacts.

Environmental Review

The Specific Plan addresses land uses, densities, and types of development proposed, as well as infrastructure anticipated to serve the Planning Area. The environmental impacts associated with implementing the Specific Plan have been evaluated in an Addendum to the Initial Study/Mitigated Negative Declaration, adopted for the 2014-2021 Housing Element (5th Cycle) and the General Plan's Program Environmental Impact Report (hereafter referred to as the "Addendum"). Under the California Environmental Quality Act (CEQA), the Addendum has assessed the potential direct and indirect environmental effects associated with the land use program described in the Specific Plan. The addendum considered the land use and zoning associated with the site, but not a specific project. Any future project proposed for the Specific Plan Planning Area will be assessed under CEQA for potential impacts including but not limited to Aesthetics, Cultural Resources, Hydrology / Water Quality, Transportation/Traffic, and Utilities/Services Systems.

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