Sustainable Community Development

ULI Housing Opportunity Conference
February 5, 2019

Jay Bullock
Overview

• Ranch History
• Master Planned Communities
• Sustainable Development
  • Open Space / Habitat
  • Agrihood
  • Water Conservation
  • Energy Conservation
  • Alternative Transportation
• What’s Next?
Take care of the Land & the Land Will Take Care of You.

- Marguerite "Daisy" O'Neill
Ranching and Farming
Since 1882 – 200,000+ acres
Cattle, lemons, avocados & Dryland Farming
Master Planned Communities
Since 1960s, home to approx. 180,000 residents of Mission Viejo, Rancho Santa Margarita, Las Flores, Ladera Ranch, and …
• 22,683 acres
• 75% Permanent Open Space
• 25% Development
  • 14,000 homes
  • 5.2M SF non-residential
• Master Developer
  • Entitlements
  • Infrastructure
  • Grading
  • Land Sales to Builders
  • Retain Assets
  • Manage Reserve
Village of Sendero

- Opened 2013
- 1,250 homes
- 286 “Age Qualified” homes
- 286 apartments
Village of Esencia

- Opened 2015
- 2,750 homes
- 1,000 “Age Qualified” homes
- 262 apartments
The Reserve at Rancho Mission Viejo
• 20,868 acres RMV-owned permanently preserved
• Established in 2006
• Managed by Rancho Mission Viejo Land Trust, a non-profit organization
• Phased land dedication dedicated with each village
• Various funding sources.
Programs at the Reserve

Public Education
We invite the general public to learn about The Reserve's...
LEARN MORE

School Education
We offer opportunities for hands-on environmental learning while adhering to...
LEARN MORE

Community Outreach
We seek to inform the general public about The Reserve...
LEARN MORE

Stewardship
We manage the land to maintain its ecosystem health through...
LEARN MORE

Monitoring
We monitor a variety of sensitive species from plants to...
LEARN MORE

Research
We participate in programs that study region-wide environmental questions...
LEARN MORE
Agrihood
Growing Deep Roots
Water Conservation

Gobernadora Multi-Purpose Basin

- Integrated water quality, flood control, groundwater recharge and up to 260 MG/year of water reuse
- Partnership with SMWD, County, and RMV
Water Conservation

Trampas Recycled Water Reservoir

- Repurposed sand mining pit
- Recapture up to 2 MGD from ocean outfall
- Partnership between SMWD State, & RMV
- 1.6 BG of recycled water storage
Water Conservation

Advanced Irrigation Tech & Native Plants

- 18% Reduction in Water Use
- Local weather station based software-controlled
- California natives, naturalized plants
- Productive plants – Farm to Table
Energy Conservation
Extensive Solar Implementation

• Terramor of Ladera Ranch
  • 1,260 homes
  • Photovoltaic sold as “beyond code”
  • 67% - SFD homes have PV
  • 38% - SFA/MFA homes have PV
  • 753.2 kW PV installed

• Rancho Mission Viejo
  • Extensive PV use: standard or optional feature with homes

• 2019 Title 24 of Building Code
  • PV now “prescribed”
Transportation
Regional & Community Biking & Hiking Trails

Community & ‘Mountains to the Sea’

Esencia
(Coming 2015)

Sendero
Transportation

NEV Transportation

• Partnership between State, County, & RMV
• Gaining in Popularity
Transportation

RanchRide – ADA compliant, free transit

• Partnership between OCTA, County, & RMV
Planning Area 3

- Grand Opening 2021
- 7,000 homes
- 2.7 million SF Non-Residential
- Build-out in 2030 … or beyond