



RANCHO MISSION VIEJO®

***Sustainable Community
Development***

**ULI Housing Opportunity Conference
February 5, 2019**

Jay Bullock



RANCHO MISSION VIEJO®

Overview

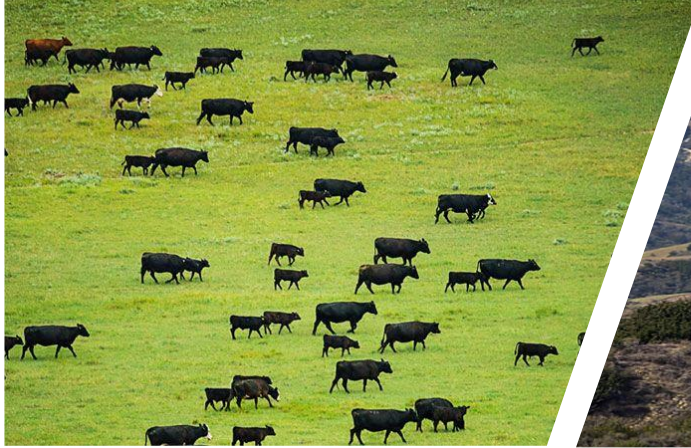
- Ranch History
- Master Planned Communities
- Sustainable Development
 - Open Space / Habitat
 - Agrihood
 - Water Conservation
 - Energy Conservation
 - Alternative Transportation
- What's Next?



A photograph of three children in a dry, brushy field. In the foreground, a young girl with dark hair, wearing a green polo shirt and a colorful patterned bag, is focused on writing in a clipboard. Behind her, a boy in a white t-shirt and a red cap is looking down at something in his hands. To the left, another child in a striped shirt is partially visible. The background is filled with dry grass and small shrubs.

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

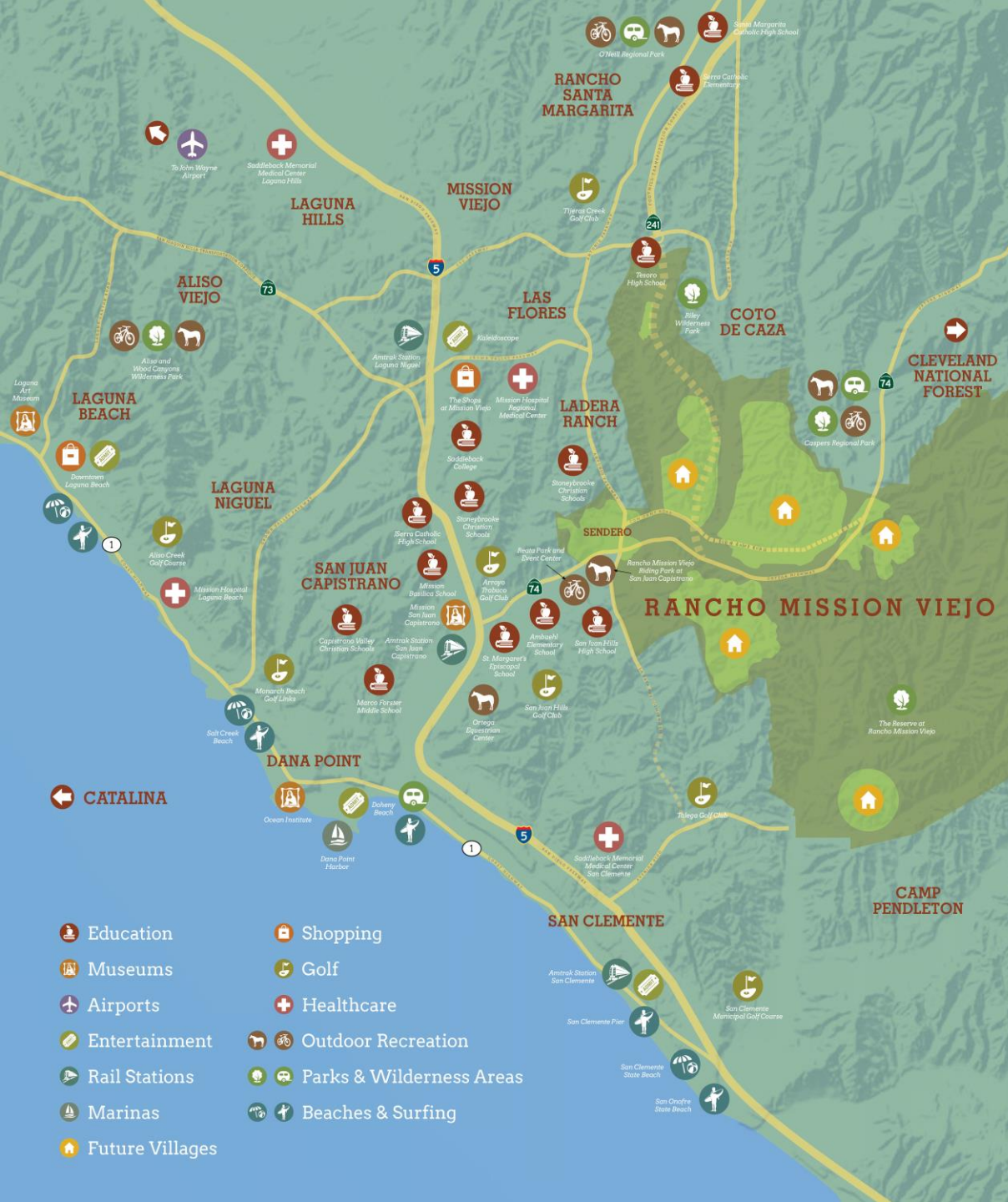
Since 1960s, home to approx. 180,000 residents of
Mission Viejo, Rancho Santa Margarita
Las Flores, Ladera Ranch, and ...





RANCHO MISSION VIEJO®

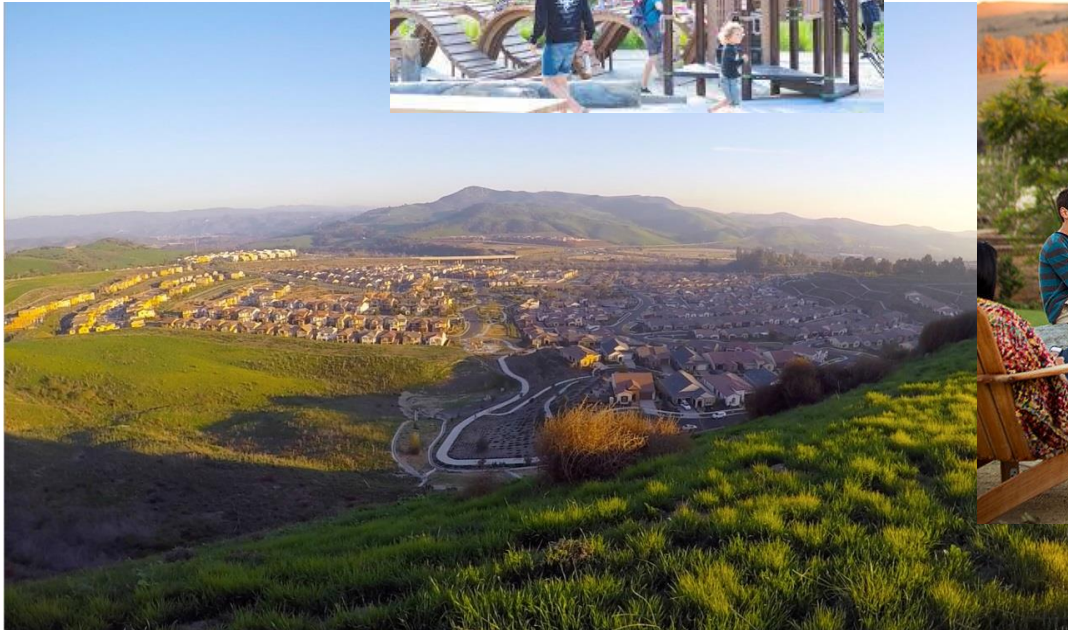
- 22,683 acres
- 75% Permanent Open Space
- 25% Development
 - 14,000 homes
 - 5.2M SF non-residential
- Master Developer
 - Entitlements
 - Infrastructure
 - Grading
 - Land Sales to Builders
 - Retain Assets
 - Manage Reserve





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

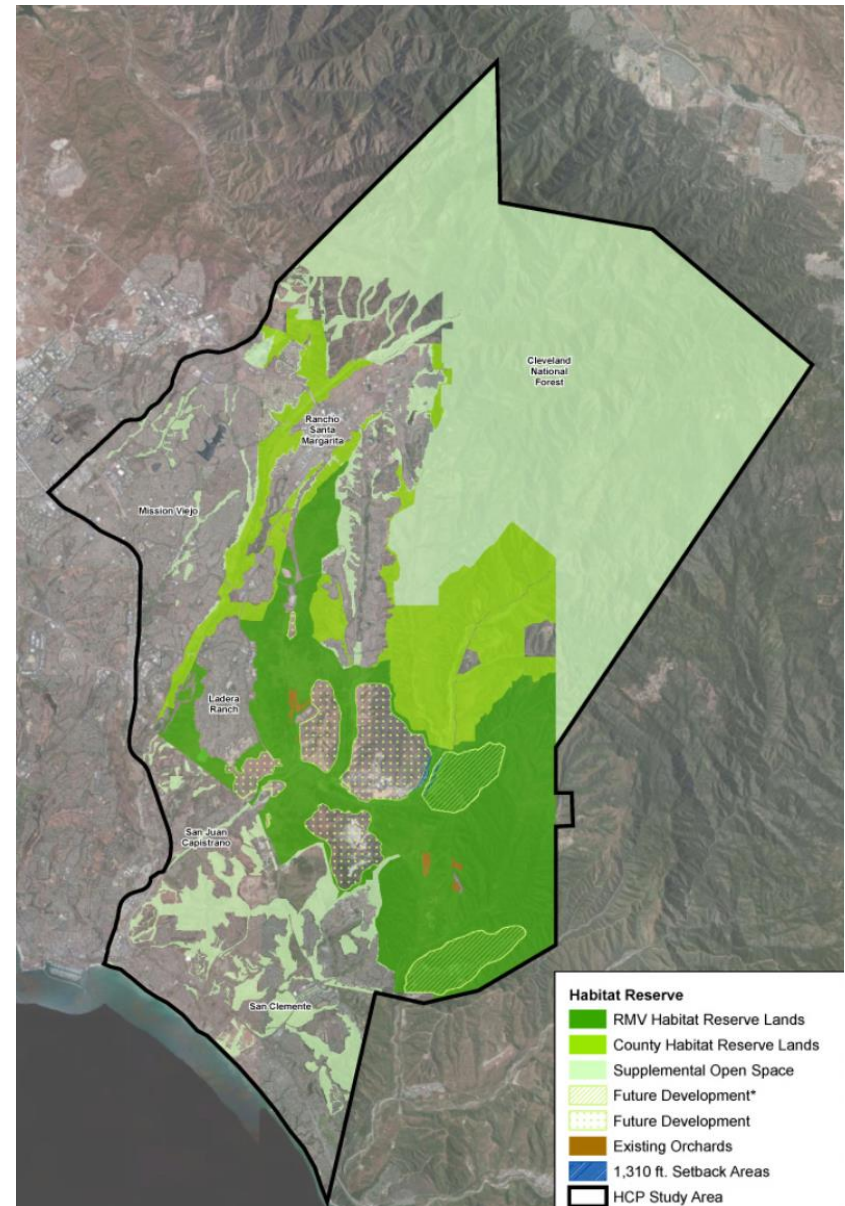




The Reserve at Rancho Mission Viejo



- 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's...

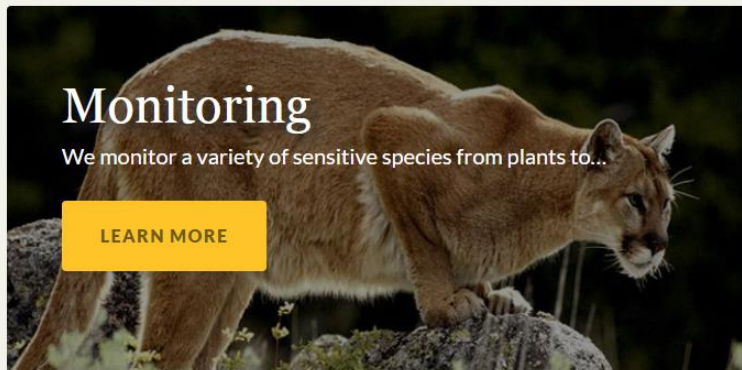
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Stewardship

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...

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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

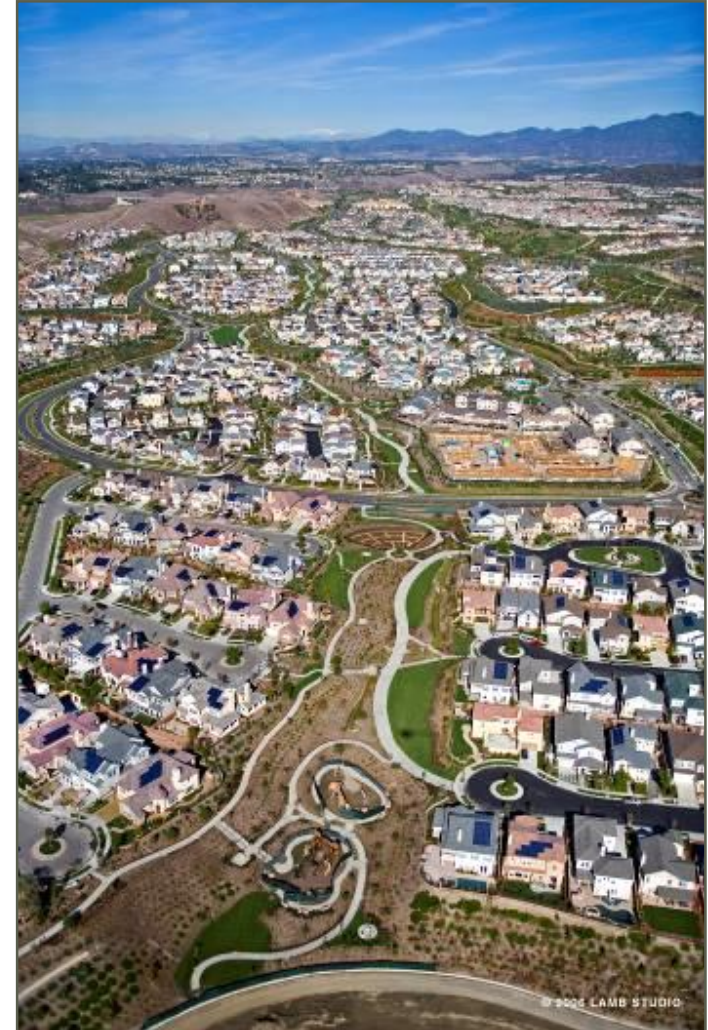
- 18% Reduction in Water Use
- Local weather station based software-controlled
- California natives, naturalized plants
- Productive plants – Farm to Table



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'



Transportation

NEV Transportation

- Partnership between State, County, & RMV
- Gaining in Popularity



Trails, Bikeways, and Pathways

for PA1 & PA2 Within Regional Context

MAJOR FACILITIES ONLY

UPDATED to Add NEV/Bike Lanes on K Street and Cow Camp Road

LEGEND

- Ranch Plan Multi-Purpose Pathway (Bike/NEV/pedestrian)*
- Ranch Plan Class I Bikeway & NEV Trail (Pedestrians Allowed)
- Regional Riding & Hiking Trail
- Ranch Plan Class II Bikeway
- Ranch Plan Class II Bikeway & NEV Lane**
- Regional Class II Bikeway
- Development Area

* A portion of shared pathway to accommodate maintenance vehicles.

** NEVs also allowed on streets with speed limits of 35 MPH or less.



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

