

Chiquita Ridge Specific Plan
City of Rancho Santa Margarita

By
Rachel Du Mont

Senior Project
City and Regional Planning Department
California Polytechnic State University, San Luis Obispo
Professor Chris Clark
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City of Rancho Santa Margarita

AUTHOR: Rachel Du Mont

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Chris Clark
Senior Project Advisor

Signature

Date

Hemalata C. Dandekar
Department Head

Signature

Date

Chiquita Ridge
A Planned Community

Prepared for:
City of Rancho Santa Margarita
22112 El Paseo
Rancho Santa Margarita, CA 92688

Prepared by:
Rachel Du Mont
California Polytechnic State University, San Luis Obispo
1 Grand Avenue
San Luis Obispo, CA 93405

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Chiquita Ridge Background Report

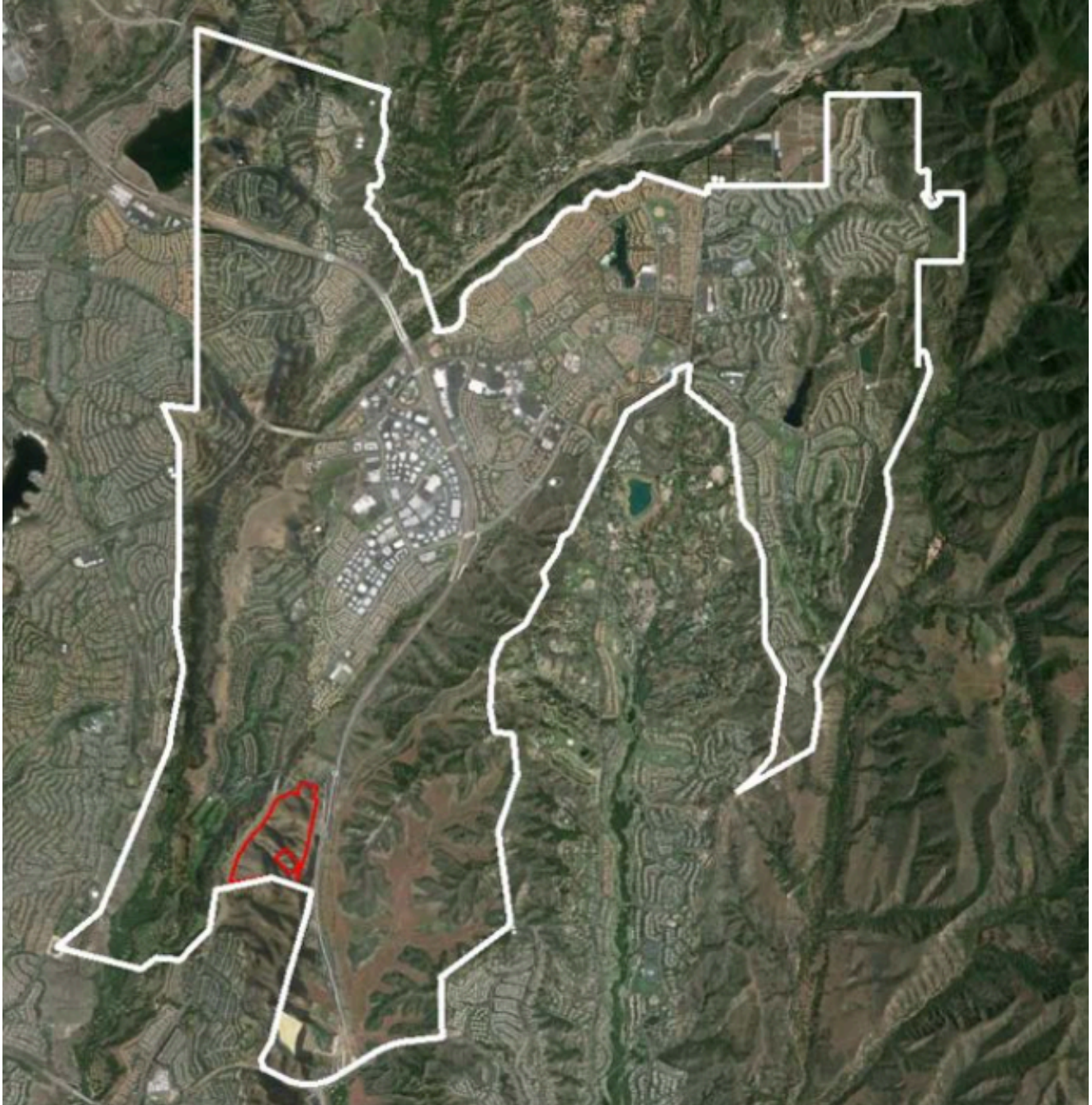
Introduction

Located at the foothills of the Saddleback Mountain Range, the Chiquita Ridge site is a strong asset and opportunity for the City of Rancho Santa Margarita. The Chiquita Ridge site is rich in historical, environmental, and legal context, and has been a source of controversy amongst the City. Several components attribute to the destiny of the Chiquita Ridge site and several analyses and research has been conducted on the site. The Chiquita Ridge site is an opportunity for the City of Rancho Santa Margarita to uphold the vision of the Rancho Santa Margarita Master Plan and the fundamental goals for the City.

Project Location

The Chiquita Ridge site is located in Southern California within Orange County. The site location is at the southern portion of the City of Rancho Santa Margarita. The City of Rancho Santa Margarita is located approximately 10 miles from the Pacific Ocean and is located at the base of the Saddleback Mountain range. There are several surrounding communities to the Chiquita Ridge site including, Coto de Caza, Ladera Ranch, Las Flores, and Mission Viejo. These incorporated and unincorporated communities have significant influence over the Chiquita Ridge site and impact potential developments to the site.

Chiquita Ridge Site Location



*Exhibit 1: The Chiquita Ridge site is outlined in the color red within the city map of Rancho Santa Margarita.
Source: Urban Land Institute*

Historical Context

History of Rancho Santa Margarita

The Chiquita Ridge site and the City of Rancho Santa Margarita have significant history dating back to the late 1700's with the age of the Spanish expedition. In 1769, Captain Gaspar de Portola and his men camped in the southwestern portion of modern-day Rancho Santa Margarita. The spot in which they camped is recognized in the City of Rancho Santa Margarita today by a small structure in the canyon near Tijeras Creek Golf Course. This location is close in proximity to the Chiquita Ridge site and is a part of the O'Neill Regional Park.



Exhibit 2: Structure in O'Neill Regional Park recognizing the first settlers of Rancho Santa Margarita.

Source: Rachel Du Mont

In 1821, this region officially became a part of Mexico and was divided into three ranchos, which included, Rancho Mission Viejo, Rancho Santa Margarita, and Rancho Trabuco.

In the early to mid 1900's the land was purchased and split by two individuals, James L. Flood and Jerome O'Neill. Jerome O'Neill and his family owned the portion of land within current day Orange County. Much of this land was donated to the County of Orange as designated parkland, which is today's O'Neill Regional Park. According to the City of Rancho Santa Margarita, "The O'Neill family donated an additional 120 acres of parkland in 1963, the same year they founded the Mission Viejo Company and drew up plans for a master-planned community of the same name," (cityofrsm.org).

With the development of the Rancho Santa Margarita Master Plan in the late 1980's many homebuyers came into the Rancho Santa Margarita area. Coto de Caza, Las Flores, and other surrounding areas were also being developed bringing a significant amount of families. Richard Reese, who is responsible for the Rancho Santa Margarita Master Plan, envision Rancho Santa Margarita to be, "an urban village, offering the best of two worlds: all of the elements and advantages of a small city plus the quality of life of a small village," (cityofrsm.org). Richard Reese has designed several other communities in southern Orange County including Turtle Ridge, Woodbridge, and other Irvine communities.

Richard Reese's Master Plan and vision for Rancho Santa Margarita thrive within the community, today. The City of Rancho Santa Margarita has been regarded as an ideal community and has been compared to Shangri-la, or paradise on Earth.

The City of Rancho Santa Margarita incorporated in 2000 and remains one of the youngest cities in the state of California. The City of Rancho Santa Margarita continues

to pride itself in being a master planned community and aims to maintain the lifestyle Richard Reese envisioned.

Legal History of Chiquita Ridge

The Chiquita Ridge site has been a source of controversy since the City of Rancho Santa Margarita incorporated in 2000. After incorporation, the City of Rancho Santa Margarita assumed that the Chiquita Ridge site was included within the new city boundaries; however, the County of Orange did not recognize the Chiquita Ridge site as part of the City of Rancho Santa Margarita. This discrepancy in legality is the foundation for the outcome of the Chiquita Ridge site.

According to the Settlement Agreement, “on July 14, 2005, City filed an action entitled *City of Rancho Santa Margarita v. County of Orange*, et al., which after transfer became San Diego County Court Case No. GIN048650 in which City sued to obtain title to County-owned real property known as the Chiquita Ridge open space,” (Settlement Agreement). The Settlement Agreement involves multiple parties regarding the development of the Chiquita Ridge site including the County of Orange, the City of Rancho Santa Margarita, the Endangered Habitats League, and the Rancho Mission Viejo, LLC. The Settlement Agreement states, “the City claims that Chiquita Ridge became City owned property as of January 1, 2000, the date of City’s incorporation, pursuant to the Resolution of Incorporation adopted by the Orange County Local Agency Formation Commission (“LAFCO”) approving the City’s incorporation,” (Settlement Agreement).

On January 28, 2009, the Settlement Agreement became effective, as all parties came to an ultimate decision. According to the Settlement Agreement, “410 acres are added to O’Neill Regional Park to be forever preserved as open space; 100 acres are declared as local protected open space as part of the Dove Canyon Preservation Easement; 15 acres were purchased by the City and transferred to the County as part of O’Neill Park; and 92 acres became City-owned,” (cityofrsm.org).

Under the conditions of the Settlement Agreement, the City of Rancho Santa Margarita can develop up to 55 acres of the total 92 acres of the city-owned portion of the Chiquita Ridge site. As per the Settlement Agreement, 23 acres of the 55 developable acres are to be dedicated to a youth sports complex. The remaining 32 acres from the total 55 developable acres are at the discretion of the City of Rancho Santa Margarita. The 32 acres that the City of Rancho Santa Margarita has the freedom to develop must be able to financially support the development of the youth sports complex, as the sports complex will be a large finance. However, the Settlement Agreement also states, “the development of the 32 acres must either be concurrent with the development of the park or the park must be developed first.” Several financial analysis have been conducted for the Chiquita Ridge site on what types of developments can support the development of the youth sports complex. According to the Settlement Agreement, “the property is currently zoned as ‘Open Space’. The City will have to comply with all land use entitlement procedures, including zoning, California Environmental Quality Act (CEQA), and permitting through

outside agencies if there is development on the remaining 32 acres (23 + 32 = 55 acres).” Other acreage within the total 92 acres that is disturbed during the construction processes also must be restored to its natural habitat at a 2 to 1 ratio. Any remaining acreage that is not included in the development process shall remain untouched and preserved.

Surrounding Establishments

The surrounding area to Chiquita Ridge has several various developments and components. Chiquita Ridge is located at the most southern portion of the City of Rancho Santa Margarita, making it the primary region and individual witnesses upon entering the City.

Prior to entering the City of Rancho Santa Margarita is the unincorporated residential area of Las Flores and Ladera Ranch. Both of these unincorporated areas highly influence the City of Rancho Santa Margarita. Tesoro High School, which is the primary designated high school for the residents of the City of Rancho Santa Margarita, is located in Las Flores, which creates a significant tie between Rancho Santa Margarita and Las Flores.

O’Neill Regional Park is located across Antonio Parkway from Chiquita Ridge, and is also influences the site. O’Neill Regional Park is rich in history, as it was one of the primary establishments in the Orange County region. Today, residents from the City of Rancho Santa Margarita and other surrounding areas use O’Neill Regional Park for various activities including camping, mountain biking, hiking, and enjoying the canyon scenery. This canyon extends from the foothill of the Saddleback Mountain Range to the Pacific Ocean at Doheny State Beach in Dana Point.



Also across Antonio Parkway from Chiquita Ridge, is the Tijeras Creek Golf Course, which is one of the two golf courses in the City of Rancho Santa Margarita. The development of the Tijeras Creek Golf Course is outlined in the Rancho Santa Margarita Master Plan and is reflective of the lifestyle in the area. The Tijeras Creek Golf Course is surrounding by residential areas of all types including single-family residences and townhomes.

*Exhibit 3: Tijeras Creek Golf Course.
Source: Rachel Du Mont*

Several residential areas surround the Chiquita Ridge site including the last home tracks of the Las Flores area and the first home tracks for the City of Rancho Santa Margarita. The primary home types are single-family homes; however, there are also townhomes within the immediate vicinity.

The gate community of Coto de Caza is also close to the Chiquita Ridge site. Coto de Caza is a residential area that highly influences the City of Rancho Santa Margarita as

most Coto de Caza residents use the City for shopping, dining, entertainment, and recreation.

Canada Vista, one of Rancho Santa Margarita's 13 parks, is located directly next to the Chiquita Ridge site. Canada Vista is the most southern park, and contains several active opportunities. The park has several baseball fields and contains a small skate park, which is commonly used by the Rancho Santa Margarita youth. Canada Vista also contains two dog parks, a small dog park and a large dog park. The Canada Vista Park poses as an exceptional development to be alongside the proposed youth sports complex, as the two parks can be used concurrently.



*Exhibit 4: Canada Vista Sports Park.
Source: Rachel Du Mont*

Currently, the City of Rancho Santa Margarita is undergoing construction near the Canada Vista Park. A massive sewage line runs near the Canada Vista Park and services the entire City of Rancho Santa Margarita and portions of Lake Forest. A bridge is being constructed to house the sewage pipes after the previous sewage line, which was located under the creek, burst leaving untreated sewage in the local creeks and at Doheny State Beach.

Environmental Background

On October 26, 2011, ICF International conducted a biological survey of the Chiquita Ridge site and analyzes various natural components. The extensive field study analyzed biological characteristics including, but not limited to: soil types, topography, vegetation, drainage, and wildlife.

Topography and Soil

According to the Chiquita Ridge Biological Assessment and Constraints Report, “the study site includes the following: Bosanko Clay-9 to 15 percent slopes, Bosanko Clay-15 to 30 percent slopes, Bosanko Clay-30 to 50 percent slopes, Bosanko-Balcom Complex-15 to 30 percent slopes, Botella Clay Loam-2 to 9 percent slopes, Botella Clay Loam-9 to 15 percent slopes, Calleguas Clay Loam-50 to 75 percent slopes-eroded, Cieneba Sandy Loam-30 to 75 percent slopes-eroded, and Soboba Gravelly Loamy Sand-0 to 5 percent slopes.” The Chiquita Ridge site is steep in slope in various areas making soil type critical information. Several areas on the site require grading in order for development to be possible. The Chiquita Ridge Biological Assessment and Constraints Report states, “the elevation of the site ranges from approximately 680-1,000 feet above mean sea level (AMSL).” The Urban Land Institute Technical Assistance Panel Final Report describes the site as having, “excellent views that are a valuable aspect of the site development.” This allows property values to increase for potential development as the views are of O’Neill Regional Park Open Space, the ocean, and tasteful developments on surrounding

hillsides. The Urban Land Institute Technical Assistance Panel Final Report outlines several site plans for potential developments; the site plans display the most cost effective and construction effective site designs for the topography of Chiquita Ridge. Each of these site plans has grading alternatives for the site.

Existing Structures

The Chiquita Ridge site is essentially undeveloped aside from a large municipal water storage tank and a paved road leading up to said development. There is also an existing sewage line that lies beneath the site and runs parallel to Antonio Parkway. The remainder of the site is natural and undeveloped. The Urban Land Institute Technical Assistance Panel Final Report discusses the potential of relocating the water storage tank, but recognize the high cost. The TAP panel believes that the benefits of relocating the reservoir tank do not outweigh the high cost of moving it; the development/grading can be planned around the tank (Urban Land Institute Technical Assistance Panel Final Report).



*Exhibit 5: Topography and existing structures onsite.
Source: Urban Land Institute*

Wildlife

The Chiquita Ridge site is reflective of the chaparral biome, which is the primary biome of coastal Southern California. The site contains several canyons and ridges and contains several different species of vegetation and animals.

The Chiquita Ridge Biological Assessment and Constraints Report describes the plant communities as, “plant communities mapped within the study site included: Developed, Cleared/Graded, Annual Grassland, California Sagebrush-California Buckwheat Scrub/Southern Coastal Needlegrass Grassland, California Sagebrush-California Buckwheat Scrub, and Mulefat Scrub.”

The ICF International site visit to Chiquita Ridge accounted for twenty-seven species of wildlife; however, there are 95 special-status species located on and around the site. Several of these species include mammals, reptiles, and birds. Chiquita Ridge is also a designated critical habitat for the California Gnatcatcher. According to Urban Land Institute Technical Assistance Panel Final Report, “any impact of the California

Gnatcatcher or its habitat, coastal sage scrub, would be considered significant under the California Environmental Quality Act (CEQA) and would require permitting in accordance with the Federal Endangered Species Act. The Settlement Agreement required 80 acres of offsite coastal sage scrub mitigation; the City recently began implementation of the offsite mitigation.”

The Chiquita Ridge site also contains several drainage points that lead to surrounding streambeds and creeks including Tijeras Creek. The Chiquita Ridge Biological Assessment and Constraints Report states, “these features and any associated riparian habitat may potentially be under the jurisdiction of the U.S. Army Corps of Engineers (USACE), California Regional Water Quality Control Board (RWQCB)- Santa Ana Region and California Department of Fish and Wildlife (CDFG).” Tijeras Creek is located across Antonio Parkway in the O’Neill Regional Park canyon area. Tijeras Creek runs down to Arroyo Trabuco Creek and then to the coast and is deposited at Doheny State Beach within the City of Dana Point. In order for development not to create excessive runoff, the TAP recognizes the Chiquita Ridge site must have hydro modification requirements on each of the new developments.

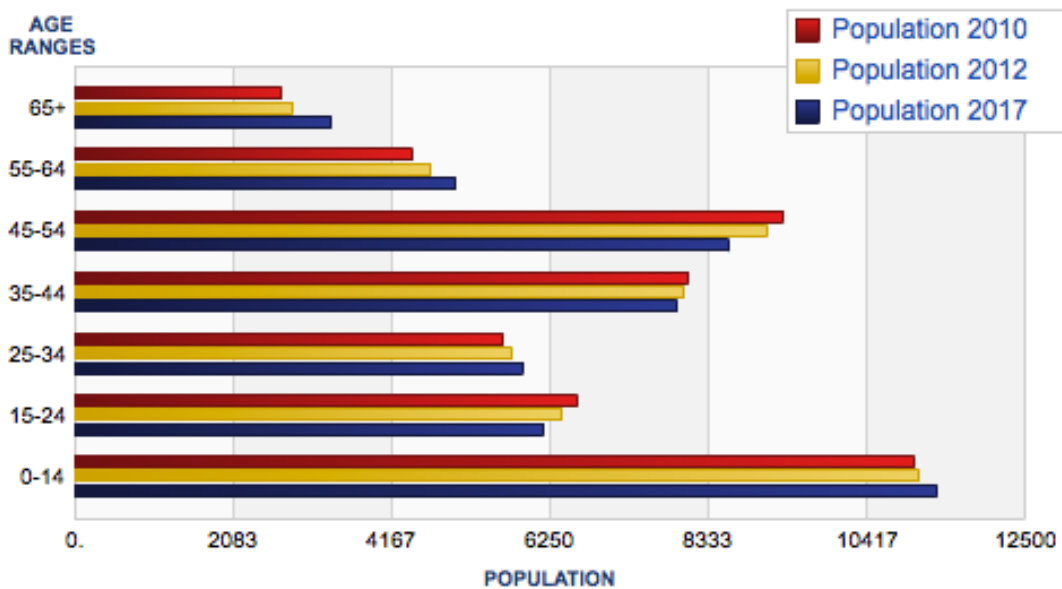


*Exhibit 6: Chiquita Ridge wildlife plant communities.
Source: ICF International*

The Chiquita Ridge site is also notable as a habitat linkage or wildlife corridor. It serves as a large open space that connects both the wildness east of the 241 Toll Road and wildness right of Antonio Parkway. As future development plans become available it should be anticipated that analysis of impacts to wildlife movement will be required (Chiquita Ridge Biological Assessment and Constraints Report).

Demographics

Many of these communities are primarily residential areas and have significant youth populations. The City of Rancho Santa Margarita, in particular, is estimated to significantly increase its youth population. The largest age bracket within the City of Rancho Santa Margarita is ages 0-14, with the second largest age bracket being ages 45-54. Based on demographic research the City of Rancho Santa Margarita is primarily composed of families. The City of Rancho Santa Margarita, and the surrounding communities, reflects an affluent area, as the largest annual income bracket in Rancho Santa Margarita is \$100,000-\$140,000 with the next largest brackets being annual incomes of \$150,000-199,000 and \$200,000+. The prestigious lifestyle of these communities highly influences the developments of the Chiquita Ridge site. The development of the youth sports complex is significantly pressing, as the youth demographic is the largest and continually expanding. Age and socio-economics are the two largest factors in considering the potential developments of the Chiquita Ridge site.

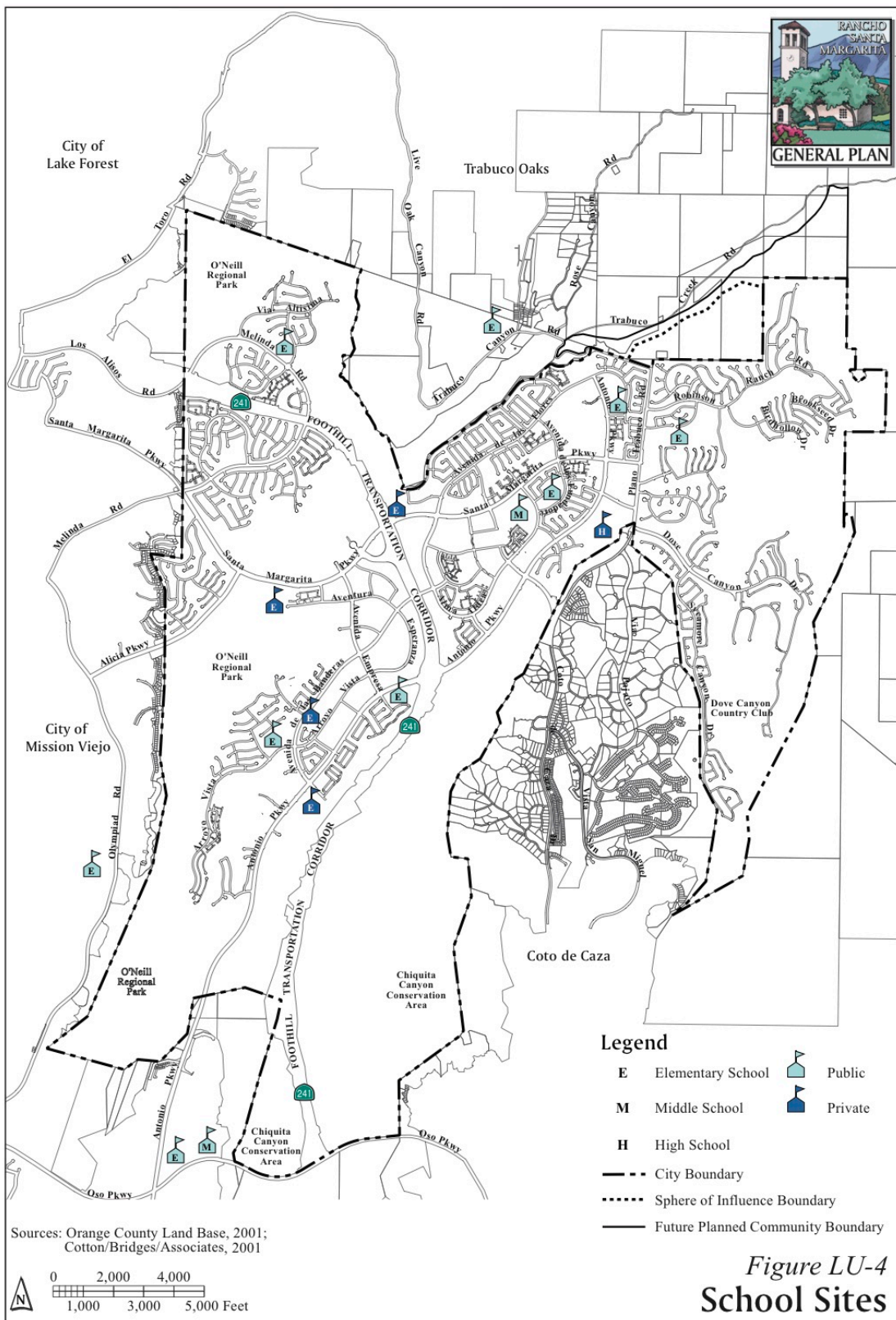


*Exhibit 7: Age Ranges and Projections for Rancho Santa Margarita.
Source: City of Rancho Santa Margarita*

Educational Institutions

There are several schools within a close proximity to the Chiquita Ridge site including Las Flores Elementary School, Las Flores Middle School, Arroyo Vista Elementary School, Arroyo Vista Middle School, Tijeras Creek Elementary School, Serra Catholic School, Tesoro High School, and Santa Margarita Catholic High School. As per the Settlement Agreement, the Chiquita Ridge site must include a 23-acre sports complex, if

developed. The development of the sports complex shall accommodate for the rapidly growing youth population and can be used as an athletic resource for several of the local school sports teams.



**Figure LU-4
School Sites**

*Exhibit 8: Schools within Rancho Santa Margarita.
Source: City of Rancho Santa Margarita General Plan*

Transportation

The Chiquita Ridge site is located between two major arterials. Antonio Parkway, which runs from Ortega Highway in San Juan Capistrano through Rancho Santa Margarita, is a primary road within the City. The portion of Antonio Parkway that is nearest to the Chiquita Ridge site contains three lanes and no stoplights or stop signs. The speed limit within this region of Antonio Parkway is 55 MPH and there is no median dividing the separate directions of the road. The entrance sign into the City of Rancho Santa Margarita is located in the center of Antonio Parkway directly in front of the Chiquita Ridge site. Antonio Parkway is a critical road as it bridges many of the communities together; it serves as a major linkage and is used frequently by the local communities. The California State Route 241, or the 241 Toll Road, is located on the other side of the Chiquita Ridge site. The 241 Toll Road extends from the City of Yorba Linda to the City of Rancho Santa Margarita. The 241 Toll Road ends at Oso Parkway, which is exceptionally close to the Chiquita Ridge site. Like Antonio Parkway, the 241 Toll Road is used frequently is one of the largest transportation routes in the City of Rancho Santa Margarita.

Santa Margarita Landscape and Recreation Corporation (SAMLARC)

The Santa Margarita Landscape and Recreation Corporation, or SAMLARC, is responsible, alongside the various Homeowner's Associations in Rancho Santa Margarita, for providing maintenance to the parks and landscaping. SAMLARC is heavily incorporated in the development of the Chiquita Ridge site, as SAMLARC will be crucial to the development and maintenance of the youth sports complex.

Currently, the City of Rancho Santa Margarita contains 13 active parks and 9 community trails. The parks and community trails include:

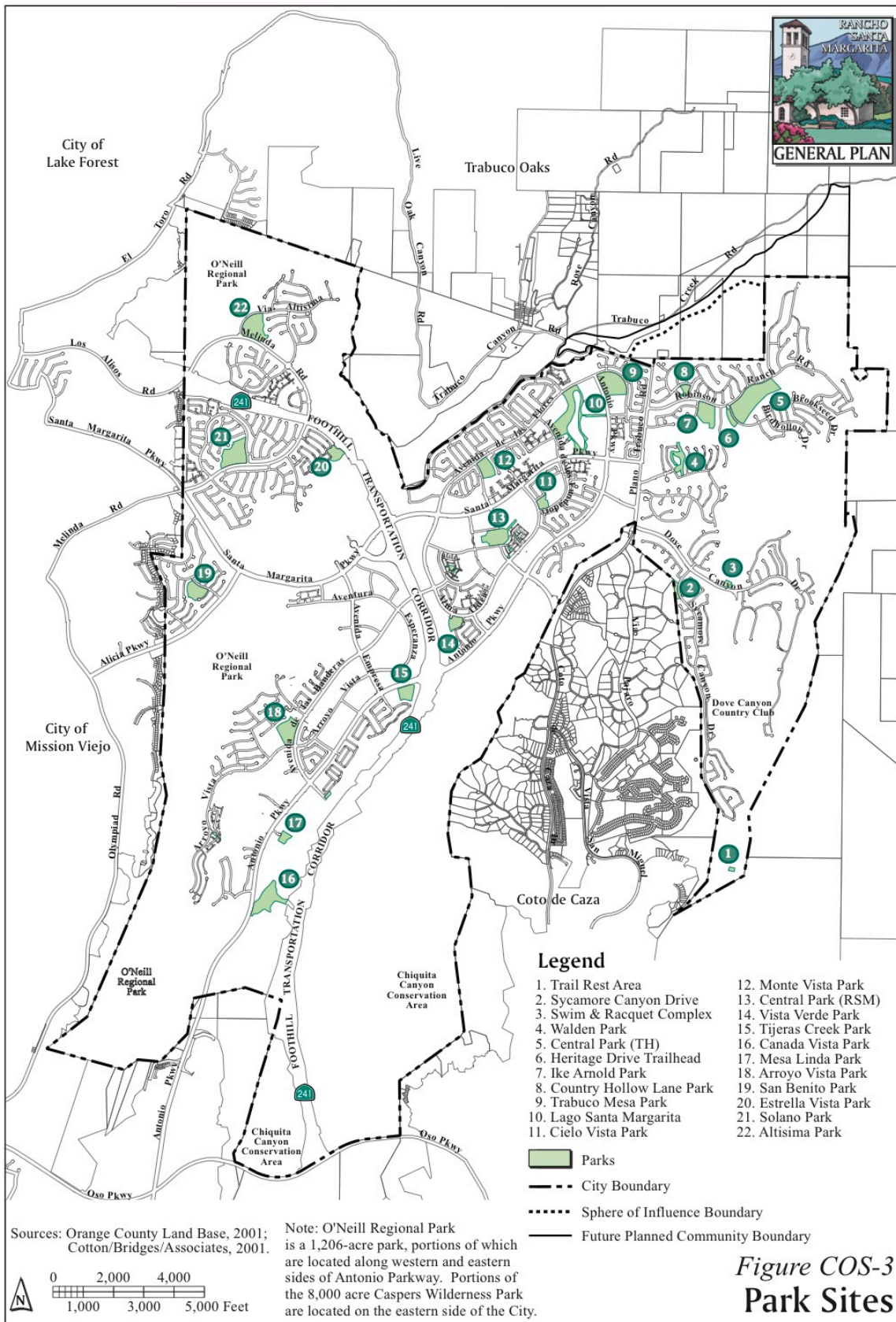
Parks and Playground Facilities:

- Trabuco Mesa Park
- Lago Santa Margarita Beach Club
- Monte Vista Park
- Cielo Vista Park
- Arroyo Vista Park
- Mesa Linda Park
- Solana Park
- Altisima Park
- Central Park
- Vista Verde Park
- Canada Vista Park
- Tijeras Creek Park
- Estrella Vista Park

Community Trails:

- Vereda Laguna Trail
- Florecita Trail

- Ama Daisy Trail
- Urban Trail-East
- Urban Trail-West
- Los Paseos Trail
- Los Abanicos Trail
- Bluff Top Trail
- Mesa Linda



*Exhibit 9: Park Sites within Rancho Santa Margarita.
Source: City of Rancho Santa Margarita General Plan*

The Lago Santa Margarita Beach Club is one of the most iconic places in Rancho Santa Margarita. It is located at the Rancho Santa Margarita Lake, which is a symbolic place for the community of Rancho Santa Margarita. The Rancho Santa Margarita Lake is outlined in the Rancho Santa Margarita Master Plan as a place for the community to embrace one another and to enjoy and live. Alongside the Bell Tower, where City Hall is located, the Lake is one of the largest community centers within the City. The Rancho Santa Margarita Lake is located at the northeastern portion of the city, directly opposite of the Chiquita Ridge site. The Lago Santa Margarita Beach Club is a large recreational complex that includes a swimming lagoon for children, volleyball courts, a one-mile trail around the Rancho Santa Margarita Lake, access to paddleboats, fishing opportunities, and a clubhouse, which can be rented out for events. This establishment has provided several community-based activities and strengthens the community ties the City of Rancho Santa Margarita has developed over the years.

SAMLARC is responsible for maintaining all parks within the City of Rancho Santa Margarita and works closely with local sports organizations, such as AYSO and POP Warner to arrange how the sports fields are divided and used amongst the local sports teams. Many of the parks within the City contain sports fields, baseball diamonds, tennis courts, playgrounds, and pools. Residents of the City of Rancho Santa Margarita get free access cards to get into the parks and pools, as some of them are gated off for only community members.

SAMLARC has several committees that are dedicated to maintaining the quality of life and preserving the high aesthetic standards of the City of Rancho Santa Margarita. There are three designated committees through SAMLARC including:

- Architectural Review Committee
- Communications Committee
- Covenant Committee

Along with getting plans approved by the City of Rancho Santa Margarita, residents must also comply with SAMLARC Architecture and Landscaping provisions. SAMLARC also mandates certain color schemes appropriate for residences. Since Rancho Santa Margarita is a Master-Planned community, the development standards and guidelines are consistent and regulated; these standards and guidelines maintain Rancho Santa Margarita's character and sense of style and life.

SAMLARC participates significantly within the City of Rancho Santa Margarita and is community partners with the following organizations:

- City of Rancho Santa Margarita
- Rancho Santa Margarita Chamber of Commerce
- The Bell Tower Foundation
- Rancho Santa Margarita Police Services/Orange County Sheriff's Department
- Santa Margarita Water District (SMWD)
- Orange County Fire Authority (OCFA)

SAMLARC plays a key role in the development and upkeep of the Chiquita Ridge sports complex and establishes many development standards and guidelines for the remaining potential developments.

Due to the increasing number of youth within the City of Rancho Santa Margarita, both the City and SAMLARC support the development of the Chiquita Ridge sports complex to provide more recreational areas for the large youth population. If developed, the Chiquita Ridge sports complex is one of the largest in the region.

Feasibility Study

The Urban Land Institute Technical Assistance Panel Final Report demonstrates a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis for the Chiquita Ridge site and provides a strong foundation for potential developments. A SWOT analysis was conducted for the following land uses:

- Passive Open Space
- Sports Park
- Stadium
- Retail
- Hotel
- Office
- Mixed Use
- Mitigation Bank
- Relocate Tank
- Density Transfer to alternate location

Much of the SWOT analysis included how certain land uses would generate revenue for the City of Rancho Santa Margarita.

Both the Chiquita Ridge Alternatives Report and the Development and Fiscal Analysis of Alternative Development Scenarios contain critical information to the financial research of the Chiquita Ridge site. Much of the financial analysis focuses on the potential for residential developments. The City of Rancho Santa Margarita recognizes that the addition of single-family residential homes is a strong financial option for the Chiquita Ridge site and to support the development of the youth sports complex. The Chiquita Ridge Alternatives Report states that, “the initial cost of an active sports park, as required by the Settlement Agreement, is estimated to be approximately \$16,400,000.” Although the cost of the sports complex is expensive, there are several development options that mitigate the cost. Single family residences poses as a profitable option as the Chiquita Ridge Alternatives Report states, “the initial value of the Chiquita Ridge property, if developed for residential lots and sold to a homebuilder, could reach \$23,000,000.” Retail development is also a strong potential for accumulating revenue. In the first full year of operation, a retail/commercial alternative will generate about \$310,000 in annual cash flow more than a residential development, mostly in the form of sales tax revenue (Chiquita Ridge Alternatives Report).

The Chiquita Ridge Alternatives Report analyzes the most beneficial and profitable developments and how the LVR, or the Land Residual Value, can be increased through strategic planning. The finances of grading and construction processes are heavily weighed in order to strategically develop the site in the most affordable way. Land analysis and studies are crucial for the successful development of the Chiquita Ridge site. Several components are outlined in the Chiquita Ridge Alternatives Report in order to maximize land values, such as, “to relocate water service lines in accordance with a proposed reconfiguration...to avoid construction of large retaining walls or Mechanically Stabilized Earthen (MSE) walls...and to separate the vertical elevation changes between each residential terrace by approximately 30 feet, which allows for a full view premium for each lot facing towards the West, overlooking Tijeras Creek Golf Course and providing a full sunset view,” (Chiquita Ridge Alternatives Report).

The Chiquita Ridge site is divided by the specified acreage under the conditions of the Settlement Agreement. Of the 92 City-owned acres, 55 acres are permitted for development. 23 acres are dedicated to the youth sports complex leaving approximately 32 acres for development. The Chiquita Ridge Alternatives Report outlines several possibilities for how the remaining acreage can be developed. The Chiquita Ridge Alternatives Report states, “1) A residential alternative that could achieve 23 acres of single family homes and 24 acres of active sports park area while remaining in conformance to the open space requirements and 2) A retail alternative of 18 acres on a single pad.”

Several calculations have been conducted to recognize the financial potential of the possible developments. The report outlines that, “the Chiquita Ridge site has an LRV of \$22,883,000 if the 23 developable acres are sold as 5,000-5,500 SF lots. This is roughly \$266,000 per lot and \$994,000 per buildable acre...the site will yield 86 homesites with estimated sales revenues for a homebuilder of \$40,163,000. If the site were developed as a commercial/retail property instead, it would yield an LRV of \$10,067,000 of \$559,000 per buildable acre,” (Chiquita Ridge Alternatives Report).

In both development scenarios, the City of Rancho Santa Margarita financially benefits. The development of either 86 single-family homes or a retail/commercial center brings in a significant amount of money to cover both the development of the sports complex and excess money for the City of Rancho Santa Margarita. If single-family homes are developed on the Chiquita Ridge site, several different sources generate revenue; these sources include property tax revenue, and sales tax revenue from the additional residents now utilizing the City of Rancho Santa Margarita. A retail/commercial development would generate more sales tax revenue for the City of Rancho Santa Margarita. In either potential scenario, the development of Chiquita Ridge site is feasible.

The Chiquita Ridge Alternatives Report outlines the best development scenarios for both the residential development and the retail/commercial development. The residential home sizes, in square feet, are approximated between 2,750 and 3,000 and would be on lot sizes of 5,000 to 5,500 square feet. The Chiquita Ridge Alternatives Report says, “sales revenues for the above product size would be approximately \$795,000 to \$840,000...and

a 3% inflation rate for sales values and a 2.5% inflation rate for development and construction costs.”

Property taxes from the single-family homes on the Chiquita Ridge site would be a significant source of revenue for the City of Rancho Santa Margarita as, “after finding 1% of the value...the City would keep 2.978% of total property tax revenue. Property taxes are expected to increase at a constant 2% annual inflation rate,” (Chiquita Ridge Alternatives Report).

The retail center would earn an industry standard \$400 per square foot, garnering over \$500,000 per year in sales tax revenue for the City (Chiquita Ridge Alternatives Report).

The Development and Fiscal Analysis of Alternative Development Scenarios includes several potential financial outcomes for the Chiquita Ridge site. The Development and Fiscal Analysis Development Scenarios states, “the basic premise of this assessment study is that the City of Rancho Santa Margarita, acting as the Lead Agency for approval of the property’s subdivision, will sell the land to a developer that will be responsible for obtaining all development entitlements and will construct all of the improvements from the raw land condition through completion with City cooperation.” This analysis also outlines several more development opportunities than the Chiquita Ridge Alternatives Report. These alternatives include:

- Single-family detached residential developments
- Single-family attached residential developments
- General retail commercial center
- Shopping center anchored by a large warehouse type store with restaurants and a gas station
- An entertainment oriented development including a facility such as a large anchor restaurant/sport/video arcade and a bowling alley
- “Mixed Use” allowing for both a retail warehouse anchored center and a single-family detached residential development

The Chiquita Ridge site potential developments have been extensively analyzed in their financial attributes. In both development scenarios, the City of Rancho Santa Margarita strongly financially benefits from the development of the Chiquita Ridge site.

Urban Land Institute Concept Plan



Exhibit 10: Concept plans of Chiquita Ridge
Source: Urban Land Institute

Relevant Documents

The Chiquita Ridge site is a highly unique section of land that has commanded the attention of several jurisdictions. Several studies have been conducted resulting in several relevant and applicable documents for the Chiquita Ridge site. The relevant documents include the following:

- Settlement Agreement
- Urban Land Institute Technical Assistance Panel Final Report
- Chiquita Ridge Biological Assessment and Constraints Report
- Chiquita Ridge Alternatives Report
- Development and Fiscal Analysis of Alternative Development Scenarios
- Rancho Santa Margarita General Plan
- Rancho Santa Margarita Zoning Ordinance
- Rancho Santa Margarita Master Plan

The Chiquita Ridge site is currently zoned as “Open Space” within the Rancho Santa Margarita Municipal Code. The Chiquita Ridge property has to be rezoned to the appropriate land uses when the types of developments are finalized.

The Chiquita Ridge site proposed developments are consistent with the goals of the Rancho Santa Margarita General Plan. Goal 12 of the Land Use Element of the Rancho Santa Margarita General Plan states,

“Cooperate with homeowners associations and community foundations to ensure that parks, community centers, and recreational opportunities are provided and maintained that promote a family-oriented community and encourage community spirit and participation.”

The development of the Chiquita Ridge sports complex fully entails this goal of the Rancho Santa Margarita General Plan, as the purpose of the sports complex is to provide a large, community-engaging recreational opportunity for the families of Rancho Santa Margarita.

The residential and retail/commercial potential development scenarios outlined in the Chiquita Ridge Alternatives Report are also consistent with the Residential Land Use designations. The Low Density Residential (LDR) designation states,

“The Low Density land use designation provides for single-family detached homes on moderate to large lots. The designation allows for a maximum density of 7.0 units per net acre, with an average density of 6.5 units per net acre.”

The General Commercial (C) land use designation states,

“The General Commercial land use designation provides for retail uses that rely on automobile traffic and attract customers from a citywide and/or regional trade area...the maximum intensity of development is 1.0:1 FAR. The average intensity is 0.4:1 FAR.”

The Open Space Land Use Designations for Parks states,

“Activities that may be developed include areas for active sports play, large multipurpose fields for community events and informal recreation, tot lots, picnic areas, multipurpose sports fields and courts, concessions, community event space, maintenance/support facilities, and caretaker facilities. The maximum intensity of development is a floor area ration of 0.5:1 and the average intensity of development is a floor area ration of 0.1:1.”

The Housing Element of the Rancho Santa Margarita General Plan illustrates the types of households within the City. According to the Housing Element, “family households comprised approximately 75 percent of all households in the City...and 71.4% of households are owner occupied.”

The Housing Element of the Rancho Santa Margarita General Plan also discusses that the City is readily prepared for more developments, within the City boundaries, in regards to infrastructure. The Rancho Santa Margarita General Plan Housing Element states, “as the City has been developed primarily within the last 25 years, infrastructure, including water, sewer, and sidewalks are readily available and adequate within the City limits.” Since the Chiquita Ridge site is within City boundaries, infrastructure such as water and sewer are not a concern. Water and sewage for the City of Rancho Santa Margarita is managed, collected, and treated by the Santa Margarita Water District (SMWD). The Santa Margarita Water District uses reclaimed water for parks, golf course, etc. and owns both the Oso Creek Wastewater Reclamation System. The Santa Margarita Water District receives its water from the Colorado River through the State Water Project. According to the Rancho Santa Margarita General Plan Housing Element, “SMWD owns 2.25 million gallons per day of treatment capacity as a member agency in the South East Regional Reclamation Authority (SERRA)...which serves the communities of Rancho Santa Margarita, Coto de Caza, and portions of the Trabuco Canyon and Irvine Ranch Water Districts.” The development of Chiquita Ridge does not affect the availability of sewer or water resources because sewage treatment capacity is available to service the Northeast FTC and does not constrain development in this area or elsewhere in Rancho Santa Margarita (Rancho Santa Margarita General Plan Housing Element).

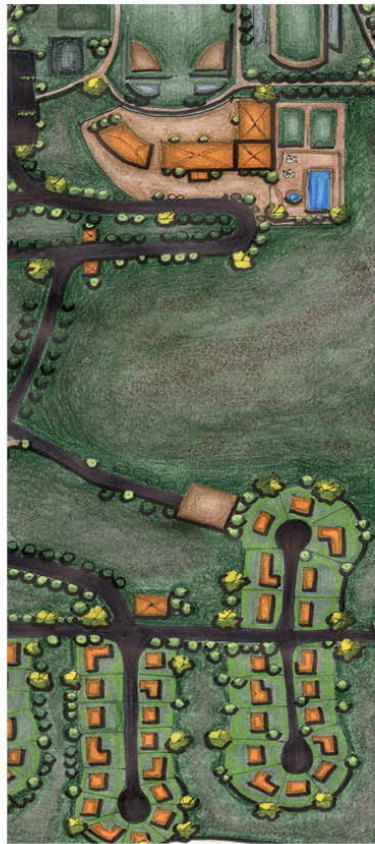
The development of homes on the Chiquita Ridge site is consistent with the Rancho Santa Margarita General Plan Housing Element. Policy 2.1 of the Rancho Santa Margarita General Plan Housing Element states,

“Work with Homeowner Associations and community foundations to promote the maintenance of the local housing stock to enhance the quality of life in established neighborhoods and promote community identity and pride.”

Conclusion

The Chiquita Ridge site within the City of Rancho Santa Margarita has an extensive site history and has significant potential for the proposed developments. The development of the Chiquita Ridge site is a collaborative effort between multiple organizations and agencies.

CHIQUITA RIDGE SPECIFIC PLAN



Executive Summary

ES.1 Introduction

The Chiquita Ridge Specific Plan addresses approximately 92 acres of land and is located within the City of Rancho Santa Margarita.

The Chiquita Ridge development encompasses single-family residences, a clubhouse and small retail center, and a 23-acre sports complex. These developments coincide with the character and quintessence of the City of Rancho Santa Margarita. The Chiquita Ridge Specific Plan embodies and fulfills the Master Plan vision for the City of Rancho Santa Margarita.

ES.2 Specific Plan Components

The Chiquita Ridge Specific Plan contains the following sections:

- Section 1-Plan Overview
- Section 2-Land Use
- Section 3-Project Phasing
- Section 4-Development Standards
- Section 5-Design Guidelines/Requirements
- Section 6-Landscape Design Standards and Guidelines
- Section 7-Signs
- Section 8-Infrastructure, Utilities, and Public Services
- Section 9-Implementation and Administration

Plan Overview

1.1 Introduction

The Chiquita Ridge Specific Plan is a 92-acre development that includes single-family residences, a clubhouse, a small retail center, and a 23-acre sports complex. There will be approximately 86 units for the single-family residential development and an estimated two acres for the clubhouse and retail properties.

The purpose of the Chiquita Ridge Specific Plan is to ensure that the development provides positive services, amenities, and sense of community within the City of Rancho Santa Margarita. The Chiquita Ridge Specific Plan also certifies legal consistency amongst other governing documents and proposals within the City of Rancho Santa Margarita.

1.1.1 Project Context

The project site has been a source of controversy between the City of Rancho Santa Margarita and the County of Orange. The City of Rancho Santa Margarita incorporated in the year 2000 with the comprehension that the new city boundaries included the Chiquita Ridge site. The County of Orange was not under the impression that the newly incorporated City of Rancho Santa Margarita included the Chiquita Ridge site. In 2005, the legal dispute began with *City of Rancho Santa Margarita v. County of Orange* or San Diego Superior Court Case No. GIN048650. In January of 2009, the City of Rancho Santa Margarita and the County of Orange found resolution with the establishment of the Settlement Agreement. The Settlement Agreement specified the following:

- 410 acres are added to O'Neill Park to be forever preserved as open space
- 100 acres are declared as local protected open space as part of the Dove Canyon Preservation Easement
- 15 acres were purchased by the City and transferred to the county as part of O'Neill Park
- 92 acres became City-owned

The Settlement Agreement also states that of the 92 acres that became City-owned only 55 acres can be developed. If the City of Rancho Santa Margarita chooses to develop the site, 23 acres of the 55 developable acres must be dedicated to a sports complex. The remaining 32 developable acres are regarded by the City's discretion.

The Chiquita Ridge Specific Plan will strictly focus on the developable acres of the site, which are the 23-acre sports complex and the remaining 32 acres.

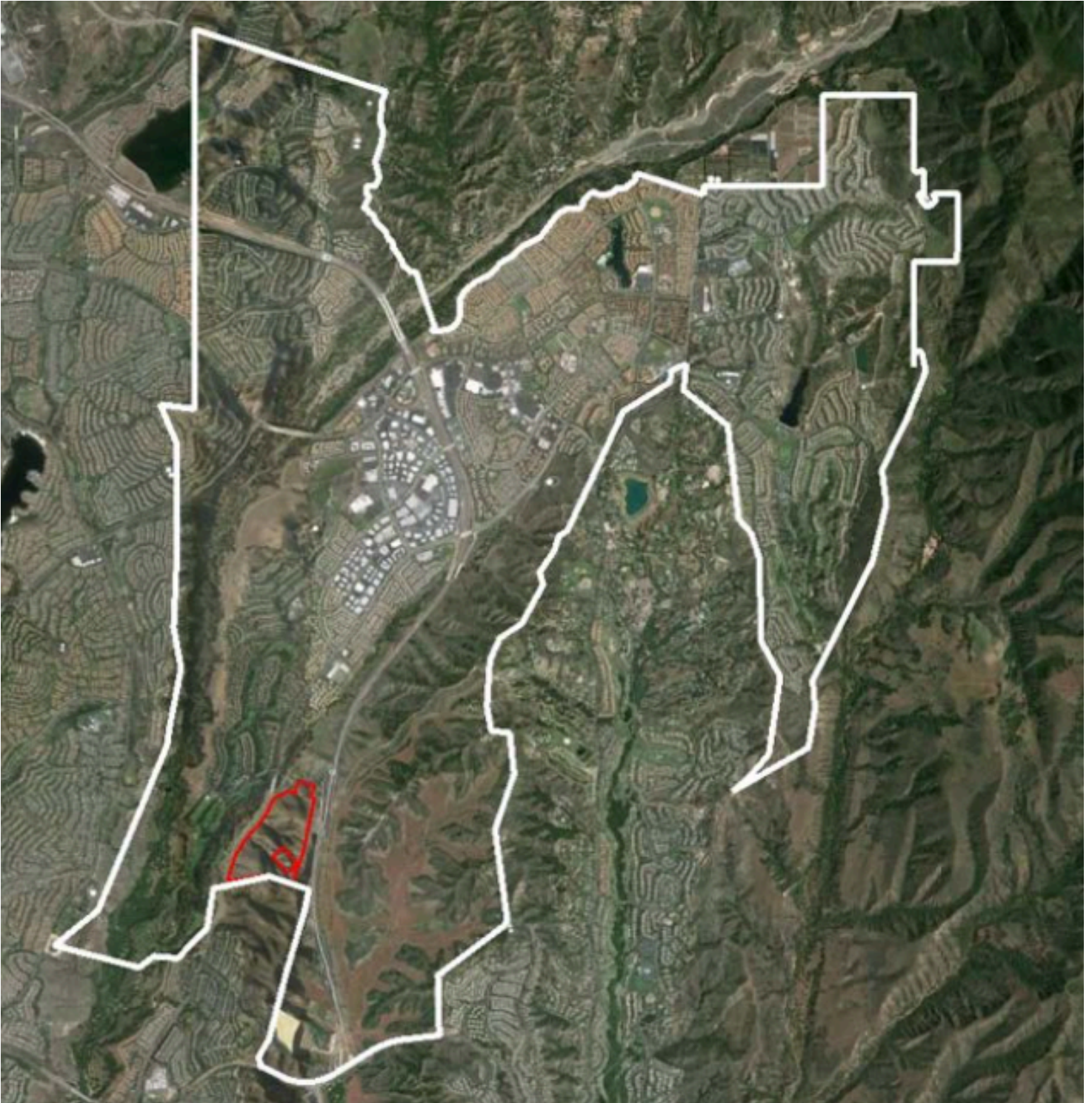
1.2 Specific Plan Objectives

The Chiquita Ridge Specific Plan aims to accomplish the following objectives:

- To provide the City of Rancho Santa Margarita with one of Southern California's largest sports complexes

- To provide extensive recreational opportunities for the both the growing youth population and any member of the community
- To enhance community engagement and activity through the development of the sports complex
- To enhance the quality of life through the development of the luxury single-family residences
- To connect the community through the development of the sports complex, the clubhouse, and the residential areas

Chiquita Ridge Site Location



*Exhibit 11: Chiquita Ridge site location within Rancho Santa Margarita.
Source: Urban Land Institute*

1.3 Project Location

Chiquita Ridge is a large open space located within the southern portion of the City of Rancho Santa Margarita. Rancho Santa Margarita is in Orange County and is approximately 10 miles from the Pacific Ocean. The site is located between two major arterials including Antonio Parkway and the 241 Toll Road. Antonio Parkway is one of the large entrances into the city of Rancho Santa Margarita and acts as a natural gateway. Across Antonio Parkway is the Tijeras Creek Golf Course along with several single-family residential and multi-family residential neighborhoods. The City of Rancho Santa Margarita is master-planned community with nearly 50,000 residents. Rancho Santa Margarita's city boundaries are immediately surrounding by the communities of Mission Viejo, Ladera Ranch, and Coto de Caza.

1.3.1 Acreage

Chiquita Ridge is a 92-acre site that has been divided into three different parts. 55 acres of the total 92 acres are eligible for development while the remaining 37 acres are either disturbed acreage or preserved acreage. The disturbed acreage refers to the amount of acres that could be potentially disturbed due to construction of the 55 developable acres. If the 55 acres of the Chiquita Ridge site is to be developed and there are disturbed acres, the City is responsible for restoring the natural habitat by a 2 to 1 ratio. The preserved acreage is any leftover acreage. The Chiquita Ridge Settlement Agreement between the County of Orange and the City of Rancho Santa Margarita ensures that if the 55 acres of the Chiquita Ridge site is to be developed, 23 acres of the 55 developable acres are to be designated for a youth sports park.

1.3.2 Detailed Specific Plan Purposes

The Chiquita Ridge Specific Plan aims to enhance the character of the City of Rancho Santa Margarita and to provide new recreational and lifestyle opportunities for the city's residents. The Chiquita Ridge Specific Plan is consistent with the Rancho Santa Margarita General Plan, along with the Settlement Agreement, which is the result of the collaboration between the City of Rancho Santa Margarita and the County of Orange. The Settlement Agreement outlines development requirements that the City of Rancho Santa Margarita must comply with per development of the Chiquita Ridge site. The Chiquita Ridge Specific Plan strives to embody the quintessence of the Rancho Santa Margarita Master Plan, which was created in the late 1980's by Richard Reese. The Rancho Santa Margarita Master Plan envisions a recreational park within the Chiquita Ridge site. The purpose of the Chiquita Ridge Specific Plan is to generate revenue for the City of Rancho Santa Margarita, provide new opportunities and amenities for the city, and ultimately enhance the quality of life for Rancho Santa Margarita residents.

1.3.3 Development and Conservation Issues Addressed in Plan

Currently, the Chiquita Ridge site is designated as open space within the Rancho Santa Margarita Zoning Code and the Rancho Santa Margarita General Plan. Rezoning the

property will include having to alter land use entitlements. The Settlement Agreement restricts the City of Rancho Santa Margarita from developing more than 55 acres onsite due to conservation issues and natural preservation. Any disturbed acreage, from the construction, will have to be restored at a 2:1 ratio. Mitigation measures are enforced to protect both the sensitive habitats and species on site.

1.3.4 Project Location, Including Influencing Jurisdictions

The Chiquita Ridge site is located within the southern boundaries of the City of Rancho Santa Margarita. Neighboring influences to the site include the unincorporated communities of Coto de Caza, Las Flores, and Ladera Ranch. The City of Mission Viejo is also located within the immediate vicinity of the site. Upon the Chiquita Ridge Settlement Agreement, both the City of Rancho Santa Margarita and the County of Orange has jurisdiction of the site. The County of Orange has provisions over what the City of Rancho Santa Margarita can develop on the site. Rancho Santa Margarita is a master-planned community with specific development standards. The Chiquita Ridge site will be strongly influenced by the Santa Margarita Landscape and Recreation Corporation (SAMLARC), which aim to enforce the vision of the master plan for Rancho Santa Margarita. SAMLARC encompasses the several homeowners associations throughout the City of Rancho Santa Margarita.

1.3.5 Planning Area Information and Environmental Description

Chiquita Ridge is located within the chaparral hillsides of Rancho Santa Margarita. The Southern California chaparral is a rare biome, which contains several unique plant and animal species. The topography of Chiquita Ridge is also a distinctive attribute of the site. In 2011, Staff Biologists from ICF International conducted a site analysis on the Chiquita Ridge property and determined several environmental elements to the site.

1.3.5.1 Natural Habitat and Wildlife

Currently, the Chiquita Ridge site is zoned as a designated open space region. Because of Chiquita Ridge's natural, preserved environment, the site is home to many natural habitats and ecosystems. Chiquita Ridge includes a large population of the California Gnatcatcher (*Polioptila californica californica*), which is federally threatened species, and a California Species of Special Concern. A large population of the California Gnatcatcher is present on site along with a large population of Coastal Sage Scrub, which acts as a natural habitat for the California Gnatcatcher. The California Environmental Quality Act (CEQA) considers any impact on either the California Gnatcatcher or the Coastal Sage Scrub to be significant and would require serious mitigation if the 55 acres are to be developed on Chiquita Ridge. Although Chiquita Ridge has significant populations of both the California Gnatcatcher and the Coastal Sage Scrub, the surrounding natural environments are particularly similar to that of Chiquita Ridge. This has allowed for the mitigation of the California Gnatcatcher and Coastal Sage Scrub to be offsite. The Settlement Agreement between the City of Rancho Santa Margarita and the County of Orange requires that 80 acres of offsite mitigation are required for the Coastal

Sage Scrub. The ICF also identified other vegetation including annual grassland, California Sagebrush-California Buckwheat Scrub/Southern Coastal Needlegrass Grassland, California Sagebrush- California Buckwheat Scrub and Mulefat Scrub. (ADD ALL SPECIES IN SIDEBAR). 24 birds, two mammals, and one reptile species were reported onsite as well as 95 special-status species reported within the vicinity of the Chiquita Ridge site (Chiquita Ridge Biological Assessment and Constraints Report).

1.3.5.2 Drainage

The steep and sloping terrain of certain portions of the Chiquita Ridge site affect how drainage runs off the site. There are two identified drainages onsite that flow into both Tijeras Creek and Arroyo Trabuco. According to Urban Land Institute, the creeks would be, “under the jurisdiction of the U.S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board (RWQCB),” (Chiquita Ridge Technical Assistance Panel, May 27, 2015). Development to the Chiquita Ridge site shall not create additional drainage issues.

1.3.5.3 Topography

The Chiquita Ridge site is ranges from 680 to 1,000 feet above sea level and consists of small canyons and rolling hills. There are several soils within the site including Bosanko Clay, Bosanko Clay Complex, Botella Clay Loam, Calleguas Clay Loam, Cieneba Sandy Loam, and Soboba Gravelly Loamy Sand. These soils range in their percent slopes. The steep slopes, which increase at approximately 15% on average throughout the site, creates constraints for grading and development purposes; however Urban Land Institute has formulated several reliable grading plans for development for Chiquita Ridge. The Chiquita Ridge topography also provides opportunities for development given the views the hillside provides.

1.4 General Plan Consistency

On December 19, 2002 the City of Rancho Santa Margarita adopted its first General Plan. In addition to the seven mandatory elements of a general plan, the Rancho Santa Margarita General Plan contains an Economic Development element and a County required Growth Management element. The Chiquita Ridge Specific Plan is exceptionally consistent with the goals of the Land Use Element within the Rancho Santa Margarita General Plan.

Goal 12 of the Land Use Element states:

“Cooperate with homeowners associations and community foundations to ensure that parks, community centers, and recreational opportunities are provided and maintained that promote a family-oriented community and encourage community spirit and participation,” (Land Use Element).

The Chiquita Ridge Specific Plan entails the same principles and goals in creating a community-oriented atmosphere.

The proposed developments on the Chiquita Ridge site follow all general plan development standards and comply with all development requirements. It is necessary that the Chiquita Ridge site be rezoned, however, because the entire site is currently zoned for only open space. This is what both the Rancho Santa Margarita General Plan and the Rancho Santa Margarita Zoning Ordinance have established.

The development of the Chiquita Ridge sports complex fully entails this goal of the Rancho Santa Margarita General Plan, as the purpose of the sports complex is to provide a large, community-engaging recreational opportunity for the families of Rancho Santa Margarita.

The residential and retail/commercial potential development scenarios outlined in the Chiquita Ridge Alternatives Report are also consistent with the Residential Land Use designations. The Low Density Residential (LDR) designation states,

“The Low Density land use designation provides for single-family detached homes on moderate to large lots. The designation allows for a maximum density of 7.0 units per net acre, with an average density of 6.5 units per net acre.”

The General Commercial (C) land use designation states,

“The General Commercial land use designation provides for retail uses that rely on automobile traffic and attract customers from a citywide and/or regional trade area...the maximum intensity of development is 1.0:1 FAR. The average intensity is 0.4:1 FAR.”

The Open Space Land Use Designations for Parks states,

“Activities that may be developed include areas for active sports play, large multipurpose fields for community events and informal recreation, tot lots, picnic areas, multipurpose sports fields and courts, concessions, community event space, maintenance/support facilities, and caretaker facilities. The maximum intensity of development is a floor area ration of 0.5:1 and the average intensity of development is a floor area ration of 0.1:1.”

The Housing Element of the Rancho Santa Margarita General Plan illustrates the types of households within the City. According to the Housing Element, “family households comprised approximately 75 percent of all households in the City...and 71.4% of households are owner occupied.”

The Housing Element of the Rancho Santa Margarita General Plan also discusses that the City is readily prepared for more developments, within the City boundaries, in regards to infrastructure. The Rancho Santa Margarita General Plan Housing Element states, “as the City has been developed primarily within the last 25 years, infrastructure, including

water, sewer, and sidewalks are readily available and adequate within the City limits.” Since the Chiquita Ridge site is within City boundaries, infrastructure such as water and sewer are not a concern. Water and sewage for the City of Rancho Santa Margarita is managed, collected, and treated by the Santa Margarita Water District (SMWD). The Santa Margarita Water District uses reclaimed water for parks, golf course, etc. and owns both the Oso Creek Wastewater Reclamation System. The Santa Margarita Water District receives its water from the Colorado River through the State Water Project. According to the Rancho Santa Margarita General Plan Housing Element, “SMWD owns 2.25 million gallons per day of treatment capacity as a member agency in the South East Regional Reclamation Authority (SERRA)...which serves the communities of Rancho Santa Margarita, Coto de Caza, and portions of the Trabuco Canyon and Irvine Ranch Water Districts.” The development of Chiquita Ridge does not affect the availability of sewer or water resources because sewage treatment capacity is available to service the Northeast FTC and does not constrain development in this area or elsewhere in Rancho Santa Margarita (Rancho Santa Margarita General Plan Housing Element).

The development of homes on the Chiquita Ridge site is consistent with the Rancho Santa Margarita General Plan Housing Element. Policy 2.1 of the Rancho Santa Margarita General Plan Housing Element states,

“Work with Homeowner Associations and community foundations to promote the maintenance of the local housing stock to enhance the quality of life in established neighborhoods and promote community identity and pride.”

Land Use

2.1 Land Use Plan

The Chiquita Ridge site is currently zoned (OS) Open Space. The zoning shall be changed to the following: (RL) Residential Low Density, (P) Park, and (CG) Commercial General. The zone change is consistent with the goals and visions for the General Plan.

2.2 Land Use Summary

The 92-acre site is divided by what can and cannot be developed per the Settlement Agreement. 55 acres, which includes the 23-acre sports complex is developable. The sports complex is 23 acres, which leaves 32 acres for the remaining developments. The remaining 37 acres from the total 92 acres shall be designated as open space and continue as untouched land. Approximately 30 acres shall be designated for the Single-Family Residential homes, which shall have an estimated 86 units.

23 acres shall be designated for the sports complex. Approximately 25 acres shall be designated for the single-family residential housing tract, leaving an estimated 2-5 acres for the sports club.

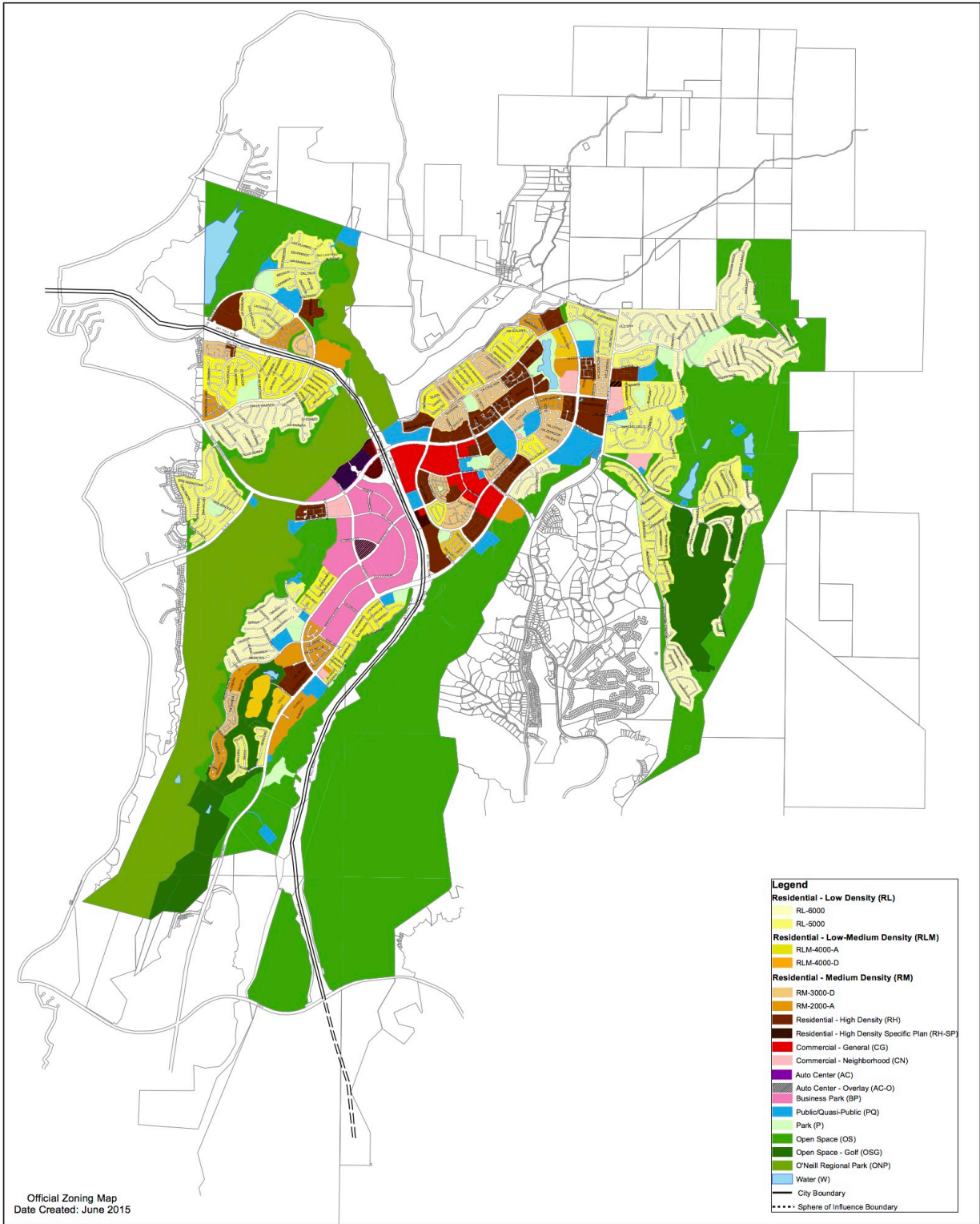


Exhibit 12: Zoning Map of Rancho Santa Margarita.
Source: City of Rancho Santa Margarita

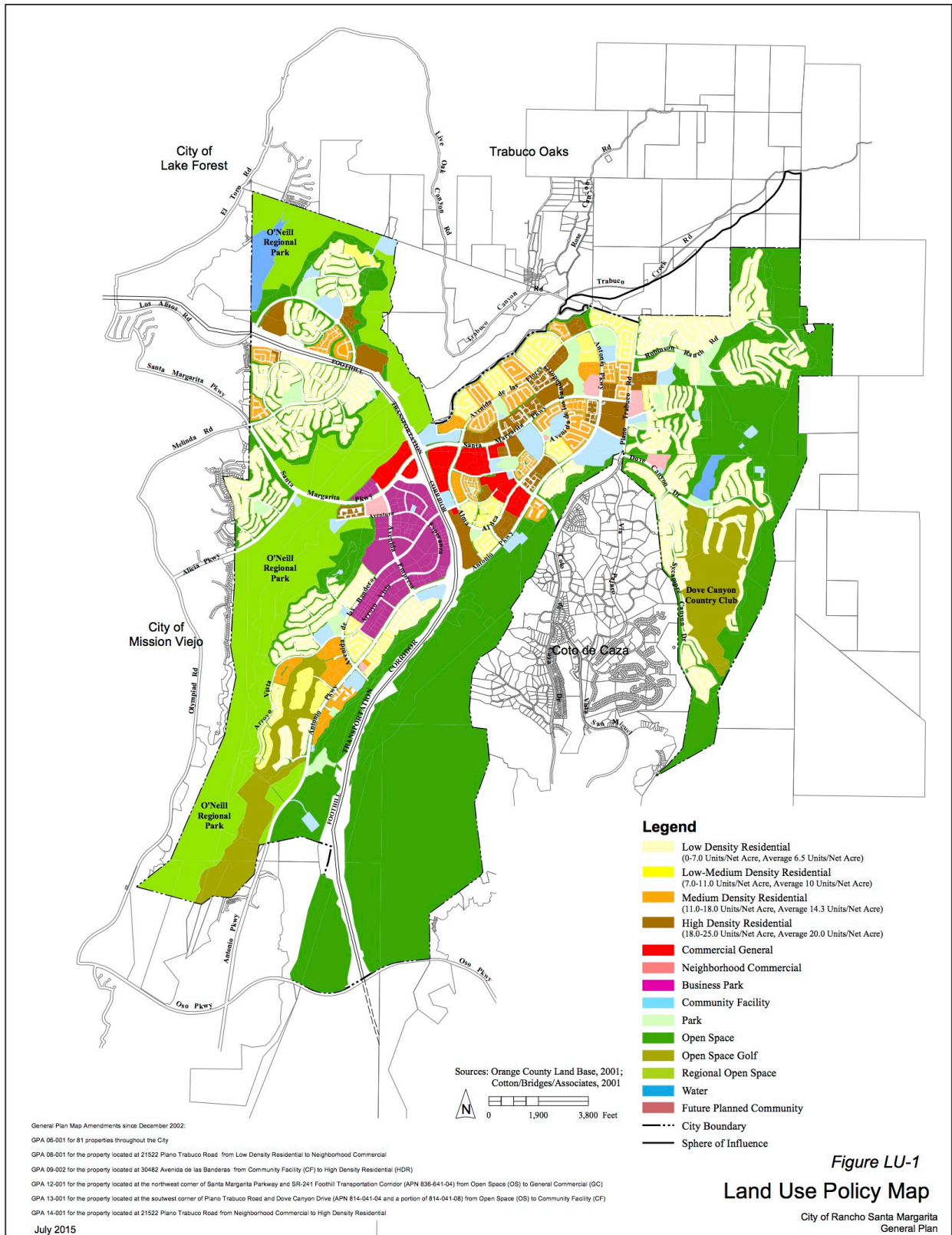


Exhibit 13: General Plan Map.
Source: City of Rancho Santa Margarita

CHIQUITA RIDGE PROPOSED SITE PLAN



Project Phasing

3.1 Phasing Policies

The following policies ensure that the Chiquita Ridge Specific Plan shall provide the crucial infrastructure and services to each of the phases of development.

Policy 1: All of the Chiquita Ridge developments shall include sufficient infrastructure, utilities, and services for each of the proposed phases of development.

Policy 2: The Chiquita Ridge site shall be developed in three phases. Concurrent with the Settlement Agreement, the sports complex shall be developed first in phase 1. The second phase shall include the development of the clubhouse and the small retail section. This phase shall be developed second because it is closely related and connected to the development of the sports complex. Phase 3 shall include the development of the 86 single-family homes. The development of Phase 3 is critical, as the revenue from the single-family homes pays for the sports complex and brings in extra revenue for the City of Rancho Santa Margarita.

Policy 3: Phase 2 shall start after the development of Phase 1 completion and so forth.

Policy 4: All infrastructure alterations and additions shall be provided within the first phase of development. Infrastructure alterations are necessary for Antonio Parkway and sewage, water, drainage, etc. infrastructure shall be provided during the first phase of development.

Policy 5: Temporary on-site streets and aisle shall be allowed for the construction phases with the approval of the Public Works and Fire Departments.

Development Standards

4.1 General Provisions

Anything not specifically addressed in the Chiquita Ridge Specific Plan shall be subject to Title 9 Planning and Zoning, as long as such regulations are not in conflict with the intent of the Chiquita Ridge Specific Plan.

4.2 Development Standards

The development standards for the Chiquita Ridge single-family residences, the Chiquita Ridge commercial clubhouse and the Chiquita Ridge sports complex are described in the following tables.

4.2.1 Residential Development Standards

There shall be a minimum of six plan types ranging in the square footage. The residences shall range from 2,700 to 3,000 square feet and shall range in architectural style. Each unit shall be sold at market rate value.

4.2.2 Commercial Development Standards

The clubhouse includes a sporting good shop, a restaurant and bar, café, and snack shops. The clubhouse shall include several indoor and outdoor seating areas intended for residents and visitors to enjoy. The clubhouse will also include tennis courts and a pool on the southeastern portion of this particular development.

4.2.3 Sports Park Development Standards

The sports complex includes a football field, track, baseball fields, basketball courts, and soccer fields.

4.3 Parking Requirements

4.3.1 Residential Parking Requirements

Refer to Exhibit below.

4.3.1.1 Location of Parking Spaces

All residential parking space requirements are outlined in the Residential Development Standards. The parking spaces for the single-family residential zone include garage parking and street parking.

4.3.1.2 Vehicle Access

The main entry to the Chiquita Ridge site shall be from Antonio Parkway. Antonio Parkway shall be renovated with infrastructure changes to serve as the primary entrance to the site. The construction and development of several new streets is necessary for both the single-family residential area and for the sports complex and clubhouse retail center. Vehicular access shall be available between the sports complex and clubhouse retail center to the single-family residential area.

4.3.2 Commercial Parking Requirements

Refer to Exhibit below.

4.3.2.1 Location of Parking Spaces

Parking spaces for the clubhouse and the sports complex shall be located in a parking lot at the northwestern portion of the site closest to Antonio Parkway.

4.3.2.2 Vehicle Access

The main entry to the Chiquita Ridge site shall be from Antonio Parkway. Antonio Parkway shall be renovated with infrastructure changes to serve as the primary entrance to the site. The construction and development of several new streets is necessary for both the single-family residential area and for the sports complex and clubhouse retail center. Vehicular access shall be available between the sports complex and clubhouse retail center to the single-family residential area.

4.3.3 Sports Park/Complex Parking Requirements

Refer to Exhibit below.

4.3.3.1 Location of Parking Spaces

Parking spaces for the clubhouse and the sports complex shall be located in a parking lot at the northwestern portion of the site closest to Antonio Parkway.

4.3.3.2 Vehicle Access

The main entry to the Chiquita Ridge site shall be from Antonio Parkway. Antonio Parkway shall be renovated with infrastructure changes to serve as the primary entrance to the site. The construction and development of several new streets is necessary for both the single-family residential area and for the sports complex and clubhouse retail center. Vehicular access shall be available between the sports complex and clubhouse retail center to the single-family residential area.

4.4 Design and Improvements

Parking areas shall use designated materials such as porous asphalt concrete, concrete, or other surface materials approved by the City Public Works Department. All parking spaces and street lanes shall be clearly distinguished.

4.5 Community Preservation/Maintenance

The Chiquita Ridge single-family homes shall have a private Homeowner's Association. This Homeowner's Association shall be responsible for the maintenance and upkeep of the landscaping, fences, walls, building repairs, etc. Residences of the Chiquita Ridge single-family homes shall be members of SAMLARC, or the Santa Margarita Landscape and Recreation Corporation, and shall receive all SAMLARC member amenities. Both SAMLARC and the City of Rancho Santa Margarita shall maintain both the sports complex and the clubhouse.

Residential-Development Standards

Criteria	LOW DENSITY RESIDENTIAL RSM Zoning Code
Lot Size	
Lot Area:	25 Acres
Minimum Lot Size:	RL-5,000 or RL-6,000
Minimum Setbacks	
Front Setback:	15'
Rear Setback:	10'
Side (Internal):	5'
Side (Street):	10'
Height:	35 feet and 2 stories
Building Lot Coverage (Max. Percent):	60%
Minimum Landscape Percentage:	15%
Garage Stall Dimension:	10 feet in width; 20 feet in length
Standard Parking Stall Dimension:	10 feet in width; 20 feet in length
Number of Parking Spaces:	2 off-street parking spaces in a garage per dwelling unit
Permitted Uses:	“Residential-Low Density (RL) Districts-RL-6,000 and RL-5,000. The purpose of the RL districts is to provide development of single-family detached homes on moderate to large lots consistent with the General Plan low density residential (LDR) designation.”
Prohibited Uses:	All uses not stated.

Commercial-Development Standards

Minimum Lot Size	No Minimum						
Maximum Building Height	40'						
Setbacks							
Adjacent to residential use or district:	20'						
Adjacent to non-residential use:	20'						
Adjacent to street:	15'						
Maximum Floor Area Ration (FAR)	1.0						
Off-Street Parking	“Required parking facilities shall be located on the same building site and conveniently proximate to the uses they serve except as otherwise provided in Sections 9.06.040 and 9.06.090.”						
Landscaping and Screening	Minimum of 15% of the net site area shall be landscaped						
Noise Levels	<table border="0" style="margin-left: 20px;"> <tr> <td style="text-align: right;">Noise Level</td> <td style="text-align: left;">Time Period</td> </tr> <tr> <td style="text-align: right;">55 dB(A)</td> <td style="text-align: left;">7:00 a.m.-10:00 p.m.</td> </tr> <tr> <td style="text-align: right;">50 dB(A)</td> <td style="text-align: left;">10:00 p.m.-7:00 a.m.</td> </tr> </table>	Noise Level	Time Period	55 dB(A)	7:00 a.m.-10:00 p.m.	50 dB(A)	10:00 p.m.-7:00 a.m.
Noise Level	Time Period						
55 dB(A)	7:00 a.m.-10:00 p.m.						
50 dB(A)	10:00 p.m.-7:00 a.m.						

Park and Open Space-Development Standards

Development Standard	OS	P						
Minimum Lot Size	No Minimum	½ acre						
Maximum Building Height	N/A	35'						
Front Yard Setback	N/A	35'						
Adjacent to Residential	N/A	25'						
Adjacent to Non-Residential Street	N/A	25'						
Side Yard Setback	N/A	35'						
Adjacent to Residential	N/A	35'						
Adjacent to Non-Residential Street	N/A	25'						
Rear Yard Setback	N/A	35'						
Adjacent to Residential	N/A	25'						
Adjacent to Non-Residential Street	N/A	25'						
Maximum Floor Area Ratio (FAR)	N/A	0.5						
Landscaping and Screening	N/A	Minimum of 15% of net area shall be landscaped						
Noise Levels	N/A	<table border="1"> <thead> <tr> <th>Noise Level</th> <th>Time Period</th> </tr> </thead> <tbody> <tr> <td>55 dB(A)</td> <td>7:00 a.m.-10:00 p.m.</td> </tr> <tr> <td>50 dB(A)</td> <td>10:00 p.m.-7:00 a.m.</td> </tr> </tbody> </table>	Noise Level	Time Period	55 dB(A)	7:00 a.m.-10:00 p.m.	50 dB(A)	10:00 p.m.-7:00 a.m.
Noise Level	Time Period							
55 dB(A)	7:00 a.m.-10:00 p.m.							
50 dB(A)	10:00 p.m.-7:00 a.m.							
Off-Street Parking	N/A							

Design Guidelines/Requirements

5.1 Purpose and Intent

The design guidelines and requirements strive to create high quality architectural standards and styles. The design standards and requirements shall be consistent with the City of Rancho Santa Margarita existing conditions and shall create a sense of place and specific identification.

5.2 Residential Design Guidelines/Requirements

5.2.1 Architectural Style

The architectural style of the single-family residential homes is Spanish, Tuscan, and Santa Barbara styles. The architecture shall be consistent with the surrounding areas including Rancho Santa Margarita, Las Flores, and Ladera Ranch. The single-family residential homes are influenced by Mediterranean architectural standards and include similar elements. Some of these elements include, but are not limited to, courtyards, outdoor living spaces, rounded archways, architectural turrets, and heavy use of stone.

5.2.2 Materials

All materials are significant elements of the architectural design and shall include stucco, wood, flagstone, and travertine. Architectural elements such as balconies and accent pieces shall include materials of wrought iron.

5.2.3 Roofs

All roofing materials shall be consistent with the architectural styles of the buildings and shall be Spanish roof tiling. Residential roof overhangs shall not exceed 12”.

5.2.4 Windows

All window details shall be consistent with the architectural styling of the single-family residential homes. These details include shutters, use of materials, trimming, and windowsills.

5.2.5 Balconies and Sundecks

Both balconies and sundecks are strongly incorporated in Tuscan, Spanish, and Santa Barbara architectural designs and shall be crucial design elements for the residences. Balconies shall include open wrought iron rails and shall be decorative.

5.2.6 Chimneys

Chimneys shall be consistent with the architectural styling of the residences.

5.2.7 Gutters and Downspouts

Gutters and downspouts shall be consistent with the buildings in which they are attached to. They shall be consistent in color and blend in to the building.

5.2.8 Exterior Lighting

All exterior lighting shall be architecturally consistent with the buildings and shall provide neighborhood safety. Foot-candles shall be provided along several walkways throughout the residential neighborhood.

5.2.9 Accessory Elements

5.2.9.1 Trash

Residential trash containers shall be stored on the side yard of each home and brought out to the street on designated trash pick-up days.

5.2.10 Non-Architectural Elements

5.2.10.1 Mechanical Equipment

No mechanical equipment shall be placed on the roofs of the residences. All mechanical equipment shall be consistent in color to the residence and shall be located on the side yard of the residence; this equipment includes, but it not limited to, air conditioners and heaters.

TUSCAN ARCHITECTURE



SPANISH ARCHITECTURE



SANTA BARBARA ARCHITECTURE



Exhibit 15: Residential Design Guidelines

5.3 Commercial Design Guidelines/Requirements

5.3.1 Architectural Style

The Chiquita Ridge Clubhouse and the retail center shall be architecturally consistent with many other structures in the city of Rancho Santa Margarita. The surrounding areas including Ladera Ranch and Trabuco Canyon shall also influence the architectural style. The style shall reflect Tuscan, Spanish, and Santa Barbara architectural designs. The buildings shall include intricate designs including, but not limited to:

- Balconies with wrought-iron spindles
- Intricate door designs and archways
- Large windows

5.3.2 Materials

All materials are significant elements of the architectural design and shall include stucco, wood, flagstone, and travertine. Architectural elements such as balconies and accent pieces shall include materials of wrought iron.

5.3.3 Roofs

Roofs shall be consistent with the architectural style of the building and shall have Spanish roof tiling.

5.3.4 Windows

Window details shall be consistent with the architectural style of the building. The windows shall include elements of wrought iron and shall be large and provide natural lighting for the building.

5.3.5 Balconies and Sundecks

The balconies and sundecks shall be consistent with the architectural style of the building and shall include wrought iron spindles. The balconies provide spaces for peoples to enjoy the views of the sports complex, the Saddleback Mountain Range, and of the local community.

5.3.6 Gutters and Downspouts

Gutters and downspouts shall be consistent with the buildings in which they are attached to. They shall be consistent in color and blend in to the building.

5.3.7 Exterior Lighting

All exterior lighting shall be consistent with the architectural style and shall provide safety along the exterior regions of the clubhouse area. Both lampposts and foot-candles shall be provided throughout the clubhouse area and surrounding walkways.

5.3.8 Accessory Elements

5.3.8.1 Trash

All trash containers shall be provided and kept within the northeastern portion of the clubhouse region, behind the clubhouse.

5.3.9 Non-Architectural Elements

5.3.9.1 Mechanical Equipment

All mechanical equipment shall be painted to match the color scheme of the building in which it is attached. The mechanical equipment includes, but are not limited to, fans, pipes, air conditioners, heating units, and vents.

5.3.9.2 Perimeter Security

Security gates shall encompass the entire clubhouse and retail center from all directions. The Eastern portion of the security wall will be built of stucco and stone to act as both a security gate and as noise mitigation from the 241 Toll Road. The North, South, and West security gates will be a wrought iron spindle fence. These security gates can be accessed with SAMLARC cards, which are available to community members. The security gates shall be consistent with the color scheme of the buildings and shall be approximately 8' high.



Exhibit 16: Commercial Design Guidelines

5.4 Sports Park/Complex Design Guidelines/Requirements

5.4.1 Field Components

The sports complex shall contain a football field, track, baseball fields, soccer fields, basketball courts, tennis courts, and a swimming pool to be included within the clubhouse grounds. The sports fields shall accommodate the several youth sports leagues within the City of Rancho Santa Margarita. The City of Rancho Santa Margarita and SAMLARC shall maintain the fields within the sports complex. Batting cages, goal posts, and basketball hoops shall be included with the construction of the sports complex. Sports organizations, such as AYSO, shall provide mobile sports equipment such as soccer goals and nets.

5.4.2 Lighting

The field lighting shall be sufficient for the various sports' needs and shall provide safety on and along the fields. There shall be lamppost provided and large field lights to allow for nighttime usage of the sports fields. Lampposts and foot-candles shall be provided along all walking trails and paved walkways.

5.4.3 Seating

Bleachers shall be provided for the football field and the baseball fields. Informal seating along the sidelines shall be provided for the soccer fields and the basketball courts.

5.4.4 Walking Trails

There shall be several hiking and walking trails that connect the sports complex to the residential area. These trails shall be dirt and gravel trails located along the eastern portion of the site. The trails shall provide recreational opportunities for residents and visitors of the Chiquita Ridge site and shall provided sensational views of the surrounding communities, the canyon, the Saddleback Mountain Range, and the Pacific Ocean. These trails shall also provide alternative transportation modes.

The sports complex shall also include paved walkways and gravel and dirt walkways throughout the entire complex connecting each field to one another. These walkways shall act as strong connectivity within the sports complex and shall be aesthetically pleasing. The walkways shall be wide to provided space for the transport of sports equipment.

5.4.5 Fencing

Metal fences shall be provided along several sports fields including the baseball fields, football field, basketball courts, and tennis courts.

5.4.6 Accessory Elements

Benches shall be included along all walkways throughout the sports complex. The benches shall be wooden and shall be consistent with the architectural styling of the buildings.

Sports sheds shall also be provided for storing equipment and other sporting supplies. These sheds shall be consistent with the architectural styling of the clubhouse and shall have sufficient locking mechanisms.

SPORTS PARK DESIGN GUIDELINES



- KEY ELEMENTS:
- HIGH QUALITY SPORTS FIELDS
 - DIRT WALKING TRAILS
 - CONNECTIVITY
 - EXCEPTIONAL VIEWS

Exhibit 17: Sports Park Design Guidelines

Landscape Design Standards and Guidelines

6.1 Landscaping

The landscaping design standards and guidelines apply to all aspects of the site including the single-family residential zone, the commercial clubhouse and the sports complex. The landscaping in the Chiquita Ridge Specific Plan shall be consistent with the architectural components of all structures on site. The landscape plant palette is cohesive with the both the Mediterranean architectural components and the Mediterranean climate. The landscape plant palette must contain drought-tolerant and water resistant plants that require minimal water use. All plants shall be compatible with the soil types on the Chiquita Ridge site.

6.2 Outdoor Lighting

Outdoor lighting in the residential area of the Chiquita Ridge site shall include both lampposts and foot-candle lighting. Lighting in the sports complex shall include large lights for nighttime usage of the sports complex and shall include both lampposts and foot-candle lighting along walkways and trails. The clubhouse shall also include lampposts and foot-candles.

6.3 Entry Monuments

There shall be several entry monuments to the Chiquita Ridge site including entry monuments for the sports complex and clubhouse and for the residential area. There shall be a large entry sign upon entrance to the Chiquita Ridge site. There shall also be an entry sign that introduces the sports complex and clubhouse. There shall also be a small entry building and signage that introduces the residential region. These entry monuments shall be architecturally consistent with the surrounding buildings and materials.

6.4 Outdoor Furniture

Benches shall be along all walkways and trails on the Chiquita Ridge site. Outdoor seating areas are included on the clubhouse property and shall comprise of outdoor tables, outdoor chairs, lounge chairs, outdoor couches, and fire rings. Outdoor tables and outdoor chairs shall be included within the sports complex region. Barbeques shall also be included within the sports complex alongside many of the sports fields. All outdoor furniture is consistent in color palette and design as the surrounding architectural elements.

6.5 Walls and Fences

All walls and fences shall be architecturally consistent with the surrounding buildings and materials. There shall be sports metal fencing surrounding several of the sports fields and

the sports complex. There shall also be walls surrounding the entrance to the housing region of the Chiquita Ridge site.

6.6 Landscape Plans

Refer to Chapter 9.05 of Title 9 of Municipal Code

6.7 Soil Testing

Soil testing shall occur during multiple phases of the development process. A preliminary soil sample shall be taken after all grading processes have occurred. All plants and landscape elements are compatible with soil types on site.

6.8 Irrigation Design

The irrigation design shall be efficient in preserving excessive water. When possible, the Chiquita Ridge site shall use reclaimed water for much of the landscaping. The irrigation shall be automatic and shall be controlled in its water use, and water spraying mechanisms. The sports fields shall be irrigated frequently to maintain high standards of sports field quality.

6.9 Landscape Maintenance

All landscaping within the single-family residential zone shall be maintained and upheld by a Homeowner's Association. The entire Chiquita Ridge project, including the single-family residences, the clubhouse, and the sports complex, will all be included within SAMLARC, or the Rancho Santa Margarita Landscape and Recreation Corporation. The sports complex shall become a new official park within the City of Rancho Santa Margarita, which is then, maintained by SAMLARC and the landscape management company.

6.10 Pedestrian Linkages (Streets and Walkways)

The Chiquita Ridge Specific Plan includes several pedestrian walkways and linkages within all elements of the site. Designated walking trails shall be included in the sports complex that shall extend and link into the single-family residential zone. There shall be several walkways in between the sports complex and the clubhouse and retail center, as these two developments will be close in proximity. The walkways near the clubhouse and retail center shall be patio stone that is consistent in color and style as the architecture of the buildings and landscape elements. The walkways within the sports complex shall be concrete sidewalks that are wide and easily accessible. The sidewalks within the single-family residential zone shall also be concrete and shall reserve room for landscaping elements such as trees and shrubs to line the sidewalk. All pedestrian walkways are clearly labeled and maintain a high level of safety from vehicular traffic.

6.11 Water Elements

Fountains and water features shall be included within the clubhouse grounds. All water features must be architecturally consistent with the surrounding buildings and materials. Water features shall use water-conserving efforts by reusing water.

6.12 Plant Palette

6.12.1 Trees

The following list is approved species for the Chiquita Ridge Specific Plan:

Trees:

Archontophoenix alexandrae	King Palm
Cassia leptophylla	Gold Medallion Tree
Ceracidium	Palo Verde
Champaerops humilus	Mexican Fan Palm
Citrus ‘Meyer Lemon’	Lemon Tree
Citrus X sinensis	Orange Tree
Cupressus sempervirens	Dwarf Italian Cypress
Jacaranda mimosifolia	Jacaranda
Olea Europa ‘Wilsonii’	Fruitless Olive Tree
Quercus agrifolia	Coast Live Oak
Schinus molle	California Pepper
Strelitzia Nicolai	Giant Bird of Paradise

6.12.2 Shrubs

The following list is approved species for the Chiquita Ridge Specific Plan:

Shrubs:

Adenium	Desert Rose
Agave Americana	Agave
Agave Guadalarana	Agave
Agave Parrasana	Agave
Agave Parryi	Agave
Agave Potatorum	Agave
Aloe Africana	Aloe
Aloe Principis	Aloe
Aloe striata	Coral Aloe
Echinocereus rigidissimus	Rainbow Hedgehog Cactus
Ferocactus cylindraceus	California Barrel Cactus
Hibiscus rosa-sinensis	Hibiscus
Lantana camara	Lantana
Lavandula	Lavender

Opuntia basilaris
Parodia magnifica
Rosa alba
Rosa damascena
Rosa hybrid 'Iceberg'
Salvia leucantha
Sedeveria
Strelitzia reginae

Beaver-Tail Cactus
Ball Cactus
Alba Rose
Damask Rose
Rose 'Iceberg'
Mexican Sage
Green Rose
Bird of Paradise

6.12.3 Vines

The following list is approved species for the Chiquita Ridge Specific Plan:

Vines:

Bougainvillea glabra

Bougainvillea

- KEY ELEMENTS:**
-MEDITERRANEAN STYLE
-DROUGHT TOLERANT
-DESERT INFLUENCES



Exhibit 18: Tree Inspiration and Style



- KEY ELEMENTS
- DROUGHT TOLERANT
 - LOW MAINTENANCE
 - DESERT INFLUENCE
 - MEDITERRANEAN STYLE
 - CALIFORNIA COASTAL



Exhibit 19: Shrub Inspiration and Style



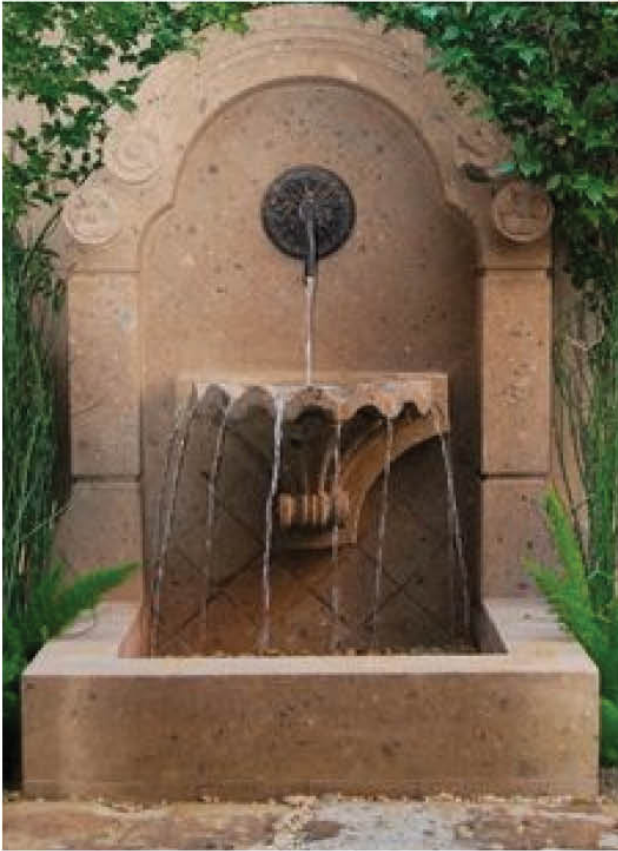
- KEY ELEMENTS:
- MEDITERRANEAN STYLE
 - WARM COLORS
 - INCORPORATED INTO ARCHITECTURE
 - MATURE PLANT



Exhibit 20: Vine Inspiration and Style



LANDSCAPE FEATURES INSPIRATION



- KEY ELEMENTS
- MEDITERRANEAN STYLE
 - WARM COLORS
 - WATER FOUNTAINS
 - OUTDOOR LOUNGE FURNITURE
 - WOOD FURNITURE MATERIALS
 - ENTRY MONUMENTS



Exhibit 21: Landscape Features Inspiration

Signage

7.1 Signs

Signs throughout the Chiquita Ridge site shall serve the purpose of effectively providing directions of the various activities and areas on site. Signage shall also be consistent with each other and with the architectural style of the surrounding buildings and materials. The signage shall be intended to be aesthetically pleasing and efficient in its purpose.

7.1.1 Signage Design Guidelines

All signage designs shall be submitted to the Development Services Director for approval and shall be intended to be aesthetically pleasing and consistent in style. The signage shall be consistent to the surrounding architectural components and materials. The signage shall be consistent in quality and shall vary in size dependent on what it is designating.

7.1.2 Types Styles and Logos

All signage shall be consistent in font and logo. The font and logo shall be consistent with the surrounding architectural components and materials and shall be easily legible.

The addresses of the residential area shall be designated by black wrought iron numbers located next to the garage door of each home. The address numbers shall have a 3” minimum.

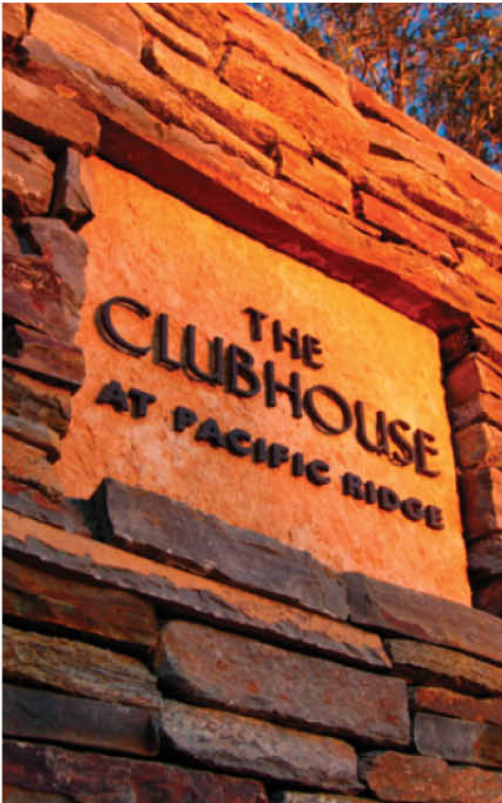


Exhibit 22: Sign Guidelines

Infrastructure, Utilities and Public Services

8.1 Purpose and Intent

The purpose is to recognize the infrastructure, utilities, and public services necessary to support the Chiquita Ridge Specific Plan.

8.2 Vehicle Circulation

The Chiquita Ridge site shall be access from Antonio Parkway, which shall require infrastructure alterations such as the addition of stoplights and traffic calming measures. Antonio Parkway shall reduce its speed limit from the current 55 mph to approximately 40 mph in order to create a safer and more efficient circulation around the site. A stoplight directly at the entrance of the site shall be implemented and shall provide both left hand turns and right hand turns into the Chiquita Ridge site. Upon entering the site, there shall be a divide in the road as to either turn into the sports complex and clubhouse area or to turn into the residential region.

There shall be a car drop off section in front of the clubhouse area to serve both the sports complex and the clubhouse section. There shall be a parking lot located at the northwestern portion of the Chiquita Ridge site to serve both the clubhouse and the sports complex.

The residential area shall have several small streets and cul-de-sacs to provide a safe and secure neighborhood. The residential speed limit shall be a maximum of 25 mph.

8.3 Grading

The grading shall remain consistent with the existing conditions of the Chiquita Ridge site and shall be consistent with the grading advisories provided by the Urban Land Institute and biological assessments of the Chiquita Ridge site.

8.4 Water Quality Management Plan

Refer to City of Rancho Santa Margarita Local Implementation Plan (LIP) A-7.5.1 and Orange County Drainage Management Plan (DAMP) 7.6.2.

8.5 Storm Drain Plan

Storm drains shall be placed in various locations on the Chiquita Ridge site.

8.6 Sewer Plan

The Santa Margarita Water District shall support the sewer services for the Chiquita Ridge site. Water and sewage for the City of Rancho Santa Margarita is managed,

collected, and treated by the Santa Margarita Water District (SMWD). The Santa Margarita Water District uses reclaimed water for parks, golf course, etc. and owns both the Oso Creek Wastewater Reclamation System. The Santa Margarita Water District receives its water from the Colorado River through the State Water Project.

8.7 Water Plan

The Santa Margarita Water District shall support the water services for the Chiquita Ridge site. Water and sewage for the City of Rancho Santa Margarita is managed, collected, and treated by the Santa Margarita Water District (SMWD). The Santa Margarita Water District uses reclaimed water for parks, golf course, etc. and owns both the Oso Creek Wastewater Reclamation System. The Santa Margarita Water District receives its water from the Colorado River through the State Water Project.

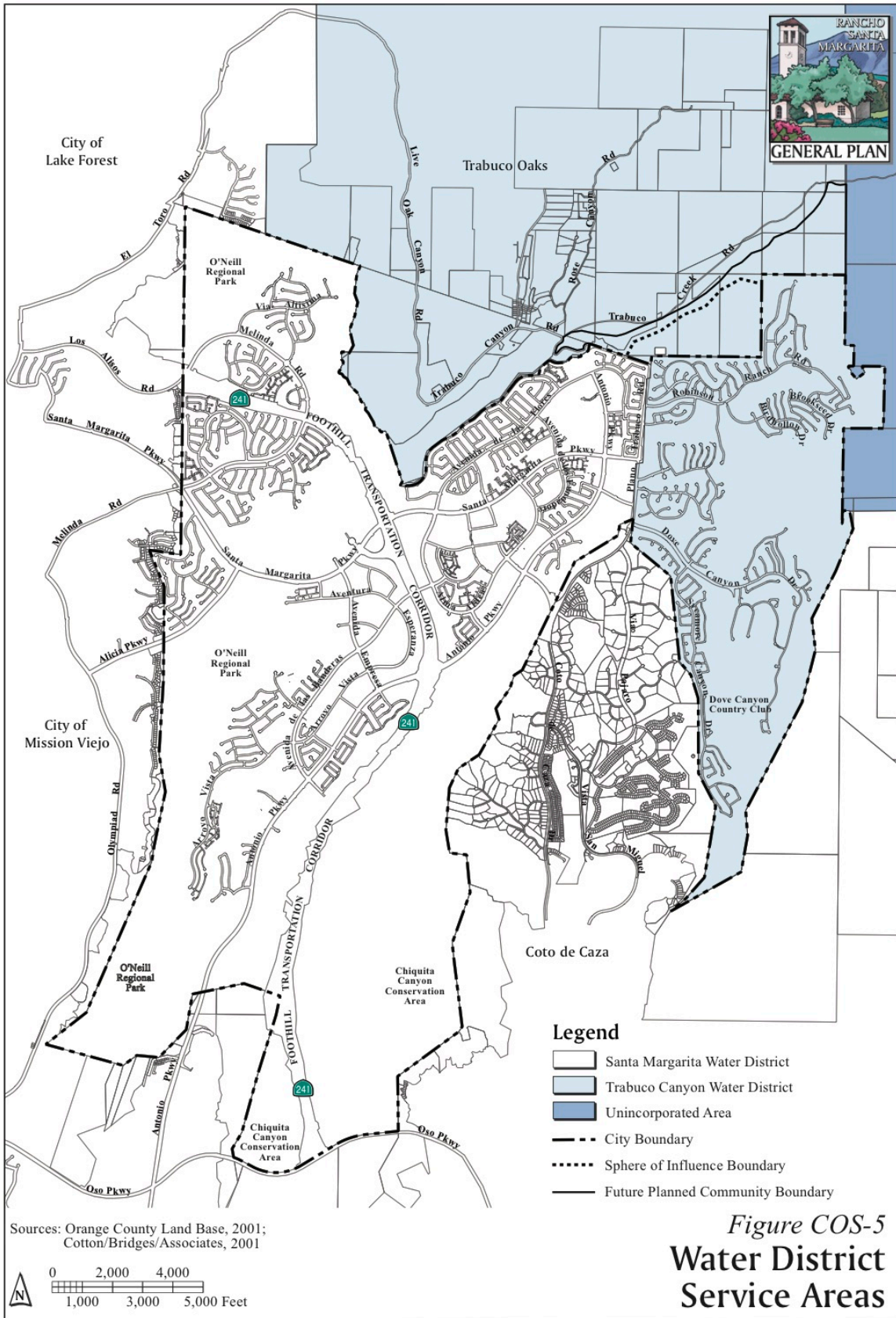
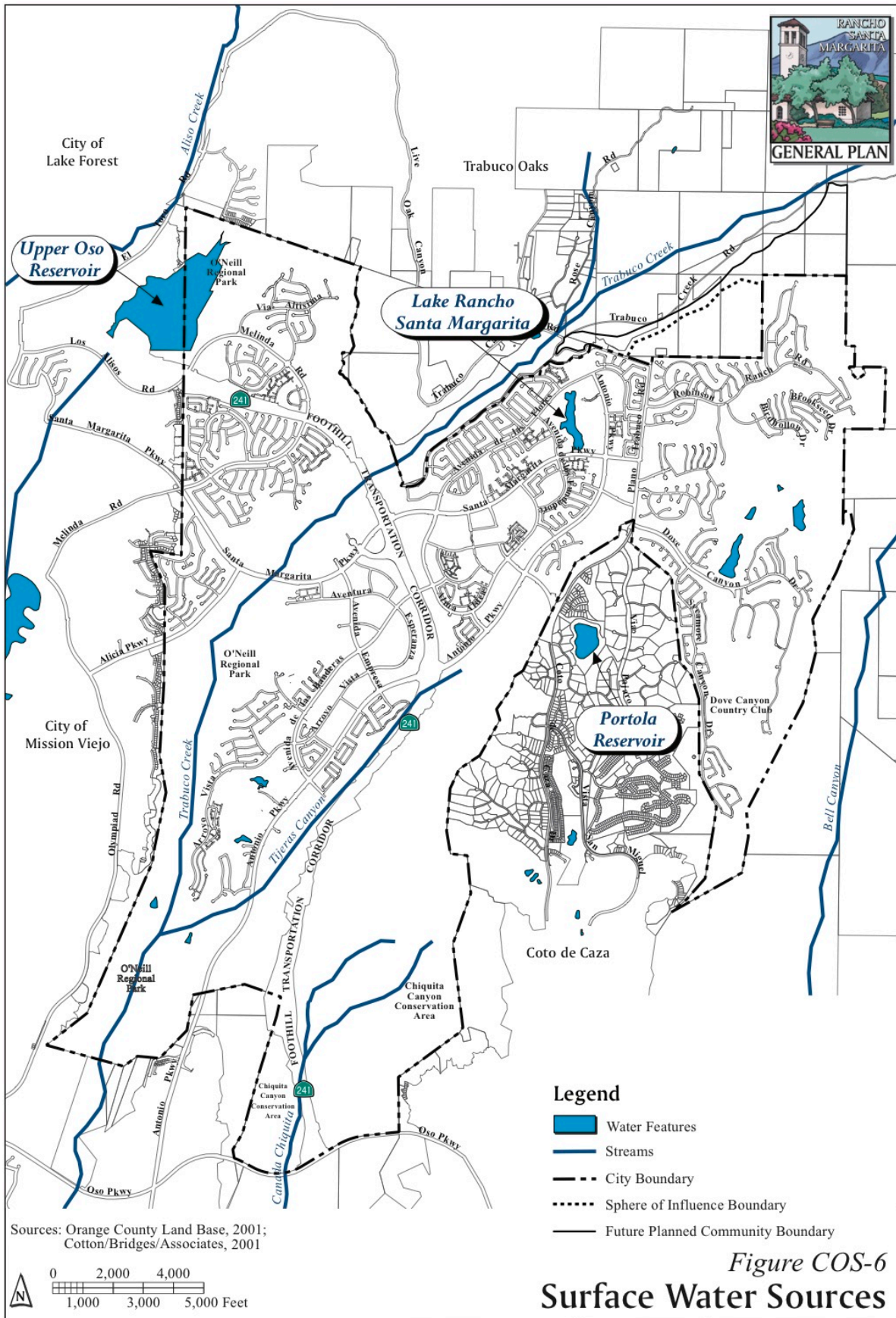


Exhibit 23: Water District Service Areas
 Source: City of Rancho Santa Margarita General Plan



8.8 Utilities

8.8.1 Electricity

Electricity shall be provided by Southern California Edison and shall be consistent with the specifications of the California Public Utilities Commission.

8.8.2 Natural Gas

Natural Gas shall be provided by the Southern California Gas Company and shall be consistent with the specifications of the California Public Utilities Commission.

8.8.3 Telephone Services

AT&T shall provide telephone services and shall be consistent with the California Public Utilities Commission.

8.8.4 Cable TV

Cox Communications shall provide Cable TV.

8.8.5 Internet Access

Cox Communications shall provide Internet access.

8.8.6 Solid Waste

CR&R Waste Services shall provide solid waste services to the Chiquita Ridge site. Resident trashcans shall be wheeled out on the designated trash pick-up days and shall be placed along the curbside in front of each residence. CR&R shall also provide solid waste services to the clubhouse and sports complex by picking up trash and recyclables on designated days.

8.9 Public Services

8.9.1 Fire

The City of Rancho Santa Margarita Fire Department shall provide fire protection services to the Chiquita Ridge site. The Rancho Santa Margarita Fire Station, Fire Station #45, shall be the primary station serving the Chiquita Ridge site. The Rancho Santa Margarita Fire Station is located at 30231 Aventura.

8.9.2 Police

The Orange County Sheriff's Department is responsible for patrol services, traffic enforcement, and criminal investigations within the City of Rancho Santa Margarita. The

Chiquita Ridge site shall use the Orange County Sheriff's Department for law enforcement and general public safety.

8.10 Building Access

The Chiquita Ridge site buildings shall all be ADA compliant.

8.11 Subdivision

The Chiquita Ridge Specific Plan proposes that 86 lots shall be created in the single-family residential zone of the Chiquita Ridge site.

Implementation and Administration

All infrastructure and public service financing shall be consistent with California Government Code, Section 65451 (a) (4).

9.1 Infrastructure and Public Service Financing

9.1.1 Infrastructure

The developer shall be responsible for funding all private infrastructure and public improvements dependent on if public improvements are deemed a City Capital Improvement Project. Upon permitting, the developer shall be able to provide all necessary infrastructure and facilities.

9.1.2 Public Services

The developer shall pay public services fees and shall be consistent with the City of Rancho Santa Margarita requirements and Conditions of Approval.

9.2 Application Processing

The adoption of the Chiquita Ridge Specific Plan is approved if the Chiquita Ridge Specific Plan is consistent with the Rancho Santa Margarita General Plan, Zoning Code, and Zone Change.

9.3 Minor Adjustments

Minor adjustments are made per submittal of the applicable form, materials, and fees and per the following conditions:

1. A modification that involves less than 25 percent of the building area of project site area; or
2. A modification that involves minor changes in color, material, signage, design, landscape material, or parking or driveway orientation; or
3. A modification that involves minor design changes that represent improvements to previous engineering, site design, or building practices provided the request does not change the character of the project or result in negative impacts to adjoining properties, drainage facilities, or rights-of-way.
(City of Rancho Santa Margarita).

9.4 Board of Appeals

The Planning Commission is board of appeals for all developments within Rancho Santa Margarita. The Planning Commission appeal decisions are final.

9.5 Specific Plan Amendments

“Anything not considered a minor adjustment, requires a Specific Plan amendment and shall be subject to the same review procedure as established for the original Specific Plan.” (Rancho Santa Margarita Zoning Code Administrative Section).

Appendices

Appendix 1: Goal 12 of the Rancho Santa Margarita General Plan: Land Use Element

Land Use Element

Parks, Community Centers and Recreational Opportunities

Goal 12: Cooperate with homeowners associations and community foundations to ensure that parks, community centers, and recreational opportunities are provided and maintained that promote a family-oriented community and encourage community spirit and participation.

Policy 12.1: Collaborate with homeowners associations and community foundations to provide and maintain a variety of community amenities such as the lake, parks, community centers, and pedestrian/bicycle trails.

Policy 12.2: Evaluate the need for and facilitate the provision of additional neighborhood, senior, youth, and day-care centers as needed.

Policy 12.3: Cooperate with homeowners associations, community foundations, and other recreational facility owners to facilitate the maximum effective utilization of parks and recreational opportunities in the community.

Policy 12.4: At the time of review of new residential development, require park dedication and provision of recreational trails that enhance the existing private recreational system.

Policy 12.5: Work with all school districts in planning for parks and recreation facilities to maximize joint use community recreation opportunities.

Appendix 2: Table H-4 of the Rancho Santa Margarita General Plan: Housing Element Household Composition 2010

**Table H-4
Household Composition - 2010**

Type	Rancho Santa Margarita		Orange County	
	Households	%	Households	%
Total Households	16,665	100.0%	992,781	100.0%
Families	12,457	74.7%	708,491	71.4%
- With Children under 18	7,360	44.2%	335,587	33.8%
Non-Family Households	4,118	24.7%	284,290	28.6%
- Single Living Alone	3,199	19.2%	207,849	20.9%
Average Household Size	2.87		2.99	

Sources: Bureau of the Census, 2010.

Appendix 3: Table H-31 of the Rancho Santa Margarita General Plan: Housing Element; Residential Development Standards

**Table H-31
Residential Development Standards**

Development Standard ¹	Zoning District Designations			
	RL ²	RLM	RM ³	RH
Minimum Lot Area (sq. ft.)	5,000	4,000	2,000	7,500
Minimum Front Yard (ft.)	15	15	15 ^b	20
Minimum Side Yard (ft.)	5 ^a	5	5 ^b	20
Minimum Rear Yard (ft.)	10	10	10 ^b	20
Maximum Lot Coverage (%)	60	60	65 ^c	65
Maximum Building Height (ft.)	35	35	35	35

Notes:

1. Development standards in the planned communities are governed by development agreements and may vary from current zoning.
2. Includes RL-6,000 with 6,000 sf minimum lot and RL-5000 with 5,000 sf minimum lot.
3. Includes RM-3,000-D with 3,000 sf minimum lot and RM-2,000-A with 2,000 sf minimum lot.
 - a. An aggregate total of 15 feet for both side yards is required.
 - b. Minimum setback in RM-2,000-A District is 10 feet.
 - c. Maximum lot coverage in RM-3,000-D District is 60%.

Source: Rancho Santa Margarita Zoning Ordinance, 2012

Appendix 4: Table LU-3 of the Rancho Santa Margarita General Plan: Land Use Element; Land Use Development Capacity Summary

**Table LU-3
Land Use Plan Development Capacity Summary**

Land Use	Assumptions				Net Acres	Estimated Dwelling Units	Estimated Non-Residential Square Feet (Thousands)	Estimated Population
	Maximum		Average					
	DU/Acre	FAR	DU/Acre	FAR				
<i>Residential Land Use Designations</i>								
LDR Low Density Residential	7	--	6.5	--	948	6,164	--	17,918
LMDR Low-Medium Density Residential	11	--	10	--	205	2,053	--	5,967
MDR Medium Density Residential	18	--	14.3	--	240	3,438	--	9,992
HDR High Density Residential	25	--	20	--	267	5,341	--	15,526
<i>Commercial, Business, and Tourist Land Use Designations</i>								
C General Commercial	--	1:1	--	0.4:1	123	--	2,135	--
NC Neighborhood Commercial	--	0.6:1	--	0.3:1	44	--	581	--
BP Business Park	--	1:1	--	0.35:1	255	--	3,886	--
<i>Public/Quasi-Public Land Use Designation</i>								
CF Community Facility	--	0.6:1	--	0.3:1	191	--	2,496	--
<i>Open Space Land Use Designations</i>								
P Parks	--	0.5:1	--	0.1:1	140	--	612	--
OS Open Space	--	--	--	--	3,087	--	--	--
OSG Open Space Golf	--	0.4:1	--	0.05:1	442	--	963	--
ROS Regional Open Space	--	0.4:1	--	0.05:1	1,203	--	2,620	--
<i>Other Land Uses</i>								
FPC Future Planned Community	<i>Assumptions per Land Use Plan</i>				261	612	348	1,775
Water	--	--	--	--	38	--	--	--
Total					7,446	17,608	13,641	51,178

Note: Assumes 2.95 Persons per Occupied Housing Unit (per DOF, 2001)

Appendix 5: Table 12 TCWD Current and Projected Water Supplies (Acre-Foot/Year)

Table 12
TCWD Current and Projected Water Supplies (Acre-Foot/Year)

Water Supply Sources	2000	2005	2010	2015	2020
Santiago Aqueduct Commission	2,901	2,800	2,922	3,058	3,184
Santa Margarita Water District (AMP)	209	41	600	800	1,000
Irvine Ranch Water District	222	22	222	222	222
Supplier produced groundwater	339	69	690	690	690
Supplier produced surface diversions	-	-	-	-	-
Transfers Out to SMWD	(54)	-	-	-	-
Exchanges In from SMWD & IRWD	25	-	-	-	-
Recycled Water	983	1,080	1,178	1,262	1,346
Total	4,625	5,202	5,612	6,032	6,442

Source: Trabuco Canyon Water District 2000 Urban Water Management Plan, December 2000.

AMP = Allen McColloch Pipeline, SMWD = Santa Margarita Water District, IRWD = Irvine Ranch Water District

Appendix 6: Table 16 TCWD Projected Supply and Demand Comparison (Acre-Feet/Year)

Table 16
TCWD Projected Supply
and Demand Comparison (Acre-Feet/Year)

	2000	2005	2010	2015	2020
Supply Totals	4,625	5,202	5,612	6,032	6,442
Demand Totals	4,625	5,202	5,612	6,032	6,442
Difference	0	0	0	0	0

Source: Trabuco Canyon Water District 2000 Urban Water Management Plan, December 2000.

**Table 22
Future Electricity Demand**

Land Use	Number of Units/Square Feet	Generation Factor	Estimated Demand
Incorporated City			
Residential	75 units	20 kW/home residential	0.299 MW/hr
Commercial	364,000 ft ²	45 kW/acre commercial	0.376 MW/hr
TOTAL			0.675 MW/hr
Unincorporated Northeast Future Planned Community			
Residential	612 units	20 kW/home residential	2.45 MW/hr
Non-Residential Development	348,000 ft ²	45 kW/acre commercial	0.360 MW/hr
TOTAL			2.81 MW/hr

**Table 23
Future Natural Gas Demand**

Land Use	Number of Units/Square Feet	Generation Factor	Estimated Demand
Incorporated City			
Residential	70 units	36.39 ft ³ /hour	2,547.3ft ³ /hour
Unincorporated Northeast Future Planned Community			
Residential	612 units	36.39 ft ³ /hour	22,270.7ft ³ /hour
Non-Residential Development	348,000 ft ²		
TOTAL			22,500ft³/hour

Appendix 9: Street Map of Rancho Santa Margarita



Appendix 11: Planned Communities of Rancho Santa Margarita

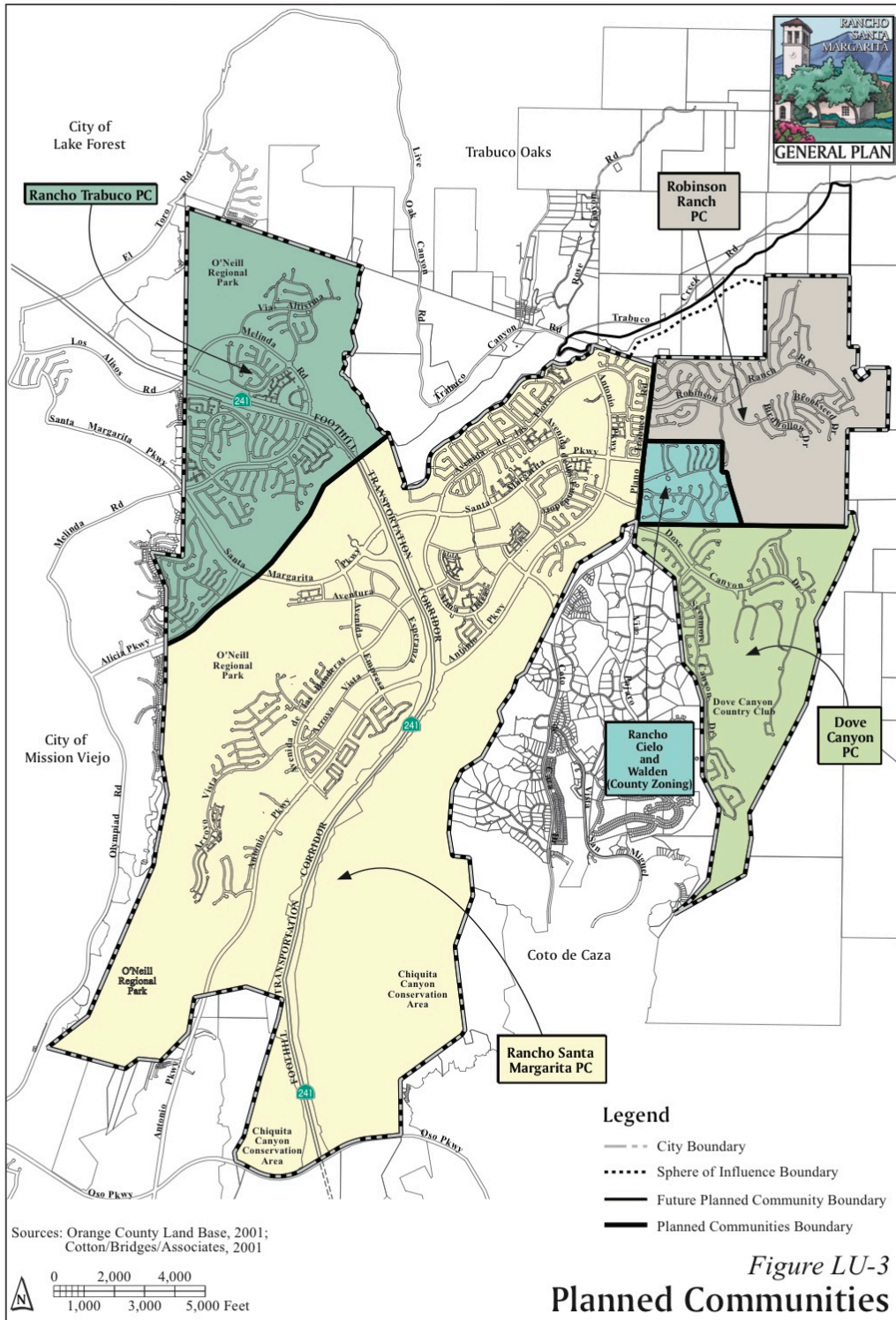
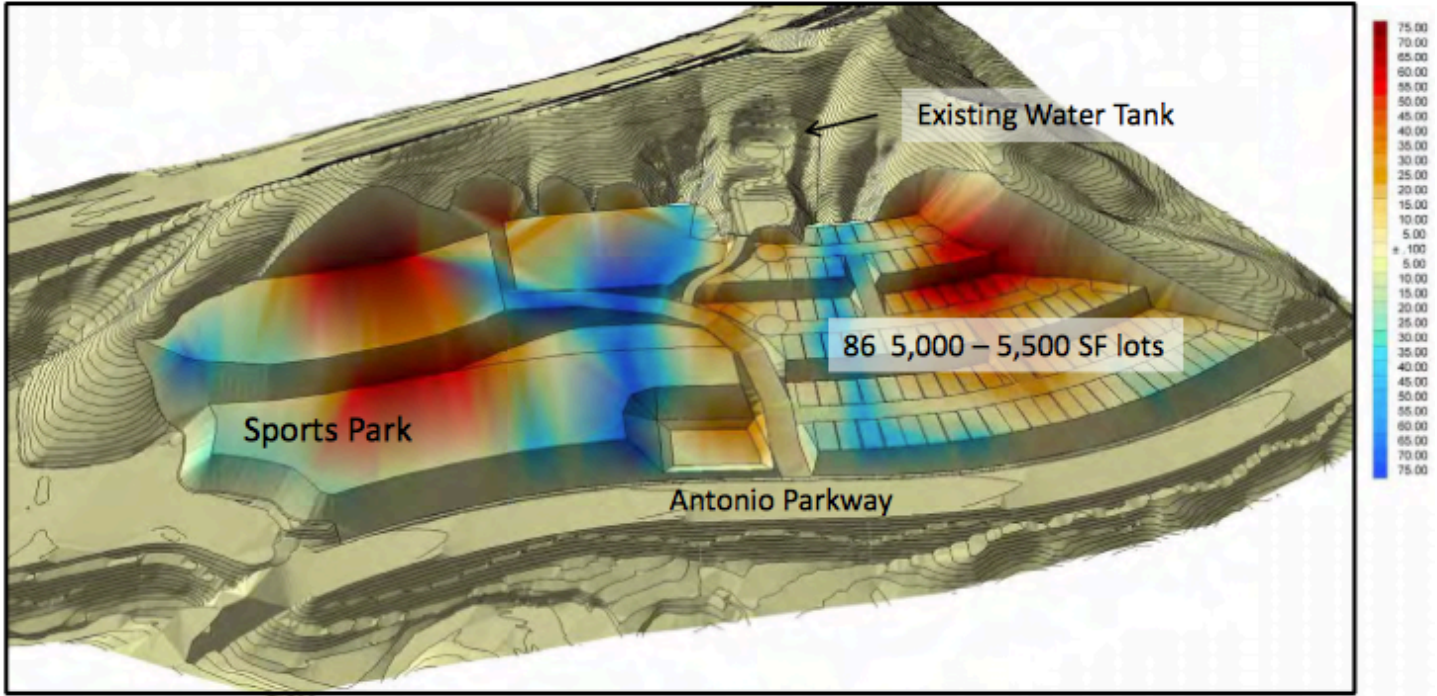


Figure LU-3
Planned Communities

Appendix 12: Chiquita Ridge Alternatives Report Grading Analysis for Residential Development and Sports Park Development



Chiquita Ridge Grading Analysis

Appendix 13: Rancho Santa Margarita Sample Project Residential Summary Land Residual Valuation

Rancho Santa Margarita Sample Project				Page 166	
Residential Summary Land Residual Valuation					
Product Mix	5000 SF Lots	5500 SF Lots	Sports Park	Residential Total	Project Total
Sale Type - Lot Sale or House Sale	Lot	Lot	Park		
Gross Acres	12.00	11.00	24.00		
Number Of Units	49	37	0	86	86
House Size	2,750	3,000	0		
Minimum Lot Size	5,000	5,500	0		
% Lot with Premiums	50.00%	50.00%	0.00%		
Lot Sale Value	\$357,660	\$378,000	\$0	\$366,411	\$366,411
Total Lot Sales	\$17,525,340	\$13,986,000	\$0	\$31,511,340	\$31,511,340
View Premiums for Lot Sales	\$778,904	\$621,600	\$0		
Total Project Sales	\$18,304,244	\$14,607,600	\$0	\$32,911,844	\$32,911,844
Revenue Inflation	\$2,094,578	\$1,610,861	\$0	\$3,705,439	\$3,705,439
Total Sales Plus Inflation	\$20,398,822	\$16,218,461	\$0	\$36,617,283	\$36,617,283
Sales Commissions	(\$305,962)	(\$243,277)	\$0	(\$549,259)	(\$549,259)
Net Sales Value	\$20,092,860	\$15,975,184	\$0	\$36,068,024	\$36,068,024
Community Facilities District	\$2,277,157	\$1,818,200	\$0	\$4,095,357	\$4,095,357
Total Revenues	\$22,369,997	\$17,793,384	\$0	\$40,163,381	\$40,163,381
Builder Profit	(\$3,115,616)	(\$2,486,400)	\$0	(\$5,602,016)	(\$5,602,016)
Total Revenues Less Builder Costs and Profit	\$19,254,381	\$15,306,984	\$0	\$34,561,365	\$34,561,365
Lot Improvement Indirect Costs					
Design and Planning Costs	\$673,352	\$525,465	\$1,224,589	\$1,198,817	\$2,423,405
Impact Fees - Detail Scheduled	\$1,134,203	\$889,580	\$2,130	\$2,023,782	\$2,025,912
Impact Fee Credit - Detail Scheduled	(\$235,200)	(\$177,600)	\$0	(\$412,800)	(\$412,800)
Indirect Cost Contingency	\$78,618	\$61,872	\$61,336	\$140,490	\$201,826
Lot Improvement Indirect Costs	\$1,650,972	\$1,299,316	\$1,286,054	\$2,950,288	\$4,238,343
Lot Improvement Direct Costs					
Grading, Remedial Grading and Erosion Control	\$1,473,381	\$1,143,899	\$2,596,489	\$2,617,280	\$5,213,769
Storm Drain, Sewer, Water, Dry Utilities	\$794,274	\$689,317	\$1,407,847	\$1,453,591	\$2,861,437
Streets - Asphalt and Concrete	\$343,322	\$288,367	\$631,032	\$631,689	\$1,262,721
Fencing and Walls	\$165,150	\$151,350	\$0	\$316,500	\$316,500
Landscaping	\$255,619	\$205,432	\$662,101	\$461,051	\$1,023,151
Parks	\$15,000	\$15,000	\$6,492,425	\$30,000	\$6,522,425
Reimbursements	(\$109,755)	(\$91,461)	\$0	(\$201,217)	(\$201,217)
Direct Contingency	\$426,601	\$340,439	\$1,419,108	\$767,040	\$2,186,149
Lot Improvement Direct Costs	\$3,363,591	\$2,712,342	\$13,109,001	\$6,075,934	\$19,184,935
Lot Improvement Costs - Phase Total	\$5,014,563	\$4,011,658	\$14,397,056	\$9,026,222	\$23,423,278
Cost Inflation	\$474,125	\$365,643	\$1,312,221	\$859,768	\$2,151,989
Total Lot Improvement Costs After Inflation	\$5,488,688	\$4,377,302	\$15,709,277	\$9,885,990	\$25,575,267
Finance Costs					
Development Loan Interest	\$204,500	\$157,969	\$666,884	\$362,459	\$929,343
Development Loan Fee	\$50,145	\$40,117	\$143,971	\$90,262	\$234,233
Property Taxes	\$13,969	\$11,148	\$0	\$25,116	\$25,116
Developer Fee	\$284,479	\$227,027	\$0	\$511,505	\$511,505
General And Administrative Expenses	\$457,606	\$365,190	\$0	\$822,796	\$822,796
Finance Costs	\$1,810,699	\$801,440	\$710,855	\$1,812,139	\$2,522,994
Total Developer Costs	\$6,499,388	\$5,178,742	\$16,420,131	\$11,678,129	\$28,098,261
Land Residual Value	\$12,754,993	\$10,128,243	(\$16,420,131)	\$22,883,236	\$6,463,104
Profit					

Prepared by Developers Research

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Appendix 14: Links to SAMLARC Policy and Guidelines

<http://www.samlarc.org/Assets/RSMLARC+Digital+Assets/2016+Documents/2016+Policies+and+Guidelines.pdf>

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