

# Lambda Alpha Presentation



RANCHO MISSION VIEJO



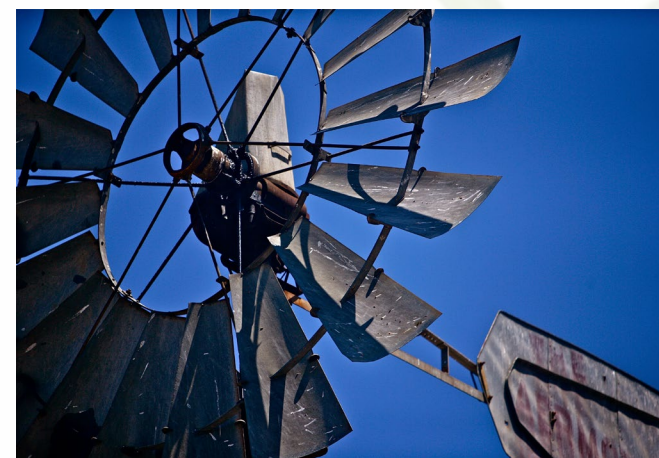
An aerial photograph of a vast, rolling landscape. A light-colored dirt road winds through the center of the frame, starting from the bottom left and curving towards the middle ground. The land is covered in vibrant green fields, likely pastures or crops, with some areas showing darker, more dense vegetation. In the background, there are layers of rolling hills and mountains, some with patches of bare earth or different types of vegetation. The sky is clear and blue. The overall scene conveys a sense of a remote, historic, and well-maintained rural property.

# A Historic Ranch with an Authentic Brand



# The Ranch

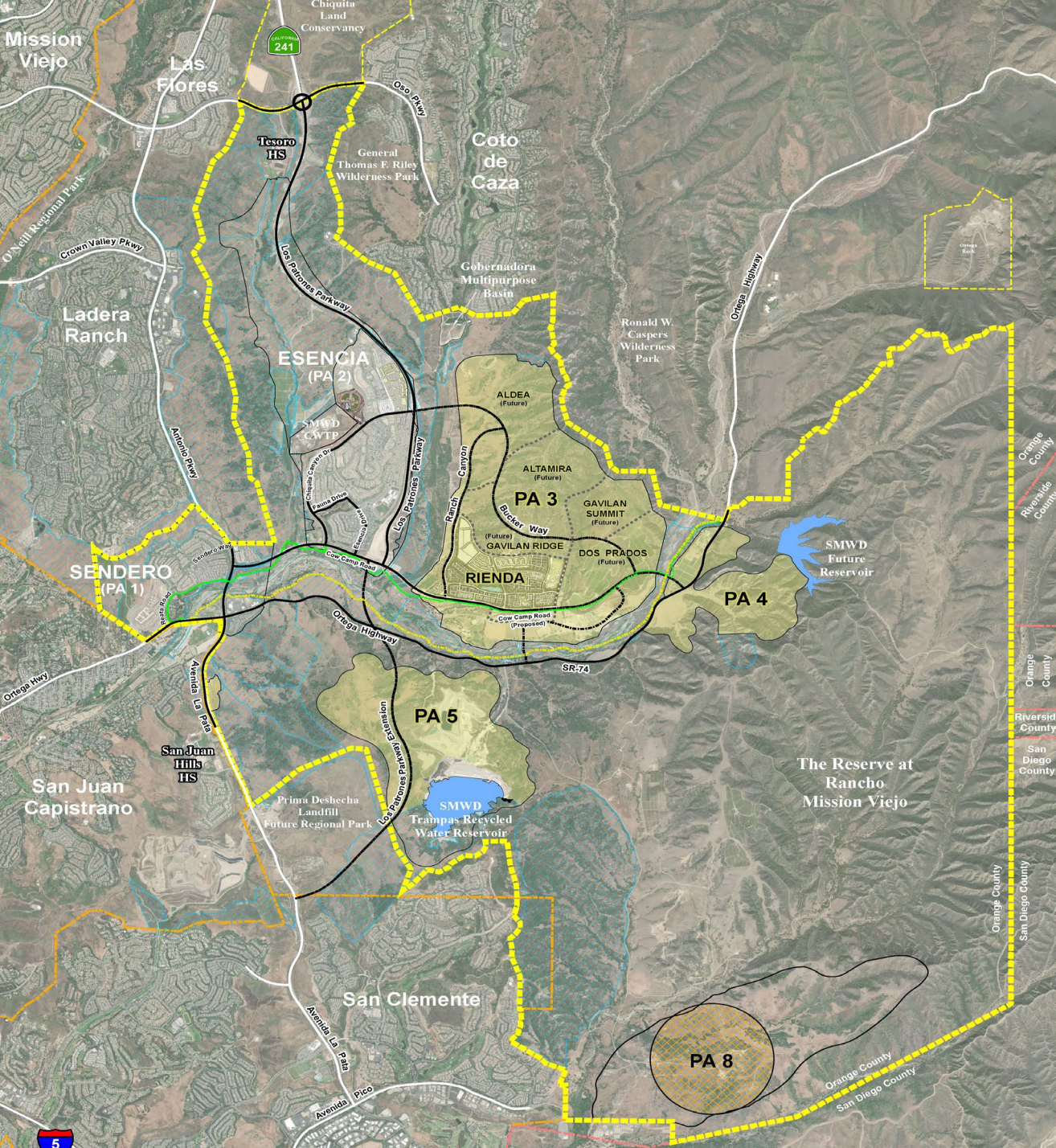
- Family owned since 1882
- Developers – 50+ years
- Mission Viejo, Santa Margarita, Las Flores, Ladera Ranch
- 175,000 residents
- Final Round up – 23,000 acres
- Ranchers / Farmers
  - 450 acres
  - Cattle





# The Ranch Plan

- 23,000 acres
- 75% - The Reserve at Rancho Mission Viejo
- 25% - Residential and mixed use villages (6000 acres)
- 14,000 homes (including 6,000 55+ age-qualified)





# Village of Sendero

- 655 homes – all age
- 286 homes – 55+ age qualified
- 107 apartment homes – senior low income\* (62+ years old)
- 286 apartment homes – all age

**Total = 1,334 units**

**4,133 Total Units**

**For RMV – 5% low income  
Built 219 low income**

# Village of Esencia

- 1,806 homes – market rate
- 731 homes – 55+ age qualified
- 150 apartment homes – all age
- 112 apartment homes – all age / low income \*

**Total = 2,799**

**Additional Planned: 90+  
apartments – all age**

\*30% of the units rented at subsidy rates for those who earn less than half of the median income for OC  
Remainder of the units rented to those who earn less than 60% of the median income





# Attainable Approach

- Delivering on affordability
- Innovative planning and product design
- Smaller footprints – bigger experience set
- Providing beauty, character, wealth of activities as the backdrop-backyard





# Ageless Appeal



- Community that embraces richness of an all-age population
- Amenities with universal appeal
- Homes and activities designed for different ages and life stages
- Branded Gavilán product and lifestyle



# Approvals Achieved

- **Local Approvals - 2004**

- General Plan Amendment
- Zone Change
- Development Agreement

- **Federal Approvals – 2007**

- Habitat Conservation Plan (HCP) by USFWS
- Special Area Management Plan (SAMP) by ACOE

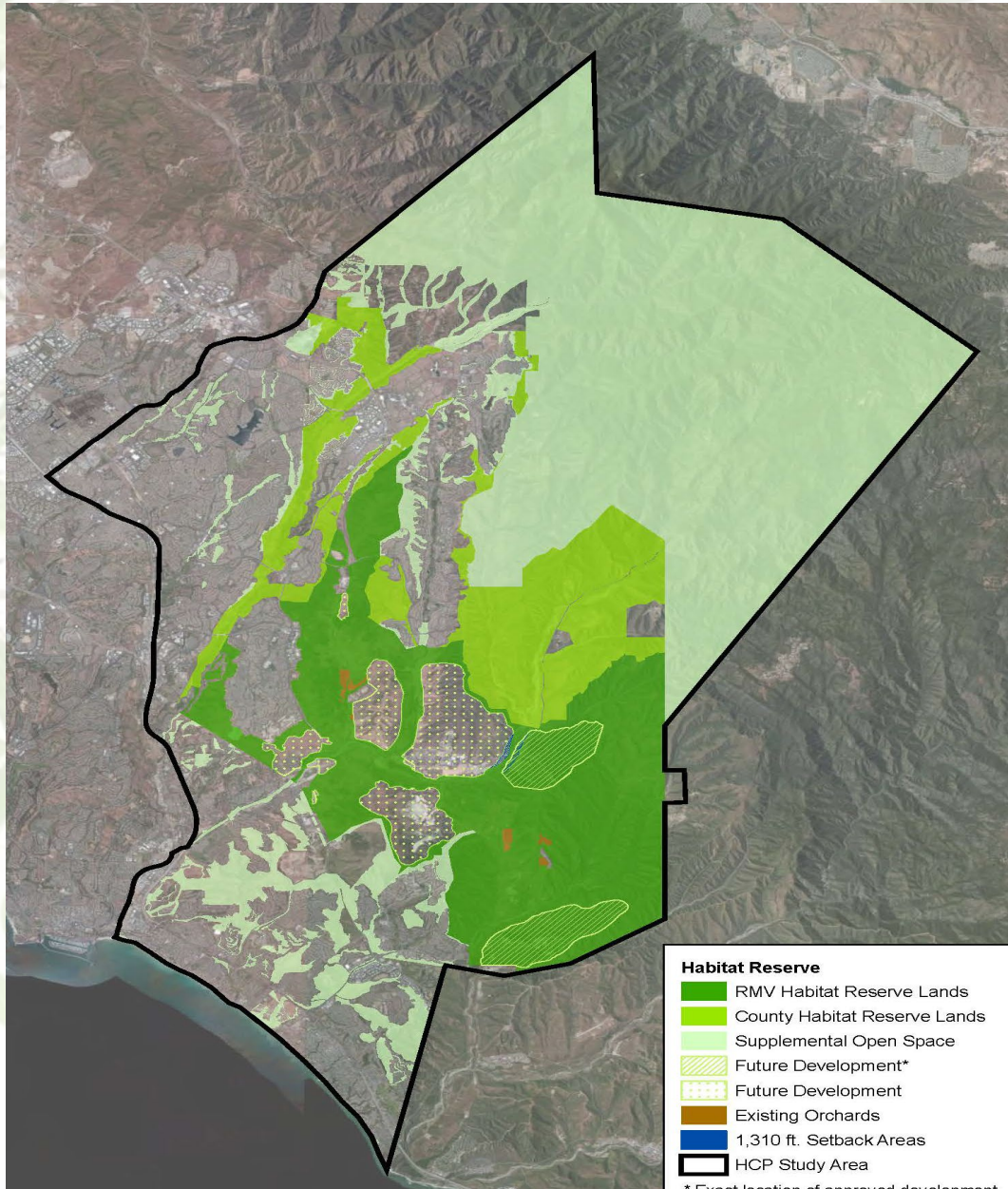
- **State Approvals - 2009**

- Master Streambed Alteration Agreement (MSAA) by CDFW





# Approved Habitat Reserve Design



- 32,818 acres
  - 11,950 acres owned by Orange County
  - 20,868 acres owned by RMV
- 9 Conserved Vegetation Communities
- 32 Covered Species (7 listed)
- Large connected habitat blocks
- Intact wildlife movement corridors
- No cost to public



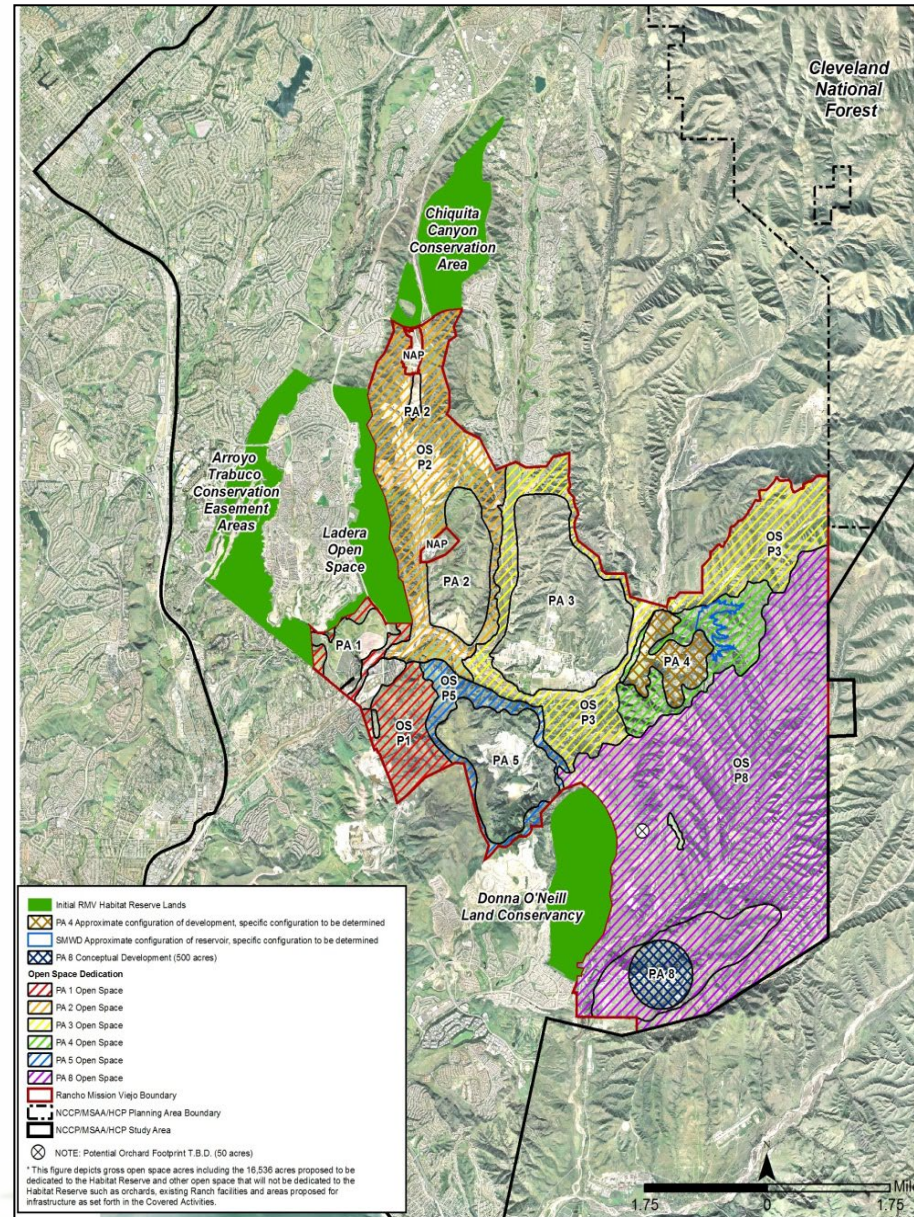


- ☐ 75% Preserved open space
- ☐ 6,721 acres today / 21,000 acres
- ☐ Preservation / Monitoring / Management
  - 7 Endangered Species
  - 25 Sensitive Species
- ☐ Exclusive resident programs
  - Ramble on the Reserve
  - Trail Mixers
  - Knee-high Naturalists
  - Astronomy night / eclipse
  - Native plant exploration
  - Heritage & History
- ☐ Public programs and school field trips
- ☐ Webcams





# Phased Dedication of RMV HR Lands

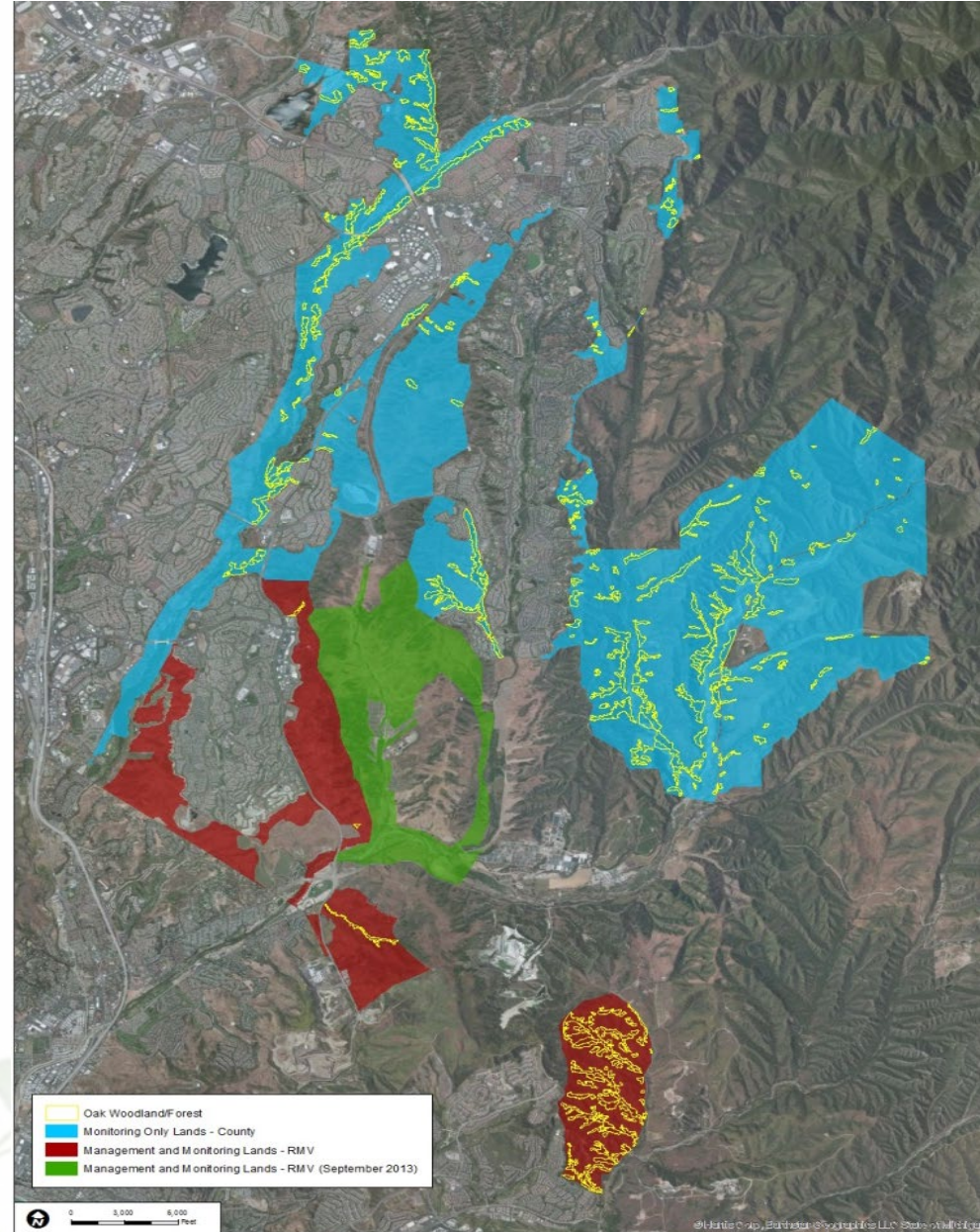




# Habitat Reserve Monitoring

## Monitoring

- Spatially Balanced Sampling
- Vegetation Community level
- Individual Species
- Wildlife Movement Corridors





# SMWD Infrastructure Partnership

- Short & Long Term Infrastructure List & Reimbursement Agreement
- Trampas Canyon Reservoir.
- Water Quality Basin Planning & Potential for Future Infiltration & Harvest
- Rancho Mission Viejo Mutual Water Company



# Wildfire Management Plan

- ☐ Very High Fire Hazard Severity Zone
- ☐ OCFA/County Master Fire Protection Program
- ☐ NFPA Firewise Community Designation - Sendero & Esencia





# Village of Rienda



# PA-3 by the Numbers

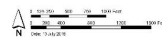
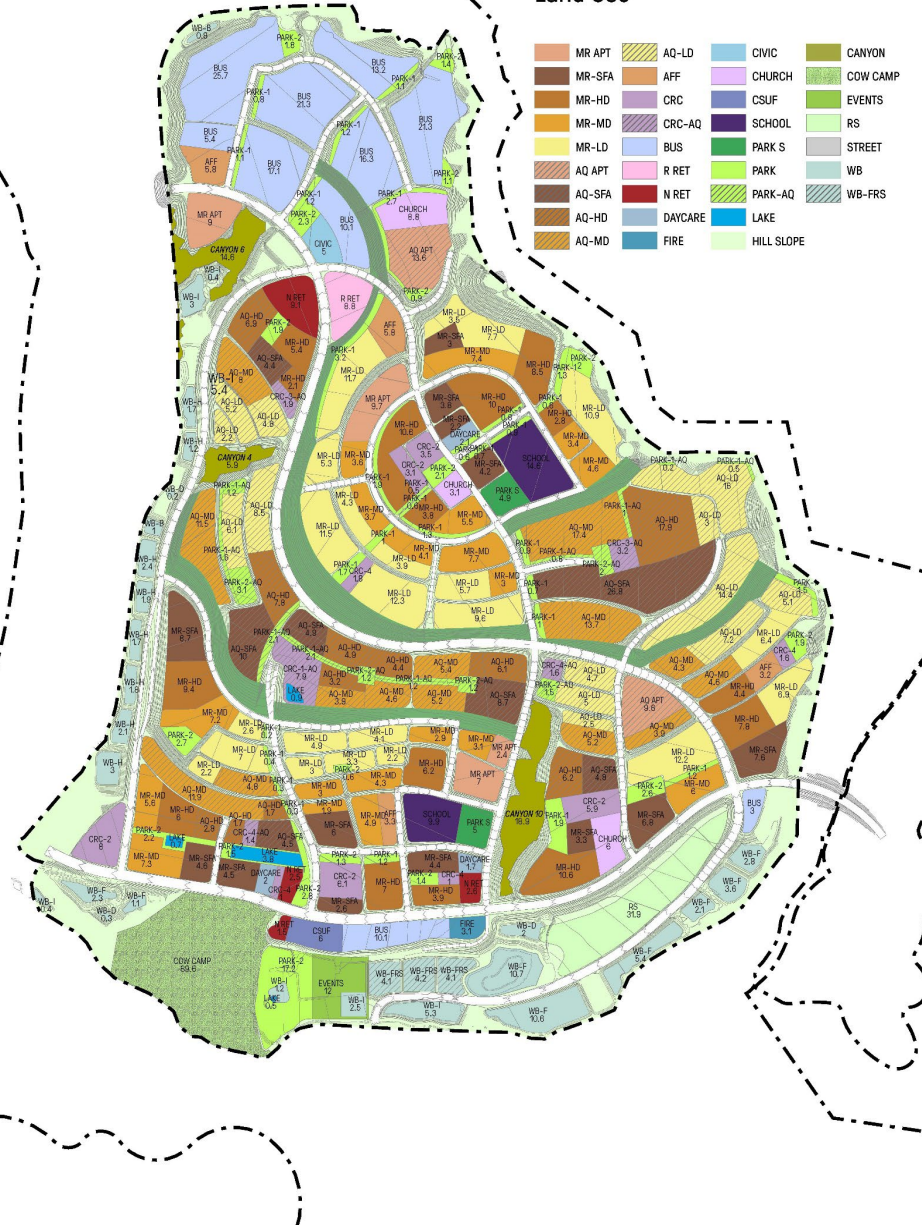
- **2,220 Acres**
- **7,000 Dwelling Units**
  - 60% Market Rate (4,200 DU)
  - 40% Age Qualified (2,800 DU)
- **2.5 M Square Feet**
  - Retail
  - Non-Residential
- Located in the heart of The Ranch
- Landform transformed into 3 large plateaus
  - Walkability and trails
  - Canyon preservation
  - Usable slopes, parks and orchards
  - Open space connections
  - Historic Cow Camp area



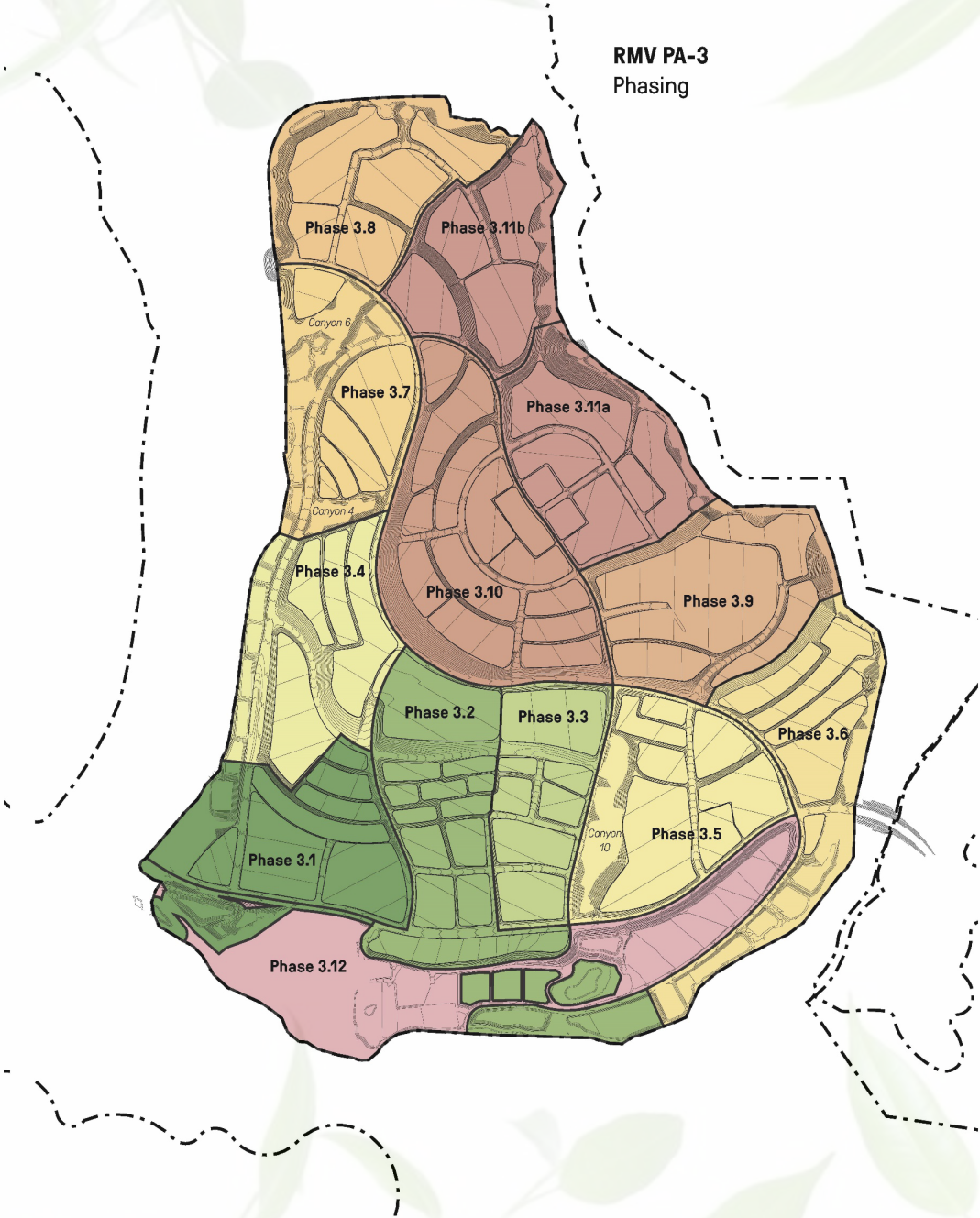


# RMV PA-3 Land Use

MR APT	AQ-LD	CIVIC	CANYON
MR-SFA	AFF	CHURCH	COW CAMP
MR-HD	CRC	CSUF	EVENTS
MR-MD	CRC-AQ	SCHOOL	RS
MR-LD	BUS	PARK S	STREET
AQ APT	R RET	PARK	WB
AQ-SFA	N RET	PARK-AQ	WB-FRS
AQ-HD	DAYCARE	LAKE	
AQ-MD	FIRE	HILL SLOPE	



**RMV PA-3**  
Phasing





# Ranch Camp



- 9 acre site
- 20,000 SF lagoon pool
- 4 lane lap pool
- Spa
- 2,500 SF open air gym
- Picnic areas, firepits, barbecues
- Trailhead to Gobernadora Canyon
- The Visitor Experience









# Product Innovation

1. Target Millennial Buyers
2. Product Prototyping
  - Increase density
  - Efficient floor plan design
  - Simplify massing
  - Careful and thoughtful application of exterior materials and details
3. Goal ➡ Turn renters into homeowners





# LEGEND

- FUTURE AGE-QUALIFIED PARCELS
- FUTURE MARKET-RATE PARCELS

- MR 41**  
SFD 48' x 71'  
61 D.U.  
@ 7.1 DU/AC  
± 8.6 AC
- MR 45**  
SFD 45' x 77'  
75 D.U.  
@ 7.0 DU/AC  
± 10.4 AC
- AQ 16**  
Duplex & SFD  
89 D.U.  
@ 10.2 DU/AC  
± 9.7 AC
- AQ 22**  
SFD Sub Alley  
56 D.U.  
@ 7.0 DU/AC  
± 9.0 AC
- EVOLVE**  
SFD Sub Alley  
± 7.9 AC
- WILDROSE**  
SFD Sub Alley  
± 4.7 AC
- PAISLEY**  
Duplex  
± 5.3 AC
- PORTICO**  
Flat  
± 4.7 AC
- OASIS**  
Row Townhomes  
± 5.3 AC
- SERENITY**  
SFD Sub Alley  
± 4.9 AC

- 45x77s**  
2-Story SFD  
66 D.U.  
@ 8.1 DU/AC  
± 8.1 AC
- 60x90s**  
2-Story SFD  
52 D.U.  
@ 5.0 DU/AC  
± 10.3 AC
- 50x80s**  
2-Story SFD  
54 D.U.  
@ 6.0 DU/AC  
± 9.0 AC
- MR 25**  
2-Story SFD  
81 D.U.  
@ 10.4 DU/AC  
± 7.7 AC
- MR 6**  
3-Story Townhomes  
106 D.U.  
@ 19.3 DU/AC  
± 5.6 AC
- MR 28**  
3-Story SFD  
82 D.U.  
@ 13.0 DU/AC  
± 6.3 AC
- MR 11**  
2-Story Duplex  
62 D.U.  
@ 15.3 DU/AC  
± 4.1 AC
- MR 8**  
2-Story Townhomes  
59 D.U.  
@ 15.5 DU/AC  
± 3.8 AC
- MR 24**  
3-Story SFD  
89 D.U.  
@ 14.6 DU/AC  
± 6.1 AC



## ILLUSTRATIVE SITE PLAN

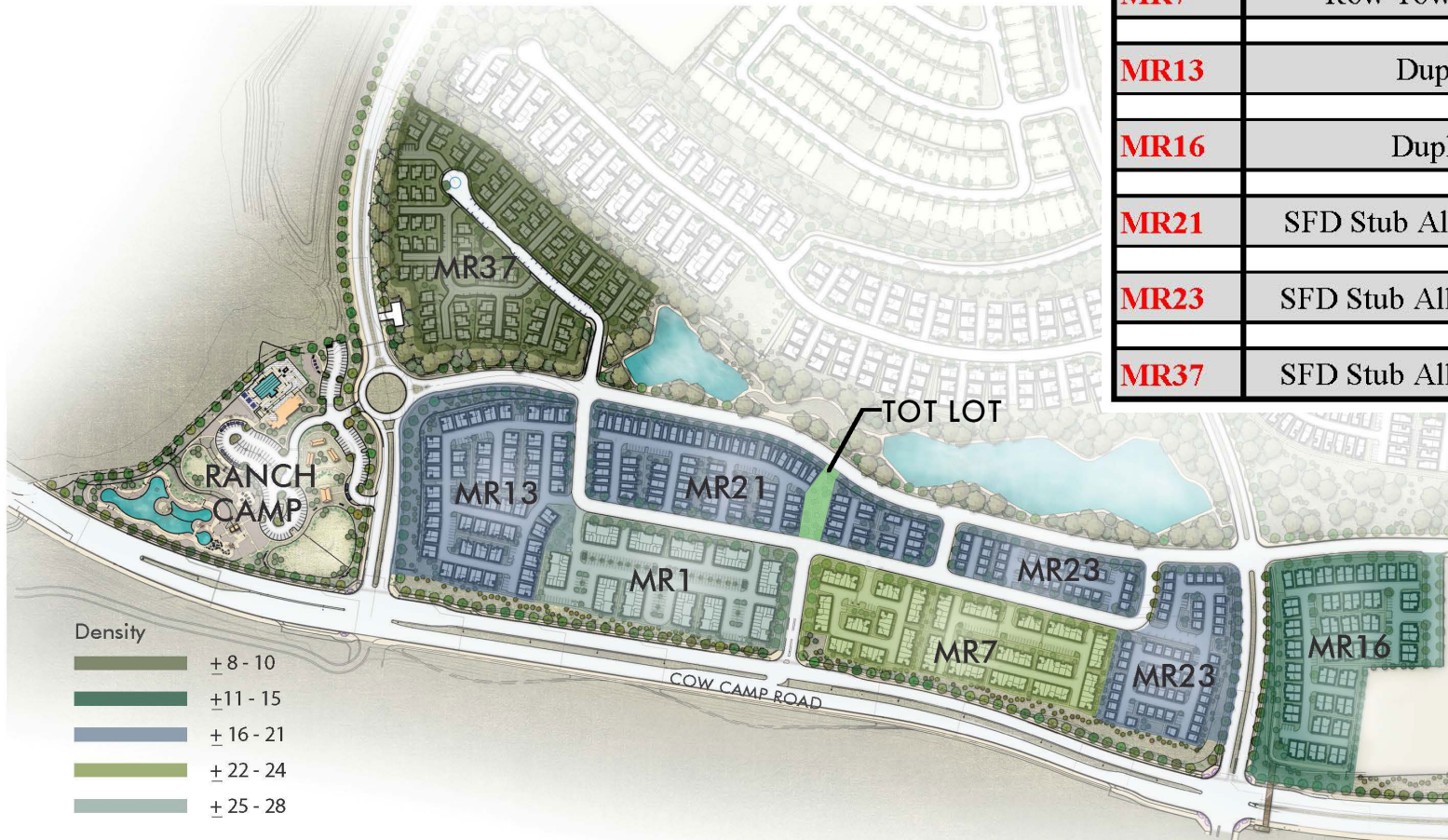
PA-3

RANCHO MISSION VIEJO, CA



# Phase 1 Product

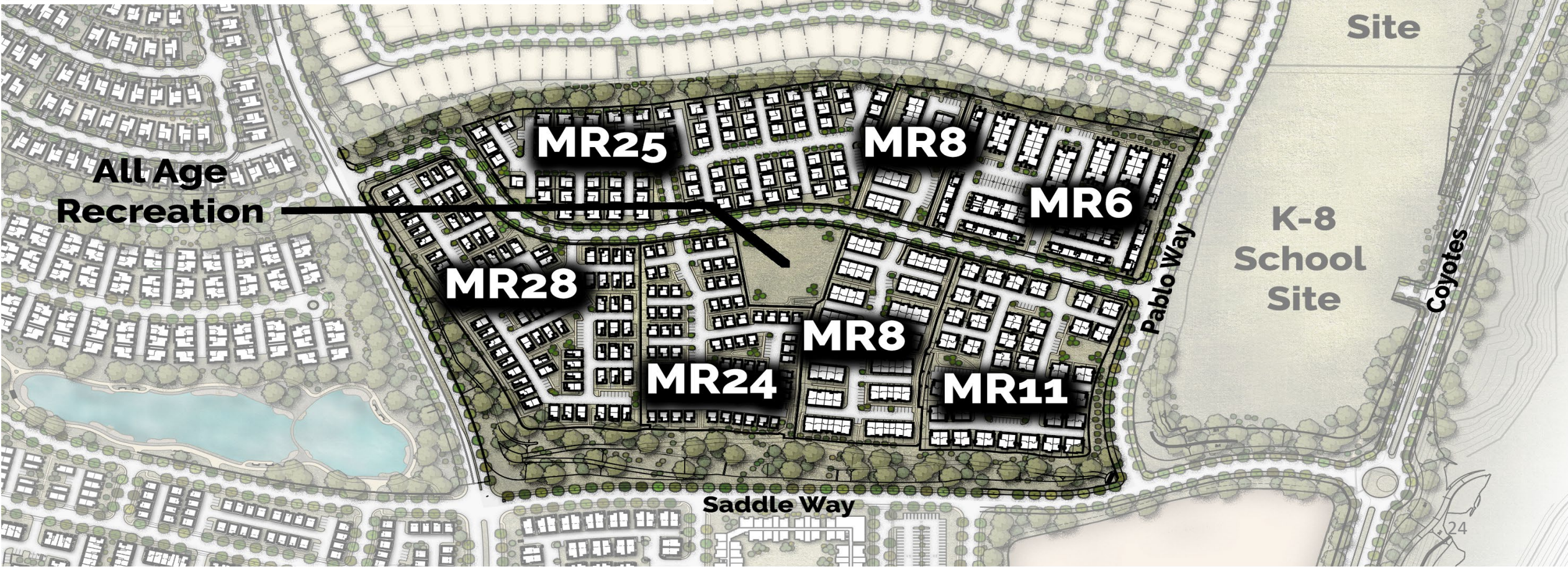
Product	Product Type	Density	Unit Count	SF Range
MR1	Flats	28.26	132	742-1,116
MR7	Row Townhomes	22.48	120	961-1,539
MR13	Duplex	20.84	110	1,060-1,513
MR16	Duplex	14.25	67	1,547-1,832
MR21	SFD Stub Alley 29' x 59'	16.1	83	1,188-1,296
MR23	SFD Stub Alley 27' x 41'	17.81	86	1,342-1,567
MR37	SFD Stub Alley 40' x 56'	8.62	73	1,573-1,787





# Phase 2b Product

Product	Product Type	Density	Unit Count	SF Range
MR6	Back-to-Back Towns	18.91	106	895 - 1,571
MR8	Row Towns	13.47	93	924 - 1,546
MR11	Duplex	15.31	82	1,090 - 1,583
MR24	SFD 30' x 42'	14.64	69	1,387 - 1,721
MR25	SFD 43' x 50'	10.42	81	1,592 - 1,968
MR28	SFD 31' - 34' x 58'	11.74	82	1,641 - 2,167







**Plan 2A | Farmhouse  
Standard**

**Plan 3C | Contemporary  
Enhanced**

**Plan 1B | Progressive Spanish  
Enhanced**

**Plan 2A | Farmhouse  
Enhanced**

**Plan 3C | Contemporary  
Standard**







## HONORING AND PERPETUATING THE RANCHING AND FARMING HERITAGE OF RANCHO MISSION VIEJO

The Ranch style is not a singular archetype, but a stylistic application of root styles that together influence the PA-3 brand and its unique market positioning of The New American Cowtown. The four basic root or foundation styles are:

- Ranch
- Spanish
- American Farmhouse
- Mercantile





# RANCH

- Simple and clean architectural style
- Lowslung roofs
- Front porches and informal spaces
- Strong relationship between indoor and outdoor living
- Inspired by the principal occupation of early Californians in the late 1800s







# SPANISH

- Clean and simplistic style
- Purposeful lines, low-slung roofs and heavier walls
- Smooth-coat stucco
- Use of authentic materials.
- White as the predominant color
- Offshoots in varying shades of beige
- Pops of color to add interest and drama







# AMERICAN FARMHOUSE

- Vertical style characterized by clean and simple lines
- Steep high-pitched roofs
- Front porches and tall windows drawing in abundant natural light
- Enhanced with attractive applications such as siding and standing seam metal roofs







# MERCANTILE

- Inspired by the central cores of Midwest farm towns
- Simple and plain forms that define the urban setting
- The use of brick resembling storefronts
- Creating an engaging street scene that invites walkability
- Introducing a rhythm and cadence to the window forms
- Creating a much-needed calming pattern along the streets







**RANCHO MISSION VIEJO®**

