



RANCHO MISSION VIEJO

“TAKE CARE OF THE LAND AND THE LAND WILL TAKE CARE OF YOU.”

– MARGUERITE (“DAISY”) O’NEILL



RANCHO SANTA MARGARITA Y LAS FLORES



COMMUNITY DEVELOPMENT LEGACY

MISSION VIEJO

- **1964 – County approves Mission Viejo community plan**
- **Plan to include**
 - Schools
 - Parks
 - Community facilities
- **Unique features**
 - Thematic landscape
 - Architecture
 - Cul-de-sacs
 - Roundabouts,
 - Community centers
 - Mission Viejo lake
- **1988 – City becomes 27th city in County of Orange**
- **Approx. 100,000 people today**



RANCHO SANTA MARGARITA

- **1986 - Ranch family joins with County of Orange to begin planning**
- **New Community Design – All in one place**
 - Homes
 - Recreational amenities
 - Employment
- **Balanced Community**
 - Increased sensitivity to open space
 - Preserved ridgelines
 - High housing density
 - Town centers
- **2000 - City becomes 33rd city in the County of Orange**
- **Approx. 47,000 people today.**



LAS FLORES

- **600 acres natural open space**
- **Community Features**
 - Variety of residential neighborhoods
 - Award-winning Las Flores school
 - Parks
 - Retail center
- **Approx. 6,000 people today**



LADERA RANCH

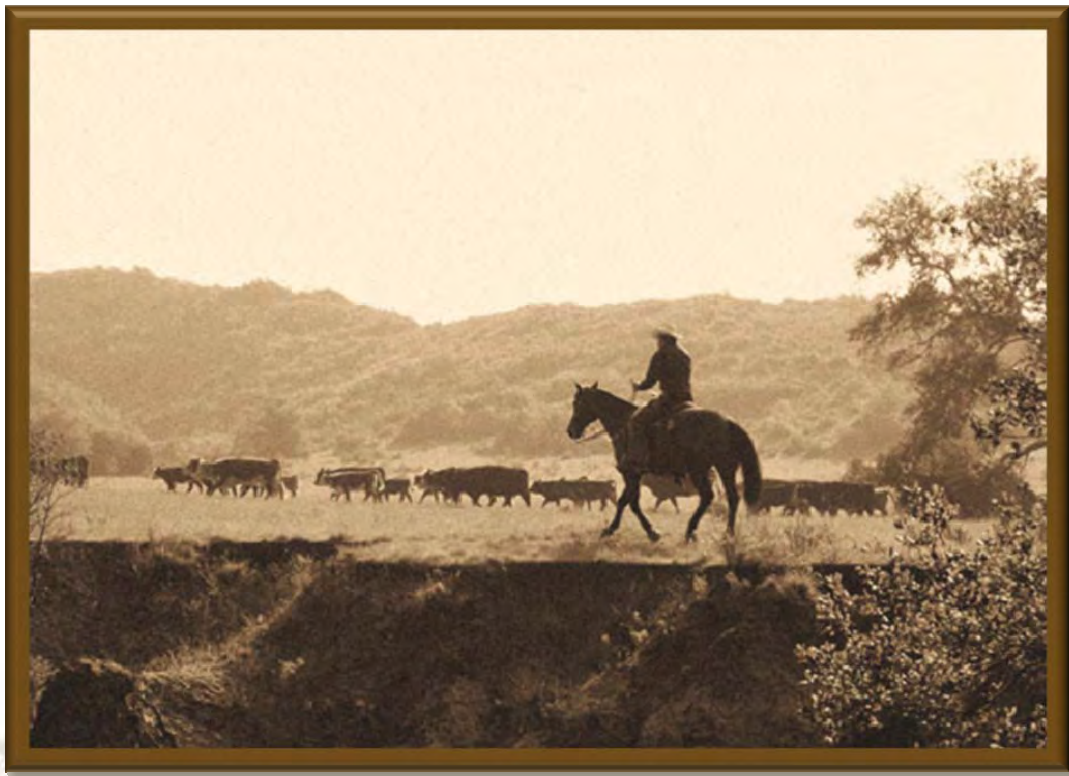
- **Visionary planning**
- **Community Features**
 - Unique villages
 - Intimate neighborhoods
 - Trails, parks & paseos
- **Acclaimed one of the nation's premier master-planned communities**
- **Over 15,000 people today**



THE NEW RANCH COMMUNITY OF
RANCHO MISSION VIEJO

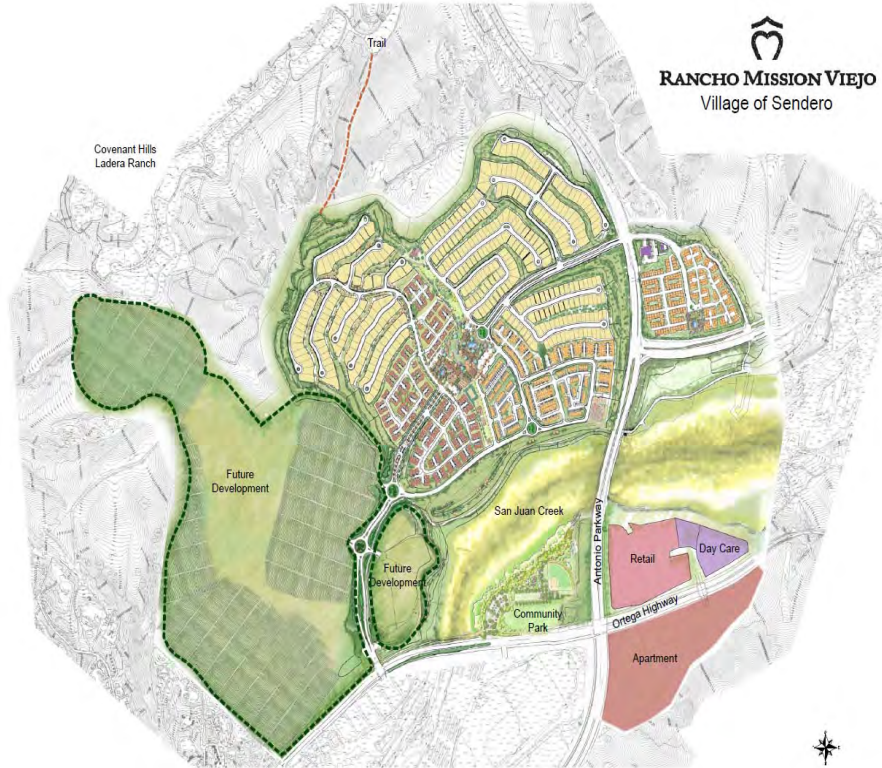
“THIS IS THE LAST ROUND UP AND IT’S THE BIGGEST”

– TONY MOISO



VILLAGE OF SENDERO


RANCHO MISSION VIEJO
Village of Sendero



www.RanchoMissionViejo.com
May 01, 2012

- **Scheduled to open summer 2013**
- **690 acres**
- **940 attached/detached homes**
- **200 apartment units**
- **Gated active adult enclave of Gavilan**
- **Amenities**
 - Age-Qualified and Market Rate clubhouse
 - Community hall
 - Recreational core
 - 15-acre Community park
 - Neighborhood parks
 - Hiking/biking trails
 - 10-acre Retail plaza
 - Child day care center



***“THERE’S A 23,000-ACRE RANCH IN YOUR BACKYARD.
YOU CAN LIVE THERE.”***



Village of Sendero

4 UNIQUE CHARACTERISTICS



RANCH

WE ARE THE HISTORIC RANCHO MISSION VIEJO



THE RESERVE

WE WILL OFFER MORE OF IT IN MORE WAYS



SOCIAL EXPERIENCE

MORE GESTURES, MORE EVENTS, MORE FUN, MORE PEOPLE



LIFE CENTRAL

MOUNTAINS, BEACH TOWNS, SHOPPING, SCHOOLS, ALL THE GOOD STUFF ALL AROUND US



BEFORE DISNEY, BEFORE SPIELBERG, BEFORE LUCAS, BEFORE PIXAR, BEFORE XBOX OR PLAYSTATION, THERE WAS A SPECTACLE OF NATURE. IT'S SHOWING HERE DAILY IN 3D –

NO SPECIAL GLASSES NEED.



INFRASTRUCTURE

PARTNERSHIP & INNOVATION

INFRASTRUCTURE DESIGN AND CONSTRUCTION

- **Transportation**
 - Highways
 - Roads
- **Water**
 - Domestic
 - Recycled
 - Sewer
- **Energy**
 - Relocations
 - Extensions



PARTNERSHIP WITH PUBLIC AGENCIES



at&t



Caltrans



CAPISTRANO
UNIFIED SCHOOL DISTRICT



City of Orange
California



COUNTY OF ORANGE
CALIFORNIA



Santa Margarita
Water District



KINDER MORGAN
ENERGY PARTNERS, L.P.



ORANGE COUNTY FLOOD CONTROL DIVISION



SOUTHERN CALIFORNIA
EDISON



SDGE



Southern
California
Gas Company



SUCCESS IN IMPLEMENTATION

- **San Juan Creek Analysis**
- **SDG&E Substation**
- **Ortega Highway**
- **Antonio Parkway**
- **Cow Camp Road**
- **Mutual Water Company**
- **SMWD Facilities**



WHERE ARE WE NOW?

2012-2013 SCHEDULE

CURRENT UPDATE

- Project Announcement – March 2012
- Start of Home Construction – Fall 2012
- Village of Sendero Opening – Summer 2013
 - Home Buyer Move in – Fall 2013

