
Community Profile - 2014



CITY OF RANCHO SANTA MARGARITA

A comprehensive electronic filing cabinet containing the City of Rancho Santa Margarita's Economic Development information, from demographics to maps of available land, as well as links to other e-sources on the City of Rancho Santa Margarita website.



City of Rancho Santa Margarita

22112 El Paseo

Rancho Santa Margarita, CA 92688

(949) 635-1800

(949) 635-1840 (fax)

www.cityofrsm.org

Introduction

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Welcome to the City of Rancho Santa Margarita and the 2015 Edition for Rancho Santa Margarita's *Community Profile*. We hope you will find the enclosed information about locating a business in Rancho Santa Margarita, area demographics, and highlights of our community's profile helpful. After reviewing, you will see why Rancho Santa Margarita is a premier location in Orange County for any business, including retail, manufacturing, or technology.

FAST FACTS

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Tel: (949) 635-1800
Fax: (949) 635-1840
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Cheryl Kuta
Development Services Director
(949) 635-1800 x6707

Date of Incorporation: January 1, 2000
Land Area: 13.1 square miles
Elevation: 1,000'

2010 Population: 47,853

Median Age: 35.2 years
Average Family Household Income: \$104,133
Median Home Price: \$591,100

Labor Force: 27,640
Unemployment Rate: 4.2%

Housing Units: 17,373
Percentage Owner Occupied: 68.55%
Percentage Renter Occupied: 31.45%

Business License: **NONE**

*Source: U.S. Census, 2013 ACS

The City of Rancho Santa Margarita is a small urban community with a population of approximately 50,000 located in a unique natural setting in the heart of Saddleback Valley, with mountains and lakes and easy access from anywhere in Orange County. Rancho Santa Margarita incorporated on January 1, 2000, and became the 33rd city in Orange County. The City was master-planned and offers the best amenities of a small city, while maintaining the natural landscape of the area. These complementary features have resulted in a high quality of life and enjoyment for the members of the community. In fact, in 2006, *Money Magazine* recognized Rancho Santa Margarita one of the best small towns for families in the United States.

Rancho Santa Margarita contains approximately 13 square miles of land (or about 8,280 acres) within the City limits and 314 square miles within our immediately adjacent communities, including Coto de Caza. It is located about ten miles northeast of the Pacific Ocean, in the foothills of the Santa Ana mountains. The community is accessed easily by the Foothill Transportation Corridor (SR 241) and Interstate 5 Freeway connecting the community to Irvine, Orange, Anaheim, Yorba Linda and Corona/Riverside on the north and San Juan Capistrano, Dana Point and San Clemente with easy access to San Diego County to the south. The City is adjacent to the cities of Mission Viejo and Lake Forest and the communities of Coto de Caza, Las Flores and Ladera Ranch.

Building upon the City's history, and upon the vision statement for the original Rancho Santa

Margarita Planned Community, the *Vision for the Future* provides the foundation for the City's long range land use plan, the sustaining basis for its goals, policies, and programs, and an expression of what the community wants to maintain or become:

Rancho Santa Margarita is a small city with the soul of a village. The City is instilled with traditions that honor the heritage of our land. A mix of land uses and a balance of jobs and housing provide a planned community oasis in which people live, work, shop, and play. Community events and public gathering places promote a family-oriented community and encourage community spirit and participation. The City maintains a safe environment through a variety of community programs, law enforcement, and fire protection services and in 2014 earned for the fourth consecutive year the FBI honor of being the safest city in the State among cities with a population greater than 35,000 residents. Quality educational programs and facilities are promoted through cooperation between the City and the school districts.

As the community looks toward the future, Rancho Santa Margarita will strive to ensure its small town village character is protected and enhanced by well-designed and well-maintained neighborhoods that complement the natural environment. The quality of environmental, open space, scenic resources and our watershed shall be preserved to enhance the community's distinct setting and natural beauty. Other amenities such as Lake Santa Margarita, 24 parks, pools, community centers, and pedestrian/bicycle trails will also be protected and well-maintained to meet the needs of the community.

Many landscaped areas and facilities in Rancho Santa Margarita are owned and maintained by private Business or Homeowners Associations. The City collaborates with public and private organizations, such as public service agencies, Homeowner Associations, and community foundations, to improve and maintain public services and facilities. The City also maintains the transportation system to ensure safe and convenient access for businesses, visitors and residents. These factors will continue to attract businesses that are beneficial to and thrive in the community.





City Council

Bradley J. McGirr, Mayor
L. Anthony Beall, Mayor Pro Tempore
Carol Gamble, Jerry Holloway, Michael Vaughn - Council Members
(949) 635-1800 x6301

City Manager

Jennifer Cervantez
jcervantez@cityofrsm.org
(949) 635-1800 x6304

Development Services Director

Cheryl Kuta
ckuta@cityofrsm.org
(949) 635-1800 x6707

Principal Planner

Nate Farnsworth
nfarnsworth@cityofrsm.org
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Police Chief

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Public Works Director/City Engineer

E. (Max) Maximous
emaximous@cityofrsm.org
(949) 635-1800 x6505

Finance Director

Stephanie Turner
sturner@cityofrsm.org
(949) 635-1800 x6603

City Clerk

Amy Diaz
adiz@cityofrsm.org
(949) 635-1800 x6204

Community Services Supervisor

Wendi Redington
wredington@cityofrsm.org
(949) 635-1800 x260

<http://www.cityofrsm.org>



Other Important Contacts



<u>AT&T</u>	888.944.0447
<u>Bell Tower Regional Community Center</u>	949.216.9700
<u>California State Fullerton, Irvine Campus</u>	657.278.1600
<u>California Highway Patrol (non emergency)</u>	800.TELLCHP
<u>CalTrans</u>	916.654.5266
<u>Capistrano Unified School District</u>	949.234.9200
<u>County of Orange</u>	714.834.5400
<u>Cox Communications</u>	888.269.5757
<u>CR&R Waste & Recycling Services</u>	877.728.0446
<u>Department of Motor Vehicles</u>	800.777.0133
<u>The Gas Company</u>	800.427.2200
<u>GovBenefits.gov</u>	800.333.4636
<u>Homeowners/Maintenance Associations</u>	
<u>Dove Canyon</u>	949.855.1800
<u>Rancho Cielo</u>	714.891.1522
<u>Robinson Ranch</u>	949.465.2266
<u>SAMCORP</u>	949.581.4988
<u>SAMLARC</u>	949.209.5070
<u>Trabuco Highlands</u>	949.582.7770
<u>Walden</u>	949.481.0555
<u>Internal Revenue Service</u>	800.829.1040
<u>Orange County Animal Care</u>	714.935.6848
<u>Orange County Assessor</u>	714.834.2727
<u>Orange County Clerk-Recorder</u>	714.834.2500
<u>Orange County Fire Authority</u>	714.573.6000
<u>Orange County Health Care Agency</u>	714.834.4722
<u>Orange County Library, RSM Branch</u>	949.459.6094
<u>Orange County Registrar of Voters</u>	714.567.7600
<u>Orange County Sheriff's Department</u>	714.647.7000
<u>Orange County Transportation Authority</u>	714.560.6282
<u>Orange County Treasurer-Tax Collector</u>	714.834.2411
<u>Orange County Vector Control District</u>	714.971.2421
<u>Police Dispatch (non emergency)</u>	949.770.6011
<u>ReadyOC</u>	714.308.7472
<u>Saddleback Community College</u>	949.582.4500
<u>Saddleback Valley Unified School District</u>	949.586.1234
<u>San Diego Gas & Electric Company</u>	800-336-7343
<u>Santa Margarita Water District</u>	949-459-6420
<u>Social Security Administration</u>	800.772.1213
<u>South County Senior Services</u>	949.855.8033
<u>Southern California Edison</u>	800-655-4555
<u>South Coast Air Quality Management District</u>	800.CUT.SMOG
<u>South Orange County Regional Chamber of Commerce</u>	949.635.5800
<u>State of California</u>	916.657.9900
<u>State Franchise Tax Board</u>	800.852.5711
<u>Trabuco Canyon Water District</u>	949.858.0277
<u>Transportation Corridor Agency</u>	949.754.3400
<u>University of California, Irvine</u>	949.824.5011
<u>U.S. Citizenship and Immigration Services</u>	800.375.5283
<u>U.S. Post Office (RSM Branch)</u>	949.888.1533
<u>Water Pollution Hotline</u>	714.567.6363

Other Important Contacts (continued)

Rancho Santa Margarita City Council

Bradley J. McGirr, Mayor
 L. Anthony Beall, Mayor Pro Tempore
 Council Members
 Carol Gamble, Jerry Holloway, Michael Vaughn
 22112 El Paseo
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County of Orange

Lisa A. Bartlett, 5th District Supervisor
 (714) 834-3550
<http://ocgov.com/gov/bos/5/>

State Assembly District 73 Assemblyman Bill Brough

P.O. Box 942849
 Room 2174
 Sacramento, CA 94249
 Phone: 916-319-2073
 Fax: 916-319-2173
<http://ad73.asmr.org/>

Orange County District Office
 29122 Rancho Viejo Road, Suite
 111
 San Juan Capistrano, CA 92675
 Phone: (949) 347-7301
 Fax: (949) 347-7302

U.S. Representative Gary Miller U.S. Congressional District 42

D.C. Office: (202) 225-3201
 1037 Longworth Office Building
 Washington, D.C. 20515

District Office: (714) 257-1142
 1800 E Lambert Rd, Suite 150
 Brea, CA 92821
www.house.gov/garymiller/

California Governor Jerry Brown

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 Sacramento, CA 95814
 (916) 445-2841
 Fax: (916) 558-3160
 E-mail: governor@governor.ca.gov
<http://gov.ca.gov/>

U.S. Senator Barbara Boxer

D.C. office: (202) 224-3553
 112 Hart Senate Office Building
 Washington, D.C. 20510

District office: (310) 414-5700
 2250 E. Imperial Highway, Suite 545
 El Segundo, CA 90245
 Email: senator@boxer.senate.gov
<http://boxer.senate.gov/>

President of the United States Barack H. Obama

1600 Pennsylvania Avenue
 Washington, D.C. 20500
www.whitehouse.gov

State Senator District 33 Senator Dick Ackerman

State Capitol
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 Fax: (916) 445-9754

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 17821 East 17th St, Suite 180
 Tustin, CA 92780
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<http://republican.sen.ca.gov/web/33/>

U.S. Senator Dianne Feinstein

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 Email: senator@feinstein.senate.gov
<http://www.senate.gov/~feinstein/>

Welcome to Rancho Santa Margarita



Rancho Santa Margarita is a small city with the soul of a village. The City is instilled with traditions that honor the heritage of our land. A mix of land uses and a balance of jobs and housing provide a planned community oasis in which people live, work, shop, and play. Community events and public gathering places promote a family-oriented community and encourage community spirit and participation. The City maintains a safe environment through a variety of community programs, law enforcement, and fire protection services. Quality educational programs and facilities are promoted through cooperation between the City and the school districts.

As the community looks toward the future, Rancho Santa Margarita will strive to ensure its small town village character is protected and enhanced by well-designed and well-maintained neighborhoods that complement the natural environment. The quality of environmental, open space, scenic resources and our watershed shall be preserved to enhance the community's distinct setting and natural beauty. Other amenities such as Lake Santa Margarita, parks, pools, community centers, and pedestrian/bicycle trails will also be protected and well-maintained to meet the needs of the community.

As the community matures, residential, commercial, and industrial areas will be revitalized to enhance quality of life and encourage economic development. Because most facilities in Rancho Santa Margarita are owned and maintained by private organizations, the City will collaborate with public and private organizations, such as public service agencies, Homeowner Associations, and community foundations, to improve and maintain public services and facilities. The City will also maintain the transportation system to ensure safe and convenient access is provided to serve local and inter-community needs. These factors will continue to attract businesses that are beneficial to and thrive in the community.



PUBLIC SAFETY

The City of Rancho Santa Margarita contracts with the Orange County Sheriff's Department for all of its law enforcement needs. The Sheriff's Department is responsible for providing for the protection of citizens, the enforcement of laws and crime prevention. Law enforcement services include patrol, criminal investigations, traffic enforcement, traffic accident analysis and investigation, along with parking enforcement.

Rancho Santa Margarita is recognized as the safest city in California (of cities with populations between 20,000 to 100,000). The City is dedicated in its crime fighting strategy, as well as maintaining an atmosphere of community. There are a variety of community policing programs available to residents and businesses in the City. Police Services encourages you to participate in these programs and aid in our endeavor to preserve the quality of life in Rancho Santa Margarita.

The City of Rancho Santa Margarita contracts with the Orange County Fire Authority for all of its fire safety needs. The Fire Authority is responsible for providing for the protection of citizens, the enforcement of fire safety laws and fire prevention and suppression. The Battalion Chief is the Department Head for Fire Services and is responsible for the day-to-day operation of fire services in the City.

The City is dedicated in its fire safety strategy, as well as maintaining an atmosphere of community. There are a variety of community fire safety programs available to residents and businesses in the City including business inspection and plan check, the Water Watcher Program, community CPR and the Junior Firefighter Program.

HEALTH

Rancho Santa Margarita is located within 20 miles of three full service hospitals. Both air and ground ambulance service is available 24 hours a day.

Mission Hospital - Mission Viejo (7 miles)
Saddleback Memorial Medical Center - Laguna Hills (9 miles)
Hoag Hospital and Medical Center (15 miles)
Saddleback Memorial San Clemente Campus (16 miles)
UCI Medical Center - Orange (25 miles)
Hoag Memorial Hospital - Newport Beach (26 miles)
Garden Grove Hospital and Medical Center (26 miles)
Fountain Valley Regional Hospital (28 miles)
Orange Coast Memorial Medical Center - Fountain Valley (28 miles)
Huntington Beach Hospital (30 miles)
Anaheim General Hospital (35 miles)

HOTELS

Ayres Hotel & Spa, 28951 Los Alisos Blvd, Mission Viejo, CA 92692 Tel. 888.479.7392
Ayres Suites, 28941 Los Alisos Blvd, Mission Viejo, CA 92692 Tel. 800.329.0227
Courtyard Marriott, 27492 Portola Pkwy, Foothill Ranch, CA Tel. (949) 951-5700
Hampton Inn, 27102 Towne Center Drive, Foothill Ranch, CA Tel. (949) 597-8700



EDUCATION

Rancho Santa Margarita is served by two school districts: Saddleback Valley Unified School District and Capistrano Unified School District. Rancho Santa Margarita has public elementary schools and one middle school. Additionally, the Rancho Santa Margarita is home to four private elementary schools and one private high school. There are a number of Universities and colleges near Rancho Santa Margarita, most of which offer adult evening classes.

Universities

Concordia University (19 miles)

University of California, Irvine (22 miles)

Cal State Fullerton (31 miles)

Long Beach State University (38 miles)

University of Southern California (56 miles)

University of California, Los Angeles (67 miles)

University of California, San Diego (66 miles)

San Diego State University (79 miles)

University of Phoenix has several campuses located throughout the region

Colleges

Saddleback College (7 miles)

Chapman University College (15 miles)

Santiago Canyon College (19 miles)

Santa Ana College (24 miles)

Orange Coast College (25 miles)

Golden West College (32 miles)

Technical Schools

Devry University (18 miles)

American Career College (23 miles)

Westwood College (26 miles)

Concorde Career College (28 miles)

Everest College (31 miles)

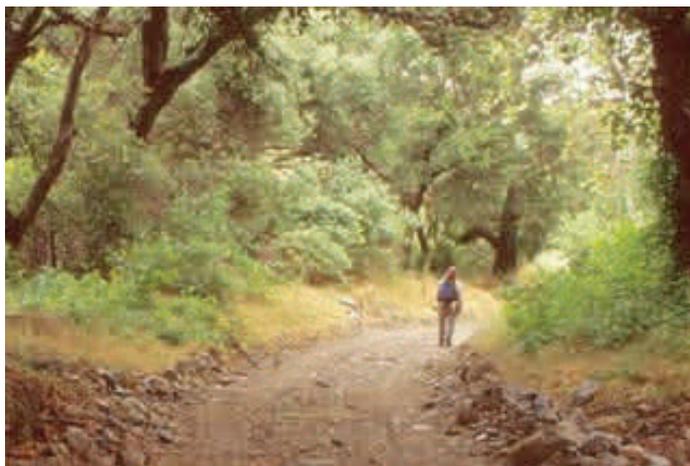


RECREATION

Parks, community centers and recreational opportunities are essential public services that help maintain a high quality of life in the community. Rancho Santa Margarita was developed as a group of planned communities emphasizing the central role of these facilities in civic life.

The Rancho Santa Margarita park and recreation system consists of neighborhood parks, community parks, O'Neill Regional Park, joint use parks, community services and facilities, an extensive open space system, and a Community Center. All parks in the City (with the exception of O'Neill Regional Park and County trails) are privately owned, operated, and maintained by homeowner associations, although public access to most parks is available. Rancho Santa Margarita is also located immediately adjacent to the Cleveland National Forest.

Parks and recreation services in Rancho Santa Margarita can be characterized as primarily neighborhood-serving with facilities well distributed throughout the City. Most of the neighborhoods in the City are within walking distance from an existing park. Rancho Santa Margarita currently has 22 private developed parks which range in size from 0.5 acre Dove Canyon Trail Rest Area to the 21.4 acre Central Park in the Trabuco Highlands Planned Community. Several of the smaller parks function only as passive parks. Active recreational parkland is provided in the City at 17 of the 22 parks. Of the nearly 152 acres of parkland located in the City, approximately 85 acres (56 percent) are devoted to active recreational use. Approximately 68 acres (44 percent) are devoted to passive uses.



O'Neill Regional Park (approximately 3,358 acres) serves both as an overnight camping facility and offers day/picnic use. The picnic area provides for single and group uses and contains picnic tables, barbecues, a large turf area, horseshoe pits and playground equipment. About 3.5 acres are available for RV camping. The park facilities offer recreational opportunities including an equestrian campground, an arena, and 18 miles of riding trails.



The Lago Santa Margarita Beach Club is owned and operated by the Rancho Santa Margarita Landscape and Recreation Corporation (SAMLARC). It consists of a 12.6 acre man-made lake surrounded by 16.8 acres of parks, trails, and a lakeside beach. A grill and picnic area, boating, swim lagoon, two volleyball courts, and Fiesta Room are provided at the facility for local SAMLARC residents.

Lago Santa Margarita is located a long stone's throw west of the intersection of Santa Margarita and Antonio Parkways, in the shadow of Mount Modjeska and Mount Santiago, Saddleback's twin peaks. This lake covers 11.5 surface acres and holds 31 million gallons of water. It is only one foot deep at the edge so that anyone who accidentally falls in will be able to stand up and wade out easily. Throughout the year, Lago Santa Margarita is the site of special events, including a Star-Spangled Spectacular in celebration of the Fourth of July and a Fishing Derby held regularly the third Saturday morning in May. In addition, the lake is ideal for a variety of year-round recreational activities. The walk around Lago Santa Margarita, a distance of 1.1 miles, is a favorite with local residents. Although California law prohibits swimming in man-made recreational lakes where the water is not recirculated, Lago Santa Margarita welcomes boaters and anglers. Each spring, the lake is stocked with bass, bluegill, and catfish, to the delight of anglers, and with mosquito fish, to the dismay of mosquitoes. These small North American cousins of the tropical guppy satisfy their voracious appetites by dining on mosquito larvae, which keeps the mosquito population at bay.

The Rancho Santa Margarita Community Center is the social, cultural, civic, and wellness center of the southeast regional community. The facility is located in the heart of the town center, near Central Park and City Hall. It provides cultural and recreational programming for all age groups and all interest groups in order to meet the needs of the entire community.

The City of Rancho Santa Margarita Dog Park and Skate Park is located at Canada Vista Park at 24328 Antonio Parkway. It is located approximately one mile from Oso Parkway and is open to the public free of charge seven days a week from dawn to dusk. The park is unsupervised and there is no age limit.

CITY-SPONSORED EVENTS

The City of Rancho Santa Margarita's Community Services Department is dedicated to improving lives through recreational programming and community events. The Department's mission is to provide events that foster community spirit as well as broadened and deepened public awareness of life balance, health and wellness, and environmental consciousness. Each event is planned to create a positive, healthy entertaining experience for all age groups. Additionally, each event encourages the participation of residents and business owners, who come together to celebrate their appreciation for the community.

New Year's Eve "Celebrating Family & Friends"



The mission of the Annual New Year's Eve "Celebrating Family & Friends" event is to produce a safe and fun event that brings the community together in an alcohol-free setting. The event is intended to build community spirit and inspire hope for the future through the broadening and deepening public appreciation of the arts from our community. This event celebrates the arts in this community by providing space and opportunity to showcase local talents through music, dance and fine arts.

This celebration – which commemorates Rancho Santa Margarita's anniversary of an incorporated City – features fun, varieties of food, a diverse array of live musical entertainment, performers from local performing arts organizations, strolling magicians, balloonists, fire eaters, and jugglers, inflatable rides, interactive crafts and games, and the popular Children's Art Contest in which all local schools are able to participate and showcase their fine artists.

Summer Concerts

The City of Rancho Santa Margarita provides a variety of excellent musical performances with the sunset as your backdrop. These concerts offer an opportunity for residents to benefit from the Rancho lifestyle in a safe and positive environment. For your convenience there will be a couple local restaurants on site for your dining needs. Join your friends and neighbors to celebrate fantastic live music and dancing while enjoying the great outdoors.



ORANGE COUNTY

Known as “The OC,” Orange County is the heart of Southern California. Rancho Santa Margarita is located in Southeast “OC” in a beautiful setting of mountains and lakes with easy access to everywhere.



Within a 15-minute drive you can be to Irvine Spectrum, Verizon Amphitheater and Dana Point Harbor. Within 20 minutes you can reach John Wayne Airport, South Coast Plaza, Orange County Performing Arts Center and Newport Beach Fashion Island.

And within 25 minutes you can be at Disneyland, the Honda Center, Anaheim Stadium or Riverside County. Whether you drive, ride the Amtrak or fly into any of the four major airports within 50 miles, Orange County’s transportation network will meet your needs.

Fun and fantasy at The OC’s world-famous Disneyland Resort, Knott’s Berry Farm, or Orange County beaches are all within 25 minutes of Rancho Santa Margarita. Nature’s certainly been kind to The OC— kissing the summer air with average temperatures of 79°.



BEACHES

Balboa Island ([West Jetty View Park](#) & [Balboa Beach](#))

Corona Del Mar ([Bayside Drive County Beach](#), [Little Corona Beach](#), [China Beach](#), [Rocky Beach](#) & [State Beach](#))

Dana Point ([Salt Creek State Beach](#), [Capistrano Beach](#), [Doheny State Beach](#) & [Poche Beach](#))

Laguna Beach ([Aliso Creek Beach](#), [Divers Cove](#), [Shaws Cove](#), [Brooks Beach](#), [Main Beach](#), [Victoria Beach](#), [Crescent Bay](#), [Picnic Beach](#), [West Street](#), [Crystal Cove](#), [Rockpile Beach](#) & [1000 Steps](#))

Huntington Beach ([State Beach](#), [City Beach](#) & [Bolsa Chica](#))

Newport Beach ([Municipal Beach](#) & [Santa Ana River County Beach](#))

San Clemente ([North Beach](#), ["T" Street Beach](#), [Calafia Beach Park](#), [San Clemente State Beach](#) and [Peir & Califia Beach](#))

Seal Beach

Sunset Beach

REGIONAL PARKS

[Arroyo Trabuco](#)—[Carbon Canyon Regional Park](#)—[Clark Regional Park](#)—[Craig Regional Park](#)—[Featherly Regional Park](#)—[The Great Park](#)—[Irvine Regional Park](#)—[Laguna Niguel Regional Park](#)—[Mason Regional Park](#)—[Mile Square Regional Park](#)—[O'Neill Regional Park](#)—[Peters Canyon Regional Park](#)—[Santiago Oaks Regional Park](#)—[Harriett M. Wieder Regional Park](#)—[Yorba Park](#)

MOUNTAIN RESORTS

[Big Bear Resort](#)—[Lake Arrowhead Village](#)—[Mount Baldy Ski Area](#)—[Mountain High Resort](#)—[Snow Summit](#)—[Snow Valley Mountain Resort](#)

AMUSEMENT PARKS

[Disneyland](#)—[California Adventure](#)—[Knott's Berry Farm](#)—[Universal Studios](#)—[Wild Rivers](#)—[Six Flags Magic Mountain](#)—[Sea World](#)—[Lego Land](#)—[Raging Waters](#)

MALLS & SHOPPING CENTERS

[Anaheim Plaza](#)—[Brea Mall](#)—[Buena Park Downtown](#)—[Enderle Center](#) (Tustin)—[Fashion Island](#) (Newport Beach) - [Foothill Towne Center](#) (Foothill Ranch) - [Irvine Spectrum Center](#)—[Laguna Hills Mall](#)—[Main Place](#) (Santa Ana)-[Metro Center Fullerton](#)—[Plaza De LaPaz](#) (Laguna Niguel) - [South Coast Plaza](#) (Costa Mesa) - [The Block at Orange](#)—[The Lab/The Anti-Mall](#) (Costa Mesa) - [The Market Place](#) (Tustin) - [The District](#) (Tustin) - [The Shops at Mission Viejo](#)—[Triangle-Square Mall](#) (Costa Mesa) - [The Village at Orange](#)—[Westminster Mall](#)—[Kaleidoscope](#) (Mission Viejo)

FAMILY

[Captain Dave's Dolphin & Whale Safari](#)—[Dana Wharf Sportfishing & Whalewatching](#) - [OC WildLife & Beach Tour](#)—[Newport Landing Whale Watching](#)-[Newport Beach/Newport Harbor](#)

MUSEUMS

[The Muzeo Museum](#) - [The Bowers Museum of Cultural Art and Bowers Kidseum](#)—[Heritage Museum of Orange County](#)—[Laguna Art Museum](#)—[Mission San Juan Capistrano](#)—[Orange County Center for Contemporary Art](#) - [Richard Nixon Library & Birthplace](#)—[Susanna Bixby Bryant Ranch House and Museum](#)—[The Dr. Willella Howe-Waffle House and Medical Museum](#)—[Casa Romantica](#)—[Kellogg House](#)—[Discovery Science Center](#)- [Ocean Institute](#)

GOLF

Aliso Creek Inn & Golf Course—Aliso Viejo Country Club—Arroyo Trabuco Golf Club—Back Bay Golf Course—Casta del Sol Golf Course—El Niguel Country Club—Lake Forest Golf & Practice Center—Black Gold Golf Club—San Juan Hills Golf Course—St. Regis Resort - Monarch Beach Golf—Tijeras Creek Golf Club—Oak Creek Golf Club—Marbella Golf & Country Club—Pelican Hill Golf Club—Strawberry Farms Golf Club—Talega Golf Course—Tustin Ranch Golf Club—Dove Canyon Golf Club—Coto de Caza Golf Club—Mesa Verde Country Club—Mission Viejo Country Club—Newport Beach Golf Course—Pacific Golf Club—Rancho San Joaquin Golf Club—San Clemente Golf Club—Shorecliffs Golf Course

SPECTATOR SPORTS

Basketball: Los Angeles Lakers, Los Angeles Clippers, Los Angeles Sparks
Baseball: Los Angeles Dodgers, Los Angeles Angels of Anaheim, San Diego Padres
Hockey: Los Angeles Kings, Mighty Ducks of Anaheim
Soccer: Los Angeles Galaxy
Football: San Diego Chargers
Arena Football: Los Angeles Avengers
Horse Racing: Santa Anita Race Track, Hollywood Park, Del Mar Race Track

ZOOS

Orange County Zoo—Santa Ana Zoo at Prentice Park - Zoomars Petting Zoo & Bird Park - San Diego Wild Animal Park—San Diego Zoo—Los Angeles Zoo

VENUES

Angel Stadium of Anaheim—Honda Center—Kodak Theater—Music Center (LA County) - Orange County Performing Arts Center—Staples Center—Verizon Wireless Amphitheater



PERIOD	TEMPERATURE			RAIN
	MIN	MEAN	MAX	INCHES
JANUARY	47°	57°	66°	2.95"
APRIL	51°	62°	72°	0.85"
JULY	62°	72°	82°	0.15"
OCTOBER	57°	68°	78°	0.32"

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Average Max Temperature	66.2°	67.4°	67.7°	71.8°	73.2°	77.9°	82.3°	83.4°	82.1°	77.6°	71.7°	66.9°
Average Mean Temperature	56.7°	57.6°	58.2°	61.5°	64.6°	68.3°	72.4°	73.4°	72.1°	67.5°	61.5°	57.0°
Average Min Temperature	47.2°	47.7°	48.7°	51.2°	55.2°	58.7°	62.4°	63.4°	62.1°	57.3°	51.2°	57.1°
Average Precipitation (inches)	2.95	3.38	2.85	0.85	0.26	0.14	0.03	0.15	0.30	0.32	1.05	1.75



Demographics—General Characteristics

	Rancho Santa Margarita*	Trade Area+
POPULATION		
2013	49,222	326,784
CURRENT POPULATION BY SEX		
Male	48.9%	49.4%
Female	51.1%	50.6%
CURRENT POPULATION BY AGE		
Under 5 years	6.0%	6.9%
5-9 years	7.2%	7.2%
10-14 years	9.5%	7.4%
15-19 years	8.6%	8.9%
20-24 years	6.2%	4.9%
25-34 years	12.2%	10.2%
35-44 years	15.4%	15.1%
45-54 years	18.7%	16.3%
55-59 years	6.5%	6.3%
60-64 years	3.3%	4.8%
Over 65 years	6.3%	12.1%
Median Age	35.2 years	38.3 years
CURRENT POPULATION BY RACE		
White	80.2%	77.8%
Black or African American Alone	1.1%	1.6%
American Indian & Alaskan Native	0.1%	0.5%
Asian	10.7%	8.5%
Native Hawaiian & Other Pacific Islander	0.1%	0.2%
Other Races	3.0%	5.9%
Hispanic/Latino	18.8%	17.0%

* U.S. Census 2013 American Community Survey



Demographics - Social Characteristics

	Rancho Santa Margarita*	Trade Area+
HOUSEHOLD DEMOGRAPHICS		
Family Households (families)	77.8%	n/a
Households with one or more people under 18 years	44.7%	n/a
Households with children under 6 years only	7.1%	
Households with children 0-17 years	7.1%	
Households with children 6-17 only	29.0%	
Householder Living Alone	18.4%	n/a
65 Years and Older	11.1%	n/a
Average Household Size of Owner-Occupied Unit	3.06	2.89
Average Household Size of Renter-Occupied Unit	2.64	n/a

* U.S. Census 2013 American Community Survey

† U.S. Census 2010



Demographics - Economic Characteristics

	Rancho Santa Margarita*	Trade Area+
EMPLOYMENT STATUS		
Population 16 years and over	36,012	n/a
In labor force	75.2%	n/a
Employed	70.7%	n/a
Unemployed	4.5%	n/a
COMMUTING TO WORK		
Workers 16 years and over	27,660	165,188
Drive alone	83.4%	82.4%
Carpool	6.6%	9.9%
Public Transportation	0.8%	1.1%
Walk	1.2%	1.5%
Work at Home	6.8%	5.1%
Average travel time to work	28.0 minutes	31.5 minutes
CURRENT HOUSEHOLDS BY INCOME		
\$0-\$24,999	8.5%	8.1%
\$25,000-\$49,999	11.7%	13.8%
\$50,000-\$99,999	27.2%	29.6%
\$100,000-\$149,999	26.0%	22.3%
\$150,000 and over	26.9%	26.2%
Median household income	\$104,113	\$125,657
Average household income	\$121,098	

* U.S. Census 2013 ACS



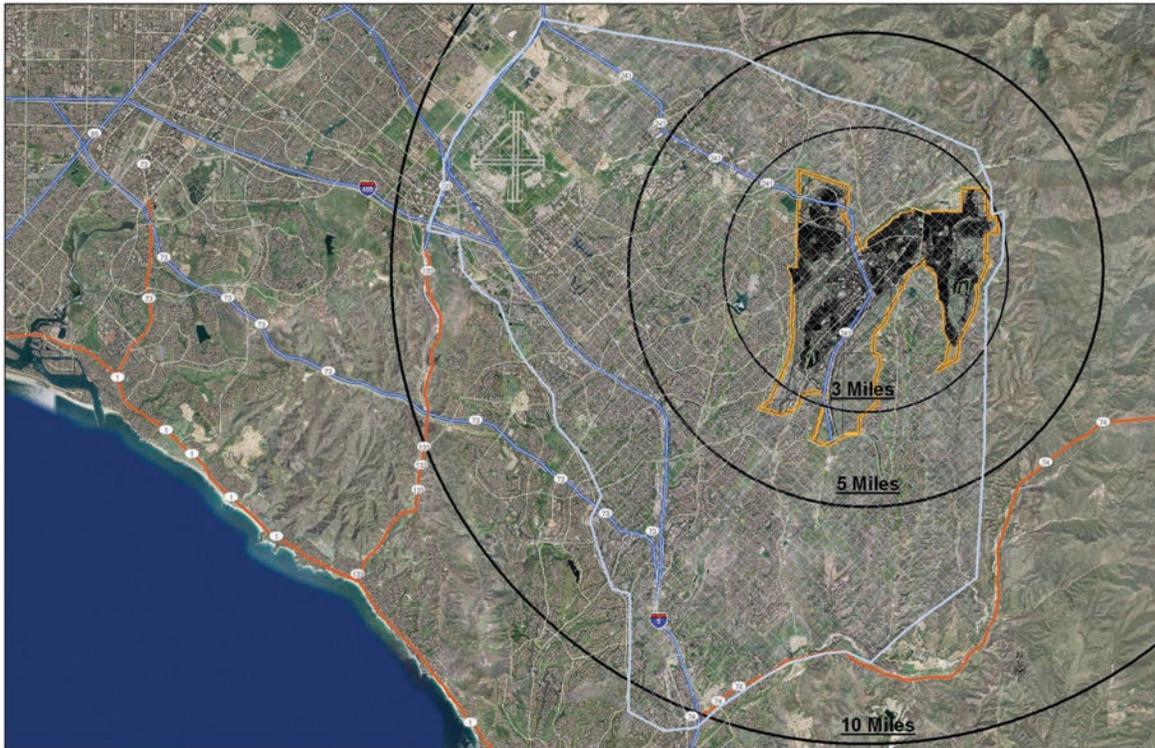
Demographics - Housing Characteristics

	Rancho Santa Margarita*	Trade Area+
HOUSEHOLDS		
Total number of housing units	17,373	112,205
HOUSING OCCUPANCY		
Occupied housing units	95.0%	96.2%
Vacant housing units	5.0%	3.8%
Homeowner vacancy rate	2.7%	n/a
Rental vacancy rate	4.1%	n/a
UNITS IN STRUCTURE		
1-unit, detached	55.0%	61.8%
1-unit, attached	19.0%	15.0%
Multiple units	26.0%	20.8%
YEAR STRUCTURES BUILT		
2000 or later	5.4%	19.1%
1990-1999	53.5%	23.6%
1980-1989	41.1%	23.7%
HOUSING TENURE		
Owner occupied	71.8%	77.6%
Renter occupied	28.2%	18.6%
VALUE OF HOUSING UNITS		
Less than \$200,000	4.5%	7.8%
\$200,000-\$299,999	10.7%	7.1%
\$300,000-\$499,999	32.1%	22.7%
\$500,000-\$999,999	51.1%	49.6%
\$1,000,000 or more	1.6%	12.9%
Median Home Price	\$591,100	\$591,000
Median Monthly Rent	\$2,750	n/a

* U.S. Census 2013 ACS



Rancho Santa Margarita Trade Area



The illustration above indicates the traditional 3-, 5-, and 10-mile radius marketing areas for retail businesses. In addition to the traditional marketing areas, the 15-minute “drive time” trade area is shown by the blue cross-hatched area. Rancho Santa Margarita is strategically located at the confluence of State Route 241 and three major arterials - Santa Margarita Parkway, Alicia Parkway and Antonio Parkway. Rancho Santa Margarita is a short 15 minute drive from the El Toro “Y” (405 Freeway at Interstate 5), Alicia and La Paz at Interstate 5, Marguerite Parkway at Interstate 5 and Antonio Parkway at Ortega Highway in San Juan Capistrano. Rancho Santa Margarita enjoys a beautiful setting amidst rolling foothills with easy access for your customers throughout South Orange County.

Note: Information provided on 3-, 5-, and 10-mile radius marketing areas were provided courtesy of CB Richard Ellis.

Rancho Santa Margarita's labor pool consists of a large number of productive and motivated workers seeking employment with companies that can provide a rewarding and stable environment. Every day, thousands of residents are forced to commute into the Los Angeles basin because of the lack of employment in Rancho Santa Margarita. That's thousands of residents who are anxious to trade that commute for a stable and rewarding job in Rancho Santa Margarita and an excellent resource for your project.



PRIVATE SECTOR EMPLOYERS

<u>Name of Company</u>	<u>Employees</u>	<u>Services</u>
Applied Medical	1996	Medical supply manufacturing
Cox Communications	740	Cable, Telephone, Internet
Control Components, Inc. (CCI)	273	Valve manufacturing
PADI International	198	Association of diving instructors
Santa Margarita Catholic High School	175	Private education
Serra Catholic School	140	Private education
Pavillions	140	Grocery store
St. John's Episcopal School	130	Private education
Lowe's	130	Home improvement store
Melissa Data	100	Data services & mailing lists
Gish Biomedical	100	Medical devices manufacturing
Dove Canyon Country Club	100	Golf course
Park Terrace Senior Living	100	Assisted living
Tijeras Creek Golf Club	95	Golf course
Orchid MPS	95	Micro precision manufacturing
Haggen	85	Grocery store
Realty Executives	80	Real estate sales
Beverage Concepts, Inc.	80	Beverage manufacturing
Toastmasters	75	Public speaking & leadership training
24 Hour Fitness	75	Fitness center

PUBLIC SECTOR EMPLOYERS

<u>Name of Company</u>	<u>Services</u>
Saddleback Valley Unified School District	Education
Capistrano Unified School District	Education
Trabuco Canyon Water District	Water Provider/Sewer Treatment
City of Rancho Santa Margarita	Local Government

According to the U.S. Census Bureau in 2006-2008, the leading industries in Rancho Santa Margarita were educational services, health care and social assistance (18%) and professional, scientific, management and administrative services (14%).

Among the most common occupations were management, professional and related occupations (52%), sales and office occupations (27%), service occupations (12%), production, transportation and material moving occupations (5%) and construction, extraction, maintenance and repair occupations (4%). Eighty percent of the people were private wage and salary workers, 12 percent were Federal, state or local government workers and 9 percent were self-employed.

Albertsons
Allstar Microelectronics
Applied Medical Distribution
Bed Bath & Beyond
Control Components, Inc.
CVS Pharmacy
DeNaults True Value Hardware
Family Honda
Hat Petroleum
Kohls
Lowe's
Mobil Oil
Pavilions
Ralphs
Rite Aid
Ross
Santa Margarita Ford
Staples
Target
Tesoro Refining & Marketing
Town Center Car Wash
Toyota of Rancho Santa Margarita
Trader Joes
Verizon Wireless
Wood Ranch BBQ & Grill

- Highways:** Rancho Santa Margarita is bisected by the Foothill Transportation Corridor (SR-241). Other major arterials leading to Rancho Santa Margarita include Santa Margarita Parkway and Antonio Parkway.
- Air:** John Wayne Airport, located in Santa Ana, is located approximately 20 minutes from Rancho Santa Margarita and provides most general aviation services locally. Long Beach Airport, Ontario International Airport and Los Angeles International Airport (LAX) are all located within 60 miles of Rancho Santa Margarita. Additionally, San Diego Airport and Burbank Airport are located within 80 miles of Rancho Santa Margarita. Each of these airports provides passenger service and freight hubs for most major carriers.
- Bus:** Orange County Transportation Authority (OCTA) provides public transportation services from Rancho Santa Margarita. OCTA's county-wide system has 80 bus routes and 6,500 bus stops to get you practically anywhere you want to go in Orange County. Buses run through Rancho Santa Margarita Monday through Friday between 5:30 am - 8:00 pm and Saturdays, Sundays and holidays between 7:00 am - 7:00 pm.
- Train:** Traveling around Orange County is easy with Metrolink. Orange County Transportation Authority's Metrolink rail service has three lines with 11 stations in Orange County. Plus you can connect to Metrolink lines in Los Angeles, Ventura, San Bernardino and Riverside counties. Additionally, Amtrak provides rail services from Orange County throughout the United States.

NEAREST INTERNATIONAL, COMMERCIAL, COMMUTER AIRPORTS

John Wayne Airport - Santa Ana (20 minutes)

The only commercial service airport in Orange County, California. The service area includes 3 million people within the 34 cities and unincorporated areas of Orange County. In 2008, nearly nine million passengers were served. One of only two airports in the County which accommodate general aviation, John Wayne Airport is served by three fixed base operators and is home to approximately 600 general aviation aircraft. Two runways serve commercial and private aircraft: a 5,700-foot main runway and a 2,887-foot general aviation runway. The official airport code for John Wayne Airport is SNA.

Long Beach Airport - Long Beach (45 minutes)

Long Beach Airport serves nearly three million commercial airline passengers annually, offering direct flights throughout the United States with easy domestic and international connections. The Airport hosts Alaska Airlines/Horizon Air, Delta Air Lines/Skywest, JetBlue Airways and US Airways.

Ontario International Airport - Ontario (60 minutes)

Increasingly favored by executives wishing to avoid the delays and congestion of Los Angeles International Airport (LAX), LA-Ontario International Airport (ONT) is Southern California's most convenient, full-service airport with the newest terminals. With spacious, modern, passenger-friendly twin terminals, ONT is less congested and thereby more efficient – on the runways, at the gates and at the centralized car rental center – and thereby, a smart move for arrival and departure in Southern California.

Los Angeles International Airport - Los Angeles (60-90 minutes)

LAX is the world's busiest origin and destination airport. O&D passengers are those beginning or ending their trips in Southern California rather than using the airport for connecting flights. In total traffic, LAX is the sixth busiest airport in the world for passengers and ranks 13th in the world in air cargo tonnage handled.

NEAREST BUS ROUTES

Route 82 Major Stops

Foothill Ranch Town Centre - Connects to Route 177
Portola Plaza - Connects to Routes 85, 89
Trabuco Hills High School
RSM Intermediate School
Laguna Niguel/Mission Viejo Metrolink Station - Connects to Route 490
Saddleback College - Connects to Routes 85, 91, 191/191A

Route 87 Major Stops

Laguna Hills Mall/Park-n-Ride - Connects to 83, 89, 91, 177, 187, 188, 212, 216
South Orange County Courthouse
Chet Holifield Federal Building

SENIOR MOBILITY PROGRAM

The City of Rancho Santa Margarita has partnered with the OCTA and California Yellow Cab to subsidize cab rides for older adults to a list of designated locations. The Senior Mobility Program is being offered to provide transportation services to adults 60 years of age and up who reside in the City of Rancho Santa Margarita.

NEAREST TRAIN STATIONS

Orange County's Metrolink provides commuter transportation throughout Orange County with lines running directly through San Clemente, San Juan Capistrano, Laguna Niguel, Mission Viejo, Irvine, Tustin, Orange, Anaheim, Fullerton and Buena Park. Orange County's Metrolink also connects to Metrolink lines in Los Angeles, Ventura, San Bernardino and Riverside counties.

Laguna Niguel/Mission Viejo Station - 28200 Forbes Road, Laguna Niguel (15 minutes)

323 parking spaces available although the lot often fills quickly. Connects with the OCTA bus system and the Orange County and Inland Empire-Orange County Metrolink lines.

Irvine Station - 15215 Barranca Parkway, Irvine (20 minutes)

Complimentary 1,500 parking spaces available in new parking structure. Amenities include public phones, bike racks, rest rooms, waiting room and restaurant. Connects with the OCTA bus system and the Orange County and Inland Empire-Orange County Metrolink lines.

San Juan Capistrano Station - 26701 Verdugo Street, San Juan Capistrano (20 minutes)

103 parking spaces available for a fee. Connects with the OCTA bus system and the Orange County and Inland Empire-Orange County Metrolink lines.

NEAREST DEEPWATER PORTS

Port	Distance	Annual Tonnage	Services
Long Beach	52 mi	64.5 million	Dockside rail facilities
Los Angeles	54 mi	82.1 million	29 facilities for all types of cargo
San Diego	77 mi	1.8 million	Dockside rail facilities

MARKET SIZE

Rancho Santa Margarita is located in the world’s largest market—Southern California. It is geographically located with direct regional access to nearly 20 million consumers in the Los Angeles basin. This market is forecasted to continue growing at an exceptional rate.

ACCESS

The transportation routes found in Orange County include major portions of Southern California’s transit hub to major markets.

MAJOR NEARBY HIGHWAYS

Designation

State Route 241	North-South
State Route 133	North-South
Interstate 5	North-South
Interstate 405	North-South
State Route 91	East-West
State Route 55	North-South
State Route 22	East-West
State Route 57	North-South
State Route 1	North-South
State Route 74	East-West

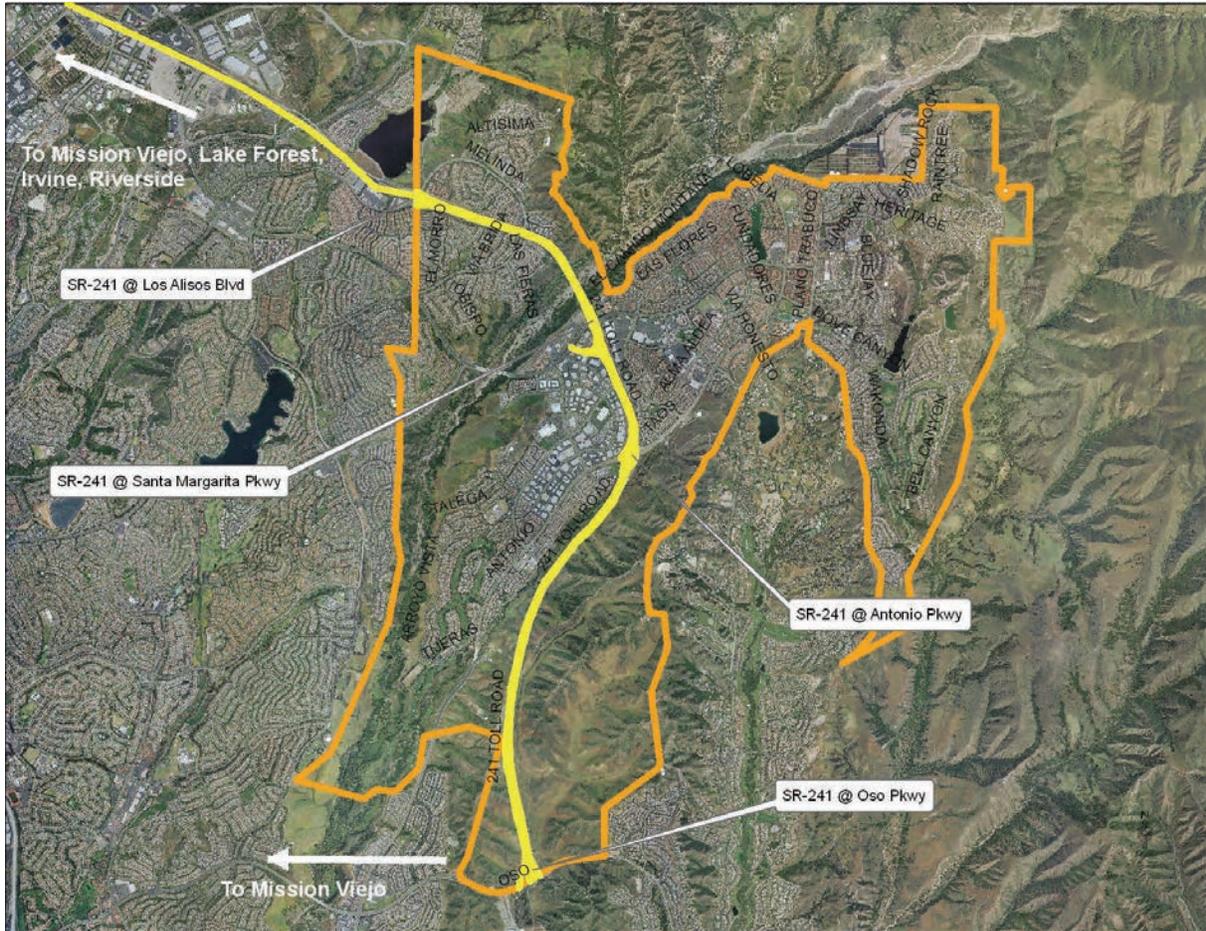
Destination

Irvine, Rancho Santa Margarita, Corona, Riverside
Laguna Beach, Irvine
San Diego, Los Angeles, Sacramento, Portland, Seattle
Irvine, Long Beach, Los Angeles
Riverside, Corona, Anaheim, Los Angeles
Anaheim, Newport Beach, Costa Mesa
Garden Grove, Long Beach
Orange, Diamond Bar
San Diego, Orange County, Los Angeles, San Francisco
San Juan Capistrano, Lake Elsinore

DISTANCE TO MAJOR MARKET AREAS

City	Mileage	Drive Time Estimate*
Irvine	15	20 minutes
Santa Ana	22	30 minutes
Anaheim	30	35 minutes
Corona	32	36 minutes
Riverside	43	50 minutes
Long Beach	51	1 hour
Los Angeles	54	1 hour
San Bernardino	56	1 hour
San Diego	78	1.2 hours
Las Vegas	269 Miles	4.25 hours

*Drive times may be more than estimated due to traffic.



STATE ROUTE 241 (SR-241) EXITS WITHIN MARKET AREA

- Los Alisos Boulevard
- Santa Margarita Parkway
- Antonio Parkway
- Oso Parkway

NATURAL GAS

Southern California Gas Company is a subsidiary of Sempra Energy, which is located in San Diego, CA. The Orange County Division is located at 1919 S. State College Blvd, Anaheim, 92806.

Estimated Annual Costs Per Therm (seasonal average as of December 1, 2009)

Commercial Facility	Winter: 72.186	Summer: 69.003
Industrial Facility	Winter: 54.988	Summer: 51.805

Published rates available upon request. Rates are updated the first of every month. Current business customer rate information, can be found at the following link:

<http://www.socalgas.com/regulatory/tariffs/>

Note that there are special rates for certain targeted end uses (i.e., air conditioning, water pumping, cogeneration).

Discounts and Incentive Rates

Southern California Gas Company provides a variety of incentives and rebates to help businesses save energy and money. Contact Southern California Gas Company at (800) 427-2200 for business customers or visit the website at <http://www.socalgas.com>.

ELECTRICITY

Southern California Edison's Saddleback Service Center is located at 14155 Bake Parkway, Irvine, CA 92718.

Estimated Average Cost (\$ per kWh)

Large Commercial/Industrial (TOU-8):	\$0.118
Medium Commercial/Industrial (GS-2):	\$0.160
Small Commercial/Industrial (GS-1):	\$0.177

Assumptions Used in Estimating Costs:

These average rate levels are estimated based on SCE's latest forecast and are subject to change and to CPUC and FERC decisions in proceedings currently before those Commissions.

Discounts and Incentive Rates:

Special Rates for Larger Companies	Yes
Real-time Pricing Available	Yes
Primary Metering Discounts	Yes
Incentive Rates or Negotiating Ranges	Yes

For companies open 24-hours a day, SCE has rates that offer lower rates for off-peak hours.

For current rates applicable to the City of Rancho Santa Margarita, please contact the Southern California Edison at (800) 655-4555 or visit <http://www.sce.com>.

WATER & SEWER

Water and sewer services in the City of Rancho Santa Margarita are serviced by two water districts: Santa Margarita Water District and Trabuco Canyon Water District. It is important to confirm which district services your property. Please contact your water district to determine the cost of providing water and sewer services for your business.

Santa Margarita Water District
General Manager: John Schatz
26111 Antonio Parkway
Las Flores, CA 92688
Phone: (949) 459-6420
Fax: 949-459-6460
custservice@smwd.com

Trabuco Canyon Water District
General Manager: Don Chadd
32003 Dove Canyon Drive
Trabuco Canyon, CA 92679-3715
Phone: (949) 858-0277
Fax: (949)858-3025
generalinformation@tcwd.ca.gov

SANITATION, RECYCLING & RECOVERY

CR&R Incorporated is located at 11292 Western Avenue, Stanton, CA 90680. CR&R provides exclusive waste and recycling collection services in the City of Rancho Santa Margarita. Trash and recycling bins of various sizes are available to meet the waste disposal needs of all businesses. CR&R provides free recycling to all of its customers. For additional information, contact CR&R at (877) 728-0446.

Telephone

The following are telephone providers in the City of Rancho Santa Margarita:

AT&T	(800) 750-2355
Cox Communications	(888) 269-5757

Wireless

The following are wireless telephone providers within the City of Rancho Santa Margarita:

AT&T Wireless	(888) 333-6651
Sprint PCS	(800) 877-4646
T-Mobile	(800) T-MOBILE
Verizon Wireless	(800) 899-4249

Internet

The existing High Speed Internet Service Providers (ISP) in the City of Rancho Santa Margarita are:

AT&T	(800) 750-2355
Cox Communications	(888) 269-5757

Television/Satellite/Cable

The following are television/satellite/cable providers in the City of Rancho Santa Margarita:

Cox Communications	(888) 269-5757
DirecTV	(888) 777-2454
Dish Network	(888) 825-2557



OPENING A BUSINESS IN RANCHO SANTA MARGARITA CHECKLIST:

- Step 1: Is the type of business permitted at that location? *Contact the City's Development Services Department at (949) 635-1800 x6701.*
If yes, proceed to Step 2.
If no, another location must be selected there the type of business is permitted.
- Step 2: Does the type of business require any special types of permits* (e.g., Conditional Use Permit)? *Contact the City's Development Services Department at (949) 635-1800 x6701.*
If yes, a Development Case Application must be approved prior to starting your business. Contact the City's Planning Division for information at (949) 935-1800 x6701.
If no, proceed to Step 3.
- Step 3: Is any construction proposed (e.g., tenant improvements, electrical, mechanical, plumbing, etc.)? *If yes, a building permit is required. Contact the City's Building Division at (949) 635-1800 x6101.*
If no, a Certificate of Use and Occupancy must be obtained. Contact the City's Building Division at (949) 635-1800 x6101.

LOCAL PERMITS AND FEES OVERVIEW

Business License:	NONE
Annual Operating Permit:	NONE
Transient Occupancy Tax:	NONE
Sales Tax (local rate):	8.75%

For New Construction Only:

School Fees:	CUSD - Contact the Planning Division at (949) 234-9449 for latest fees SVUSD - \$0.47 per square foot
Park Fees:	Based on a percentage of the land value, land acreage and density
Road Fees:	New construction only - Cost depends on location of property

REGIONAL/STATE/FEDERAL PERMITS AND REGULATIONS

* We recommend using the State's Government On-line to Desktops (CalGOLD) website to look for information on regional, state and federal permits and regulations for your specific business at the following website: <http://www.calgold.ca.gov/>



FEDERAL INCENTIVE PROGRAMS

- City supports Federal incentives.
- City will cooperate with and is able to provide letters of support for project financing applications.
- City is a recipient under the Community Development Block Grant (CDBG) program and annually designates funding for projects meeting CDBG criteria.

STATE INCENTIVE PROGRAMS

- City supports State incentives.
- City will cooperate with and is able to provide letters of support for project financing applications.

COUNTY/STATE/FEDERAL FINANCING PROGRAMS

- Bonds - Tax Exempt Industrial Development Bond Financing (CALED)
- City supports County incentives.
- City will cooperate with and is able to provide letters of support for project financing applications.

LOCAL INCENTIVE PROGRAMS

- No Business License required.
- Expedited processing available.

EMPLOYMENT AND TRAINING - LOCAL AND STATE

- Refer to California's Economic Development Department (EDD) at <http://www.edd.ca.gov/>



Type	Base/Measure	Rate	Administering Agency
Corporate Income Tax	Net income apportioned to CA	8.84%-10.84%	<u>Franchise Tax Board</u>
Personal Income Tax	Taxable personal income	1%-9.3%	<u>Franchise Tax Board</u>
Sales & Use Tax	Receipt from sales or lease of taxable items	8.25%-10.25%	<u>Board of Equalization</u>
Unemployment Insurance Tax	1st \$7,000 wages per employee per year	1%-6.2%	<u>Economic Development Department</u>
Disability Insurance	1st \$86,698 of wages	0.8%	<u>Economic Development Department</u>
Workers' Compensation Insurance	Payroll & Occupation	Variable	<u>Department of Industrial Relations</u>
Real Property Tax	General Tax Levy	1%-1.25%	<u>Franchise Tax Board</u>
Personal Property Tax	General Tax Levy	1%-1.25%	<u>Franchise Tax Board</u>

