



RSM Townhomes Specific Plan

City of Rancho Santa Margarita

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City Council

May 11, 2011

RSM Townhomes

A Planned Community

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

Applicant:
Oxbow Communities, Inc.
2212 Dupont, Suite A
Irvine, CA 92612

Prepared by:
D33 Design & Planning, Inc.
18 Gossamer Place
Ladera Ranch, California 92694
Phone: (949) 230-4537
Fax: (949) 544-0427

Specific Plan Consultant Team:
MLB Engineering
RK Engineering Group, Inc.
Private Gardens

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Executive Summary

ES.1 INTRODUCTION

The RSM Townhomes Specific Plan addresses approximately 4.09 acres of land located within the City of Rancho Santa Margarita. The regional context and local setting of the RSM Townhomes Specific Plan are illustrated in Exhibits 1 and 2, Vicinity and Aerial Maps, on pages 4 and 5 of the Specific Plan document.

RSM Townhomes is a multifamily townhome community with active and passive open space areas, designed to create a livable community compatible with the traditional development characteristics of Rancho Santa Margarita. The Specific Plan as illustrated in the Site Plan (Exhibit 5) combines the 66 unit residential neighborhood with recreation areas offering opportunities for social gathering within an open space setting, along with the convenience of commercial amenities to the northwest. The guiding design principles for the community include the following:

- Pedestrian accessibility and mobility to encourage alternative modes of travel.
- Environmental stewardship.
- Traditional “Santa Barbara” and “Spanish” architectural design.
- Sustainable development practices addressing energy efficiency.

The proposed development shall be comprised of 5 Phases.

RSM Townhomes shall be developed in five phases (excluding the Model phase): (Model Phase) the Model Complex building (including all four proposed floor plans), main entry with monumentation and central open space area/recreation area (including improvements and amenities); (Phase 1) the three most northeast buildings, one of which is fronting Alma Aldea; (Phase 2) the 7-Plex (‘G’ building type) fronting Alma Aldea west of the main entry; (Phase 3) the three most southeast buildings, south of the Model Phase and Phase 1; (Phase 4) the two most southwest buildings within the “panhandle”, just east of Avenida De Las Banderas; and (Phase 5) the remaining 6-Plex (‘C’ building type) which backs the Model Complex. Phase 2 shall start development after Phase 1 completion or thereafter; and so forth. See Exhibit 6 for Phasing Plan.

The project shall require a General Plan Amendment, Zone Change, adoption of the Specific Plan, and Tentative Tract Map approvals.

ES.2 RESIDENTIAL AREA

Multifamily residential neighborhood areas are designed in keeping with the above principles resulting in the following:

- Designed at a human scale and oriented to pedestrian activity.

- Provide multifamily housing within the City of Rancho Santa Margarita.
- Provide an enjoyable outdoor experience through the amenities and passive open space areas.
- Provide rich traditional “Santa Barbara” and “Spanish” design elements throughout the residential community.

ES.3 SPECIFIC PLAN COMPONENTS

The RSM Townhomes Specific Plan is organized into the following sections:

- Section 1 - Plan Overview

The plan overview serves to acquaint the reader with the project setting, a general description of the project proposal, the goals and policies of the Specific Plan, the Specific Plan objectives, and General Plan consistency.

- Section 2 - Land Use

The Land Use section describes the existing zoning and land uses and what the specific plan is proposing to change them to.

- Section 3 - Project Phasing

This section describes the project phasing including location and order.

- Section 4 - Development Standards

This section provides the developmental standards. It covers the setbacks, parking requirements, maximum lot coverage, maximum building height and minimum landscaping and open space requirements, as well as the permitted and prohibited uses.

- Section 5 - Design Guidelines/Requirements

The design guidelines include graphic representations and text to guide the architecture of the RSM Townhomes community.

- Section 6 - Landscape Design Standards and Guidelines

This section provides graphic representation of the landscape design standards of the community, touching on every detail.

- Section 7 - Signs

The signs section covers the signage throughout the community such as building identification and entrance monumentation.

- Section 8 - Infrastructure, Utilities and Public Services

This section discusses the technical information regarding necessary infrastructure such as vehicle circulation, grading of the site, storm drainage, water and sewer plans, public services, etc.

- Section 9 - Implementation and Administration

This section covers Specific Plan implementation through plan check, timing of improvements, maintenance responsibilities, and any amendments or adjustments that may be needed.

Plan Overview

1.1 INTRODUCTION

The RSM Townhomes Specific Plan is a 2.57 net acre multifamily development. The development is approximately 4.09 gross acres and shall consist of two and three-story townhomes consisting of 66 units, with a central active and passive open space area, including ramadas with adjacent barbeques and a tot-lot for the young children of the community. The net acreage excludes the private drive as well as the central open space area.

The purpose of the RSM Townhomes Specific Plan is to ensure compatibility of the project with the existing communities surrounding the site and the proposed residential component to create a high quality environment. Within the General Plan the existing site is classified as Community Facility and with the Specific Plan would like to change it's classification to Residential - High Density. Future development shall be consistent with the Specific Plan regulations for land use, design standards, infrastructure, utilities, and public services; and construction shall be consistent with the current California Building Code (CBC).

1.1.1 PROJECT CONTEXT

The project site consists of a 4.09 acre parcel and was previously utilized as a private day school (Morasha Day School) operating out of temporary modular structures that occupied approximately 1.5 acres of the site; the remaining 2.59 acres of the site was left vacant. In June 2009, the school closed its doors. At the time, the existing Conditional Use Permit that was approved for the school to operate out of temporary modular buildings was scheduled to expire in February 2010.

The City's 2006-2014 Housing Element (adopted in 2009) indicates the existing use of the site was not an impediment to residential development. In fact, the existing zoning on the site allows transitional housing. In addition, the site has been identified in the Housing Element as a housing opportunity site suitable for residential development at a density of 25 units per acre. In order to facilitate multi-family housing at a density of 25 dwelling units per acre on the site, Program 1 in the Housing Action Plan (contained in the Housing Element) includes the addition of a Specific Plan Overlay for the site.

In January 2010, SAMCORP held a special membership meeting and more than 67% (16,000+ votes) approved to amend the CC&R's to allow the property to be de-annexed from SAMCORP and used for residential development.

1.2 SPECIFIC PLAN OBJECTIVES

The RSM Townhomes Specific Plan is intended to fulfill the following objectives:

- To provide a quality community with cohesive design.
- To provide multifamily housing opportunities within the City of Rancho Santa Margarita for the general population.
- To provide pedestrian connectivity among residential buildings through a network of sidewalks within the community.

1.3 PROJECT LOCATION

The project is located in the southwestern portion of the City of Rancho Santa Margarita. Specifically Assessor Parcel Number: 814-211-37. Currently, the parcel is zoned as (PQ) Public/Quasi-Public Facilities, consisting of a parking lot and is bordered by Avenida De Las Banderas to the north and Alma Aldea to the east, Route 241 (Foothill Transportation Corridor) to the west, and directly to the south is zoned high density residential. See Exhibits 3 and 4 for General Plan Designation/Proposed Land Use Plan and the Existing Zoning Map.

1.4 GENERAL PLAN CONSISTENCY

Referring to Residential - High Density (RH) as our classification, as required by the California Government Code, Section 65454 "Consistency with the General Plan," the RSM Townhomes Specific Plan must be consistent with the City of Rancho Santa Margarita's General Plan.

In addition, the Housing Element of the General Plan requires the use of a Specific Plan to "maintain a diversity in types of housing allows all persons, regardless of family type or income, to have the opportunity to find housing suitable to their needs." Also, the Land Use Element states that "every community requires a mixture of land uses: residential uses to provide housing for those living within the community."

Per the Rancho Santa Margarita Land Use Element, "in order to increase the feasibility of multi-family residential development on vacant Public/Quasi-Public sites commensurate with the City's remaining lower-income RHNA allocation, the Land Use Element and Zoning Code will be amended to apply a Specific Plan overlay designation that accommodates at least 28 units on the Morasha school site by June 2011. The Specific Plan overlay will allow all types of multi-family housing, including permanent supportive housing, at a density of 25 units/acre (excluding density bonus) subject to approval of a Specific Plan. The approved Specific Plan shall provide that multi-family residential development is a permitted use by-right as defined in Governmental Code Section 65583.2(i).

The RSM Townhomes Specific Plan shall meet this criteria for a specific plan within the City of Rancho Santa Margarita.

The RSM Townhomes Specific Plan shall also serve to implement the following General Plan Goals:

- Housing Element - Goal 1: *“Maintain a range of housing opportunities to adequately meet the existing and projected needs of the entire community.”*

Strategies:

- Townhome residential projects shall provide an efficient, desirable residential environment for residences of the project and enrich the visual quality of the City and meet the housing needs of the community.

The RSM Townhomes Specific Plan shall implement this goal by providing for-sale townhomes in a well integrated community plan oriented around a centrally located open space, as well as provide outdoor amenities appropriate for this proposed life-style; while compatible with the surrounding neighborhoods are established single family homes, rental apartments and commercial uses.

- Housing Element - Goal 2: *“Maintain and improve existing neighborhoods and housing stock.”*

Strategies:

- Redesign infill commercial sites, in existing neighborhoods, with appropriate housing types that meet the needs and demands of the City and surrounding areas.

The RSM Townhomes Specific Plan shall implement this goal by allowing development of an underutilized, commercial site with needed for-sale townhomes to improve the neighborhood, consistent with the Specific Plan.

- Housing Element - Goal 3: *“Use public-private partnerships and collaborative efforts to ensure that all segments of the community have access to safe and decent housing that meets their special needs.”*

Strategies:

- Ensure that individuals and families seeking housing are not discriminated against on the basis of race, religion, sex, marital and familial status, ancestry, national origin, color, disability, or other arbitrary factors.

The RSM Townhomes Specific Plan shall implement this goal by ensuring that all segments of the community shall not be discriminated against while seeking housing within RSM Townhomes.

- Land Use Element - Goal 1: *“Maintain a mix of land uses and a balance of jobs and housing to support a community in which people can live, work, shop and play.”*

Strategies:

- The development shall contribute to the variety of housing types that complements the employment opportunities in the community and encourages a jobs/housing balance.

The RSM Townhomes Specific Plan shall implement this goal by rezoning the site from (PQ) Public/Quasi-Public Facilities to (RH) Residential - High Density which will allow townhomes to be built to meet the housing need of the City.

- Land Use Element - Goal 2: *“Control and direct future land use so that the community is protected and enhanced.”*

Strategies:

- Ensure that new development is complementary to the existing small-town village character of the City; compatible with the physical characteristics of the site, surrounding land uses, and available infrastructure; and the land uses are architecturally consistent and compatible in scale and style with existing development.

The RSM Townhomes Specific Plan shall implement this goal by allowing development of a beautiful multi-family neighborhood thriving in both Spanish and Santa Barbara traditional architecture which complements the existing character of the surrounding communities as well as maintains the small-town village character of the City.

Vicinity Map



EXHIBIT - 1

I. Plan Overview

RSM Townhomes

Specific Plan
City Council - May 11, 2011

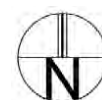


EXHIBIT - 2

I. Plan Overview

RSM Townhomes

Specific Plan
City Council - May 11, 2011

Land Use

2.1 LAND USE PLAN

The RSM Townhomes Specific Plan is currently zoned (PQ) Public/Quasi-Public Facilities and designated Community Facility within the Rancho Santa Margarita General Plan. The zoning shall be changed to (RH) Residential - High Density with a Specific Plan overlay and the General Plan designation shall be amended to Residential High Density to implement the City's Housing Element and meet the City of Rancho Santa Margarita's multifamily housing needs. A brief description follows, also see the following page for the Proposed Land Use Plan:

- Residential High Density: Requires detached and attached condominiums, duplexes, apartments, or senior housing. The maximum overall density shall be 25.0 dwelling units per net acre. Common open space and amenities are included in this category and may be included in the overall acreage for purposes of calculating density. See Exhibit 7 for the Permitted and Prohibited Uses. Per the City of Rancho Santa Margarita's Land Use Element, "the maximum density of this land use designation may be exceeded with General Plan Housing Element policy in accordance with the density bonus provisions of Section 65915 of the California Government Code."

2.2 LAND USE SUMMARY

The 2.57 net acre development shall consist of a high density residential land use component. The net acreage excludes the private drive as well as the central open space. The total gross acreage is 4.09 acres. The residential development shall consist of two and three-story townhomes totaling 66 units, with a central active and passive open space area.

General Plan Designation/Proposed Land Use Plan

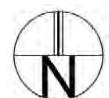


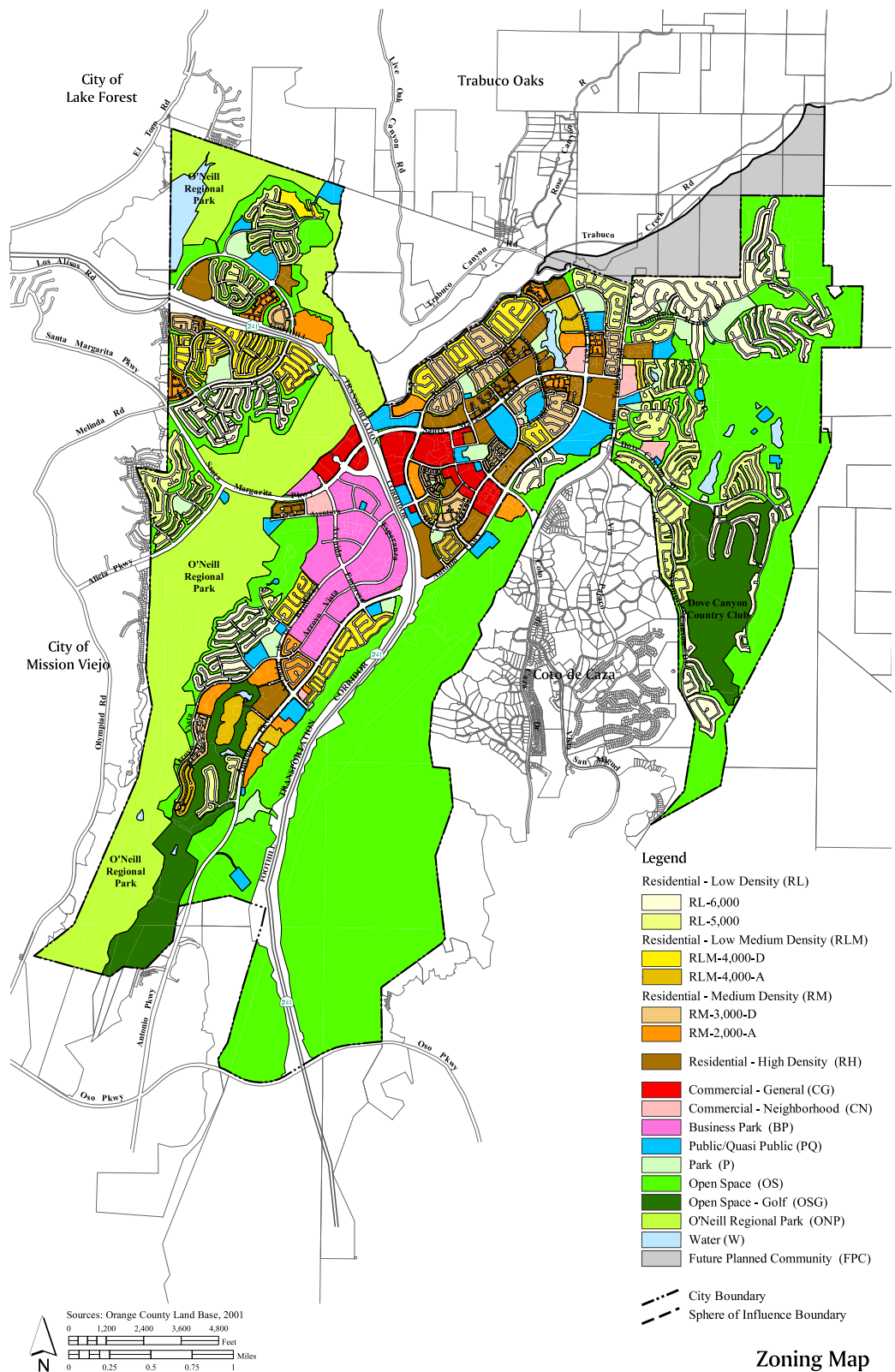
EXHIBIT - 3

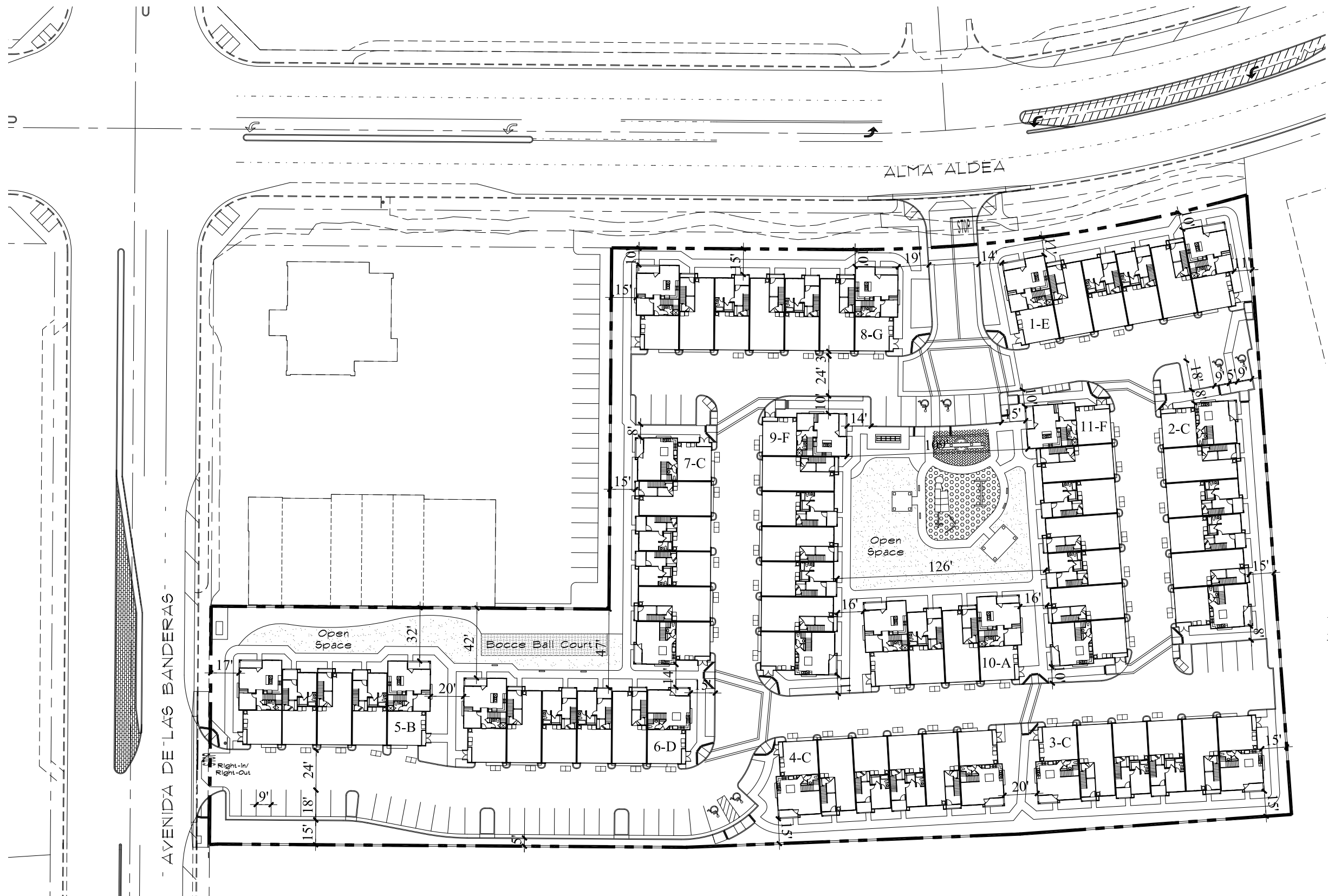
II. Land Use

RSM Townhomes

Specific Plan
City Council - May 11, 2011

Existing Zoning Map





PROJECT SUMMARY

Acres:	4.09 Acres
Open Space:	0.48 Acres
Pavement Area:	1.04 Acres
Site Net Acres:	2.57 Acres
Units:	66 Units
Gross Density:	16.1 DU/Acre
Net Density:	25.7 DU/Acre
Covered Parking:	(155) 2 or 3/Unit
Open Parking:	52 Spaces
(Includes 6 Accessible Spaces)	
Parking Ratio:	3.14 Spaces/Unit
Parkland (central park & panhandle):	0.59 Acres

UNIT MIX

Plan 1	(1,644 Sq. Ft. - 3 Bdrm)	- 11 Units (17%)
Plan 2	(1,853 Sq. Ft. - 4 Bdrm)	- 11 Units (17%)
Plan 3	(2,094 Sq. Ft. - 4 Bdrm)	- 21 Units (32%)
Plan 4	(2,134 Sq. Ft. - 3 Bdrm)	- 23 Units (34%)
Total		66 Units

BUILDING TYPE

Building 'A'	(2-P2, 1-P3, 1-P4)	- 1 Bldg
Building 'B'	(2-P2, 2-P3, 1-P4)	- 1 Bldg
Building 'C'	(2-P1, 2-P3, 2-P4)	- 4 Bldgs
Building 'D'	(1-P1, 1-P2, 2-P3, 2-P4)	- 1 Bldg
Building 'E'	(2-P2, 2-P3, 2-P4)	- 1 Bldg
Building 'F'	(1-P1, 1-P2, 2-P3, 3-P4)	- 2 Bldgs
Building 'G'	(2-P2, 2-P3, 3-P4)	- 1 Bldg
Total		11 Bldgs

Project Phasing

3.1 PHASING POLICIES

The following policies are intended to ensure that the RSM Townhomes Specific Plan shall provide the essential infrastructure and services to support each phase of development. See Exhibit 6, Phasing Plan, (following page) for RSM Townhomes Specific Plan project phasing.

- All new development shall provide the appropriate level of public improvements, services and utilities to adequately serve the proposed uses for each phase of development. Confirmation by the Public Works department of adequate facilities shall be provided prior to the issuance of building permits.
- RSM Townhomes shall be developed in five phases (excluding the Model phase): (Model Phase) the Model Complex building (including all four proposed floor plans), main entry with monumentation and central open space area/recreation area (including improvements and amenities); (Phase 1) the three most northeast buildings, one of which is fronting Alma Aldea; (Phase 2) the 7-Plex ('G' building type) fronting Alma Aldea west of the main entry; (Phase 3) the three most southeast buildings, south of the Model Phase and Phase 1; (Phase 4) the two most southwest buildings within the "panhandle", just east of Avenida De Las Banderas; and (Phase 5) the remaining 6-Plex ('C' building type) which backs the Model Complex. Phase 2 shall start development after Phase 1 completion or thereafter; and so forth.
- Phase 2 shall start development after Phase 1 completion or thereafter; and so forth.
- To the maximum extent feasible, all backbone infrastructure for sewer, water, drainage facilities, and street improvements for Avenida De Las Banderas and Alma Aldea shall be provided for the entire project within the first phase of development. The improvements shall be paid for by the developer, including a left turn pocket on Alma Aldea turning into the main entry and the widened median on Avenida De Las Banderas at the ingress/egress point.
- Temporary, on-site private streets and drive aisles shall be allowed subject to the approval of the Public Works and Fire Departments.
- Each undeveloped phase shall be maintained in a weed free condition. Hydroseeding and temporary irrigation systems shall be required at the discretion of the Development Services Director.

Phasing Plan



EXHIBIT - 6

III. Project Phasing

RSM Townhomes

Specific Plan
City Council - May 11, 2011

Development Standards

4.1 GENERAL PROVISIONS

- A. Any situations not specifically addressed by the RSM Townhomes Specific Plan, shall be subject to Title 9, Planning and Zoning, as long as such regulations are not in conflict with the intent and the objectives of the RSM Townhomes Specific Plan as defined in Section 1.2.

4.2 DEVELOPMENT STANDARDS

The development standards for RSM Townhomes is described in the following table.

4.2.1 RESIDENTIAL DEVELOPMENT STANDARDS

The development standards within Exhibit 7 shall be used in conjunction with the townhome design guidelines/requirements contained in Section 4.3 and Exhibits 7 - 16.

4.3 RESIDENTIAL DEVELOPMENT STANDARDS

4.3.1 UNIT MIX

There shall be four minimum plan types, varying square footages; ranging from a minimum of approximately 1,600 square feet to 2,200 square feet. Refer to Exhibits 8 and 9 for unit plans and a detailed unit breakdown (Plan #, square footages, quantity, and unit mix ratios). Each unit shall be offered for sale at current market rate value.

4.4 RESIDENTIAL PARKING REQUIREMENTS

This section shall be considered the “Master Parking Requirements” for the RSM Townhomes Specific Plan. The project shall provide 3.14 parking spaces per unit; 2 garage spaces minimum per unit plus 52 open parking spaces.

4.4.1 LOCATION OF PARKING SPACES

All required parking spaces shall be located within property boundary line.

Each unit shall have a minimum of two designated covered parking space provided within an attached garage. The guest parking shall be evenly distributed throughout the site (0.79 spaces per unit). Wheel stops shall be provided for all parking spaces adjacent to sidewalks. Refer to Exhibit 7 for the Residential Development Standards.

4.4.2 VEHICLE ACCESS

Access to the project site parking areas shall be from a dedicated and improved street; Alma Aldea and Avenida De Las Banderas. Interior access for the site shall be allowed via private streets, parking lots and driveways. A left turn pocket shall be provided on Alma Aldea at the main entry.

4.4.3 DESIGN AND IMPROVEMENTS

All parking areas shall be surfaced with or paved with porous asphalt concrete, concrete, or other surface approved by the City Public Works Department, and shall thereafter be maintained in good condition. Parking stalls and access lanes shall be clearly defined by striping and directional arrows.

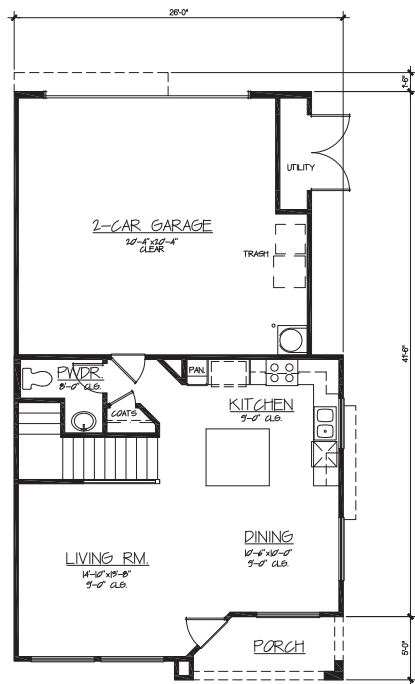
4.5 COMMUNITY PRESERVATION/MAINTENANCE

RSM Townhomes shall have a private Home Owner's Association. The association shall provide maintenance of all repairs, building, landscape, fence/walls, etc. They should also be members of SAMLARC, an association that allows the residents access to all provided amenities throughout the City.

Residential - Development Standards

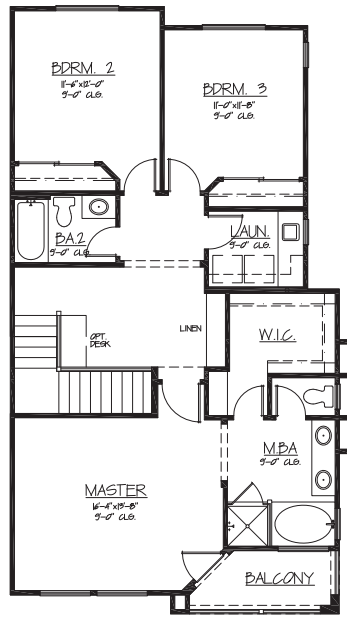
CRITERIA	SPECIFIC PLAN	HIGH DENSITY RESIDENTIAL (RSM Zoning Code)
LOT SIZE		
Lot Area:	4.09 Acres (Gross); 2.57 Acres (Net)	Minimum 7,500 Square Feet (0.17 Acres)
Minimum Lot Width:	630'	N/A
Minimum Lot Depth:	350'	N/A
MINIMUM SETBACKS		
Front (Landscape) Setback (from PL):	0' minimum	20' minimum
Front Setback to Building:	10' minimum	20' minimum
Rear Setback to Building:	15' minimum	20' minimum
Side Setback to Building:	15' minimum	20' minimum
Distance Between Buildings:	16' minimum - two story unit opposing a two story unit; 24' minimum - between three story units.	10' minimum
Height:	30' maximum from finished grade to top of plate; 38' maximum from finished grade to top of ridge line.	35' maximum and 2 stories
Building Lot Coverage (max. percent):	40% (Gross Area)	65%
Minimum Landscape Open Space:	25% (Gross Area)	N/A
Minimum Driveway Width:	24'	24'
Required Parking Spaces:	2.0 covered spaces per unit; Guests - 0.75 spaces per unit	3.0 off-street spaces per unit; 1.5 visitor spaces per unit
Garage Stall Dimension:	10'-0" x 20'-0" clear (20'-0" x 20'-0" clear total garage)	10'-0" x 20'-0" clear (20'-0" x 20'-0" clear total garage)
Standard Parking Stall Dimension:	9'-0" x 18'-0"	9'-0" x 18'-0"
Permitted Uses:	"All types of multi-family housing, including permanent supportive housing, at a density of 25 units/acre (excluding density bonus);" per the RSM Housing Element.	N/A
Prohibited Uses:	All of which are not stated as Permitted Uses.	N/A

EXHIBIT - 7

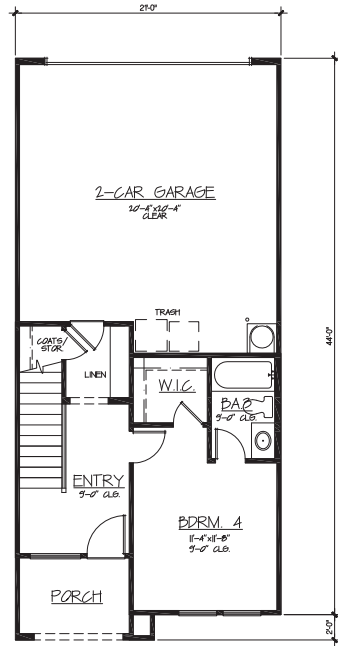


FIRST FLOOR AREA:
591 SF.

Plan 1 - 1,644 Sq. Ft.

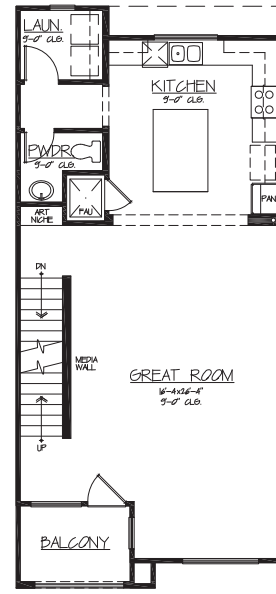


SECOND FLOOR AREA:
1051 SF.

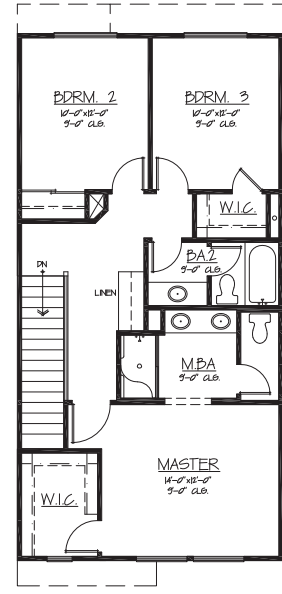


FIRST FLOOR AREA:
417 SF.

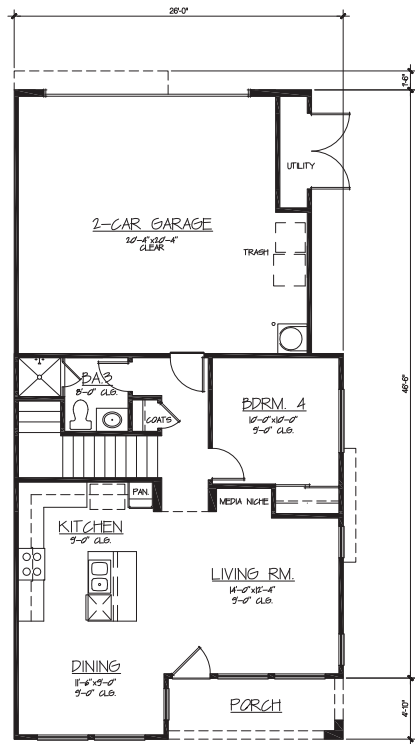
Plan 3 - 2,098 Sq. Ft.



SECOND FLOOR AREA:
808 SF.

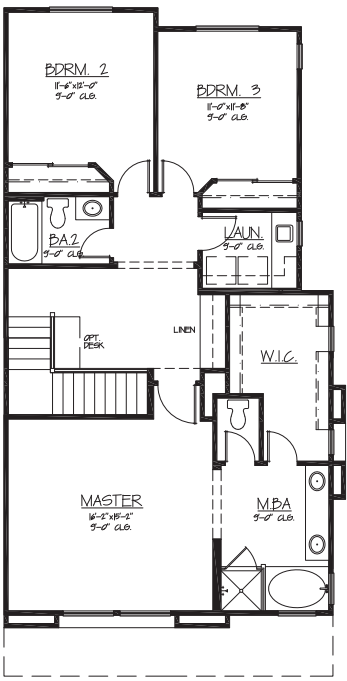


THIRD FLOOR AREA:
815 SF.

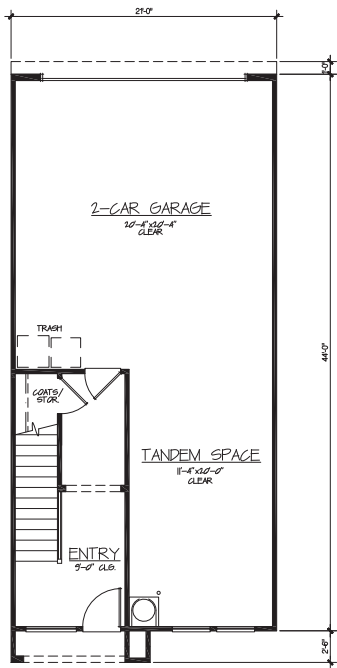


FIRST FLOOR AREA:
716 SF.

Plan 2 - 1,853 Sq. Ft.

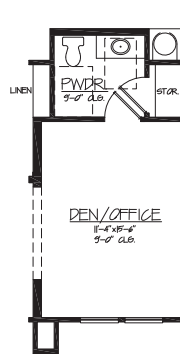


SECOND FLOOR AREA:
1127 SF.

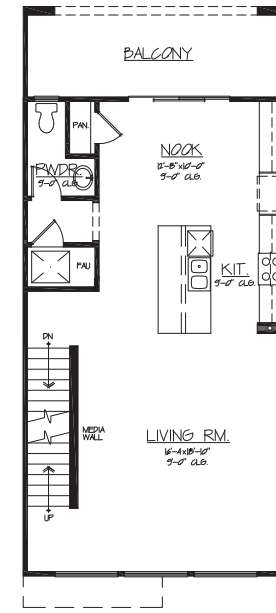


FIRST FLOOR AREA:
193 SF.

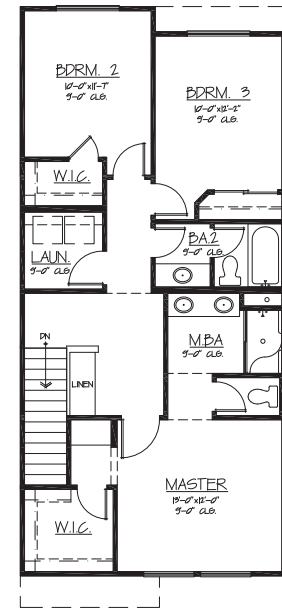
Plan 4 - 1,866 Sq. Ft. (2,127 Sq. Ft. w/ Option)



OPTIONAL DEN/OFFICE
FIRST FLOOR AREA:
261 SF. TOTAL



SECOND FLOOR AREA:
749 SF.



THIRD FLOOR AREA:
914 SF.



UNIT MIX		Building A	Building B	Building C	Building D	Building E	Building F	Building G		
PLAN TYPE	Square Footage	Units / Building	Units / Building	Units / Building	Units / Building	Units / Building	Units / Building	Units / Building	TOTAL UNITS	UNIT MIX
Plan 1 (3 Bed/2.5 Bath)	1,644	0	0	8	1	0	2	0	11	17%
Plan 2 (4 Bed/2.5 Bath)	1,853	2	2	0	1	2	2	2	11	17%
Plan 3 (4 Bed/3.5 Bath)	2,094	1	2	8	2	2	4	2	21	32%
Plan 4 (3 Bed/3.5 Bath)	2,134	1	1	8	2	2	6	3	23	34%
TOTALS	-	4	5	24	6	6	14	7	66	100%

UNIT MIX		REQUIRED PARKING (County of Orange)				Provided Parking
PLAN TYPE	TOTAL UNITS	Off-Street Parking	Guest Parking	Parking Per Unit	Total Parking	
Plan 1 (3 Bed/2.5 Bath)	11	2.5	0.2	2.7	30	-
Plan 2 (4 Bed/2.5 Bath)	11	2.5	0.5	3.0	33	-
Plan 3 (4 Bed/3.5 Bath)	21	2.5	0.5	3.0	63	-
Plan 4 (3 Bed/3.5 Bath)	23	2.5	0.2	2.7	62	-
TOTALS	66	165	22.8	2.85	187.8	207

		PROVIDED PARKING			
	TOTAL UNITS	Covered Parking	Guest Parking	Parking Per Unit	Total Parking
TOTALS	66	155	52	3.14	207

Design Guidelines / Requirements

5.1 PURPOSE AND INTENT

The purpose of this section is to ensure that all development within the RSM Townhomes Specific Plan shall conform to high standards of design quality. The following guidelines/requirements seek to establish a design framework for the project. They are intended to guide and inform to the same extent that they shall require or restrict.

The architectural typology used for the RSM Townhomes Specific Plan is defined as “Santa Barbara” and “Spanish” the architecture is mindful of the influence of this style in the surrounding areas of Rancho Santa Margarita. Sections 5.2 through 5.4.2 below shall provide guidelines and requirements for the residential development.

5.2 TOWNHOME DESIGN GUIDELINES / REQUIREMENTS

The residences within RSM Townhomes are envisioned as groupings of buildings ranging from 2 to 3 stories in height with attached garages. Primary resident and visitor access shall be via Alma Aldea entering at the central open space and fountain wall. The following design guidelines shall help create a cohesive community through architecture, landscaping, and site planning. The exhibits shall provide graphic examples incorporating the guidelines/requirements into the project. Also refer to the Residential - Development Standards (Exhibit 7) for detailed information.

5.2.1 ARCHITECTURAL STYLE

All elevations shall be well detailed and articulated, incorporating building forms, masses, roof design and authentic details and accent features that are consistent with the architectural style of the building. Buildings at major streets shall have a “front of building” appearance. Refer to Exhibits 10 and 11 for conceptual elevations, both Spanish and Santa Barbara architectural styles, and Exhibits 12 - 16 for proposed color schemes per style.

Sufficient massing and articulation of building walls shall be incorporated into the building design to provide visual interest to building facades and to reduce the visual length of long walls. Such articulation shall be achieved in a variety of ways, including but not limited to:

- Covered balconies or sun decks projecting forward of the main building wall plane.
- Accentuated building elements such as entries, or other similar features that provide horizontal or vertical offsets and break the eave line of the building.
- Height reducing elements such as horizontal building trim, varied color blocking, and arched trims experienced at pedestrian level complimenting the “Spanish” and “Santa Barbara” styles.
- Horizontal offsets of building wall planes.

5.2.2 MATERIALS

All surface treatments or materials shall be designed to appear as an integral part of the design, and not merely applied. All materials and colors shall wrap architectural elements in their entirety and terminate at inside corners.

5.2.3 ROOFS

A variety in roof forms, ridge and eave heights, and direction of hips or gables shall be required to avoid a monotonous roofscape as viewed from neighborhood streets, open space, or any other public space.

Roof pitch shall range from 4:12 to 5:12. Secondary roof elements that accentuate special features of the building's architecture shall be a similar roof pitch but consist of a raised eave line as compared to adjacent roofs and consistent with the architectural style.

Roof overhangs shall be a maximum of 12" for the Residential buildings and include articulated cornice and corbel details consistent with the architectural style of the building.

Roof materials shall consist of barrel or concrete S-tiles. Low profile "S" tiles are not allowed.

Fascia elements should be consistent with the architectural style of the building.

Skylights and or solar panels are permitted, but shall be designed as an integral part of the roof. Skylight and or solar panel framing material shall be colored to match the adjoining roof. White "bubble" skylights are not permitted.

5.2.4 WINDOWS

Window details, including header, sill and trim elements shall be consistent with the architectural style of the building.

Window shapes and mullion patterns shall be consistent with the architectural style of the building. The shape and size of shutters shall be compatible with the window opening.

5.2.5 BALCONIES AND SUNDECKS

Balconies and sun decks shall be designed as an integral component of the building's architecture and consistent with its architectural style.

Open rails may extend to the floor of the balcony or sun deck and shall be decorative in nature. See Exhibits 10 and 11 for conceptual elevations.

5.2.6 CHIMNEYS

Chimneys shall be compatible with the architecture of the building. See Exhibit 11 for the conceptual elevations (Santa Barbara Style) for an example.

5.2.7 GUTTERS AND DOWNSPOUTS

Exposed gutters and downspouts shall be colored to either match or complement the surface to which they are attached.

5.2.8 EXTERIOR LIGHTING

Wall mounted, soffit, pole mounted, and bollard exterior lighting fixtures shall be compatible with the architectural style of the building. The minimum acceptable lighting shall be 0.5 foot-candles throughout all common and pedestrian areas and throughout all parking areas, as measured on a reputable light meter, provided, however, that additional lighting shall be required as determined by the police department.

5.3 ACCESSORY ELEMENTS

5.3.1 TRASH

Resident trash containers shall be stored within the garage of each unit. Designated trash container storage locations shall be designed into the garage of each floor plan type. The trash containers shall be wheeled out to the designated area on the driveway apron on trash collection day. For those containers not reachable by the trash collection vehicle, a separate pad shall be provided on the nearest curb for placement on trash collection day only. Refer to Exhibit 17 (key note 16) for details. Outdoor trash enclosures are prohibited.

5.4 NON-ARCHITECTURAL ELEMENTS

5.4.1 MECHANICAL EQUIPMENT

No mechanical equipment (air-conditioning, heating units, etc.) shall be mounted on, or attached to any pitched roof. Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof and wall surfaces.

5.4.2 METERS

Natural gas meters shall be grouped and screened by walls and or landscaping. Builder shall contact the utility provider for minimum clearances.

Electrical meters shall be ganged in meter enclosures or screened by walls and/or landscaping. Builder shall contact the utility provider for minimum clearances. Screen walls and electrical enclosures shall be designed integral to the project's architecture.

5.5 PERIMETER SECURITY

The south property line shared with the residential community currently has a 6' high masonry wall securing the property line, no additional security fence along this south property line is proposed.

In addition, a portion of the north property line shared with the commercial property currently has a 6' high masonry wall securing the property line, no additional security fence along this south property line is proposed.

On the east portion of the panhandle, there is currently no wall separating these two properties. A new 6' high masonry wall is proposed for the property line in between the commercial property and RSM Townhomes.

The western property line currently has an approximate 8' high masonry wall securing the property from Route 241 (Foothill Transportation Corridor). No additional security wall along this west property line is proposed.

The eastern property line, facing Alma Aldea, currently has two established hedges, and additional plantings in the right-of-way. A 6' high hedge is proposed on the property line directly behind these hedges. This allows some visibility of the architecture from the frontage road, but prevents pedestrian access.

See Exhibits 13 - 16 for Site Sections to further illustrate the perimeter setbacks of the site and relationships to adjacent properties.



Front Elevation



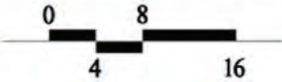
Right Side Elevation



Left Side Elevation



Rear Elevation





Front Elevation



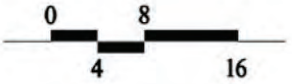
Right Side Elevation



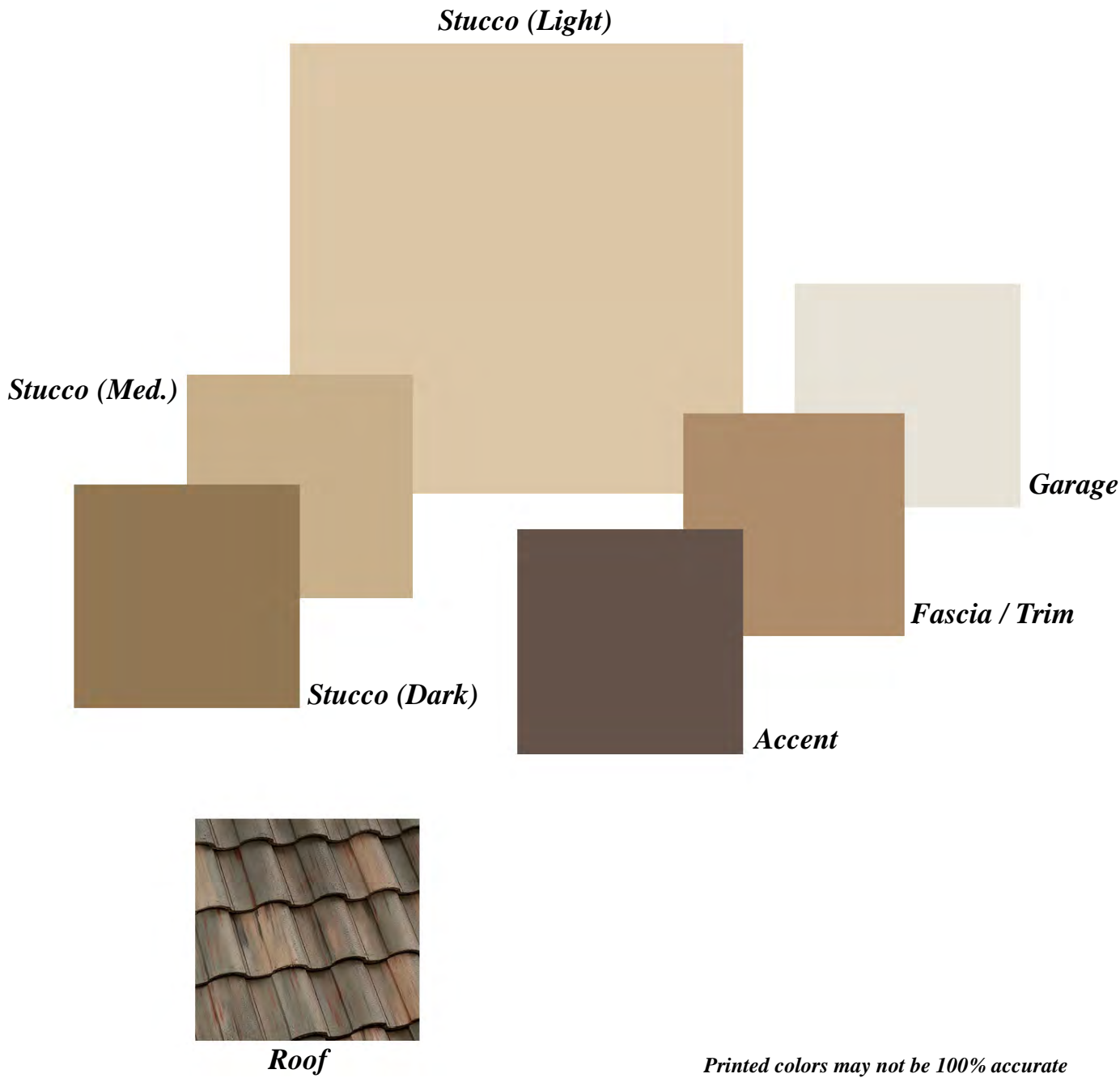
Left Side Elevation



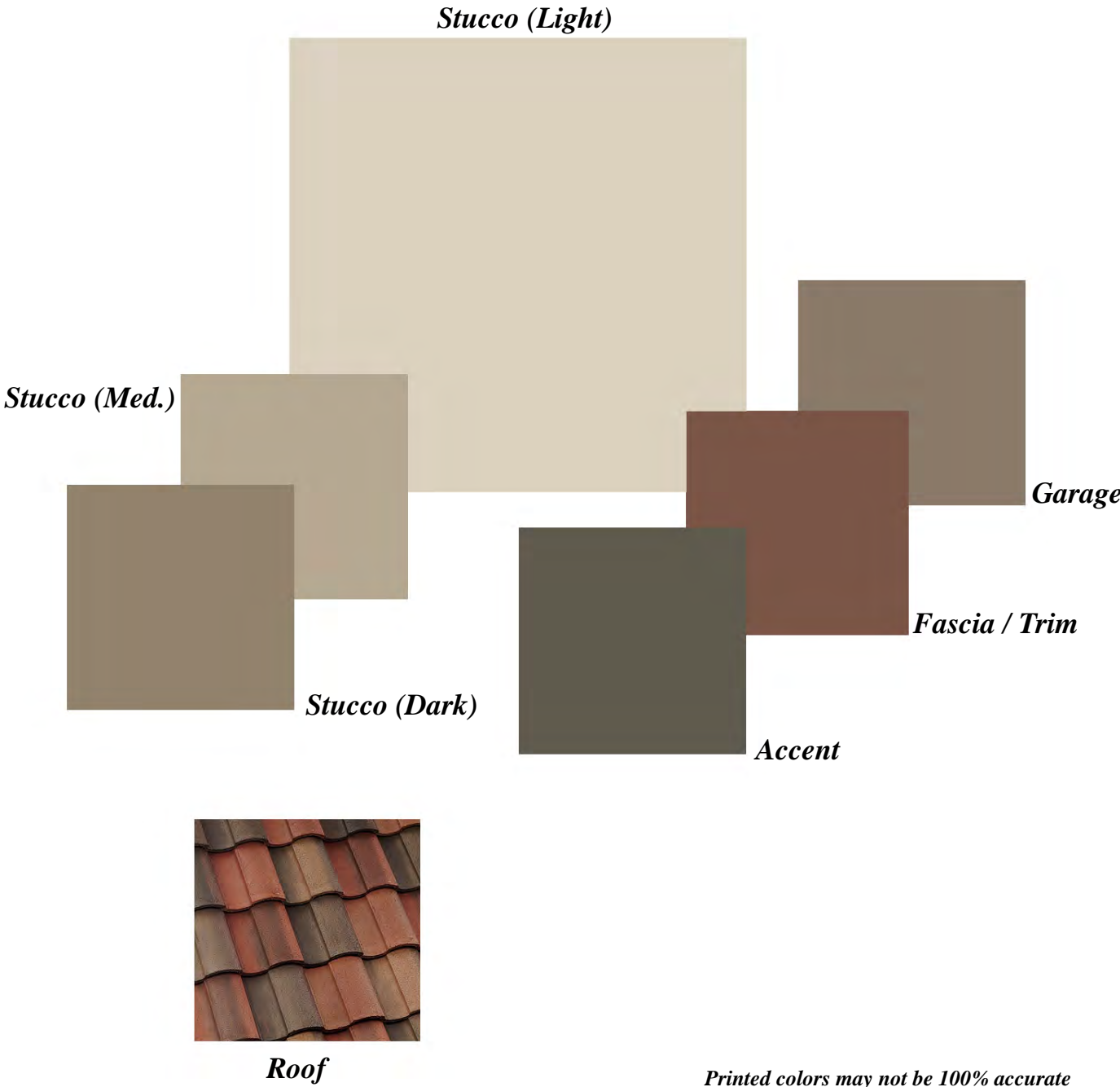
Rear Elevation



Scheme 1



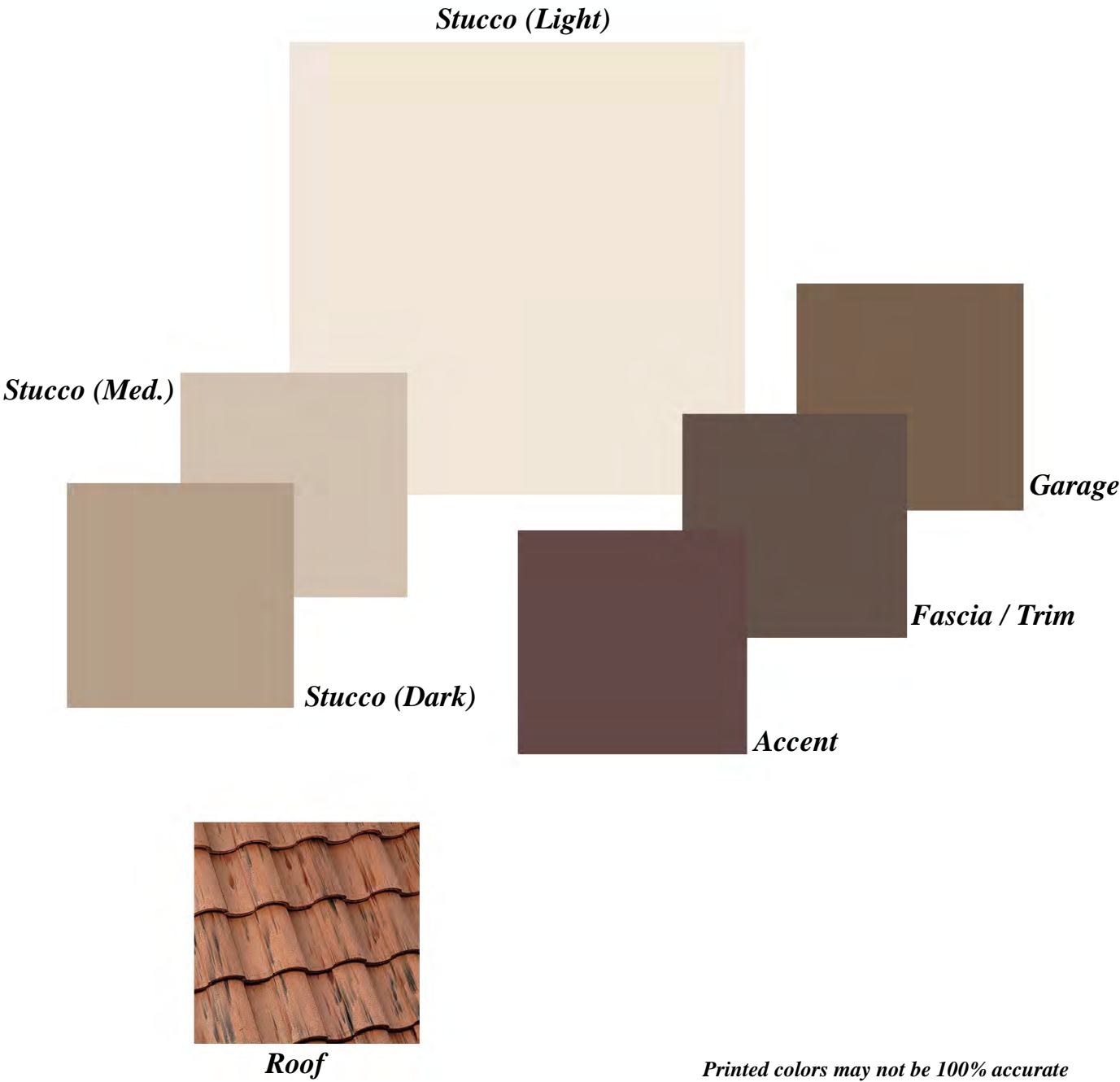
Scheme 2



Scheme 1



Scheme 2

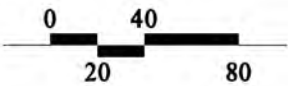
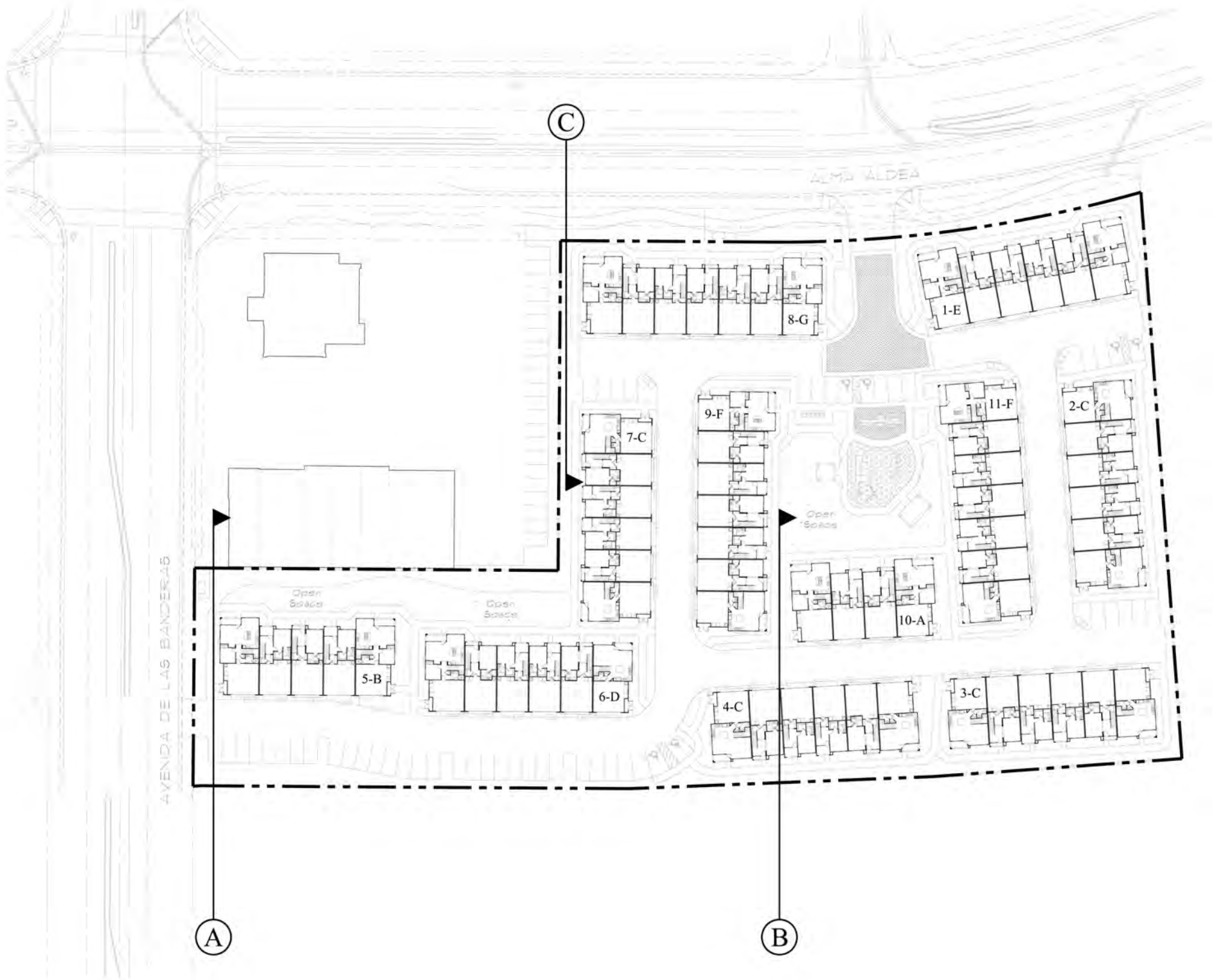


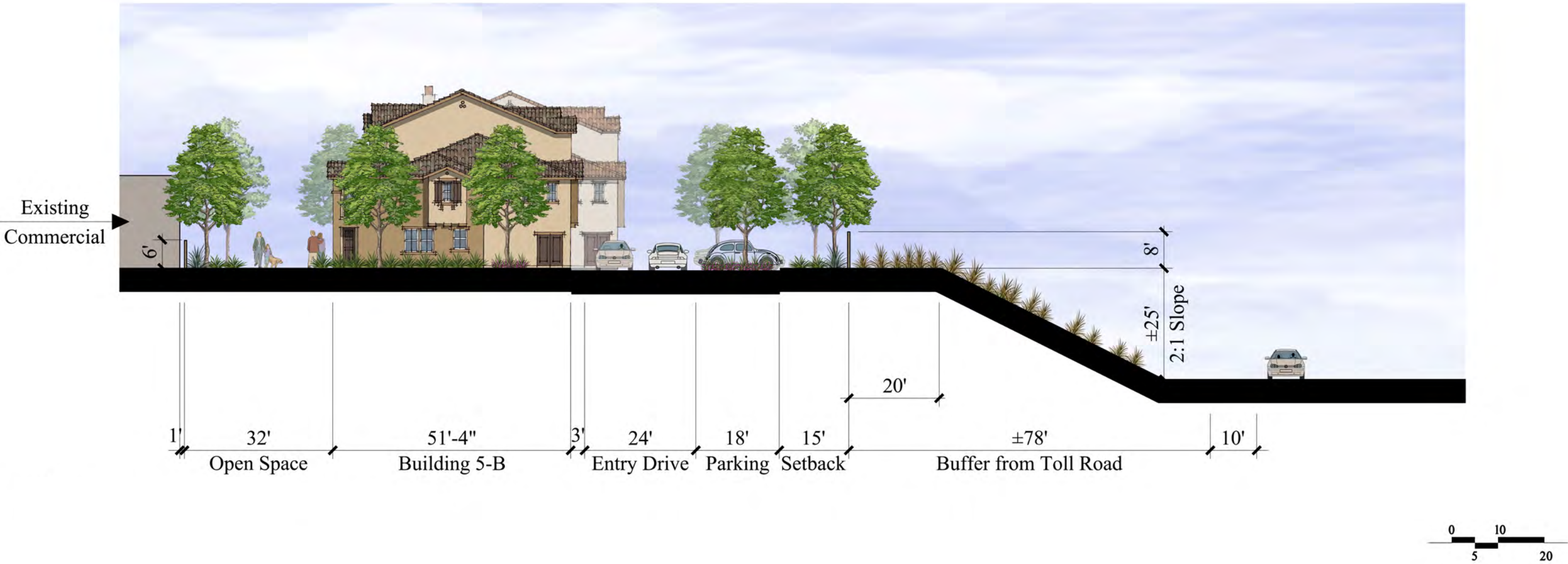
Proposed Color Schemes - Matrix

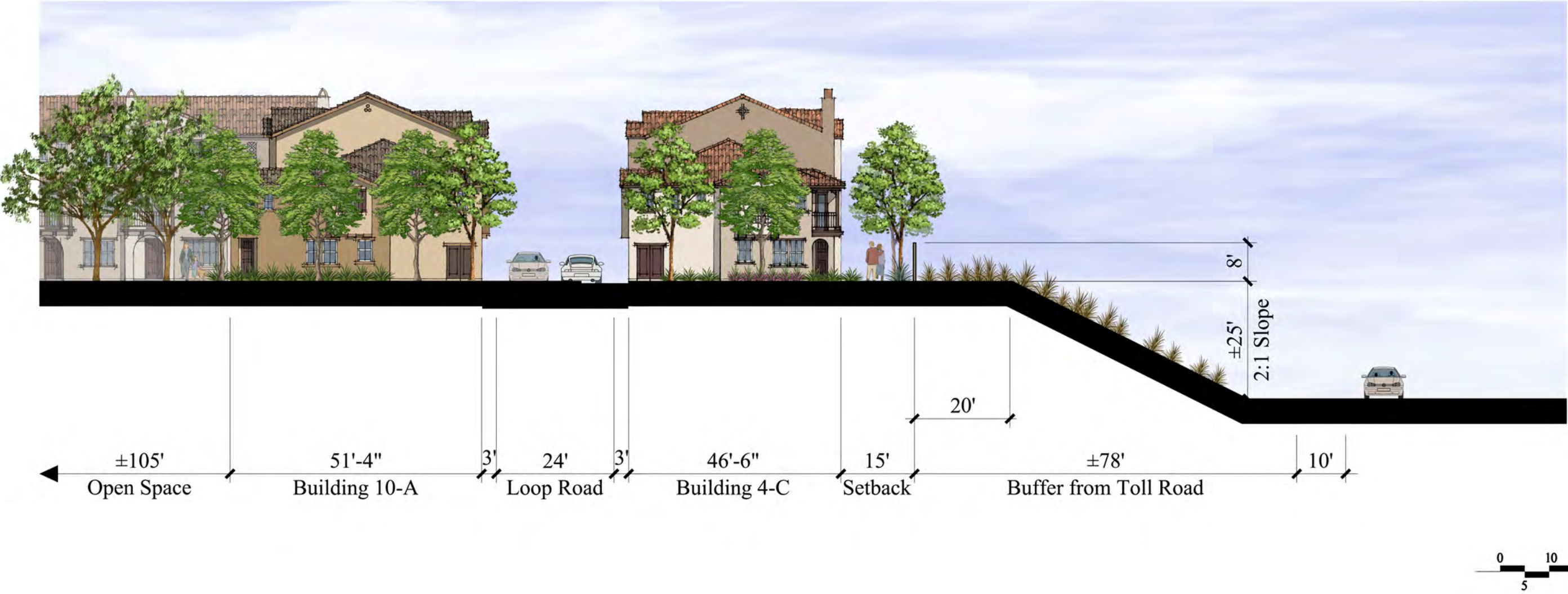
Color Scheme	Stucco (Light)	Stucco (Medium)	Stucco (Dark)	Fascia/Trim	Accent	Garage Door	Roof Tile
Spanish - 1	8223M Sienna Sand	8224M Balsam Bark	8226N October Oak	8235D Brush Box	8756N Cordwood	8710W Discovery	3634 King's Canyon Blend
Spanish - 2	8672W Tequila	8674W Muddy River	8675D Wooden Oar	8296N Treasure Chest	8656N Greek Olive	8715D Moose Point	SMC 8402 Mission Santa Cruz
Santa Barbara - 1	8710W Discovery	8712W Mushroom Basket	8714M Wildcat	8826D Manganese	8826D Manganese	8735D Wild Country	3687 Gray Brown Range
Santa Barbara - 2	8730W Loggia	8732W Frontier Tan	8734M Bark Mulch	8756N Cordwood	8886N Best Burgundy	8736N Little Bighorn	3520 Weathered Terracotta Flashed

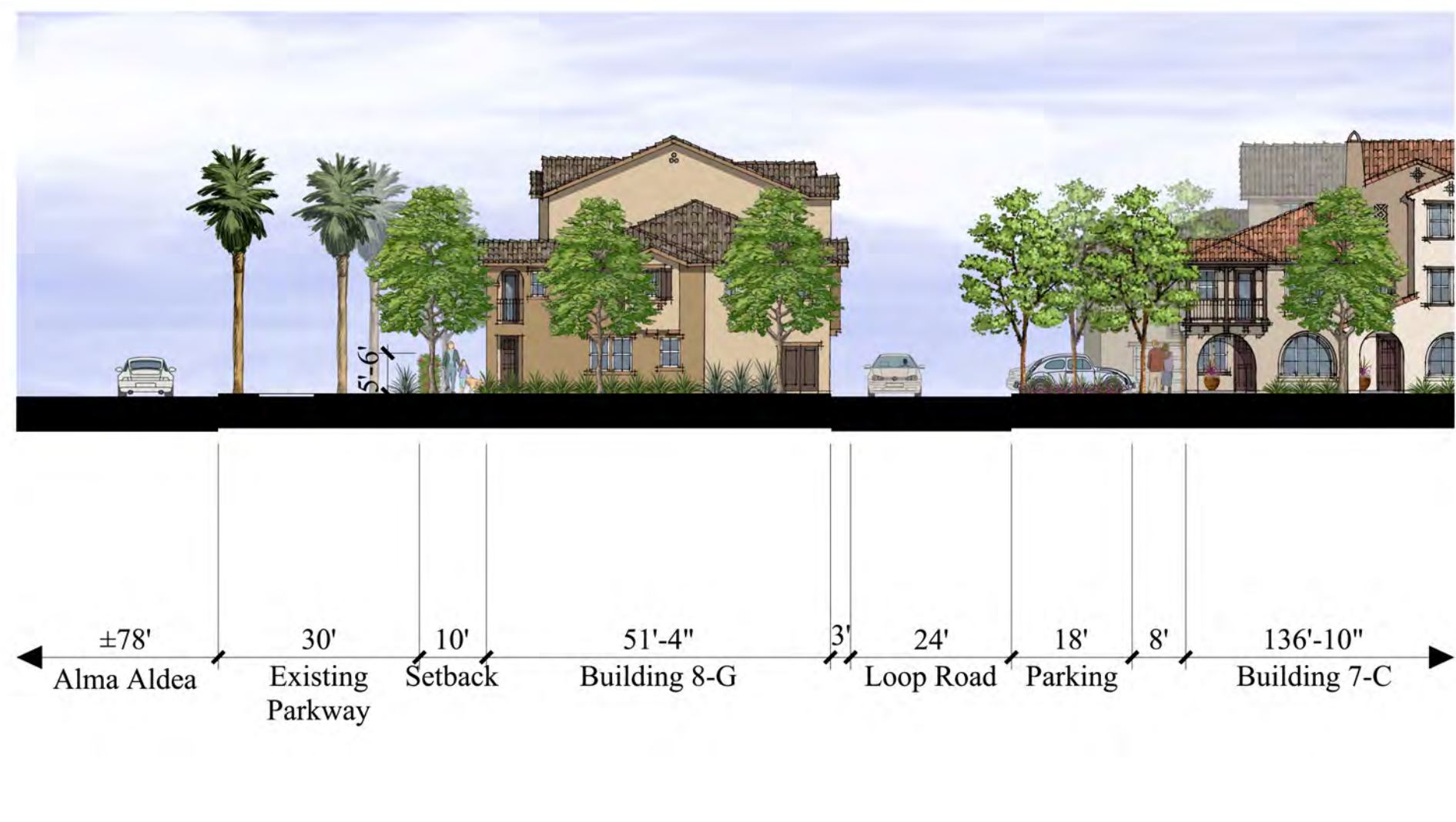
PAINT MANUFACTURER: Frazee Paint

ROOFING MANUFACTURER: Eagle Roofing









Landscape Design Standards and Guidelines

6.1 RESIDENTIAL LANDSCAPE DESIGN STANDARDS AND GUIDELINES

All landscape plan and graphic designs shall conform to the guidelines as set forth herein, and shall be subject to review and approval by the City of Rancho Santa Margarita.

6.2 ALMA ALDEA LANDSCAPE CHARACTER

Alma Aldea Landscape Character shall consist of the following:

- Widened Landscape Buffer – The existing widened landscape buffer on Alma Aldea frontage shall help to set the character, while maintaining consistency with the existing landscape character of Alma Aldea.
- Enhanced Entry – Where a new entry is introduced on into the existing landscape buffer, all necessary improvements will be made to repair and replace any damaged trees or shrubs so that the character of the landscape buffer remains intact.
- Enhanced Main Entry – The primary entrance to the RSM Townhomes shall feature enhanced plantings, up lit specimen trees and low walls and project signage pilasters (see Section 7), with enhanced porous entry paving.

6.3 COMMUNITY RECREATIONAL AREA

The Community Recreational Area shall consists of the following:

- An architectural wall and trellis element is another entry statement for the project and the Recreational Area. This will provide additional signage, added shade, water features and built-in seating for the tot lot observation. Enhanced porous paving is proposed in the main entry area to the Tot Lot.
- Guest Parking – Parking shall be provided within the community for some daily visitation of the community Recreation area. 6 standard and 2 handicap stalls are located within the recreational guest parking area.
- Tot Lot - A play area for children will be proposed for the Recreation Area. Play equipment may include climbing structures for 5-12 year olds, a swing set, and a spin Eddie, all set on engineered wood fiber or sand. The area will be surrounded by a 42" wide walkway and several benches for observation.
- Paved picnic areas – These areas are located adjacent to the tot lot with overhead structures, park grills and picnic tables, for the use of gatherings. One group picnic area and one smaller picnic area shall be provided. Paving for the picnic area to be a porous material such as decomposed granite.

- Open Turf Area – A portion of the open space will be turf and be situated within the recreational space, adjacent to private residences. These areas act as a transitional buffer space between the tot lot and picnic areas. It is provided for general use.
- Additional Active Open Space – is provided on the pan-handle portion of the project; including a Bocce Ball court. This again is for general day use (kids play area, dog walking etc.).
- All recreational facilities and connecting walkways shall be minimum of 5'-0" wide and designed to meet ADA Accessibility Design Standards.

Per the City's park requirements, 3 acres of active parkland per 1,000 residents is required. RSM Townhomes is proposing 66 residential units, with 2.9 people per unit on average, equaling 0.57 acres of parkland required. RSM Townhomes is proposing a minimum of 0.59 acres active parkland.

6.4 LANDSCAPING

Planting palettes shall compliment the architectural styles used in the RSM Townhome Specific Plan area. Planting designs shall also be compatible between both the neighboring residential community and the nearby commercial environment. Trees shall help to create the structural backbone to the project. Tree selection shall help to set the landscape tone and shall be organized by primary function (i.e. Street tree, Streetscape, Entry specimen trees, Accent trees, Screening trees etc.). Shrub and groundcover plantings shall also be organized using similar concepts (i.e. background shrub, upright accent shrub, flowering perennial border, screening hedge, etc.). Low water use plants shall be utilized in the plant palette. All trees, shrubs and groundcovers shall be grouped based off of water requirements and irrigated appropriately. See Plant Palette and Planting Plan (Section 6.12, Exhibits 19 and 20) for more detailed information.

6.5 OUTDOOR LIGHTING

Lighting standards within the RSM Townhome community shall be consistent in style, color, and materials in order to maintain uniformity throughout. Hierarchy shall be established by using a variety of lighting fixtures and illumination levels. Based on lighting design intent. Lighting styles shall tie into architectural styles and provide sufficient illumination for the safety and well being of the Community. A low voltage lighting plan will be prepared during the construction document phase of the project.

6.5.1 ENTRY MONUMENTS

Intensely "hot" or bright lighting shall be avoided at the entry monument. Lighting fixtures shall be selected and located appropriately to avoid unwanted glare. Specimen trees at the primary entry shall be up lit with several fixtures into the canopy to avoid creating dark sides of the trees.

6.5.2 OPEN SPACE LIGHTING

Lighting of the walkways, recreational area and parking areas within the RSM Townhomes community shall be required for safety and security; utilization of a traditional post mounted light fixture shall be applied.

- Exterior light standards within parking areas shall be spaced so that locations do not conflict with the parking lot or street trees. Lighting fixture locations shall take into consideration architectural lighting and overall site design.
- Exterior light standards that are placed within planter areas or sidewalks shall be set back from face of curb to allow for car overhang distances.
- Lighting equipment (i.e. transformers, ballast boxes) shall be located in planter areas and screened from public view with shrubs or hedges.
- All walkways and entrance areas shall be lit to provide the resident's security.
- Lighting style within the RSM Specific Plan area shall be consistent in style, color and materials in order to maintain uniformity throughout the project.
- Intensely "hot" or bright lighting shall be avoided at the entry monument and throughout the landscape area. Lighting fixtures shall be selected and located appropriately to avoid unwanted glare. Where required, cut off fixtures shall be used to restrict light distribution. Fixture and pole styles shall be compatible with overall site a building design. High-mast type fixtures shall be avoided.
- Overall lighting levels shall be designed to meet or exceed the City of Rancho Santa Margarita's minimum requirements for foot-candle illumination.

6.6 WALLS AND FENCES

- No additional masonry walls are provided along Alma Aldea. Another 5'-6' open hedge will be planted on the property line to serve as a back-drop to the existing streetscape plantings and allow some view of the architecture.
- Entry monument walls will be low profile and used to accentuate the specimen trees and plantings. Entry pilasters will flank the entry and will have entry signage.
- A small scaled entry sign will be located at the Avenida de Las Banderas entry, marking the name of the community.
- A partially tiled masonry wall with double sided water features will separate the entry drive from the recreational area. This may provide additional community signage for the project. A large trellis will extend over it shading the area and the built in seating on the opposite side for the tot lot.

RSM Townhomes

- The existing 8'-0" high property line walls will remain and be repainted to match the proposed architecture. All walls shall compliment the architecture and have the same colors as the buildings.
- An additional 8'-0" high section of wall will be installed along the property line adjacent to the commercial property. This will maintain property enclosure, privacy and screening. See Conceptual Landscape Plan, Exhibit 17.

6.7 LANDSCAPE PLANS

All landscaping shall comply with Chapter 9.05 of Title 9 (Landscape Water Efficiency) of the Rancho Santa Margarita Municipal code. A landscape architect licensed in California shall be retained to prepare planting and irrigation plans for all public areas.

Refer to the RSM Townhomes Planting Plans (Exhibits 17, 19 and 20), for details and layout. While it is by no means all inclusive, plantings in public areas shall draw primarily from this palette for visual community continuity.

6.8 SOIL TESTING

Soil samples shall be taken from several locations after the completion of rough grading operations, and a reputable soil-testing laboratory shall perform an agronomic soils test. The test shall access soil fertility and suggest means for amending soil if necessary. No planting shall take place until the soil has been properly prepared based on the recommendations of the soils testing laboratory.

6.9 IRRIGATION DESIGN

Irrigation for both public and private landscapes shall be designed to be as water efficient as possible. All irrigation systems shall be controlled using "Smart Technology" automatic controllers designed to properly apply water to plant materials given the sites soil conditions, evapotranspiration rates, and shall have automatic rain shut off devices. Spray systems shall have low-volume, matched-precipitation nozzles fitted on pop-up bodies that are outfitted with pressure compensating devices and integral check valves. Hydrozones will be developed to control the water to specific plant material and adhere to environmental conditions. Pop-up bodies will be specified in areas that may experience pedestrian traffic such as walkways and separation between turf and shrub beds. Standard 12" high risers will be specified for areas next to building and where foot traffic will not be encountered.

A reclaimed water main is not available to service the site at this time. In the future, should a reclaimed water main be constructed in Alma Aldea, the site can be connected to it for irrigation purposes. The proposed irrigation meter location for servicing the site is on Alma Aldea, with the on-site irrigation system being entirely private and maintained by the planned HOA. When a reclaimed water main is built in Alma Aldea, the site's irrigation

system connection point can be removed from the existing water main and the irrigation water service connected to the reclaimed water main. The on-site irrigation system should not need to be modified.

6.10 LANDSCAPE MAINTENANCE

All landscaping within the residential boundaries of the RSM Townhomes, including the common areas, street trees, lighting, and irrigation systems, shall be maintained by the management company. RSM Townhomes shall have a private Homeowner's Association. They shall also be members of SAMLARC, the City's association that allows the residents access to all City provided amenities.

6.11 PEDESTRIAN LINKAGES (STREET AND WALKWAYS)

Pedestrian pathways are organized to promote hierarchy of circulation relative to location and use. These circulation paths lead users to townhome front doors, the recreational common area and guest parking stalls. Sidewalks are set away from the curb and provide ample grow space for trees and enhanced entry landscaping. These walks are to be specified as porous concrete.

- Pedestrian walkways shall be clearly marked with porous enhanced paving where they cross vehicular drives and roadways.
- Enhanced walkway paving shall be incorporated into the entry plaza area and shall complement the paving treatments of the vehicular paving. Any enhanced paving that crosses vehicular roadways shall be designed to handle typical vehicle weight loads as well as be a porous material such as interlocking paving.

6.12 PLANT PALETTE

The following legend gives reference to possible species used for specific conditions shown on specific plan exhibits (i.e. Large accent tree). Trees not referenced by the legend shall be for multiple uses within the development.

TREES

Arbutus unedo	Strawberry tree
Cassia leptophylla	Gold Medallion Tree
Cercidium	Palo Verde
Citrus 'Meyer Lemon'	Lemon
Chamaerops humilis	Mexican Fan Palm
Cordyline stricta	Cordyline
Cupressus sempervirens	Dwarf Italian Cypress
'Tiny Towers'	
Cycad revolute	Sego Palm
Eriobotrya deflexa	Bronze Loquat

Lagerstroemia indicia
 Magnolia 'Little Gem'
 Olea europa 'Wilsonii'
 Phoenix robelinii
 Quercus agrifolia
 Rhapis excelsa
 Rhus lancea
 Schinus molle
 Strelitzia nicolai
 Tristania conferta

Crepe Myrtle
 Magnolia
 Fruitless Olive
 Pigmy Palm
 Coast Live Oak
 Lady Palm
 African Sumac
 California Pepper
 Giant Bird of Paradise
 Brisbane Box

SHRUBS

Agapanthus orientalis
 Agave attenuata
 Aloe striata
 Anigozanthos hybrids
 Buxus 'Green Gem'
 Bougainvillea 'La Jolla'
 Callistemon 'Little John'
 Cordyline 'Red Sensation'
 Cists purpureus
 Dietes 'Lemon Drop'
 Dicksonia antarctica
 Festuca ovina glauca
 Genista x spachiana
 Helictotrichon sempervirens
 Hemerocallis hybrids
 Ilex vomitoria 'wilsonii'
 Lantana 'Gold Rush'
 Lavendula species
 Leucadendron 'Safari Sunset'
 Liriope species
 Ligustrum texanum
 Myrtus communis 'Compacta'
 Nandina domestica 'hybrids'
 Pennesetum sp.
 Prunus caroliniana 'Bright n tight'
 Photinia fraserii
 Polygala 'Petite Butterflies'
 Pittosporum species
 Phormium species
 Rhapsiolepis 'Clara'
 Rosa Red Carpet'

Lily of the Nile
 Foxtail Agave
 Coral Aloe
 Kangaroo Paw
 Boxwood
 Red Shrub Bougainvillea
 Dwf. Bottlebrush
 Red Dracaena
 Rock Rose
 Fortnight Lily
 Tasmanian Tree Fern
 Blue Festuca
 Broom
 Blue Oat Grass
 Daylily
 Upright Holly 'Column'
 Yellow Lantana
 Lavender

 Blue Lily Turf
 Wax Leaf Privet
 Dwf Myrtle
 Heavenly Bamboo
 Fountain Grass
 Carolina Cherry
 Photinia
 Dwarf Sweet Pea Shrub
 Mock Orange
 Flax
 White Indian Hawthorn
 Red Carpet Rose

SHRUBS CONTINUED...

Rosmarinus officinalis	Rosemary
Strelitzia regina	Bird of Paradise
Salvia leucantha	Mexican Sage
Trachelospermum jasminoides	Star Jasmine
Teucrium x chamandrys	Germander
Westringea 'Morning Light'	Coast Rosemary

VINES

Distictus buccanitoria	Blood Red Trumpet Vine
Solandra maxima	Cup of Gold Vine
Bougainvillea 'San Diego Red'	Red Bougainvillea

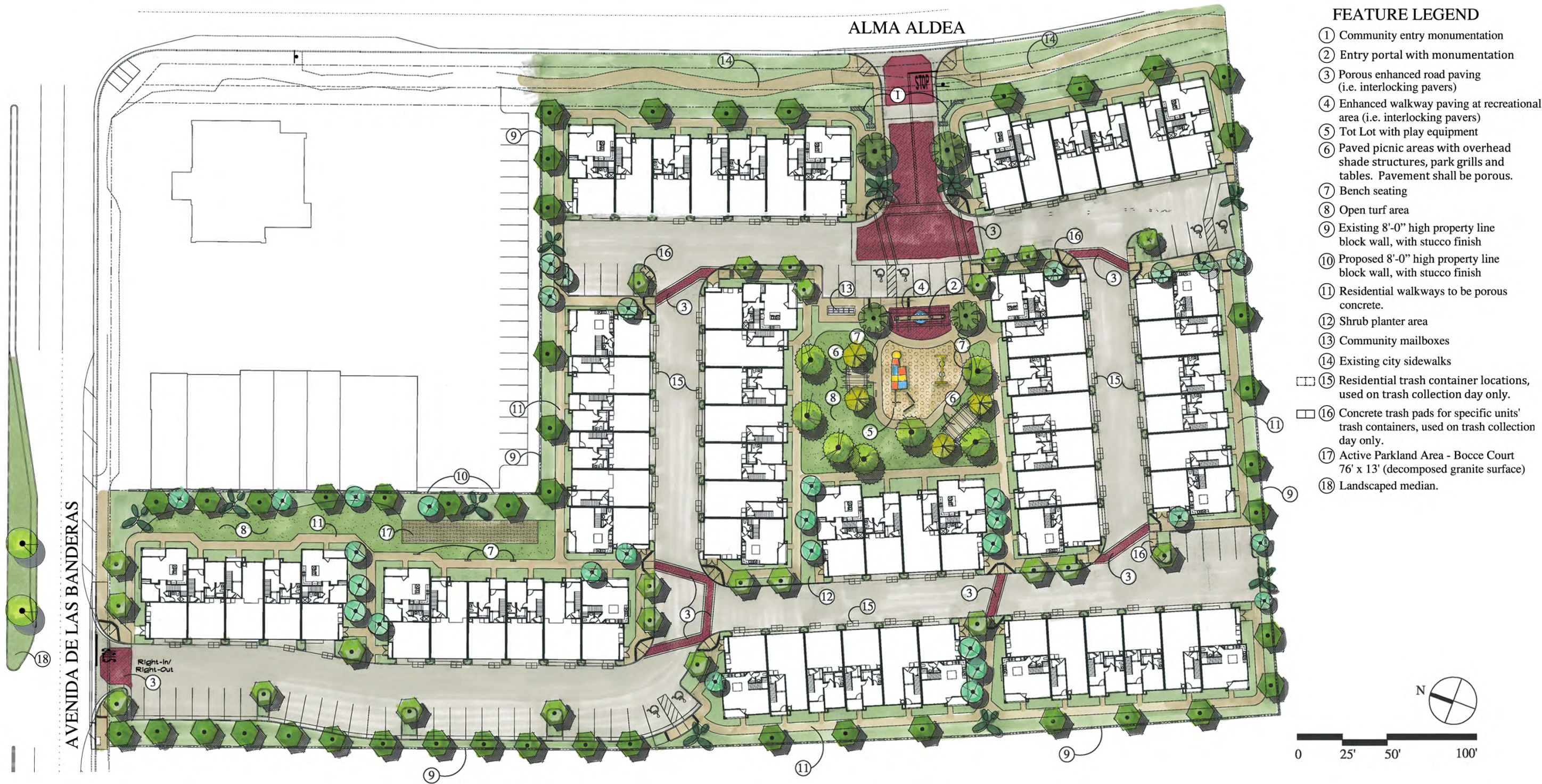
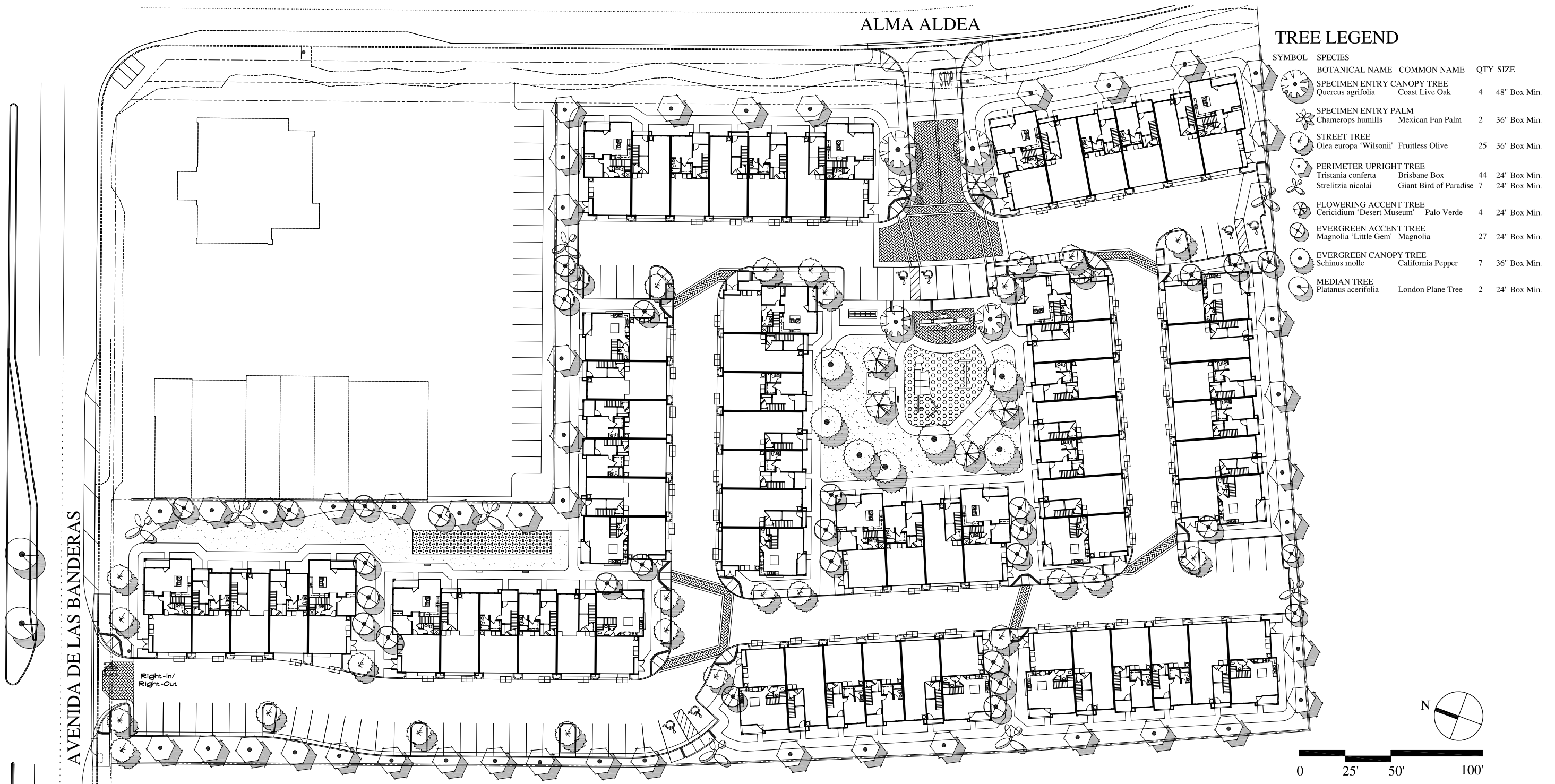
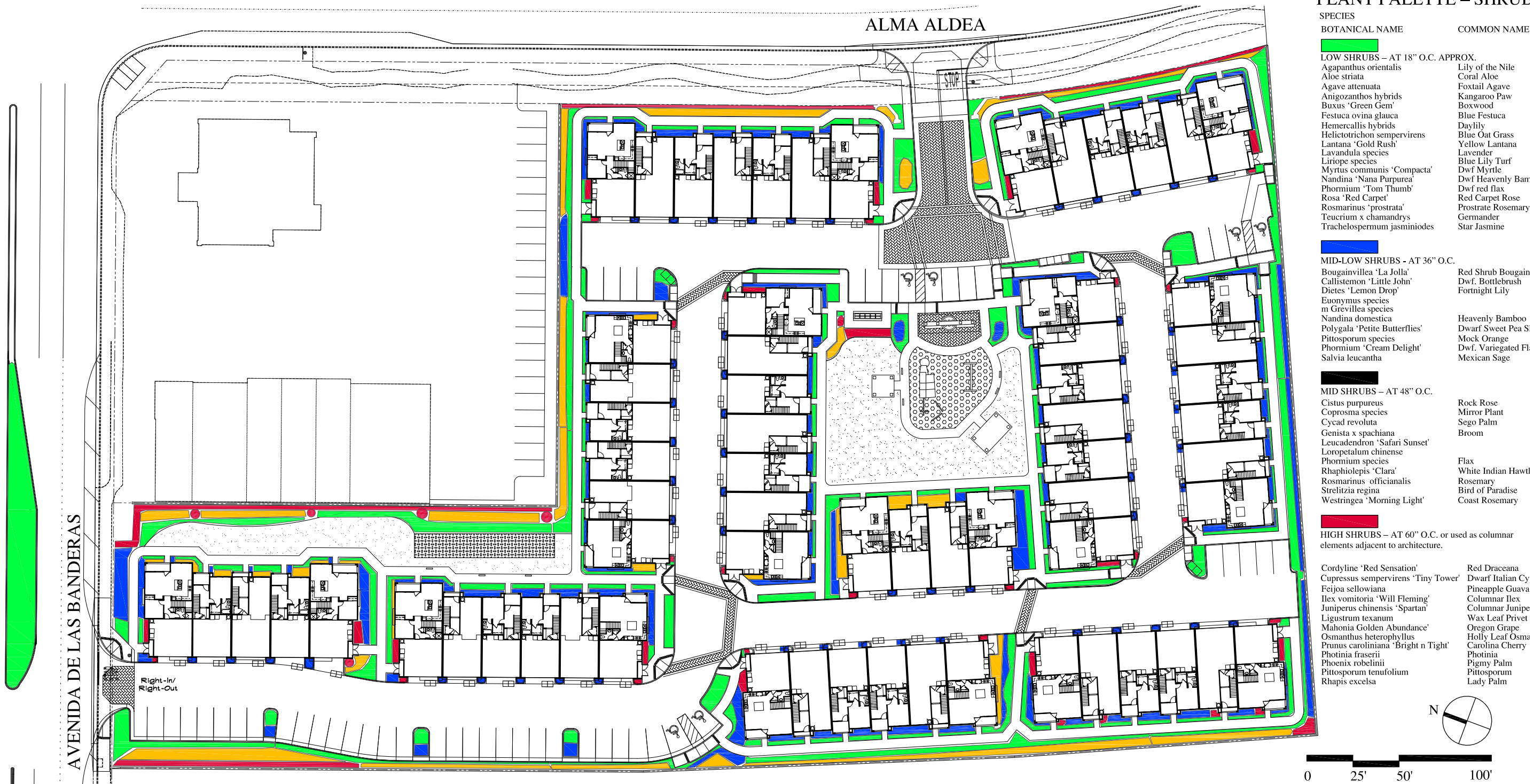


EXHIBIT - 17

METER ' A' SERVICE AREA				
ESTIMATED TOTAL WATER USE (EWU)				
<div>ETo * PF * HA * 0.62</div> <div>IE</div>				
<div>SHRUB</div>				
<div>53.1 * 0.34 * 41,729 * 0.62</div> <div>0.710</div> <div>= 657,877 GALLONS</div>				
<div>TURF</div>				
<div>53.1 * 0.88 * 4,404 * 0.62</div> <div>0.710</div> <div>= 179,704 GALLONS</div>				
<div>TOTAL</div> <div>= 837,581 GALLONS</div>				
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)				
<div>ETo * 0.70 * LA * 0.62</div>				
<div>53.1 * 0.70 * 46,133 * 0.62</div> <div>= 1,063,153 GALLONS</div>				

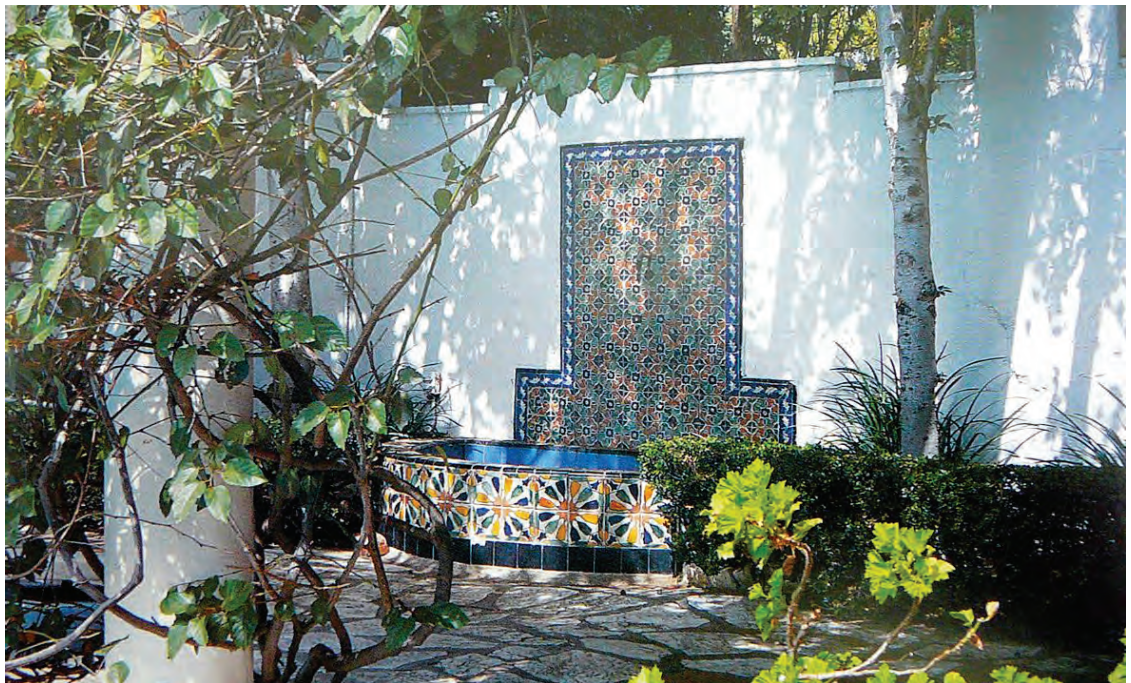
DEMAND ANALYSIS SUMMARY						
Rancho Santa Margarita Townhomes						
SEASONAL REQUIREMENTS AND PEAK FLOW FOR IRRIGATION						
PLANTING AREA:	TOT. SQ. FT.	% AREA	TOT. ACRES	ACRE FT.	HORT. DEMAND	DESIGN FLOW
South East Area	19,871	41%	0.46	1.04	4.71	9
North West Area	13,465	28%	0.31	0.71	3.19	6
Center Area	8,393	17%	0.19	0.44	1.99	4
Open Space Turf	4,405	9%	0.10	0.00	2.64	2
Open Space	2,090	4%	0.05	0.00	0.00	0
SUB-TOTAL:	48,224	100%	1.11	2.19	12.53	21
GRAND TOTAL:	48,224	100%	1.11	2.19	12.53	21







Specimen Trees at Entry



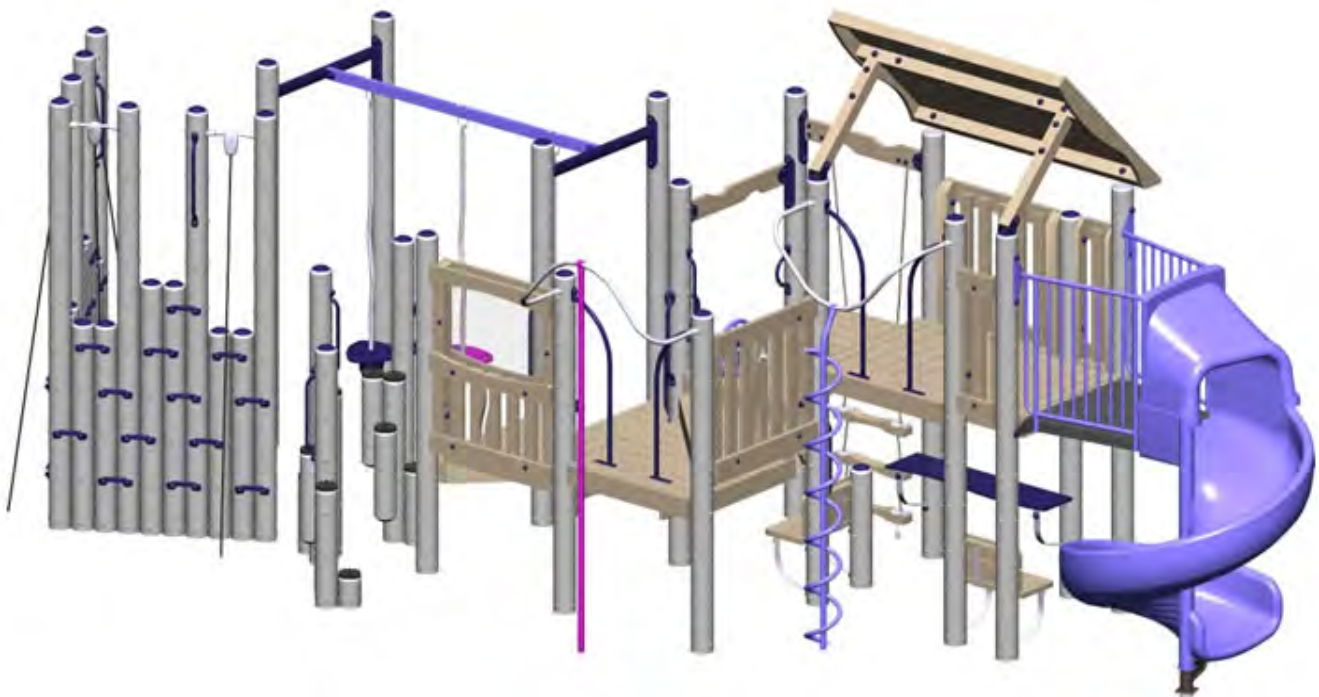
Water Feature at Entry Portal



Signage with Spanish Tiles



Water Features at Entry Portal



Playground Equipment



Concrete Walkways



Enhanced Paving

Site Furniture and Materials Photos



Decorative Pottery



Benches

Site Furniture & Materials Photos

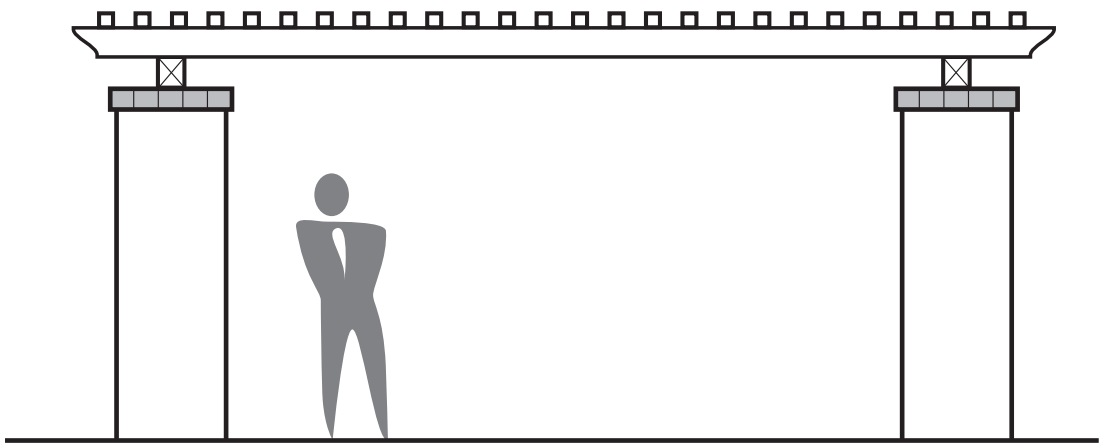


Picnic Tables



Park Grills

Site Furniture & Materials Photos



Shade Structures



Lighting

Signage

7.1 SIGNS

The sign regulations shall apply to the entire residential component of RSM Townhomes. The sign program for the project shall be intended to provide tasteful, consistent signage while effectively promoting the various activities within the project.

7.1.1 SIGNAGE DESIGN GUIDELINES

The objective of the sign design guidelines shall be to provide standards and specifications that assure consistent quality, size, variety and placement for signs throughout the project. The guidelines are intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication.

Signing at RSM Townhomes is an integral part of its image and appeal, so signs shall be carefully placed and proportioned to the individual architectural façade on which they are located. Way finding signage shall be consistent with the architectural style of the buildings. Care in the design and installation of signs shall enhance the project's overall image. A detailed sign program shall be submitted to the Development Services Director for approval.

7.1.2 TYPE STYLES AND LOGOS

The use of a logo and distinctive type styles shall be required for all the signs. Sign lettering shall be combined with other graphic and dimensional elements, provided that these images are architecturally compatible. The typeface shall be arranged in one or two lines or copy and may consist of upper and/or lower case letters. See Exhibit 28 for signage imagery for permitted signage designs.

The residential addresses shall be displayed as backlit numbers near the front door of the residential unit. Flat black numbers (3" minimum in height) shall be installed above the center of each garage door with the corresponding address. The entry monuments shall be constructed per the elevations provided. The street signage shall be mounted onto poles in the appropriate locations; preferably mounted to stop sign or light poles where permitted

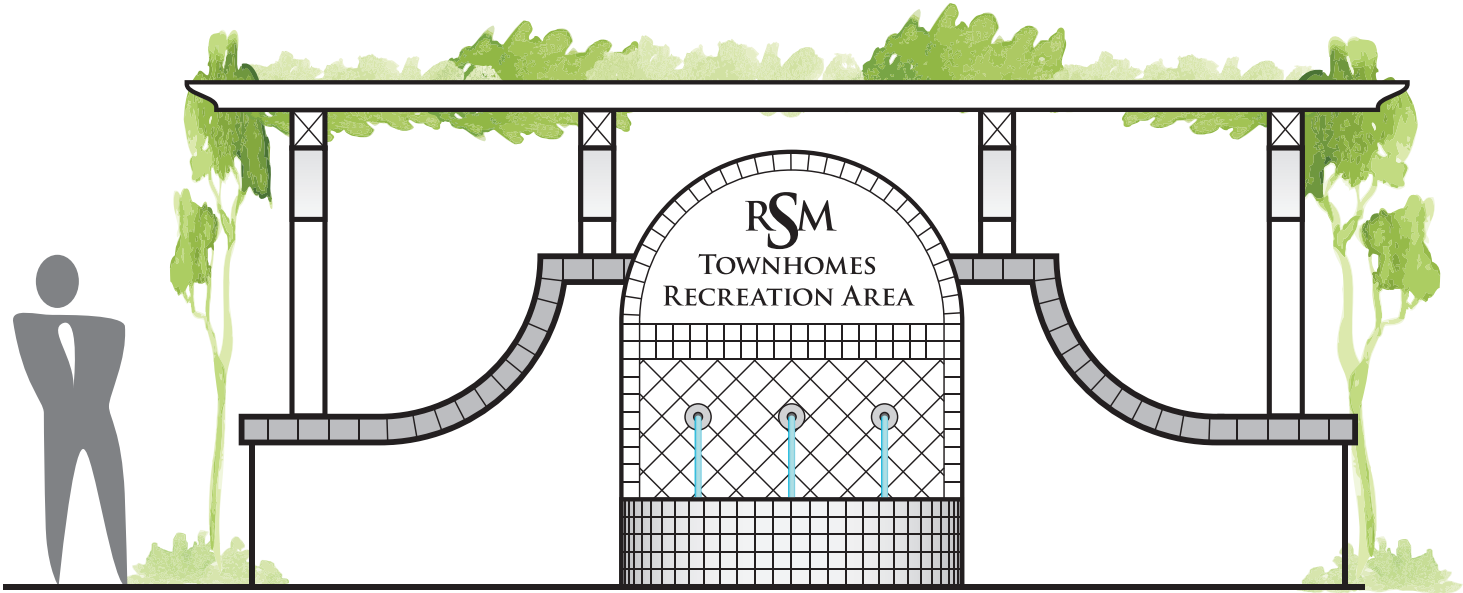
7.1.3 SIGNAGE INSTALLATION

- Threaded rods or anchor bolts shall be used to mount sign letters, which are held off the background panel. Angle clips attached to letter sides will not be permitted.
- Visible welds and seams shall be ground smooth and filled with auto body compound before painting.
- No fasteners, rivets, screws or other attachment device shall be visible from any public vantage point.
- Finished metal surfaces shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips and runs and shall have a uniform surface conforming to the highest industry.





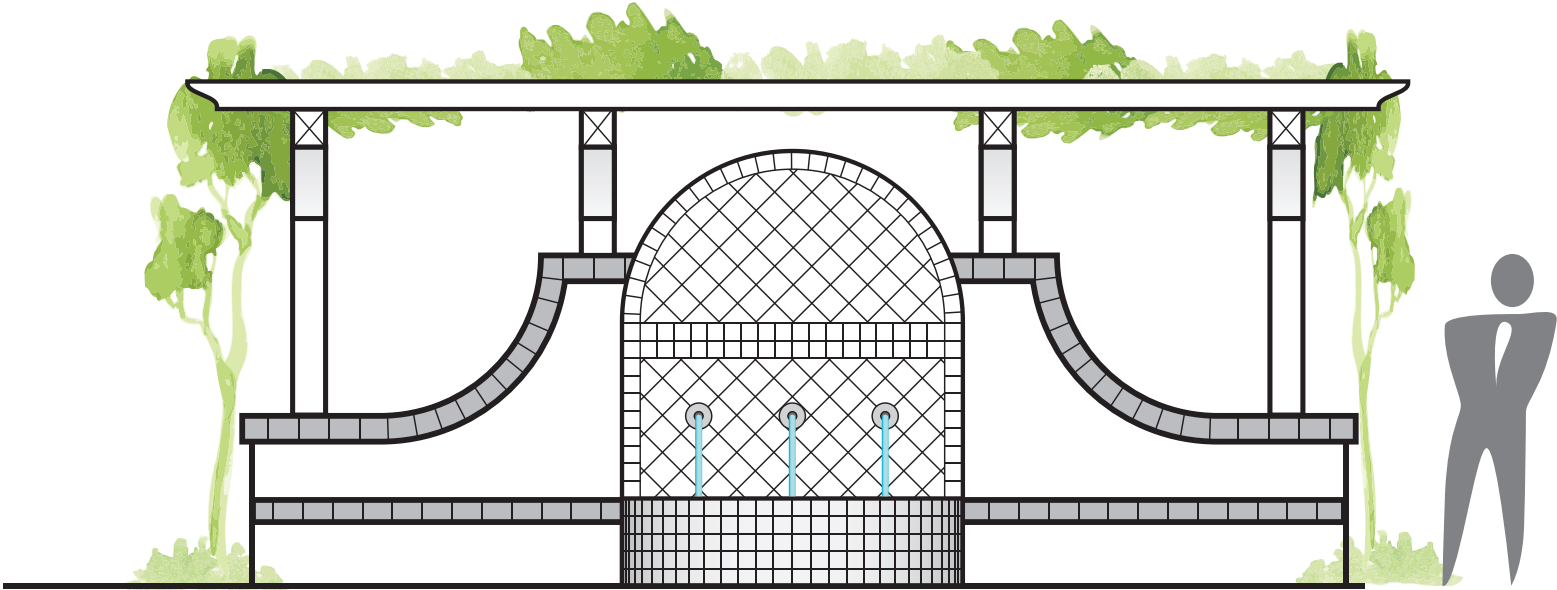
Entry Monumentation



Rec Area Entry Portal (front)



Secondary Entry Monument



Rec Area Entry Portal (back)

Infrastructure, Utilities and Public Services

8.1 PURPOSE AND INTENT

The purpose of this chapter is to identify the infrastructure, utilities and public services required to serve the RSM Townhomes Specific Plan. Any development within the specific plan area shall pay it's fair share of traffic mitigation measures required by the traffic study. The following exhibits and text shall discuss infrastructure improvements for vehicle circulation, grading, storm drain, sewer, water, utilities, public services, perimeter security, building access and subdivision of the property.

8.2 VEHICLE CIRCULATION

Exhibit 32 shows access and required improvements along Avenida De Las Banderas and Alma Aldea as well as the onsite private drive aisles needed for internal circulation throughout the project area. Opposite from Calle Del Brisa along Alma Aldea will be placed a 30 foot driveway entrance to serve the site. A 40 foot access easement will need to be granted for access through the existing open space lot. The two existing driveways fronting Avenida De las Banderas will be replaced by one proposed 24 foot wide driveway for secondary access. A 24 foot wide drive aisle will serve the majority of the site. A left turn pocket shall be provided on Alma Aldea at the main entry.

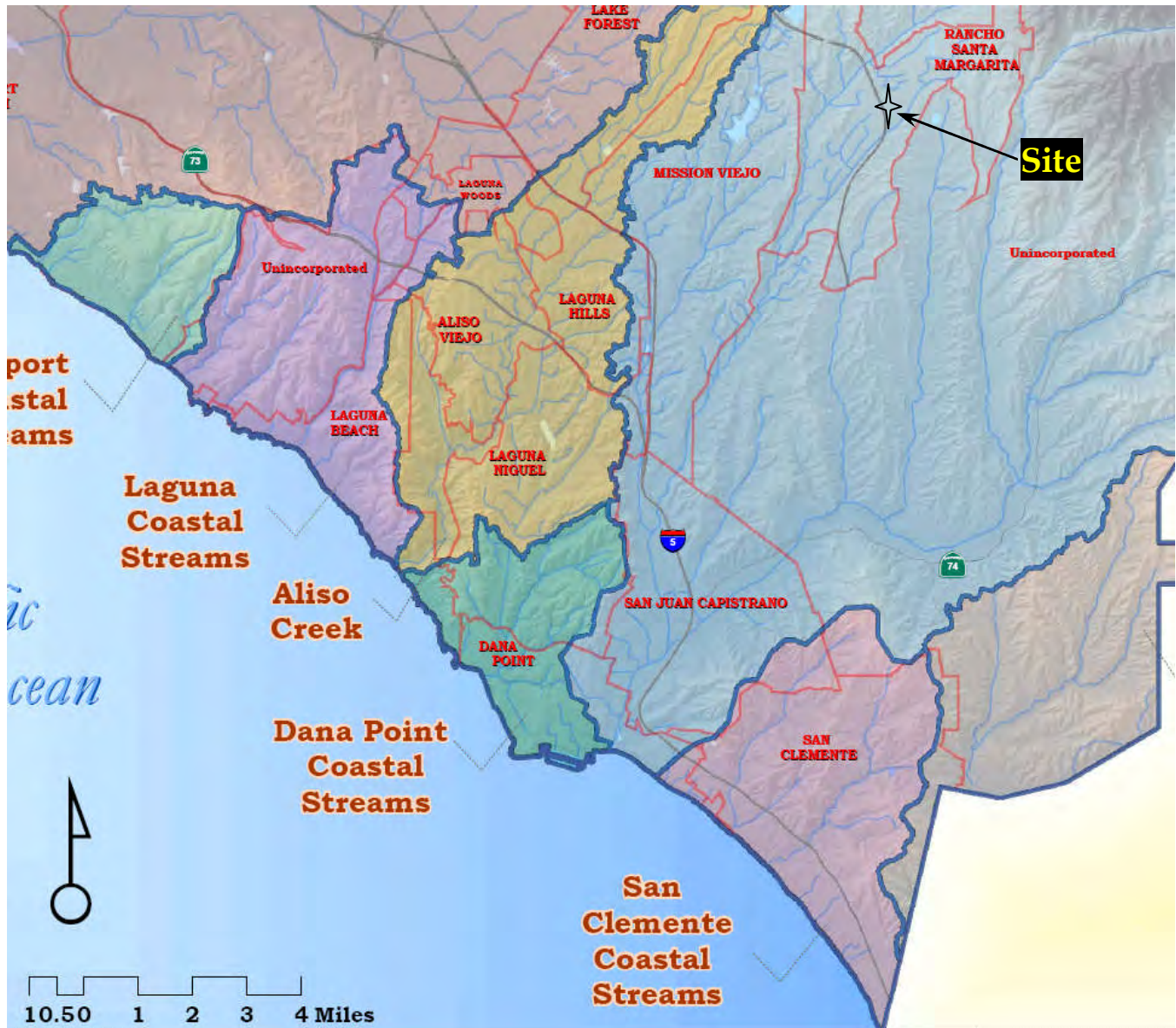
8.3 GRADING

Conceptual grading of the site complies with City of Rancho Santa Margarita requirements that the site contain retaining walls that do not exceed 5' in height. The site drains in a sheet flow manner generally running from north to south. The building pads will be designed to minimize grading on the site and match existing site elevations and reduce the amount of import or export onto the site. Retaining walls onsite, should they exist, are not expected to exceed 3' in height. Along the southerly property line the existing block wall includes some retaining. The grading should remain consistent with existing conditions and not affect the adjacent properties.

8.4 WATER QUALITY MANAGEMENT PLAN (WQMP)

The Water Quality Management Plan (WQMP) is intended to comply with the requirements of the City of Rancho Santa Margarita Local Implementation Plan (LIP) §A-7.5.1 and the Orange County Drainage Management Plan (DAMP) §7.6.2 which requires the preparation of a Water Quality Management Plan. Below are the Location Map and Plot Plan. The complete WQMP is attached as an Appendix to the Specific Plan.

Water Quality Management Plan (WQMP) - Location Map



WQMP Plot Plan

30482 Avenida de Las Banderas
Rancho Santa Margarita, CA
Tentative Tract Map No. 17365



- LEGEND:
- LANDSCAPE DRAIN INLETS (RUNOFF IS FILTERED THROUGH VEGETATED LANDSCAPING OR VEGETATED STRIPS BEFORE ENTERING INLETS) - TC-31
 - DRIVE AISLE DRAIN INLETS WITH AQUA GUARDIAN CATCH BASIN INSERTS - MP-52
 - SD-10
SD-12
PERVIOUS SURFACES: VEGETATED LANDSCAPING USING EFFICIENT IRRIGATION SYSTEMS & LANDSCAPE DESIGN, WATER CONSERVATION, SMART CONTROLLERS, AND SOURCE CONTROL.
 - IMPERVIOUS SURFACES: A.C. DRIVEWAY, PARKING, WALKWAYS AND BUILDINGS. RUNOFF FROM DRIVEWAY AND PARKING IS FILTERED THROUGH A CATCH BASIN INSERT BEFORE ENTERING STORM DRAIN SYSTEM. DRAINAGE FROM ROOF AND WALKWAYS FLOWS ONTO LANDSCAPING BEFORE ENTERING STORM DRAIN SYSTEM (SD-II).
 - ZERO DISCHARGE AREA: TOT LOT DRAINS TO GRAVEL BED UNDERNEATH. NO STORM RUNOFF.

NOTES:
SITE GROSS AREA: 4.1 ACRES.

SD-10 & SD-12: Landscaping With Efficient Irrigation Systems(typ)

SCALE: 1"=60'



PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
234 E. 17TH STREET, SUITE 205
COSTA MESA, CA 92627
(949) 548-1192

ROBIN B. HAMERS R.C.E. 31720 DATE

8.5 STORM DRAIN PLAN

A private storm drain system located within the drive aisles will carry the storm water towards the south easterly portion of the site and connect into an existing 24" storm drain lateral connecting to an existing public 90" storm drain line located in Alma Aldea. Onsite flows shall be conveyed to the proposed public system through 24" PVC pipe or smaller depending on the amount of Q generated by each sub-area. All onsite flows shall be filtered prior to entering the offsite public storm drain system. No onsite detention system has been provided as the existing public 90" storm drain line has been sized to take the flow from this property and the properties to the north.

8.6 SEWER PLAN

Sewer service for the project shall be provided through the Santa Margarita Water District. The project shall convey sewage through onsite public 8" PVC sewer lines and 4" PVC laterals which shall tie into an existing public 8" PVC sewer lateral connecting to the existing public 10" sewer main in Avenida De Las Banderas. Exhibit 31, provides a concept plan for the sewer system, combined with the water plan.

8.7 WATER PLAN

The Santa Margarita Water District shall provide water to serve the project. The onsite water loop shall be a minimum 8" PVC water line that shall provide both domestic and fire service to the site. Exhibit 31, shows the water line locations and fire hydrant locations proposed for the project combined with the sewer plan.

A reclaimed water main is not available to service the site at this time. In the future, should a reclaimed water main be constructed in Alma Aldea, the site can be connected to it for irrigation purposes. The proposed irrigation meter location for servicing the site is on Alma Aldea, with the on-site irrigation system being entirely private and maintained by the planned HOA. When a reclaimed water main is built in Alma Aldea, the site's irrigation system connection point can be removed from the existing water main and the irrigation water service connected to the reclaimed water main. The on-site irrigation system should not need to be modified.

8.8 UTILITIES

A. Electricity: Southern California Edison (SCE) shall provide electric service to the project area and shall extend service to the project in accordance with rules and policies for extension of service on file with the California Public Utilities Commission.

B. Natural Gas: The Southern California Gas Company shall provide natural gas service to the project at the time contractual arrangements are made in accordance with Gas Company policies and extension rules and policies for extension of service on file with the California Public Utilities Commission.

C. Telephone Service: AT&T provides telephone service to the project area and shall extend service to the project in accordance with extension rules and policies for extension of service on file with the California Public Utilities Commission.

D. Cable TV: Cox Cable provides cable service within the City of Rancho Santa Margarita and shall provide service at the time contractual arrangements are made.

E. Internet Access: Both Pacific Bell and Cox Cable offer Internet service within the project area and shall provide service at the time contractual arrangements are made.

F. Solid Waste: The City of Rancho Santa Margarita shall provide solid waste collection service for the project through a franchise agreement with CR&R Waste Services, a private refuse hauler. The resident trash bins shall be wheeled out to the designated area on the driveway apron on trash collection day. For those bins not reachable by the trash collection vehicle, a separate pad shall be provided on the nearest curb for placement on trash collection day only. Refer to Exhibit 17 (page 34, key note 16) for details.

G. All overhead utility lines along frontage of properties within the Specific Plan boundary shall be required to be placed underground.

8.9 PUBLIC SERVICES

A. Fire: Fire protection services shall be provided by the City of Rancho Santa Margarita Fire Department. Fire Station #45, located at 30131 Aventura, is the primary station serving the area. The Mitigated Negative Declaration for the project (once completed) shall require mitigation measures to ensure adequate fire protection service for the project pursuant to Section 1.4 of this document.

B. Police: The City of Rancho Santa Margarita contracts with the Orange County Sheriff's Department for all law enforcement needs. The Sheriff's Department is responsible for public safety and general law enforcement within the city, including patrol services, traffic enforcement and criminal investigations. The Mitigated Negative Declaration for the project shall ensure adequate police service for the project pursuant to Section 1.4 of this document.

8.10 BUILDING ACCESS

All buildings on the site are ADA accessible.

8.11 SUBDIVISION

Tentative Tract Map 17365 proposes 66 lots and shall be created in conjunction with this specific plan. Lots 1-66 shall contain the residential units at one lot per unit. Lot 67 shall contain the open space lot which will also include the drive aisles serving the project.

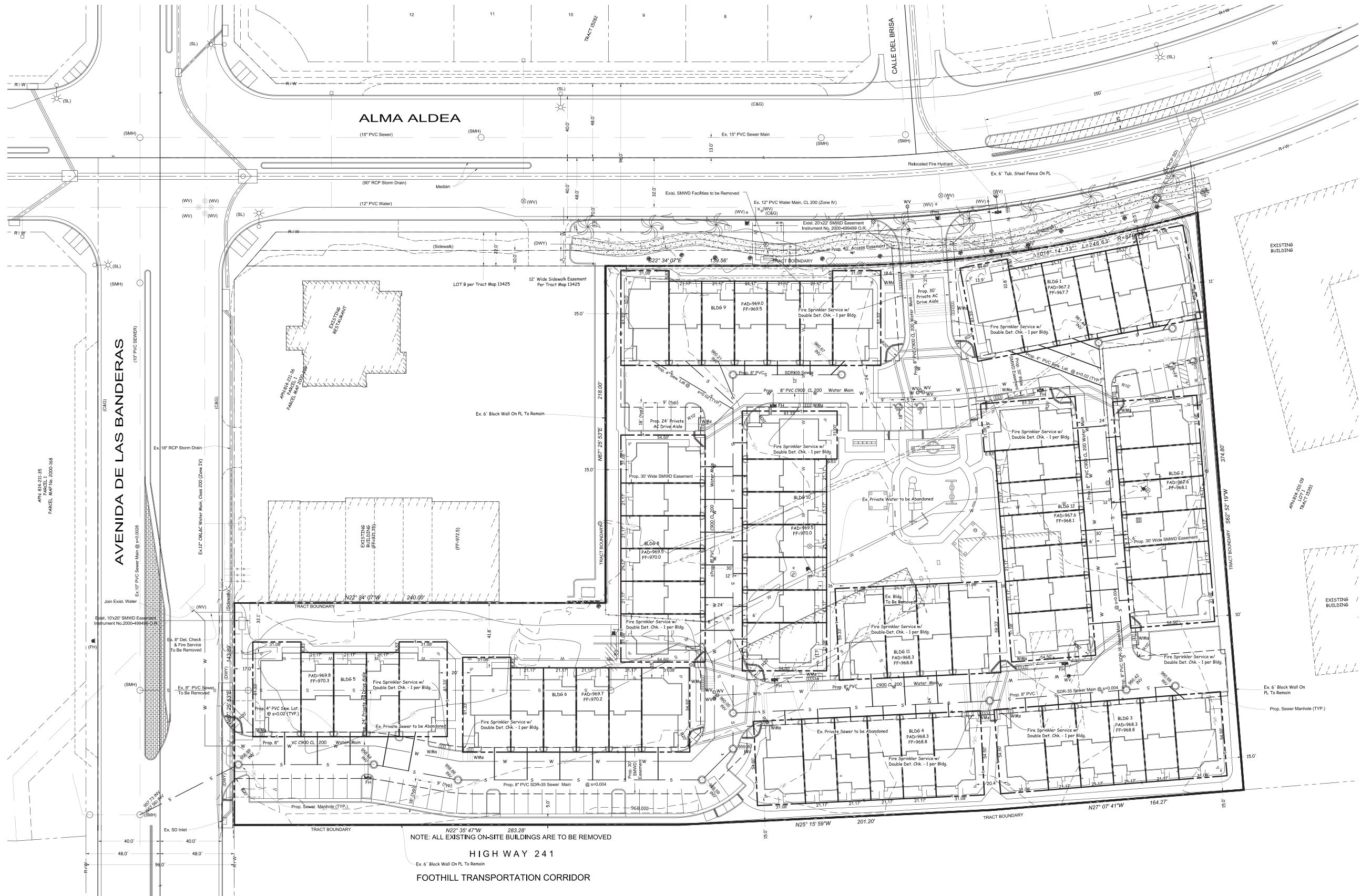
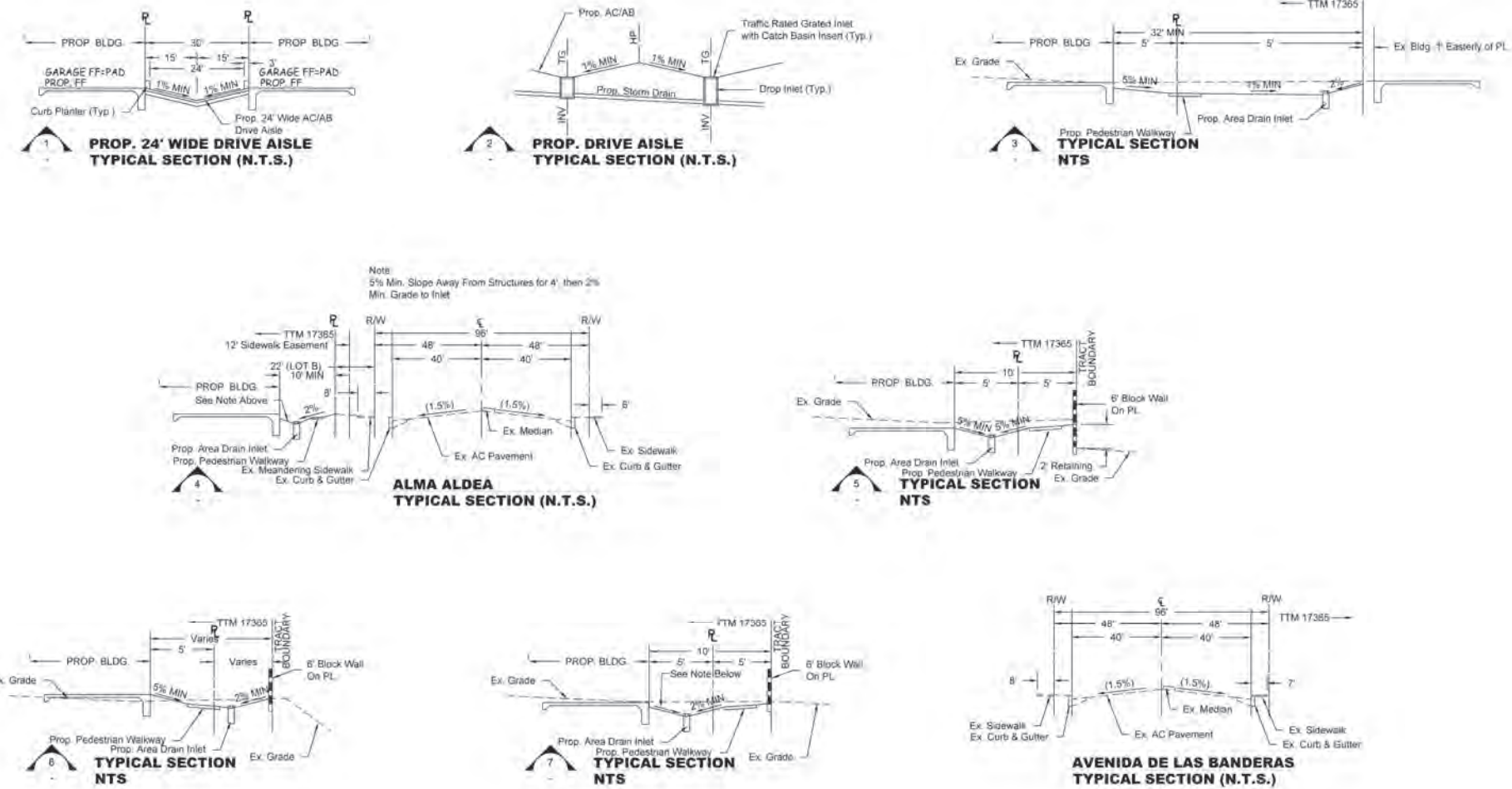


EXHIBIT - 32



Implementation and Administration

9.1 INFRASTRUCTURE AND PUBLIC SERVICE FINANCING

Pursuant to the California Government Code, Section 65451(a) (4), the following describes the financing measures or programs necessary to finance the infrastructure and service requirements to support the RSM Townhomes Specific Plan.

A. Infrastructure: All private infrastructure improvements shall be funded entirely by the developer of the project. Public improvements shall be conditioned to be completed by the developer or a City Capital Improvement Project as determined appropriate by the City. The developer shall also be required to pay any applicable fees to the City of Rancho Santa Margarita or other agencies if required for connection and/or capacity expansion fees (or other similar fees). The City of Rancho Santa Margarita shall ensure and the Developer shall install adequate facilities available to serve the project prior to the issuance of an occupancy permit for any portion of the project consistent with the phasing policies described in Section 3.1 and Exhibit 6.

B. Public Services: Consistent with the City of Rancho Santa Margarita's requirements and Conditions of Approval, the project developer shall be required to pay fees or contribute to public service facilities on a pro rata share based on the project impacts to public services. Confirmation that the project has met its fair share contribution to public services shall be required prior to the issuance of a building permit or occupancy permit, as determined by the Development Services Director.

9.2 APPLICATION PROCESSING

At the time of the adoption of the RSM Townhomes Specific Plan, concurrent applications may be approved for overall site development through General Plan Amendment, Zone Change, Specific Plan and Tentative Tract Map.

The Application Processing Section is intended to provide the regulatory framework for any subsequent entitlements that shall be required as identified in the following Approval Authority Matrix, and that is consistent with the Rancho Santa Margarita Municipal Code.

All other ordinances and sections of the City of Rancho Santa Margarita Municipal Code shall also apply, unless such standards are inconsistent with the provisions of the RSM Townhomes Specific Plan in which case the Specific Plan shall apply.

Approval Authority Matrix			
TYPE OF ACTION	Planning Commission	City Council	Community Development Director
General Plan Amendment	X	X	
Zone Change	X	X	
Site Plan	X		
Specific Plan Amendments	X	X	
Specific Plan Minor Adjustments			X
Appeal	X	X	
Tentative Tract Map	X		
Administrative Determination			X

9.3 MINOR ADJUSTMENTS

An applicant may initiate a request for a modification of an approved development application upon the submittal of the applicable form, materials, and fees. Minor modifications must be granted in writing by the development services director prior to the issuance of a building permit for any changed plans. To grant the request, the development services director must find that the requested modification is substantially in compliance with the original approval plans, and conditions shall be limited to the following:

- (a) A modification that involves less than 25 percent of the building area or project site area; or
- (b) A modification that involves minor changes in color, material, signage, design, landscape material, or parking or driveway orientation; or
- (c) 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.

All modifications that do not meet the criteria in Subsections (a), (b), and (c) above shall be considered major changes and shall be subject to the same review procedures established for the original development review application.

9.4 BOARD OF APPEALS

The Planning Commission is board of appeals for development services director decisions, and its decision on the appeal is final. A Planning Commission public hearing is required only when the original application required a public hearing. The City Council is board of appeals for Planning Commission decisions, and its decision on the appeal is final.

9.5 SPECIFIC PLAN AMENDMENTS

Per the Rancho Santa Margarita Administrative Section within the Zoning Code - 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.