



## Terramor: Setting a New Standard in Sustainable Planning



Some of the 18,000 Terramor homeshoppers.

It attracted more than 18,000 people over just one weekend. It has been visited by economists, environmentalists and planning experts from all across the nation. And, it has become both a land use legacy and a new homebuilding benchmark for the real estate industry. It — is Terramor, the new green-oriented village within the community of Ladera Ranch.

Master-planned and developed by Ranch Mission Viejo to ultimately provide 1,260 green-designed and green-constructed homes, Terramor is the largest green-oriented village of production style homes in the nation. The fifth of six residential villages planned for Ladera Ranch, Terramor celebrated the grand opening of its first seven neighborhoods in November 2003. Since then, 300 homes have sold and another 100 homes are scheduled to be released for sale.

“Terramor certainly is on the cutting edge,” said David Johnston, a green construction expert who advises local governments on creating green guidelines for residential building. “Through its own land planning and homebuilding guidelines, Terramor is dedicated to exceeding

statewide energy-efficiency requirements by at least 20 percent, reducing construction waste via a mandatory builder recycling program, installing drought tolerant landscaping, and building with environmentally preferred materials. The Terramor guidelines are setting a new standard within the homebuilding industry to create ‘healthy homes,’ use natural resources wisely and preserve the natural environment.”

Specifically, Terramor’s Green Development Program lays out design and construction standards which must be followed by the homebuilders in the areas of site/landscape design, water conservation, energy efficiency, materials and resources, and indoor environmental quality. Additionally, all builders are required to provide two other green innovations of their own choosing.

To date, the program has been so successful that Rancho Mission Viejo’s O’Neill/Avery/Moiso family now intends to implement it in the final village of Ladera Ranch as well as include it in The Ranch Plan, the long-term comprehensive land use and open space preservation and management plan for the remaining 23,000 acres of Rancho Mission Viejo.

To learn more about Terramor at Ladera Ranch, visit [www.laderaranch.com](http://www.laderaranch.com). To learn about The Ranch Plan, visit [www.RanchoMissionViejo.com](http://www.RanchoMissionViejo.com).

## A Collaboration Between Conservation & Construction



In a regionally unprecedented effort to reduce construction and demolition debris, Rancho Mission Viejo has partnered with the Orange County waste management firm CR&R to create Orange County’s largest on-site recycling program of its kind.

Now being implemented within the new Ladera Ranch village of Terramor, the program is part of Rancho Mission Viejo’s continued commitment to environmentally sensitive land management, as practiced by the O’Neill/Avery/Moiso family since 1882.

Specifically, the mandatory on-site recycling partnership at Terramor is a collaborative program between the Ranch family, CR&R and the 10 neighborhood builders at Terramor who, to date, have successfully recycled as much as 70 percent of construction debris that would otherwise have gone to local landfills.

“By placing bins for concrete, wood, metal, and other debris at locations within each Terramor neighborhood and mandating ‘source separation’ and ‘mixed processing’ by each homebuilder, as well as managing and monitoring the program through CR&R, a total of 1,078.39 tons of material have been recycled from Terramor homebuilding sites as of August 2003,” said Marc Lamkin, senior project director for Rancho Mission Viejo. “Clearly, this is a win-win effort that is sure to become a model program across the nation as our landfills begin to reach capacity.”

## RODEO RAISED \$100,000 FOR LOCAL CHARITIES

The \$100,000 raised through last year’s Rancho Mission Viejo Rodeo resulted in donations of \$50,000 to the Richard Henry Dana Exceptional Needs Facility (R.H. Dana ENF) in Dana Point, CA and \$50,000 to Camino Health Center in San Juan Capistrano.

The donation was made by representatives of the Rancho Mission Viejo Rodeo Committee and members of the O’Neill/Avery/Moiso family, hosts of the two-day Rodeo.

From its campus within the Capistrano Unified School District, R.H. Dana ENF provides a broad range of educational instruction to approximately 110 special needs children from birth through sixth grade. Now expanding into a new facility, Camino Health Center provides a wide assortment of medical services and patient care classes for more than 80,000 families in need.

To learn more about these two organizations, please visit [www.capousd.org](http://www.capousd.org) and click on “Locate School” and then visit [www.mission4health.com](http://www.mission4health.com), click on “Ways to Help Now” and then click on “Groups I Can Join.”



## RANCH DONATES \$1 MILLION TO EXPAND EMERGENCY ROOM

The members of Rancho Mission Viejo's O'Neill/Avery/Moiso family have committed to donate \$1 million toward Mission Hospital's Emergency Room expansion.

Each year, Mission Hospital's ER treats more than 50,000 patients in a space that was built to accommodate only 25,000 visits. In addition, on occasion the ER has been forced to divert ambulances to other hospitals because of space limitations. However, through the \$10 million ER expansion now underway, patient areas will increase from 17 to 38 (with 23 private exam rooms and 11 pediatric rooms), four trauma areas also will be renovated, and upon completion, the ER will be able to accommodate up to 80,000 patient visits a year.

To learn more about the good works of Mission Hospital, visit [www.mission4health.com](http://www.mission4health.com).



*Rancho Mission Viejo Director of Marketing Anne Marie Moiso, President and CEO Tony Moiso, Chairman Richard O'Neill, and Mission Hospital President Peter Bastogne.*



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## Moving Into the Fast Lane With Zero-Emission Cars

Global Electric Motorcars (GEM), a Daimler Chrysler Company, and Tuttle-Click Dodge in Irvine have formed a partnership with Rancho Mission Viejo to create Orange County's first residential village designed for zero-emission electric cars.



In an effort to reduce emissions and promote clean energy use, a fleet and dealer discount of up to \$1,000 off the listed price on every new GEM vehicle purchased at Tuttle-Click Dodge is being awarded to all homebuyers within the Terramor village of Ladera Ranch.

In addition, every home at Terramor features garages with conveniently located electric vehicle recharging outlets. And, the entire village has been designed around a single circular arterial street and a network of connecting trails to encourage both neighborhood "walkability" and the use of alternative fuel vehicles.

"The GEM vehicles are a perfect way to augment the green-oriented attitudes and practices that will be implemented within the village of Terramor," said Anne Marie Moiso, director of marketing for Rancho Mission Viejo. "Since GEM vehicles are only approved for speeds under 45 mph, we have focused Terramor on communal open spaces as opposed to major roadways, so residents can walk and bicycle around the village's inter-connecting network of arroyos, courtyards, greens, and paseos — or take their electric vehicles on Ladera Ranch's other neighborhood streets. We are very proud to be setting this new precedent in Orange County."

GEM vehicles are available to Terramor homebuyers in a range of four different models including two passenger, four passenger, short-back, or long-back vehicle styles. All GEM models come with standard safety features and various accessories to meet specific needs. The vehicles are fully charged within about six to eight hours by plugging into 110-volt outlets which pull an amount of energy equivalent to that of the typical spare refrigerator.

*I thought that you might find this of interest -  
Best Regards,  
Tony Moiso*