



Talega, San Clemente, California

Master-Planned Golf Community with Ocean View

Catellus and its partners developed Talega in a coastal environment distinguished by dramatic hills and valleys, three miles from the Pacific Ocean. The 3,510-acre community incorporates many special attributes, including an 18-hole championship golf course, an 83-acre business park, a K-8 school, significant open space, retail uses and a diversity of housing and employment. The community also features a 1,200-acre nature reserve that is managed by a citizens' conservancy board.

The Talega land plan, which superceded a previous land plan, designated about 66% of the site – 2,300 acres – as open space. This conserved the land's legacy landscape of arroyos, mature sycamore and oak trees, chaparral, coastal sage, riparian plant communities and natural terrain. By eliminating earlier plans for extensive cut and fill, the new plan reduced grading by 20 million cubic yards, preserving key ridgelines, valleys and tree clusters, and actually provided more land for development.

Project Summary

- A 3,510-acre, master-planned golf community in south Orange County
- Entitled for over 4,800 homes and an 83-acre business park
- 2,300 acres dedicated as open space
- Multi-jurisdictional entitlements with Orange County and the City of San Clemente

About Catellus

Catellus is a master developer focused on creating some of the most innovative and sustainable mixed-use developments in the nation. Catellus has nearly 30 years of experience transforming former brownfields, military land and airports into developments that include retail, commercial, residential and other public uses. Catellus delivers on all aspects of a project, including site planning, entitlements, public financing and sustainable design.

Catellus is uniquely positioned to deliver on the nation's increasing demand for well-planned, mixed-use developments.



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Turning Vision Into Reality

continued on back

Talega

San Clemente, California

continued from front

Environmental Challenges

The U.S. Army Corps of Engineers and the California Department of Fish and Game were responsible for environmental approvals relative to the development. The site is traversed by a “blue line stream,” which required obtaining an Army Corps 404 permit for any development in and around the designated area. Due to the existence of coastal sage, a nesting environment for the California Gnatcatcher, Talega’s development in affected areas also required a Fish and Game 1603 permit. Talega Associates obtained all necessary environmental permits, allowing development to proceed without interruption.

Entitlement

About half of Talega’s site is located in the County of Orange, and half is in the City of San Clemente. The greatest entitlement challenges were in San Clemente, a slow growth city with an allocation system for residential permits. The Residential Evaluation Board (RDEB) limited home building to 500 units a year. Talega captured a major portion of the RDEB’s allowable units, allowing unimpeded build out of the project at market-based velocities. Talega Associates had a close working relationship with both the city and county. Approval of a critical development agreement with the city secured Talega’s development rights in return for contributions to improve the city’s circulation system (through the Regional Circulation Financing and Phasing Plan) and public and community services.

Financial Structure

Talega was developed by three partners: Catellus Residential Group, Standard Pacific of Orange County and Starwood Capital Group.



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