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LONGEVITY

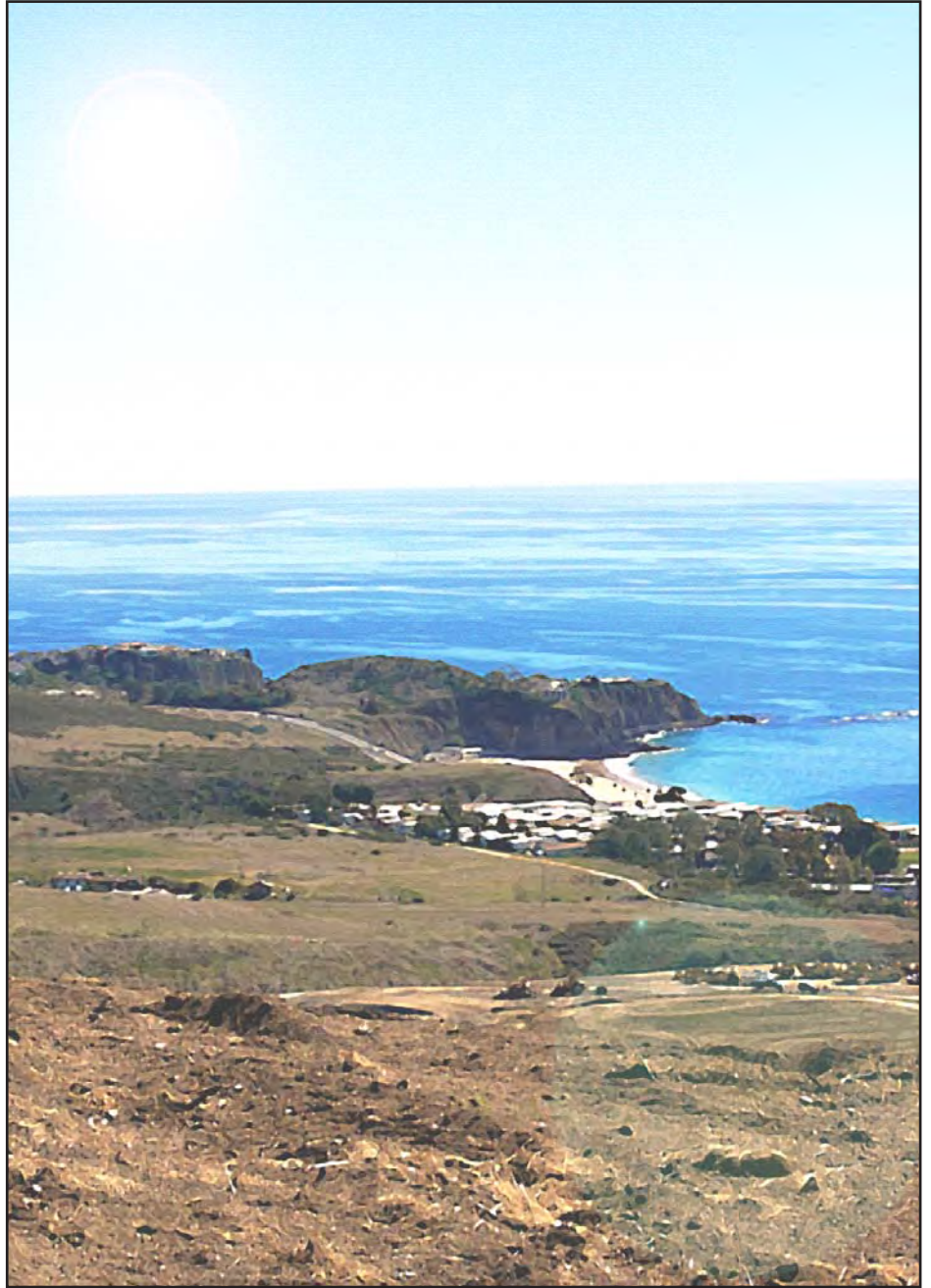
Since 1995 TRG Land, Inc. has provided planning and design services to public agencies and private developers.

CAPACITY

We are a versatile, multidisciplinary team, composed of professional planners, landscape architects, visual media specialists, computer-aided designers, and graphic artists. This team of professionals possess a comprehensive collective knowledge that provides you with the high quality work products for which we are known.

RESPONSIVENESS

Our products are quickly produced, to meet your goals for the community, natural environment, regulations, and economics. We collaborate easily with other client consultants.



MISSION STATEMENT

We enjoy what we do and approach our projects with the commitment to meet the client's goals while incorporating comprehensive planning and design principles.

This philosophy fosters a fun, creative, and productive work environment -- strengthening our genuine dedication to develop ideas and produce products we stand by.

Ashley & Associates

Barrett Homes

Blackstone Group

Brian Lake & Associates

Brookfield Homes, Hawaii

Brookfield Homes, Southern California

California Pacific Homes

Castle & Cooke

Century American

Charter Land Company

Cook Hill Properties

Coto de Caza – Lennar Homes

Development Strategies

Empire Homes

First American Corporation

Foremost Communities

Green River Properties LLC

Guardian Capital

Hanson American

Hofmann Land Development Company

Hogan Edgcomb Consulting

John Laing Homes

Katz Builders & Developers

Lehigh Hanson, Inc.



Portola Springs, Irvine

Lennar Communities

Monteverde Companies

New Edge Living

Newport Dunes Waterfront Resort

Nevis Capital LLC

P&D Consultants, Inc.

Pacific Land



Crystal Cove, Newport Coast

Palm Hills Development

Parker & Covert LLP

Plains Exploration & Production Company

Puente Hills Landfill

R.Y. Properties

Rancho Mission Viejo

Richland Communities, Inc.

Robb Evans & Associates LLC

Royal Clark Development

Sand Canyon Plaza, LLC

Shea Homes

Shopoff Realty Investments

Springridge Park, LLC

Standard Pacific Homes

SunCal Companies

Surland Companies

Synergy

Taylor Woodrow

The Irvine Company

The New Home Company

The Presidio Group LLC

The Robert Mayer Corporation

The Wellington Company



TMM Realty Service

Triumph Group, LLC

Vale Consulting

Vintage Communities

WD Land

William Lyon Homes

Woodard Homes



City of Aliso Viejo

City of Brea

City of Chino Hills

City of Diamond Bar

City of Lake Forest

City of Porterville



City of San Marcos

City of Santa Clarita

Corona – Norco Unified School District

County of Orange

County of Riverside

County of San Bernardino

Habitat Preservation Authority

Huntington Beach City School District

Newport – Mesa Unified School District

Walnut Valley Unified School District



2009

Pacific Coast Builders Gold Nugget Award of Merit

"Montebello Hills" - Montebello, CA

- Best On-the-Board Site Plan

2008

Pacific Coast Builders GOLD NUGGET GRAND AWARD

"Portola Springs" - Irvine, CA

- Master Planned Community of the Year
- Best Community Site Plan of the Year

2007

Pacific Coast Builders GOLD NUGGET GRAND AWARD

"Orchard Hills" - Irvine, CA

- Best On-the-Board Site Plan

2005

Pacific Coast Builders Gold Nugget Award of Merit

"Belcara at Pacific Ridge" - Newport Beach, CA

- Project of the Year-Detached Residential
- Best Community Site Plan
- Best Single Family Detached Home

"Belcara at Pacific Ridge - The Milano"

- Best Single Family Detached Home 2,200 to 2,600 s.f.

"Cypress at Pacific Ridge" - Newport Beach, CA

- Project of the Year-Detached Residential

"Cypress at Pacific Ridge - Plan 1" - Newport Beach, CA

- Best Single Family Detached Home 3,001 to 3,300 s.f. Conventional Lot

"Cypress at Pacific Ridge - Plan 3" - Newport Beach, CA

- Best Single Family Detached Home 3,601 to 4,000 s.f. Conventional Lot

"Cypress at Pacific Ridge - Plan 4" - Newport Beach, CA

- Best Single Family Detached Home 3,601 to 4,000 s.f. Conventional Lot

2005

Pacific Coast Builders Gold Nugget Award of Merit

"Turtle Ridge" - Irvine, CA

- Master Planned Project of the Year

"Fiore at Turtle Ridge" - Irvine, CA

- Project of the Year - Detached Residential

APA California Chapter Comprehensive Planning Award

"Small Jurisdiction" - Brea, CA

- City of Brea General Plan Update

2003

Pacific Coast Builders Gold Nugget Award of Merit

In Recognition of Excellence & Value for:

"Turtle Ridge" - Irvine, CA

- Residential Master Planned Community
- Best Community Site Plan - 100 Acres or More

2001

City of Brea, California

- Participation in Tonner Hills Review Committee

2000

Pacific Coast Builders GOLD NUGGET GRAND AWARD

"Carmelita at Woodlands" - Santa Clarita, CA

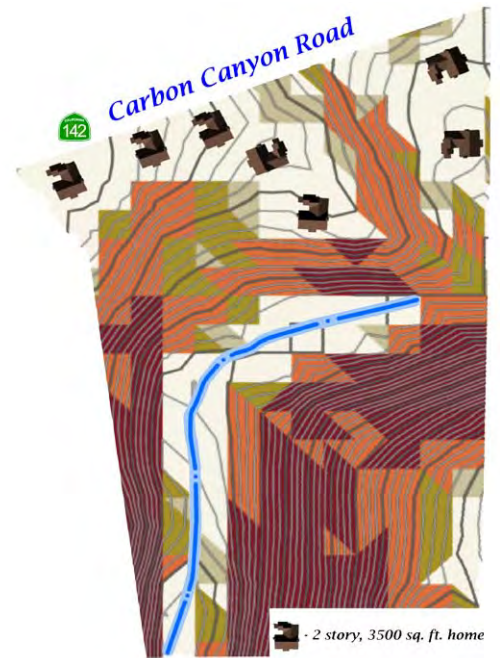
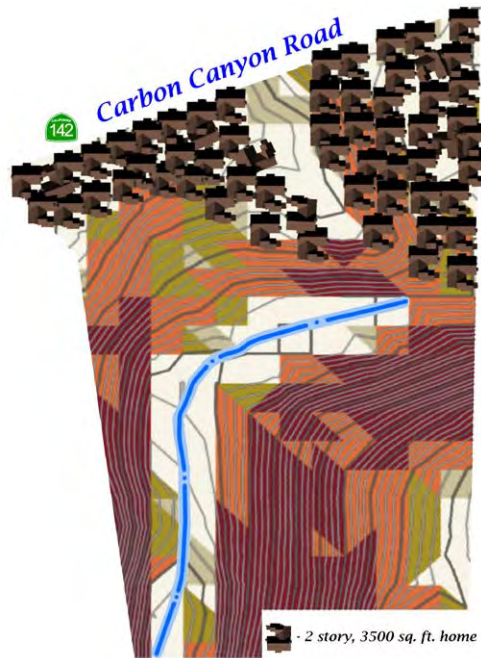
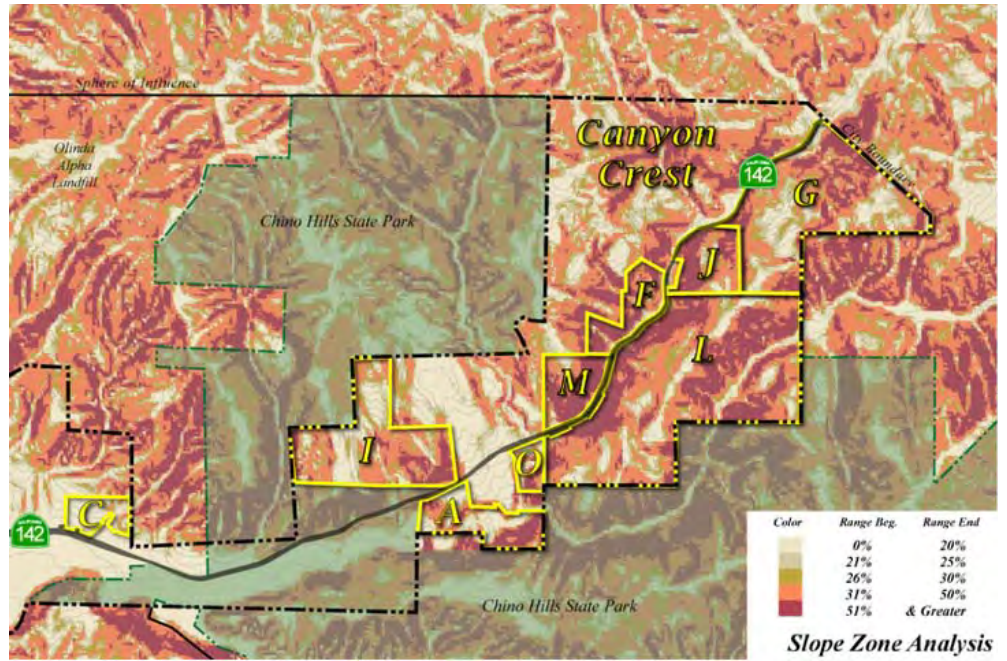
- Residential Project of the Year
- Residential Detached Project
- Residential Project Site Plan

PRODUCTS:

- Slope Analysis
- Holding Capacity Site Plan Analysis
- Computer Generated Modeling
- Public Presentations

SUMMARY:

TRG Land, Inc. worked with City staff to analyze a 23 year old Specific Plan allowing 2,060 homes in Carbon Canyon. TRG Land, Inc. devised a scientific method to determine the actual carrying capacity of the property which turned out to be much less than 2,060 homes. The collaborative design team includes the City of Brea, Cotton Bridges & Associates, a division of P&D Consultants and Digital Preview.



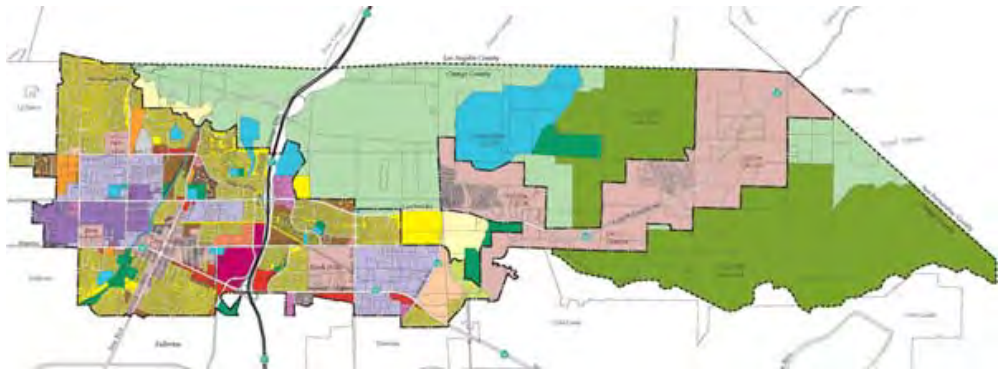
PROJECT SUMMARY:

- Policy Review
- Policy Formation
- Public Meeting Facilitation

SUMMARY:

The City of Brea’s hillsides are a unique and rare open space. These hills create a picturesque backdrop to the City, a feature the residents strongly identify with.

TRG Land, Inc. analyzed the hillsides’ topography, geologic conditions, development opportunity and constraints to identify feasible land use intensities. This resulted in Hillside Policy for the hillside area of Brea and its sphere of influence. Several Opportunities and Constraints diagrams were produced to depict, through a three-dimensional perspective, the significance of Brea’s unique topography in a regional context. The collaborative design team includes the City of Brea, and Cotton Bridges Associates, a division of P&D Consultants.



PROJECT SUMMARY:

Ridgeline Analysis
Opportunities and Constraints
Analysis
Slope Analysis
Zoning Standards
Performance Standards
Community Workshops
Graphic Illustrations
Public Presentations

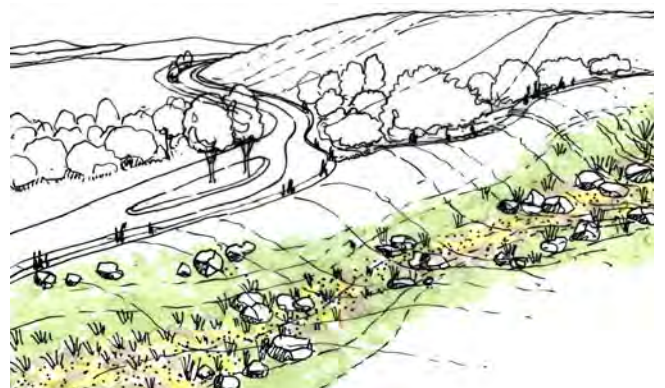
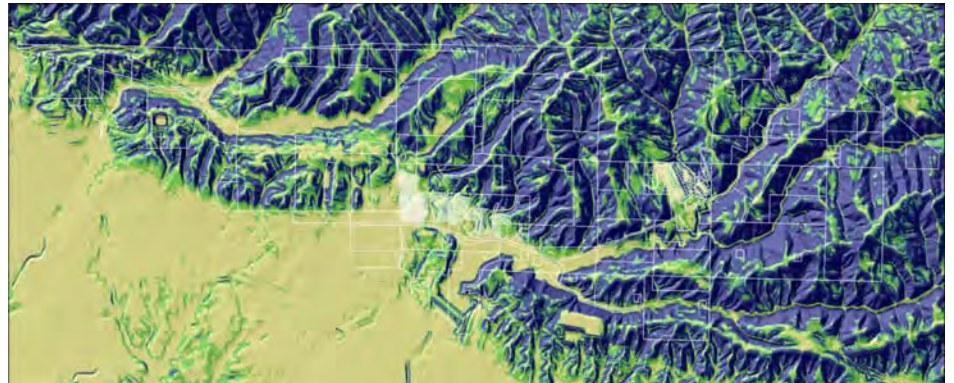


PRODUCTS:

Zoning Ordinance

SUMMARY:

The objective of creating a zoning ordinance for the City of Brea's hillsides was to create standards for hillside development that maintain the integrity of the hillsides' natural characteristics and features while addressing development challenges present in hillside settings. Criteria and standards were tailored to the City's unique setting and geography and guidelines were established to protect the natural land biological resources for the long term benefit of the City and its constraints. The ordinance included principles relating to subdivision, landscape and architectural design to promote hillside compatible development. The collaborative design team includes the City of Brea, Cotton Bridges Associates, and a division of P&D Consultants.



PROJECT SUMMARY:

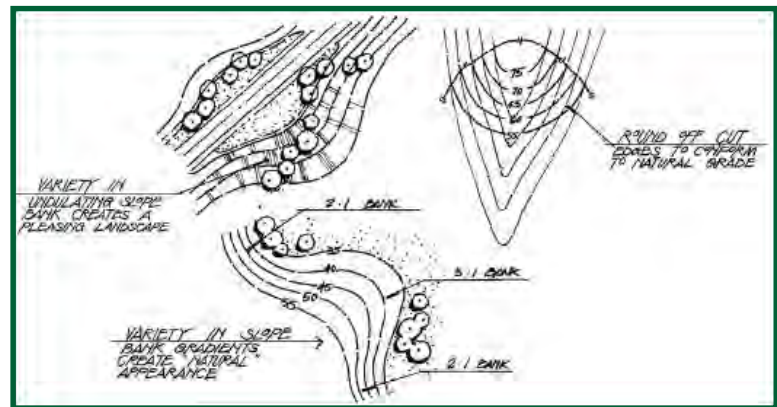
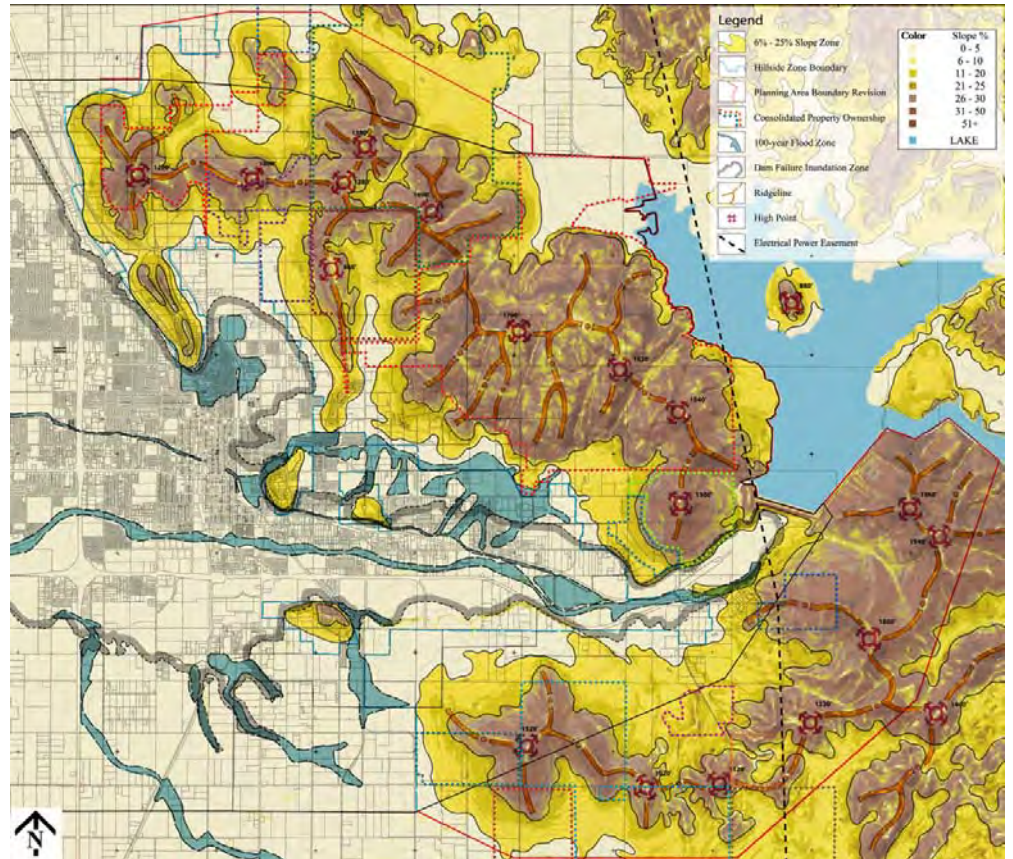
- Ridgeline Analysis
- Opportunities and Constraints Analysis
- Slope Analysis
- Zoning Standards
- Performance Standards
- Community Workshops
- Graphic Illustrations
- Computer Modeling
- Public Presentations

PRODUCTS:

- Zoning Ordinance

SUMMARY:

The City of Porterville’s objective for creating a Hillside Ordinance was to facilitate and permit the orderly development of property within the hillside areas through a set of hillside development standards aimed at protecting the public health, safety and welfare; as well as protecting and preserving natural and biological resources for the size, type, location, density, intensity of development based on available infrastructure, the geographic steepness of terrain, presence of unique geographic conditions and constraints. The collaborative design team includes the City of Porterville.



PROJECT SUMMARY:

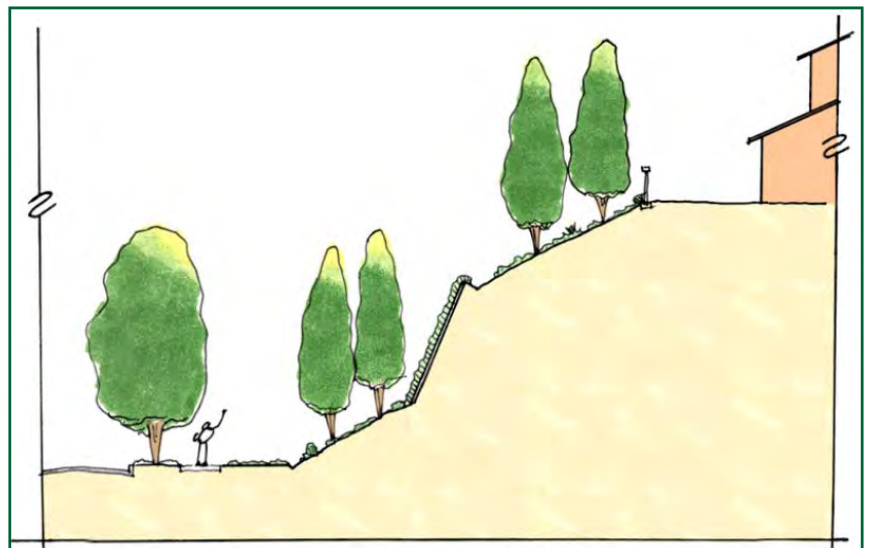
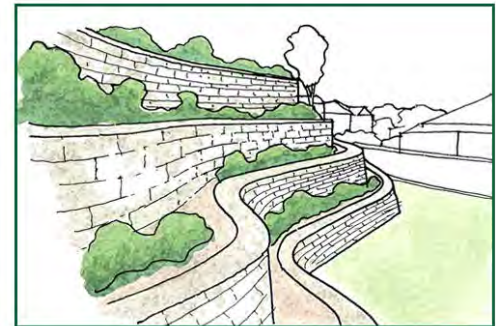
Retaining Wall Design Guidelines

PRODUCT:

Renderings
Workshops
Public Hearings

SUMMARY:

The primary goal of the Retaining Wall Design Guidelines is to promote a positive physical image and high quality design. Promote a balance between the desire of the property owner to create developable land with the Community's desire for high quality, visually and harmonious development. The collaborative design team includes the City of Lake Forest.



PROJECT SUMMARY:

Surplus property owned by Corona-Norco Unified School District.
 Property size: 9.3-Acres

PRODUCT:

- Zone Change
- Multiple Agency Coordination
- Project Site Entitlements
- Illustrative Site Plan
- Environmental Impact Documentation
- Tentative Tract Map
- Application Submittal



SUMMARY:

The project site is a roughly 9-acre residual property owned by Corona-Norco Unified School District. The school district surpluses the site in 2012 and TRG began the planning and entitlement process. The surrounding area is predominately residential and the plan will provide a compatible future land use. The project allows for 15 residential lots and the entitlement created two residential zones, consistent with the existing homes in the area.

The collaborative team includes Proactive Engineering, NMG Geotechnical, Parker Covert LLP, the City of Corona and the Corona-Norco School District.



PROJECT SUMMARY:

LeBard School - Surplus property owned by Huntington Beach City School District.
 Property size: 15 Acres

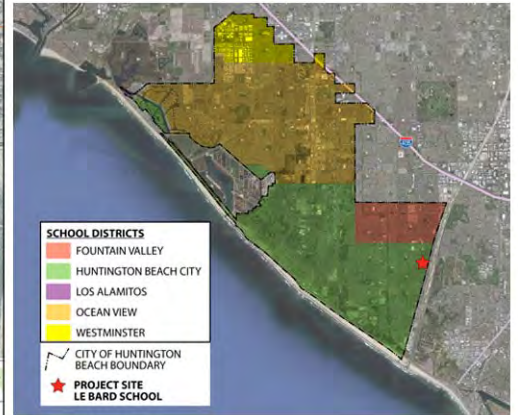
PRODUCT:

- Strategic Design Plan
- Park and Recreation Design
- Community Meeting Facilitation
- Multiple Agency Coordination

SUMMARY:

The LeBard property is located in the City of Huntington Beach. The property is an infill site situated in a residential subdivision.

After a comprehensive review of the Districts holdings, the School Board decided to surplus the LeBard property in 2008. The School District has been using the original school building as their District Offices and maintaining the surrounding field uses since the school closed in 1981. TRG Land, Inc. worked with the District, and with the City and the surrounding constituents to present a project that will meet their needs. The collaborative design team includes MSA Land Solutions, Inc.

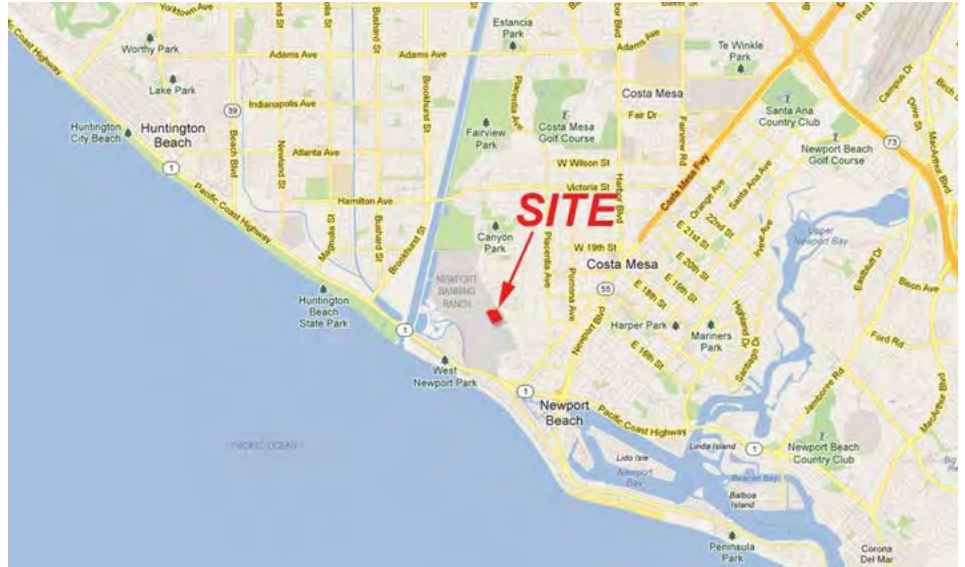


PROJECT SUMMARY:

16th Street - Surplus property owned by Newport Mesa Unified School District.
 Property size: 11.5 Acres

SUMMARY:

TRG Land, Inc. has been working with the Newport-Mesa Unified School District for over 20 years. TRG Land, Inc. has helped Newport Mesa Unified School District follow negotiations regarding the 11.5-acre property which sits in the middle of a larger 500-acre piece of ground known as the Banning Ranch. Over the past 12 years, two separate entitlements efforts have ensued on the larger Banning Ranch project. TRG Land, Inc. responsibilities include review of site plan configurations, tentative tract mapping, environmental issues, and all other elements affecting the value of Newport Mesa Unified School District property. The collaborative design team includes Parker & Covert LLP, City of Newport Beach, Newport-Mesa Unified School District and Environmental Intelligence.



PROJECT SUMMARY:

Surplus property belonging to Newport-Mesa Unified School District

SUMMARY:

Under the direction of a developer, Mark Rogers acted as a principal on behalf of J.L. Webb Planning in preparing numerous site plan studies for purposes of negotiating Land Use and Sale of the Bayview property. The successful completion of the project resulted in providing a complex master plan that included two major residential projects, as well as mixed use office, retail and hotel sites located on a very prominent section of Jamboree Road and North Bristol Street along the Back Bay of Newport Beach. The collaborative design team includes Wellington Group, J L Webb Planning, City of Newport Beach, and Newport-Mesa Unified School District.

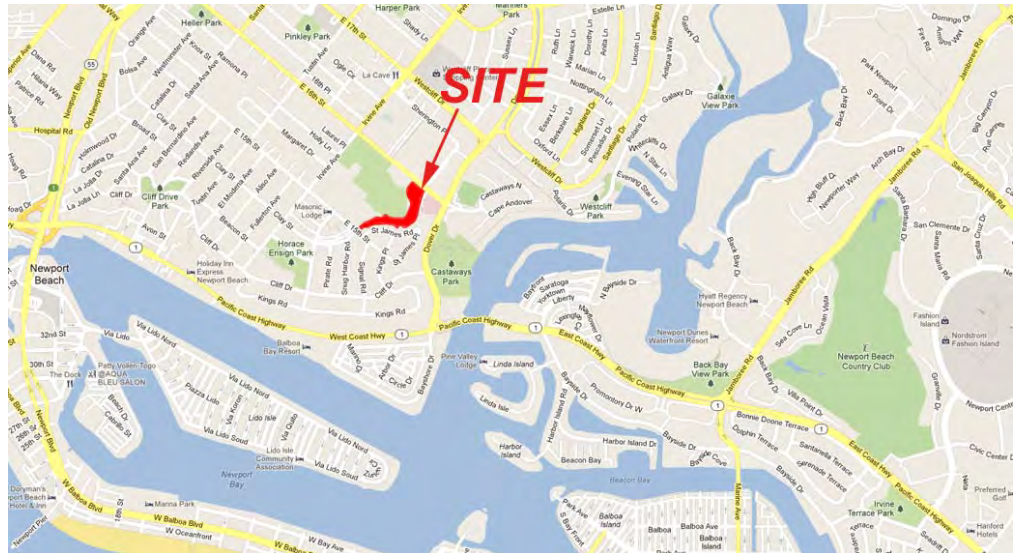


PROJECT SUMMARY:

1.3 acre surplus property in Newport Beach adjoining Newport Harbor High School

SUMMARY:

The sale of a 1.3 acre property in Newport Beach was anticipated as a senior housing project. The site was ultimately sold to a local environmental group and is now the site of the Environmental Nature Center, a cornerstone of the neighborhood environmental educational opportunities for the youth of Newport Beach and Costa Mesa. The collaborative design team includes Parker & Covert LLP, City of Newport Beach, and Newport-Mesa Unified School District.



PROJECT SUMMARY:

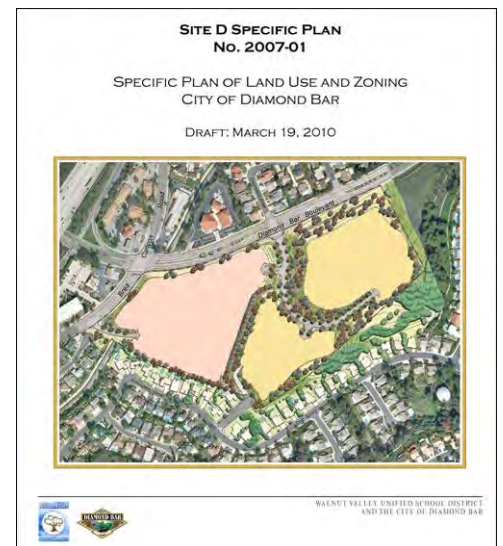
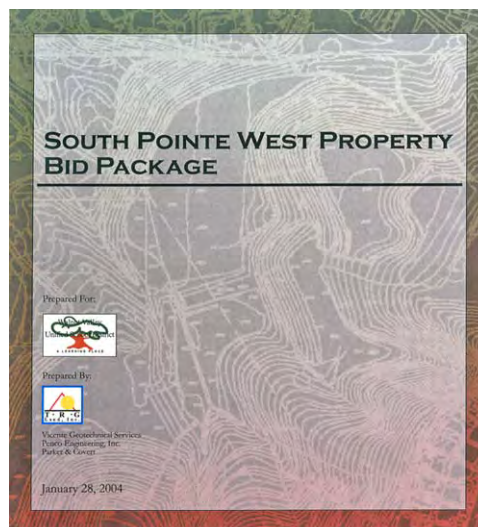
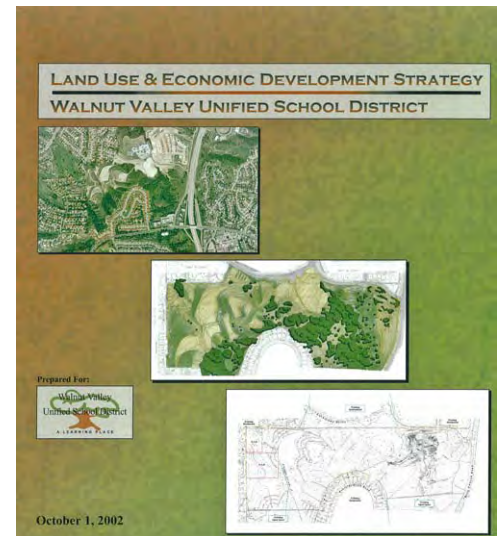
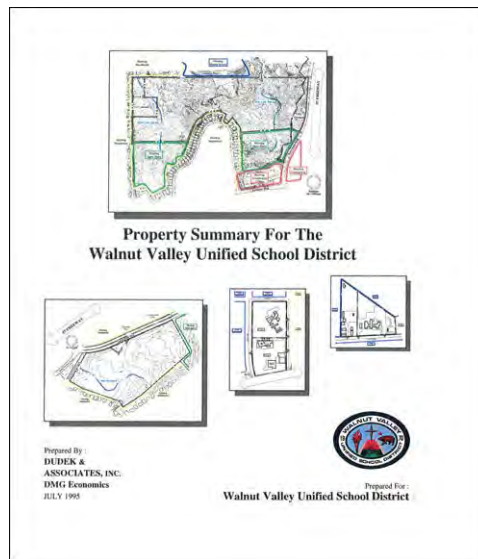
Del Paso, Lemon Avenue, South Pointe & Site D - Surplus property sites owned by Walnut Valley Unified School District

PRODUCT:

- Site Design
- Specific Plan
- Construction Management
- Feasibility Studies
- Property Sale

SUMMARY:

Over the past 20 years TRG Land, Inc. has had a role managing the land use issues for Walnut Valley Unified School District. In addition to landslide remediation efforts and construction management efforts related to the properties, TRG Land, Inc. has also prepared numerous studies including feasibility studies for all of the properties as well as assisting in bidding the properties for sale. One portion of the South Pointe property - South Pointe West has been sold and single family residential homes have been built. Site D, a 28 acre site in Diamond Bar was entitled under the direction of TRG Land, Inc. The collaborative design team includes Dudek & Associates, Inc., Parker & Covert LLP, KFM Engineering, Inc., PENCO Engineering, Inc., Environmental Impact Sciences, City of Diamond Bar, and Walnut Valley Unified School District.



PROJECT SUMMARY:

South Pointe properties - roughly 75 acres

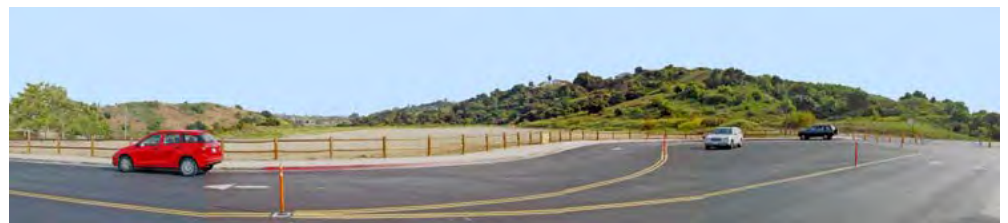
PRODUCT:

Site Design
Remediation Solution
Public Outreach



SUMMARY:

TRG Land, Inc. has been involved with the Walnut Valley Unified School District over a 20 year period of time, managing several efforts related to South Pointe property. The removal of roughly half a million yards of dirt allowed for the completion of the South Pointe Middle School. The remediation of a large landslide on the western side of the property resulted in an additional 7 acres of usable ground for the district to benefit from. The removal of roughly a quarter of a million yards of earth on the eastern portion of the property during negotiation with Standard Pacific Homes provided not only 7 acres of usable ground, but also provided the district with more a comprehensive arrangement for a student drop-off area at the South Pointe Middle School. The collaborative design team includes NBS Lowry, Dudek & Associates, Inc., City of Diamond Bar, and Walnut Valley Unified School District.



PROJECT SUMMARY:

Willow Canyon Surplus property under ownership of the Walnut Valley Unified School District.

Property Size: 23 Acres

PRODUCT:

General Plan Amendment

Zone Change

Tentative Tract Map

Environmental Clearance

Public Outreach

SUMMARY:

Over the past 20 years TRG Land, Inc. has had a role managing the land use issues for Walnut Valley Unified School District. In addition to landslide remediation efforts and construction management efforts related to the properties, TRG Land, Inc. has also prepared numerous studies including feasibility studies for all of the properties as well as assisting in bidding the properties for sale. One portion of the South Pointe property – South Pointe West is currently in a sale mode with the owner providing the School District with a source of income to extend their option to retain the property.

Willow Heights, a 28-acre site in Diamond Bar is currently in an entitlement effort under the direction of TRG Land, Inc. The collaborative design team includes Dudek & Associates, Inc., Parker & Covert LLP, KFM Engineering, Inc., PENCO Engineering, Inc., Environmental Impact Sciences, City of Diamond Bar, and Walnut Valley Unified School District.



PROJECT SUMMARY:

772 Custom and Semi-Custom Home Sites

864 Acres

2-1/2 Acre Recreation Center

Extensive Trail System

PRODUCTS:

Master Plan

Concept Plan

Grading Design

Subdivision Design

View Analysis with Digital Preview

Custom Lot Refinement by View Orientation & Grading



SUMMARY:

The community of Crystal Cove is nestled in the coastal hills that rise above Pacific Coast Highway between Corona del Mar and Laguna Beach. The concept and grading plans were shaped to offer spectacular ocean vistas and to blend the manufactured hillside contours seamlessly into the natural surrounding open spaces. The most sophisticated visual analysis was utilized. The collaborative design team includes The Irvine Company, HRP, Lamb Studios, and Digital Preview.



PROJECT SUMMARY:

821 Multi-Family and Single-Family Homes

361 Acres

Extensive Multi-Use Trail System

PRODUCTS:

Master Plan

Concept Plan

Zoning Development Design

Grading Design

Subdivision Design

Design Guidelines

Tree Impact Analysis

View Analysis and Computer Modeling



SUMMARY:

Area 1, just east of Santiago Hills, will have the convenience of accessibility while still having the atmosphere of Irvine Ranch's rustic past. Despite being located near a transportation corridor, once inside the community it will feel like an intimate rustic neighborhood and the centrally located sports park will be a focal point for all community members. The collaborative design team includes The Irvine Company, RBF Consultants, Jeffrey Crussell, JZMK, Digital Preview, and Lamb Studios.



PROJECT SUMMARY:

956 Multi-Family and Single-Family Homes

599 Acres

Extensive Multi-Use Trail System

PRODUCTS:

Master Plan

Concept Plan

Zoning Development Design

Grading Design

Subdivision Design

Design Guidelines

Tree Impact Analysis

View Analysis and Computer Modeling



SUMMARY:

East Orange - Area 2 is located on a truly unique piece of land. The community borders the southeastern side of Irvine Lake and contains a peninsula on which the Lake Villas homes will be built. Area 2 incorporates the surrounding environmental features into its design with preserved oak trees weaving in and out of the residential areas. The collaborative design team includes The Irvine Company, RBF Consultants, HRP, JZMK, Hunsaker & Associates, Clark & Green Associates, Jeffrey Crussell, Digital Preview, and Lamb Studios.



PROJECT SUMMARY:

- Residential
- Non-Residential
- Recreation Center
- Public Trail System
- 246 Acres

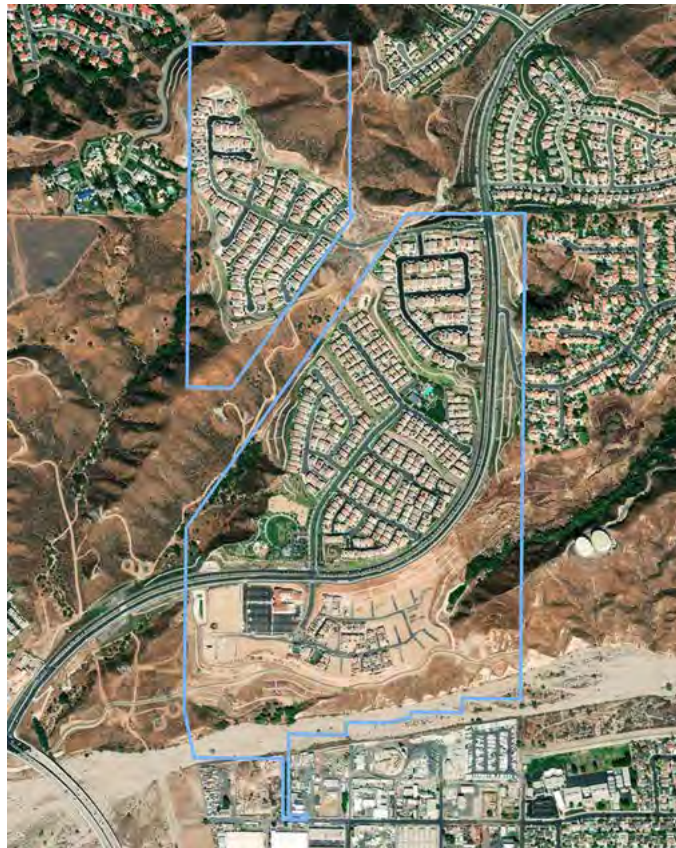
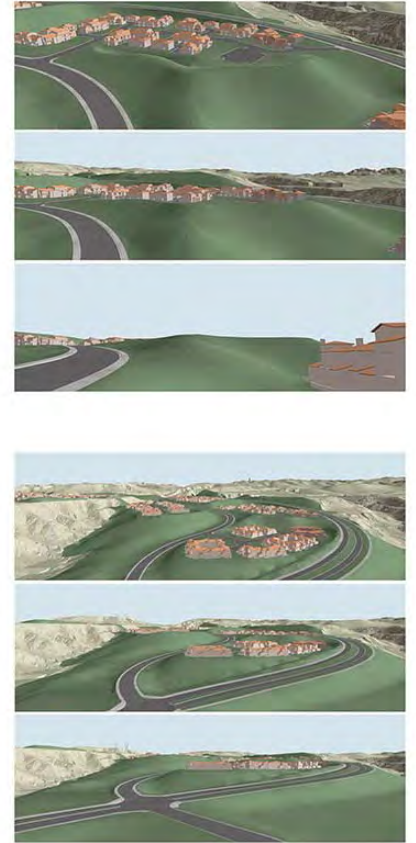
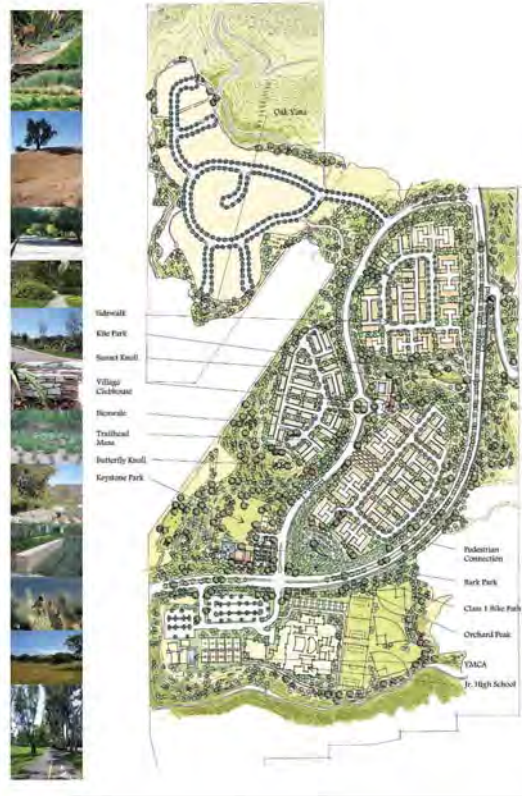
PRODUCTS:

- Public Presentation
- Community Design Concept
- Hillside Development Principles/
Exemption to Hillside Ordinance
- Grading Concept
- Design Statistics
- Computer View Analysis

SUMMARY:

The Five Knolls property is located in the City of Santa Clarita. The Five Knolls is a unique project because of its responsiveness to the hillside terrain and developmental constraints.

Using TRG Land's approach to development concepts and designs, the Five Knolls project underwent an evolution in which each subsequent design incorporated more development features aimed at enhancing the residents'-built environment and incorporating open space into the community. Design principles were identified from existing successful hillside communities. The design principles were used as guides in the development of specific community elements throughout the design process for Five Knolls.



PROJECT SUMMARY:

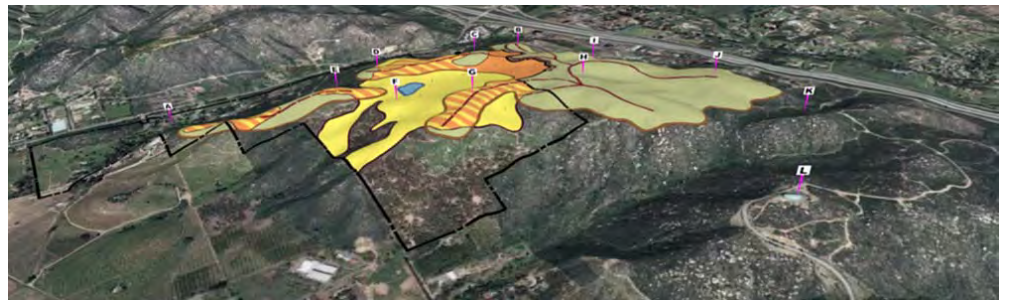
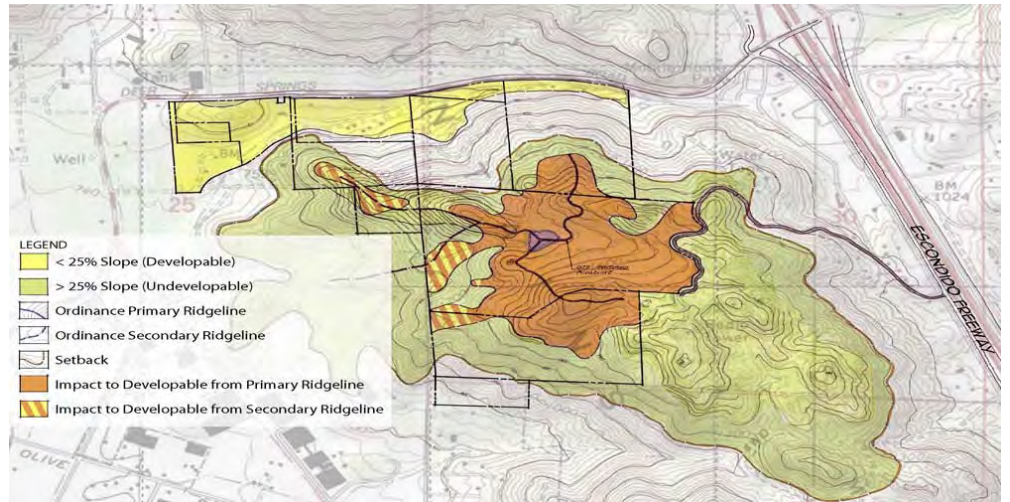
- 360 Acres
- Existing Spa Property
- Hilltop Property under Ridgeline Overlay Zone
- Overlay Zone

PRODUCTS:

- Opportunities and Constraints Diagram
- Hilltop Development Plan
- Review & Revisions to the Draft Ridgeline Overlay Zone
- Property Analysis
- Computer Simulated View Analysis & Ridgeline Analysis

SUMMARY:

The hillside portion of the property would have been greatly affected by the City of San Marcos' draft Ridgeline Preservation Zone and would have precluded a majority of the site from any development. TRG Land, Inc., reviewed the City's Ridgeline Overlay Zone and concluded that the ridgelines shown in the vicinity of the Golden Door site were incorrectly mapped. TRG Land, Inc., provided extensive computer modeling to assess the ridgeline as plotted by the City and demonstrated that the mapping had not taken into account the surrounding ridgelines. Consequently the property was removed from the Ridgeline Overlay Zone. The collaborative design team includes the City of San Marcos and Digital Preview.



PROJECT SUMMARY:

285 Single family homes
Gated community

PRODUCT:

Master Plan
Concept Plan
Grading Plan
Subdivision Design
Off & On-site Computer View Analysis

SUMMARY:

The Hidden Canyon community is aptly named as it largely unseen from outside the property. The property is bounded by hill forms on three sides and the homes are nestled below the hilltops. The location, expansive setbacks and the use of the natural features in the design of the project helped make this a secluded and quiet neighborhood.

During the design process we used computer animation to ensure the project was not visible from Laguna Canyon Road. View analyses technology was used in the planning and design stages to ensure the homes were situated well below the hill tops and to create overviews where possible. Contour grading and berming of the hillsides kept the natural feel to the setting. In addition to the on-site view factors, effort was given to preserving the sensitive native wildlife corridors.

The resulting product is a community that is integrated into the natural terrain to emulate the surrounding environmental features. The collaborative design team includes The Irvine Co, NMG Geotechnical, EDAA, Stantec, and Digital Preview.



PROJECT SUMMARY:

Single-Family Detached Homes
Attached Homes
Private Recreation Center
Public Trail System
540 Acres

PRODUCTS:

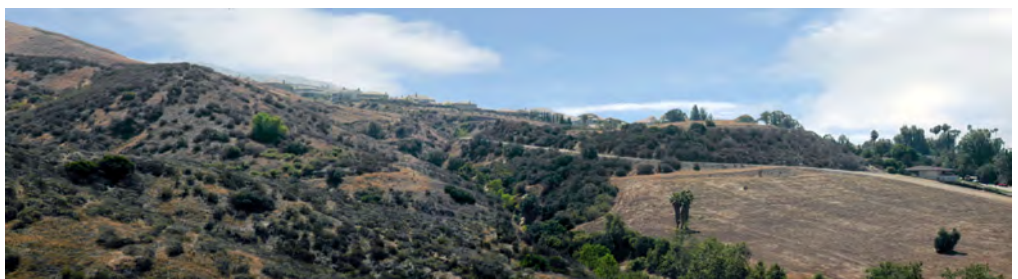
Grading Design
Concept Plan Alternatives
Flood Control Improvement Options
Community Connectivity

SUMMARY:

The Highland Hills property is located in the City of San Bernardino. The property's rolling terrain provides the opportunity for exceptional views of the valley and distant mountain ranges.

TRG Land, Inc. brings its expertise to this project by performing technical analyses to distinguish the opportunities and constraints of the site, provide creative design solutions, and careful consideration of site components under agency control.

Establishing the fundamental opportunities and constraints became the starting point to the Project Team's understanding of the site's character. The Team has focused their efforts toward a preliminary plan and earthwork analysis which have helped outline the strategy to maximize the potential of the property. These essential steps will serve as the basis for concept alternatives and more detailed neighborhood design. The collaborative design team includes Allard Engineering, Glenn Lukos Associates, and Leighton and Associates.



PROJECT SUMMARY:

- 1,200 Multi-Family and Single-Family Homes
- 488 Acres
- 260 Acre Open Space and Habitat Reserve
- Extensive Multi-Use Trail System

PRODUCT:

- Master Plan
- Concept Plan
- Mitigation Plan
- Grading Design
- Subdivision Design
- View Analysis

SUMMARY:

A Gold Nugget Award of Merit recipient for Best Plan on the Boards, the Montebello Hills project is a hillside development where the “Science Forward” approach was used to craft a successful project. The unique property, currently being used for oil extraction, is one of the last significant opportunities to increase the housing supply in the City of Montebello and the Los Angeles metropolitan Area. The site’s unique topography, vegetation, and history required a proactive planning approach. This infill and brown field site is also the northerly reach of the “Critical Habitat Area” for the California Gnatcatcher, as defined by the USFWS. The complexity of this project necessitated our “Predictable Outcome” strategy, and through this approach early communication was established between the City of Montebello, federal agencies, and the project team to bring each party’s concerns and expectations out in the open. The collaborative design team includes Adams-Streeter Engineering, EPT Design, Mark Jacobucci Landscape Architecture, David Sheegog Architect, NMG Geotechnical, and Digital Preview.



PROJECT SUMMARY:

381 Multi-Family and Single-Family Homes

92 Acres

Gated Community

PRODUCT:

Concept Plan

Development Design

Grading Design

Subdivision Design

Fuel Modification Strategy

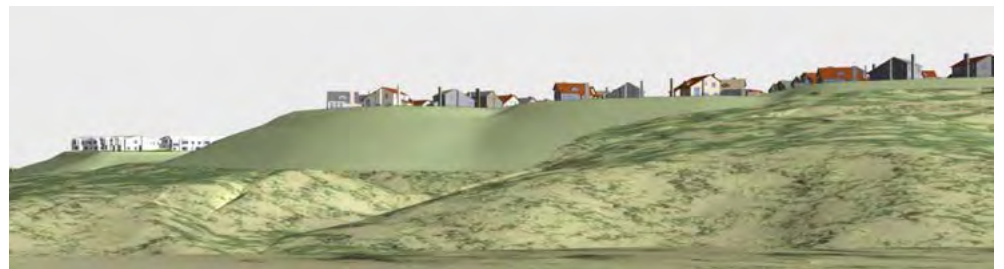
Mitigation Plan

View Analysis



SUMMARY:

Newport Ridge is an exceptional coastal community with spectacular views of the Pacific Ocean and the Orange County basin. The master planning objective for Newport Ridge was to integrate the project layout with the surrounding natural features, including steep hill forms and environmentally sensitive areas. View analyses, night light, and animation technology were used during the planning and design stages. Simulated view analyses revealed valuable information about on site and off site perspectives. Other design challenges involved addressing existing conditions such as large reservoir. In addition to these factors, conscious effort was given to preserving natural coastal habitat and crucial wildlife features. The collaborative design team includes The Irvine Company, Adams-Streeter Engineers, Roberty Hidey, Scheurer Architects, HRP, Lamb Studios, and Digital Preview.



PROJECT SUMMARY:

- 1400 Acre Site
- 396 Residential Units
- 203-Acre Equestrian Facility
- 15.7-Acres Parks & 5.1-Acres of Trails

PRODUCTS:

- Master Plan
- Conceptual Grading Alternatives
- Environmental Support
- Public Management Facilitation
- Computer Modeling

SUMMARY:

The community of Ocean Breeze Ranch is nestled in the hills of Bonsall Ranch in San Diego County. The concept and grading plans were shaped to offer spectacular vistas and to blend the manufactured hillside contours seamlessly into the natural surrounding open spaces. The project has been designed as a conservation subdivision by clustering the development footprint. A range of lot sizes are proposed, from 6,000 sq. ft to 8-acre sites. The project retains the existing 203-acre equestrian facility that has been onsite since 1981. Recreational uses include 15.7 acres of park and 5.1 acres of trails available for active and passive uses. The higher elevations of the site have been preserved as open space and agricultural use and total 953 acres. The collaborative design team includes PDC Engineers, Helios Property Solutions, LLC, Helix Environmental Planning, Jeffrey Crussell, Digital Preview.



PROJECT SUMMARY:

4,500 Multi-Family and Single-Family Homes
4,000 Acres
Retail Center - 125,000 Square Feet
Community Trail System

PRODUCT:

Master Plan
Concept Plan
Grading Design
Subdivision Design
View Analysis



SUMMARY:

Orchard Hills is a 4,000-acre planned community within the Irvine Ranch. The setting of this community is historic ranch land with rolling terrain and the Lomas de Santiago Ridge as a majestic backdrop. The plan preserves and incorporates many of the existing natural and man-made features of the land. Decades old eucalyptus windrows and 500 acres of avocado orchards, the highline canal; a gravity fed irrigation system and the Rattlesnake Canyon Reservoir have been integrated into the four proposed neighborhoods to maintain the lands heritage. The highline canal will serve as a trail that spans the community linking neighborhoods to one another and connecting passive and active recreational features. The collaborative design team includes The Irvine Company, Bender & Associates, JZMK, EPT Design, Lamb Studios, NMG Geotechnical, and Gerald E. Ervin, Architect.



PROJECT SUMMARY:

Alternative Design Analysis

PRODUCT:

Alternative Design Analysis

Computer generated Modeling with
Digital Preview

Design Impact Analysis

SUMMARY:

The Pelican Hill Resort opened in the winter of 2008. TRG Land, Inc. was involved in the early stages of the concept formation by providing alternative layouts for the residential / bungalow product associated with the project. In addition TRG Land, Inc. collaborated with Digital Preview to provide extensive computer modeling to aid not only the design process, but also to study the impacts associated with the project and the surrounding established custom home community of Pelican Hill. The collaborative design team includes The Irvine Company, Lamb Studios, and Digital Preview.



PROJECT SUMMARY:

- 4,500 Multi-Family and Single-Family Homes
- 1,220 Acres
- Retail Center
- 100 Acre Preserved Interactive Open Space
- 25 Acre Community Park
- 2 School Sites
- Extensive Multi-Use Trail System

PRODUCT:

- Master Plan
- Concept Plan
- Grading Design
- Subdivision Design
- View Analysis



SUMMARY:

The community of Portola Springs has significant geographic and historical features that have been preserved and incorporated into a community of five distinctive residential enclaves featuring 4,500 single and multi-family homes. The site has varied topography that transitions from relatively flat ground to rolling hills with the Lomas Ridge as a backdrop. A portion of the site, which has been preserved, was home to Native American inhabitants who used the natural spring for water and was visited by Gaspar de Portola during the explorer's expedition and encampment on the site in the late 1800's. The collaborative design team includes The Irvine Company, JZMK, EDAW, Stantec, Lamb Studios, and Digital Preview.



PROJECT SUMMARY:

1,602 Multi-Family and Single-Family Homes

494 Acres

Extensive Multi-Use Trail System

PRODUCTS:

Master Plan

Concept Plan

Zoning Development Design

Grading Design

Subdivision Design

Design Guidelines

Tree Impact Analysis

View Analysis and Computer Modeling

SUMMARY:

Santiago Hills Phase II will provide 1,602 homes that create a unique neighborhood. Within this 494-acre parcel of land, each distinct housing area has been designed to incorporate adjacent open space. The goal was to create a community that builds upon historic precedent linking individual neighborhood together to the community as a whole. These elements of connectivity provide the essential framework for establishing neighborhoods while defining the character of Santiago Hills. Additionally, two neighborhood parks, a proposed elementary school, greenbelts and open space are planned for the community with an extensive multi-use trail system that links the villages to regional open space. The collaborative design team includes The Irvine Company, JZMK, HRP, RBF Consultants, Jeffrey Crussell, Lamb Studios, and Digital Preview.



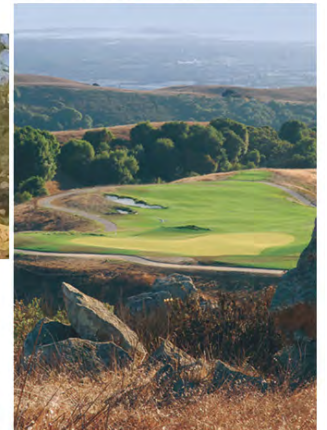
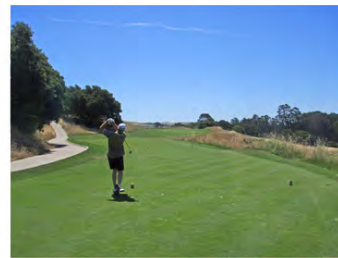
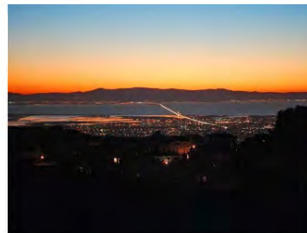
PROJECT SUMMARY:

- 556 Custom and Semi-Custom Homes
- 1,600 Acres
- 1,200 Acre Open Space Preserve
- Extensive Trail System
- Gated Golf Course Community
- Elementary School



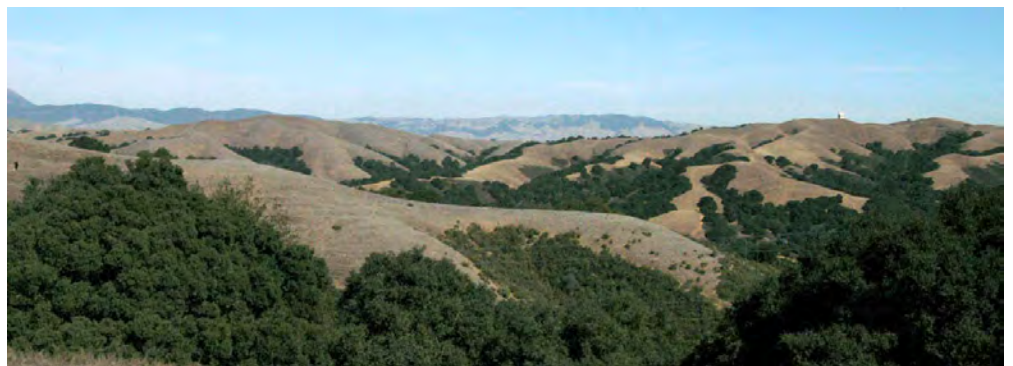
PRODUCT:

- Grading Design
- Subdivision Design
- Computer View Analysis
- Coordination of Golf Course and Residential Interface



SUMMARY:

TRG Land, Inc. brought its expertise to the 1,600 acre project by providing technical analysis, creative design, as well as careful thought to the planning issues, all of which led to a predictable outcome. The 400 acre residential component of this project takes advantage of uninterrupted views of the surrounding hills that gently roll into the horizon and to the shimmering waters of San Francisco Bay. View Analysis were conducted through computer modeling to realistically represent post development conditions. From the generated information, design modifications could be made to optimize views and provide the individual with an unmatched vista of the surrounding landscape. The collaborative team included Ruggeri-Jensen-Azar and Associates, David McLay Kidd - DMK Golf Design, and Digital Preview.



PROJECT SUMMARY:

- Single-Family Detached Homes
- Attached Homes
- Private Recreation Center
- Public Trail System
- 24 Acres

PRODUCT:

- Public Presentation
- Grading Design
- Community Connectivity
- Computer View Analysis



SUMMARY:

The Sycamore Heights property is an infill site situated along Historic Route 66, located in the City of Rancho Cucamonga.

TRG Land, Inc. was selected to provide technical analyses and creative design solutions which led to a plan that will integrate well into the surrounding community. The on and off site views from this property are an important component of this project. View analyses were conducted through computer modeling to realistically represent post development conditions.

TRG's efforts in this project utilized the firm's spectrum of services to increase the efficiency of the projects progress. Project coordination and prompt responses maintained the project's advancement to development. The collaborative design team includes Hall and Foreman, Inc., Langan Engineering & Environmental Service, and Digital Preview.



PROJECT SUMMARY:

- 876-Acre site
- 1,200 Residential Units
- 100 Room Boutique Resort and Spa
- 9 Hole Skills Golf Club

PRODUCTS:

- Master Plan
- Project Management
- Conceptual Grading Alternatives
- Specific Plan
- Zone Change
- Public Management Facilitation
- Consultation with Federal and State Agencies

SUMMARY:

The 876-acre property is located in the City of La Quinta in the Coachella Valley. The project has an underlying entitlement for over 2,500 units, a 500-room resort hotel with a commercial component and two 18-hole golf courses. TRG Land reduced the impact area, reorganized and decreased the land uses to a more suitable size for the site. The proposed project includes development of a mix of uses including up to 1,200 dwelling units of varying residential product types, a resort facility with up to 100 rooms or villas, recreational uses such as a golf facility featuring a clubhouse and a skills golf course (9 holes), a number of neighborhood parks, a public trail system and recreational open space, and natural open space for conservation.

The design for Travertine draws its inspiration from the desert environment in which it is situated. The project's unique setting finds itself at the base of the Santa Rosa mountains and upon completion will be surrounded by permanent open space as a backdrop for this one of a kind community. The collaborative design team includes Proactive Engineering Consultants, NMG Geotechnical, Inc., HSA Design Group, and Digital Preview.



PROJECT SUMMARY:

- 2,155 Multi-Family and Single-Family Homes
- 864 Acres
- 735 Open Space Preserve
- Extensive Multi-Use Trail System
- Partially Gated Community

PRODUCT:

- Master Plan
- Concept Plan
- Grading Design
- Subdivision Design
- View Analysis and Computer Modeling

SUMMARY:

The Turtle Ridge community is the resulting evolution of an agreement between a city, its citizens and the landowner in a commitment to integrate development and preserved open space. The 1,570-acre community is located on Irvine Ranch property adjacent to the 735-acre Bommer Canyon open space reserve. Its four distinctive neighborhoods are comprised of a mixture of 2,155 multi-family and single family residences that are integrated with churches, schools, and parks. The community offers bikes paths, trails, walkways and parks linked to each other as well as to open space trails offering diverse and spectacular views of the surrounding hills. The collaborative design team includes The Irvine Company, EDAW, Stantec, RBF Consultants, Robery Hiley-Architect, Lamb Studios, and Digital Preview.



PROJECT SUMMARY:

1,083 Multi-Family and Single-Family Homes
727 Acres
20 Acre Community Park
Extensive Trail System
Partially Gated Community
Community Trail System

PRODUCTS:

Concept Plan
Grading Design and Earthwork Analysis
Subdivision Design
View Analysis
Lot Refinement after View Analysis



SUMMARY:

Upper Newport Coast is in perfect harmony with the rolling hills of San Joaquin Hills. The master plan takes advantage of the vistas of canyons, coastal hills, arroyos and the distant ocean. TRG Land, Inc. prepared the master plan and grading design for the community and provided in depth view analysis of the project from both on site and off site. Grading and view orientations were refined to reflect the results of the computer view simulations. The collaborative design team includes The Irvine Company, JZMK, HRP, Hunsaker & Associates, Tom Lamb Studios, and Digital Preview.



PROJECT SUMMARY:

- 306 Home Sites
- 185 Acres
- 3 Acre Recreation Center
- Extensive Trail System
- 90 Acres Preserved Open Space
- Gated Community

PRODUCTS:

- Master Plan
- Concept Plan
- Grading Plan
- Subdivision Design

SUMMARY:

The community of Woodlands in Santa Clarita, California is a unique and distinctive residential enclave composed of a variety of housing types, a community recreational center, and beautiful preserved oak trees. The neighborhood design incorporates varying lot sizes and home orientations to create an organic and rural community atmosphere. This project was designed to blend with existing surrounding development and incorporates multi-family, attached and detached housing units to diversify the community's character. Bordered by the Valencia Country Club and Golf Course on three sides, homes afford views of the golf course and natural hillsides within the project site. The project, adhered to designs that preserved large existing oak trees and natural landforms. The collaborative design team includes JZMK.

