



RESIDENTIAL & COMMERCIAL REAL ESTATE SALES AND LEASING

## Frequently Asked Questions

### Talega of San Clemente

#### **Total number of homes in Talega?**

Current plans reflect a total of 3,860 residential units with an estimated population of 11,700. (Per County of Orange multipliers.)

#### **Any gated neighborhoods?**

The master community of Talega will not be gated.

The neighborhoods of Careyes, Catania, Vittoria, and Lucia will be gated.

The guard stations at Calle Saluda & Avenida Fresas and Avenida Talega & Camino Vento Fuerte are faux gates and they are not constructed to become a future gated station.

#### **Are there apartment neighborhoods in Talega?**

The Pinnacle I and II projects at Talega are comprised of 362 market-rate luxury apartment homes and were developed by BRE Properties. Call the leasing office at 888-394-7763 for information and possible short-term lease opportunities.

Mendocino Apartments (developed by Jamboree Housing) are 186 affordable rate rental units. Call 949-262-7589 for details on qualification and availability.



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**FEES: HOMEOWNER ASSOCIATION(S); TAXES; BONDS; ETC.**

**Do you have Mello Roos?**

Yes. In our current Increment, we have benefits of three Community Facility Districts (CFD's), which are the same thing as Mello Roos. The Mello Roos is different in every neighborhood. When buying a resale home, you can estimate the annual Mello Roos Tax at approximately \$1.05 to \$1.79 x the homes square footage. For example: a 3000sf home times \$1.05= \$3,150 per year. The Property Tax Base in Talega is approximately 1.0%. The most accurate tax information can be obtained on the Orange County Tax Collector's web page <http://tax.ocgov.com>.

**The special tax districts affecting the community of Talega are:**

The R5 was authorized to fund the development of School Facilities in Talega. The 06-07 maximum special tax is \$0.3784 per square foot of improvements. These maximum special tax rates will escalate 2% annually for the duration of the bonds. This special tax may not be levied beyond the 2041-2042 FY, however the bonds that have been issued thus far are scheduled to mature in 2031.

The Q3 was authorized to fund the development of Rancho Santa Margarita Water District infrastructure in Talega. The maximum 06-07 special tax is \$0.7373 per square foot of improvements. These maximum special tax rates will escalate 2% annually for the duration of the bonds. This special tax may not be levied beyond the 2038-2039 FY, however the bonds that have been issued thus far are scheduled to mature in 2033.

The R6 was authorized to fund the development of the road and bridge facilities and additional school facilities in Talega. The maximum 06-07 special tax is \$0.6675 per square foot of improvements. These maximum special tax rates will escalate 2% annually for the duration of the bonds. This special tax may not be levied beyond the 2044-2045 FY, however the bonds that have been issued thus far are scheduled to mature in 2033.



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**FEES: HOMEOWNER ASSOCIATION(S); TAXES; BONDS; ETC.**

**What is the difference between TLC and TMC?**

**Talega Lifestyle Corporation (TLC)** is a non-profit organization that exists to serve Talega residents, bringing neighbors together and providing a resource for ongoing community involvement through activities, clubs and special events. (Refer to Talega community brochure/overview or [www.talegatoday.com](http://www.talegatoday.com) for further details.)

**Talega Maintenance Corporation (TMC)** operates as the Homeowners Association and provides a vehicle for maintaining community recreation and common areas. Membership is automatic and includes a monthly fee.

**What are the dues/fees for each?**

**Talega Lifestyle (TLC) fee:**

First time Talega Lifestyle Fees are 1/8 of 1% of the home sale price.

Resale Talega Lifestyle Fees are 1/4 of 1% of the home sale price each time the home is sold. Fees are required to be collected at the time of escrow and are the responsibility of future sellers and buyers to determine who pays.

**Talega Maintenance (TMC) fee:**

The monthly assessment (association dues) for are currently \$174.00.

There will be additional assessments for gated neighborhoods.



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## **RECREATION AMENITIES: PRIVATE FACILITIES/PARKS/TRAILS**

### **What is included in the Talega Swim & Athletic Club (TSAC)?**

The Talega Swim and Athletic Club includes:

- A 6,000 square foot clubhouse which includes a reception area, offices, kitchen, "Big Screen TV" room and library.
- Junior Olympic style (lap pool)
- Resort style pool
- Children's water play fountains
- Sand volleyball and picnic areas
- Transitional sport court for tennis, roller sports and basketball
- Exercise room with regulation gym floor for high impact workouts.
- Full schedule of fitness classes; some requiring a participation fee.

A 1.7-acre private recreation facility will be located adjacent to Liberty Park, near the intersection of Avenida Talega and Calle Saluda. It includes a regulation junior Olympic-size pool and a restroom facility. The recreation facility was opened in September 2005.

A one-acre private recreation facility with a recreation-style pool is located near the Tierra Grande Park.

### **What neighborhoods throughout Talega will have swimming pools?**

Attached-home neighborhoods, such as Carmel, Trinidad, Santalana, Alassio and Verano have pools and spas specific to their projects. The Talega Gallery neighborhood also includes a pool and spa facility. The Pinnacle and Mendocino apartment neighborhoods each have pool facilities.

### **How many parks are there in Talega?**

There are three public park sites, owned and maintained by the City of San Clemente, within the community of Talega. There are additional private HOA parks (not city parks) throughout the Talega community. (Refer to the Talega Overview brochure for park details and locations.)



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### City Parks

**Talega Park** is open and located at Camino La Pedriza & Corte Cristianitos. The Park includes a soccer field, baseball/softball field, basketball court (no lights will be installed at this time), tot lot, picnic and restroom facilities.

**Liberty Park** is located near the corner of Avenida Talega and Calle Saluda. The park includes baseball and soccer fields, two tennis courts; lighted basketball courts; a tot lot and picnic and restroom facilities.

**Tierra Grande Park** is located in villages 5 & 6. The park features much of the same amenities as Liberty Park, but will not include tennis courts.

### Existing Private HOA Parks

**Altea Park** is approximately 1.9 acres and located at the top of Calle Altea. It offers a tot lot and grassy play area.

**Corte Trabuco near Talega Park.**

**Pacifica Summit Park**

**Portofino Park**

**Sansol/Mirador Park**

**Lucia Park**

### **How many miles of trails are there in Talega?**

There are approximately 19 miles of equestrian, hiking, biking and pedestrian trails throughout the community. Please visit the Talega Welcome Center for a current trail overview and legend.

The walking paths are dirt in areas adjacent to natural areas and paved in some areas adjacent to streets.

The bike trails and walking paths adjacent to the streets will be adequately served by the street light system. Walkways through the public and private parks will be lit. The natural trails and footpaths will not be lit and are intended for daytime use.



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### **What is "Nob Hill"?**

Nob Hill is a natural crest at 760 ft. above sea level, with a footpath leading to the top. To take advantage of the panoramic views, a seating structure has been built and a telescope is in place. It is also an area that has been re-vegetated with coastal sage scrub to recreate a habitat for the gnatcatcher (an endangered bird). Due to restrictions from the U.S. Fish and Wild Life Service, intended to prevent disruptions to gnatcatchers, access to Nob Hill is limited to the footpath and view structures. Talega Maintenance Corporation (TMC) owns and maintains this area. Access to Nob Hill from the East and West (from the Montellano and Pacifica neighborhoods) has been accessible since Summer, 2003.

### **What is the Talega Reserve?**

It is a 1,172-acre nature reserve set-aside for the preservation of natural habitat for a variety of plants and animals. The previous owner of Talega provided \$11 million in funding to set aside the preserve. The reserve is owned by the Rancho Mission Viejo Company and is managed by the Donna O'Neill Land Conservancy. It is located adjacent to the easterly boundary of Talega.

To help insure minimal disruption to the plants and animals in the Reserve public access is limited to guided tours. For further information contact the Donna O'Neill Land Conservancy at (949) 489-9778.

A sizeable pad has been reserved for a possible future facility at Tierra Grande Park to conduct docent tours of the Talega Reserve.

### **TALEGA GOLF COURSE & CLUB**

#### **Is the Talega Golf Club public or private?**

Talega Golf Club is privately owned, but open to the public and offers an 18-hole, Par 72-championship course, designed by Schmidt-Curley golf course architects with the involvement of Fred Couples. It is considered to be among the best daily fee courses in Orange County.

#### **Who owns the Talega Golf Club?**

The Talega Golf Club is privately owned and managed. For fees, tee times, group outings and golf information, call (949) 369-6226.



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### **Is there a Golf Practice Range?**

The range opened in 2007 and is located in the valley adjacent to the Talega Bridge. They offer memberships, professional golf lessons and club fitting/repair. Please refer to the Talega Pro Shop for details at (949) 369-6226.

### **Are there any special programs for Talega residents?**

Talega homeowners might realize a discount on various golf packages offered by the Talega Golf Club. There are also annual memberships available. Please refer to the Talega Pro Shop for details.

### **Where is the golf maintenance facility located?**

The golf maintenance facility is located near the practice range facility, west of Via Suerte and south of Avenida Vista Hermosa.

## **RETAIL/COMMERCIAL/BUSINESS PARK**

### **What is the status of the Village Center retail area?**

The Village Center is anchored with Ralphs Fresh Fair Market. There are several restaurants, small retail shops and Wells Fargo Bank. Please visit [www.talegavillagecenter.com](http://www.talegavillagecenter.com) to see more information online.

### **What types of businesses are in the Talega Business Park?**

The Business Park includes approximately 67 acres, containing approximately 700,000 square feet of office, light industrial and R&D uses.

Some of the businesses include a medical plaza with an urgent care facility, orthodontic offices, a spa company, day care businesses, a packaging company, food distribution companies and other manufactures.

### **Where are the nearest shopping, dining and services?**

San Clemente offers an eclectic mix of shopping and dining opportunities. The historic Avenida del Mar in downtown San Clemente.

Avenida Pico from the I-5 to Talega has a variety of centers with retail, dining and daily goods & services.

Camino de Estrella off of the I-5 in San Clemente, hosts a cinema complex, dining, specialty grocery, retail, etc.

Mission Viejo Mall is 15 minutes North of San Clemente on I-5 at Crown Valley Parkway.

Visit the Talega Welcome Center or the [www.talega.com](http://www.talega.com) website and tour the interactive map of Talega, San Clemente and Orange County.



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## **TRAFFIC: ROADS/BRIDGES/TRANSPORTATION CORRIDOR**

### **Will Avenida La Pata extend to Ortega Highway?**

Talega Associates has contributed \$7 million toward the extension. The city and county has hired a firm to conduct a feasibility study to further extend Avenida La Pata to Ortega Hwy. Currently there is a funding gap to complete the extension to Ortega. There is more information on the different proposed alignments at the planning department at the City of San Clemente.

### **I have a lot of questions regarding the toll road. Where can I go for additional information?**

Visit the TCA website at [www.thetollroads.com](http://www.thetollroads.com).

Call the TCA and ask to be placed on their mailing list for updates.

Visit the TCA's information center in San Clemente on Avenida del Mar in downtown San Clemente or call 949-366-4941.

### **Where are the emergency access roads located in the community?**

Emergency access points are part of individual projects within Talega. Emergency access easements are also provided over the private streets within the neighborhoods. Check with Builder to determine specific emergency access roads or drives within each neighborhood.

## **OVERALL DEVELOPMENT**

### **What is the total number of acres of the community of Talega?**

3,510 acres (which includes the 1,172-acre Talega Reserve)

### **How much of the total acreage includes open space?**

Over two-thirds of Talega remains open space, which is made up of the Talega Reserve; Talega Golf Course; public & private parks & trails; designated open space; Vista del Mar school, etc.



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**When did the new school open and who does it serve?**

Vista Del Mar School, part of the Capistrano Unified School District, serves grades K-8 and opened August 27, 2003. The primary entrance to the school is from Calle Portofino. A bus drop off/pickup area is located off of Avenida Talega on the northerly side of the school site. The student drop off lane is provided along Avenida Talega.

**Where is the closest Fire Station?**

The site of the fire station is located along the west side of Avenida La Pata, south of Avenida Vista Hermosa. This site was selected by the City of San Clemente in July, 2003 and construction began in 2004. Their telephone number is 714-573-6000 and they are Station #59.

**What will be on the parcel at Vista Hermosa/La Pata ?**

This is a 50-acre city-owned parcel, which Talega has graded, located west of Avenida La Pata and south of Avenida Vista Hermosa. The city has hired a firm to do a feasibility study to determine the best use of the land. It will most likely include a 20-acre community park with lighted ball fields. The city is looking at many possibilities for the land.

**This information was compiled in January 2011. All information is subject to change without notice. The information is deemed reliable but not guaranteed.**