

LADERA RANCH

Organic Land Management Plan

A resident-developed policy proposal for how Ladera Ranch manages its landscapes — prepared for the LARMAC Board.

A Resident Proposal to the LARMAC Board • August 2026

Core standard: prevention first • organic-compatible materials only • transparent exceptions •

ROADMAP

What this presentation covers.

01 Why a Policy

Why a temporary pesticide pause and exploring alternatives are not enough.

03 Safety & Real-World Conditions

How the standard adapts to real sites, fire safety, and genuine emergencies.

05 Cost & Board Control

What adoption authorizes, what it does not, and how implementation can be phased financially.

07 The Decision

What we are asking the Board to approve.

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01

Why a Policy

Why a temporary pesticide pause and exploring alternatives are not enough.

WHY A POLICY

**The problem isn't only which
is used — it's governance dr**

A written standard survives staff and contractor turnover.

WHY A POLICY, NOT JUST A PAUSE

Pausing pesticides is not a long-term strategy Exploring alternatives is not a management plan

Neighboring communities show what happens when good intentions aren't backed by a policy. Ladera Ranch can design around these lessons from the start.

San Juan Capistrano

ORGANIC-FIRST POLICY ADOPTED

Inconsistent enforcement and thin documentation have made the standard difficult to sustain over time.

Irvine

ORGANIC-FIRST POLICY ADOPTED

Earlier restrictions were later loosened to allow broader chemical use — protections need explicit safeguards against backsliding.

Costa Mesa

PESTICIDE RESTRICTIONS

A pause on pesticides for irrigation maintenance guarantees a better outcome.

The point is not to criticize these communities — it's that Ladera can build the safeguard

FROM PAUSE TO POLICY

A pause is not a policy.

A pause can be reversed, inconsistently interpreted, or dependent on which staff or contractor is in charge. A policy makes the standard durable, enforceable, and Board-owned.

TODAY • TEMPORARY / INFORMAL

Informal, contractor-driven decisions

- Product choices can remain contractor-driven
- Resident notice can be inconsistent
- Standards may shift with personnel or vendors
- High-contact areas need explicit protection

WITH

A Board-owned policy

- Product choices are standardized
- Resident notice is consistent
- Standards are durable and enforceable
- High-contact areas are explicitly protected

02

The Policy in Practice

What the tier system means and how decisions are actually made.

THE POLICY IN PRACTICE

The policy in 60 seconds.

This is the mental model for everything that follows: a simple three-step escalation, not

1

TIER 1

Routine foundation

PREVENTION, CULTURAL PRACTICES, NON-CHEMICAL METHODS

Soil health, irrigation correction, mulch, hand/mechanical removal, planting/design changes, monitoring.

2

TIER 2

Organic-compatible intervention

ONLY AFTER A DOCUMENTED THRESHOLD

Used only when Tier 1 alone is not reasonably resolving the condition. Requires posting, notice, and documentation.

Most landscape care happens in Tier 1. Tier 2 is used when needed. Tier 3 is the exception.

THE POLICY IN PRACTICE

LARMAC-managed property first. Broader alignment over time.

LARMAC-MANAGED PROPERTY

The Organic Land Management Plan becomes the operating standard for landscape and pest-management work directly managed by LARMAC.

PRIVATE RESIDENTIAL LANDSCAPES

Existing approved residential landscapes are not automatically required to be replaced because the Plan is adopted. As landscapes are modified or replaced over time, standards may progressively align with the Plan's requirements for native, climate-adapted, lower-water-use plants and planting consistent with the Plan.

This policy directly governs LARMAC-managed property. It does not suddenly require residential alignment. LARMAC-managed property does not wait for residential or sub-association alignment.

THE PHILOSOPHY

Treat the conditions creating the problem — not just the symptom.

The long-term goal is not swapping organic products for synthetic ones — it's reducing weed, pest, and maintenance problems in the first place.



Soil health

Feed the soil, not the plant



Irrigation

Correct water reduces stress and disease



Right plants

Species suited to the site need less input

Not neglect: organic land management does not mean allowing landscapes to decline — the building replacement systems.

A FAIR BOARD QUESTION

Will our landscapes look worse — more weeds, less manicured?

The standard changes how success is measured, not whether landscapes are

- Safety, usability, plant health, function, and resilience remain core management goals
- Treatment thresholds are based on actual impacts, not the presence of every weed
- Some visible transition may occur where turf, irrigation, soil, or planting conditions change

This is not “stop managing weeds.” It is **“stop treating every visible weed as a reason for intervention.”**

A FAIR BOARD QUESTION

What if organic methods simply don't work at a particular site?

The Plan includes a defined escalation pathway for exactly that situation.

Tier 1 — Prevention + non-chemical methods

↓ if a documented threshold is met

Tier 2 — Approved organic-compatible intervention

↓ if the condition still cannot reasonably be addressed

Tier 3 — Documented rescue or emergency treatment (see Section 7)

The policy is strict about what becomes routine. It is not blind to real-world exceptions.

03

Safety & Real-World Conditions

How the standard adapts to real sites, fire safety, and genuine emergencies.

SAFETY & REAL-WORLD CONDITIONS

The standard adapts to how each place is actually used.

Treatment decisions are based on monitoring and safety/function thresholds — not call tolerance aesthetics.

Parks / playgrounds

High-contact priority

Trails / sidewalks

Resident + pet exposure

Fields / dog park

Use + isolation matter

Rule of thumb: if residents, children, workers, or pets touch it often, it receives the n

A FAIR BOARD QUESTION

What about fire safety?

Fire safety remains a governing requirement.

- Plant selection, spacing, pruning, fuel management, and design must comply with fire safety requirements.
- Fire-safety needs are incorporated into planning from the beginning.
- The Plan allows action where a documented health, safety, legal, or fire requirement is not met.

Organic land management does not override fire-safety obligations.

SAFETY & REAL-WORLD CONDITIONS

Flexibility exists. The loophole is w

The exemption pathway distinguishes a real constraint from a routine excuse.

A REAL CONSTRAINT QUALIFIES

- A documented health, safety, legal, or fire requirement
- A condition that cannot reasonably be resolved within Tier 1 or Tier 2
- An independent adviser identifying the least-hazardous effective option

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The policy is strict about routine practice, not blind to legitimate constraints.

A FAIR BOARD QUESTION

What happens in a real emergency?

The Plan preserves emergency authority — with checks.

- The GM may initiate an emergency review but cannot independently authorize emergency actions.
- Authorization requires concurrence of an independent adviser and a Board of Directors.
- Findings are posted and go to Committee and Board review within 10 days.

Emergency tools remain available. **Emergency authority simply cannot become routine.**

04

Making the Transition Work

How Ladera builds the systems needed to replace routine chemical dependence.

MAKING THE TRANSITION WORK

We build the replacement systems before expecting the full transition.

The sequence is designed to avoid backtracking: adopt and baseline, build the systems then embed the standard in contracts.

PHASE 1 0–3 months

Adopt & Baseline

- Board adopts Plan; routine Tier 3 prohibited
- Consultant retained
- Site, soil & irrigation baselines
- Dashboard + posting procedures

PHASE 2 3–12 months

Build Systems

- Turf renovation cycles begin
- Mulch standards; steam/hot-service
- Grazing where appropriate
- Visible pilot sites

This is operational implementation — the management system embedded across LARMAC operations. A phased shift toward native and climate-adapted plantings, continues adapting over a much longer timeline.

MAKING THE TRANSITION WORK

Changing the management system also means changing some of the tools

A managed transition, not an overnight replacement mandate.

THE SHIFT

**Leaf blowers • string trimmers • hedge trimmers •
similar routine equipment**

LARMAC will phase this equipment toward zero-emission electric alternatives, prioritizing the most frequently used small equipment first.

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Cost or contractor preference alone should not permanently prevent the transition.

A FAIR BOARD QUESTION

Are we asking contractors to perform work they may not know how to do

No. We build the capability before expecting full implementation.

- An independent organic land-care consultant translates the policy into practice
- Monitoring protocols, thresholds, product lists, and training are developed
- Crew capability and equipment are aligned before the full standard is embedded

Contract integration comes after the replacement systems and training are built.

05

Cost & Board Control

What adoption authorizes, what it does not, and how implementation can be phased financially.

COST & BOARD CONTROL

**Adoption sets the standard
It does not write a blank check**

A FAIR BOARD QUESTION

What will this cost us?

Adopting the Plan does not authorize unlimited or unspecified spending.

- Individual expenditures still go through normal budgeting, procurement, and accounting.
- Adoption establishes the governing land-management standard.
- Specific implementation expenditures remain subject to normal fiscal oversight.

The Board is approving the standard — not pre-approving every future expenditure.

A FAIR BOARD QUESTION

What if implementation costs become much larger than expected?

The Plan is designed to allow major investments to be phased.

- Capital-intensive or system-wide work can be sequenced across multiple budgets.
- A written funding schedule identifies costs, funding sources, grants/incentives.
- Fiscal constraints can affect sequencing and timing.

The standard remains the destination. **The Board retains control over the pace and**

06

Governance & Accountability

Who governs, who advises, and how the policy avoids drifting over time.

GOVERNANCE & ACCOUNTABILITY

The Board governs. Experts advise. Contractors implement.

The Board is being asked to govern the system — not personally become organic-lands

Board GOVERNS

Sets policy · controls budgets · controls contracts · controls major amendments · controls emergency exemptions



Independent technical adviser ADVISES

Provides technical expertise · establishes practical implementation tools · reviews tech



Staff + contractors IMPLEMENT

Execute the work under the adopted standard and contracts, and document outcomes.

Key safeguard: a contractor or vendor cannot be the sole authority determining that a less

A FAIR BOARD QUESTION

Does the Board lose control once t

No. The Board governs the standard. Experts advise. Contractors impleme

- The Board retains authority over budgets, contracts, the Allowed Products L
- The Board also approves non-emergency exemptions and provides overall pr
- A contractor or vendor cannot be the sole authority determining that a less-p
“necessary.”

The policy gives the Board a governance framework — **it does not hand control to a**

GOVERNANCE & ACCOUNTABILITY

Residents should know before a treatment happens — not after.

For Tier 2 pest-control applications, disclosure runs on both sides of the treatment.

BEFORE TREATMENT

4+ days before: posting at applicable site entry points.

Targeted notice: electronic notice to residents within 100 feet and users of high-contact public areas — naming the product, active ingredient, organic status, purpose, signal word, re-entry info, LARMAC contact, and a link to the public record.

AFTER TREATMENT

Post-treatment

Treatment
when
weather

Transparency is part of the operating system — not an optional communication step.

GOVERNANCE & ACCOUNTABILITY

What gets measured gets managed.

Transparency tells residents what happened. Measurement tells the Board whether the

PROGRAM PERFORMANCE

- Total material use by tier
- % of acreage managed without pesticide applications
- Number and type of exemptions
- Recurring-problem sites identified

OPERATIONS

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Exceptions exist for real problems. They do not become the routine — and **no Tier 3 material amendment.**

07

The Decision

What we are asking the Board to approve.

THE DECISION

Set the standard. Build the system.

Adopt

The Organic Land Management Plan as the governing management work.

Authorize

Qualified independent technical implementation, budget planning.

Direct

Phased alignment of contracts, scopes of work, reports.

Measure

Publish notices, records, exemptions, performance reports.

The fiscal distinction: adoption establishes the operating standard. Individual expenditures require contracting, and Board approval.

APPENDIX

Supporting Technical Detail & Board Q&A

Reference material for Board discussion — product tiers, site matrix, exemption requirements, consultant scope, and additional Q&A.

Full Product Tier Criteria

Tier 1 – Preferred

Hand/mechanical weeding, steam & hot-foam, targeted grazing, mulch & dense plant habitat controls, exclusion & trapping.

Tier 2 – Allowed with posting

Must be OMRI-listed, NOP-allowed, or qualify as FIFRA 25(b) minimum-risk. Eligible for posting, and recordkeeping required.

Tier 3 – Not routine

Synthetic pesticides/fertilizers, biosolid amendments, Prop 65-listed carcinogens/rodenticides, organophosphates/carbamates, glyphosate/glufosinate, all rodenticide baits. Section 25(b) FIFRA.

The Allowed Products List is the controlling operational document. A material not on the list is not allowed.

Site-Type Operating Matrix

Sports/school fields

Tier 1 routine; Tier 2 localized only after documented threshold. No routine synthetics.

Tree wells, beds, curbs

Tier 1 routine; Tier 2 spot use after threshold and documentation.

Waterways, basins, riparian

No routine product directly to water; any pesticide near water needs specific technical review and authorization.

Cambridge Citrus Grove

Tier 1 and approved Tier 2 only; managed to an organic-compatible orchard standard.

Parks, playgrounds

Tier 1 routine

Fuel-moisture

Tier 1 pre-treatment need.

Paseos, trails

Tier 1 routine isolated from water

Rodent / bird

Tier 1 routine Section 7

Section 7 – Full Written-Findings Checklist

- Condition, site, severity, and monitoring history documented
- Underlying cultural/landscape conditions evaluated (soil, irrigation, drainage, plant selection)
- Smallest practicable area, lowest effective rate, narrowest method, shortest duration
- Site can be isolated, posted, and managed through re-entry period
- Product, site, target, method, max quantity/rate, treatment window, and expiration identified
- Tier 1
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Emergency authority: the General Manager may initiate an emergency review and coordination of material. Authorization requires concurrence of an independent qualified adviser **and** the record are posted and go to Committee/Board review within 10 days.

Non-emergency exemptions require written Board approval after noticed Committee review. Emergency exemptions are for aesthetic, staffing, scheduling, or cost-driven conditions.

A FAIR BOARD QUESTION

How do we know the consultant is actually independent?

The Plan separates independent technical advice from commercial products.

- Advisers must disclose relevant financial or commercial relationships.
- Manufacturers and vendors may provide factual product information, but do not have the sole authority reviewing their own products.
- Contractors and vendors cannot be the sole authority determining that a less technically necessary.

Technical recommendations should be **independently reviewed, not driven by the product being evaluated.**

Consultant Scope & Qualifications

SCOPE OF WORK

- Community-wide site inventory & soil sampling
- Site-specific management plans per site type
- Initial Allowed Products List
- Vendor ID for steam/hot-foam, grazing, raptor support
- Crew training (English & Spanish)
- Technical review of Section 7 requests
- Transition budget model + 2 years quarterly review

QUALIFICATIONS

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Residential & Sub-Association Alignment

Residential standards

Homeowner landscape/architectural standards updated to favor native, climate-adapted plants and materials, and to require privately maintained exterior areas to the fullest extent of LARMAC's authority.

Provider resource list

A list of pest-management/landscape providers familiar with the standard is made available to residents.

Sub-associations

LARMAC pursues alignment with sub-associations to the fullest extent its governing authority allows, including coordinated resources.

No delay condition

Implementation on LARMAC-managed property does not wait on sub-association or resident approval.

Performance Metrics & Annual Rep

Total material use by tier

% of ac

Number and type of exemptions granted

Recurr

Cost per acre / service area where practical

Monito

Progress on soil, turf, and irrigation improvements

Comple

Published annually on the public dashboard alongside the Allowed Products List and exem