

**Proposal from Garden Farms Residents  
Regarding Access to Tract 1 from Garden Farms**

**May 9, 2001**

The residents of Garden Farms will withdraw all objections to a traffic access from Tract 1 through Garden Farms if all of the points below are agreed to by the Santa Margarita Ranch:

1. There would be a locked gate just off Walnut that could be opened for entrance to Tract 1 by a numeric keypad. This keypad would be located such that a driver would have to exit their vehicle to operate it.
2. The road would be constructed of loose gravel for it's entire length.
3. An in-road sensor would be placed inside the gate to automatically open the gate for an exiting vehicle. To discourage regular traffic, the sensor would be located as close to the gate as possible and set with a 15 second delay.
4. Consensus is that GF residents would not object to the residents of Tract 1 having pedestrian access to GF and vice-versa, so a pedestrian gate is proposed adjacent to the vehicle gate.
5. The road will not have an island in it.
6. The road will be of uniform width.
7. The gate will not be lit other than a courtesy light at the keypad.
8. It is noted that the traffic that does pass through the new gate will impact Poplar Avenue most of all. This road is used by pedestrians walking or bicycling to El Camino Real to go to Santa Margarita. Since there is no sidewalk on Poplar and the street is narrow, cars and walkers can not share the road with safety. Rossi has previously promised to provide a walking path to Santa Margarita, an idea that would mitigate this safety problem. GF residents would agree to the compromise and withdraw their opposition to the Tract 1 connection only if the Ranch will provide the walking path before the first home on Tract 1 is occupied.
9. The above provisions need to exist in perpetuity. Language needs to be attached to the deed and to the sub-division plan to ensure this.

End of proposal