

II. LAND USE

LAND USE ASSUMPTIONS

The 3,830-acre RDOSP is envisioned as a community in the City with a variety of housing opportunities, several town centers, transit opportunities, and an integrated open space network. The Project is located south of U.S. Highway 50 and White Rock Road, north of Douglas Road, and east of Sunrise Boulevard. The Project is surrounded by Aerojet property to the north, the Security Industrial Park and Sunrise Douglas Community Plan Area to the south, industrial lands to the north, and Mather Field to the west. **Map 1** in the previous chapter shows the regional location of the project.

Map 2 in the previous chapter shows the location of the RDOSP as well an overview of land uses in the project, which are presented in **Table 6**. This land use information is based on the March 30, 2006, Project Draft Specific Plan completed by GC Wallace.

DEVELOPABLE LAND USE ASSUMPTIONS

For purposes of this Financing Plan, the proposed land use designations are described as either “developable” or “public and other.” Developable land uses include private residential and nonresidential uses that will be required to pay development impact fees and that will support the sale of bonds, if necessary, to finance facilities. Public and other land uses include public and quasi-public land uses such as parks and schools that will be exempt from paying fees and/or special taxes.

RESIDENTIAL DEVELOPMENT

The RDOSP includes approximately 11,600 residential units over 1,920 acres of land. Residential development is concentrated in the central portion of the Project. The Project’s 1,920 residential acres include nearly 8,000 single-family units with a density range of 2 to 6 dwelling units per acre, approximately 1,900 medium-density units envisioned to include a variety of attached and detached products at an average density of 8 dwelling units per acre, and 1,700 high-density units at an average density of 20 dwelling units per acre.

As outlined in the December 8, 2006 Draft Specific Plan, of the total residential units, a portion of the high-density units will be made available at affordable levels pursuant to the RDOSP Affordable Housing Agreement.

Table 6
Rio del Oro Specific Plan
Infrastructure and Public Facilities Financing Plan
Summary of Preliminary Land Uses

Land Use by Area	Phase 1					REMAINING PHASES (Phases 2 through 5)					BUILDOUT				
	Total Acres	Residential Units	Residential Units/Acre	Nonresidential Bldg Sq. Ft.	Nonresidential FAR	Total Acres	Residential Units	Residential Units/Acre	Nonresidential Bldg Sq. Ft.	Nonresidential FAR	Total Acres	Residential Units	Residential Units/Acre	Nonresidential Bldg Sq. Ft.	Nonresidential FAR
Residential Land Uses															
Single-Family Residential	290.0	1,450	5.0			1,307.0	6,535	5.0			1,597.0	7,985	5.0		
Medium-Density Residential	113.0	904	8.0			124.0	992	8.0			237.0	1,896	8.0		
High-Density Residential	32.0	640	20.0			54.0	1,080	20.0			86.0	1,720	20.0		
Total Residential	435.0	2,994	6.9			1,485.0	8,607	5.8			1,920.0	11,601	6.0		
Nonresidential Land Uses															
Local Town Center	22.0			239,580	0.25	0.0			0	0.00	22.0			239,580	0.25
Regional Town Center	76.0			827,640	0.25	35.0			381,150	0.25	111.0			1,208,790	0.25
Village Center	0.0			0	0.00	20.0			217,800	0.25	20.0			217,800	0.25
Business Park	41.0			625,086	N/A	45.0			686,070	0.35	86.0			1,311,156	0.35
Industrial Park	188.0			3,685,176	N/A	94.0			1,842,588	0.45	282.0			5,527,764	0.45
Total Nonresidential	327.0			5,377,482	0.38	194.0			3,127,608	0.37	521.0			8,505,090	0.37
Public and Other Land Uses															
Public/Quasi-Public	5.0					4.5					9.5				
High/Middle School	78.0					0.0					78.0				
Middle School	0.0					20.0					20.0				
Elementary School	9.0					45.0					54.0				
Community Park	71.0					36.0					107.0				
Neighborhood Parks	12.0					51.0					63.0				
Storm Water Detention	33.0					6.0					39.0				
Wetland Preserve	0.0					507.0					507.0				
Drainage Parkway	17.0					126.0					143.0				
Private Recreation	0.0					54.0					54.0				
Open Space	0.0					12.0					12.0				
Open Space Preserve	0.0					24.0					24.0				
Greenbelts	50.0					0.0					50.0				
Landscape Corridors	15.1					28.9					44.0				
Right-of-Ways	62.9					120.1					183.0				
Total Public	353.0					1,034.5					1,387.5				
Total All Land Uses	1,115.0	2,994		5,377,482		2,713.5	8,607		3,127,608		3,828.5	11,601		8,505,090	

Source: December 2006 Draft Rio Del Oro Specific Plan; EPS.

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NONRESIDENTIAL DEVELOPMENT

The RDOSP includes over 520 acres of nonresidential development and consists of retail, office, and industrial development totaling approximately 8.5 million building square feet.

Commercial/Retail

Approximately 150 acres of the RDOSP are designated as commercial development. This includes 20 acres of Village Center (neighborhood) commercial, 22 acres of Local Town Center (community) commercial, and 111 acres of Regional Town Center (regional) commercial development.

Office and Industrial

In the RDOSP, there are 86 acres of Business Park (office) development and 282 acres of Industrial Park (industrial) development. The majority of the office and industrial development is contained in the Employment Center in the northwest quadrant of the Project. The Employment Center is envisioned to support a large variety of uses including large employment centers, light manufacturing, small professional offices and services, assembly, and other moderate to heavy industrial uses.

PUBLIC AND OTHER LAND USES

SCHOOLS

The RDOSP contains six 9-acre elementary school sites, one 20-acre middle school site adjacent to an elementary school, one 23-acre middle school site adjacent to the 55-acre high school site, and one 7-acre continuation school for high school students and adults. The December 2006 indicates that there are 152 acres are dedicated for school facilities in the RDOSP, excluding the 7-acre adult continuation school. This Financing Strategy assumes there are 159 acres, including the adult continuation school. This discrepancy will be resolved in future iterations of the Financing Strategy.

OTHER PUBLIC LAND USES

Table 6 also identifies the public parcels in the RDOSP. As shown, there are approximately 1,400 acres of public and other land uses, including the school acreage described above. Excluding school acreage, there are approximately 1,235 acres of other public land uses, including parks, open space, greenbelts, right-of-ways, and other land uses.

Public/Quasi-Public

The RDOSP contains five public/quasi-public sites totaling nearly 10 acres that are envisioned to accommodate a variety of uses including a fire station, transit center, library, and/or post office.

Parks, Open Space, and Recreation

There are approximately 170 acres of parks including:

- One large 107-acre Community Park; and,
- Eight neighborhood parks (totaling 63 acres).

In addition to active recreation facilities such as ball fields, tennis courts, and picnic areas, the community park will provide regional use facilities such as a public plaza. The neighborhood parks will serve as a neighborhood gathering place with smaller scale recreational facilities including tot lots, picnic areas, playgrounds, and multi-use turf fields. The Project will also include 54 acres of Private Recreation land uses.

It is possible that the Project may also include an outdoor sports facility/adult sports park. If constructed, the adult sports facility would be located on 40 acres currently proposed as Industrial Park land and would include a water slide park, softball complex, soccer fields, and/or a stadium/amphitheater with capacity to accommodate about 3,000 people. At this time, the inclusion of an adult sports facility in the Project is uncertain. Therefore, the capital costs and revenues to fund this cost has not been included in this iteration of the Financing Plan. This facility may be included in future iterations of the Financing Plan.

In addition to 170 acres of parks, approximately 820 acres of the Project are designated as open space, which include the following land use designations:

- Open space;
- Wetland and open space preserves;
- Drainage parkways (includes storm water detention basin);
- Greenbelts/greenways; and,
- Landscape corridors.

Open space areas are intended to protect natural areas such as creeks, wetlands, and tree groves providing flood control and drainage channels. These areas may be enjoyed for passive recreational uses and some open space areas will also include pedestrian trails.

LAND USE PHASING

For the purposes of this Financing Plan, development of the Project has been organized into two phases: Phase 1 (includes four sub-phases) and the Remaining Phases (includes Phases 2 through 5). Buildout of the Project represents Phase 1 and the Remaining Phases combined.

This Financing Plan assumes that the phases are divided among the Master Developers as follows: Phase 1 development is owned by Elliott Homes, Inc., and the Remaining Phases are owned by GenCorp Inc. Development will occur by phase in sequential order, as shown on **Map 3**. A description of the key characteristics of each phase follows.

PHASE 1

Phase 1 development occurs in the western portion of the RDOSP. Approximately 25 percent of residential development (3,000 units) is expected to occur in Phase 1. Phase 1 development includes the development of an elementary school site and the joint middle/high school site, as well as 83 acres of parks and 207 acres of public and other land uses. Retail, office, and industrial development totaling 327 acres are also planned for this phase.

REMAINING PHASES: PHASE 2 THROUGH PHASE 5

The development in the Remaining Phases occurs in the eastern half of the RDOSP. Phase 2, in the north-central portion of the Project, is expected to develop first, followed by Phase 3 directly to the south of Phase 2, Phase 4 located in the northeastern portion of the Project, and Phase 5 located in the southeastern portion of the Project. The remaining residential units (8,600) will be developed in the Remaining Phases. The Remaining Phases includes the development of five elementary school sites and one middle school, in addition to 87 acres of parks and about 950 acres of public and other land uses. Retail, office, and industrial development totaling 194 acres are also planned for this phase.

Map 3 PRELIMINARY PHASING PLAN

RIO DEL ORO

