

Golden Valley South

Area Plan



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**Prepared by Rhodes Homes Arizona
for Mohave County, Arizona**

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Exhibits:

Because Rhodes Homes Arizona is in the planning process for Golden Valley South, many of its documents in support of this application are business proprietary and confidential. However, Rhodes Homes Arizona will make those documents available for review by Mohave County as they are requested.

EXHIBITS

- 1. Project Land Use Diagram**
- 2. Vicinity Map**
- 3. Area Map**
- 4. Mohave County Land Use Guide**
- 5. Full-size, fold-out Project Land Use Diagram**

I. THE COMMUNITY VISION OF GOLDEN VALLEY SOUTH

The vision of Rhodes Homes Arizona for Golden Valley South is to build a community that is self-sustaining, adds to the quality of life in Mohave County and minimizes the impact on natural resources. Golden Valley South has been designed to meld with the natural environment, provide a well-connected network of services to meet the needs of new and existing residents of Golden Valley, and stimulate job growth in Mohave County. Ultimately, when Golden Valley South reaches sufficient size, it will investigate incorporation as a city, under applicable state law.

The 5,750 acres of Golden Valley South have been planned to create two types of high-quality communities – an active retiree community with an 18-hole golf course as its centerpiece, and an interconnected community for all age groups grounded in the concept that people want to live in a small town atmosphere, close to shopping, cultural and social activities, and recreation. These master-planned community designs will add a new dimension to Mohave County. Coupled with economic development, they will provide new housing and job opportunities for current and future residents of the county.

Demographically, it is anticipated that the active retiree segment of the Golden Valley South community will grow most rapidly at first, based on migration trends pointing to a large influx of retirees moving to the Southwest over the next decade and longer, as “baby boomers” retire and leave metropolitan areas. Nearly 100,000 people 65 years or older moved into Arizona from 1995-2000, with more net migration among this demographic group than any other state except Florida. This number is expected to grow significantly as “baby boomers” come of retirement age. Golden Valley South has been planned to provide active retirees with both the amenities and services they desire, close to where they live.

Development of the other segment of Golden Valley South serving all age and population groups addresses the need of Mohave County for quality, affordable housing that is linked to the region’s economic development and natural population growth. The U.S. Census Bureau projects that the U.S. population will grow by 42 million people over the next two decades, and the Southwest is expected to remain the fastest-growing region of the country. Mohave County is in the path of this growth, because of its climate, logistics and proximity to major metropolitan areas.

Because many people are looking for an alternative to crowded, congested metropolitan and suburban areas, Golden Valley South has been designed around the concept of a town center and satellite villages that create a sense of place and distinct neighborhoods. Like the active retiree segment of Golden Valley South, the eastern portion of the development would provide housing for a

variety of income levels, and would be self-sufficient in terms of shopping, services, entertainment and recreation. An office/business park is planned on the southern edge of Golden Valley South that can be linked to economic development efforts along the I-40 Industrial Corridor in Mohave County, augmenting job growth and creating an opportunity for Golden Valley South residents to work close to home.

Basic tenets for the development of Golden Valley South are:

- ◆ Respect for the natural resources of Golden Valley, in particular scenic resources and water resources; Golden Valley South would implement a well-thought-out plan for utilizing local groundwater resources and maintaining a healthy aquifer through the use of grey water and recharge; development also would respect the natural features of the land.
- ◆ Provide the commercial infrastructure necessary to support not only Golden Valley South but the Golden Valley community in general.
- ◆ Dedicate land necessary to provide a full range of public facilities and services, including elementary and middle schools, parks, police and fire stations.
- ◆ Create a community that sustains itself through its tax base and brings new revenues to Mohave County through economic development and job growth.
- ◆ Provide affordable housing for both active retirees and working families.
- ◆ Create a cohesive community tied together by a town center, villages with cores, and neighborhoods connected by parkways and trails.
- ◆ Strive to develop an energy-conscious community through pilot projects taking advantage of abundant solar energy to help meet home energy needs.

The subsequent information in this Area Plan/General Plan Amendment provides a land use plan for Golden Valley South and supporting elements, as well as more detail on how Golden Valley South will comport with General Plan goals and objectives. This document was prepared to address Mohave County's specific requirements for an Area Plan/General Plan Amendment.

II. SUMMARY: GOLDEN VALLEY SOUTH MASTER PLANNED COMMUNITY

In keeping with an overall comprehensive planning approach, Golden Valley South -- located between Shinarump Road (County Highway 223) on the north and Aquarius Drive on the south, Yuma Road on the east and Tombstone Trail on the west -- will serve as a logical extension of the previously adopted Golden Valley Area Plan just to the north of the site. The master plan area, which encompasses Sections 04, 03, 02, 08, 09, 10, 11, 16, and parts of 14 of Township 020 N Range 018 West, will become a carefully planned community consisting of 5,750 acres. Based upon a balanced community concept, Golden Valley South will provide residents with a place where they can live close to work, shopping, and recreational and educational facilities.

A. Site Characteristics

The Site Analysis has shaped the vision for Golden Valley South. The existing and planned circulation system has directed the configuration of the various villages, while circulation design criteria, along with plans for community focal points, open space and recreation, have shaped the configuration of the various neighborhoods. The location of the highways has also led to the placement of less noise sensitive land uses along the community's edges.

The Golden Valley South site offers few constraints to development; the site is primarily undeveloped with terrain that varies from flat to gently rolling. The Planning Area is within the North Sacramento Valley. The valley is at an elevation of 2,600 feet above sea level at the northeast property corner to approximately 2,400 feet above sea level at the southwest property corner.



The topography on the site ranges from flat to gently rolling. High points on the site will be utilized to the extent possible to orient homes or other buildings to take advantage of the views west toward the Cerbat Mountains and east toward the Black and Hualapai Mountains.

The existing vegetation consists of Mohave Desert scrub - creosote bush, mesquite, acacia and yucca – which along with different types of grasses are the most commonly found vegetation in the arid soils of the area.

The climate of this area reflects that of a desert environment, with relatively mild winters with daytime high temperatures usually over 40 degrees F, so that the area can have up to 280 frost-free days. Summer high temperatures typically are 100 degrees or more with low humidity. Annual rainfall varies from 3” to 10” with most rain occurring during the winter months. Summer storms tend to produce sudden and violent bursts of rainfall that can lead to flash flooding. Wind can cause dust storms, usually in the afternoons as wind speeds increase to 20 mph or more from the south in the summer and from the north in winter.

There is a power easement running diagonally across the northern edge of the site. Land uses will be planned consistent with the restrictions associated with the terms of the easement, including appropriate setbacks and landscaping.

Primarily commercial, office, and multi-family land uses are planned abutting highway corridors. Generous setbacks and landscaping will be utilized along these edges. In residential areas, if there is a need for noise mitigation, a fence, wall or berm or combination thereof will be installed consistent with Mohave County requirements.

B. Proposed Master Plan

Golden Valley South's sense of place will spring from an interconnected series of villages, each with its own unique identity and character, served by nearby neighborhood shopping areas and parks and open space areas. Villages will be pedestrian and bicycle friendly with internal trail systems connecting to parks, open space, shopping areas and school facilities. Single-family and multi-family homes will be offered, as well as active adult neighborhoods, appealing to a variety of family types and incomes.

An industrial/business park area is planned in the southwestern portion of the site and a community commercial area is planned at the northern edge adjacent to CR-223, allowing residents easy access to nearby employment and shopping opportunities.

A pedestrian-oriented Main Street with a lake feature will serve as the central focal point of the master plan, along with the considerable scenic and recreational open space provided by the 18-hole golf course, also located in the center of the community.

The proposed Master Plan emphasizes enhancement of existing natural features, such as drainages, and buildings will be sited to optimize special views south and northeast to the Cerbat and Hualapai mountains. Ponds at the main community entries from CR 223 will serve as important community amenities. Shopping areas are envisioned as community-gathering places with plazas, outdoor furniture and shade trees. This master-planned approach to design will ensure that Golden Valley South becomes a quality, self-sustaining community of lasting value.

C. Goals of the Golden Valley South Master Planned Community

Mohave County General Plan Goal 10 – To retain the beauty, the natural setting and resources, and the rural character of the County, while providing opportunities for coordinated growth and development.

The Golden Valley South Master Planned Community will meet this goal through maintaining as many natural features on the site as possible while providing new housing options for the general community and active adults along with additional shopping and employment opportunities.

The Golden Valley South community design's primary goal is to create a balanced, self-contained community with areas to live, work, shop, play, and learn, all in the same location.

Additional project goals include:

1. Goal: To implement the goals and policies of the Mohave County General Plan to the fullest extent possible.

Policy: Work closely with the Mohave County staff, elected officials and community residents to formulate a plan that represents the best implementation of the General Plan.

2. Goal: To develop a community that is self-sufficient in terms of adequate tax base to support urban services.

Policy: Implement the appropriate special district and other financial mechanisms to channel a portion of new commercial and residential tax revenues into development of community infrastructure, following developer contributions in the early phases of build-out to provide essential services.

3. Goal: To encourage compatibility with surrounding land uses.

Policy: Ensure that adjacent land uses are similar in nature or include a buffer transition zone where uses are dissimilar.

4. Goal: To establish a village and neighborhood structure that provides residential areas supported by parks, open space and recreational uses.

Policy: Break the Master Plan land use areas into smaller village and neighborhood areas that include the full complement of community uses at the time of subdivision.

5. Goal: To provide a planned community that complements existing development within the Golden Valley area.

Policy: Work closely with the Mohave County staff, elected officials, and community residents to formulate a plan that represents the best implementation of the General Plan as it relates to the existing Golden Valley Area Plan.

6. Goal: To provide a range of housing types to meet the varied housing needs within the Kingman area and the greater northwestern Arizona region.

Policy: Provide a broad range of housing types that includes housing options for retirement or second homes, housing for family

units and singles, as well as affordable housing within the Master Plan.

7. Goal: To ensure that the Golden Valley South project contributes to Mohave County's economic goals and objectives.

Policy: Provide areas for employment growth as well as housing to ensure that a self-sustaining new town is established over time.

8. Goal: To create a strong sense of community through use of the village and neighborhood concept.

Policy: Create a core for each village as well as a focal point for each neighborhood that encourages community interaction.

9. Goal: To organize land uses within the community to provide safe and convenient vehicular and pedestrian circulation through the project area.

Policy: Provide an interconnected transportation system that offers pedestrian, bicycle, and vehicular transportation options that include bike and pedestrian paths connecting public facilities and commercial establishments to residential areas.

10. Goal: To provide a safe and efficient system for movement of people and goods to and from the project site and within the community itself.

Policy: Design the road system to meet Mohave County design standards.

11. Goal: To ensure that the impacts of the proposed development on the county's existing roadway system will be mitigated.

Policy: Propose solutions to mitigate traffic impacts at the time of subdivision.

12. Goal: To provide land for parks, open space, recreation, and library facilities to meet the needs of Golden Valley South's new residents.

Policy: Provide adequate park, open space, recreation and library sites concurrent with development, with dedication of sites at the time of subdivision after consultation with Mohave County.

13. Goal: To provide land for an adequate level of police and fire protection service to meet the needs of the proposed master planned community.

Policy: Provide sites for police substations and fire stations, as mutually determined by the Mohave County Sheriff's Department and the applicant with dedication of sites at the time of subdivision.
14. Goal: To provide sites for adequate school facilities to meet the needs of the community's new residents.

Policy: Place new high school(s) on Recreation and Public Purpose (R & PP) sites set aside by the Bureau of Land Management where available.

Policy: Provide elementary and middle school sites at the time of subdivision in consultation with the local school districts.

III. COMMUNITY DEVELOPMENT

A. Existing General Plan & Zoning Designations

- 1) Urban Development Area – The Mohave General Plan designates Sections 03, 04, 08, 09, 10, and 16 for urban level development.
- 2) Rural Development Area – The Mohave General Plan designates Sections 02, 11, and 14 for rural development.
- 3) All of the pieces of property are zoned for 1 to 36 acres.

B. Proposed General Plan and Area Plan

- 1) The proposed plan for Golden Valley South envisions that the entire site is reclassified as Urban Development Area. This designation is intended to provide for more intense residential and non-residential development near cities and in outlying communities. While residential densities typically will range up to 12 units per acre, high-density development of up to 25 units per acre may be permitted. Urban services and facilities will be required for both residential and non-residential development in this area. Prior to zone change requests and subdivision mapping,

the developer will formulate and submit a plan for the financing of infrastructure improvements necessary to support a full complement of public facilities and urban services. Public facilities include police and fire stations, sanitation facilities, libraries, schools and parks. Necessary urban services will include retail outlets so residents do not have to drive long distances for basic needs, medical facilities and other professional services.

2) Residential Land Uses include:

Low Density Residential (LR): This is the lowest density residential development planned within urban areas. It is designed to reflect development between one and five units per acre. This category is used only in UDAs. Since the lot sizes are less than one acre, community sewer or ADEQ approved on-site sewage disposal and water systems are needed, as are other urban services. Low-density residential areas will be developed exclusively with single-family homes, except where planned developments permitting neighborhood commercial uses are approved.

Medium Density Residential (MR): This urban land use category is used to show areas with five (5) or more dwellings per acre, up to twelve (12) dwellings per acre. Typical residential uses in these areas are patio and zero-lot-line homes, mobile home parks, mobile home subdivisions, duplexes, some multi-family projects, and, where specifically approved as part of a planned development, neighborhood commercial development. Full urban services are required for medium density residential development.

High Density Residential (HR): This urban residential category is used to show the highest density planned in Mohave County. Development could range from twelve (12) to a maximum of twenty-five (25) dwelling units per acre. Higher density areas provide opportunities to develop uses such as townhomes, apartments or condominiums. Mixed-use developments incorporating office and retail space may be approved in HR areas through the planned development process. High Density Residential uses can serve as an effective buffer between non-residential development and lower density residential neighborhoods. Full urban services are required for HR development.

3) Non-Residential Uses Include:

Neighborhood Commercial (NC): Neighborhood Commercial uses are those that meet the needs of residents in the adjacent neighborhood. Small-scale retail and service establishments, as well as small office buildings, will be permitted in this land use category.

General Commercial (GC): This land use category is used to indicate locations for retail, service and office uses that serve an entire community or region. Major retail centers, fast food restaurants, service stations, multi-story office buildings, and other intensive commercial uses should be located in areas designated for general commercial uses.

Commercial Recreation (CR): This land use category encompasses a broad range of privately owned leased facilities for active recreation, where the primary activity occurs outside of buildings. Uses include golf courses, equestrian centers, small and large-scale amusement parks, as well as recreational vehicle parks and campgrounds providing sites for temporary habitation.

The Golden Valley South Master Plan includes single and multi-family dwelling units, active adult dwelling units, recreational, commercial, and office uses; these uses are compatible with the Urban Development Area classification. This General Plan designation would allow for the entire land use holding to be developed with a consistent land use designation similar to that of the previously adopted Golden Valley Area Plan to the north of this site.

C. Proposed Land Use Plan

The proposed Land Use Plan for Golden Valley South consists of a mixture of an active adult community that emphasizes recreation and includes a “Ted Robinson” designed golf course, and a family-oriented community with a pedestrian-oriented town center surrounded by single and multi-family homes. Under tentative plans, subject to change based on market conditions and development constraints, residential uses account for 65% of the land area, with 16% in single-family use, 35% in multi-family use and 49% in active adult. The other 35%, or 2,036 acres, is tentatively planned for non-residential uses that include office,

commercial, school, park, and open space uses. The table on the following page shows the land use breakdown.

The proposed location, size and number of school and park sites are conceptual in this plan; the actual number, size and locations for these will be re-evaluated at the time of subdivision based upon final community design plans and final number of proposed dwelling units.

GOLDEN VALLEY SOUTH LAND USE SUMMARY FEB. 17, 2005

RESIDENTIAL				
LAND USE	ACRES	DENSITY	DU	% MIX
LOW DENSITY	1037.9	5	5187	16%
MEDIUM DENSITY	671.3	12	8053	24%
HIGH DENSITY	146	25	3648	11%
ACTIVE ADULT LOW DENSITY	1244.8	5	6223	19%
ACTIVE ADULT MEDIUM DENSITY	399.3	12	4791	14%
ACTIVE ADULT HIGH DENSITY	214.5	25	5362	16%
SUB TOTAL	3713.8		33,264	100%
NON-RESIDENTIAL				
COMMERCIAL	205.5			
OFFICE	394.9			
SCHOOL	40.5			
PARKS*	288.6			
FIRE	5			
CLUBHOUSE/RECREATION	29.8			

GOLF COURSE	276.5
LAKE*	12.6
O.S./DRAINAGE/EASEMENTS*	480.9
ROADWAYS*	301.9
SUB TOTAL	2036.2

TOTAL	5750	5.8	33,264
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*** Acreage may change based on refinement of development plans.**

D. Phasing

Golden Valley South will be developed in four phases, with the initial phase commencing in 2006 in active adult communities located to the west of Aztec Road. Development of a golf course in this segment of Golden Valley South will precede home construction, with grading expected to begin in the latter half of 2005. The second phase of Golden Valley South will occur to the east of Aztec Road, leading to development of a town center tying together the western and eastern segments of Golden Valley South. Subsequent phasing of Golden Valley South will occur radially to the southwest, south, southeast and northeast of the town center. Market conditions may change the density mixes of Golden Valley South prior to formal submission of zoning applications for its various communities.

E. Economic Development

Rhodes Homes Arizona, in developing its Golden Valley South community, recognizes that economic development is an integral part of community development, providing both services and jobs for residents of a new community. For that reason, substantial acreage of the Golden Valley South community will be set aside for commercial/retail/office development. Rhodes Homes Arizona also is committing to a collaborative effort with local economic development officials to draw new businesses to the Golden Valley area, in particular aligning its Golden Valley South development with the I-40 Industrial Corridor. Further, it will engage in outreach activities to market Mohave County as a desirable location for businesses to serve metropolitan markets in Las Vegas, Phoenix and Southern California. A variety of economic opportunities for Mohave County have been identified by state and local economic studies, including industrial machinery manufacturing and development of the region's transportation/logistics assets. Rhodes Homes Arizona intends to be an

active partner with the public and private sectors in Mohave County in building the county's economic base, improving job opportunities for current residents and providing quality jobs for the residents of the Golden Valley South community.

1. Service-Oriented Economic Development

Because Golden Valley currently is lacking in retail and other services for the existing population, the first phase of economic development in Golden Valley South will encourage development of services for both current residents of Golden Valley and new residents of Golden Valley South. Besides basic grocery and other retail activities, these services initially would be tailored to the demographics of an active-adult and retiree-oriented community, including medical offices and personal services. The goal of initial economic development will be to provide sufficient levels of services so that current and new residents of Golden Valley do not have to drive long distances for shopping, personal services and entertainment. The Kingman Regional Medical Center has expressed interest in locating a facility in Golden Valley as part of the Rhodes Homes Arizona plans for Golden Valley South.

The logical location for retail and service businesses serving both current and future residents of Golden Valley is along the northern border of Golden Valley South. There is a natural commercial zone along Shinarump Road, created by a utility corridor to the south and Shinarump Road to the north. In addition, a town center and village centers in Golden Valley South will provide shopping and entertainment opportunities for residents of Golden Valley.

To encourage commercial development in Golden Valley South, Rhodes Homes Arizona intends not only to set aside adequate land for these activities, but also to provide off-site improvements necessary to make these developments possible. In addition, it will assist in soliciting the interest of major retailers in Golden Valley through a commercial marketing outreach program.

2. Job-Oriented Economic Development

Arizona's Statewide Economic Study 2002 stated that the economic base of Mohave County was comprised of "limited manufacturing, government, tourism, second home and retirement." Future opportunities as defined by Economy.com, the consulting firm hired by the state to produce the 2002 economic study, included industrial machinery and transportation and logistics. The study noted that average annual earnings in Mohave County were \$22,884, compared with the state average of \$29,916, and the

average manufacturing job paid \$28,831, compared with the state average of \$44,988.

Economy.com described Mohave County's economic potential, noting favorable logistics in terms of Interstate 40 and its intersection with Highway 93, the Burlington Northern Santa Fe Railroad line, and the possibility of Mohave County playing a key role in transportation logistics along the proposed CANAMEX corridor between Mexico and Canada. Noting the emergence of a manufacturing and distribution base at the Kingman Airport Industrial Park, Economy.com stated: "The region's ability to serve markets in Southern California, Arizona and the rest of the Mountain State region, and its favorable business and living costs, make the region very favorable for higher value-added industrial machinery and equipment and industrial products." The chief drawback to economic growth was identified as an undereducated workforce and the lack of skills necessary to attract companies offering higher-paying jobs. Community colleges such as Mohave County Community College were described as untapped resources that could provide "targeted training programs for expanding and relocating industries."

The Golden Valley South community would address job-oriented economic development on a number of fronts to help fulfill Mohave County's economic potential and meet its General Plan goals of economic diversification and higher-paying jobs for the current population and new residents. Rhodes Homes Arizona intends to establish a strong relationship between its Golden Valley South community and the I-40 Industrial Corridor, with affordable housing available to workers hired by companies locating in that industrial park. Rhodes Homes Arizona plans to link that park with a business park proposed along the southern border of Golden Valley South. To build interest in the I-40 Industrial Corridor Park and its own business park, Rhodes Homes Arizona will work with local economic development officials in marketing Mohave County to companies in Southern California and elsewhere that may want to take advantage of the favorable logistics, lower cost of doing business and lifestyle attributes of Mohave County. To address educational issues associated with economic development, Rhodes Homes Arizona will investigate working with Mohave County Community College to develop vocational educational programs that improve skill levels of the local workforce.

3. Economic Development Goals and Policies

1. Goal: To meet the needs of existing and future residents of Golden Valley for retail, personal services and entertainment opportunities within their community.

Policy: Designate sufficient land and provide infrastructure to support commercial development within Golden Valley South and on its perimeter with the existing Golden Valley community.

2. Goal: Attract major retailers and service providers to Golden Valley South to serve the specific needs of active adult and retiree populations.

Policy: Create zoning patterns conducive to development of service-oriented businesses, and encourage the location of businesses meeting the needs of active adults and retirees.

3. Goal: Create opportunities for higher-paying jobs for current Mohave County residents and new residents of Golden Valley South.

Policy: Develop office/business park at southern end of Golden Valley South, creating a nexus with I-40 Industrial Corridor; engage in active marketing of Golden Valley South and I-40 Industrial Corridor to attract companies that can take advantage of favorable logistics and low cost of doing business in the region.

4. Goal: Improve educational level of workforce in Mohave County.

Policy: Seek to work with Mohave County Community College to expand vocational training for targeted industries.

IV. NATURAL RESOURCES

A. Water Resources

Rhodes Homes Arizona recognizes that water is a precious resource in Mohave County. It is exercising due diligence in proving out adequate groundwater resources for Golden Valley South, based on well drilling and hydro-geological studies of the Sacramento Valley Basin that will provide both Mohave County and the State of Arizona with a better understanding of water resources in the basin. Ultimately, the Arizona Department of Water Resources (ADWR) will determine, based on these hydro-geological studies and other information, whether the Sacramento Valley Basin aquifer is adequate to support Golden Valley South as well as current committed demand for water in the region, including pre-platted lots that draw from the same groundwater resources. Rhodes Homes Arizona understands that a statement of water adequacy from ADWR is a critical precursor for its development plans at Golden Valley South. As a matter of general policy, Rhodes Homes Arizona is committed to exploring and implementing where feasible technologies and conservation techniques that minimize the impact of the development on groundwater

resources, including recharge and xeriscaping, and a detailed water budget will be prepared for Rhodes Homes Arizona subdivisions as part of its plan submissions. For purposes of its water use projections, Rhodes Homes Arizona is calculating that consumption will average .20 acre feet per capita annually.

Golden Valley South will be a community known for utilizing water resources in best practices for the desert region. The Golden Valley South community will make use of “grey” or re-use waters for all public spaces and golf courses within the community.

Rhodes Homes Arizona will provide treated A+ effluents usable for all purposes, including public spaces where children are present. The system will be utilized in a similar fashion to potable waters. Ponds within the open space will provide a gravity source to feed the system.

The potable water supply for Golden Valley South will be designed to service the community on a growth basis. Rhodes Homes Arizona has plans to form its own water and sewer company to serve Golden Valley South and surrounding areas. The potable water system will be designed to provide fire service pressures and hydrants. Rhodes Homes Arizona will work with the Golden Valley Fire District in the design of the community, placement of hydrants, pressures and the location of at least one new fire house within the community.

1. Goal: Construct a safe drinking water system.

Policy: Build wells, pipelines and tanks that are to the latest codes, and provide chlorination or other treatments if needed.

2. Goal: Build a community water system that services the entire area.

Policy: Form a water and sewer service company to serve Golden Valley South and surrounding areas, accommodating growth and providing more complete fire protection for Golden Valley.

3. Goal: Reduce the need for potable water usage outside the home.

Policy: Construct a waste water treatment plant that provides high-quality water that can be utilized for all open public spaces; encourage homeowners to apply xeriscaping to their properties where that is feasible. Sections of Golden Valley South will be set aside specifically for xeriscape landscaping.

4. Goal: Replenish groundwater resources through recharge.

Policy: Investigate and apply where feasible and effective technologies to capture and inject rainwater runoff into the ground.

B. Air Quality

The network of the Golden Valley South community is designed to allow free travel to the commercial portions of the development. Businesses will be encouraged to locate within the community to reduce the travel time for commuters.

During construction, the greatest air quality threat is dust. A “Best Management Practices” (BMP) plan is being established to reduce the dust during all phases of construction, and workers will be educated in dust control.

1. Goal: Control smog from commuter traffic.

Policy: Provide for the business community in the planning and design of the master plan so that the commutes are short and internal.

2. Goal: Control dust pollution during construction.

Policy: Create a BMP which addresses dust control.

C. Habitat Protection

As part of the due diligence process, a full biological evaluation was conducted on for the community area. This study has allowed Rhodes Homes Arizona to create a listing of the species of plants and animals currently indigenous the area.

There are a number of large washes crossing the property, some of which will be left open for animal habitat. However, road crossings and drainage conveyance structures will have to be built which will cause impacts. Best efforts will be made to preserve native vegetation and animal habitat in wash areas.

Rhodes Homes Arizona has hired SWCA Consultants to do the biological evaluation and also to file a 404 Permit with the Army Corps of Engineers (Note: filed in February 2005). As part of the 404 Permit process, the Golden Valley South community has committed to disturbing as little of the washes as possible, and to practices which ensure flood waters entering the washes are not contaminated.

1. Goal: Protect existing flora/fauna.

Policy: Leave washes undisturbed as far as possible.

2. Goal: Protect native animals.

Policy: Provide a pathway through the project for the movement of animals in and around the property

D. Energy Conservation

Golden Valley South will be an energy-conscious community. Golden Valley South will encourage its homebuyers to participate in UniSource Energy Services' "SunShare" program for solar-powered homes, reducing reliance on fossil fuel-produced energy and relying on the abundant sunshine of the region to meet home energy needs. In addition, passive solar opportunities and energy-saving building materials will be incorporated into site planning and home construction. As it has in Nevada, Rhodes Homes will build homes in Mohave County that are Energy Star compliant.

UniSource Energy Services' "SunShare" program provides subsidies to homeowners for installation of photovoltaic systems and allows homeowners to sell excess solar energy into the power grid. Golden Valley South will introduce the "SunShare" program to its homebuyers and promote its benefits. A portion of model homes in Golden Valley South will be equipped with a solar photovoltaic system and solar hot water stub-outs to demonstrate how solar energy can be incorporated into home design, and prospective homebuyers will be provided with information about cost amortization of photovoltaic systems.

Road circulation patterns in Golden Valley South will be designed to move vehicular traffic efficiently through the development. More importantly, with its town center and village-oriented concepts, Golden Valley South will be a community where residents can walk or bicycle to shopping and recreation opportunities, reducing vehicle trips.

1. Goal: Expedite and reduce vehicular traffic throughout Golden Valley South.

Policy: Incorporate street design in Golden Valley South that moves traffic efficiently through the community; reduce vehicle trips through community design focused on homes within walking distance of shopping and entertainment.

2. Goal: Reduce reliance on fossil fuel-produced energy in favor of solar-produced energy.

Policy: Introduce homebuyers to “SunShare” program to meet home energy needs through solar power. Incorporate photovoltaic systems into model home complexes.

3. Goal: Maximize energy efficiency of homes.

Policy: Design and build homes that can be certified under the Energy Star program as energy efficient.

V. PUBLIC INFRASTRUCTURE AND FACILITIES

A. Infrastructure

1. Roads

a. Access Roads

A traffic model was created based upon the “planning bubble” diagrams, and the proposed density of the area. The model uses algorithms for the determination of car trips within, from and to the area. The average number of trips that a community of this size will take for work, play and other purposes, based on national trends, is used. One of the goals of Golden Valley South is to create a community that has a high degree of self-sufficiency, reducing the number of vehicle trips by residents outside the community for work, shopping and recreation, and minimizing the impact on Mohave County’s road system.

Traffic access to the Golden Valley South community will be provided along existing corridors. Overall, Verde Road, Adobe Road, Aztec Road, Colorado Road, Bacobi Road (County Route 277) and Bosque Road connect the site to Highway 68. All of these north-south access roadways currently have either 80- to 100-foot rights of way, or dedicated 40- 50-foot half street rights of way. Aztec Road, Shinarump and Aquarius are existing major arterials which will be upgraded as part of the development of the project.

Modeling determined that the three major roads should be supplemented by several other arterials, and the configuration of these roads is under investigation. Improvements also will be made to the Aquarius/Oatman and Shinarump/I-40/Oatman intersections. The US68/Aztec intersection will be upgraded to accommodate multiple turning movements.

b. Interior Road Network

The design of the interior road network is based upon the “community” theme. This theme is based upon several arterial streets which pass through the community allowing access to the outside, but with their curvilinear design, are not typically utilized by non-residents for “pass through” travel.

Each subdivision will have at least one access point to the minor arterials. Minor arterials will connect the communities to the major arterials which convey traffic through, in and out of the community.

1. Goal: Provide easy functional access to the community.

Policy: Develop multiple points of ingress/egress. Design the road system so that cars are not all funneled to a single point.

2. Goal: Reduce the number of cars “passing through” the property.

Policy: Design a road network which is curvilinear, which reduces speeds and deters pass through traffic.

3. Goal: Provide an open and scenic driving experience.

Policy: Construct roadways with landscape along the boundaries with the developments set back, decreasing noise and adding aesthetic appeal. Also, construct arterials which have parks, golf courses and other amenities adjacent to enhance the beauty of the existing landscape.

2. Water Delivery System

The Golden Valley South community will be serviced by a traditional gravity water supply system. Several sites outside of the community boundary have been selected for tanks, as well as several within the community proper.

At a minimum, the site will be separated into three service pressure zones to ensure that fire hydrant capacity and home pressures are adequate. The system also will be looped to ensure water quality.

An application has been filed with the Arizona Department of Water Resources for an adequate water supply. As a part of this process, several wells are being drilled on and adjacent to the property.

Open spaces, including the golf course, will be irrigated with reclaimed water from the sewage treatment plant. The reclaimed water system will be instrumental in reducing the amount of water needing to be pumped from the ground. Reclaimed waters in excess of what can be utilized will be placed back into the ground using rapid infiltration basins, or recharge wells if applicable.

1. Goal: Provide safe, clean and constant water supply.

Policy: Construct tanks and piping systems with looping and the ability to add chlorination or other treatment systems at a later date.

2. Goal: Provide for full fire service.

Policy: Construct the water system to have adequate pressures and flow capacity to handle fire suppression at any hydrant.

3. Goal: Provide a 100-year adequate water supply.

Policy: Apply for an adequate water supply certificate from the ADWR prior to the filing of the General Plan Amendment. The application will be for a water demand equal to or greater than the proposed development.

3. Sewage Treatment

A site for a sewage treatment plant has been selected south of the Golden Valley South Area Plan, with the site's size to be determined by final design. This plant is projected to grow with the community, eventually processing 8 million gallons of sewage into high-grade (A+) effluent. The waters will be de-nitrified and can be applied to any open space.

The system will be gravity fed, and located adjacent to, but not within, the Sacramento Wash. A series of rapid infiltration basins will provide disposal of any waters above the needs of the community.

The design of the Golden Valley South sewage treatment plant is modular. This allows for the growth of the system to provide the optimum treatment. As more homes and businesses are constructed, additional capacity will be added to the plant.

An application has been filed with the Arizona Department of Environmental Quality for the plant site. Also, an application for rezoning the site to "MP" has been filed with Mohave County Planning and Zoning.

1. Goal: Provide sewage treatment for the entire development area.

Policy: Design a sewage treatment plant that is expandable.

2. Goal: Re-use as much water as possible.

Policy: Construct a sewage treatment plant which provides high-quality effluent, which may be used on all public open spaces. Construct a piping system to convey the re-use water to the open spaces.

3. Goal: Replace groundwater whenever possible.

Policy: Construct rapid infiltration basins and/or recharge wells for the disposal of excess effluent into the upper aquifer.

4. Solid Waste Management

For the foreseeable future, Peacock Highlands will utilize the Cerbat Landfill to meet the community's solid waste management needs. This landfill currently has sufficient capacity to maintain operations for another 40-50 years. As Rhodes Homes Arizona develops communities in Mohave County, it will monitor the capacity of the Cerbat Landfill and work with county officials to identify future landfill sites.

5. Flood control

The Golden Valley South community is located at the intersection of several major washes, and Federal Emergency Management Agency (FEMA) Special Flood Hazard Areas (SFHA). The development of a community within a SFHA takes careful planning to provide safety for the community.

In that effort, a detention basin is proposed at the northern boundary of the site to contain the peak flows from the Cerbat and Thirteen Mile Washes. A second detention basin for the Holy Moses Wash is currently being investigated for the east property boundary.

Within the community, each major subdivision will provide a local detention basin. These basins will provide two functions. The first is to remove contaminants from the storm runoff prior to entering the wash. Secondly, the basins will remove the peak of the storm and decrease erosion potential.

As part of the engineering of the Golden Valley South community, an application will be made to re-contour the SFHA boundaries to the development and improvements. A master drainage study has been prepared for the community, and planning/sizing of the infrastructure is under way.

In conjunction with the master drainage study and flood control improvements, an application under the rules of 404 Permitting has been filed with the United States Army Corps of Engineers (ACOE). This application determines the extents of “waters of the United States” and the extent of disturbance allowed. The community is working with the ACOE and FEMA to limit the disruption of the washes for flood control, aesthetic and the maintenance of native flora and fauna.

1. Goal: Provide a safe environment for the community.

Policy: Construct detention basins upstream of the development.

2. Goal: Accommodate the ACOE and FEMA.

Policy: Provide applications to the federal agencies early in the process; get them involved in the design of the community.

3. Goal: Protect plant and animal life long term.

Policy: Construct localized detention/retention basins throughout the community to capture contaminated runoff and keep it from entering the wash system.

B. Public Facilities

1. Parks

Substantial acreage is allocated for park facilities at Golden Valley South. These will include several community parks, neighborhood parks, linear parks, and mini-parks located throughout the project.

The active adult portion of the community includes a 276-acre, 18-hole golf course with a 10-acre clubhouse and recreation center, and the family-oriented portion of the community will also include a community recreation center planned for the mixed-use town center area in the heart of the community. Walking paths will follow the open space drainages with links provided from residential areas to the commercial, park, and community facilities on site. The project also includes considerable acreage for open space located throughout the community.

a. PARK AND RECREATION STANDARDS

Parks, recreation and open space facilities will be provided for Golden Valley South in concert with the following national standards:

Feature Category	Park System Feature	Units Needed per 1,000 residents	Acres Per 1,000 Residents
Parks	Pocket Parks –Min. 1/3 acre	Service Area- ¼ mile radius	.25 to .50
Parks	Neighborhood Parks – Min. 4 acres	Service area - ½ mile radius	1-2 acres per 1,000 Serves 2,500 min.
Parks	Community – Min. 20 acres	Service area - 2 mile radius	5-8 acres per 1,000 Serves min. 10,000
Community Center	3 acres and 10,000 sq. ft.		1 per 20,000
Outdoor Recreation	Small Skate park	.16	.03
	Full Sized Skate park	.06	.03
	BMX Track	.16	.50
	Paved Multi-Use Trail (per mile)	1.04	2.53
	Dirt/Gravel Multi-Use Trail (per mile)	2.33	4.25
	Family Picnic Area	6.25	.08
	Group Picnic Area with Shelter	.36	.74
	Park Bench	7.69	.00
	Outdoor Events Venue (per acre)	.42	1.34

Source: Small Community Parks & Recreation Planning Standards – 2003.

Facility/ Activity	Recommended Space Requirements	No. of Units per Population	Service Radius
Basketball	2,400 to 7,280 sq. ft.	1 per 5,000	¼ to ½ mile
Handball	800 to 1,000 sq. ft.	1 per 20,000	15 to 30 minute travel time
Ice Hockey	22,000 sq. ft.	1 per 100,000	½ to 1 hr travel time
Tennis	2 acres per complex	1 court per 2,000	¼ to ½ mile
Volleyball	Minimum 4,000 sq. ft.	1 per 5,000	¼ to ½ mile
Baseball	1.2 acre	1 per 5,000 Lighted 1 per 30,000	¼ to ½ mile
Field Hockey	1.5 acre	1 per 20,000	15 to 30 min. travel time
Football	1.5 acre	1 per 20,000	15 to 30 min. travel time
Soccer	1.7 to 2.1 acres	1 per 10,000	1-2 miles
Golf driving range	13.5 acres	1 per 50,000	30 min. travel time
1.4 mile running track	4.3 acres	.1 per 20,000	15 to 30 min. travel time
Multiple Recreation court	9, 840 sq. ft.	1 per 10,000	1-2 miles
Trails		1 system per region	
Archery Range	.65 acres	1 per 50,000	30 min. travel time
Golf 18 holes	110 acres min.	1 per 50,000	½ to 1 hr. travel time
Swimming Pools	½ to 2 acres	1 per 20,000	15 to 30 min. travel time

Source: Lancaster, R.A. (Ed.).(1990). Recreation, Park, and Open Space Standards and Guidelines. Ashburn, VA: National Recreation and Park Association

b. Parks and Open Space Goals and Policies

Mohave County General Plan Goal 55: To meet the recreational and open space needs of residents countywide, with sites that provide for active recreation, specialized recreational opportunities and enjoyment of natural areas.

Policy: The applicant will work with Mohave County school districts in the development, maintenance and joint operation of local school/park sites where it is economically and functionally desirable to do so.

Policy: Provide a full range of parks and recreational facilities for the broad range of housing and lifestyle types available at Golden Valley South.

Goal: Provide all manner of park sites from the pocket park to the neighborhood park and the community park within the Golden Valley development.

Policy: Provide a community park in each village and neighborhood and pocket parks within each neighborhood consistent with the standards referenced above.

Policy: Dedicate park sites at the time of subdivision after consultation with Mohave County on final park size and location to serve final projected population.

Goal: Provide community-gathering places through both indoor and outdoor spaces to help develop a sense of place.

Policy: Provide a recreation/community center for both the active adult area and the family-oriented area of the master planned community.

Policy: Provide outdoor gathering spaces in the form of a town green or plaza, linear parks, community gardens, gazebos, and passive open space areas.

2. Fire Protection

Mohave County General Plan Goal 57: To plan and provide for adequate fire protection services at levels appropriate to the County's Urban, Suburban, and Rural areas.

Policy: Work closely with the Golden Valley Fire Department to determine an adequate urban level of fire protection services.

Policy: Provide fire protection site within Golden Valley South if determined necessary in conjunction with the Golden Valley Fire Department at the time of subdivision.

3. Police Protection

Mohave County General Plan Goal 58: To plan and provide for Sheriff's Department services at levels adequate to meet the needs of all County residents.

Policy: Work closely with the Mohave County Sheriff's Department to determine adequate urban level police protection services at Golden Valley South.

Policy: Provide a police protection substation site if determined necessary in conjunction with the Mohave County Sheriff's Department at the time of subdivision

4. Library Services

Mohave County General Plan Goal 60: To provide a full service library system that is easily accessible and supplies residents with a variety of educational and recreational materials.

Policy: Mohave County should expand library services by planning space for station libraries as part of public buildings in outlying communities.

Policy: The applicant will work with Mohave County to provide a suitable library site within the town center planned at Golden Valley South at the time of subdivision.

5. Schools

Goal: Establish new school sites in the Golden Valley South development to serve the needs of the community's new families.

Policy: Place new high school(s) on Recreation and Public Purpose (R & PP) sites set aside by the Bureau of Land Management where available to serve the Golden Valley South project.

Policy: Set aside parcels for elementary and middle school sites during the subdivision review process as agreed upon with the Mohave Valley Elementary District and the Mohave Union High School Districts and the Superintendent of Schools.

