

RIVER OAKS - THE NEXT GENERATION

What's Developing?

As many of you know, we received wide-ranging approvals for the River Oaks expansion in June 2016. Those approvals included: Environmental Determination and Mitigation; General Plan Amendment, Specific Plan Amendment (including a Design Manual) and a Rezone.



After receiving these approvals, we needed to embark upon the creation of a Vesting Tentative Tract Map. Preparation of a tract map involves both civil engineers and landscape architects. With our guidance they compiled the drawings that interpret our Design Manual in a manner that establishes the foundation for the ultimate construction drawings. Our Vesting Tentative Tract Map was approved August 8, 2017.

- 144 age-restricted lot private gated neighborhood
- 127 age-targeted large lots comprising 6 different neighborhoods
- 11 lot private gated neighborhood - The Classics
- The design of our amenities will begin with the Golf Course and progress to the Spa. In between the golf course and spa is the existing outdoor pavilion which will be remodeled as the new Community Center. Adjacent to the new Community Center will be an outdoor entertainment area which will include a 25-meter pool. This will segue to improvements to the amphitheater, then bocce ball courts adjacent to a pickle ball court. At the northern end of these amenities will be the Spa which will be remodeled and expanded to include fitness and wellness areas along with a large warm mineral pool.
- The island at the southern end of the lake will have a pedestrian bridge for access with the placement of a gazebo at its northern edge.
- An extensive pedestrian/bicycle trail system
- The final compliment to the community will be a professionally managed neighborhood farm.
- <http://estrellaassociates.com/assets/files/River%20Oaks%20II%20Design%20Manual.pdf>
(The Design Manual is adopted within our Specific Plan Amendment)

In a very adaptive design we will be using our Salinas River wells for irrigation purposes with our initial construction. This is the manner in which we have irrigated the Golf Course and Hot Springs grounds for many years. When the City recycled water becomes available we will blend the recycled water with our river well water to further enhance the use of non-potable water.

Our next step is to complete the construction drawings at which time we will return to the City for approval of our Final Map. This is expected to happen the first of the year, 2018.

We are in the process of meeting with builders with whom we believe will have the best opportunity and commitment to bring our vision to fruition. Once we have made that selection, you will again be notified so that you may engage with the specific builder(s) for further details.

In the meantime, should you have any questions, thoughts or comments please do not hesitate to reach out to us.

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