

**ORDINANCE NO. (O)14-01**

**AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA,  
AMENDING THE RANCHO VISTOSO PLANNED AREA  
DEVELOPMENT FROM COMMERCIAL (C-1) TO MEDIUM  
DENSITY RESIDENTIAL (MDR) 4.9 ACRE SITE LOCATED ON  
THE NORTHEAST CORNER OF LA CANADA DRIVE AND  
MOORE ROAD**

**WHEREAS**, the Town of Oro Valley residents ratified the Oro Valley General Plan on November 8, 2005; and

**WHEREAS**, Paul Oland of WLB Group, Inc., (“applicant”) is requesting an amendment of the Rancho Vistoso Planned Area Development from Commercial (C-1) to Medium Density Residential (MDR) for the 4.9 acre site on the northeast corner of La Canada Drive and Moore Road; and,

**WHEREAS**, the applicant’s requested rezoning complies with the recently amended General Plan change approved by Council September 4, 2013; and,

**WHEREAS**, Mayor and Council duly considered the amendment of the Rancho Vistoso Planned Area Development from Commercial (C-1) to Medium Density Residential (MDR) for the 4.9 acre site on the northeast corner of La Canada Drive and Moore Road at a public hearing on January 5, 2014.

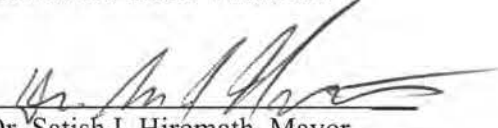
**NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Oro Valley that:**

**SECTION 1.** The Mayor and Council hereby adopts the amendment of the Rancho Vistoso Planned Area Development from Commercial (C-1) to Medium Density Residential (MDR) for the 4.9 acre site on the northeast corner of La Canada Drive and Moore Road as depicted on Exhibit “A”.

**SECTION 2.** If any section, subsection, sentence, clause, phrase, or portion of the resolution or any part of the General Plan Amendment adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Oro Valley, Arizona this 15<sup>th</sup> day of January, 2014.

**TOWN OF ORO VALLEY**

  
Dr. Satish I. Hiremath, Mayor

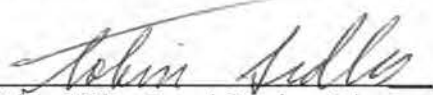
**ATTEST:**

  
Julie K. Bower, Town Clerk

Date: 1/17/14

PUBLISH: DAILY TERRITORIAL  
JANURY 22, 23, 24, 27, 2014

**APPROVED AS TO FORM:**

  
Tobin Sidles, Legal Services Director

Date: 1-17-14

POSTED: 1/22/14 - 2/24/14

**Exhibit "A"**

**Conditions of Approval**

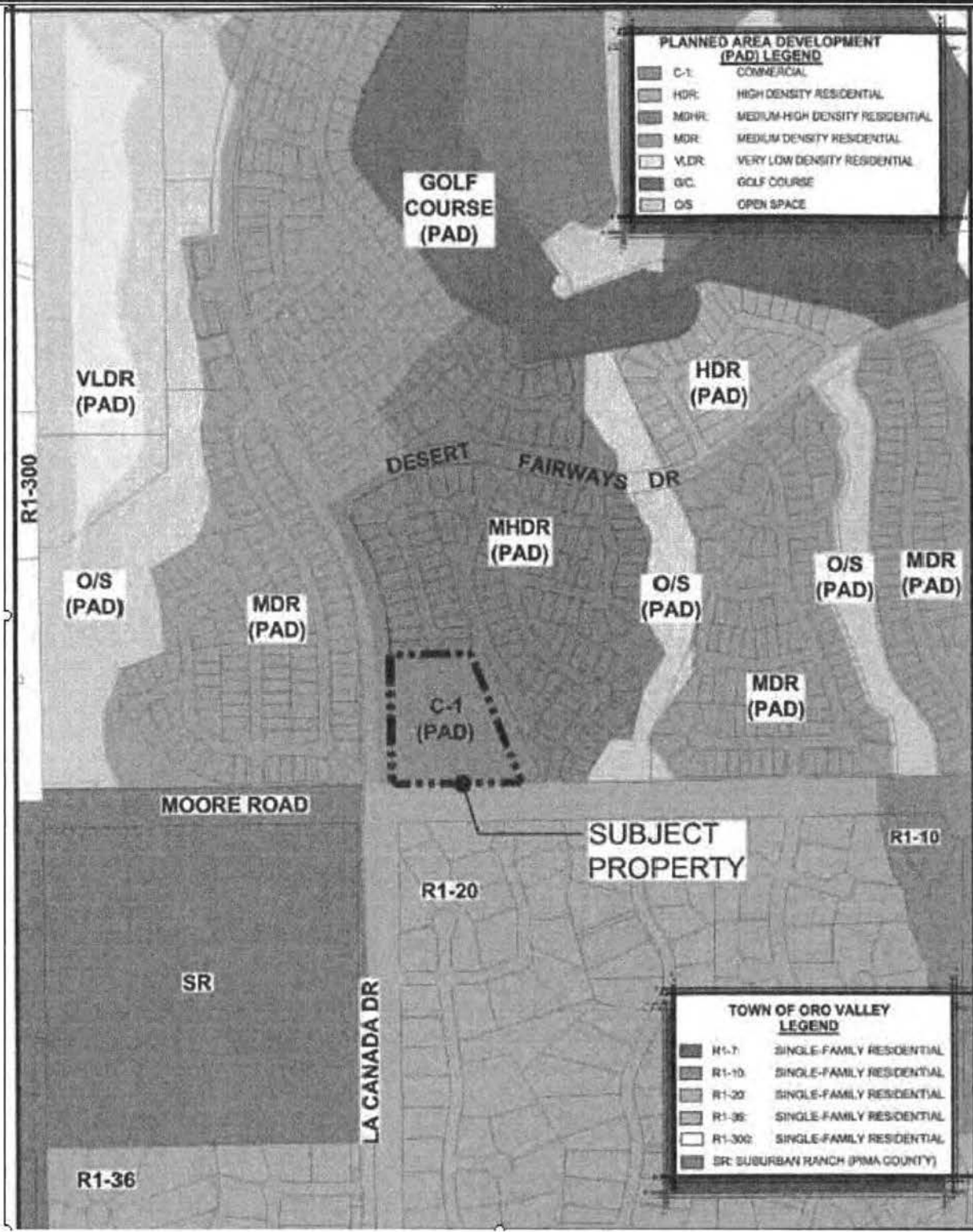
**Parcel 10T Rezoning**

**OV913-001**

**January 15, 2014**

Planning:

1. The remainder .78 acres along the east boundary of the parcel shall be permanently designated as open space in accordance with the Environmentally Sensitive Lands requirements on the subdivision plat.
2. Potential cut-through traffic will be evaluated by a professional engineer. Traffic calming measures may be required to be installed by the developer, if determined necessary by the Town Engineer.
3. A trail connection shall be constructed between the existing trail in the northeast corner of the property and the proposed internal sidewalk.
4. Homes shall be limited to one (1) story on Lots 14 thru 16.



# EXISTING ZONING MAP

Parcel 10T (OV913-001)



**LOCATION MAP**  
Parcel 10T (OV913-001)

# RANCHO VISTOSO PARCEL 10-T PAD AMENDMENT

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## SITE ANALYSIS & LAND USE PROPOSAL

2013.11.18 REVISED  
2013.08.30

**Prepared For**

Bourne Investments LLC &  
JDW Investments Management LLC  
12475 N. Rancho Vistoso Blvd., Ste. 155  
Oro Valley, AZ 85755

**Prepared By**

The WLB Group, Inc.  
4444 East Broadway Blvd.  
Tucson, Arizona 85711  
Contact: Paul Oland  
520.881.7480  
gpoland@wlbgroup.com

WLB No. 185050-JW-02





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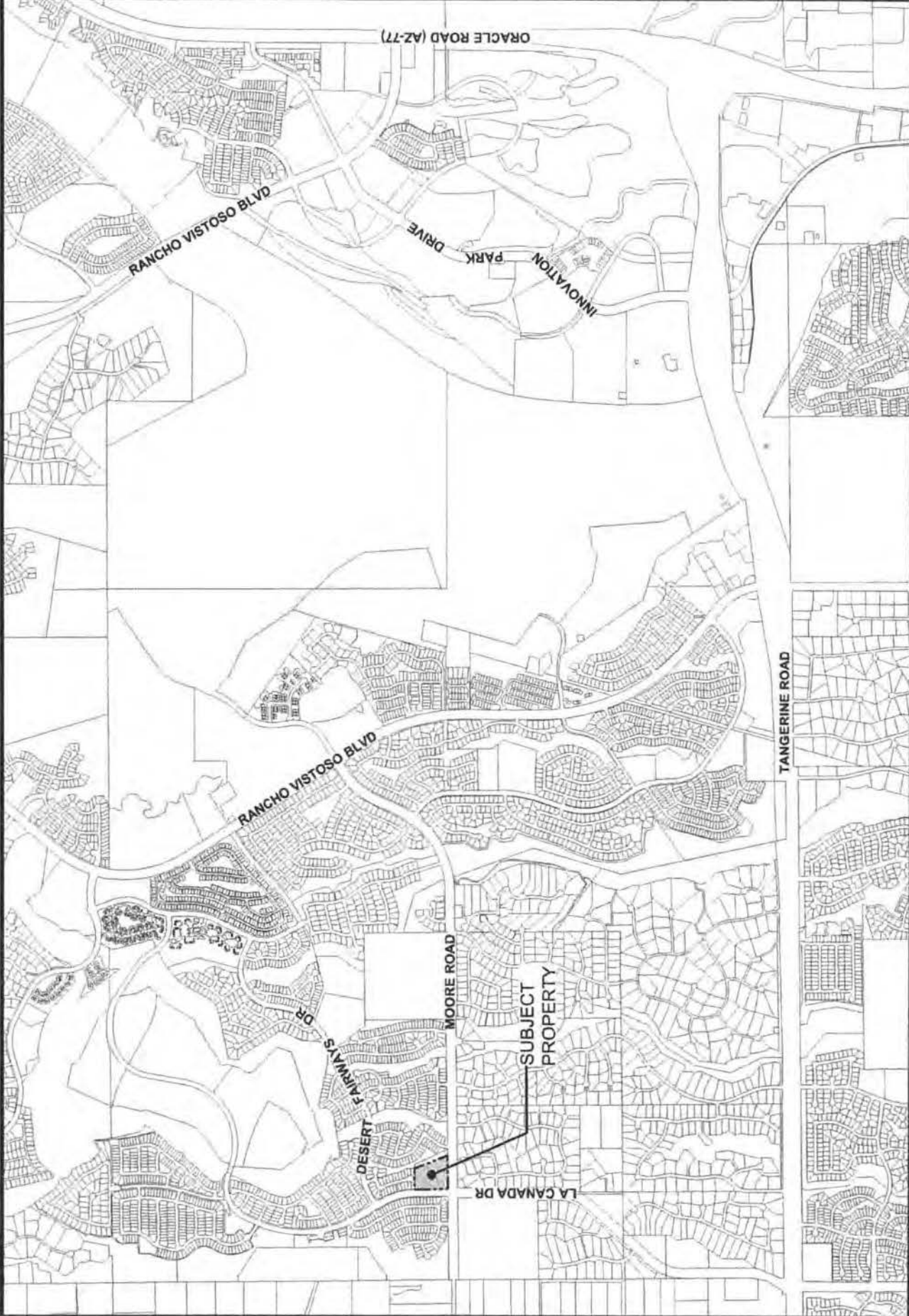
## PART I – INVENTORY AND ANALYSIS

### Introduction

This site analysis has been prepared in support of a proposed rezoning of Neighborhood 10 Parcel T (Parcel 10-T) in the Rancho Vistoso Planned Area Development. This project is a proposed residential subdivision located at the northeast corner of Moore Road and La Canada Drive. (Please refer to *Exhibit A: Location Map.*) As a master planned community, Rancho Vistoso appropriately included sufficient commercial land to meet the needs of its anticipated population. However, over the years Rancho Vistoso has developed at roughly two-thirds of its originally envisioned residential density. A commensurate drop in need for commercial land has resulted, which has caused this property to remain undeveloped. As Rancho Vistoso rapidly approaches build-out, the prospects grow dim that enough additional homes will be built in the area to support the development of the smaller, neighborhood-level commercial lands such as this one within the PAD. Of course, the General Plan's future land use designations reflect the original PAD design, and not the market reality that has manifested since then. A General Plan amendment application was submitted to the Town of Oro Valley in June 2013 to allow residential land uses to replace the current commercial entitlements due to the non-viability of commercial interest in this property's immediate vicinity.

This proposal is to request a rezoning of the approximately 4.9-acre site from Commercial (C-1) to Medium Density Residential (MDR) within the Rancho Vistoso Planned Area Development (PAD). The proposed rezoning is supported by several factors, including its proximity to existing commercial developments and other undeveloped commercial property, compatibility with surrounding residential land uses, and adjacency to two arterial roadways. The anticipated overall gross density of Rancho Vistoso Parcel 10-T is approximately 3.8 dwelling units per acre, which is similar to existing neighborhoods on adjacent parcels.

In order to make this project a reality, the appropriate land entitlements must be acquired for the property. The current land entitlements are not consistent with historic, current, or anticipated market demand; as such, the property owner is focused on acquiring the necessary entitlements in the Town of Oro Valley.



2013.03.29  
WLB No. 185050-JW-02

2000'

**RANCHO VISTOSO PARCEL 10-T  
EXHIBIT 'A' - LOCATION MAP**



L:\185050\Neigh\10Par\_T\2013\_Razoring\Site Analysis\Exhibit A - Site Location Map.dwg Plotter: Nov 18, 2013

**I-A. Existing Land Uses**

**1. Site Location**

The property subject to this rezoning request consists of 4.99 acres located on the northeast corner of Moore Road and La Canada Drive, Township 11S, Range 13E, Section 26, Town of Oro Valley, Pima County, Arizona. It is within and bounded by the Rancho Vistoso Planned Area Development to the north, east, and west. The subject property is bounded by the Vistoso Highlands subdivision to the south. Pima County tax assessor designates the subject property as parcel number 219-22-422H.

Refer to *Exhibit A* for a location map of the subject property and to *Exhibit B* for an aerial photograph of the subject property.

**2. Existing Land Uses – On-site**

The subject property is currently undeveloped and vacant. Please refer to *Exhibit C: Existing Land Uses*.

The subject property is currently zoned Commercial (C-1) in the Rancho Vistoso Planned Area Development (PAD). Please refer to *Exhibit D: Existing Zoning*. The Town of Oro Valley recently approved an amendment which redesignated the subject property from Neighborhood Commercial/Office (NCO) to Medium Density Residential (MDR) in the General Plan land use map. The subject property is not located within the General Plan Significant Resource Areas Overlay District.

**3. Properties within one-quarter mile of site:**

Please refer to *Exhibit C: Existing Land Uses* and *Exhibit D: Existing Zoning*. The subject property is surrounded by the following existing zonings and land uses:

a/b: Existing Zoning and Land Uses

North:	Existing zoning:	MDR (Medium Density Residential – PAD) MHDR (Medium-High Density Residential – PAD) Golf Course (Golf Course – PAD) Open Space (Open Space – PAD)
	Existing land use:	Residential and open space.
North-East:	Existing zoning:	MDR (Medium Density Residential – PAD) MHDR (Medium-High Density Residential – PAD) HDR (High Density Residential – PAD) Open Space (Open Space – PAD)
	Existing land use:	Residential and open space
East:	Existing zoning:	MDR (Medium Density Residential – PAD)

	Existing land use:	MHDR (Medium-High Density Residential – PAD) Open Space (Open Space – PAD) Residential and open space.
South-East:	Existing zoning:	R1-10 (Single-Family Residential) R1-20 (Single-Family Residential)
	Existing land use:	Residential
South:	Existing zoning:	R1-20 (Single-Family Residential)
	Existing land use:	Residential.
South-West:	Existing zoning:	SR (Suburban Ranch – Pima County) R1-20 (Single-Family Residential)
	Existing land use:	Residential and vacant land.
West:	Existing zoning:	MDR (Medium Density Residential – PAD) Open Space (Open Space – PAD)
	Existing land use:	Residential and open space.
North-West:	Existing zoning:	MDR (Medium Density Residential – PAD) VLDR (Very Low Density Residential – PAD) Open Space (Open Space – PAD)
	Existing land use:	Residential and open space.

c. Number of Stories of Existing Structures

Adjacent structures within one-quarter mile of the subject property include both one and two-story single-family detached homes.

d. Pending Rezoning

There are no pending rezonings within a quarter mile of the subject property.

e. Conditionally Approved Zonings

There are no conditionally approved zonings within a quarter mile of the subject property.

f. Subdivisions and/or Development Plans Approved.

Besides the existing subdivisions surrounding the site, no subdivision or development plans have been approved within a quarter mile of the subject property.

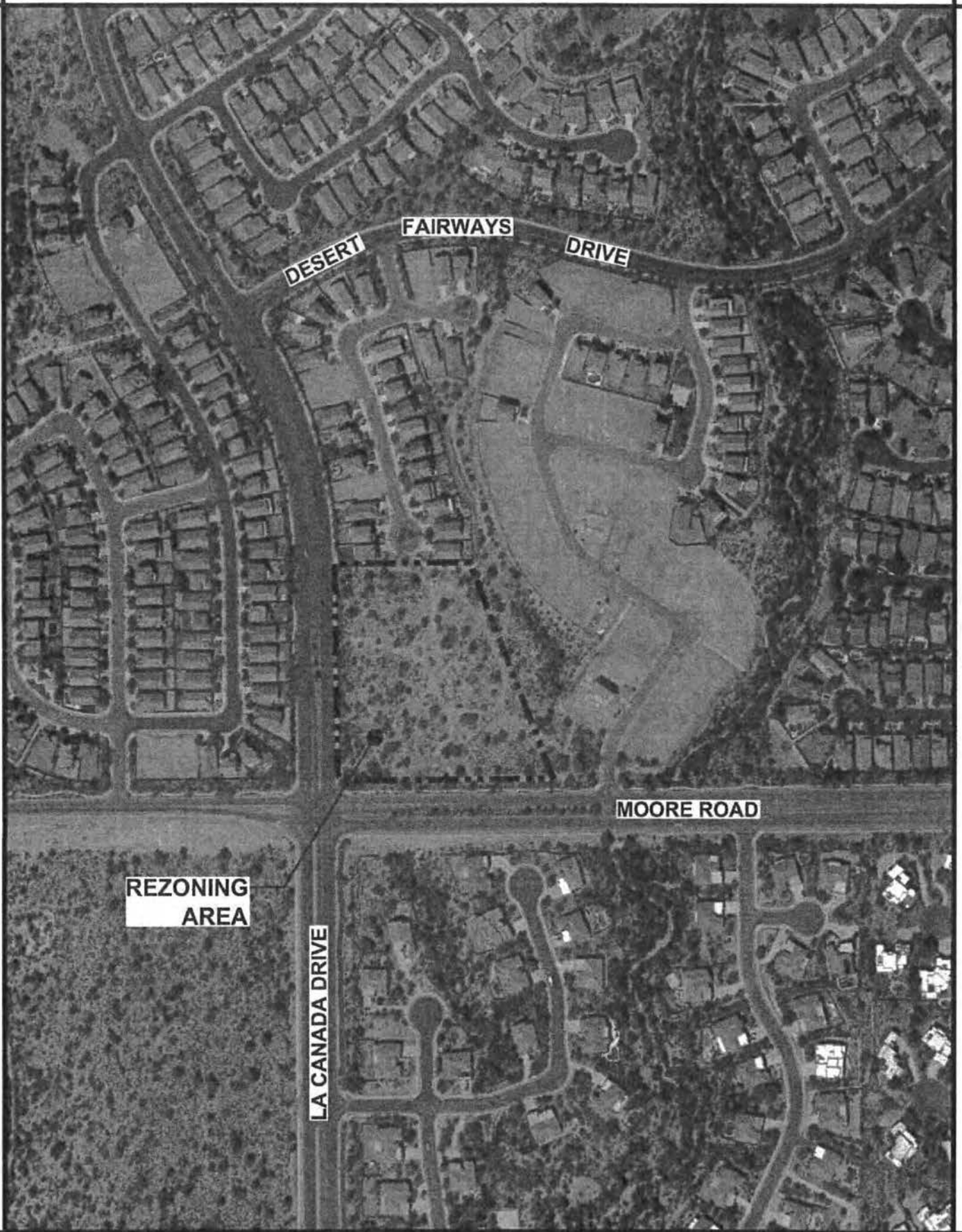
g. Architectural styles used in adjacent projects.

The architectural styles used in adjacent projects are mainly wood frame or slump block homes with either flat or tiled roofs.

4. Location and ownership of wells/well sites within 100 feet of site

According to the Arizona Department of Water Resources, there are no wells located within 100 feet of the project site.





DESERT FAIRWAYS DRIVE

MOORE ROAD

REZONING AREA

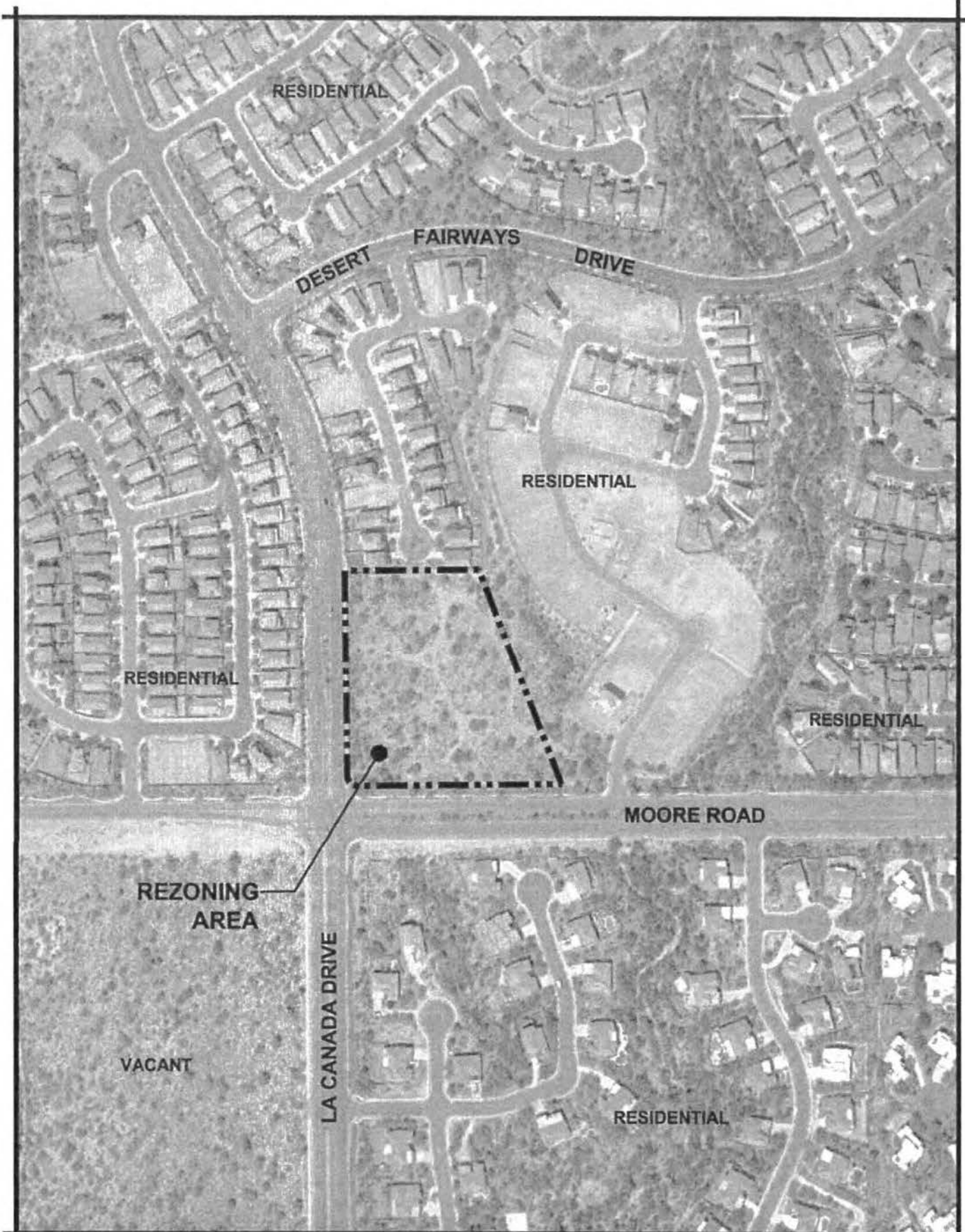
LA CANADA DRIVE

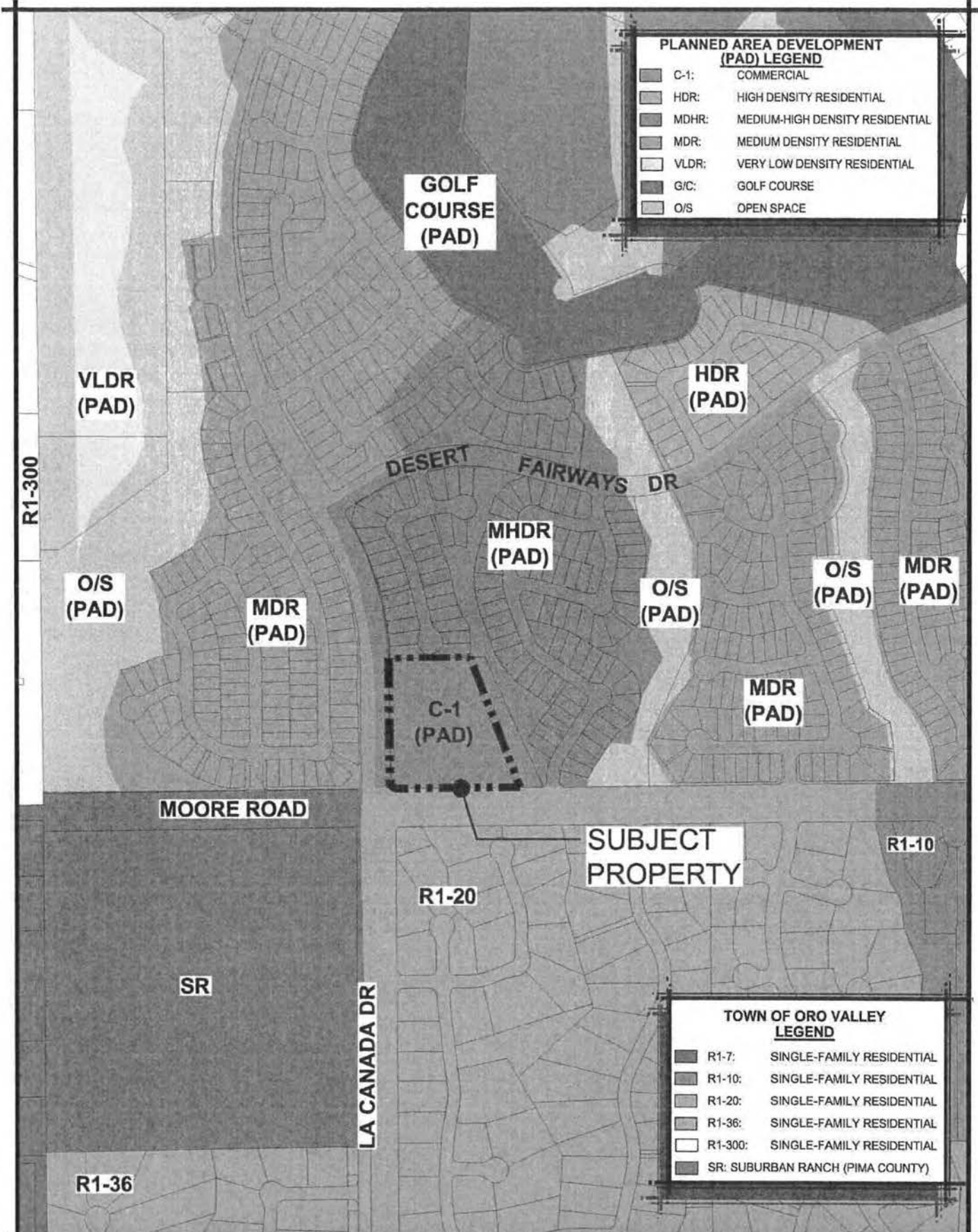
The WLB Group **WLB**

RANCHO VISTOSO PARCEL 10-T  
EXHIBIT 'B' - AERIAL PHOTOGRAPH

2013 08 29  
Aerial Photo Date = 2012  
WLB No. 185050-JW-02







**PLANNED AREA DEVELOPMENT (PAD) LEGEND**

[Light Gray Box]	C-1:	COMMERCIAL
[Medium Gray Box]	HDR:	HIGH DENSITY RESIDENTIAL
[Dark Gray Box]	MDHR:	MEDIUM-HIGH DENSITY RESIDENTIAL
[Medium-Dark Gray Box]	MDR:	MEDIUM DENSITY RESIDENTIAL
[Lightest Gray Box]	VLDR:	VERY LOW DENSITY RESIDENTIAL
[Dark Gray Box]	G/C:	GOLF COURSE
[Lightest Gray Box]	O/S:	OPEN SPACE

**TOWN OF ORO VALLEY LEGEND**

[Dark Gray Box]	R1-7:	SINGLE-FAMILY RESIDENTIAL
[Medium Gray Box]	R1-10:	SINGLE-FAMILY RESIDENTIAL
[Light Gray Box]	R1-20:	SINGLE-FAMILY RESIDENTIAL
[Medium-Light Gray Box]	R1-36:	SINGLE-FAMILY RESIDENTIAL
[Lightest Gray Box]	R1-300:	SINGLE-FAMILY RESIDENTIAL
[Dark Gray Box]	SR:	SUBURBAN RANCH (PIMA COUNTY)



**RANCHO VISTOSO PARCEL 10-T  
EXHIBIT 'D' - EXISTING ZONING**

2013.08.29  
WLB No. 185050-JW-02



**I-B. Topography**

1. The topography of the subject property is characterized by flat terrain and some gentle slopes in the southwest and southeast portions of the site. The subject property generally slopes downward from north to south toward Moore Road. Refer to *Exhibit E: Topography* for a map of site topography, including slope analysis.

Elevations range from approximately 2,884 feet at the highest point on the north side of the subject property to 2,868 feet at the lowest point on the southeast side of the subject property. The site does not contain any regulated 25% slopes, restricted peaks/ridges, or rock outcrops. No areas of this development are subject to the Hillside Development Zone, Section 24.2 of the Town of Oro Valley Zoning Code.

1. The pre-development average cross-slope

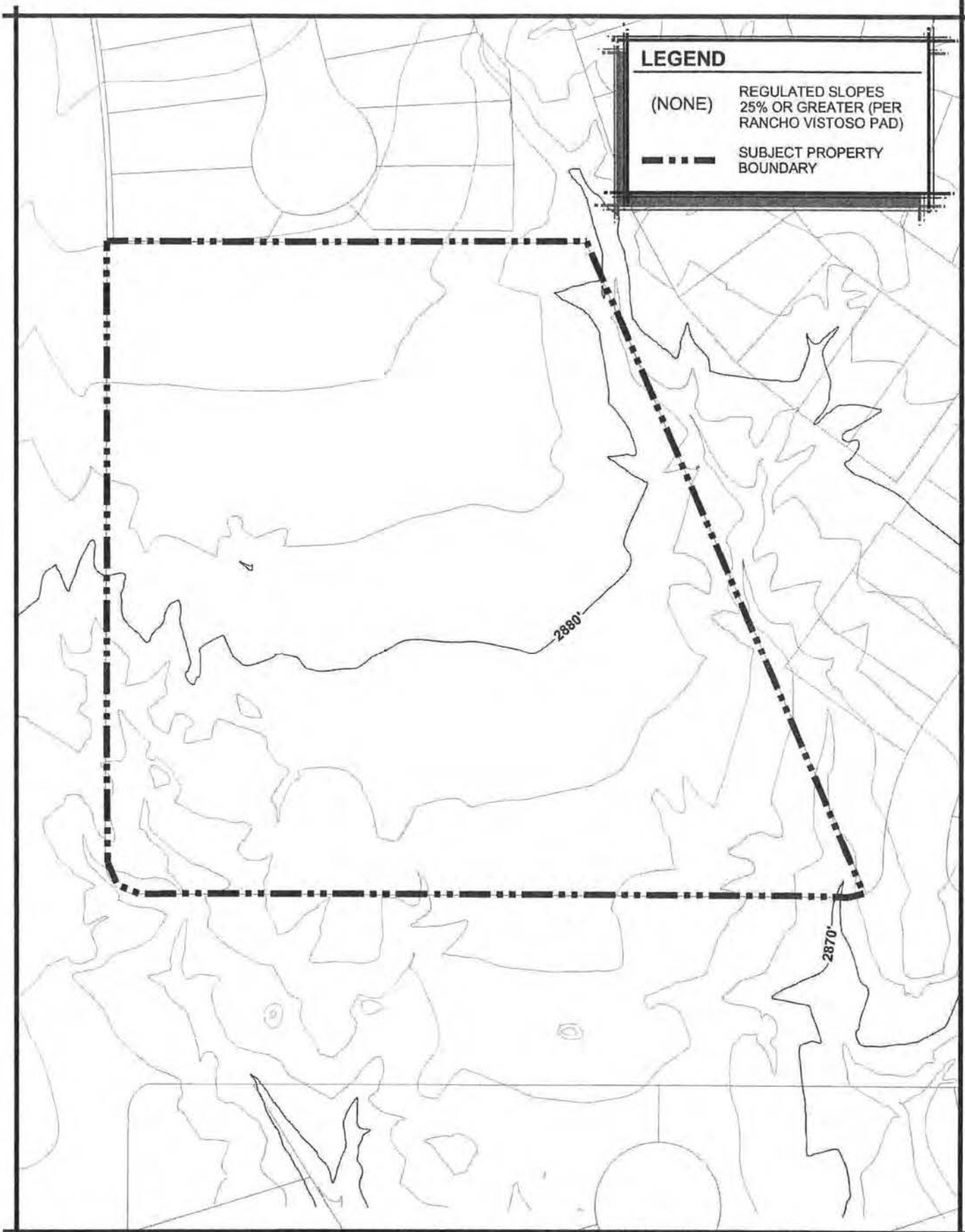
The pre-development average cross-slope for the area of rezoning is approximately 4.5 percent. This figure is derived using the formula set forth by the Hillside Development Zone, section 24.2.K of the Town of Oro Valley Zoning Code.

Average cross slope was calculated as follows:

$$\frac{(I)(L)(0.0023)}{A} = \frac{(1')(9,556.51')(0.0023)}{4.9 \text{ ac.}} = \sim 4.51\%$$

**LEGEND**

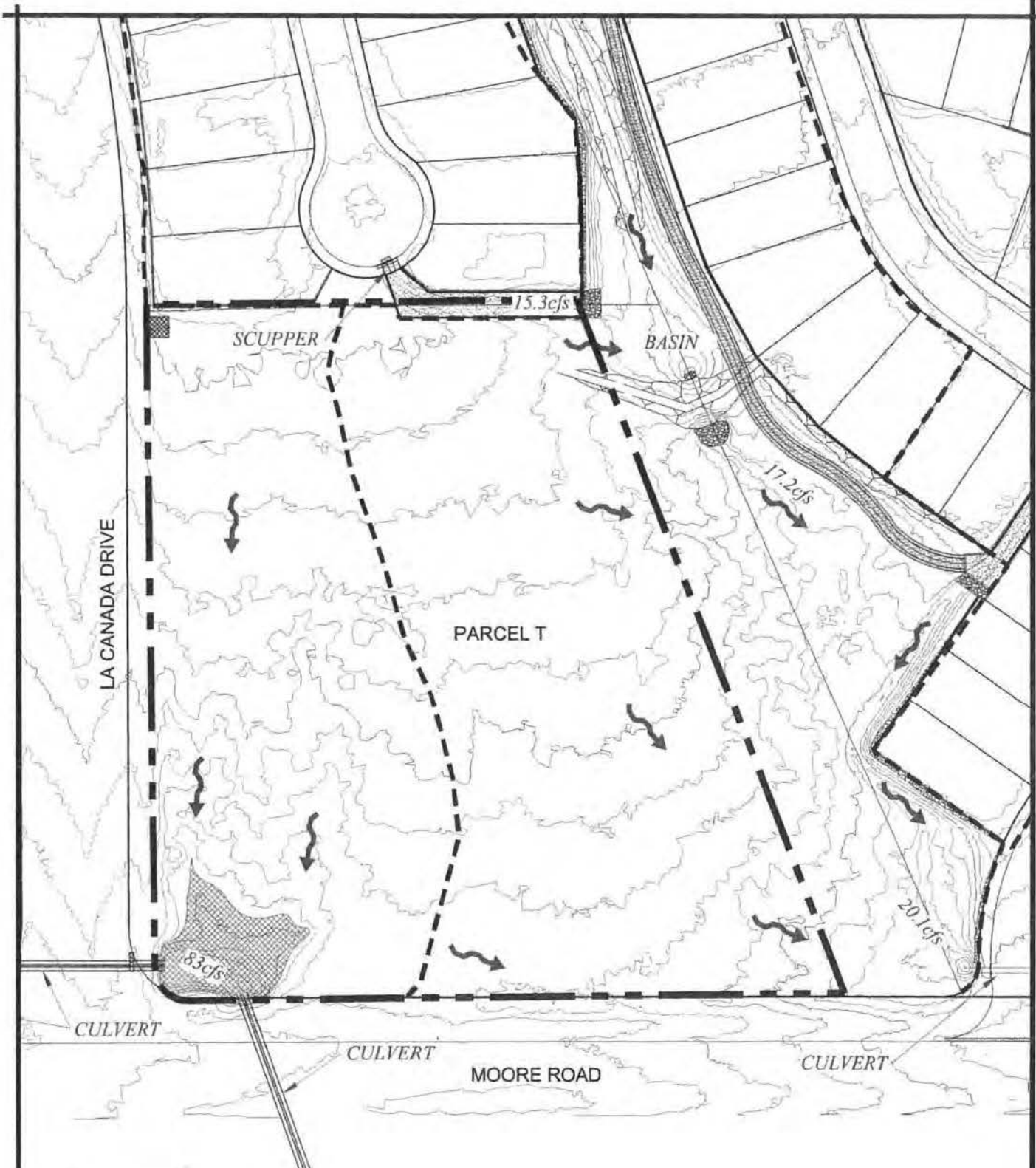
- (NONE) REGULATED SLOPES 25% OR GREATER (PER RANCHO VISTOSO PAD)
- SUBJECT PROPERTY BOUNDARY






**I-C. Hydrology**

The subject property is impacted by the watersheds of Parcels S, U, and V in Rancho Vistoso Neighborhood 10. Because upstream areas are entirely developed, stormwater enters the vicinity of the subject property via channels, culverts and basins. The watershed of Parcel S discharges along the eastern boundary of Parcel T. The watershed of Parcel U discharges into channel adjacent to the north boundary of Parcel T. Finally, the watershed of Parcel V discharges into a culvert underneath La Canada Drive and into a small basin located in the southeast corner of the site. On-site stormwater flow drains from the northeast to the southwest predominately by natural drainage swales and braided overland sheet flow. The average slope of the site is greater than 2 percent. Onsite discharges are insignificant compared to offsite flows. Existing drainage along the downstream property boundaries of Parcel 10-T is in a sheet flow condition or in very minor ill-defined braided channels. All flows are then directed south through culverts underneath Moore Road. From there, stormwater flows are intercepted by the Highlands Wash before ultimately discharging into the Canada Del Oro Wash (approximately 4.3 miles southwest of the subject property). Refer to *Exhibit F: Pre-Development Hydrology* for a map of the local watersheds impacting the subject properties.

The development site is located within a Zone X, which states that it is in the 500-year flood hazard area as defined by FIRM Panels 04019C1080L, effective date June 16, 2011. According to the Town Oro Valley Floodplain Ordinance article 17-3 (section 17-3-2), floodplains associated with washes and/or sheet flow areas having 100-year peak discharges of 50 cfs or more, are the minimum areas of applicability of this ordinance. In other words, all non-FEMA washes greater than 50 cfs need to be mapped on-site for stormwater flows exiting and entering the project site. A small portion of the southwest corner of Parcel 10-T is located within a floodplain with a discharge flow rate greater than 50 cfs. However, the majority of the floodplain is contained within the stormwater management basin. To examine the post-development hydrology concept, please refer to Section II-E.



LEGEND

-  100-YEAR FLOODPLAIN/PONDING LIMITS
-  WATERSHED BOUNDARY
-  GENERAL FLOW DIRECTION ARROWS

**I-D. Vegetation**

1. Vegetative communities and associations on the site

The vegetation community on the property is typical of the Apacherian-Chihuahuan Mesquite Upland Scrub and Sonoran Paloverde-Mixed Cacti Desert Scrub (David E. Brown: Biotic Communities).

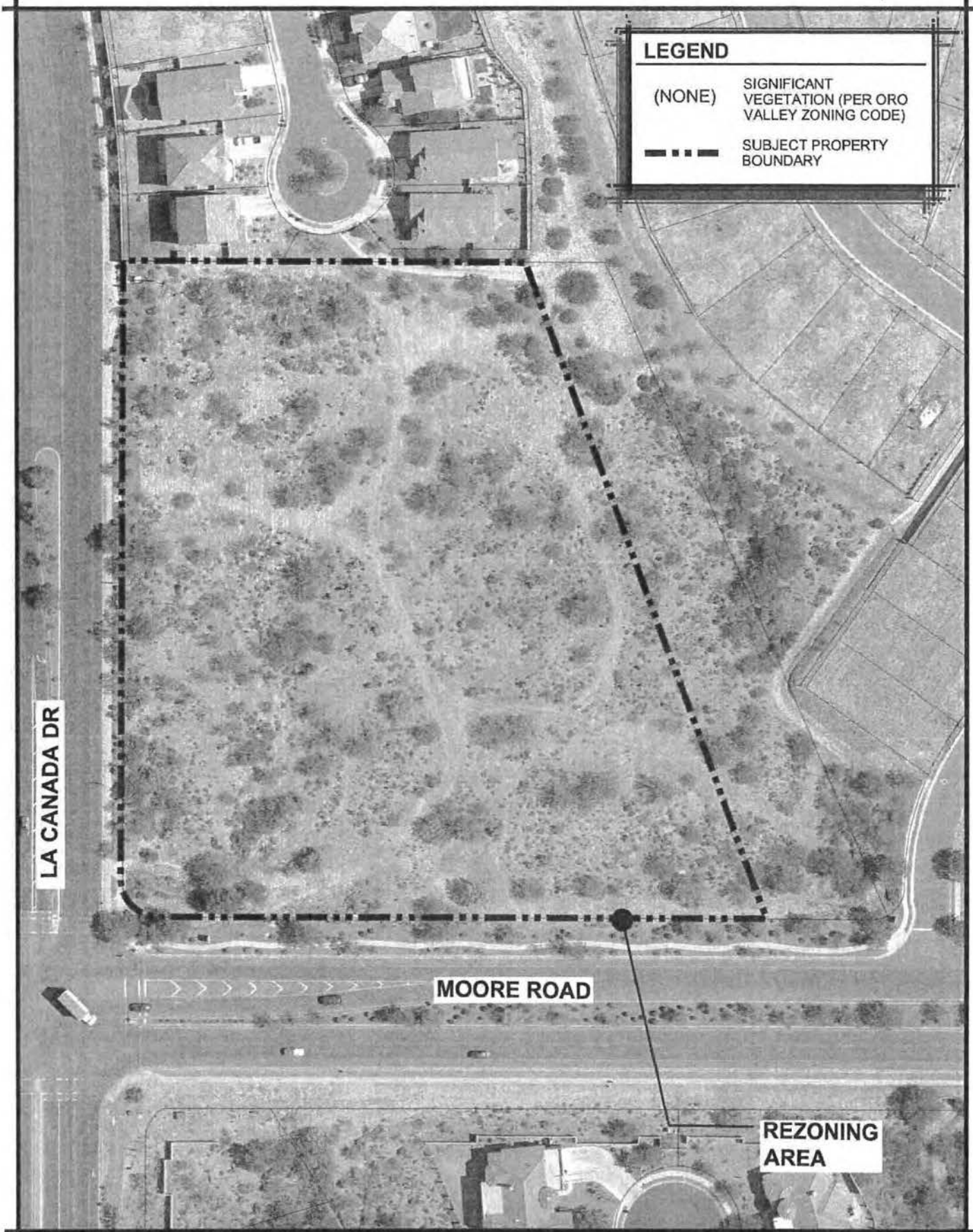
2. Significant cacti and groups of trees and Federally-listed threatened or endangered species.

The vegetation on the property consists of Velvet Mesquite (*Prosopis velutina*), Foothill Palo Verde (*Cercidium microphyllum*), saguaro (*Carnegiea gigantea*), barrel cactus (*Ferocactus wislizenii*), and ocotillo (*Fouquieria splendens*).

3. Vegetative densities by approximate percentage of plant cover

As determined by field reconnaissance and analysis of aerial photographs, the subject property contains no significant vegetation (per Section 27.10 Environmentally Sensitive Lands in the Town of Oro Valley Zoning Code). Please refer to *Exhibit G: Vegetation Map*.





LEGEND	
(NONE)	SIGNIFICANT VEGETATION (PER ORO VALLEY ZONING CODE)
-----	SUBJECT PROPERTY BOUNDARY

LA CANADA DR

MOORE ROAD

REZONING AREA

The WLB Group **WLB**

RANCHO VISTOSO PARCEL 10-T  
EXHIBIT 'G' - VEGETATION MAP

2013 08 28  
WLB No. 185050-JW-02



I-E. Wildlife

According to Arizona's Online Environmental Review Tool, there are three special species and one wildlife corridor within three miles of the project site. These are the Golden Eagle, Cactus Ferruginous Pygmy-owl, Sonoran Desert Tortoise, and the Tucson – Tortolita – Santa Catalina Mountains Linkage Design. See *Exhibit H: Arizona Game and Fish Department Online Environmental Review Tool Printout*.

Arizona's On-line Environmental Review Tool

Search ID: 20130628020671  
Project Name: Rancho Vistoso Par 10-T  
Date: 6/28/2013 2:59:16 PM

**Project Location**



**Project Name:** Rancho Vistoso Par 10-T  
**Submitted By:** Gregory McDowell  
**On behalf of:** PRIVATE  
**Project Search ID:** 20130628020671  
**Date:** 6/28/2013 2:59:06 PM  
**Project Category:** Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction  
**Project Coordinates (UTM Zone 12-NAD 83):** 500897.903, 3589081.809 meter  
**Project Length:** 445.995 meter  
**County:** PIMA  
**USGS 7.5 Minute Quadrangle ID:** 1684  
**Quadrangle Name:** ORO VALLEY  
**Project locality is not anticipated to change**

**Location Accuracy Disclaimer**

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

**Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:**

Name	Common Name	FWS	USFS	BLM	State
<i>Aquila chrysaetos</i>	Golden Eagle	BGA		S	
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	C*	S		WSC
Tucson - Tortolita - Santa Catalina Mountains Linkage Design	Wildlife Corridor				

**Arizona's On-line Environmental Review Tool**

Search ID: 20130628020671  
 Project Name: Rancho Vistoso Par 10-T  
 Date: 6/28/2013 2:59:16 PM

**Please review the entire receipt for project type recommendations and/or species or location information and retain a copy for future reference.** If any of the information you provided did not accurately reflect this project, or if project plans change, another review should be conducted, as this determination may not be valid.

**Arizona's On-line Environmental Review Tool:**

1. This On-line Environmental Review Tool inquiry has generated recommendations regarding the potential impacts of your project on Special Status Species (SSS) and other wildlife of Arizona. SSS include all U.S. Fish and Wildlife Service federally listed, U.S. Bureau of Land Management sensitive, U.S. Forest Service sensitive, and Arizona Game and Fish Department (Department) recognized species of concern.
2. These recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation). These recommendations are preliminary in scope, designed to provide early considerations for all species of wildlife, pertinent to the project type you entered.
3. This receipt, generated by the automated On-line Environmental Review Tool does not constitute an official project review by Department biologists and planners. Further coordination may be necessary as appropriate under the National Environmental Policy Act (NEPA) and/or the Endangered Species Act (ESA).

The U.S. Fish and Wildlife Service (USFWS) has regulatory authority over all federally listed species under the ESA. Contact USFWS Ecological Services Offices: <http://arizonaes.fws.gov/>.

Phoenix Main Office  
 2321 W. Royal Palm Road, Suite 103  
 Phoenix, AZ 85021  
 Phone 602-242-0210  
 Fax 602-242-2513

Tucson Sub-Office  
 201 North Bonita, Suite 141  
 Tucson, AZ 85745  
 Phone 520-670-6144  
 Fax 520-670-6154

Flagstaff Sub-Office  
 323 N. Leroux Street, Suite 101  
 Flagstaff, AZ 86001  
 Phone 928-226-0614  
 Fax 928-226-1099

**Disclaimer:**

1. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area.
2. The Department's Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there.
3. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HDMS data contains information about species occurrences that have actually been reported to the Department.

**Arizona Game and Fish Department Mission**

*To conserve, enhance, and restore Arizona's diverse wildlife resources and habitats through aggressive protection and*

Arizona's On-line Environmental Review Tool

Search ID: 20130628020671  
Project Name: Rancho Vistoso Par 10-T  
Date: 6/28/2013 2:59:16 PM

*management programs, and to provide wildlife resources and safe watercraft and off-highway vehicle recreation for the enjoyment, appreciation, and use by present and future generations.*

**Project Category: Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction**

**Project Type Recommendations:**

All degraded and disturbed lands should be restored to their natural state. Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

Based on the project type entered; coordination with Arizona Department of Environmental Quality may be required (<http://www.azdeq.gov/>).

Based on the project type entered; coordination with Arizona Department of Water Resources may be required (<http://www.water.az.gov/adwr/>).

Based on the project type entered; coordination with County Flood

Control districts may be required.

Based on the project type entered; coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>)

Based on the project type entered; coordination with U.S. Army Corps of Engineers may be required (<http://www.spl.usace.army.mil/regulatory/phonedir.html>)

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found at <http://www.azgfd.gov/hgis/guidelines.aspx>.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife.

During planning and construction, minimize potential introduction or spread of exotic invasive species. Invasive species can be plants,

Arizona's On-line Environmental Review Tool

Search ID: 20130628020671  
Project Name: Rancho Vistoso Par 10-T  
Date: 6/28/2013 2:59:16 PM

animals (exotic snails), and other organisms (e.g. microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g. livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before and after project activities to reduce the spread of invasive species. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture website for restricted plants <http://www.azda.gov/PSD/quarantine5.htm>. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control: <http://www.usda.gov/wps/portal/usdahome>. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information [http://www.azgfd.gov/h\\_f/hunting\\_rules.shtml](http://www.azgfd.gov/h_f/hunting_rules.shtml).

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife.

Hydrological considerations: design culverts to minimize impacts to

channel geometry, or design channel geometry (low flow, overbank, floodplains) and substrates to carry expected discharge using local drainages of appropriate size as templates. Aquatic wildlife considerations: reduce/minimize barriers to migration of amphibians or fish (e.g. eliminate falls). Terrestrial wildlife: washes and stream corridors often provide important corridors for movement. Overall culvert width, height, and length should be optimized for movement of the greatest number and diversity of species expected to utilize the passage. Culvert designs should consider moisture, light, and noise, while providing clear views at both ends to maximize utilization. For many species, fencing is an important design feature that can be utilized with culverts to funnel wildlife into these areas and minimize the potential for roadway collisions. Guidelines for culvert designs to facilitate wildlife passage can be found at <http://www.azgfd.gov/hgis/guidelines.aspx>.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (including spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

Planning: consider impacts of lighting intensity on mammals and birds and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use.

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Search ID: 20130628020671  
Project Name: Rancho Vistoso Par 10-T  
Date: 6/28/2013 2:59:16 PM

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly.

The construction or maintenance of water developments should include: incorporation of aspects of the natural environment and the visual resources, maintaining the water for a variety of species, water surface area (e.g. bats require a greater area due to in-flight drinking), accessibility, year-round availability, minimizing potential for water quality problems, frequency of flushing, shading of natural features, regular clean-up of debris, escape ramps, minimizing obstacles, and minimizing accumulation of silt and mud.

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herptefuna (snakes, lizards, tortoise) from entering ditches.

**Project Location and/or Species recommendations:**

Heritage Data Management System records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project (refer to page 1 of the receipt). Please contact:  
Ecological Services Office  
US Fish and Wildlife Service  
2321 W. Royal Palm Rd.  
Phoenix, AZ 85021-4951  
Phone: 602-242-0210  
Fax: 602-242-2513

HDMS records indicate your project is in or near an identified wildlife habitat linkage corridor. Project planning and implementation efforts should focus on maintaining adequate opportunities for wildlife permeability. For information on the linkage assessment and wildlife species that may be affected refer to:  
<http://www.corridordesign.org/arizona>. Contact your Arizona Game and Fish Department Regional Office for specific project recommendations:  
[http://www.azgfd.gov/inside\\_azgfd/agency\\_directory.shtml](http://www.azgfd.gov/inside_azgfd/agency_directory.shtml)

**Recommendations Disclaimer:**

1. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project.
2. These recommendations are proposed actions or guidelines to be considered during **preliminary project development**.
3. Additional site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. The Department is interested in the conservation of all fish and wildlife resources, including those Special Status Species listed on this receipt, and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
6. **Further coordination requires the submittal of this initialed and signed Environmental Review Receipt with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map).**

Arizona's On-line Environmental Review Tool

Search ID: 20130628020671  
Project Name: Rancho Vistoso Par 10-T  
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7. Upon receiving information by AZGFD, please allow 30 days for completion of project reviews. Mail requests to:

**Project Evaluation Program, Habitat Branch  
Arizona Game and Fish Department  
5000 West Carefree Highway  
Phoenix, Arizona 85086-5000  
Phone Number: (623) 236-7600  
Fax Number: (623) 236-7366**

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1. This Environmental Review and project planning website was developed and intended for the purpose of screening projects for potential impacts on resources of special concern. By indicating your agreement to the terms of use for this website, you warrant that you will not use this website for any other purpose.
2. Unauthorized attempts to upload information or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. The Department reserves the right at any time, without notice, to enhance, modify, alter, or suspend the website and to terminate or restrict your access to the website.
4. This Environmental Review is based on the project study area that was entered. The review must be redone if the project study area, location, or the type of project changes. If additional information becomes available, this review may need to be reconsidered.
5. A signed and initialed copy of the Environmental Review Receipt

indicates that the entire receipt has been read by the signer of the Environmental Review Receipt.

**Security:**

The Environmental Review and project planning web application operates on a complex State computer system. This system is monitored to ensure proper operation, to verify the functioning of applicable security features, and for other like purposes. Anyone using this system expressly consents to such monitoring and is advised that if such monitoring reveals possible evidence of criminal activity, system personnel may provide the evidence of such monitoring to law enforcement officials. Unauthorized attempts to upload or change information; to defeat or circumvent security measures; or to utilize this system for other than its intended purposes are prohibited.

This website maintains a record of each environmental review search result as well as all contact information. This information is maintained for internal tracking purposes. Information collected in this application will not be shared outside of the purposes of the Department.

If the Environmental Review Receipt and supporting material are not mailed to the Department or other appropriate agencies within six (6) months of the Project Review Receipt date, the receipt is considered to be null and void, and a new review must be initiated.

Print this Environmental Review Receipt using your Internet browser's print function and keep it for your records. Signature of this receipt indicates the signer has read and understands the information provided.

Signature: \_\_\_\_\_



Arizona's On-line Environmental Review Tool

Search ID: 20130628020671

Project Name: Rancho Vistoso Par 10-T

Date: 6/28/2013 2:59:16 PM

Date: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Proposed Date of Implementation: \_\_\_\_\_

Address: \_\_\_\_\_

Please provide point of contact information regarding this Environmental Review.

City, State, Zip: \_\_\_\_\_

*Application or organization responsible for project implementation*

Phone: \_\_\_\_\_

Agency/organization: \_\_\_\_\_

E-mail: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

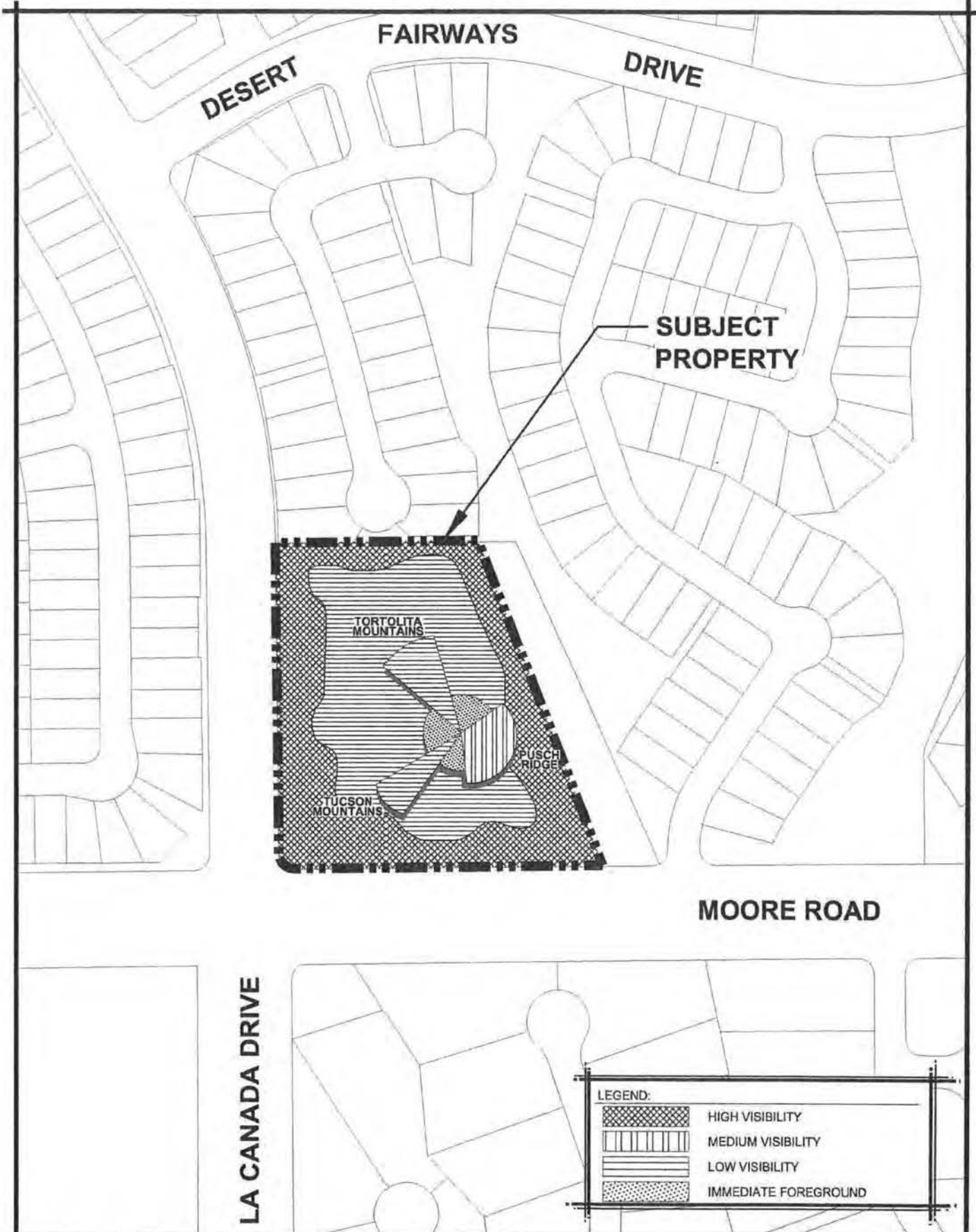
E-mail: \_\_\_\_\_

*Person Conducting Search (if not applicant)*

Agency/organization: \_\_\_\_\_

I-F. Viewsheds

The residential community proposed for this site will not negatively affect the views from adjacent properties. In fact, the type of commercial development permitted by the current zoning would allow for taller buildings and greater potential for blocking views from adjacent properties. For instance, C-1 Commercial zoning allows for a three-story building with a maximum height of 34-foot whereas Medium Density Residential zoning allows for a two-story residential home with a maximum height of 30-foot. Moreover, commercial development may generate a greater negative visual impact due to parking requirements, loading zones, dumpsters, etc. Residential development is more consistent with the existing surroundings and has minimal negative visual impact. Please refer to *Exhibit I: Viewsheds and Visibility Analysis* on the following page.



I-G. Traffic

1. All existing and proposed off-site streets between the development and the nearest arterial streets.

The access points to the subject property will be from Moore Road and La Canada Drive. Roads adjacent to and within one-mile distance from the subject property are in good condition.

Please refer to *Exhibit J: Roadway System and Traffic Volumes*.

2. All arterial streets within one mile of the project site:

Moore Road

Moore Road is a four-lane (two in each direction) paved arterial road with a divided landscaped median and left turn-in lanes with a posted speed limit of 35 mph. The existing and ultimate right-of-way is 150 feet, which is continuous between. According to Pima Association of Governments (PAG) 2010 Traffic Volumes in Metropolitan Tucson and Eastern Pima County, the average daily trip (ADT) is 3,608. Please refer to *Exhibit J*.

La Canada Drive

La Canada Drive is a four-lane (two in each direction) paved road with left turn-in lanes at the intersection with Moore Road. It has a posted speed limit of 35 mph. The existing and ultimate right-of-way is 150 feet which jogs as it travels west of Moore Road. According to Pima Association of Governments (PAG) 2010 Traffic Volumes in Metropolitan Tucson and Eastern Pima County, the average daily trip (ADT) is 5,058. Please refer to *Exhibit J*.

Tangerine Road

Tangerine Road is a four-lane (two in each direction) paved road with left/right turn-in lanes at the intersection with La Canada Drive. It has a posted speed limit of 45 mph. The existing right-of-way is 300 feet which is nearly continuous as it travels east of La Canada Drive, jogging as it travels west. The ultimate right-of-way is 300 feet. According to Pima Association of Governments (PAG) 2010 Traffic Volumes in Metropolitan Tucson and Eastern Pima County, the average daily trip (ADT) is between 13,681 and 18,640. Please refer to *Exhibit L*.

3. Existing and proposed intersections on arterials within one mile of the site, most likely to be used by traffic from this site

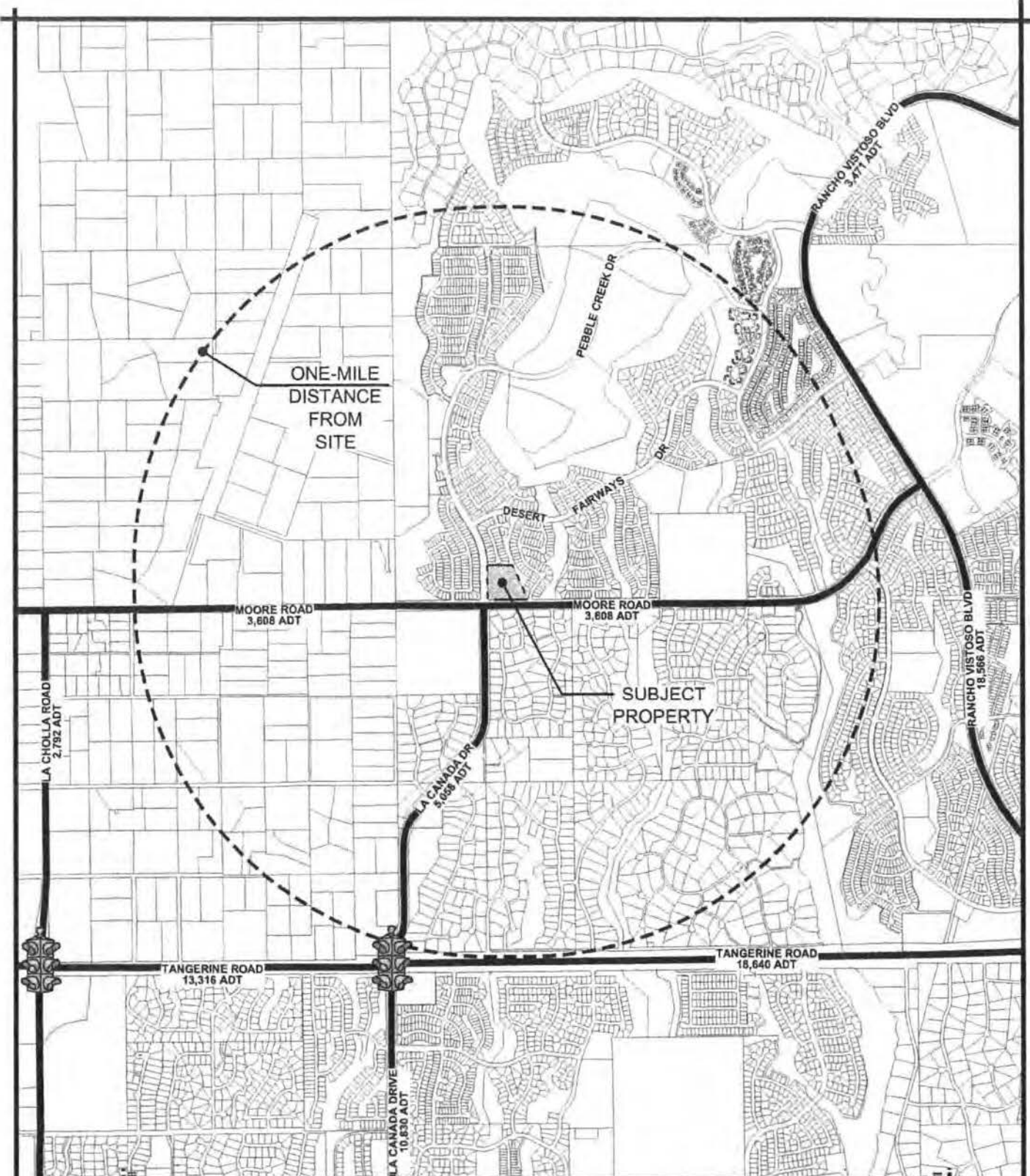
The arterial intersection within one mile of the site that will likely carry traffic generated by this development is Moore Road and La Canada Drive. The intersection located at Moore Road and Rancho Vistoso Blvd and the intersection located at Tangerine Road and La Canada Drive are also expected to carry traffic generated by this development, although these are slightly further than one mile away.

4. Existing bicycle and pedestrian ways adjacent to the site and their connections with streets, parks, and schools.

According to the Oro Valley Bikeways Map Existing Routes and Surfaces 2006, there is a signed bicycle-route with on-street bike lane along Moore Road and La Canada Drive. Additionally, there is a shared-use path on La Canada Drive. These bikeways are classified as follows:




- La Canada Drive and Moore Road (signed bicycle route with on-street bicycle lane)
- La Canada Drive (shared-use path)
- Copper Spring Trail (signed bicycle route with on-street bicycle lane)

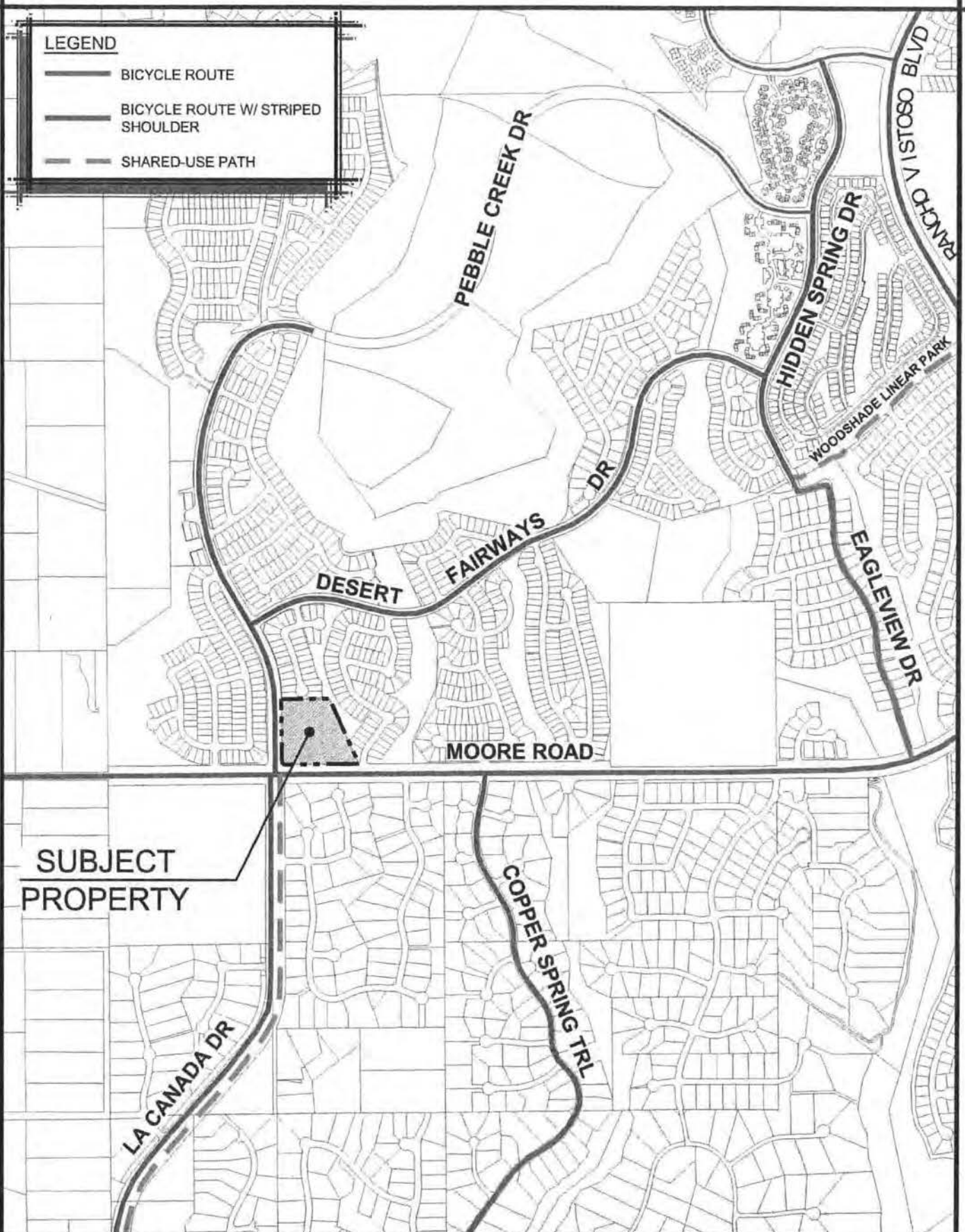
Additionally, Woodshade Linear Park provides an approximately half-mile long multi-use path from Hidden Springs Drive to Rancho Vistoso. These routes provide convenient access to the parks and natural open space in the Rancho Vistoso Planned Area Development. Please refer to *Exhibit K: Bikeways Map*.



**NOTE:**  
 TRAFFIC DATA INFORMATION PROVIDED BY PIMA ASSOCIATION OF GOVERNMENTS (PAG) 2010 TRAFFIC VOLUMES IN METROPOLITAN TUCSON AND EASTERN PIMA COUNTY.

**LEGEND**

-  BICYCLE ROUTE
-  BICYCLE ROUTE W/ STRIPED SHOULDER
-  SHARED-USE PATH



I-H. Recreation and Trails

1. Trails, parks and recreation areas within one mile of site

Seven parks are located within one mile of the subject property. Additionally, approximately 28,750 linear feet of -shared-use paths and natural trails exist within one mile of the site.

Please refer to *Exhibit L: Recreation and Trails*.

1. Size and type of the parks and recreation areas identified




Approximately 18.5 acres of parks exist within one mile of the site. Another 260 acres of parks and designated recreation areas exist within two miles of the site, which includes Honey Bee Park and Naranja Town Site. The nearby parks provide amenities such as dog parks, children's playground equipment, ramadas, barbeques, restroom facilities, tennis courts, volleyball courts, and basketball courts.

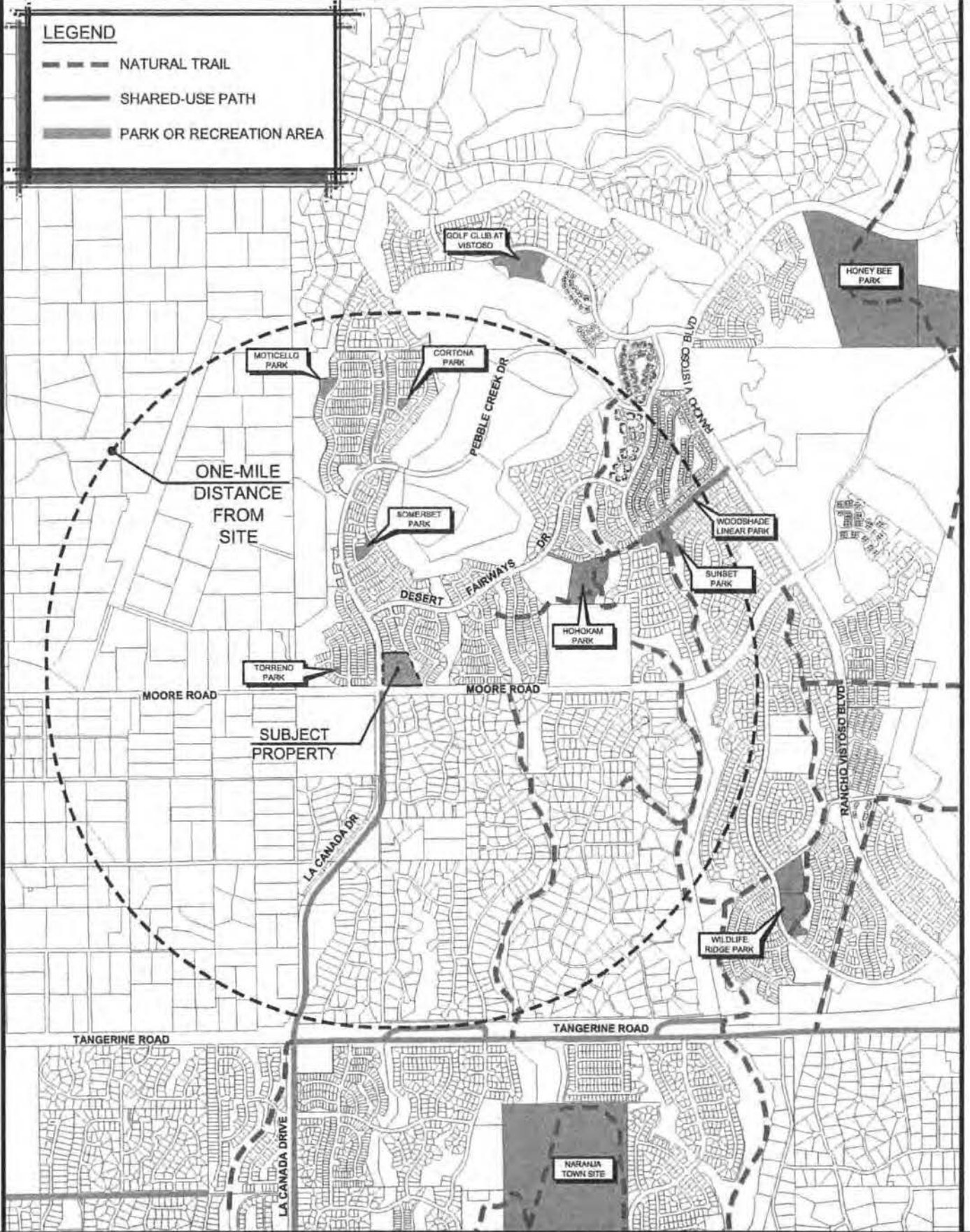
The Golf Club at Vistoso also provides recreational facilities, and is open to the public.

Please refer to *Exhibit L: Recreation and Trails*.



**LEGEND**

-  NATURAL TRAIL
-  SHARED-USE PATH
-  PARK OR RECREATION AREA



I-I. Cultural/Archaeological/Historic Resources

1. Please refer to *Exhibit M: Arizona State Museum Letter*.

a. Determine whether the site has been field surveyed for cultural resources

The subject property was intensively surveyed by professional archaeologists in 1986, with no evidence of historically significant properties being identified within the project area.

b. Identify any previously recorded archaeological or historic resources known to exist on the property

There are no cultural resources identified within the boundary of the subject property. Furthermore, no significant archaeological properties have been identified in adjacent properties.

c. State the probability that buried archaeological resources not visible from the surface would be discovered on the site

According to the Arizona State Museum Archaeological Records Search Results Letter, it is possible, though unlikely, that cultural resources may be uncovered during construction. The State Museum recommends that this proposed development proceed as planned without further archaeological investigation.



I-J. Schools

Four public schools and one private school may serve Rancho Vistoso Parcel 10-T. The distance from the proposed development site to each school are shown below. See *Exhibit N: Schools*.

- 1.3 miles southeast - Painted Sky Elementary School
- 1.8 miles south - Copper Creek Elementary School
- 2.0 miles southwest - Wilson K-8 School
- 2.5 miles southwest - Ironwood Ridge High School
- 2.5 miles southwest - Casa Christian School

I-K. Water

1. Indicate name, address and contact person for water service provider

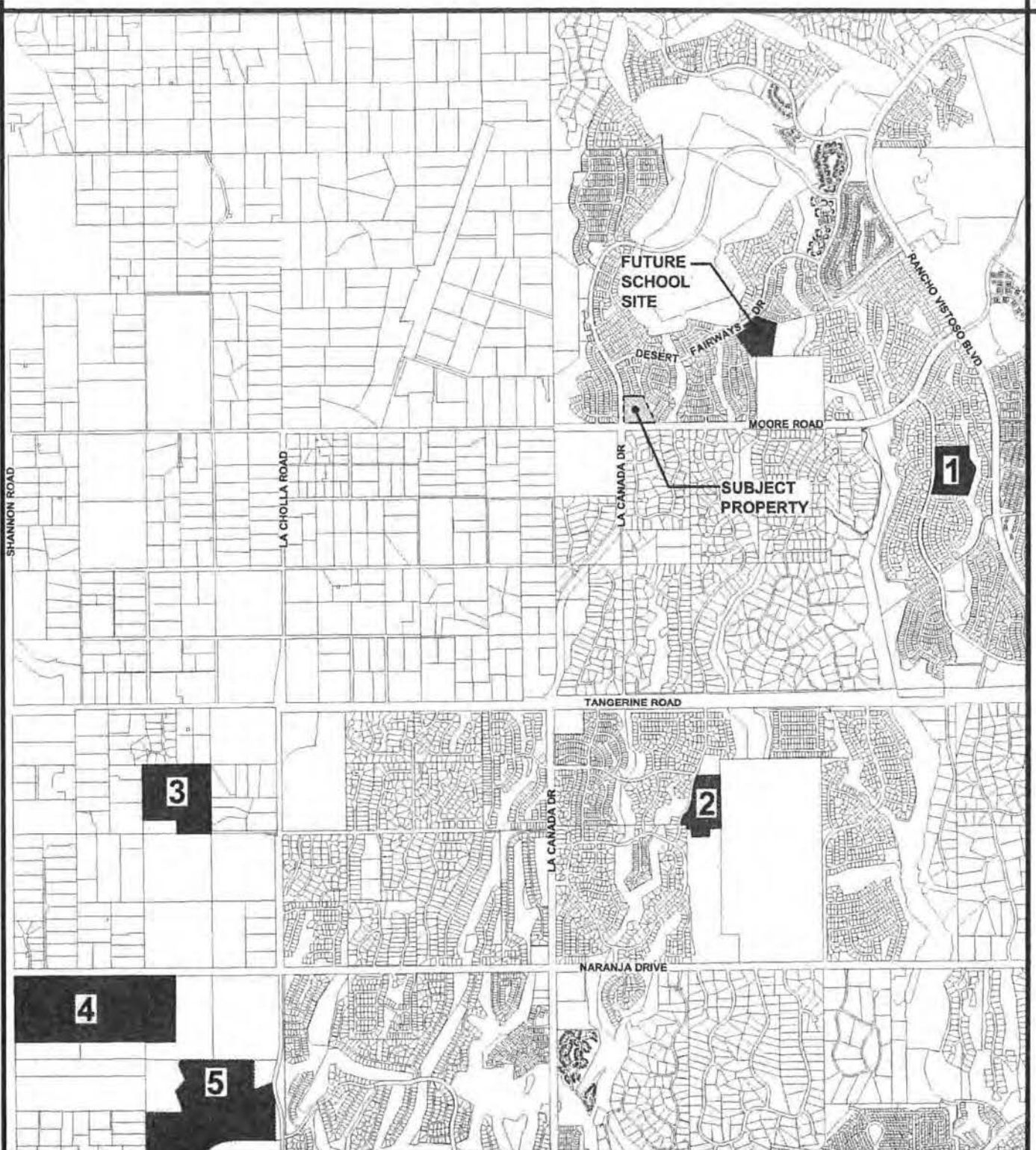
Contact information: Mark Moore, Oro Valley Water Utility located at 11000 North La Cañada Drive, Oro Valley, AZ 85737.

2. If not within a defined water service area, explain how domestic water supply will be provided and address adequacy for future uses on the site

The subject property falls within the service area of the Oro Valley Water Utility. The subject property will connect to the water line along Moore Road for its potable and irrigation water needs. The water line is owned and maintained by the Oro Valley Water Utility.

I-L. Sewers

An 8-inch sewer line and a 12-inch sewer line are located within the arterial rights-of-way adjacent to the western and southern boundaries of the site. Refer to *Exhibit O: Sewers* for a map of existing sewer alignments.



**LEGEND**

- |          |                                |                  |
|----------|--------------------------------|------------------|
| <b>1</b> | PAINTED SKY ELEMENTARY SCHOOL  | (1.3 MILES AWAY) |
| <b>2</b> | COPPER CREEK ELEMENTARY SCHOOL | (1.8 MILES AWAY) |
| <b>3</b> | WILSON K-8 SCHOOL              | (2.0 MILES AWAY) |
| <b>4</b> | IRONWOOD RIDGE HIGH SCHOOL     | (2.5 MILES AWAY) |
| <b>5</b> | CASAS CHRISTIAN SCHOOL         | (2.5 MILES AWAY) |

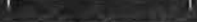


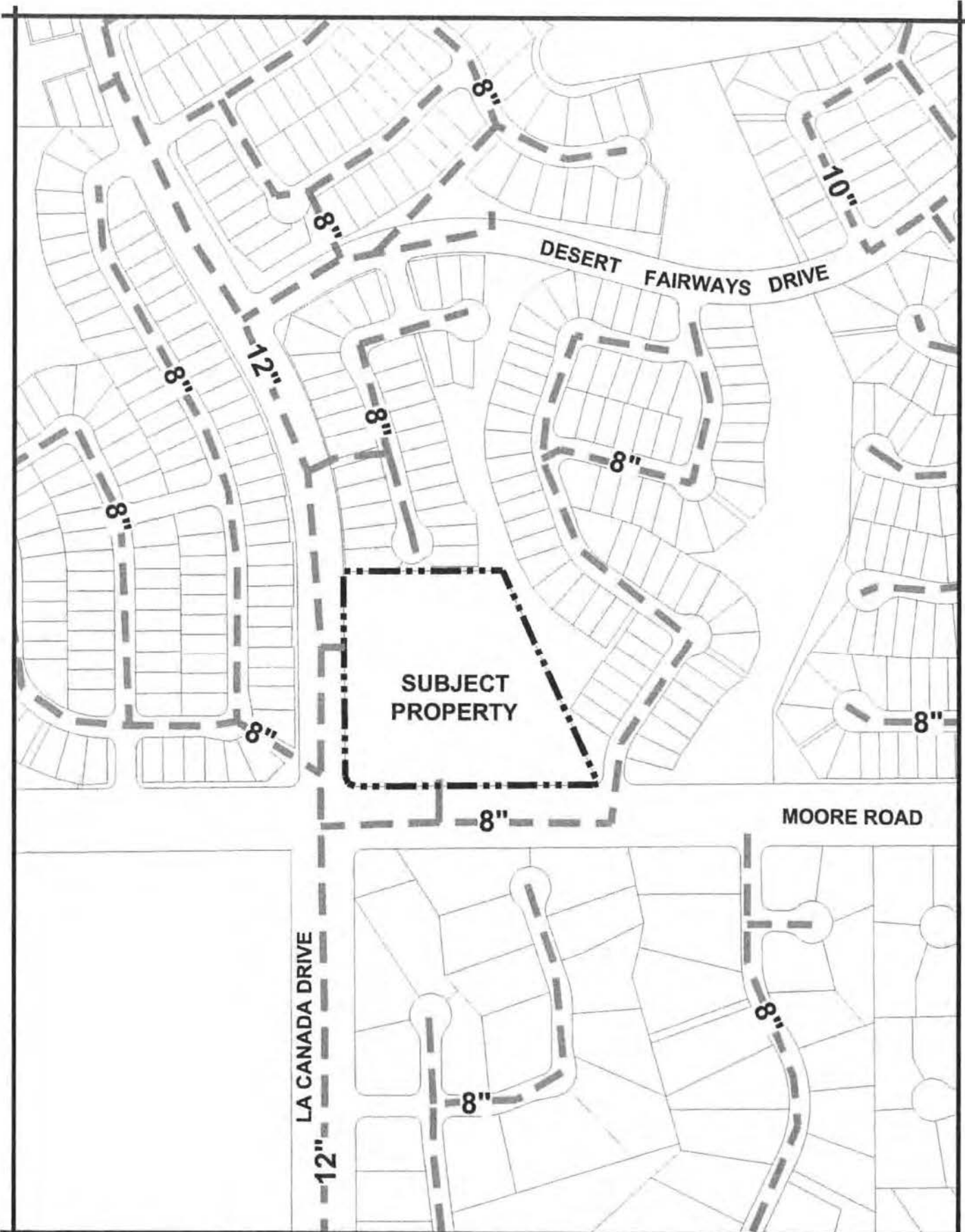
**RANCHO VISTOSO PARCEL 10-T  
EXHIBIT 'N' - SCHOOLS**

2013 08 29  
WLB No. 185050-JW-02



1/2 MILE





**I-M. McHarg Composite Map**

*Exhibit P: McHarg Composite Map* offers a graphic representation of a cumulative number of site inventory characteristics. The following is a list of such characteristics:

- a. Topography.
- b. Hydrology (100-yr floodplains and federally mapped floodplains, etc).
- c. Vegetation (areas of high vegetative density, etc.).
- d. Wildlife.
- e. Viewsheds (areas of high visibility).

**LEGEND**

- (NONE) SIGNIFICANT VEGETATION
- SUBJECT PROPERTY BOUNDARY
- [Cross-hatched box] HIGH VISIBILITY AREAS
- [Dotted box] 100-YEAR FLOODPLAIN LIMITS

LA CANADA DR



MOORE ROAD

REZONING BOUNDARY



**RANCHO VISTOSO PARCEL 10-T  
EXHIBIT 'P' - McHARG COMPOSITE MAP**

2013.11.19  
CONTOUR INTERVAL = 2 FT  
WLB No. 195050-JW-02







## PART II – LAND USE PROPOSAL

### II-A. Project Overview

This project proposes a single-family detached residential neighborhood in an approximately 4.9-acre portion of the subject property. This residential neighborhood, consisting of approximately 19 lots, will include site built homes of one or two-stories with a minimum lot size of 45 feet by 112 feet (45' X 112'). The architectural design of these homes will be consistent with nearby existing residential developments, including materials such as stucco, adobe, and wood frame. Landscape treatments and design will be integrated with surrounding neighborhood, which are also within the Rancho Vistoso Planned Area Development (PAD). Please refer to Exhibit Q: Tentative Development Plan (TDP).

As mentioned before, actual residential densities in Rancho Vistoso are significantly lower than planned. A commensurate drop in demand for commercial land has resulted, which has caused this property to remain undeveloped. Little potential exists for significant residential densities to develop anywhere near the subject property, meaning that this property is very unlikely ever to develop as a commercial use. Significant demand exists for residential development, which is more compatible with surrounding neighborhoods than the existing commercial entitlements. Please refer to *Exhibit T: Proposed Zoning*.

### II-B. Tentative Development Plan Map

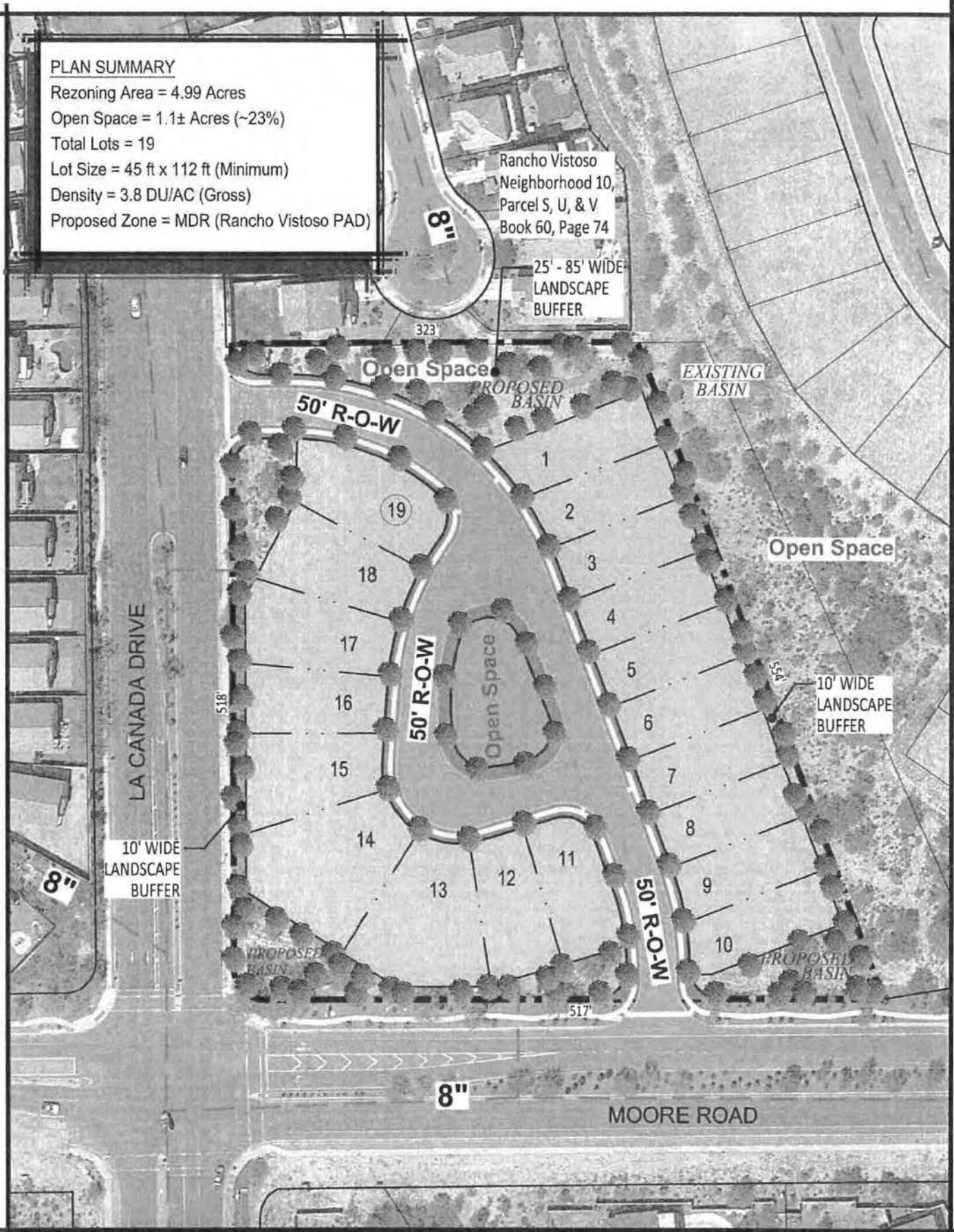
Please refer to *Exhibit Q: Tentative Development Plan (TDP)* for an overview of the Tentative Development Plan.

**PLAN SUMMARY**

Rezoning Area = 4.99 Acres  
 Open Space = 1.1± Acres (~23%)  
 Total Lots = 19  
 Lot Size = 45 ft x 112 ft (Minimum)  
 Density = 3.8 DU/AC (Gross)  
 Proposed Zone = MDR (Rancho Vistoso PAD)

Rancho Vistoso  
 Neighborhood 10,  
 Parcel S, U, & V  
 Book 60, Page 74

25' - 85' WIDE  
 LANDSCAPE  
 BUFFER



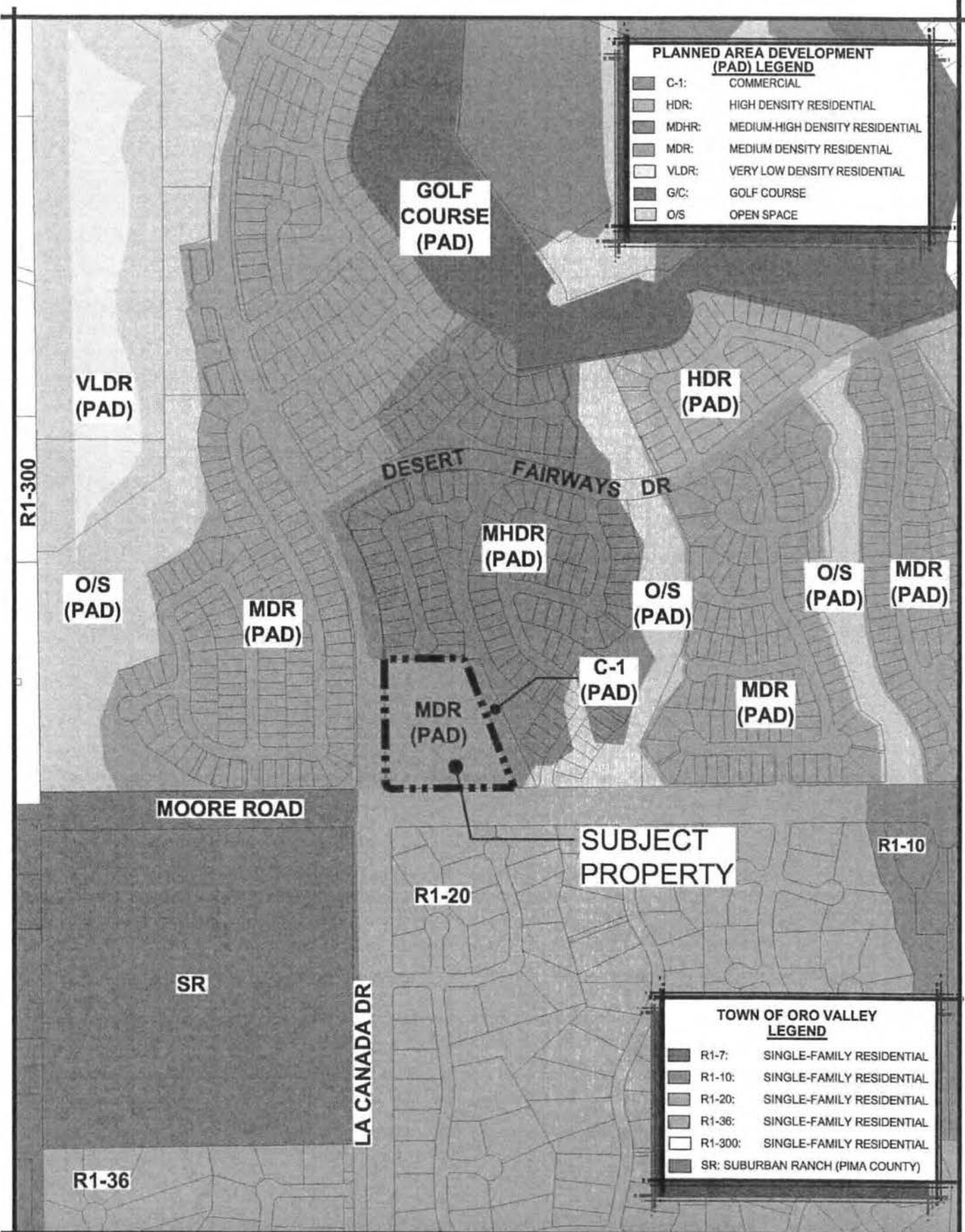
The WLB Group

**WLB**

**RANCHO VISTOSO PARCEL 10-T  
 EXHIBIT 'Q' - TENTATIVE DEVELOPMENT PLAN (TDP)**

2013.11.18  
 Contour Interval = 2 Ft  
 WLB No. 185050-JW-02





**PLANNED AREA DEVELOPMENT (PAD) LEGEND**

C-1:	COMMERCIAL
HDR:	HIGH DENSITY RESIDENTIAL
MDHR:	MEDIUM-HIGH DENSITY RESIDENTIAL
MDR:	MEDIUM DENSITY RESIDENTIAL
VLDR:	VERY LOW DENSITY RESIDENTIAL
G/C:	GOLF COURSE
O/S:	OPEN SPACE

**TOWN OF ORO VALLEY LEGEND**

R1-7:	SINGLE-FAMILY RESIDENTIAL
R1-10:	SINGLE-FAMILY RESIDENTIAL
R1-20:	SINGLE-FAMILY RESIDENTIAL
R1-36:	SINGLE-FAMILY RESIDENTIAL
R1-300:	SINGLE-FAMILY RESIDENTIAL
SR:	SUBURBAN RANCH (PIMA COUNTY)

**II-C. Existing Land Uses**

1. Map of zoning boundaries and existing land uses on adjacent properties.

Please refer to *Exhibit C: Existing Land Uses*, *Exhibit D: Existing Zoning*, and *Exhibit R: Proposed Zoning*.

2. A description of the effect that the proposed development will have on existing land uses on and off-site.

Development of Parcel 10-T would unify existing neighborhoods, increase sense of community, and eliminate any negative visual impacts that may be created by a commercial development.

**II-D. Topography**

1. Describe how the TDP responds to topographic characteristics described in Part 1.

As the site has no challenging topographic constraints, development can proceed without special grading consideration.

2. Describe any areas of encroachment of building, lots, driveways, etc. onto the slopes of 15%+ or greater.

The subject property does not contain any regulated slopes, and as such there are no areas of encroachment.

3. Describe the new average cross-slope, calculations, and values if allowances are to be made under Hillside District Regulations.

The ACS is not expected to change significantly. No significant slopes exist on the site, and therefore no allowances will be made under Hillside District Regulations.

4. Describe the map perimeter of the area used in the new cross slope calculations (if done in item 3 above) and labels areas to be left natural.

Not Applicable.

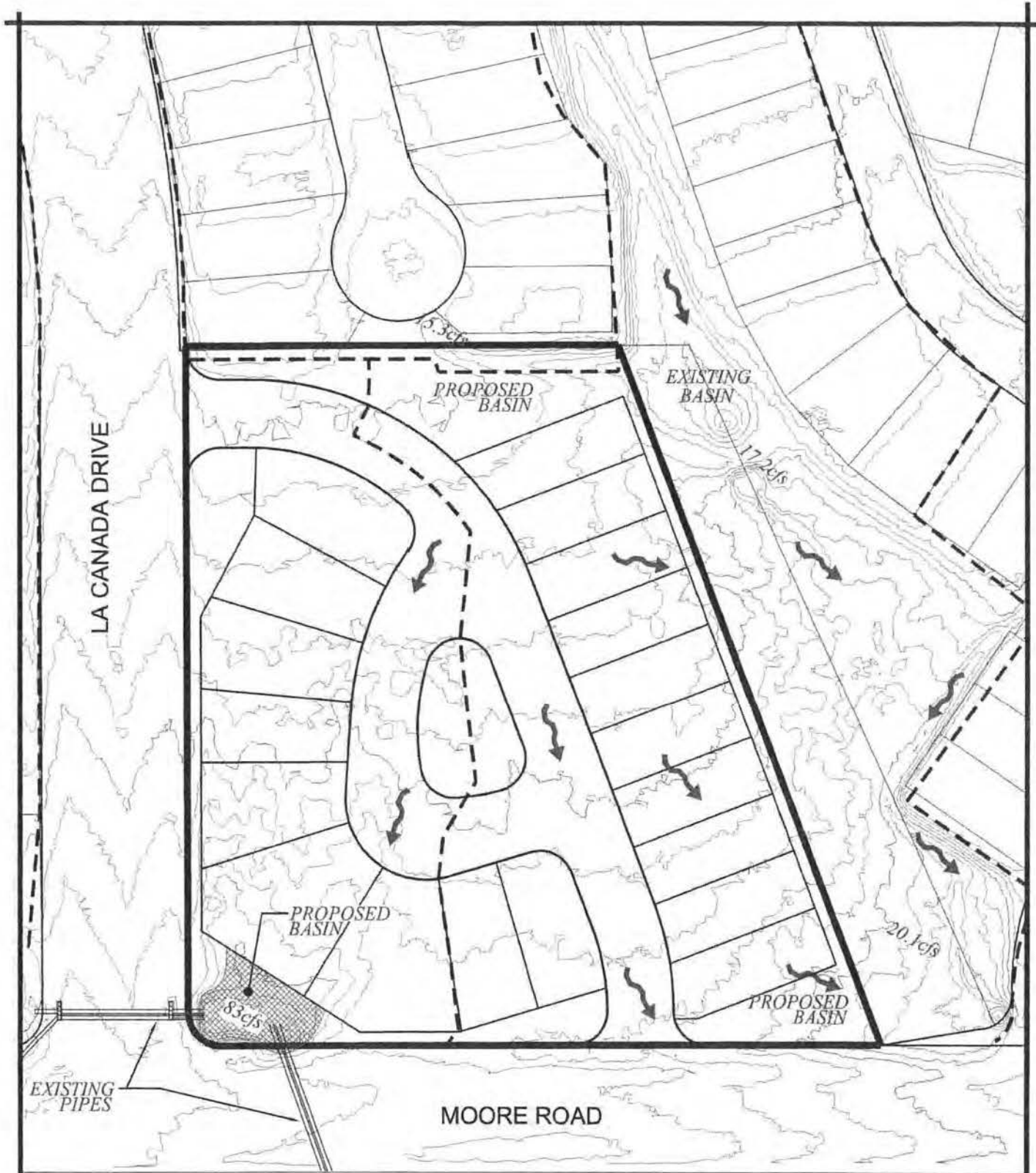
- 5/6. Describe and state percentage of total site and map all areas to be disturbed, graded, and/or revegetated.

The entire site will be graded. Approximately 20% of the graded area will either be revegetated adjacent to the existing wash along the east side of the property, or will be landscaped common area.




**II-E. Hydrology**

Offsite flows from upstream watersheds will be collected in channels and/or culverts directing the runoff through the project site. Drainage design within the proposed development will convey offsite and onsite flows using constructed channels, storm drain pipes, onsite basins, etc., in accordance with the Town of Oro Valley Floodplain Management Code and the Drainage Criteria Manual. Channel and basin geometry and construction will follow accepted standards regarding erosion and flow velocity control. Horizontal elements constructed within this project will be set at or near existing grade so as to minimize impacts to existing drainage patterns. Finished floor elevations will be set to be one foot above the established base flood elevations of adjacent floodplains. Individual lots will be graded according to Town standards, which will provide adequate room and grades to handle stormwater runoff. Encroachment into the existing floodplain along the eastern boundary has occurred upstream, and is proposed as part of this project. Erosion protection will be installed along the edge of proposed lots where necessary to mitigate erosion hazards caused by adjacent floodplains. All erosion protection proposed in the development will include appropriate toe down depths for scour protection. The post-developed 100-year discharges exiting the site will be reduced in accordance with Town policy, which requires all development to conform to "critical basin" requirements and not result in any adverse impacts for adjacent or downstream property owners.

*See Exhibit S: Post-Development Hydrology Concept.*



**LEGEND**

-  100-YEAR FLOODPLAIN/PONDING LIMITS
-  WATERSHED BOUNDARY
-  GENERAL FLOW DIRECTION ARROWS

**II-F. Vegetation**

1. Provide an explanation of how the TDP responds to vegetative characteristics described in Part 1, including a discussion of the vegetation to be transplanted.

The Tentative Development Plan (TDP) responds to the vegetative characteristics described in Part 1 while also recognizing the value of native plants onsite. The development design avoids the wash and the vegetation in the wash area on the eastern portion of the subject property. Additionally, any vegetation that is disturbed will meet the requirements of the Town of Oro Valley's Zoning Code.

**II-G. Wildlife**

1. Describe and map steps to be taken to mitigate destruction of wildlife habitat identified in Part 1.

No wildlife habitats are located on or near the subject property.

**II-H. Buffer Plan**

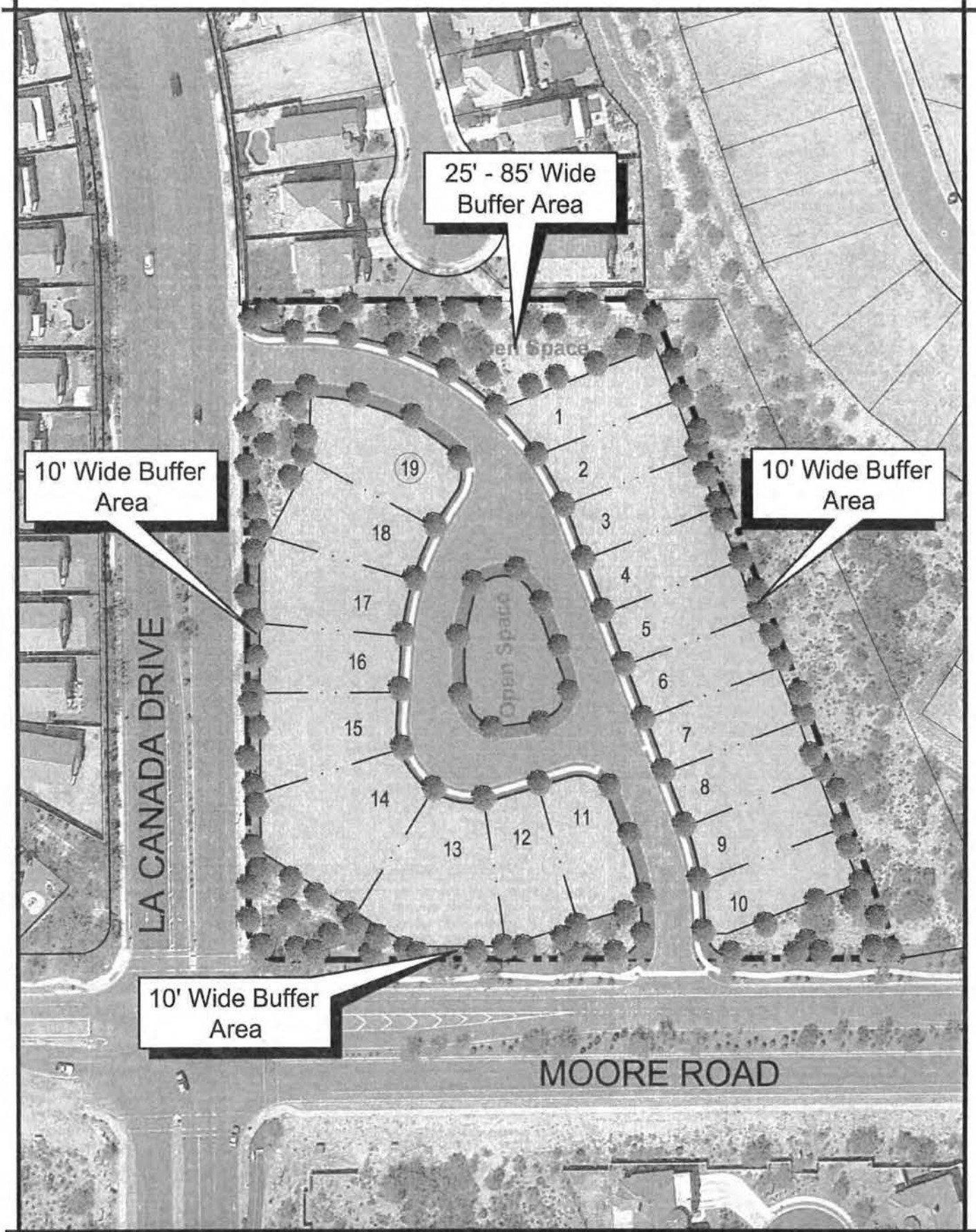
1. Provide a map of buffer areas, if used, and describe techniques used to mitigate sound, visibility, exterior lighting, and traffic impacts.

A landscape buffer will mitigate the negative impacts of the adjacent uses, including sound, exterior lighting, and traffic impacts. A minimum of 10 feet width will be used for the development's bufferyards, in accordance with the Bufferyard "A" criteria in the Town of Oro Valley Zoning Code.

Please refer to *Exhibit T: Buffer Areas* for an overview of the proposed landscape buffers.

Please refer to *Exhibit U* for a cross-section key map and *Exhibit V* for cross-section illustrations showing proposed treatments to be used adjacent to existing developments and streets.





10' Wide Buffer Area

25' - 85' Wide Buffer Area

10' Wide Buffer Area

10' Wide Buffer Area

II-I. Viewsheds

1. Describe and map how TDP mitigates impacts to:

- i. Views and vistas from off-site

The proposed residential use will restrict building heights to 30 feet, thereby lessening the impact to surrounding views and vistas off-site compared to height of structures currently allowed under the commercial zoning.

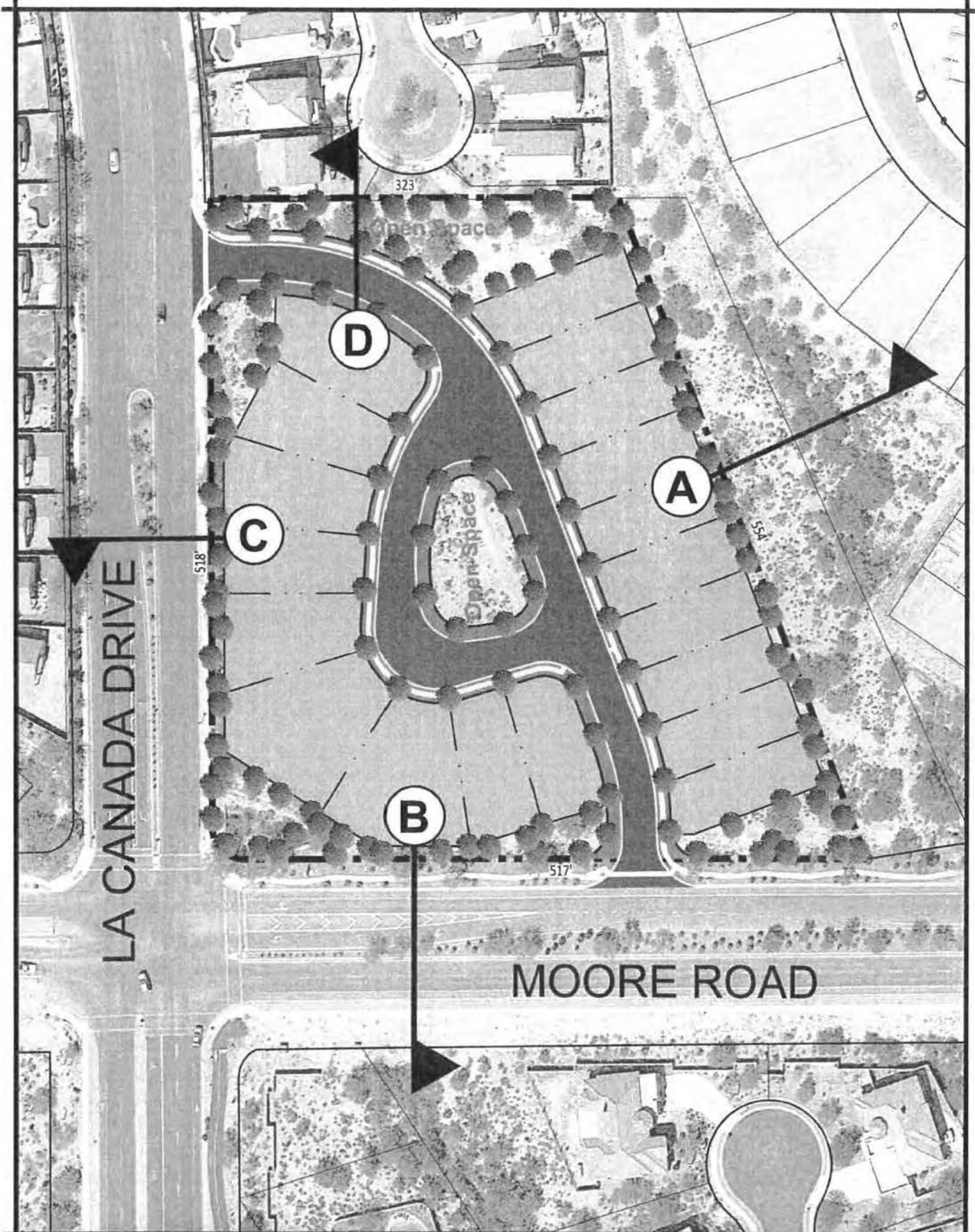
- ii. Areas of high visibility

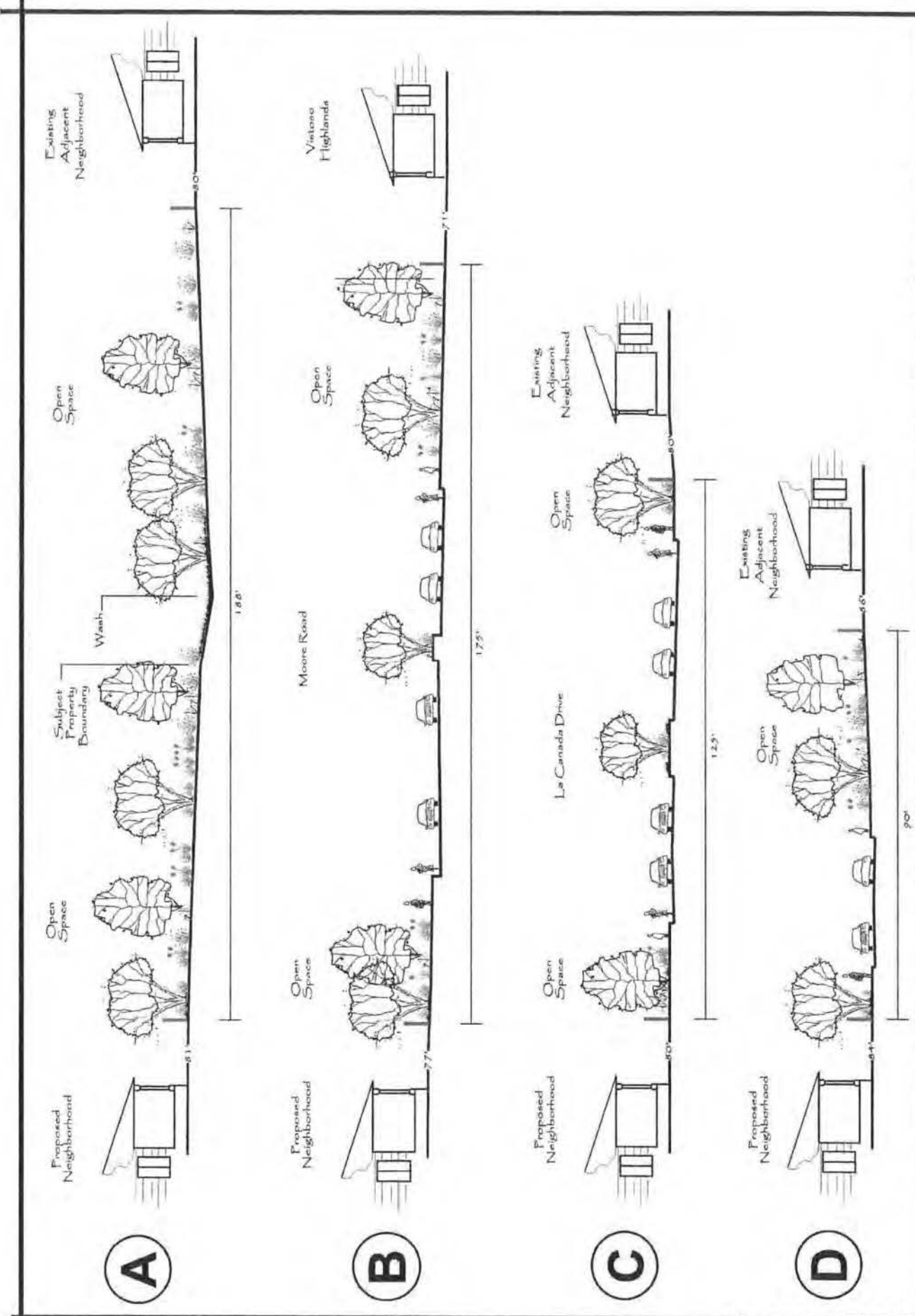
The proposed development is not expected to impact the areas of high visibility.

2. Provide drawings and narrative explaining methods for roadway construction in a manner compatible with the natural terrain and document scarring to be mitigated at the completion of construction.

The project's internal roadway network will minimally disturb the site. Little impact is anticipated due to the site's flat terrain and previous ground disturbance.

Please refer to *Exhibit U: Cross-Section Key Map* and *Exhibit V: Cross-Section Illustrations*.





**RANCHO VISTOSO PARCEL 10-T  
EXHIBIT 'V' - CROSS-SECTION ILLUSTRATIONS**



2015.08.27  
WLB No. 195050-JW-02

**WLB**  
The WLB Group

L:\1852\High\10-T\12013 Planning\Site Analysis\Exhibit V - Cross Section Illustrations.dwg Plot: Aug. 30, 2013

**II-J. Traffic**

1. Provide a traffic analysis report to include:
  - i. The proposed internal circulation and access to/from arterial streets, explaining location and rationale for placement.

Two ingress/egress points will connect this proposed neighborhood directly to the adjacent arterial streets. This will allow an additional entrance for safety vehicles (although not required due to the small amount of lots proposed). The proposed ingress/egress points are placed at a safe distance from the arterial intersection of La Canada Drive and Moore Road.

- ii. If off-site road improvements are required, indicate which roads and time frame for improvements.

Not applicable.

- iii. Projected ADT for internal circulation system at build out and level of service to all streets. Include a projection of traffic volumes and capacity analysis for intersections.

The proposed single-family homes will generate approximately 10 vehicle trips per day per home. At 19 home sites, this community is expected to generate 190 Average Daily Trips (ADT). Half of the traffic volume (95 ADT) will access the community from La Canada Drive, with the remaining half (95 ADT) using Moore Road.

- iv. Impact to existing development abutting off-site streets.

Since this proposed neighborhood will connect directly to the arterial roadways, no off-site streets are proposed.

- v. Capacity analyses for proposed internal and off-site streets, including right-of-way and pavement widths, geometrics, design speeds, and traffic control improvements needed.

Arterial and collector roadways in this vicinity have been constructed to accommodate a significantly higher residential density than has been or will be built in this area. An adequate level of service is expected to continue to exist after this project is constructed.

- vi. A description of improvements required for those streets described in subparagraph e above.

Specific offsite improvements, if necessary, will be identified in a traffic report to be prepared during the Conceptual Site Plan (CSP) process.

- vii. The party/agency whom the applicant believes to be responsible for making necessary improvements.

The builder will make any necessary improvements.

- viii. Evidence that proposed turning movements will meet safety standards in relationship to traffic volumes.

The roadways will be built to Town of Oro Valley design standards, and as such, will meet the safety standards in relationship to traffic volumes.

- b. A description of on-site street rights-of-way, including typical roadway section, and indicate proposed ownership.

The on-site streets will consist of a 50-foot wide public right-of-way.

- c. A description of any proposed bicycle and pedestrian pathways within the development and indicate whether they are connected to external pathways, arterial streets, parks, and schools.

Bicycle lanes are provided immediately adjacent to the 4.9-acre project site. As such, no bicycle pathways are proposed for the proposed development. Sidewalks will be constructed on both sides of the public streets within the project site (per Section 1.2 C, Neighborhood 10 Policy, of the Rancho Vistoso PAD), and will connect to La Canada Drive and Moore Road.

## II-K. Sewers

1. Describe method for providing sewer service. If Pima County is responsible, provide letter from Wastewater Department addressing capacity and ability to serve the site.

When Rancho Vistoso was originally constructed, the property owner built two sewers located adjacent to the project site. Rancho Vistoso 10-T will connect to one of these sewer lines.

**II-L. Recreation and Trails**

1. Describe and map all trails, parks, and recreation areas within one mile of the site.

This development is part of the Rancho Vistoso Planned Area Development. As such, this development will utilize the trails, parks, and recreation areas already constructed for this master planned community. These include seven parks and the Golf Club at Vistoso located within one mile of the subject property. Additionally, approximately 28,750 linear feet of -shared-use paths and natural trails exist within one mile of the site.

2. State the size (in acres) and type (i.e. active or passive recreation) of the parks and recreation areas identified.

Approximately 18.5 acres of parks exist within one mile of the site. Another 260 acres of parks and designated recreation areas exist within two miles of the site, which includes Honey Bee Park and Naranja Town Site. The nearby parks provide amenities such as dog parks, children's playground equipment, ramadas, barbeques, restroom facilities, tennis courts, volleyball courts, and basketball courts.

3. Describe how the development will facilitate access to off-site trails and how access will be maintained.

This development will construct sidewalks that connect to the existing adjacent sidewalks on Moore Road and La Canada Drive.

4. Describe the proposed ownership of natural and modified open space within the development.

The Homeowners Association (HOA) will own and maintain the open space within the development.

**II-M. Cultural, Archaeological, and Historic Resources**

1. Describe what measures will be used for protection of all cultural and historical resources on the site.

If any cultural resources are discovered during construction, State and local rules will be followed regarding handling and treatment of cultural resources.

2. Describe how the resources will be incorporated into the development.

Not applicable.

3. Describe if an archaeological survey has been recommended and/or there is a high probability for the discovery of archaeological resources, what measures will be taken.

According to the Arizona State Museum Archaeological Records Search Results Letter, it is possible, though unlikely, that cultural resources may be uncovered during construction. In that unlikely event, a professional archaeologist will evaluate the exposed material before any work continues in the area of the discovery. In the event that buried deposits are exposed, we will consult with one of the ASM qualified archaeological contractors.

**II-N. Schools**

1. Indicate number of elementary, junior, and senior high school students generated by this rezoning.

This proposed development is expected to generate approximately 5 elementary students and 2 secondary students (using the accepted standard student multiplier of 0.25 elementary school students per home and 0.1 secondary school students per home).

2. Indicate remaining capacity within the area schools serving the site.

According to the letter supplied by the Amphitheater School District (*Exhibit W*), there is available capacity for this proposed development.

3. Provide a letter from the affected school district indicating that a proposed site can accommodate the educational space requirements for the projected number of residents.

A letter is provided as *Exhibit W: Amphitheater School District Letter*.





**OFFICE OF LEGAL COUNSEL**

Todd A. Jaeger, J.D.  
 Associate to the Superintendent  
 (520) 696-5156  
 FAX (520) 696-5074

701 W. Wetmore Road • Tucson, AZ 85705 • TDD (520) 696-5055

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SUPERINTENDENT  
Patrick Nelson

August 15, 2013

Via fax to 881-7492

Gregory McDowell  
 Planner  
 The WLB Group  
 4444 E Broadway  
 Tucson AZ 85711

**RE: Rancho Vistoso Neighborhood 10 Parcel T  
 WLB # 185050-JW-02**

Dear Mr. McDowell:

I am responding to your correspondence to our district's Chief Financial Officer Scott Little regarding your development of 19 single-family residential units located at the northeast corner of Moore Road and La Canada Drive in Oro Valley.

As you requested, this will serve as written verification that Amphitheater School District does have availability and capacity to accommodate the educational space requirements of your planned development.

Thank you.

Regards,

Todd A. Jaeger, J.D.  
 Associate to the Superintendent  
 General Counsel

**II-O. Water**

1. Indicate additional domestic water demand that this rezoning will generate.

A good estimate for domestic water usage is 230 gallons per day per lot dry weather flow. At 19 lots for this development, the total domestic water use is projected at 4,370 gallons per day.

2. Indicate water service capacity and current demand (percentage of existing capacity) from applicable water company.

Oro Valley Water has capacity and infrastructure available to serve this project.

