

WESTWARD LOOK PLANNED AREA DEVELOPMENT

Town of Oro Valley

February 2021

**Westward Look Resort
Planned Area Development
Ina Road & Westward Look Drive**

Submitted to:

TOWN OF ORO VALLEY
Planning Division
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OV2002361**

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INTRODUCTION

The Westward Look Resort Planned Area Development (PAD) proposes a comprehensive framework for the continued operation and future development of the Westward Look Resort property in the Town of Oro Valley. The approximately 75-acre property is located north of Ina Road between Oracle Road and 1st Avenue on either side of Westward Look Drive. The PAD proposes a mixture of land uses, maintaining the resort's continued operation while providing for future resort expansion and development along Ina Road. The PAD governs site development through a set of specific land use regulations and design standards applicable to current and future uses on the property. This plan was developed with consideration to surrounding context of the built and natural environment. Land use regulations ensure that development is compatible with neighboring properties. Design standards ensure an aesthetic quality that enhances community appeal and continues to express the resort's character.

The PAD option was selected to preserve the resort's existing character and quality while ensuring flexibility for future development. Land uses and development standards are crafted to individual sub-areas within the PAD, allowing for customized solutions to existing site constraints.



PART I INVENTORY & ANALYSIS



1. EXISTING LAND USES

A. Regional Context

With the Santa Catalina Mountains as a backdrop, the resort maintains the feel of the Old West in the midst of modern amenities. As shown in *Exhibit I.1.A: Regional Context*, the property is nestled on the western edge of the Catalina Foothills off Westward Look Drive, near the intersection of two major roadways, Ina Road and Oracle Road. Three prominent areas converge around the property, with Oro Valley to the north, Catalina Foothills to the east, and Casas Adobes to the west. With its prominent location and scenic backdrop, the property adds to the surrounding areas.

i. Oro Valley

Founded in 1974, Oro Valley has quickly become one of the most desirable communities in southern Arizona. Home to many high-quality employers and stunning natural beauty, Oro Valley consistently ranks as one of the most livable communities in the state. Many of the Town's master planned communities provide connections to open space while creating a cohesive feeling of community. Major commercial areas provide convenient shopping for town residents. Abundant recreational opportunities are found in the Town's parks, resorts and neighboring mountain ranges, significantly contributing to a high quality of life.

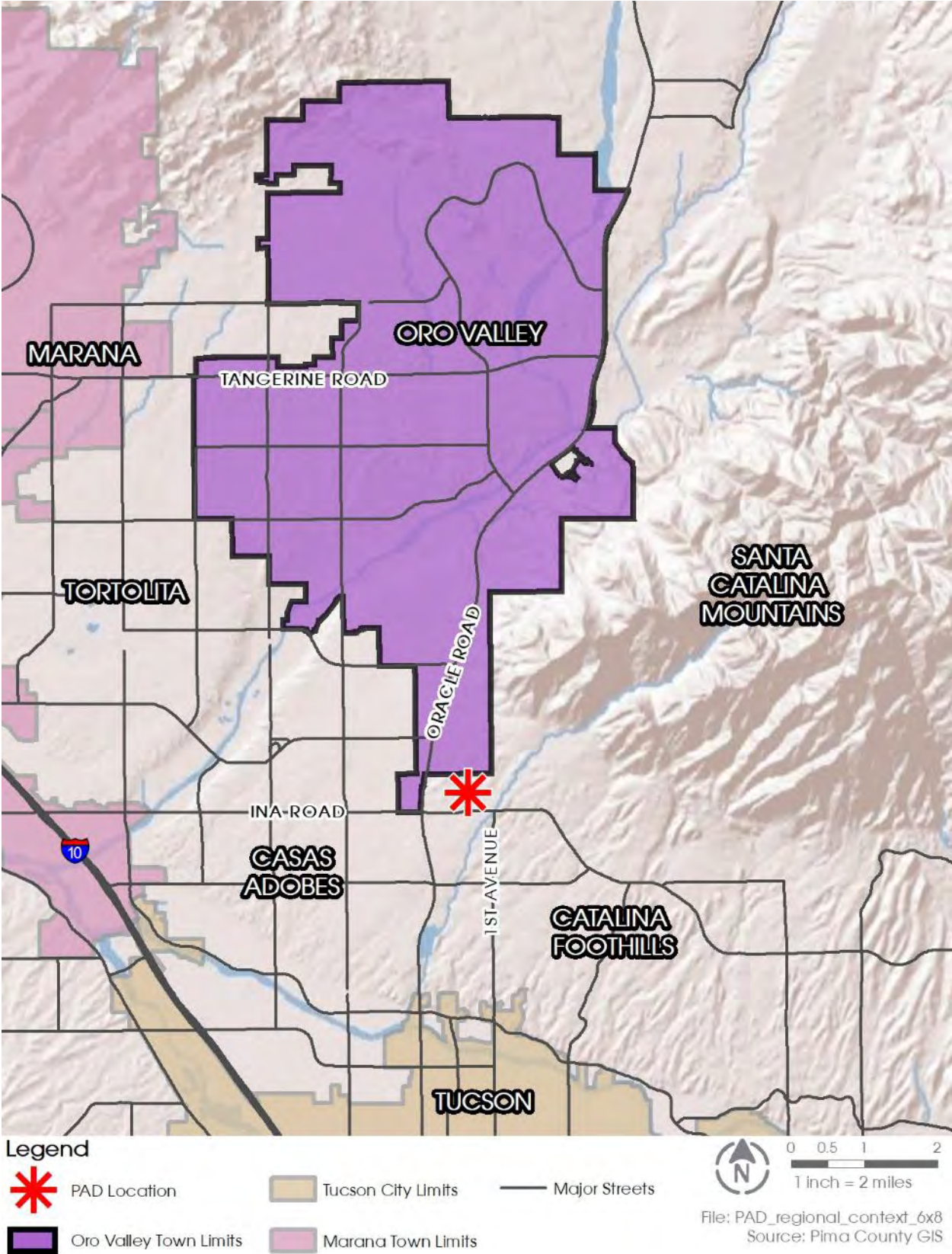
ii. Catalina Foothills

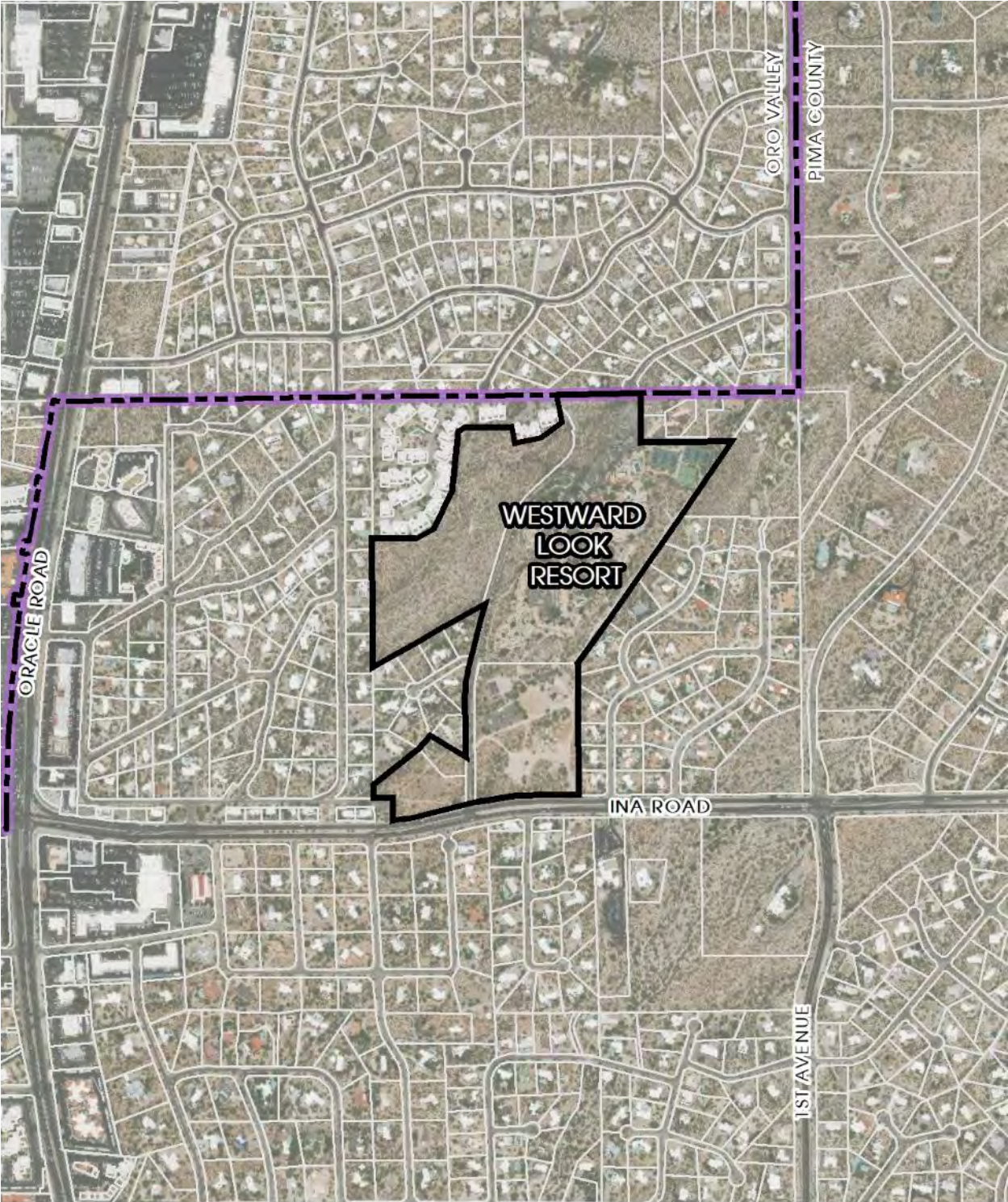
Located east of the property on the southern slopes of the Santa Catalina Mountains, the Catalina Foothills community overlooks the greater Tucson Valley. The "Foothills" are well known for quality housing, popular dining options, iconic art galleries, world class resorts and high-end shopping. Lifestyle and recreation in this community is among the finest in southern Arizona.

iii. Casas Adobes

Originally a cattle ranching area on the outskirts of Tucson, Casa Adobes has maintained its connection with the desert while decades of growth have surrounded it. Commercial developments are concentrated along major transportation corridors, and provide a range of dining, shopping and professional services. The crown jewel of which is the Casas Adobes Shopping Center located at the southwest corner of Ina Road and Oracle Road. Homes in many of the residential neighborhoods are situated on large lots surrounded by desert vegetation. This gives the Casas Adobes area of approximately 60,000 people a diffuse, natural feel unlike that of traditional suburbs.

Exhibit I.1.A: Regional Context





- Legend**
- PAD Boundary
 - Oro Valley Town Limits
 - Parcel

0 250 500 1,000
1 inch = 1,000 feet
File: PAD_location_map_6x8
Source: Pima County GIS

B. Existing Land Uses – On-site

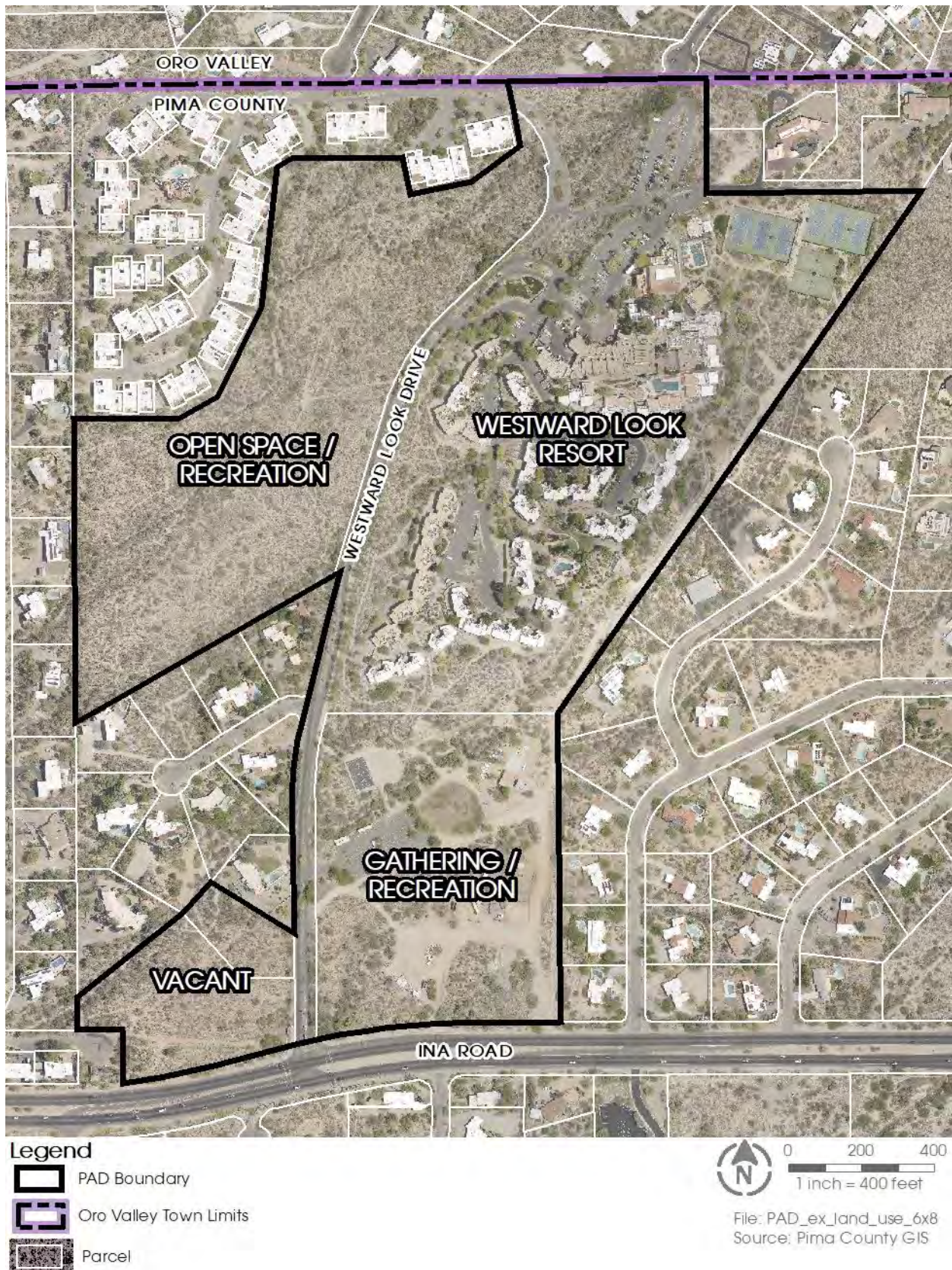
The property has hosted guest retreats for over a century, first as a guest ranch and later as the Westward Look Resort. It consists of five parcels, the first of which is the largest and occupies the Westward Look Resort and Spa on the northeast portion of the property, as listed in *Table I.1.B: Parcel Summary*. Westward Look Drive, a private road owned by Westward Look Resort, provides access to the resort and neighboring homes from Ina Road. The private road passes by three existing homes and three Westward Look parcels before reaching the resort. The largest of those three Westward Look parcels, approximately thirteen acres, is located east of Westward Look Drive. This parcel is mainly used for ancillary gatherings and recreation activities associated with the resort, including basketball, sand volleyball, and horse stables. The other two parcels, west of Westward Look Drive, are currently vacant. The remaining parcel is located west of the resort, and is deeded as open space, though it is traversed by equestrian and walking trails used by resort guests. See *Exhibit I.1.B: Existing On-site Land Use*.

Table I.1.B: Parcel Summary

APN:	Acreage	Existing Use	General Location
225-50-0130	35.95	Existing Resort	NE portion of PAD
225-50-0120	20.51	Open Space/Recreation	NW portion of PAD
225-50-0200	13.38	Recreation & Equestrian Facilities	NE corner of Westward Look Drive & Ina Road
225-50-021A	3.59	Vacant	NW corner of Westward Look Drive & Ina Road
225-50-0180	1.14	Vacant	West of Westward Look Drive

Westward Look recently underwent an extensive renovation to ensure its continued success for years to come. Resort activities consist of hospitality accommodations, restaurants, a spa, conference rooms and meeting/event space, and various recreational amenities, including swimming pools, athletic courts, trails, and horseback riding.





C. Surrounding Context within ¼ Mile

i. Land Use

Land use surrounding the property consists of predominantly one-story, single-family homes on larger lots. Architectural styles of these homes are typical of mid-to-late-twentieth century southwestern architecture, consisting of ranch style and Mediterranean Revival homes. Condominiums abut the northwestern portion of the PAD area and are single story with a density of approximately 4.3 dwelling units per acre. Commercial activities occur farther to the west on Oracle Road. See *Exhibit I.1.C.i: Surrounding Land Use*.

ii. Zoning

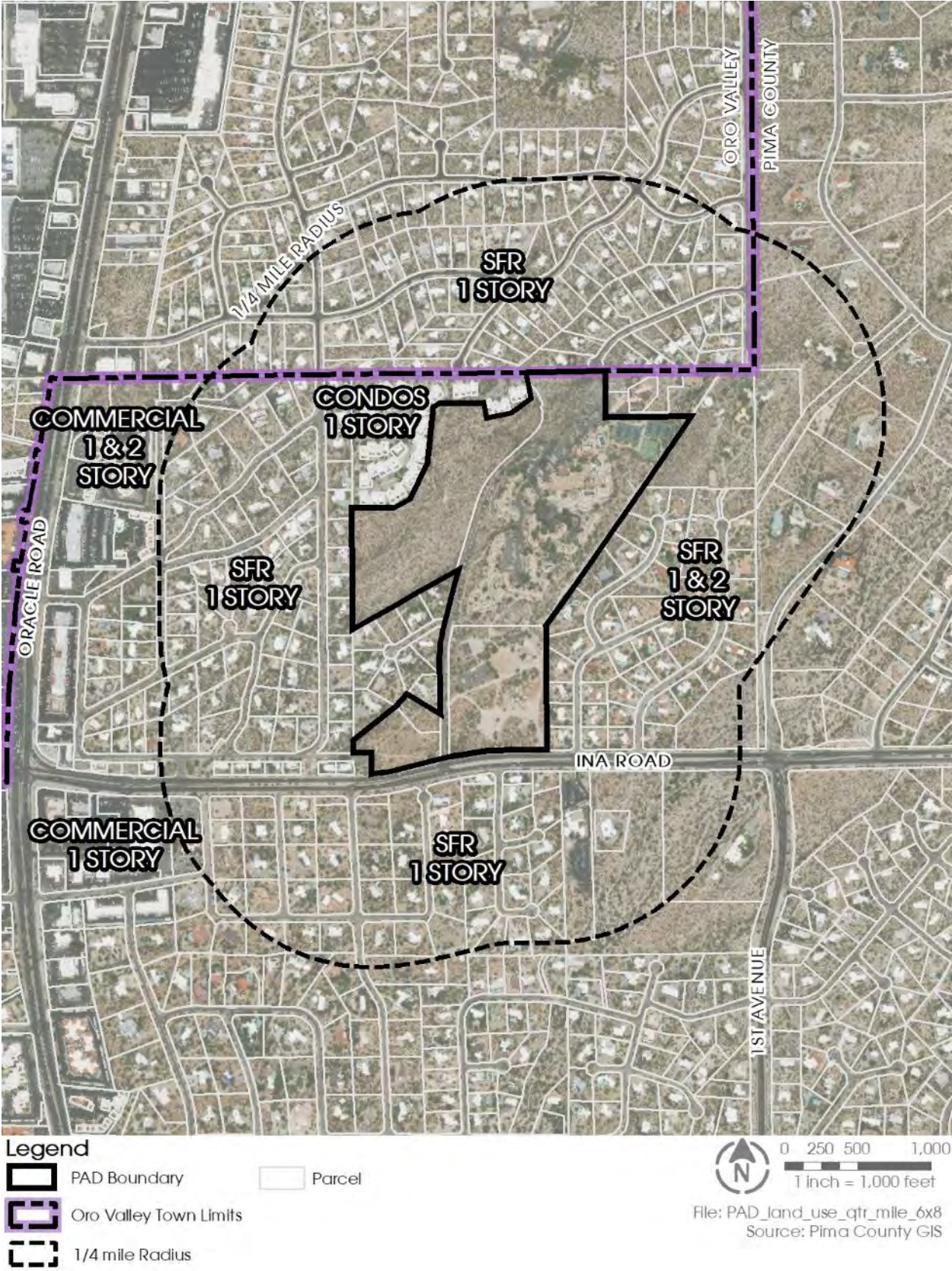
The property is currently zoned CR-1 (Single Residence) by Pima County. *Exhibit I.1.C.ii: Existing Zoning*, depicts the current zoning for the property and surrounding context. There are no pending or conditionally approved rezonings within ¼ mile of the property.

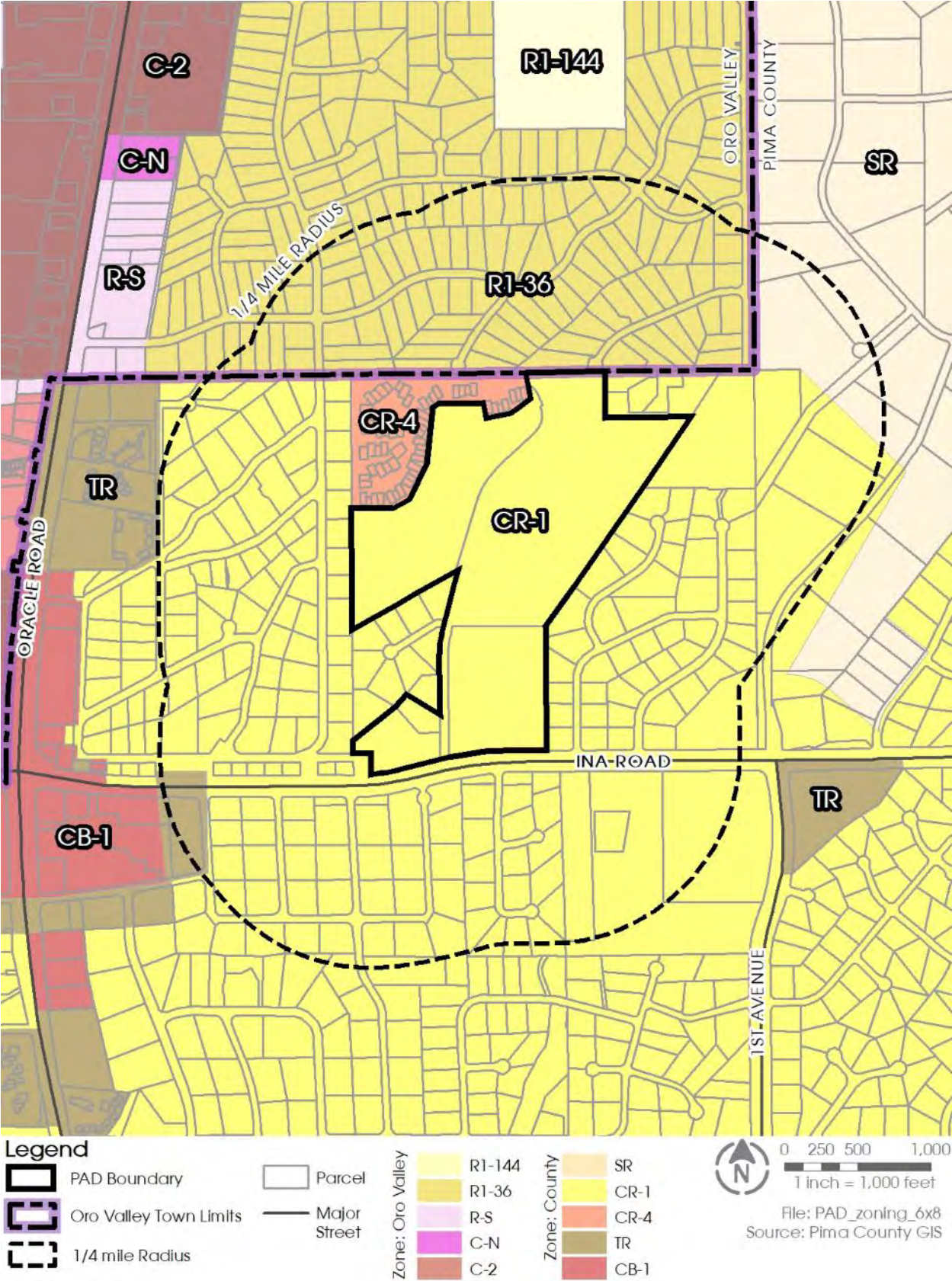
Table I.1.C: Surrounding Context within ¼ Mile

CATEGORY	DIRECTION			
	North	South	East	West
Land Use	Single Family Residential, Condominium	Single Family Residential	Single Family Residential	Single Family Residential, Commercial
Existing Structures Height	1 Story	1 Story	1 & 2 Story	1 & 2 Story
Zoning (Jurisdiction*)	R1-36 (OV) CR-4 (PC)	CR-1 (PC)	SR (PC) CR-1 (PC)	CR-1 (PC) TR (PC)
Pending Rezoning	N/A	N/A	N/A	N/A
Conditionally Approved Rezoning	N/A	N/A	N/A	N/A

*Jurisdiction: OV = Oro Valley; PC = Pima County





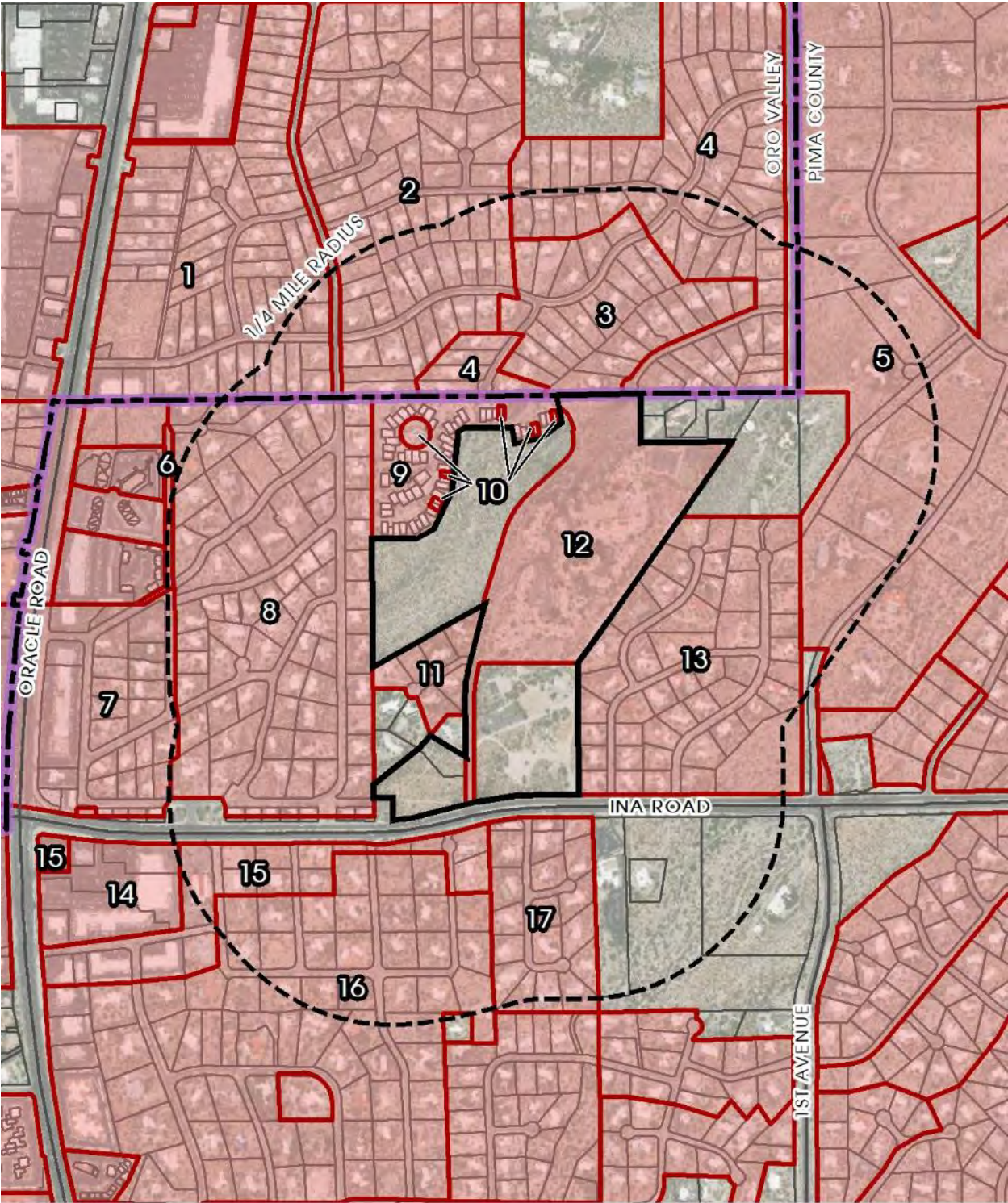


iii. Subdivisions

Several approved subdivisions surround the site, and one is located on-site. The Westward Look Resort Condominium Hotel (160 Units Plus 80 Units) subdivision was approved in 1983 for the initial resort development. Surrounding subdivisions accommodate residential or commercial development. *Exhibit I.1.C.iii: Subdivisions* and the table below identify the surrounding approved subdivisions.

Table I.1.C.iii: Subdivisions within ¼ Mile

MAP ID	SUBDIVISION NAME	BOOK PAGE	JURISDICTION	LOT COUNT	RECORD DATE
1	Suffolk Hills (1-44,1a &1b & Blk A&B)	13018	Oro Valley	46	7/9/1958
2	Suffolk Hills (45-107)	13043	Oro Valley	52	12/1/1958
3	Suffolk Hills (108,114-125,133-142 &190-195)	15010	Oro Valley	26	8/15/1960
4	Suffolk Hills (109-113,126-132 &143-189)	14017	Oro Valley	58	9/29/1959
5	Cobo Catalina Hills (1-51)	12027	Pima County	51	2/21/1957
6	Catalina Village No.2	9079	Pima County	11	10/23/1951
7	Catalina Village No.1 (1-51)	9075	Pima County	51	9/24/1951
8	Catalina Village No.3 (1-77)	10026	Pima County	77	3/30/1953
9	Westward Look Guest Ranch No.1 (1-61)	24022	Pima County	61	10/15/1972
10	Westward Look Guest Ranch No.1 (2, 5, 9, 22 ,25, 26 & 61)	29062	Pima County	6	5/31/1978
11	Westward Look Estates No.1 (1-6)	17026	Pima County	6	12/24/1963
12	Westward Look Resort Condominium Hotel (160 Units Plus 80 Units)	36082	Pima County	1	12/27/1983
13	Westward Look Heights (1-45)	28063	Pima County	45	5/10/1977
14	La Toscana Village (1-5)	44008	Pima County	5	9/12/1991
15	Casas Adobes No. 3-B	14069	Pima County	17	4/26/1960
16	Casas Adobes Estates No. 3-A	10054	Pima County	70	1/20/1954
17	Westward Look Terrace	12098	Pima County	19	5/1/1958



- Legend**
- | | |
|------------------------|--------------|
| PAD Boundary | Subdivision |
| Oro Valley Town Limits | Parcel |
| 1/4 mile Radius | Major Street |

Note: See Table I.1.C.iii for subdivision information.

0 250 500 1,000
1 inch = 1,000 feet

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Source: Pima County GIS

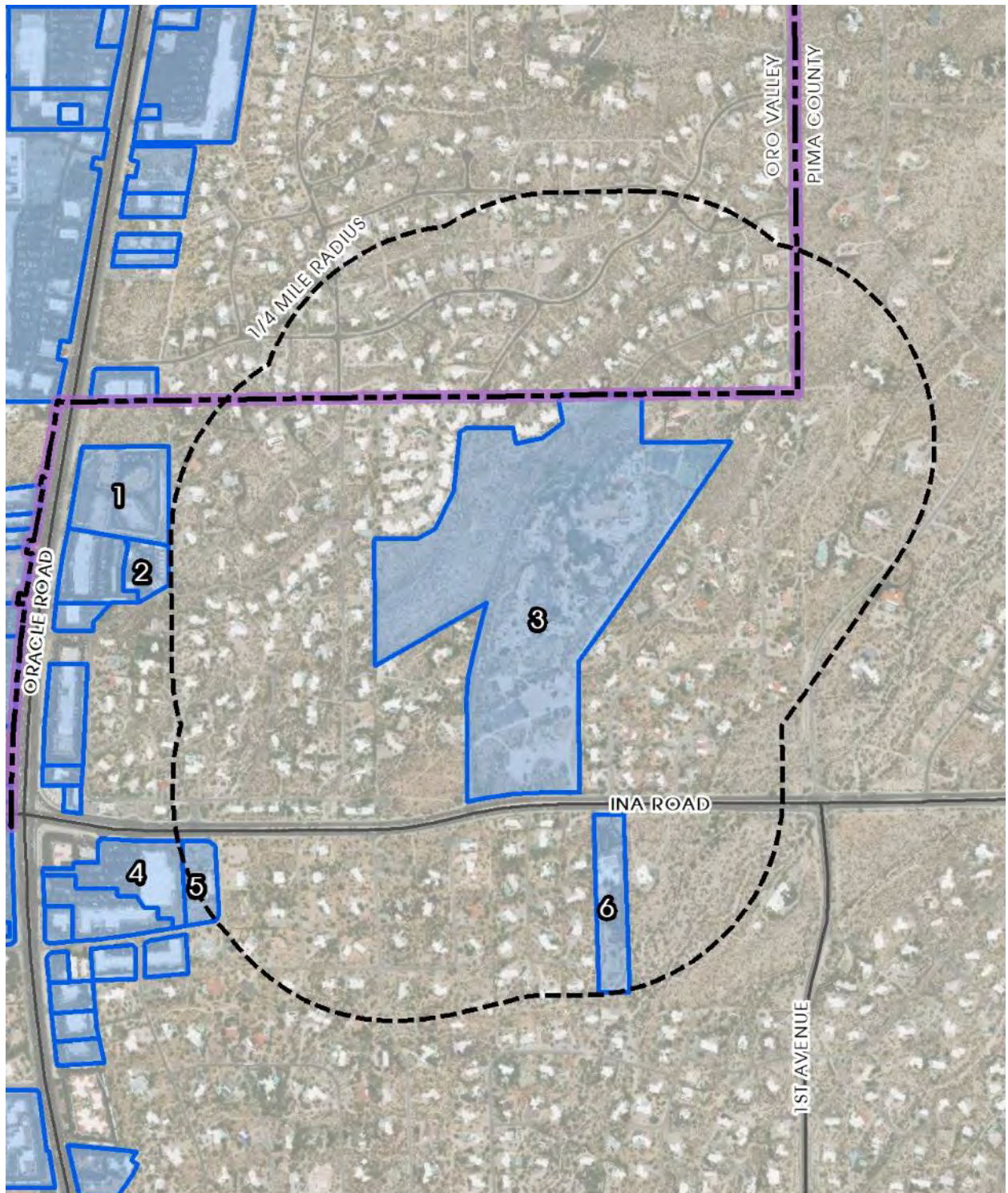


iv. Development Plans

Six development plans are within ¼ mile of the property, most of which are along the Oracle Road corridor. One development plan pertains to the property. This was for the addition of the resort's Sonoran Ballroom in 2001. The Development Plan Table and Exhibit identify approved development plans within ¼ mile of the property.

Table I.1.C.iv: Development Plans within ¼ Mile

MAP ID	DEVELOPMENT PLAN NAME	BOOK PAGE	JURISDICTION	APPROVAL DATE	PROJECT NUMBER	REFERENCE NUMBER	REZONING
1	Oracle Medical Plaza	30061	Pima County	8/22/2006	P1205069	CO2006001, CO789002	CO997024
2	Northwest Corporate Center	16014	Pima County	10/7/1997	P1297049	CO1284007	CO980202
3	Ballroom Addition at The Westward Look Resort	23021	Pima County	7/2/2001	P1201038	CO1283043	-
4	La Toscana Village	10069	Pima County	10/12/1990	CO1289034	CO1359004, CO1382002	CO959086
5	UPI Satellite Office	10017	Pima County	11/22/1989	CO1289025	CO1358006	CO959086
6	Community Church of The Foothills Revision 3	37031	Pima County	5/24/2012	P1211056	P1205122, P1204036, P1292144, P1299127	-



Legend

- | | |
|------------------------|------------------|
| PAD Boundary | Development Plan |
| Oro Valley Town Limits | Parcel |
| 1/4 mile Radius | Major Street |

Note: See Table I.1.C.iv for development plan information.



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1 inch = 1,000 feet

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Source: Pima County GIS



2. ENVIRONMENTALLY SENSITIVE LANDS

A. Environmentally Sensitive Lands (ESL) Conservation Categories

The property is not subject to ESL requirements based on section 27.10.B.1.b.ii of the Oro Valley Zoning Code (OVZC) since over twenty-five percent of it is already developed. However, Westward Look acknowledges the value of the Environmentally Sensitive Lands Ordinance (ESLO) and has voluntarily considered ESLO Conservation Categories as part of the PAD process. Critical Resource Area (CRA) was identified on the property utilizing aerial photography, wash information, and field verification. 7.47 acres of CRA exist on-site with a significant portion, 5.6 acres, located within preservation areas north and west of the existing resort. The balance of the CRA is located on the southern parcels and follows an unnamed wash. See *Exhibit I.2.A: CRA*. At least 90 percent (6.7 acres) of CRA will be preserved as natural open space.

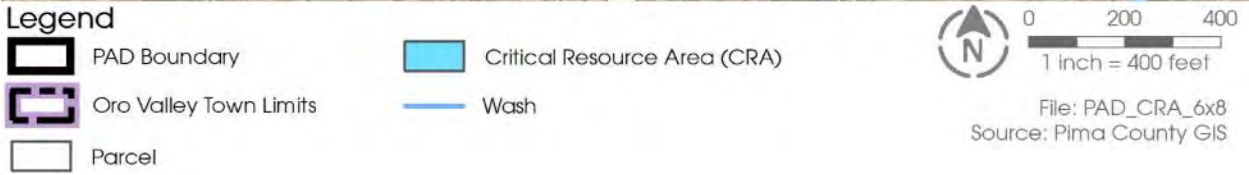
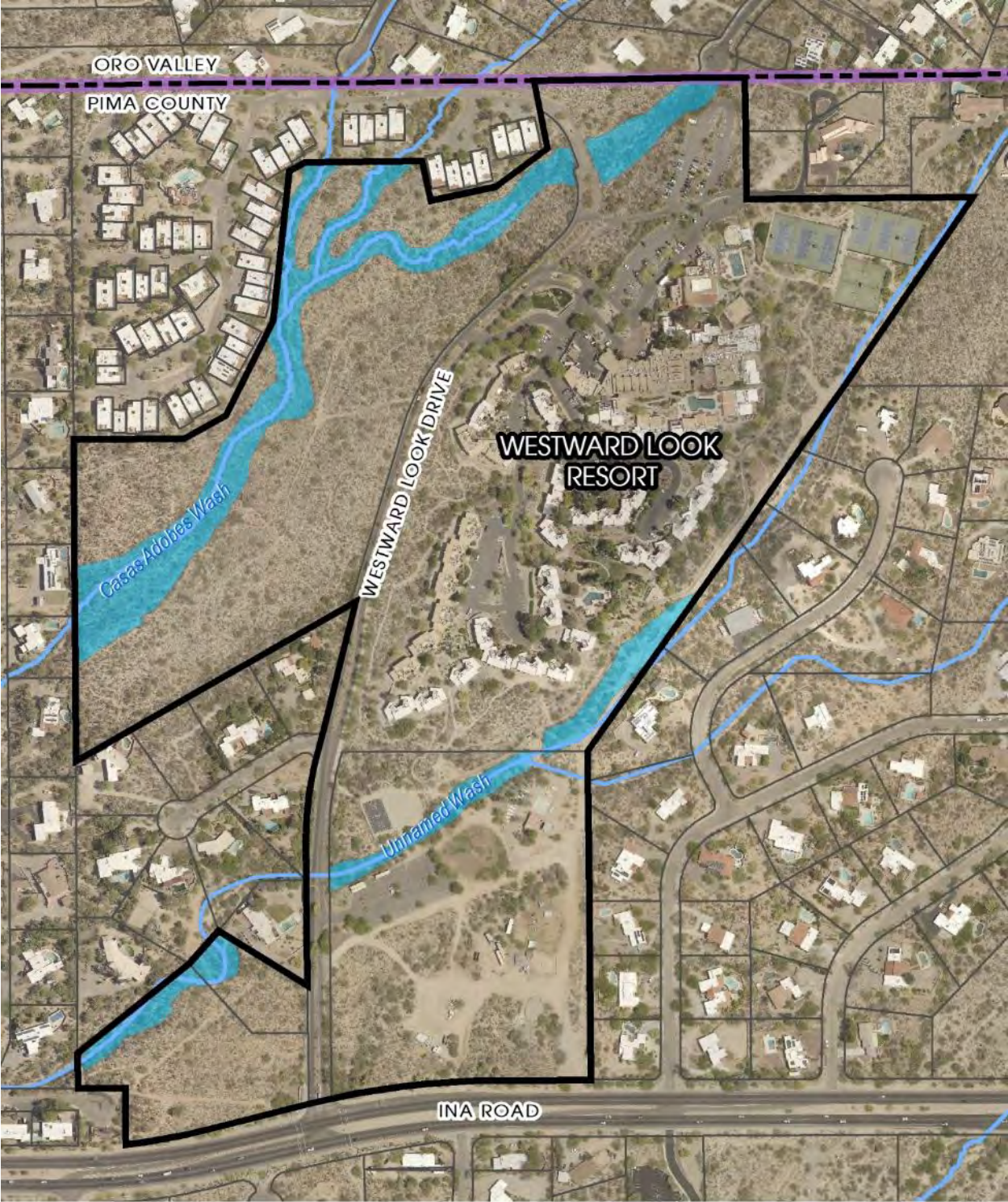
B. ESL Conservation Categories Additional Characteristics

There are no Major Rock Outcrops or Distinct Habitat Resources within the CRA.

C. On-site ESL Conservation Categories Acreages

Table I.2.C: ESL Conservation Categories

Conservation Category	Acreage
Critical Resource Area	7.47



3. TOPOGRAPHY & SLOPE

A. Rock Outcrops and Other Significant Topographic Features

The topography of the subject property is characterized by hills and ridges that generally run northeast to southwest across the site. Overall, the subject property slopes from north to south towards the Casas Adobes Wash, south of Ina Road. The southwestern corner is the low point of the site at an approximate elevation of 2,592 feet, while the northeastern portion of the site contains the high point lying at an approximate elevation of 2,685 feet. *Refer to Exhibit I.3: Topography.*

There are no rock outcrops on the property.

B. Hillside Conservation Areas

There are no hillside conservation areas on the property.

C. Slope Areas Analysis

The property was analyzed using the Hillside Area Category requirements in Section G of the Town's Environmentally Sensitive Lands Ordinance (ESLO). See *Exhibit I.3.C: ESLO Slope Analysis*. The slope categories used for this analysis coincide with the values provided in the Slope Density and Disturbance Limits table (Table 27.10-4 in the ESLO).

The results of the slope analysis are below:

Table I.3.C: Slope Analysis

Slope Categories (ESLO)	Area (AC)	% of Site	% Allowed Disturbance per ESLO Table 27.10-4	Allowed Disturbance Area (AC)	Required Preserved Area (AC)
0% - 15%	56.56	82.25	100%	56.56	0
15% - 18%	5.65	8.22	40%	2.26	3.39
18% - 20%	1.87	2.72	30%	0.56	1.31
20% - 25%	2.21	3.21	20%	0.44	1.77
25% - 33%	1.32	1.92	5%	0.07	1.25
33%+	1.16	1.69	4%	0.05	1.11
TOTALS	Approx. 69 AC	100%	*Total Allowable Disturbance =	Approx. 60 AC	Approx. 8.83 AC

*To determine the Total Allowable Disturbance area of the subject property based only on slopes, the area of each slope category was multiplied by the respective percentage of allowable disturbance using the values listed in the Slope Density and Disturbance Limits Table of the ESLO (Table 27.10-4). The sum of each of the slope categories' allowable disturbance areas results in the total allowable site disturbance area of approximately 60 acres (based only on regulated slopes and not additional development constraints on-site).

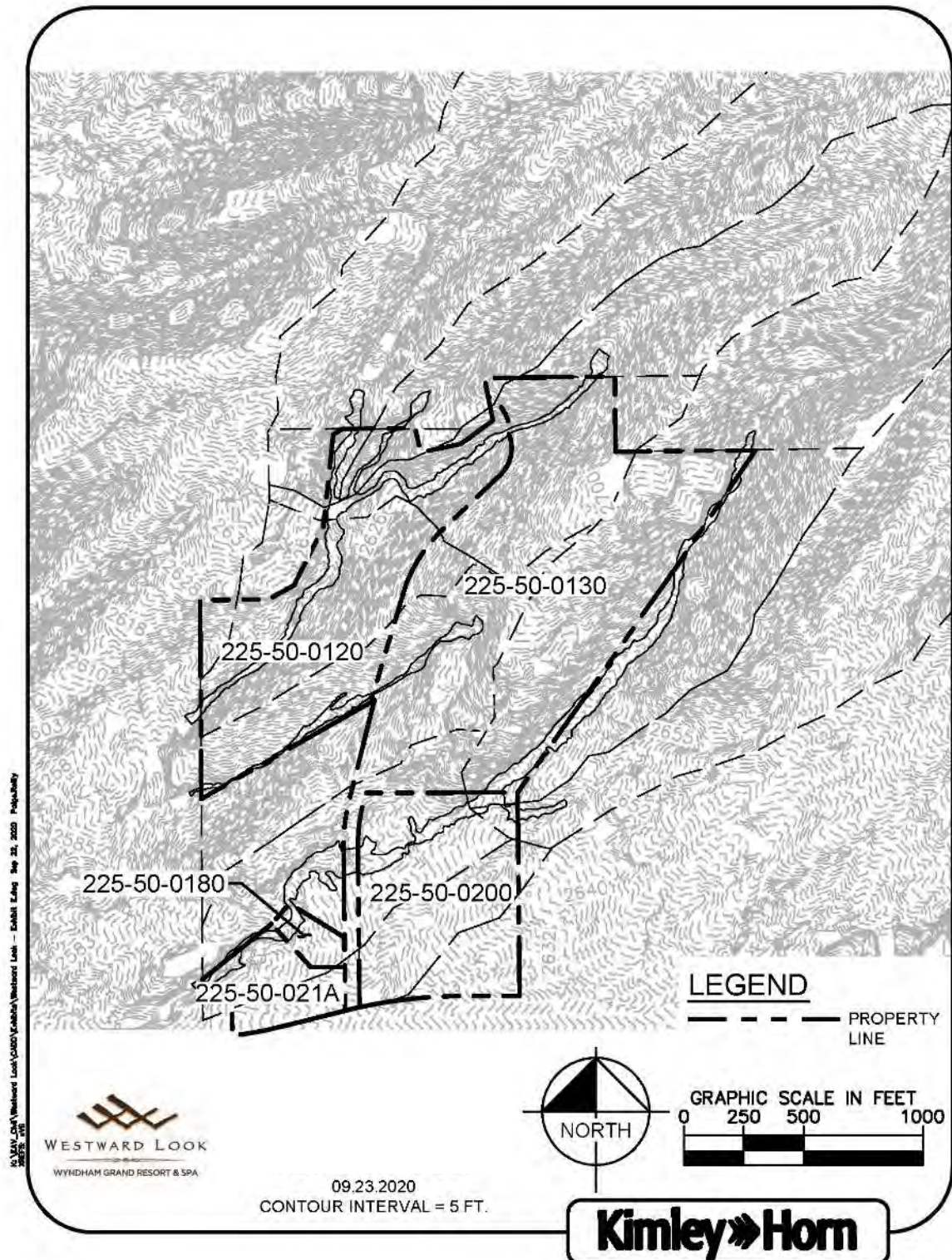
Approximately 12.21 acres or approximately 18 percent of the subject property is characterized by slopes of 15 percent and greater.

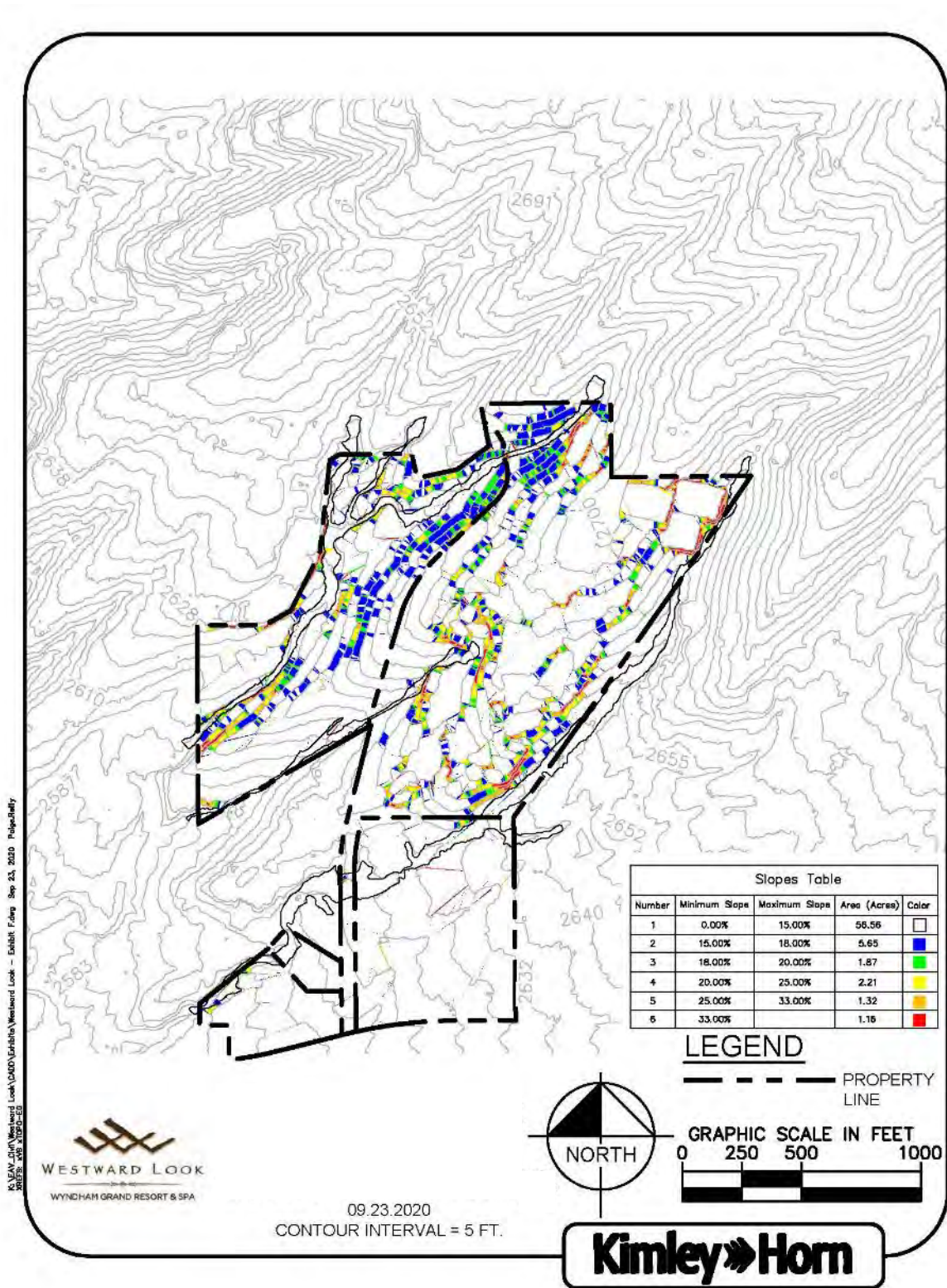
The pre-development average cross-slope for the entirety of the subject property is approximately 11.05 percent.

This figure was derived using the formula set forth by the Hillside Development Zone, Section 10-110 of the Oro Valley Zoning Code (OVZC). Average cross slope was calculated as follows, where L is the sum of the length of all contours within the site, I is the contour interval, and A is the site area:

$$\frac{I * L * 0.0023}{A} = \frac{5 \text{ ft} * 66,303 \text{ ft} * 0.0023}{69 \text{ AC}} = 11.05\%$$







4. CULTURAL, ARCHAEOLOGICAL & HISTORIC RESOURCES

A. Arizona State Museum (ASM) Letter

Arizona State Museum (ASM) records were researched as part of the archaeological survey of the property in August of 2020. This research indicated that 51 archaeological sites are present within one mile of the property from studies conducted between 1981 and 2013. Approximately 0.6 acres of the property was surveyed in 2001 as part of the Westward Look ballroom expansion.

B. Cultural Resources Survey and Inventory Report

See Class III Cultural Resources Inventory submitted under separate cover and included as Appendix A.

C. Field Survey Requirements/Results

An archaeological survey was conducted by SWCA in August of 2020 for the undeveloped portions of the PAD property. The survey found a total of six (6) isolated occurrences, none of which are recommended eligible for the National Register of Historic Places.

D. Significant Resources Treatment Plan

Of the six (6) isolated occurrences, only one, a descanso (roadside shrine), warrants additional attention. The shrine is located along Ina Road and consists of a wooden cross with an embossed plaque along with two photos of the deceased. Precaution should be taken to avoid disturbing the descanso in the course of future development. If the shrine cannot be avoided, an attempt should be made to contact the family and develop a relocation plan. No further cultural resource work is recommended except in the instance of undocumented cultural resources identified during development. If this is the case, all work in the immediate vicinity should stop until the discovery can be evaluated by a qualified professional archaeologist.

5. HYDROLOGY

A. Off-site Watersheds

Exhibit 1.5.A: Off-site Watersheds shows the off-site, upstream watersheds. Several off-site watersheds flow from the northeast to the southwest through the project site. The off-site watersheds extend into the Coronado National Forest, north of the site, and have watershed areas from 17 acres to 121 acres. The site is located within the foothills of the Santa Catalina Mountains. The off-site flows are conveyed across the northern and eastern property boundaries via a combination of street flow and natural washes.

B. Critical Basins

The property is located within a critical basin, as designated by the Town. The Town typically manages these basins as “Balanced” and detention facilities are required to reduce post-construction discharges to pre-construction discharges. The southeastern portion of the site will discharge to a segment of Ina Road and more frequent runoff events could affect Ina Road traffic.

To mitigate roadway impacts, the Watershed 14 2-year and 10-year post-construction discharges will be reduced to ninety percent of the respective pre-development discharges and the 100-year post-construction discharge will match the corresponding pre-construction discharge. All other watersheds will be as administered as “Balanced” basins.

C. Natural or Man-made Off-site Features

Flows impacting the site are discharged through the subject property as surface flow in well-defined natural washes.

D. Off-site Watersheds with Discharges Greater than 50 cfs

The Town of Oro Valley requires floodplain delineations for 100-year discharges over 50 cfs. Watersheds that generate discharges over 50 cfs and their associated floodplains are shown in *Exhibit I.5.F: Onsite Drainage*. Watershed areas and 100-year discharges are summarized below:

Table I.5.D: Peak Discharges

Watershed	Area (ac)	Q ₁₀₀ (cfs)	Watershed	Area (ac)	Q ₁₀₀ (cfs)
1	40.6	224	8	176.8	550
2	42.9	237	9	193.5	559
3	25.7	111	10	121.3	378
4	27.1	116	11	115.3	514
5	17.3	87	12	18.2	113
6	32.5	160	13	55.1	264
7	27.1	120	14	5.0	35

E. Wells within 100 feet of the Site

According to the the Arizona Department of Water Resources (ADWR), the property is not located within 100 feet of any wells.

F. On-site Hydrology

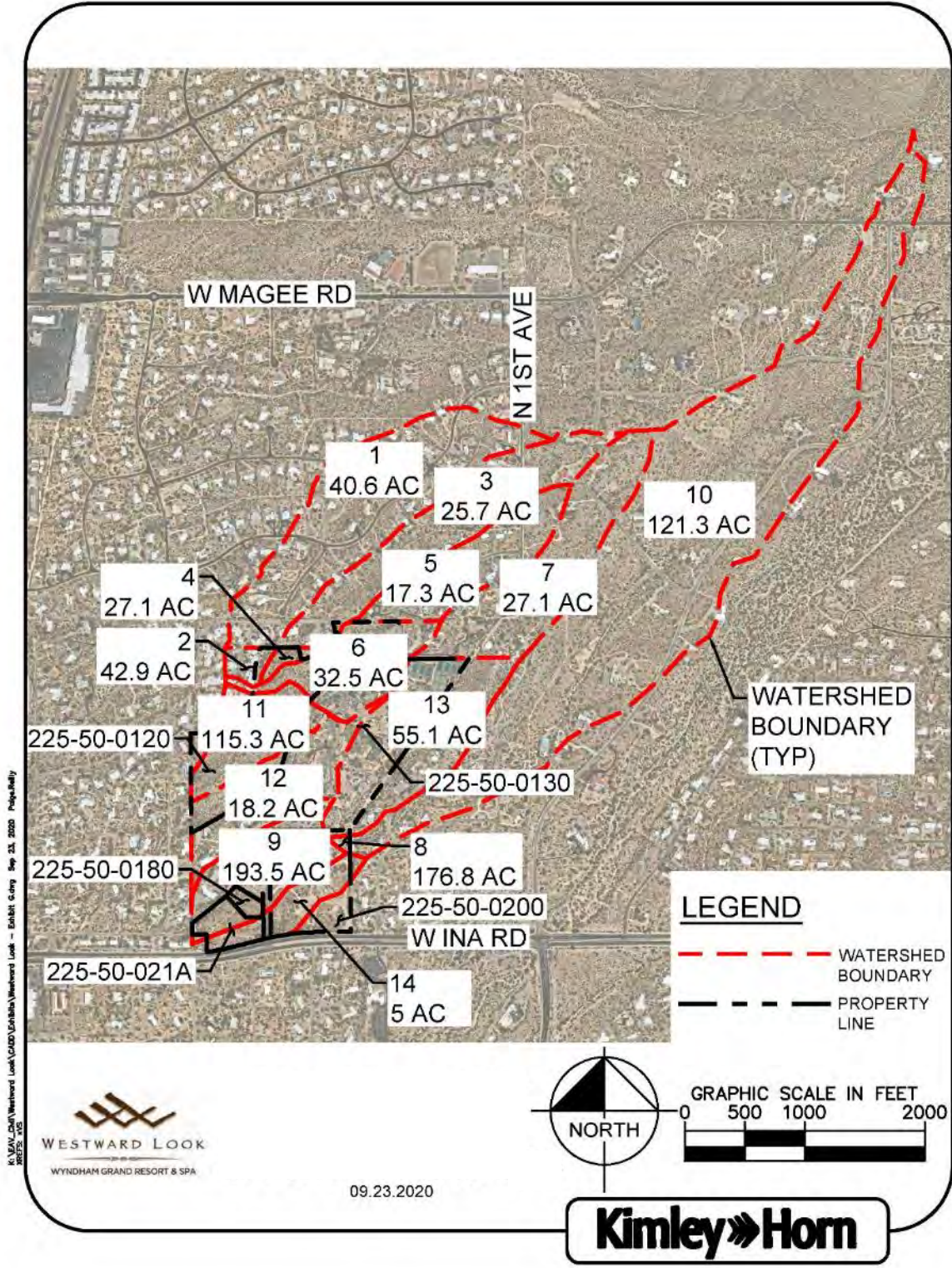
The on-site drainage is conveyed through the site in a southwesterly direction as naturally concentrated flow at slopes of 3 to 6 percent. On-site drainage facilities have not been inventoried but there appear to be roadway culverts that convey flow through Westward Look Dr at the primary

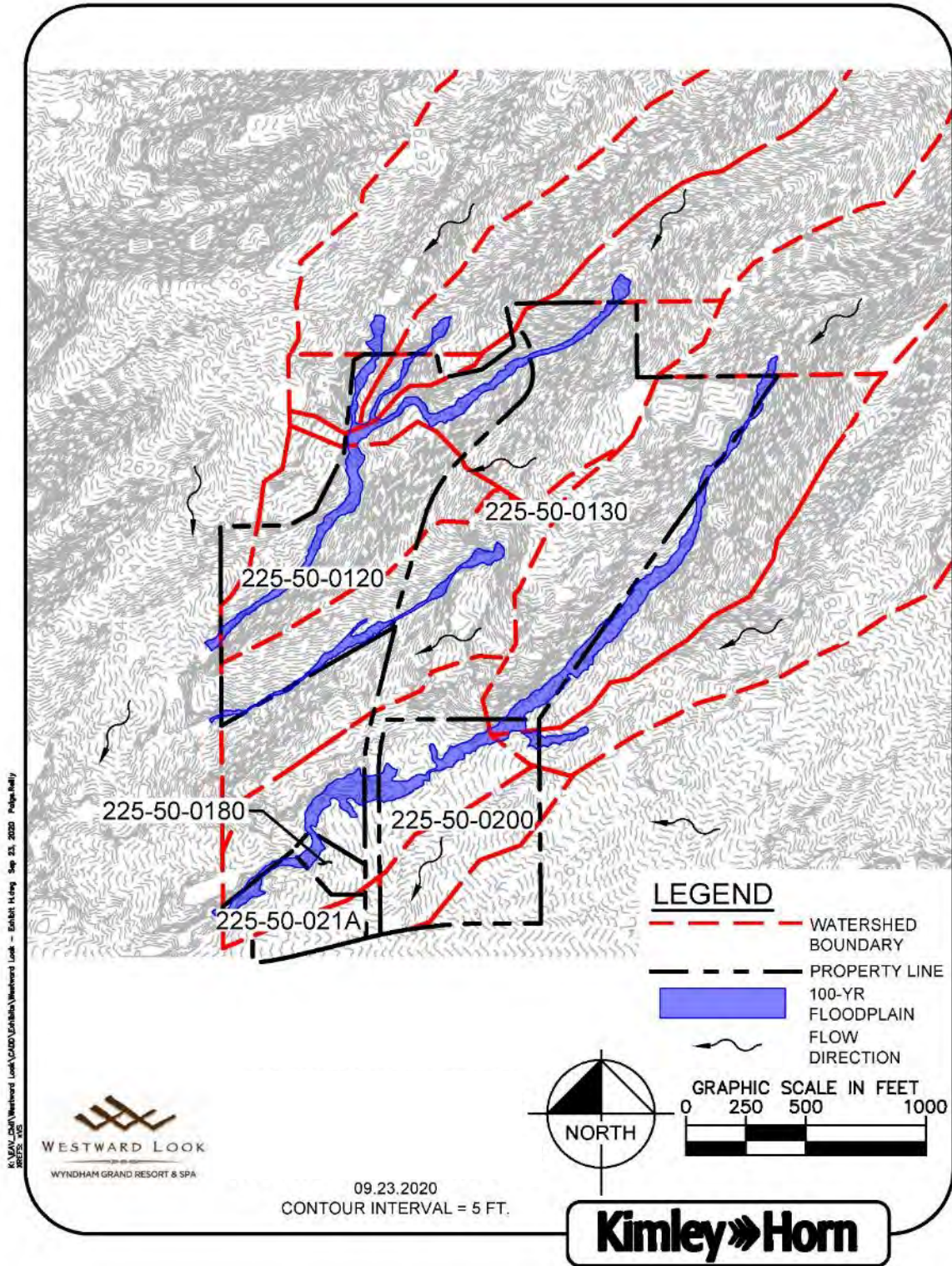


wash crossings. The site is located on FEMA Flood Insurance Rate Map (FIRM) Panel 04019C1680L. The site is within an unshaded Zone X, defined by FEMA as areas determined to be outside the 0.2% annual chance floodplain.

G. Downstream Drainage Conditions

Flow impacting the site is conveyed by the surface drainage system to a series of culverts at Ina Road, west of Village Avenue. The roadway culverts ultimately outfall to the Casas Adobes Wash, south of Ina Road.





6. VEGETATION

A. On-site Vegetation Communities

The western portion of the property is mostly undisturbed and covered with Sonoran Desert scrub typical of the area. Foothills palo verde, Creosote, and various prickly pear and cholla species dominate the area. Saguaro and ocotillo are also present in the area, but not in large quantities.

Nearly all of the property east of Westward Look Drive has been developed or disturbed as part of the resort operations. Vegetation occurring in these areas is a mix of native and non-native drought-tolerant species maintained by resort staff, and thus, not in a natural state when compared to undisturbed areas.

Sonoran Desert scrub comprises the southern three parcels, consisting primarily of Mesquite, Foothills palo verde, and various cacti species. The plant material is generally in a state of decline due to age, pests, and low rainfall. Adjacent to resort amenity areas, the landscape is maintained by resort staff and has been supplemented with additional non-native species such as palms, turf, and eucalyptus. Hackberry and Acacia species can be found adjacent to the unnamed wash.

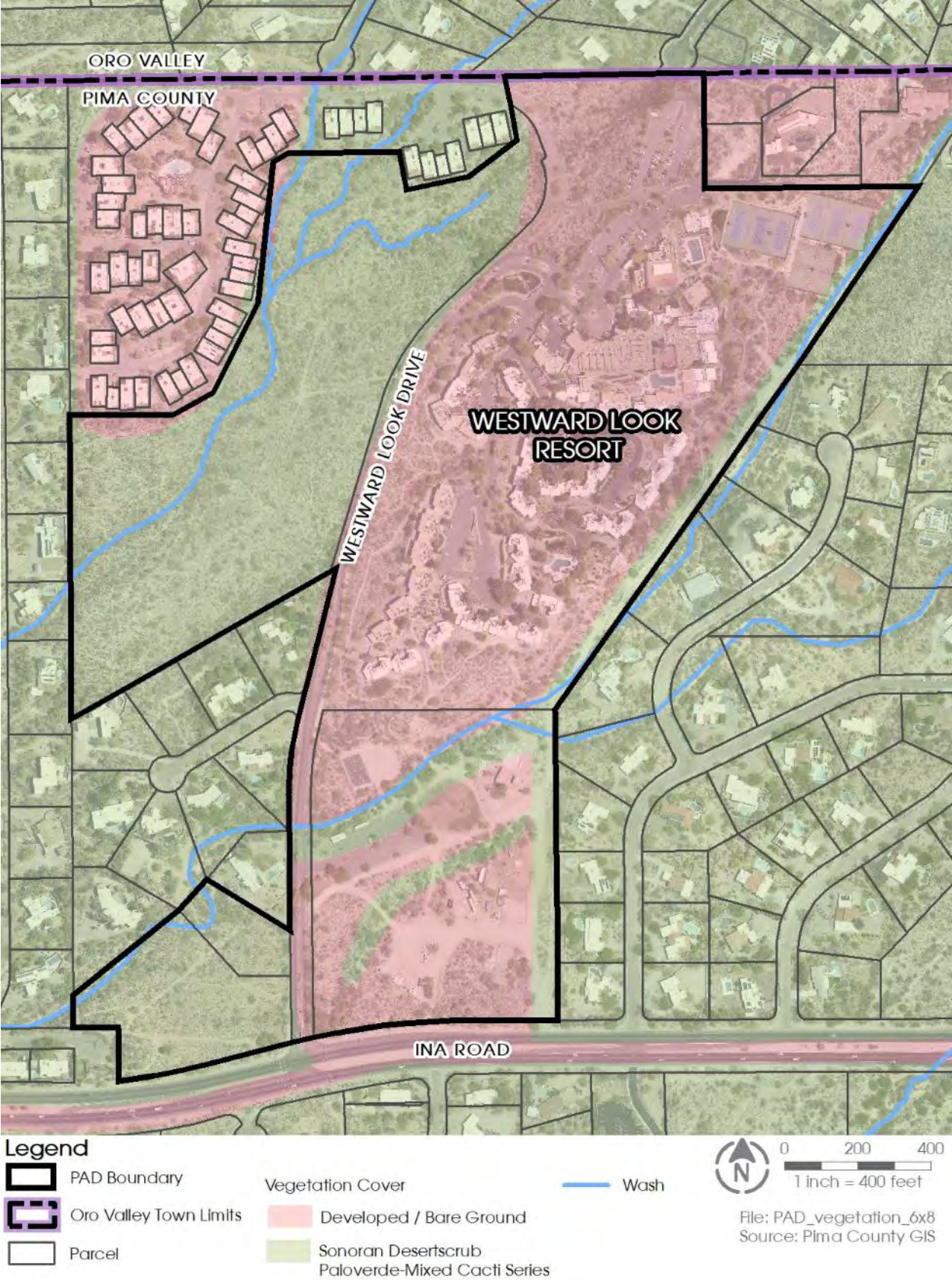
B. Significant Cacti and Trees

A Site Resource Inventory (SRI) was conducted to identify significant cacti and trees. Only the southern three parcels were inventoried as the rest of the property is either being preserved or consists of maintained landscape. In total fifty-four cacti and trees meeting the definition of significant were inventoried. Of the sixty-four, eighteen were determined to be non-viable due to health and damage. See Appendix 2 for the full SRI.

C. Vegetative Density

The vegetative density of native plants on the property is consistent with Upland Sonoran Scrub found in the area. The vegetative density around the existing resort is much higher due to the use of irrigation and maintenance.





7. WILDLIFE

A. Arizona Game and Fish Department Environmental Review

A wildlife review was conducted using the Arizona Game and Fish Department (AZGFD) Online Environmental Review Tool. The results of the review are shown in *Exhibit I.7.A: AGFD Environmental Online Review*. The table below identifies special species documented within the project vicinity.

Table I.7.A: Special Status Species Documented within 2 Miles of Project Vicinity

SCIENTIFIC NAME	COMMON NAME	FWS	USFS	BLM	NPL	SGCN
<i>Abutilon parishii</i>	Pima Indian Mallow	SC	S	S	SR	
<i>Choeronycteris mexicana</i>	Mexican Long-tongued Bat	SC	S	S		1C
<i>Danaus plexippus</i>	Monarch			S		
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	CCA	S	S		1A
<i>Heloderma suspectum suspectum</i>	Reticulate Gila Monster					1A
<i>Heloderma suspectum</i>	Gila Monster					1A
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			1B
<i>Leptonycteris yerbabuenae</i>	Lesser Long-nosed Bat	SC				1A
<i>Opuntia versicolor</i>	Stag-horn Cholla				SR	
<i>Terrapene ornata luteola</i>	Desert Box Turtle			S		1A
<i>Tumamoca macdougallii</i>	Tumamoc Globeberry		S	S	SR	
Abbreviations:	FWS – Federal United States Status USFS – United States Forest Service BLM – United States S Bureau of Land Management NPL – Native Plant Law SGCN – Species of Greatest Conservation Need					
Status Definitions:	SC – Species of Concern CCA – Candidate Conservation Agreement S – Sensitive (USFS & BLM) SR – Salvage Restricted <u>SGCN Tiers</u> 1A – Scored 1 for vulnerability in at least 1 of 8 SGCN categories and matches addition Federal/State Status 1B – Scored 1 for vulnerability in at least 1 of 8 SGCN categories 1C – Unknown Status					

Source: Arizona Game and Fish Department, Arizona's Online Environmental Review Tool, ert.azgfd.gov



Arizona Environmental Online Review Tool Report



*Arizona Game and Fish Department Mission
To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.*

Project Name:

WWL-01

Project Description:

Rezoning for existing resort

Project Type:

Development Outside Municipalities (Rural Development), Commercial/Industrial (mall) and associated infrastructure, Maintenance/expansion/rehabilitation of existing facilities

Contact Person:

Adam Call

Organization:

The Planning Center

On Behalf Of:

CONSULTING

Project ID:

HGIS-11712

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. 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. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Department's review of site-specific projects.
3. 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. HDMS data contains information about species occurrences that have actually been reported to the Department. 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. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

Locations 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 Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

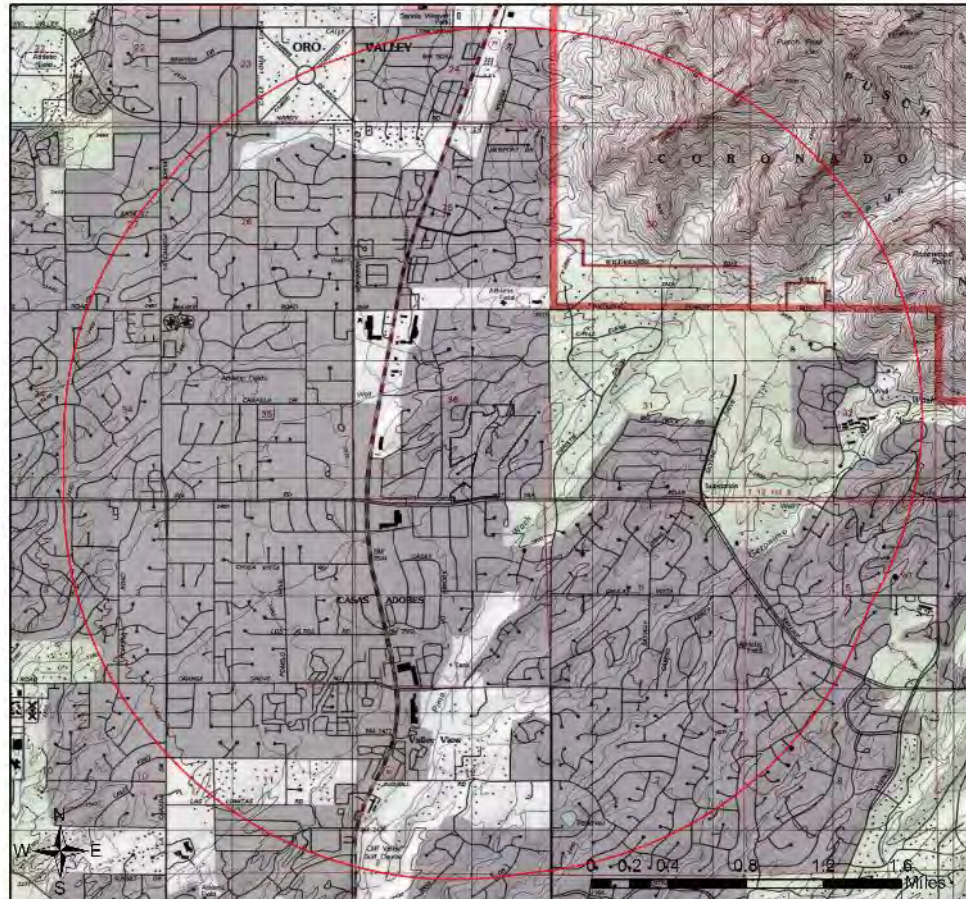


Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. 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).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
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. Further coordination with the Department requires the submittal of this Environmental Review Report 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). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 236-7800
Fax Number: (623) 236-7368
Or
PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.

WWL-01

USA Topo Basemap With Locator Map



- ☐ Project Boundary
- ☐ Buffered Project Boundary

Project Size (acres): 74.27

Lat/Long (DD): 32.3412 / -110.9668

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T12S, R13E; T13S, R13E

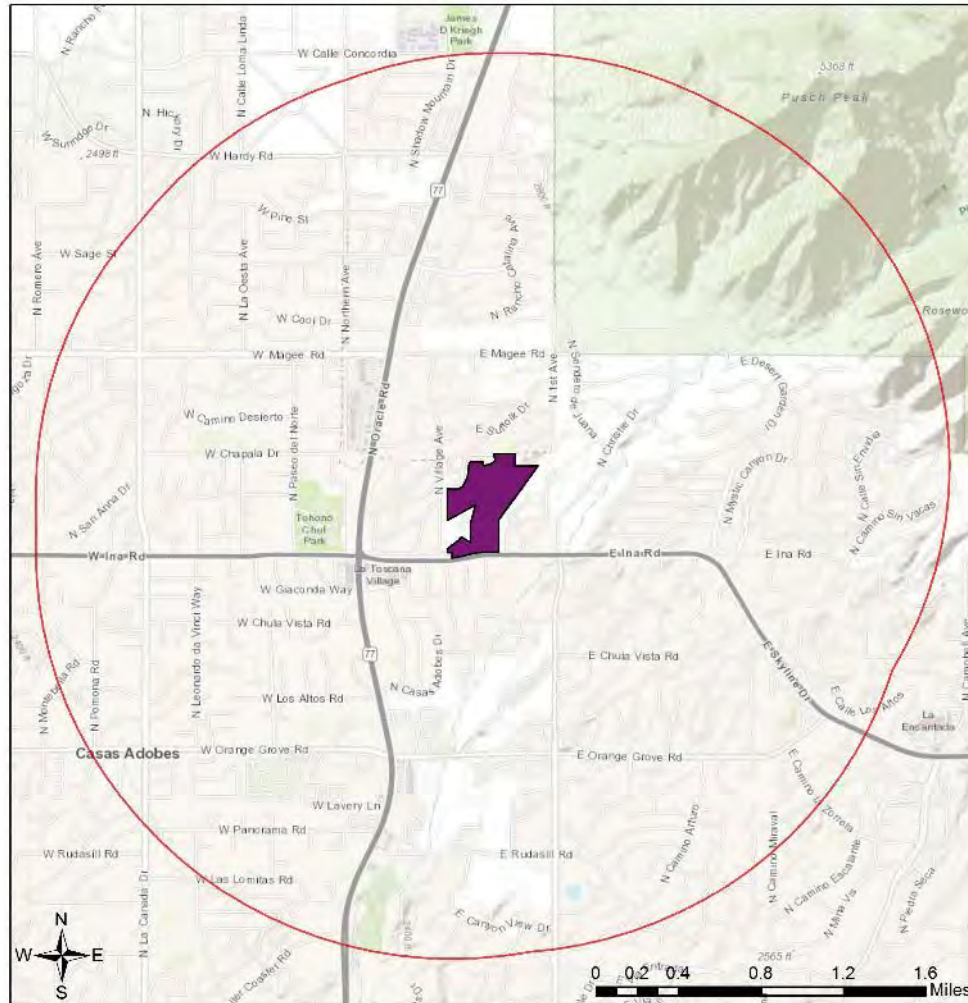
USGS Quad(s): TUCSON NORTH

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap



WWL-01

Web Map As Submitted By User



- Project Boundary
- Buffered Project Boundary
-

Project Size (acres): 74.27

Lat/Long (DD): 32.3412 / -110.9668

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T12S, R13E; T13S, R13E

USGS Quad(s): TUCSON NORTH

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

-  Project Boundary
-  Buffered Project Boundary
-  Wildlife Connectivity
-  Important Connectivity Zones
-  Pinal County Riparian
-  Critical Habitat
-  Important Bird Areas

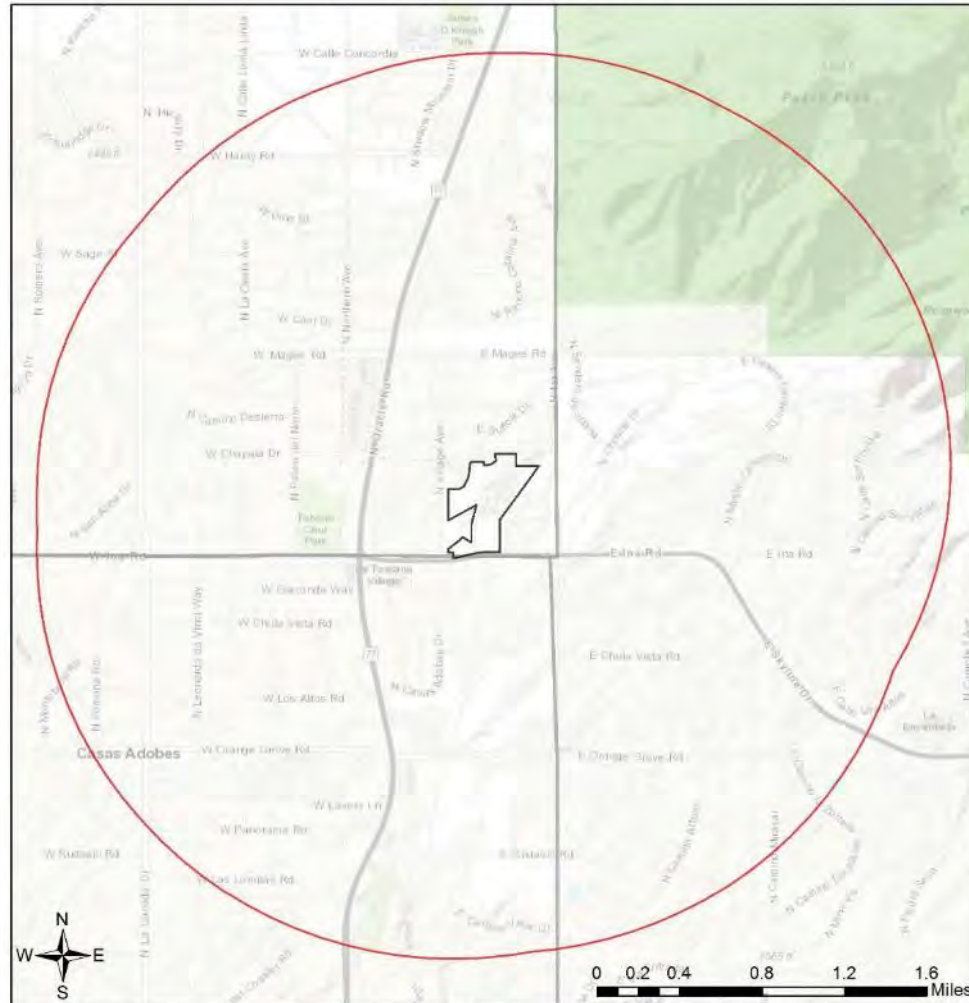
Project Size (acres): 74.27
Lat/Long (DD): 32.3412 / -110.9668
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T12S, R13E; T13S, R13E
USGS Quad(s): TUCSON NORTH

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



WWL-01

Township/Ranges and Land Ownership



- Project Boundary
- Buffered Project Boundary
- Township/Ranges

Land Ownership

- | | |
|---|---|
| AZ Game & Fish Dept. | State & Regional Parks |
| BLM | State Trust |
| BOR | US Forest Service |
| Indian Res. | Wildlife Area/Refuge |
| Military | Mixed/Other |
| National Park/Mon. | Private |

Project Size (acres): 74.27

Lat/Long (DD): 32.3412 / -110.9668

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T12S, R13E; T13S, R13E

USGS Quad(s): TUCSON NORTH

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Special Status Species Documented within 2 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Abutilon parishii</i>	Pima Indian Mallow	SC	S	S	SR	
<i>Choeronycteris mexicana</i>	Mexican Long-tongued Bat	SC	S	S		1C
<i>Danaus plexippus</i>	Monarch			S		
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	CCA	S	S		1A
<i>Heloderma suspectum suspectum</i>	Reticulate Gila Monster					1A
<i>Heloderma suspectum</i>	Gila Monster					1A
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			1B
<i>Leptonycteris yerbabuenae</i>	Lesser Long-nosed Bat	SC				1A
<i>Opuntia versicolor</i>	Stag-horn Cholla				SR	
<i>Terrapene ornata luteola</i>	Desert Box Turtle			S		1A
<i>Tumamoca macdougalii</i>	Tumamoc Globeberry		S	S	SR	

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlife-guidelines/status-definitions/>

Special Areas Documented within the Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Riparian Area	Riparian Area					
Tucson Urban Riparian Linkages	Pima County Wildlife Movement Area - Riparian/Wash					

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlife-guidelines/status-definitions/>

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Aix sponsa</i>	Wood Duck					1B
<i>Amazilia violiceps</i>	Violet-crowned Hummingbird		S			1B
<i>Ammospermophilus harrisi</i>	Harris' Antelope Squirrel					1B
<i>Anaxyrus retiformis</i>	Sonoran Green Toad			S		1B
<i>Antrostomus ridgwayi</i>	Buff-collared Nighthawk		S			1B
<i>Aspidoscelis stictogramma</i>	Giant Spotted Whiptail	SC	S			1B
<i>Aspidoscelis xanthonota</i>	Red-backed Whiptail	SC	S			1B
<i>Athene cunicularia hypugaea</i>	Western Burrowing Owl	SC	S	S		1B
<i>Calypte costae</i>	Costa's Hummingbird					1C
<i>Chilomeniscus stramineus</i>	Variable Sandsnake					1B
<i>Colaptes chrysoides</i>	Gilded Flicker			S		1B
<i>Coluber bilineatus</i>	Sonoran Whipsnake					1B
<i>Corynorhinus townsendii pallescens</i>	Pale Townsend's Big-eared Bat	SC	S	S		1B
<i>Crotalus tigris</i>	Tiger Rattlesnake					1B
<i>Cyananthus latirostris</i>	Broad-billed Hummingbird		S			1B



Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Dipodomys spectabilis</i>	Banner-tailed Kangaroo Rat			S		1B
<i>Euderma maculatum</i>	Spotted Bat	SC	S	S		1B
<i>Eumops perotis californicus</i>	Greater Western Bonneted Bat	SC		S		1B
<i>Falco peregrinus anatum</i>	American Peregrine Falcon	SC	S	S		1A
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	CCA	S	S		1A
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC, BGA	S	S		1A
<i>Heloderma suspectum</i>	Gila Monster					1A
<i>Iniclus alvarius</i>	Sonoran Desert Toad					1B
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			1B
<i>Leopardus pardalis</i>	Ocelot	LE				1A
<i>Leptonycteris yerbabuenae</i>	Lesser Long-nosed Bat	SC				1A
<i>Lepus alleni</i>	Antelope Jackrabbit					1B
<i>Lithobates yavapaiensis</i>	Lowland Leopard Frog	SC	S	S		1A
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC		S		1B
<i>Melanerpes uropygialis</i>	Gila Woodpecker					1B
<i>Meleagris gallopavo mexicana</i>	Gould's Turkey		S			1B
<i>Melospiza lincolni</i>	Lincoln's Sparrow					1B
<i>Melospiza aberti</i>	Abert's Towhee		S			1B
<i>Micrathene whitneyi</i>	Elf Owl					1C
<i>Micruroides eunxanthus</i>	Sonoran Coralsnake					1B
<i>Myiarchus tyrannulus</i>	Brown-crested Flycatcher					1C
<i>Myotis occultus</i>	Arizona Myotis	SC		S		1B
<i>Myotis velifer</i>	Cave Myotis	SC		S		1B
<i>Myotis yumanensis</i>	Yuma Myotis	SC				1B
<i>Nyctinomops femorosaccus</i>	Pocketed Free-tailed Bat					1B
<i>Oreoscoptes montanus</i>	Sage Thrasher					1C
<i>Oreothlypis luciae</i>	Lucy's Warbler					1C
<i>Panthera onca</i>	Jaguar	LE				1A
<i>Peucaea carpalis</i>	Rufous-winged Sparrow					1B
<i>Phrynosoma solare</i>	Regal Horned Lizard					1B
<i>Progne subis hesperia</i>	Desert Purple Martin			S		1B
<i>Setophaga petechia</i>	Yellow Warbler					1B
<i>Sphyrapicus nuchalis</i>	Red-naped Sapsucker					1C
<i>Spizella breweri</i>	Brewer's Sparrow					1C
<i>Tadarida brasiliensis</i>	Brazilian Free-tailed Bat					1B
<i>Terrapene ornata</i>	Ornate Box Turtle					1A
<i>Thomomys umbrinus intermedius</i>	Southern Pocket Gopher					1B
<i>Vireo bellii arizonae</i>	Arizona Bell's Vireo					1B

Species of Greatest Conservation Need Predicted within the Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Vulpes macrotis</i>	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted within the Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Callipepla gambelii</i>	Gambel's Quail					
<i>Odocoileus hemionus</i>	Mule Deer					
<i>Odocoileus virginianus</i>	White-tailed Deer					1B
<i>Pecari tajacu</i>	Javelina					
<i>Puma concolor</i>	Mountain Lion					
<i>Zenaidura macroura</i>	White-winged Dove					
<i>Zenaidura macroura</i>	Mourning Dove					

Project Type: Development Outside Municipalities (Rural Development), Commercial/Industrial (mall) and associated infrastructure, Maintenance/expansion/rehabilitation of existing facilities

Project Type Recommendations:

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. Guidelines for many of these can be found at: <https://www.azgfd.com/wildlife/planning/wildlifereguidelines/>.

Consider impacts of outdoor lighting on wildlife 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. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Minimize potential introduction or spread of exotic invasive species. Invasive species can be plants, 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 leaving the site. 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, <https://agriculture.az.gov/>. 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, <https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/water/quality/?cid=stelprdb1044769>. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information <https://www.azgfd.com/hunting/regulations>.



Follow manufacturer's recommended application guidelines for all chemical treatments. The U.S. Fish and Wildlife Service, Region 2, Environmental Contaminants Program has a reference document that serves as their regional pesticide recommendations for protecting wildlife and fisheries resources, titled "Recommended Protection Measures for Pesticide Applications in Region 2 of the USFWS".

http://www.fws.gov/southwest/es/arizona/documents/ECReports/RPMPA_2007.pdf. The Department recommends that direct or indirect impacts to sensitive species and their forage base from the application of chemical pesticides or herbicides be considered carefully.

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

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 herpetofauna (snakes, lizards, tortoise) from entering ditches.

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

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 at PEP@azgfd.gov or at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/> and <https://www.azgfd.com/wildlife/LivingWith>.

Project Location and/or Species Recommendations:

HDMS records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area. Please contact

Arizona Department of Agriculture

1688 W Adams St.

Phoenix, AZ 85007

Phone: 602.542.4873

<https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf> starts on page 44

HDMS records indicate that Lesser Long-nosed Bats have been documented within the vicinity of your project area.

Please review the Lesser Long-nosed Bat Management Guidelines

at: <https://s3.amazonaws.com/azgfd-portal>

wordpress/Portallimages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/FINALLeisureHabitatGdln.pdf

This review has identified riparian areas within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies 6.1.2.1 and 7.1.2.4), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found

at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>. Based on the project type entered, further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.

Analysis indicates that your project is located in the vicinity of an identified wildlife habitat connectivity feature. The County-level Stakeholder Assessments contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: <https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/>. Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.



8. VIEWSHEDS

A. Viewshed Analysis

i. Off-site Viewsheds

The development is not located along Tangerine Road or Oracle Road and is not subject to a viewshed analysis, but considering existing residential adjacency, one has been performed.

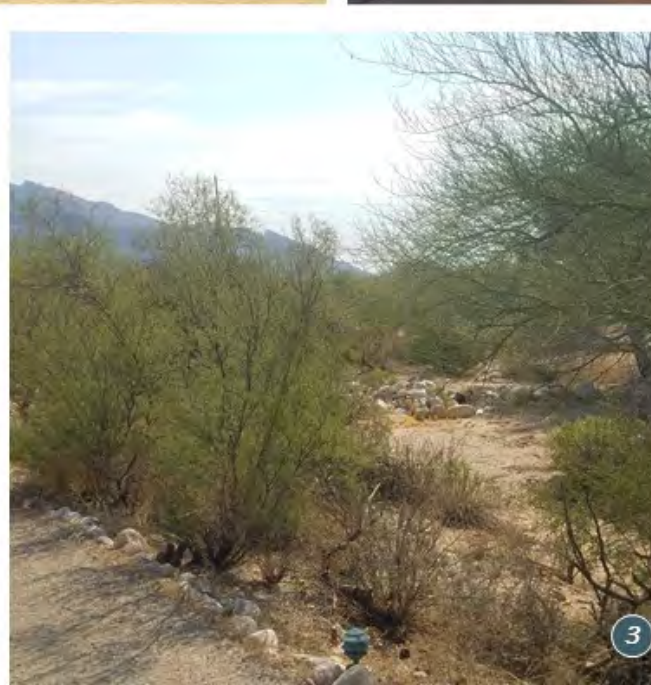
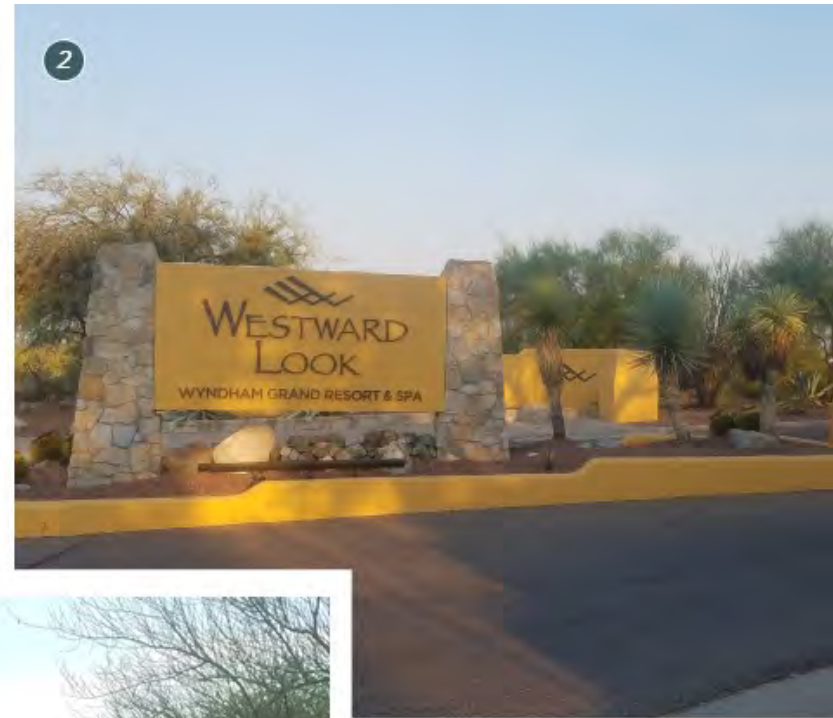
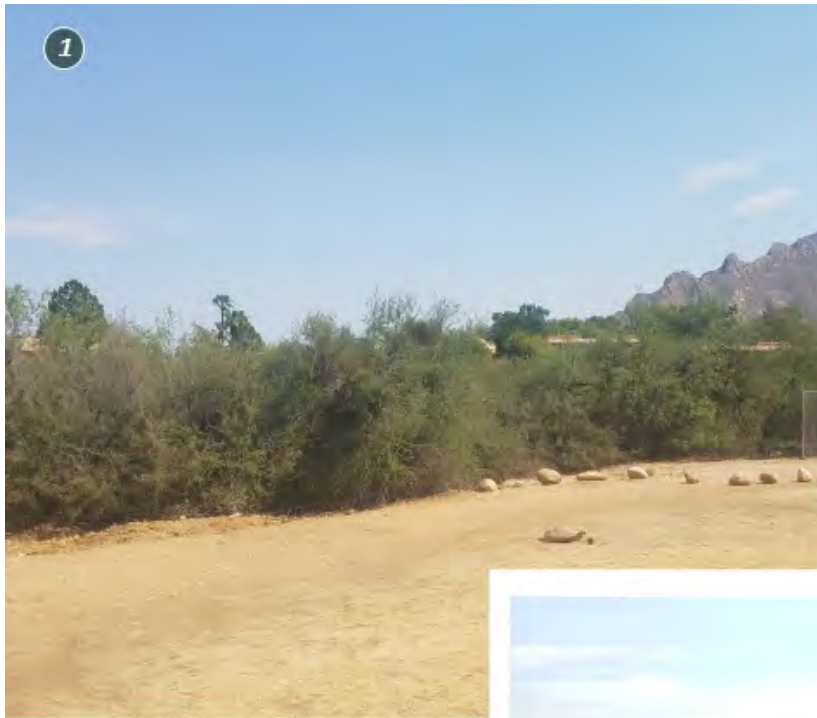
Views of the property are generally from Ina Road or adjacent properties. The existing landscape in the Ina Road right-of-way blocks most views of the property. There are twelve homes adjacent to the southern parcels where future development is planned. A massing study has been completed from the east and west property boundary and is found in section II.9.A of this PAD.

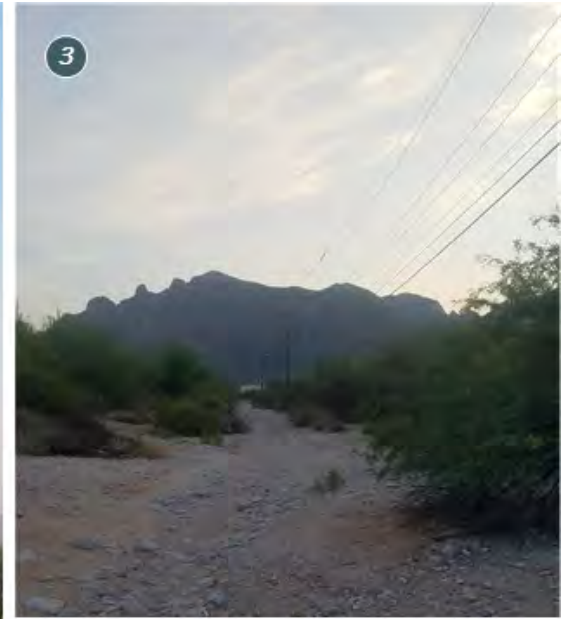
ii. Site Photos

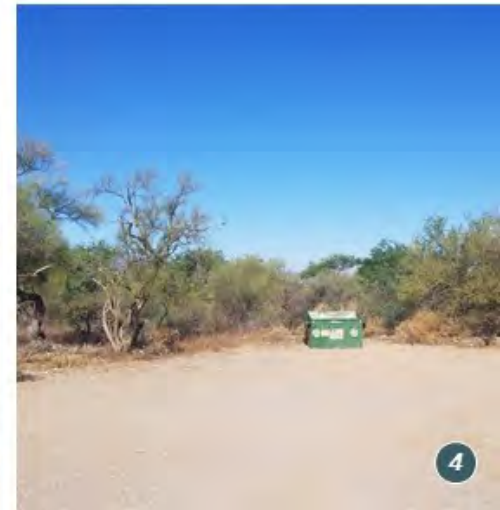
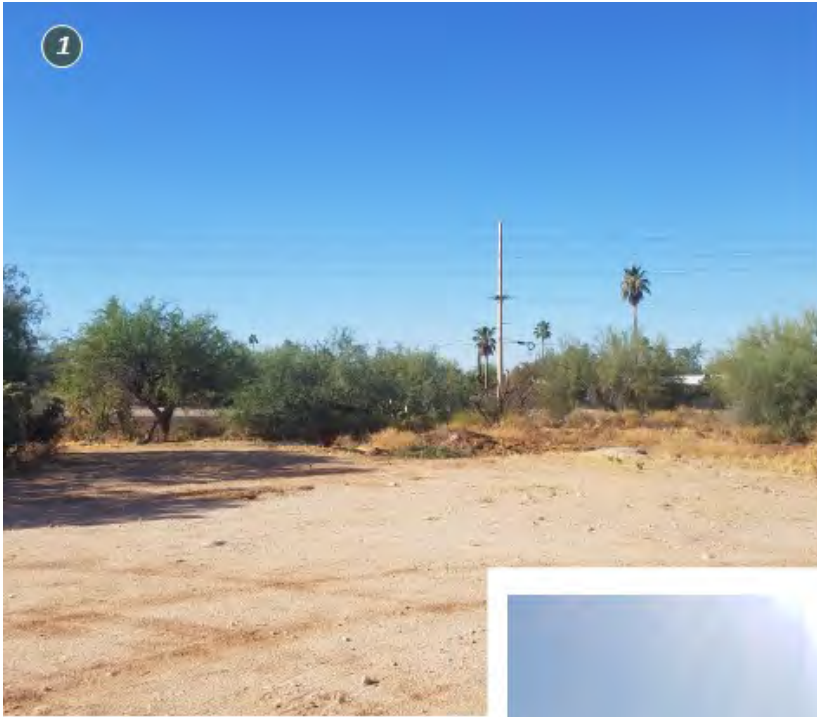
Existing site photos have been included for reference. *See I.8.A.ii: Site Photos.*

B. View Preservation Plan

The development is not located along Tangerine Road or Oracle Road and is not subject to a view preservation plan. Catalina Mountain views from adjacent properties will not be impacted by this development given the shape of the property, location of neighboring homes, and the general north-northeast direction of views.







9. TRAFFIC

A. Off-site Existing & Proposed Streets Between the Development and the Nearest Arterial Street

The development will connect to Westward Look Drive, a private street. Westward Look Drive has a 60' right of way (R/W) that extends north from Ina Road and is one lane in each direction with a raised median for the first 250 feet from the intersection. The posted speed limit is 20 MPH. It is privately owned by Westward Look Resort LLC and serves as local access to single family residences, town homes, and the resort. No changes to the street width are proposed with the rezoning. Traffic count data conducted on Wednesday, June 24, 2020 shows that Westward Look Drive carries approximately 2,700 vehicles per day. The theoretical capacity of this 2-lane roadway to achieve LOS D is 14,800 vehicles per day.

B. Arterial Streets within One Mile

Ina Road runs east-west with two lanes in each direction divided by a raised median. The posted speed limit is 45 MPH. According to ADOT's Statewide Federal Functional System, Ina Road is a Principal Arterial. Ina Road extends west to I-10. Ina Road extends east to connect to Sunrise Drive. There are no plans for improvements on Ina Road within the vicinity of the development. Ina Road existing R/W is 160' based on information in PimaMaps. No R/W changes are proposed with the rezoning. Ina Road is owned and maintained by Pima County. Traffic count data conducted on Wednesday, June 24, 2020 shows that Ina Road carries 34,500 vehicles per day. The theoretical capacity of this 4-lane divided roadway to achieve LOS D is 39,800 vehicles per day.

The existing street network within the study area includes Ina Road and Westward Look Drive as shown in *Exhibit I.9: Traffic*. The existing intersection lane configuration and traffic control is shown in Figure 3 from the Traffic Impact Analysis submitted under separate cover.

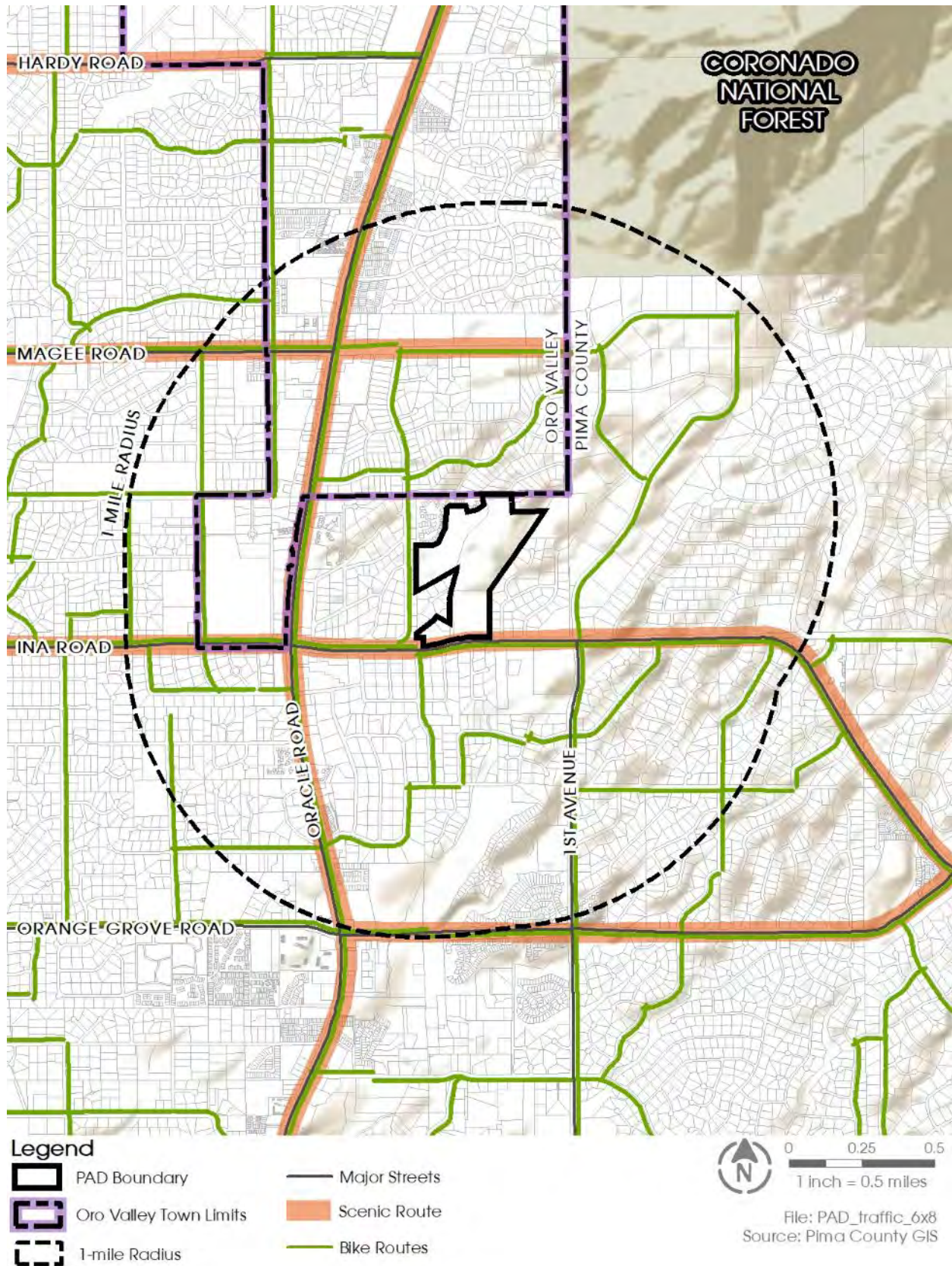


Table I.9.B: Arterial Streets within One Mile

Inventoried Categories	Roadway				
	Ina Road	Oracle Road	1 st Avenue	Orange Grove Road	Magee Road
Major Routes Classification	Major Arterial (Major Scenic Route – PC)	Major Arterial (State Scenic Route)	Minor Arterial	Minor Arterial (Major Scenic Route – PC)	Minor Arterial (Major Scenic Route – PC)
Road Segment (from/to)	La Oeste Avenue - Pima Canyon Drive	Orange Grove Road - Catalina Shadows Blvd	Orange Grove Road - Ina Road	Oracle Road - 1 st Avenue	Paseo Del Norte - Oracle Road
Existing R.O.W (feet)	150	200	150	100-200	145
Future R.O.W (feet)	150	200	150	150	150
R.O.W Conformance to Oro Valley Minimum Requirements	Yes	Yes	No	No	Yes
Ownership	Pima County	ADOT	Pima County	Pima County	Oro Valley
Continuous/ Jogged R.O.W.	Continuous	Continuous	Continuous	Jogged	Continuous
Number of Lanes (Capacity)	4 (39,800)	6 (59,900)	2 (17,700)	2 (17,700)	4 (32,400)
Speed Limit (miles per hour)	45	45/50	45	45	35
ADT (Source/Year)	35,217 (PAG - 2013)	55,125 (ADOT – 2018)	16,423 (PAG - 2011)	18,377 (PAG - 2013)	16,452 (PAG - 2013)
Surface Condition (PCI Range/ PCI Class*)	Paved (27 – Failed)	Paved	Paved (59 – Poor)	Paved (42 – Poor)	Paved (68 – Good)

Sources: PimaMaps, Pima County Geographic Information Systems, 2020; Circulation Map Classifications and Standards, Town of Oro Valley General Plan, 2016; Roads Functional Classifications, Circulation Map, Town of Oro Valley General Plan, 2016; HPMS Location Report for Year 2018, Arizona Department of Transportation; Pima Association of Governments

10. RECREATION & TRAILS

A. Trails, Parks and Recreation within One Mile

i. Parks

Tohono Chul Park, located north of Ina Road and west of Oracle Road, is the only park within one mile of the property. This 48.6-acre park is a botanical garden, nature preserve and cultural museum. Visitors can walk the grounds, learn about native plants and culture, and enjoy art galleries all in one location.

The Santa Catalina Mountains lie northeast of the property. Pusch Ridge Wilderness occupies nearly 57,000 acres in the southwestern portion of these mountains. While not an official park, this area of national forest affords many recreational activities including, hiking, biking, horseback riding and camping. Pusch Ridge Wilderness and the Santa Catalina Mountains are both part of the larger Coronado National Forest.

ii. Trails

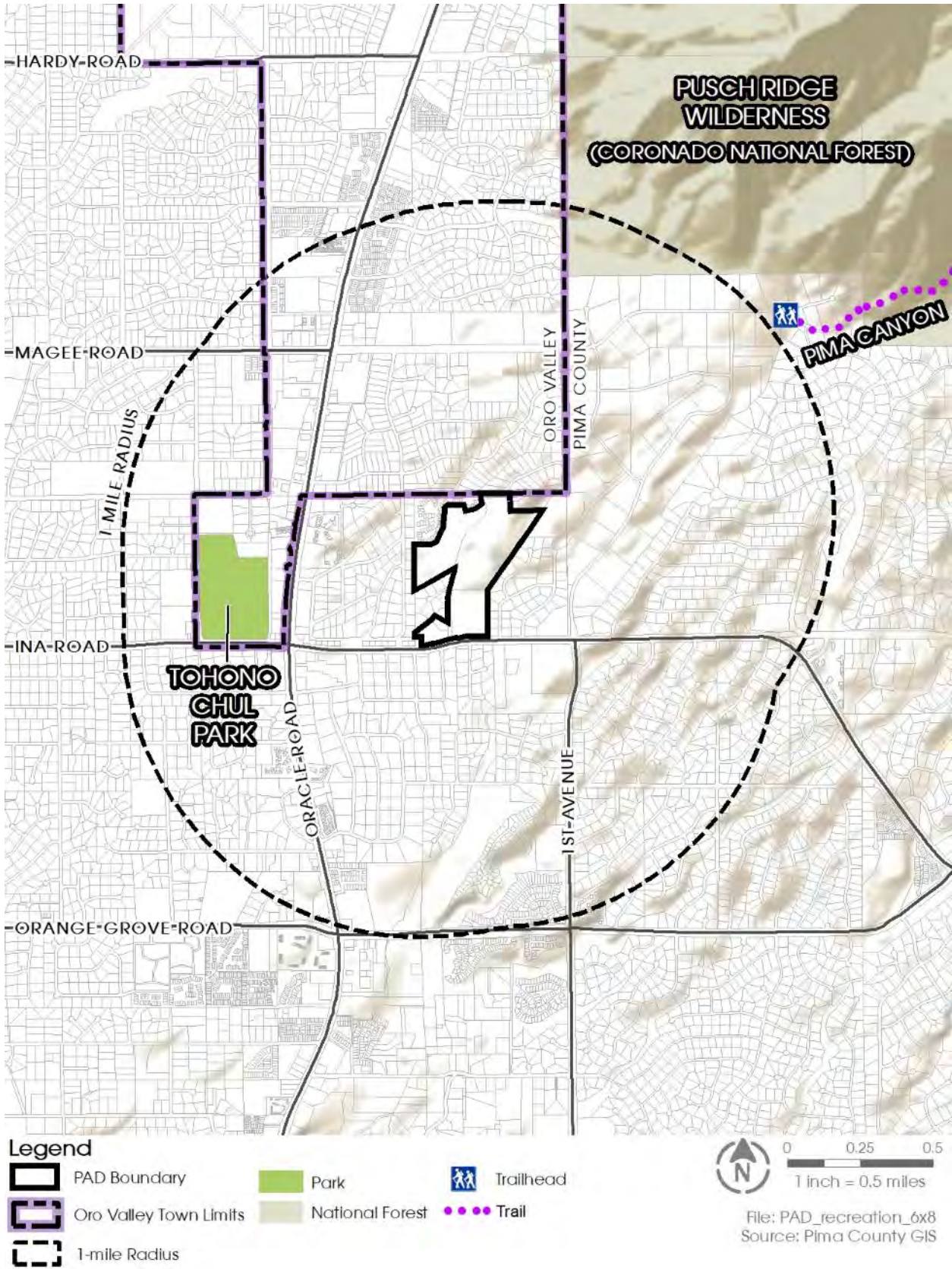
As shown in *Exhibit I.10: Recreation*, Pima Canyon is the nearest trail, located just over a mile northeast of the property. This trail and its corresponding trailhead take hikers and equestrian users into the Pusch Ridge Wilderness portion of the Santa Catalina Mountains. The United State Forest Service maintains the trail.

Table I.10.A: Recreation Areas within One Mile

RECREATION AREA	TYPE	AREA
Tohono Chul Park	Passive	48.6 acres
Push Ridge Wilderness	Passive	56,974 acres
Pima Canyon Trail	Passive	N/A



Exhibit I.10: Recreation



11.SCHOOLS

A. Existing and Proposed Public Schools within One Mile

Harelson Elementary School is the only public school within one mile of the property. It is located on the northwest corner of Paseo Del Norte and Chapala Drive. Other public schools that may serve the property are Cross Middle School, directly west of Harelson Elementary and Orange Grove Middle School at Orange Grove Road and Skyline Drive.

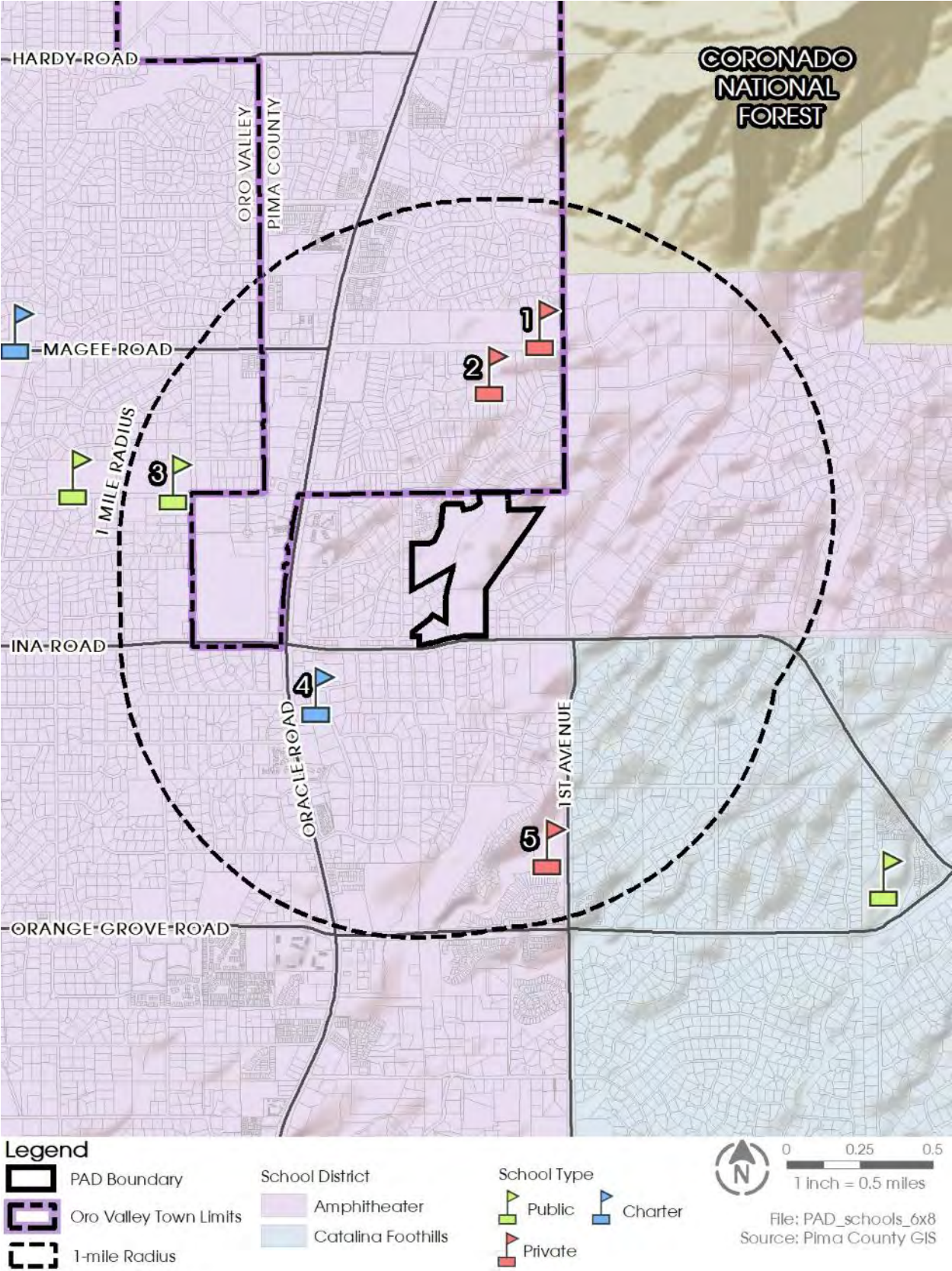
Harelson Elementary and Cross Middle Schools are part of the Amphitheater Unified School District. Orange Grove Middle School is within the Catalina Foothills Unified School District.

Several other schools are located within one mile of the property. Refer to *Table I.11.A: Schools within 1 Mile* and *Exhibit I.11.A: Schools* for a comprehensive inventory of nearby schools.

Table I.11.A: Schools within 1 Mile

MAP ID	SCHOOL NAME	SCHOOL TYPE	SCHOOL CLASS
1	Immaculate Heart High School	Private	High School
2	Immaculate Heart Academy	Private	Elementary School
3	Harelson Elementary School	Public	Elementary School
4	Edge High School-Northwest	Charter	High School
5	Kino School	Private	Other





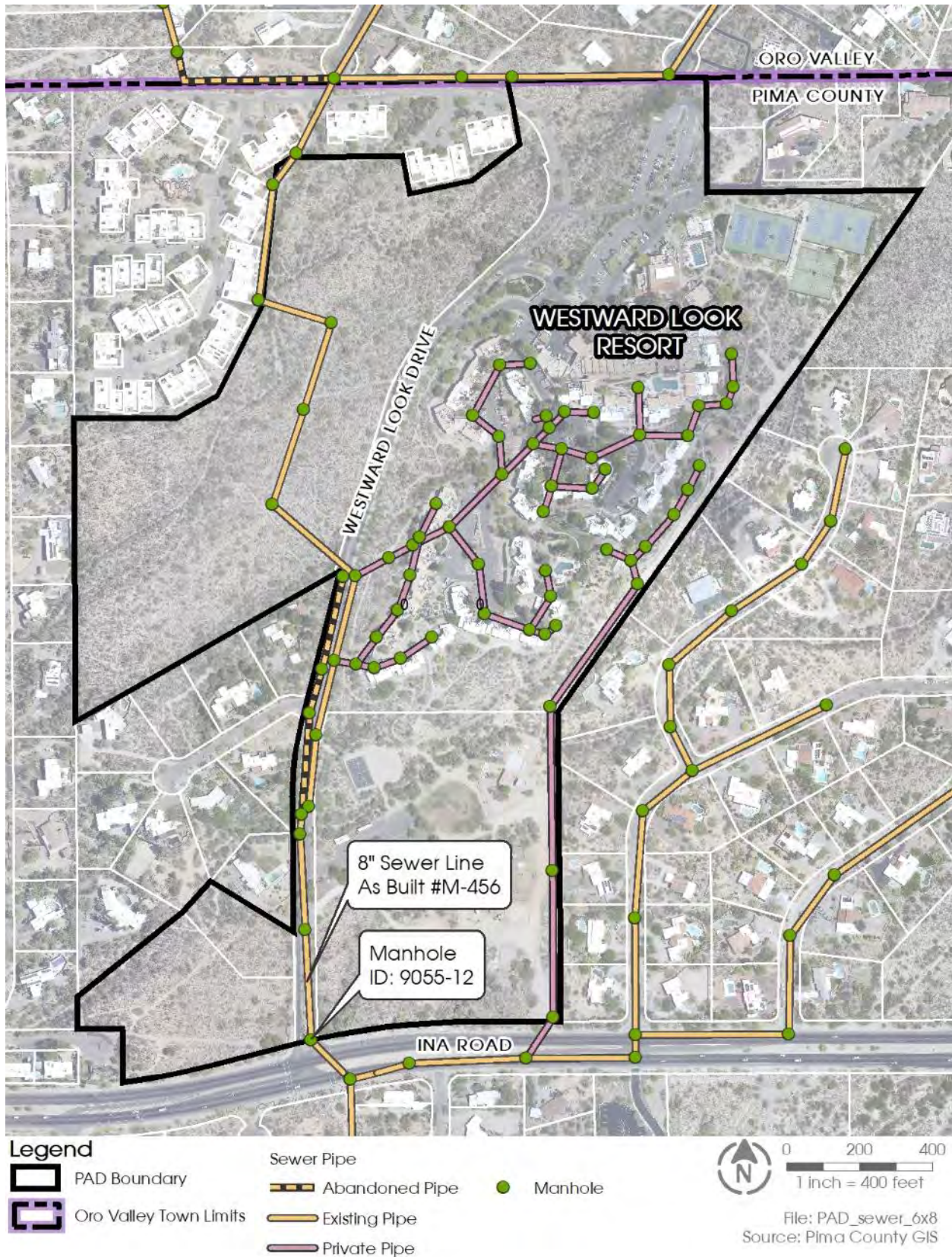
12.WATER

Water to the property is provided by Metropolitan Water Company located at 6265 N. La Cañada Drive, Tucson AZ, 85704. Information regarding water service capacity is provided by Timothy Dinkel of the Metropolitan Water Engineering Department. His email address is tdinkel@metrowater.com.

13.SEWER

The property is currently served by Pima County Wastewater. The resort is served by a network of private sewer lines that connect to an eight-inch public sewer line that traverses the site from the subdivision to the north, across the vacant northwest parcel, runs beneath Westward Look Drive and continues south across Ina Road. Many potential connection points exist throughout the site, the most prominent of which is the manhole located at the intersection of Ina Road and Westward Look Drive. See *Exhibit I.13: Sewer* for the current sewer network configuration.



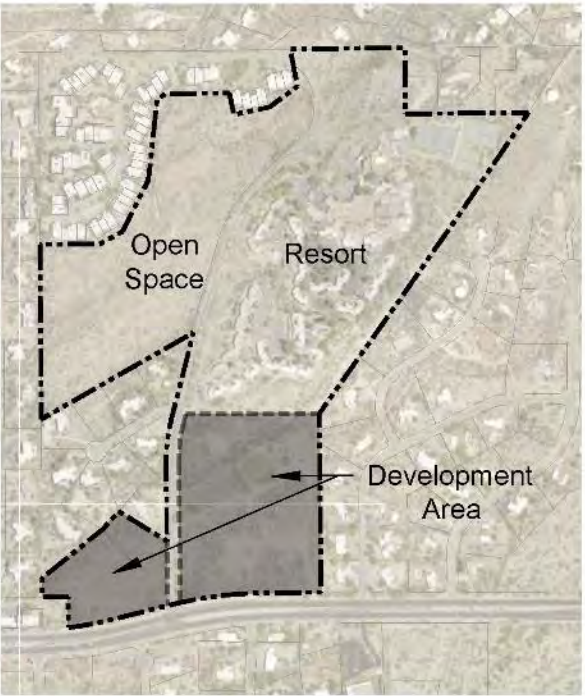
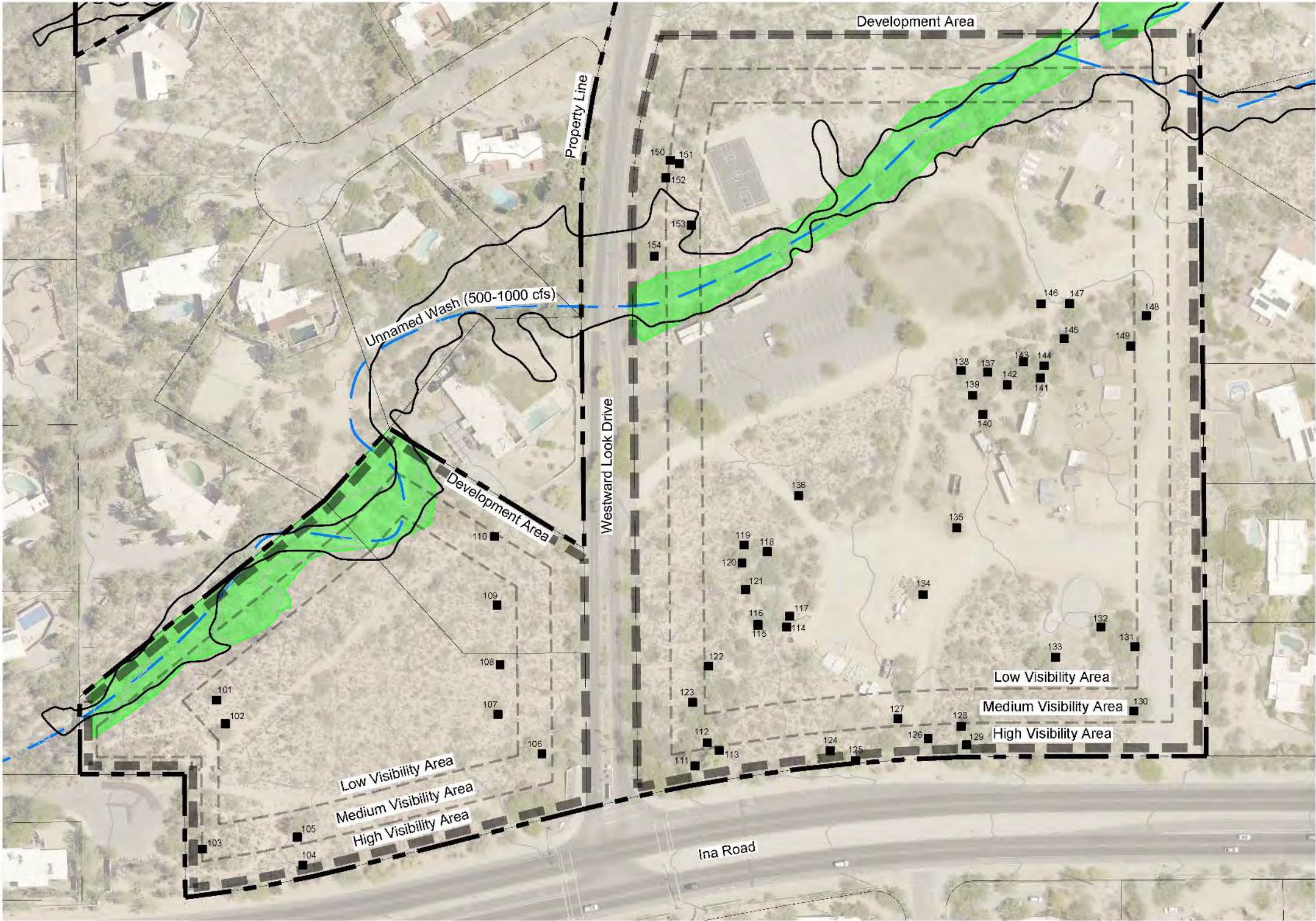


14.MCHARG COMPOSITE MAP

As depicted in *Exhibit I.14*, information regarding topography, hydrology, vegetation, wildlife and viewsheds has been combined to form the McHarg Composite Map. The purpose of the Composite Map is to highlight areas that are available for development.



Exhibit I.14: Composite Map



LEGEND

- Property Line
- Development Area
- Parcel
- Wash
- 100-year Flood Limit
- 2-foot Contour
- Visibility Areas
- Critical Resource Area
- Inventoried Significant Vegetation

Note: Development Area line shown offset for graphic clarity purposes. Development Area boundary extends to the property boundary/parcel line.

0' 60' 120' 1"=120'-0"
SCALE: 1"=120'-0"
PROJECT: WWL-01 DATE: 10/15/20
FILE NAME: WWL-01_MCHARG MAP.DWG

WESTWARD LOOK RESORT

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY. FINAL AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS EXHIBIT.

PART II Land Use Proposal



The Westward Look Resort is proud to become part of the Town of Oro Valley and add its rich history to the community. This land use proposal articulates a vision for the existing resort facilities as well as the undeveloped portions of the 75-acre property. The primary goal of this proposal is to continue the resort’s historic operation while respecting the surrounding area and providing flexibility to realize future development potential. Three land use categories are proposed for the property:

1. **Resort:** Constituting most of the property, this area focuses on continued operation of the existing Westward Look Resort with provisions for minor redevelopment and enhancements;
2. **Resort Gateway (East and West):** Located in the southern section of the property along Ina Road, this area has the most development/expansion potential;
3. **Open Space:** This northern area, west of Westward Look Drive, is designated for passive recreation with no plans for development or expansion.

See *Exhibit II: PAD Districts*.

Given that the northern portions of the property (Resort and Open Space) will remain largely unchanged, potential for new development is concentrated in the Resort Gateway areas. As such, the illustrative concepts shown herein focus on the southern portion of the property along Ina Road. Currently no end-users have been identified for the Resort Gateway. The illustrative concepts shown herein are for planning purposes only to depict a variety of potential uses. Elements may be interchanged between plans and do not prescribe final site design, but all future development must be in substantial conformance with the approved concepts.

1. PROJECT OVERVIEW

This subsection identifies in narrative and tabular form the proposed underlying zoning designations and land uses, including principal and accessory uses, conformity with the Town of Oro Valley General Plan, and development standards for all proposed buildings and structures shown in each of the three illustrative site plans. This PAD provides improved standards that are specific to this site rather than conventional zoning standards.

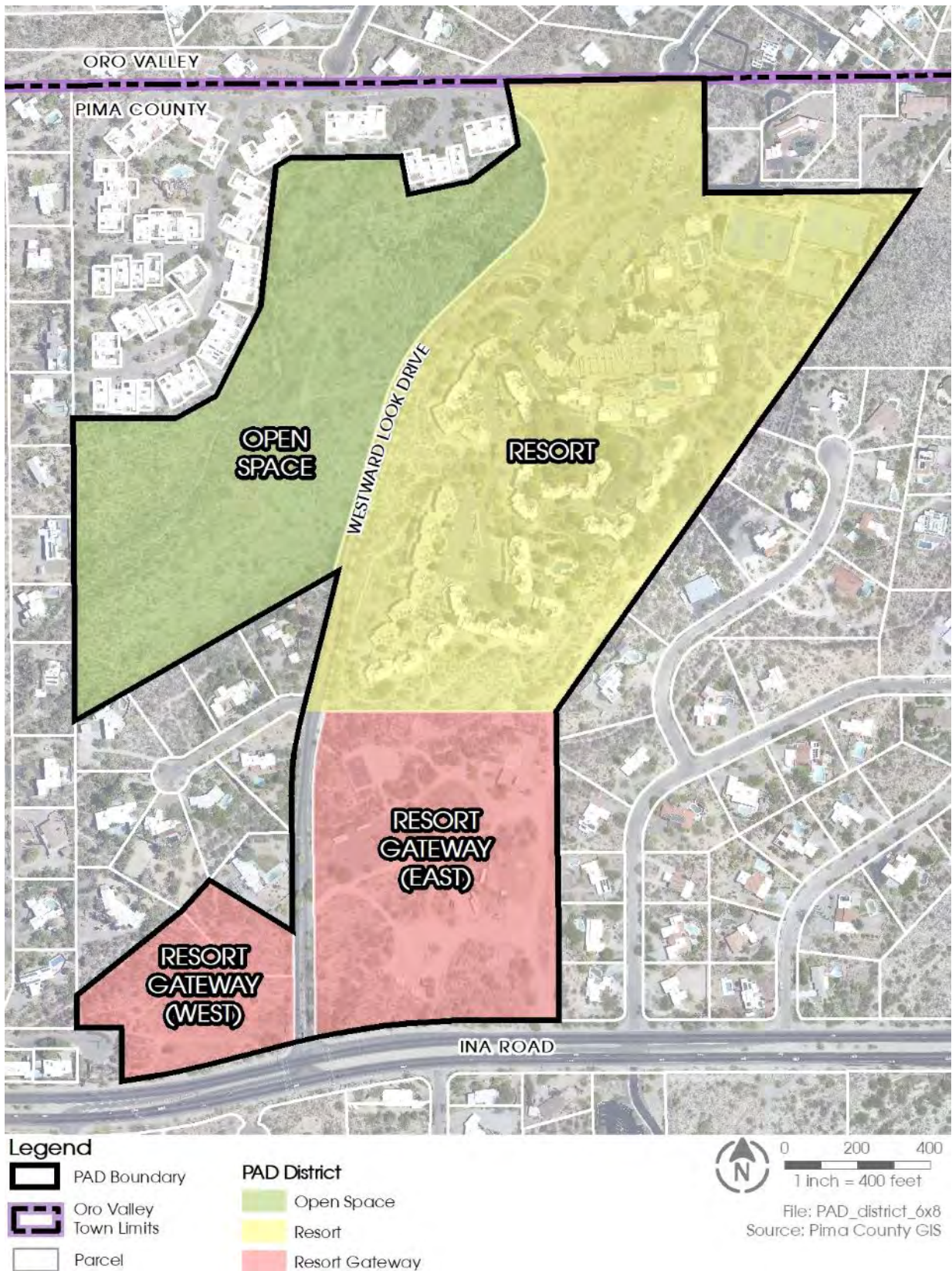
A. Proposed PAD

i. Proposed Underlying Zoning Districts

Each land use category is tailored to specific portions of the property and based on the Town’s existing zoning districts. The proposed underlying zoning for each land use designation is as follows:

Table II.1.A.i: Underlying Zoning Districts

PAD Designation	Underlying Oro Valley Zone
Resort	R-4R - Resort District
Resort Gateway	C-N - Neighborhood Commercial District
Open Space	POS - Parks and Open Space



ii. PAD Conformance with General Plan and Future Land Use Map

Westward Look PAD is in conformance with each General Plan focus element as noted below.

Land Use Element

Located along the Ina Road arterial roadway, this PAD proposes a variety of land uses, including a mix of housing types and neighborhood-scale commercial development, while protecting environmentally sensitive areas. It will also feature new recreational amenities linked to the resort and preserved open space. Development standards, including enhanced landscaping with a continuous tree canopy along the east side of Resort Gateway (East) and a reduction in height abutting existing homes, have been crafted to ensure there is adequate buffering for adjacent residences and that any potentially negative impacts are mitigated.

Transportation Element

The Ina Road frontage will be improved with new sidewalk as will the Resort Gateway frontage along Westward Look Drive. Internal sidewalks throughout the Resort Gateway areas will connect to those along Ina and Westward Look Drive, and pedestrian crossings will be carefully planned for maximum safety. Secure bicycle parking will also be conveniently accessed from the existing bike lane along Ina Road.

Economic Development Element

The addition of Westward Look into the Town of Oro Valley brings with it a significant increase in sales and bed tax revenue. Future development of the Resort Gateway areas will result in more construction sales tax for the Town as well as increased property taxes on the conversion of vacant land into new commercial and residential construction. Additional sales tax revenues from commercial businesses in the Resort Gateway areas, and consumer spending throughout Oro Valley by new residents, is also anticipated.

Public Services and Facilities Element

As discussed in section II.12 of this PAD, less than one-hundred K-12 students are anticipated, and ample capacity for those students exists within each of the schools serving the PAD. Water, sewer, electric, police, and fire service to the property also exists.

Community Design Element

Given that Resort Gateway (West) is less than 5 acres and less than one-third the size of Resort Gateway (East), building heights are one- to two-stories, with one-story buildings nearest to the north and west property lines. Building heights in the center of Resort Gateway (East) are limited to a maximum of three-stories and step down to two-stories within eighty-five feet of existing residences to the east and west. The bulk of buildings adjacent to existing homes will also be reduced through required stepbacks in height and articulation of the visible wall plane. All parking areas will be screened from neighboring residences via a six-foot perimeter wall. Screening for parking along Ina Road will also be provided.

Open Space/Recreation Element

Westward Look already features pedestrian and equestrian trails that will be reconfigured and improved upon by the resort and in conjunction with future development. These trails link the resort with on-site and off-site open space, including Pima Canyon Trail, and connect to future public recreational/open space amenities in the Resort Gateway areas. Handicap accessibility will play a key role in amenity design.

Natural Resources Conservation Element

This PAD preserves the 20.5-acre parcel next to the resort as open space for the enjoyment of existing and future residents and resort patrons. The wash through the Resort Gateway areas will also be preserved as open space. Native plant materials and those on the approved Southern Arizona Water Resources Association plant list will be used. As noted on the SRI, viable native plant material will be transplanted on-site, particularly into the buffer yards abutting existing homes.

Safety Element

Any new bike paths or modifications to the existing bike lane on Ina Road will be designed to safely separate bike traffic from motorized vehicles.

New construction will adhere to all applicable fire safety and management policies from the Town and Northwest Fire Department.

Cultural/Historic Element

A Class III Cultural Resources Inventory was completed for the PAD and is included as Appendix 1. If any archaeological artifacts are discovered during construction, their location will not be shared with the public and all work in the immediate vicinity will stop until a qualified archaeological contractor is contacted and retained.

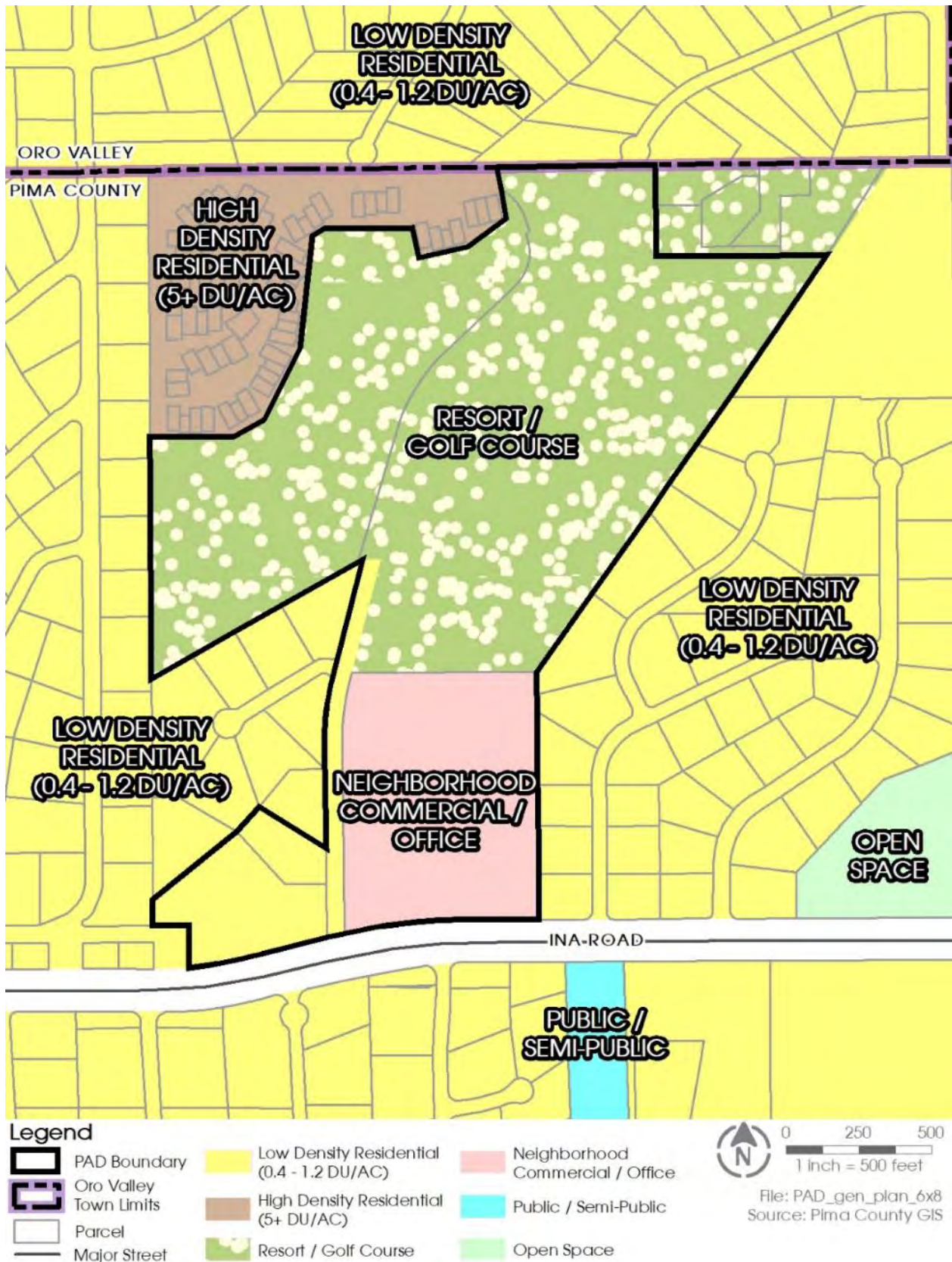
iii. Flexible Development or Conservation Subdivision Design

Consistency with Conservation Subdivision Design does not apply to the type of development proposed by this PAD.

B. General Plan Future Land Use Designations

The Oro Valley General Plan designates the northern portion of the property (the Resort and Open Space areas) as Resort/Golf Course. The southern portion (the Resort Gateway area) is split between Neighborhood Commercial/Office east of Westward Look Drive and Low Density Residential (0.4 – 1.2 DU/AC) to the west as shown in *Exhibit II.1.B.i: Existing General Plan Designations*. The PAD is consistent with the General Plan land use designations except for the Low Density Residential portion that corresponds to the Resort Gateway (West) area.





A Type 2 (minor) General Plan Amendment (GPA) to change this designation to Neighborhood Commercial/Office is being pursued concurrently with the PAD process. Upon adoption of the amendment, the entire Resort Gateway portion of the property will be designated as Neighborhood Commercial/Office as shown in *Exhibit II.1.B.ii: Type 2 GPA Area*. The General Plan encourages this designation along arterial roadways such as Ina Road. Amending the entire Resort Gateway to be Neighborhood Commercial/Office aligns with this goal and provides the opportunity to extend an entry experience for the Resort and the Town farther south.

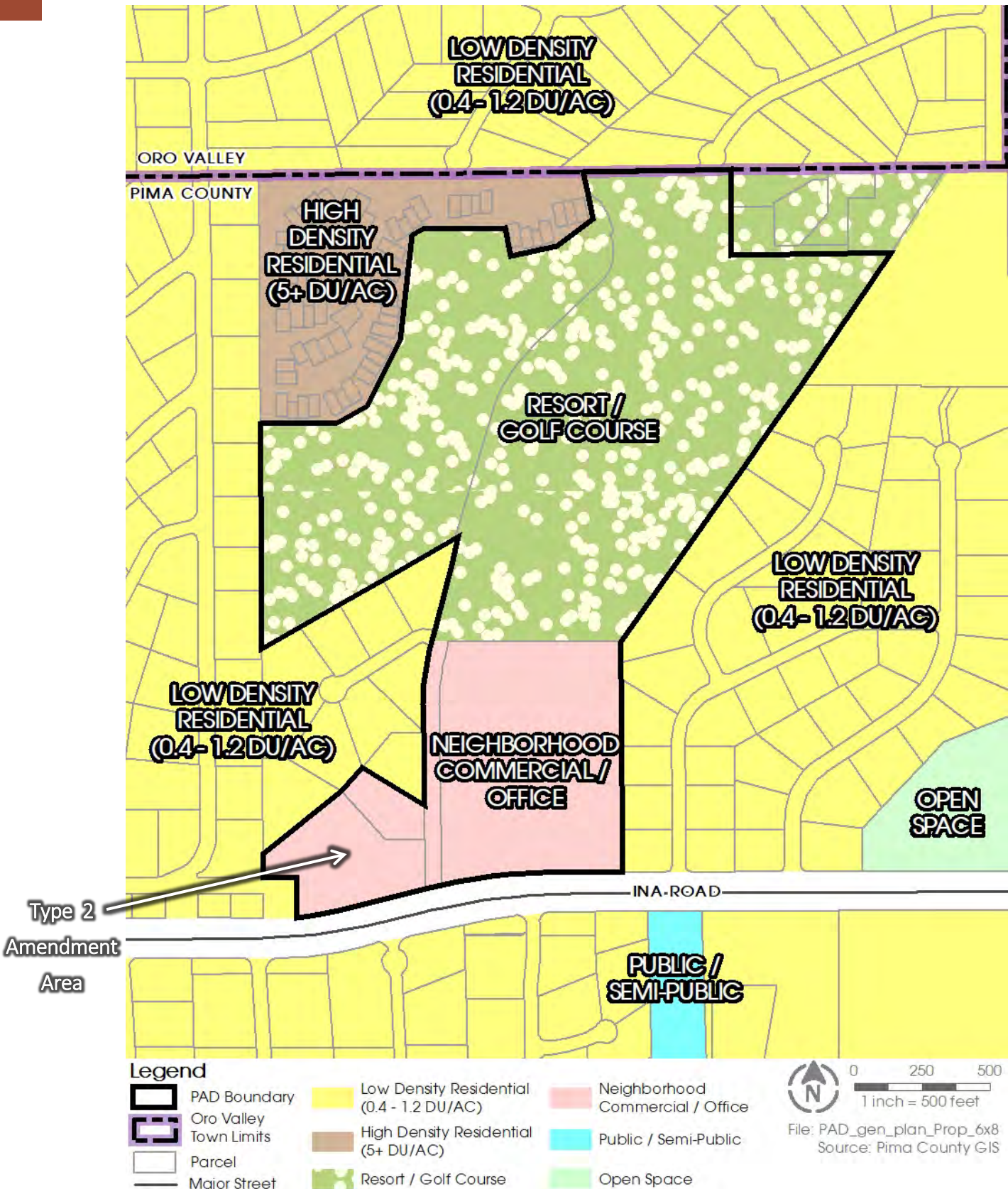
The combination of Resort/Golf Course and Neighborhood Commercial/Office designations positions the Westward Look Resort to continue to operate as a high-quality destination resort while providing the flexibility to accommodate future development and expansion. Flexibility allows the property to respond to future market conditions and maintain the vision of the PAD and Oro Valley.

The vision statement from the Oro Valley General Plan, *Your Voice, Our Future*, states:

Oro Valley strives to be a well-managed community that provides all residents with opportunities for quality living. Oro Valley will keep its friendly, small-town, neighborly character, while increasing services, employment and recreation. The Town's lifestyle continues to be defined by a strong sense of community, a high regard for public safety and an extraordinary natural environment and scenic views.

The Westward Look PAD aligns with this vision by providing for continued operation of the Westward Look Resort, preservation of existing open space and creating the framework for future development of services, employment, and housing. It is consistent with the *Your Voice, Our Future* General Plan goals, policies and elements as described in the accompanying Type 2 GPA narrative.





C. Proposed Land Uses

No significant changes are proposed for the Resort or Open Space land uses in the northern portion of the PAD. As such, the following illustrative site plan concepts focus on the Resort Gateway land use areas located along Ina Road at the southern end of the property. These three illustrations demonstrate what potential future development may look like. With no end-user currently identified, the illustrations are for conceptual use only and are not prescriptive. Illustrative Site Plan (Concept A) contemplates opportunities for commercial, office, and retail uses in all buildings, and while not shown, on-street parking is permitted adjacent to Westward Look Drive. Final design and layout within the Resort Gateway will be determined during the Oro Valley Final Site Plan review process.

Per the OVZC, development plans submitted within five years of an approved rezoning that are in conformance with the approved Tentative Development Plan (TDP) may proceed directly to final design. The Resort Gateway areas shall be able to pursue this course of action for a period of up to ten years from the date of Mayor and Council approval of this PAD.





NOTES

PARCELS: 225-50-021A, 225-50-0180, 225-50-0200
JURISDICTION: PIMA COUNTY, ARIZONA
EXISTING ZONING: CR-1
PARCELS AREA: 18.0 ACRES

RESORT GATEWAY WEST - BOUTIQUE RETAIL / RESTAURANT

GROSS FLOOR AREA: APPROX 30,000 SF
BUILDING HEIGHT: 2 STORIES (MAX 28')
PARKING REQUIRED: TBD THROUGH INDIVIDUAL PARKING PLAN

RESORT GATEWAY EAST - LUXURY GATED APARTMENT COMPLEX & POTENTIAL INTEGRATED COMMERCIAL

UNIT QUANTITY: APPROX 184
BUILDING HEIGHT: 2-3 STORIES (3 STORIES 40') (2 STORIES 28')
PARKING REQUIRED: TBD THROUGH INDIVIDUAL PARKING PLAN
ALL BUILDINGS MAY INCORPORATE COMMERCIAL, OFFICE, AND RETAIL OPPORTUNITIES

RESORT GATEWAY EAST - RESORT EQUESTRIAN AND EVENT SPACE

USE: RESORT EQUESTRIAN STABLES AND EVENT AREA

LOCAL PRECEDENTS

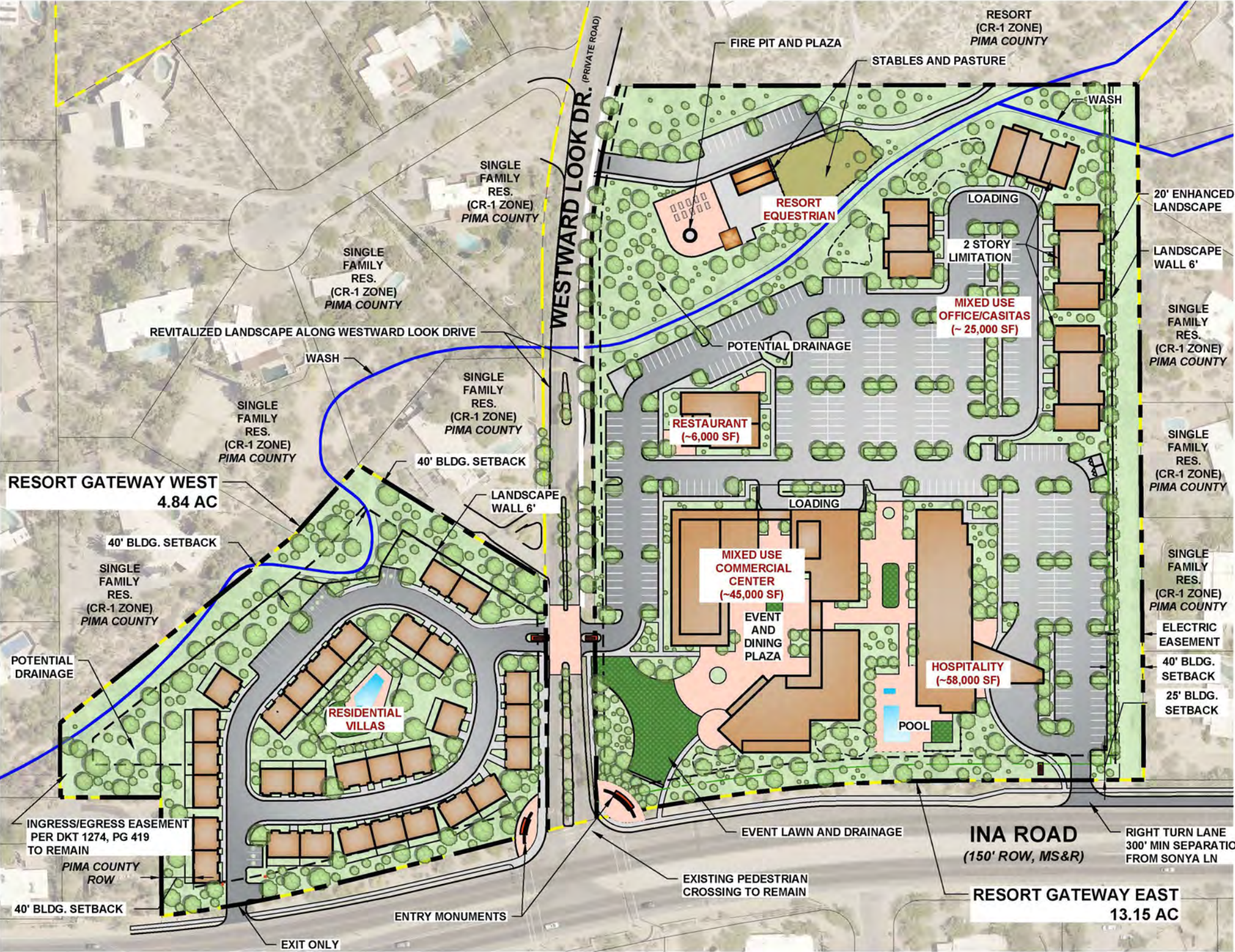


BOUTIQUE RETAIL / RESTAURANT: BROADWAY VILLAGE



LUXURY APARTMENTS: VILLAS AT SAN DORADO

Exhibit II.1.C: Illustrative Site Plan (Concept B)



NOTES

PARCELS: 225-50-021A, 225-50-0180, 225-50-0200
JURISDICTION: PIMA COUNTY, ARIZONA
EXISTING ZONING: CR-1
PARCELS AREA: 18.0 ACRES

RESORT GATEWAY WEST - RESIDENTIAL VILLAS

TOTAL UNITS: 38 (16 - 1 BEDROOM, 22 - 2 BEDROOM)
BUILDING HEIGHT: 2 STORIES (MAX 28')
PARKING REQUIRED: TBD THROUGH INDIVIDUAL PARKING PLAN

RESORT GATEWAY EAST - MIXED USE COMMERCIAL CENTER, RESTAURANT, OFFICE/CASITAS

GROSS FLOOR AREA: APPROX 76,000 SF
BUILDING HEIGHT: 2-3 STORIES (3 STORIES 40') (2 STORIES 28')
PARKING REQUIRED: TBD THROUGH INDIVIDUAL PARKING PLAN

RESORT GATEWAY EAST - HOSPITALITY

GROSS FLOOR AREA: APPROX 58,000 SF
BUILDING HEIGHT: 3 STORIES (MAX 40')
PARKING REQUIRED: TBD THROUGH INDIVIDUAL PARKING PLAN

LOCAL PRECEDENTS



RESIDENTIAL VILLAS: MIRAMONTE AT THE RIVER



MIXED USE COMMERCIAL CENTER: ST PHILIP'S PLAZA





NOTES

PARCELS: 225-50-021A, 225-50-0180, 225-50-0200
JURISDICTION: PIMA COUNTY, ARIZONA
EXISTING ZONING: CR-1
PARCELS AREA: 18.0 ACRES

RESORT GATEWAY WEST - OFFICE PLAZA/ RETAIL

GROSS FLOOR AREA: APPROX 35,000 SF
BUILDING HEIGHT: 2 STORIES (MAX 28')
PARKING REQUIRED: TBD THROUGH INDIVIDUAL PARKING PLAN

RESORT GATEWAY EAST -LUXURY APARTMENT COMPLEX/ HOTEL

GROSS FLOOR AREA: APPROX 400,000 SF OR 250 UNITS
BUILDING HEIGHT: 2-3 STORIES (MAX 40') (2 STORIES 28')
PARKING REQUIRED: TBD THROUGH INDIVIDUAL PARKING PLAN

RESORT GATEWAY EAST - RESORT EQUESTRIAN AND EVENT SPACE

USE: RESORT PARK AND EVENT AREA

LOCAL PRECEDENTS



HACIENDA AT THE CANYON



OFFICE PLAZA: SAM HUGHES PLACE

i. Proposed Land Uses, Principal and Accessory Uses

Existing and future development within the Westward Look PAD shall conform to the regulations and standards set forth herein. Where these regulations and standards vary from the Oro Valley Zoning Code (OVZC) or other Town standards, the PAD regulations and standards shall supersede Town Code. Development standards not specified in the PAD shall be governed by the existing standards of the OVZC.

a. **Resort Land Uses**

Permitted Uses

All uses permitted under the R-4R (Resort District) of the OVZC shall be allowed within the Resort land use area except as modified by the following sections.

Additional Uses

Additional uses permitted under the Resort land use designation include:

- Bars (ancillary)
- Distillery
- Microbrewery
- Commercial Stables (ancillary)
- Entertainment at Bars or Restaurants
- Offices (ancillary)
- Retail Sales – General Retail (ancillary)
- Daycare (ancillary)
- Personal Services (ancillary)
- Recreational Buildings and Facilities

Prohibited Uses

- Restaurant with Drive-in/Drive Thru
- Large Retail Establishments (i.e., Big Box stores)
- Short-term Rental Properties (e.g., Airbnb and Vrbo rentals) except for Independent Living and Time Shares, which are permitted
- Golf Course
- Schools, Public or Private including Charter Schools
- Home Occupations
- Model Homes, Including Temporary Real Estate Office

b. **Resort Gateway Land Uses**

Permitted Uses

All uses permitted under the C-N (Neighborhood Commercial District) of the OVZC shall be allowed within the Resort Gateway except as modified by the following sections. The Resort Gateway areas are not permitted to be fully built out with only residential development, but rather a mix of residential and non-residential uses. Residential only uses may not comprise more than 20% (approx. 15 acres) of the entire PAD as stipulated in the modified development standards See *Table II.1.E.ii.b*.



Additional Uses

Additional uses permitted under the Resort Gateway:

- Commercial Stables (ancillary to existing resort)
- Hotels/Motels
- Resorts
- Buildings and Facilities with Outdoor Activities, Private, including Fitness Centers or Health Spas

Prohibited Uses

The following uses are prohibited in the Resort Gateway:

- Plant Nursery
- Convenience Market
- Vehicle Parts Store
- Vehicle Storage Facility except for Parking Garage
- Restaurant with Drive-in/Drive Thru
- Large Retail Establishments (i.e., Big Box stores)
- Short-term Rental Properties (e.g., Airbnb and Vrbo rentals) except for Independent Living and Time Shares, which are permitted
- Golf Course
- Schools, Public or Private Including Charter Schools
- Home Occupations
- Model Homes, including Temporary Real Estate Office

c. **Open Space Land Uses**

All uses permitted under the POS (Parks and Open Space) of the OVZC shall be allowed within Open Space except as modified by the following sections.

Additional Uses

Additional uses permitted in Open Space:

- Recreational Uses, including Horse Stables and Other Equestrian Facilities (i.e. round pens, etc.)

Prohibited Uses

The following uses are prohibited in Open Space:

- Golf Course
- Government Services
- Religious Institutions
- Schools, Public or Private
- Utility Poles and Above Ground Wires, New
- Buildings and Facilities, Not-for-Profit Community Service Organizations, such as Boys & Girls Clubs or YMCA

D. PAD Development Regulations

Table II.1.D: Development Standards

Development Standards	Resort R-4R Underlying Zoning District	Resort Gateway *C-N Underlying Zoning District	Open Space POS Underlying Zoning District
Maximum FAR	0.25	0.25	N/A
Maximum Building Height	40 feet, which is no taller than existing buildings	40 feet (3 stories) 28 feet (2 stories)	N/A
Minimum Building Setback			
Front	30 feet	20 feet or where adjacent to a residential district, 30 feet	N/A
Side & Rear	30 feet	25 feet, or 50 feet where the lot abuts a property used or intended for residential purposes and as noted on Illustrative Site Plans	N/A
Minimum Open Space	25% of Resort area	25% of Resort Gateway areas	100%
Minimum Distance Between Buildings	Per Current Town-Adopted Building Code	Per Current Town-Adopted Building Code	N/A
Buffer Yards			
North	Existing Natural and Enhanced Landscaping	Adjacent to Existing Off-site Residential – 40 feet Adjacent to PAD Property – None	None
South	None	25 feet	None
East	Existing Natural and Enhanced Landscaping	Adjacent to Residential – 50 feet (minimum 20-foot Enhanced) Adjacent to PAD Property – None	None
West	None	Adjacent to Residential – 40 feet Adjacent to PAD Property – None	None
Screening	None	Adjacent to Residential – 6 feet	None

*NOTE: Where apartments, townhomes, or villas are proposed in the Resort Gateway areas with underlying C-N zoning, the OVZC zoning district standards more similar to those development types shall be used (e.g., apartments – R-6, townhomes/villas – R-4).



E. Rationale for Zoning Designation and Requested Modification to Underlying Zoning District Standards and Development Standards

i. Rationale for PAD District

A wholistic approach with the existing resort and open space instead of piecemeal between separate parcels ensures future development is harmonious with what exists today. The Resort land use designation is intended to bring the existing Westward Look Resort into conformance with Oro Valley standards and provide the opportunity for minor changes, while the Open Space designation solidifies the deed restrictions on the area west of the resort. The Resort Gateway will allow for neighborhood-oriented commercial goods and services along a major arterial gateway into Oro Valley, and will spur reimagining the Westward Look Resort entry on Ina Road.

ii. Rationale for Requested Modifications to the PAD Underlying Zoning District Standards

This PAD modifies certain development standards of the R-4R to accommodate existing on-site uses which were constructed under (or in some cases, prior to) Pima County zoning.

Modification of the POS zoning creates greater restrictions for this designation over and above the existing POS standards, restricting all structures and requiring the area designated as Open Space in this PAD to remain as open space.

In the Resort Gateway designation, modification of the C-N standards restricts a number of unsuitable or undesirable uses and modifies select development standards to increase compatibility with existing neighboring residences. For example, drive-thru restaurants are prohibited per this PAD in response to neighbor concerns. A limit on the size of commercial uses is also proposed to restrict development of large retail establishments. Further details of these modifications and reasoning behind them can be found in the following table.

Table II.1.E.ii.a: PAD Development Standards Modification Justification for Resort Land Use

Development Standards	Oro Valley Zoning Code R-4R Standards Applicable to Site	Resort – Modified R-4R Underlying Zoning District	Justification
Minimum Property Size	50 acres prior to street modifications	35 acres prior to street modifications	Reflective of the existing resort parcel acreage
Building Height	Maximum building height of 34 feet	Maximum building height of 40 feet	40 feet is the height of the tallest existing resort building (the Sonoran Ballroom) within the PAD boundary.
Site Perimeter Setbacks and Yards	From the property line of any R-1 district: One hundred (100) feet	From the property line of any R-1 district: Zero (0) feet	Relective of existing site design.
	From the property line of any district other than R-1: Fifty (50) feet	From the property line of any district other than R-1: Zero (0) feet	Reflective of existing site design.



Table II.1.E.ii.b: PAD Development Standards Modification Justification for Resort Gateway Land Use

Development Standards	Oro Valley Zoning Code C-N Standards Applicable to Site	Resort Gateway - Modified C-N Underlying Zoning District	Justification
Floor Area Limits	Commercial uses shall be no greater than 5,000 square feet of gross floor area per individual business	Commercial uses shall be no greater than 7,000 square feet of gross floor area per individual business	A small increase in the allowable square footage for individual commercial uses opens the property up to more potential end-users while still preventing larger retailers from locating here.
	Residential units may comprise no more than 50% of the total gross floor area of the development nor occupy more than 50% of the site by area	*Residential units may comprise no more than 20% of the area of the entire PAD.	Given the commercial nature of the resort, utilizing the PAD boundary rather than the Resort Gateway (East or West) boundary opens up the property to more end-users.
Building Height	Maximum building height of 25 feet or two (2) stories If a contiguous residential district has a more restrictive height standard, all buildings within eighty-five (85) feet of the property line of contiguous R-1 single-family residentially zoned property shall conform to that more restrictive standard of the contiguous zone.	Maximum building height of 40 feet and three (3) stories. 28 feet and two stories.	The proposed uses in the various illustrative concept plans envision a variety of walkable mixed-use developments that are compatible with the site's location on Ina Road, a major arterial street. With the appropriate buffers and setbacks prescribed herein, the increase in building heights can be mitigated for existing neighbors. Careful attention to design, view corridors and transitions between uses will provide further mitigation for the increase in height.

Yards and Setbacks	Side and Rear setbacks: 50 feet or 3:1 (setback to building height) where the lot abuts a property used or intended for residential purposes, whichever is greater.	Side and Rear setbacks: 25 feet, or 50 feet where the lot abuts a property used or intended for residential purposes.	If the front of a proposed building is adjacent to a residential district, the front setback regulations of the residential district apply. In this case, the front setback would be the same as the front setback regulations of the adjacent residential district (Pima County CR-1), or 30 feet. Therefore, reduced side and rear setbacks should be allowed for buildings adjacent to existing residential that display extensive architectural detail in line with the architecture of the building's front façade. A step back in building height and articulation of the side or rear façade to break up the wall plane adjacent to existing residential is required. Additionally, the eastern 20-foot enhanced landscape buffer yard provides visual screening, depth to the field of view, and softens remaining structural views.
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*NOTE: See section II.C.i.b



F. Landscape Concept Plan

Landscape plays an essential role in defining and maintaining the character of the Westward Look Resort. The landscape aesthetic contributes mightily to sense of place and ties the property to the Sonoran Desert setting that attracts visitors from across the globe. The PAD highlights the role of landscape by extending this approach to future development. The primary goal of future landscape treatments is to develop a gateway experience for the resort while blending new development with an established sense of place. This is achieved by creating an arrival experience along the property's frontage on Ina Road, punctuated by monumentation and enhanced landscape at Westward Look Drive. The enhanced landscape extends the arrival sequence by drawing guests north along Westward Look Drive towards the resort. Parking and pedestrian areas will be treated in a manner that creates inviting spaces while mitigating the urban heat island effect through the use of canopy trees for shade and ground covers that cool the ground plane. Buffer yards will be treated throughout the site with the utmost care and will exceed Town standards in most cases, with enhanced landscaping in the Resort Gateway areas where adjacent to existing residential development. Adjacent to the Resort Gateway (East) eastern property boundary, a continuous tree canopy and twenty-foot enhanced landscape border will be provided for additional screening and aesthetics for existing neighbors. All trees planted or transplanted in the enhanced landscape border adjacent to the eastern property boundary shall be a minimum box size of thirty-six inches or equivalent. A variety of plant sizes for shrubs, accents, and other materials, as well as species diversity convey a well-organized, thoughtful approach expected of high-quality amenities.

The Resort Gateway is permitted to utilize all plants recognized as drought tolerant by ADWR. There are no restrictions on where they may be planted, proximity to each other, in what densities, or species. Hydroseed mixes utilized for revegetation and mitigation shall be from the Oro Valley Approved Revegetation Seed Mix (OVZC Addendum D) but there is no minimum number of plant type (shrub, small perennial, etc.) required. At least sixteen species and twenty PLS/Acre are required.

G. Permitted and Prohibited Land Uses for each Underlying District

See Section II.1.C.i Proposed Land Uses, Principal and Accessory Uses.

H. PAD Phasing

As the northern portions of the property are either occupied by the exiting Westward Look Resort or designated as open space, future development will be isolated to the southern portion of the property near Ina Road and Westward Look Drive. This portion may develop all at once or over time depending on the end user(s) and market conditions.

I. Open Space

Natural and functional open spaces constitutes the two (2) forms of open space within the PAD. Section 24.4.C: General Provisions of the OVZC establishes a minimum open space requirement for all PAD districts of twenty (20) percent of the gross acreage of the PAD. The 20.5-acre Open Space land use designation in the northwest portion of the property accounts for 27.5 percent of the

overall PAD area. This area alone exceeds the Town’s open space requirement. Additional functional open space is found at the Resort in the form of patio, pools, terraces, athletic courts, equestrian facilities and walking paths. Future development will also incorporate functional open space. Functional open space will vary depending on the type of development proposed. Residential development may include pools, parklets, fitness centers, dog parks or ramadas. Commercial development may incorporate patios, plazas, event lawns or other outdoor gathering spaces.

2. EXISTING LAND USES

Sections I.C.i and I.C.ii of the Inventory & Analysis describe and illustrate existing land use and zoning surrounding the PAD property.

3. ENVIRONMENTALLY SENSITIVE LANDS

A. ESL Conservation Categories and Environmentally Sensitive Open Space (ESOS)

This project is not subject to the Environmentally Sensitive Lands Ordinance and ESOS is not applicable as the property is already more than 25 percent developed. As stated in Part I, Westward Look has voluntarily established Critical Resource Area around both the Casas Adobes Wash in the Open Space and the Unnamed Wash in Resort Gateway (East and West). 90% of the total CRA on-site will be preserved.

These CRA areas ensure that the habitat and wash systems will be preserved to the greatest extent possible. These wash systems create connections through the property in two locations preventing further fragmentation of habitat. The open space area is approximately 20.5 acres which results in twenty-seven percent of the total PAD area being preserved in perpetuity.

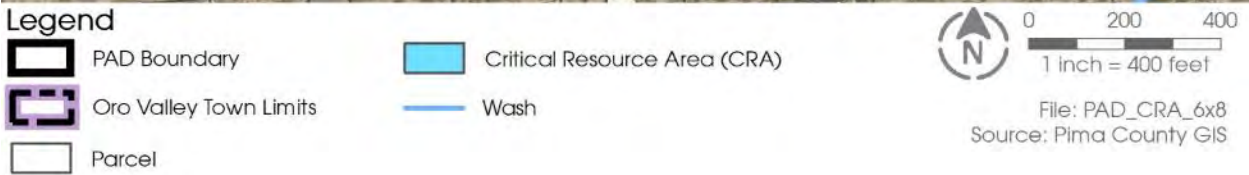
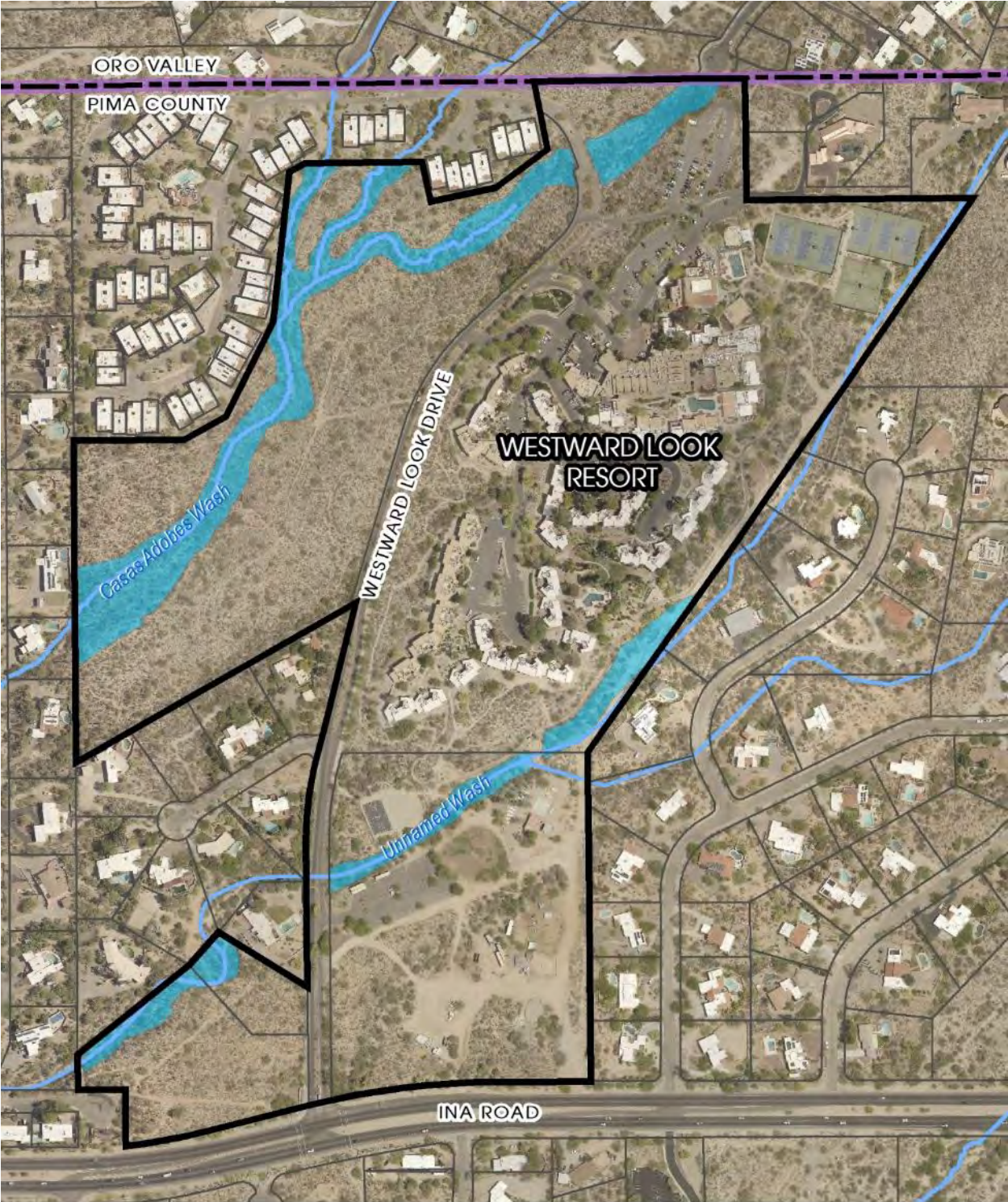
The project does not contain a Major Wildlife Linkage or Core Resource Areas. See *Exhibit II.3.A: CRA*.

B. ESL Conservation Categories and Environmentally Sensitive Open Space (ESOS) Acreages

Table II.3.B: ESL Conservation Categories

Conservation Category	Total Acreage	Minimum ESOS Required	Total ESOS Provided	Total ESOS Percentage
Critical Resource Area	7.47 acres	6.7 acres	6.7 acres	90%
			Total ESOS Provided	90%





4. TOPOGRAPHY

A. PAD Response to Site Topography

This project compliments the existing topography of the site and conforms to the Hillside Area Category of ESLO. Based on the slope analysis performed, the property is allowed up to 60 acres of disturbance over the full site. The proposed development area is approximately 20 acres with 19 acres being disturbed. Portions of the site exhibiting steeper slopes have been reserved for boundary landscaping.

B. Areas of Encroachment onto Slopes

There are no zones of encroachment into slope areas greater than 15% other than small areas of landscape along the perimeter.

C. “Hillside Conservation” Areas

Hillside Conservation Areas are land areas designated as 15% or greater where the sloped area is greater than one hundred fifty (150) feet in length and no less than fifty (50) feet wide and greater than seven and one-half (7 ½) feet vertically. Natural slopes in these areas shall be conserved. See *Exhibit II.4.C: Hillside Conservation Areas*.

D. Percentage to be Graded, Disturbed or Revegetated

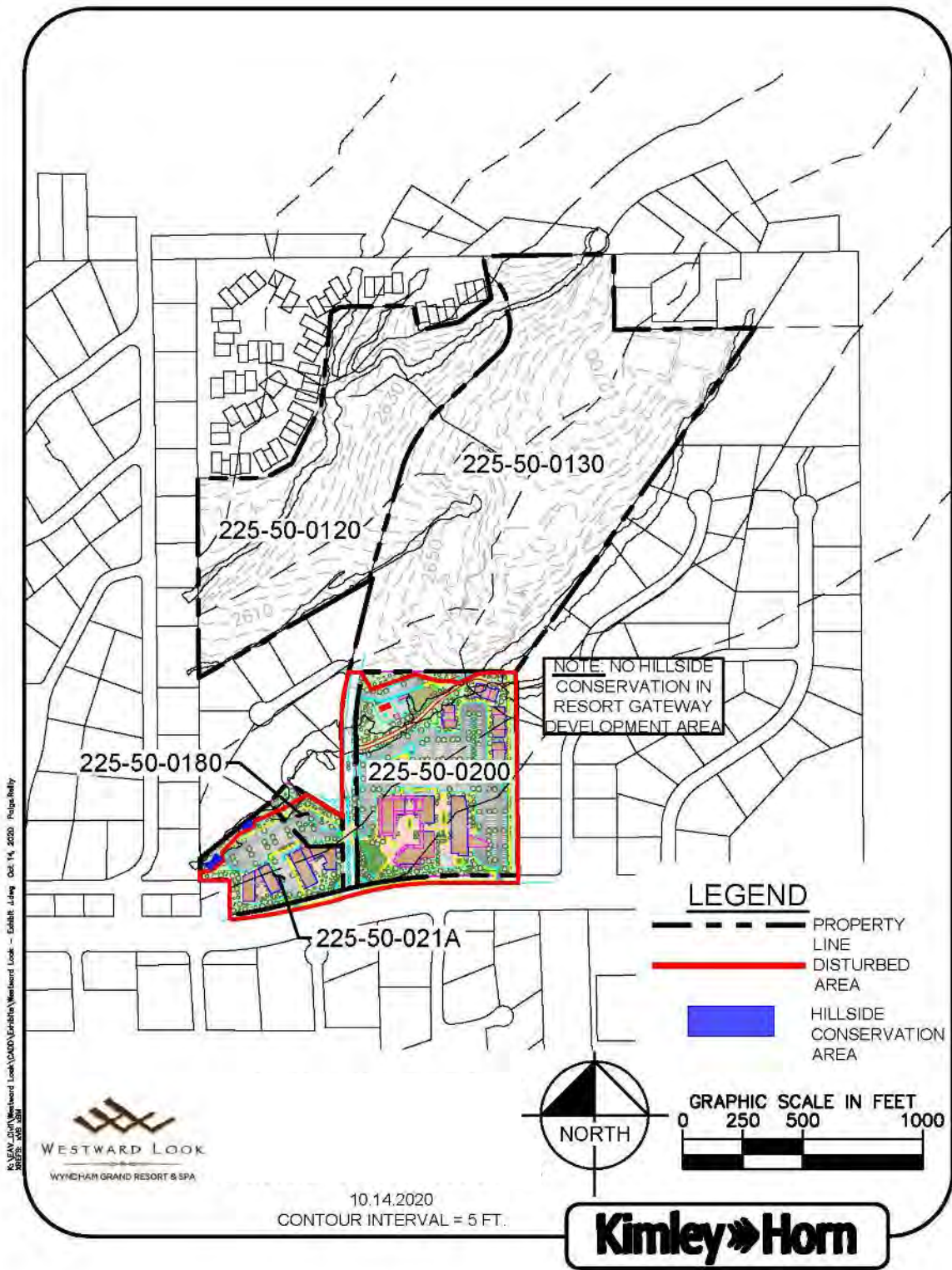
The disturbed area for this development is 19.0 acres. This equates to 25.7% of the overall site.

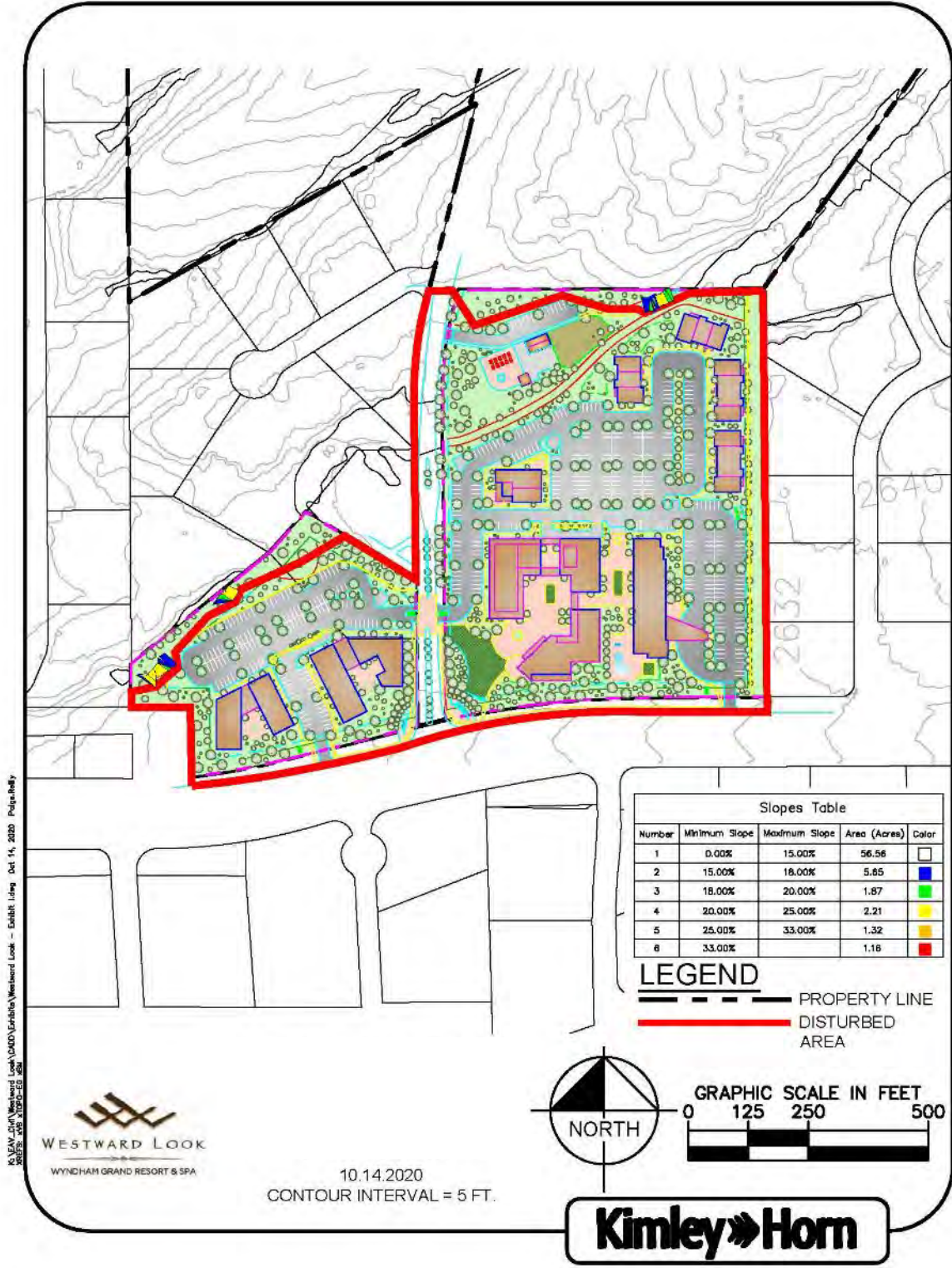
See *Exhibit II.4.D: Proposed Grading Limits*.

E. Extent of Grading of the Site

See *Exhibit II.4.D: Proposed Grading Limits*.







5. CULTURAL/ARCHAEOLOGICAL/HISTORIC RESOURCES

A. Measures for Protection of all Cultural and Historical Resources

Protection of cultural and historical resources will be of paramount importance to the planned area development. Recommendations and requirements from the Town of Oro Valley and the Arizona State Museum will be executed in a manner that is respectful of the valuable cultural and historical resources that exist in this region. Should discoveries be made during construction, all work in the immediate vicinity will stop and a qualified archaeological contractor will be contacted.

6. HYDROLOGY

A. PAD Development Plan Response to Hydrology

Off-site drainage will be conveyed through the site following the existing drainage patterns and outfall along the western boundary of the site. Drainage improvements will be designed in accordance with Town of Oro Valley (Town) standards. The project is located within a balanced basin which means that detention must be provided to reduce the post-construction discharges to the respective pre-construction discharges. Storm water harvesting will be implemented to comply with the OVZC and can be used to help meet storage requirements.

Building finished floor elevations should be elevated a minimum of 1-ft above adjacent water surface elevations and should be located to minimize flow obstructions.

B. Encroachments/Modifications to Drainage Patterns

The site is not within a special flood hazard area mapped by FEMA but is impacted by local regulatory floodplains. There are currently 3 site development concepts being considered. An exhibit overlaying the 100-year floodplain on Concept B, generally considered the most intensive, is provided. The intent is to maintain existing drainage patterns as much as possible but there are locations where the site will encroach into the 100-yr regulatory floodplains. The Town floodplain ordinance limits water surface elevations increases on the site property and adjacent properties to 1-ft and 0.1-ft, respectively. Due to the proximity of the wash to the property boundary, improvements along the northern site boundary, west of Westward Look Dr, will be closely monitored to mitigate any potential adverse impacts to the adjacent property. Since the regulatory floodplain will be impacted, the project will require a Town Floodplain Use Permit.

C. Potential Drainage Impacts to Off-site Land Upstream and Upstream

There is a pathway through the wash in Concept C. This pathway will be designed at-grade or as a combination culvert/dip section to minimize backwater effects. The project will not cause impacts to the off-site upstream and downstream land uses.

D. Drainage and Erosion Mitigation

As described above, the site will be designed to allow runoff to follow the existing site drainage patterns. Drainage improvements will be considered as needed to convey flow generated on-site

through the development. Erosion and scour protection measures will be evaluated in accordance with Town standards at all locations impacted by the floodplain and at drainage structure outlets.

E. Conformance to Applicable Plans

The project is not located within any known basin management studies. Site design and drainage infrastructure improvements will adhere to Town requirements. See Pima County recommendations as located in Appendix 4.

7. VEGETATION

A. Vegetative Response

The highest quality vegetation is associated with the washes and Open Space area. The washes have been designated as Critical Resource Area (CRA) and will be preserved to the greatest extent possible. Preserving healthy mature vegetation capable of surviving for more than 5 years will be the preferred alternative to removal from the site. The areas most likely to have additional preservation will be adjacent to the washes.

The preferred option for transplanting healthy vegetation capable of surviving the process is direct transplant. If needed, a nursery will be utilized for storage until a final location is determined. Healthy Saguaro and Barrel cacti will be transplanted on-site. The preferred locations for direct transplant are the twenty-foot enhanced landscape buffer adjacent to the utility easement in Resort Gateway (East) and adjacent to the unnamed wash in Resort Gateway (West). Transplanting to this location will result in an instant, mature screen beneficial to neighboring properties and the proposed development. Trees identified in the Site Resource Inventory (SRI) as transplantable will be transplanted to the eastern buffer yard.

8. WILDLIFE

The 20.5-acre Open Space area is the largest undisturbed habitat in the area. Its preservation will ensure wildlife is minimally disturbed. Additionally, the Critical Resource Area creates wildlife corridors that connect the property southwest and northeast to the Catalina Mountains.

9. VIEWSHEDS

A. Viewshed Mitigation Impacts

i. Views and Vistas from Off-site

Off-site views and vistas are being preserved to the greatest extent possible. The site is designed in a manner that prevents prominent views of mountains and ridges from being visually impacted. Larger buildings have been strategically placed in the center of the Resort Gateway (East) and adjacent to Ina Road. Building step backs, and bulk reductions will also be utilized to create view corridors and frame views from public spaces when possible.



Architectural design elements will be incorporated that aid in the blending of the proposed structures into the scenery behind. This will include, in addition to other measures, items such as variable pitches and roof elevations, and the incorporation of natural materials into the façade.

ii. Areas of High Visibility

The areas of highest visibility are adjacent to Ina Road and from adjacent residential properties to the east. These areas are being screened to the greatest extent feasible by providing 6' screen walls adjacent to the neighbors and significant landscape buffers with continuous tree canopies and minimum thirty-six inch boxed trees or equivalent. Additionally, building placement and height will be cognizant of neighbors. The eastern property boundary of Resort Gateway (East) will be the primary receiving location for plants identified as transplantable during the SRI and NPPO process. This twenty-foot enhanced landscape buffer, continuous tree canopy, and corresponding easement will separate the existing and planned uses as well as create an instant mature screen.

This PAD does not require a view preservation plan, but view simulations were created to illustrate how development in highly visible areas will be mitigated. The two exhibits simulate views of what the development may look like. Development was digitally incorporated into a photograph in a side-by-side before and after simulation. Two views were created, one from the east and one from the west. Each view utilizes the concept that was most impactful to neighbors, i.e., where proposed development is closest to the property line. The first simulation was taken from the eastern property boundary and simulates Illustrative Site Plan (Concept A). The second simulation was taken from the western property boundary and simulates Illustrative Site Plan (Concept B). See *Exhibit II.9.A.ii: Massing Study 1 & 2*.

iii. Roadway Construction Compatibility and Post Construction Scarring Mitigation

Post-construction scarring will be kept to a minimum and any location that is not receiving a landscape treatment will be hydroseeded for natural revegetation. Any undisturbed areas and ESOS will be protected during grading and construction activities by fencing and flagging.

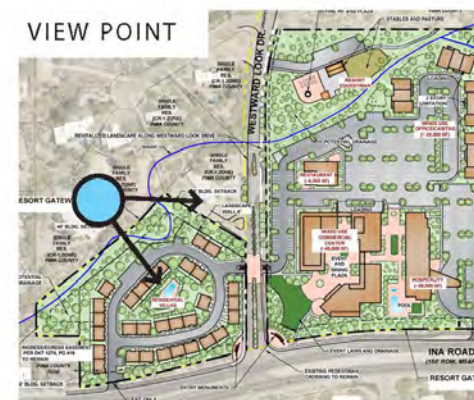
WESTWARD LOOK (RESORT GATEWAY ILLUSTRATIVE PLAN 'A') SIMULATION #1 (EASTERN PROPERTY BOUNDARY LOOKING WEST)



NOTE: Simulations and architecture are graphic in nature. They are based on pre-engineered conditions, preliminary development plans and data that has not been fully vetted through final development process. Existing elevations and finished floor elevations (FFE's) are not accounted for. Simulations are subject to change and may not accurately represent final developed conditions.



WESTWARD LOOK (RESORT GATEWAY ILLUSTRATIVE PLAN 'B') SIMULATION #2 (WESTERN PROPERTY BOUNDARY LOOKING SOUTHEAST)



NOTE: Simulations and architecture are graphic in nature. They are based on pre-engineered conditions, preliminary development plans and data that has not been fully vetted through final development process. Existing elevations and finished floor elevations (FFE's) are not accounted for. Simulations are subject to change and may not accurately represent final developed conditions.

10. TRAFFIC

A. Traffic Analysis Report

A traffic impact analysis (TIA) has been prepared by Kimley-Horn and Associates, Inc. and is included under a separate cover. As future development is only conceptual at this stage, Illustrative Plan B was used for traffic analysis since it generates more average daily trips than the other two illustrative site plan concepts. The total average daily traffic is estimated at approximately 2,932 vehicle trips per day.

B. Proposed Street Rights-of-Way

The existing roadway network has capacity to serve future development in the Resort Gateway portion of the property along Ina Road. The TIA recommends a 150-foot right-turn lane adjacent to the Resort Gateway (East) driveway on Ina Road. Westward Look Drive serves as the primary access point to the Resort and will continue to do so following future development. Westward Look Drive will remain as a private street with its current alignment and width. Future improvements to Westward Look Drive will include additional ingress/egress for future development in the Resort Gateway, landscaping, lighting, signage/monumentation, including an overhead arch sign over Westward Look Drive, and public art. The general dimensions of the overhead arch sign will be about 50 feet wide by 25 feet tall, and it is intended to enhance the entry experience on Westward Look Drive. The specifics of the design will be addressed in a master sign criteria proposal. Each illustrative concept contemplates varying locations for ingress/egress points along Ina Road. The ultimate location of these access points will be determined during the Final Site Plan phase in accordance with Town standards. Future streets or parking area access lanes (PAALs) will also comply with Oro Valley standards.

C. Bicycle and Pedestrian Connectivity

Bicycle connectivity will remain in the form of the existing Ina Road bicycle lanes. Cyclists coming to and from the site will be accommodated with bicycle parking areas in accordance with Town standards.

Pedestrian circulation is a key component to the PAD's goal of creating and maintaining sense of place. Future development will incorporate sidewalks linking visitors, residents and employees to new buildings and amenities as well as the existing path network circulating in and around the Resort. Sidewalk improvements along Ina Road will connect the property to the larger off-site pedestrian network.

11. RECREATION & TRAILS

A. Access to Off-site Trails

Pima Canyon Trail is the trail nearest to the property at a little over one-mile to the northeast. Access to this trail will remain as currently configured.



B. Proposed Ownership of Natural and Modified Open Space

The Open Space land use designated by the PAD and located in the northwest portion of the property will be owned and maintained by resort ownership. Resort ownership will also own and maintain open space associated with the Resort land use designation, including paths, trails, recreation and/or natural areas as well as event spaces. Open space incorporated into the Resort Gateway areas as part of future development will be owned and maintained by the property owner or homeowner/management association(s) created as part of said development. This includes landscape buffer yards, recreation areas, and all common areas.

12.SCHOOLS

A. Projected School Students Generated by Proposed Development

Using the formula provided by Amphitheater School District at the project’s maximum potential of 250 multifamily units the project would generate 27 Elementary, 17 Middle, and 10 High School students.

B. Remaining Capacity within the Area Schools Serving the Site

The table below identifies the schools serving the PAD property along with total school capacity and current space available.

Table: School Availability

School Name	Capacity	Spaces Available
Harelson Elementary	600	130
Cross Middle	770	77
Canyon del Oro High	2541	935

C. School District Letter

The school projection and capacity letter from the Amphitheater School District is provided below. (Note that the letter was done based on earlier higher projections of 288 residential units.) See Exhibit: School Capacity Letter.



LEGAL DEPARTMENT
Michelle H. Tong, J.D.
Associate to the Superintendent
General Counsel

(520) 696-5156 • FAX (520) 696-5074

701 W. Wetmore Road • Tucson, AZ 85705 • (520) 696-5000 • www.amphi.com

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DELIVERED VIA US MAIL AND ELECTRONIC MAIL

September 3, 2020

Adam Call
The Planning Center
2 E. Congress Ste. 600
Tucson, AZ 85201

RE: Westward Look Resort Planned Area Development

Dear Mr. Call:

I am responding to your request for information regarding the capacity of Amphitheater schools impacted by your proposed development.

Using 2000 demographic multipliers developed by the U.S. Department of Census, Bureau of Census, and adjusted for Amphitheater District's school organizational patterns, we project the following student populations to result from this project when built:

<u>Academic Level</u>	<u>288 Multifamily Units</u>
Elementary	31
Middle	20
High School	12

The census multipliers we use to obtain these projections are 0.1082 elementary students per household, 0.0694 middle school students per household and 0.0406 high school students per household.

The schools which would be impacted by this population are listed below, along with the physical capacity available at each school *presently*. Please note that these schools will also be impacted by other developments in this area which may have already been approved by the Council but which are not yet built.

Amphitheater High School • Canyon del Oro High School • Ironwood Ridge High School
Amphitheater Middle School • Coronado K-8 School • Cross Middle School • La Cima Middle School • Wilson K-8 School
Copper Creek Elementary • Donaldson Elementary • Harelson Elementary • Holaway Elementary • Innovation Academy • Keeling Elementary
Mesa Verde Elementary • Nash Elementary • Painted Sky Elementary • Prince Elementary • Rio Vista Elementary • Walker Elementary • Rillito Center

Amphitheater Unified School District does not discriminate on the basis of race, color, religion/religious beliefs, gender, sex, age, national origin, sexual orientation, creed, citizenship status, marital status, political beliefs/affiliation, disability, home language, family, social or cultural background in its programs or activities and provides equal access to the Boy Scouts and other designated youth groups. Inquiries regarding the District's non-discrimination policies are handled at 701 W. Wetmore Road, Tucson, Arizona 85705 by David Rucker, Equity & Safety Compliance Officer, (520) 696-5164, drucker@amphi.com, or Kristin McGraw, Executive Director of Student Services, (520) 696-5230, kmcgraw@amphi.com.



<u>School Name</u>	<u>School Capacity</u>	<u>Spaces Currently Available</u>
Harellson Elementary	600	130
Cross Middle	770	77
Canyon del Oro High	2541	935

If I can provide any additional information, please feel free to contact me.

Sincerely,

Kristin Magdziasz

Kristin Magdziasz
Administrative Assistant to the Legal Department

13.WATER

A. Domestic Water Demand

The Westward Look Resort will continue to operate under its current water demand for the foreseeable future. With no end-user(s) identified, demand for future development has not been determined and will be established during the Final Site Plan process.

B. Water Service Capacity

Water service is currently provided by the Metropolitan Water Improvement District (Metro Water). Capacity is available as specified under the conditions in the following capacity letter. Metro Water is designated by the Arizona Department of Water Resources (ADWR) as having an Assured Water Supply.





In Email

August 31, 2020

Adam Call
The Planning Center
2 E. Congress, Suite 600
Tucson, AZ 85701

**Re: ±74.57 acres at 245 E Ina Road (Westward Look Resort)
CAP20-02**

Dear Mr. Call,

The Metropolitan Domestic Water Improvement District (MDWID) is certified to provide water to the above referenced property and is designated as having a 100-year assured water supply.

Any onsite or offsite requirements deemed necessary to provide the domestic and fire flow water supply will be determined at the time of improvement plan submittal or whenever application for water service is received, and will be the financial responsibility of the owner or those developing the property. Pipe sizing and system augmentation, if necessary, will be based on calculated demand for both domestic and fire flows as needed to adequately supply this area.

If an improvement plan has not been submitted within 2 years after the date of this letter, a reevaluation and reissuance of this will-serve letter will be necessary.

Please let me know if you have any questions or concerns at 575-8100.

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy Dinkel", is written over a blue circular stamp or seal.

Timothy Dinkel, P.E.
Civil Engineer

Enclosure

c: Project File

Metropolitan Domestic Water Improvement District
P.O. Box 36870 Tucson, Arizona 85740 (520) 575-8100 (520) 575-8454 FAX www.metrowater.com

14. SEWER

A. Method for Providing Sewer Service

Sewer service for the entire property is provided by the existing public and private sewer network located on-site. Connection to the off-site sewer network will be via an eight-inch public line in Westward Look Drive at manhole 9055-12, located at the intersection of Westward Look Drive and Ina Road. See Exhibit: Sewer

B. Pima County Regional Wastewater Reclamation Department Letter

See Exhibit: Wastewater Capacity Letter. See Appendix 4: Pima County Zoning recommendations.



JACKSON JENKINS
DIRECTOR



PH: (520) 724-6500
FAX: (520) 724-9635

August 20, 2020

Adam Call
The Planning Center
2 E Congress Street, Suite 600
Tucson, Arizona 85701

Sewerage Capacity Investigation No. P20WC00161 Type I

**RE: Westward Look PAD, Parcels 225500120, 225500130, 225500180, 225500200, 22550021A
Estimated Flow 62,208 gpd (ADWF).**

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor.

Capacity is currently available for a project this size in the public sewer M-456, downstream from manhole 9055-12.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner Sr.

15. BUFFER YARDS

A. Buffer Yards Requirements

Landscape buffer yards will be designed to separate and screen future development from surrounding uses as well as provide visibility along Ina Road.

Separation between existing resort buildings and neighboring residents is already established. Resort buildings cover much of the Resort designation's developable portions, leaving the southern Resort area for future expansion and possibly the northernmost parking lot. Buffer yards in the Resort land use will take the form of existing landscape or natural areas between the resort and neighbors to the north and east.

For the Resort Gateway, buffer yards will be utilized to soften the transition between adjacent residential areas and future development as well as enhance the frontage along Ina Road. Where future development abuts existing residential areas, a six-foot screen wall is required. The landscape buffer will be comprised of existing natural vegetation and enhanced landscaping to screen future development. When future development is not separated from existing residential by a wash or roadway, a continuous tree canopy will be provided. Minimum widths are described in the buffer yard cross sections (see *Exhibit II.15.B: Buffer Yard Cross-Sections*). Where future development fronts Ina Road, a twenty-five-foot buffer yard is required. Where future development fronts Westward Look Drive, a minimum ten-foot buffer yard is required. A continuous tree canopy and twenty-foot enhanced landscape buffer is required adjacent to the eastern property boundary. The overall width of the eastern buffer yard (natural and enhanced) will be fifty-feet. Additionally, all nursery stock trees in this buffer shall be a minimum box size of thirty-six inches or equivalent. The Open Space land use separates western neighbors from the existing resort. Due to the natural setting and limits on development, the balance of the bufferyard will be enhanced with additional vegetation.

No internal buffer yards are required between PAD land uses

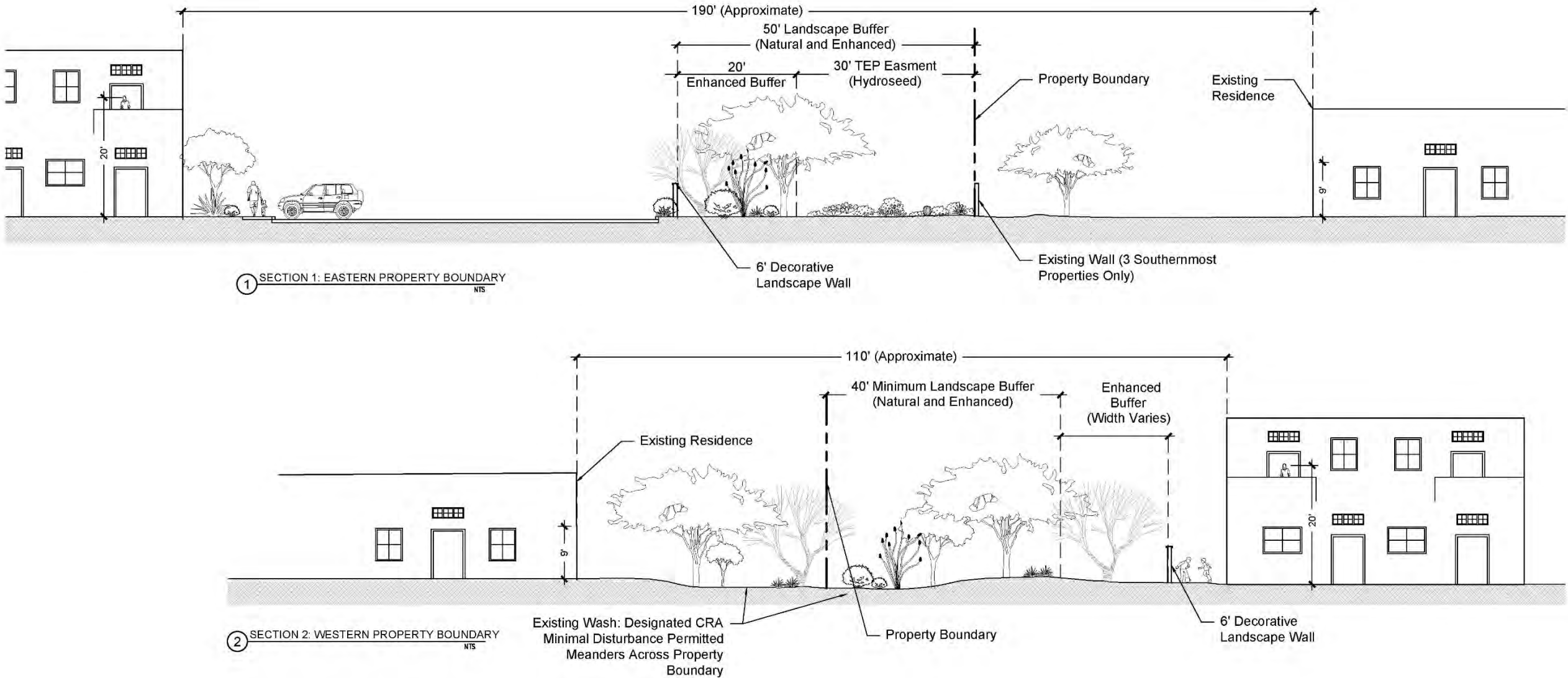
A. Buffer Yard Cross-Sections

See *Exhibit II.15.B: Buffer Yard Cross-Sections*.



LANDSCAPE SECTIONS

NOTES
DISTANCES FROM NEIGHBORING RESIDENCES WERE OBTAINED USING PUBLICLY AVAILABLE MAPPING SOURCES (PIMA MAPS) AND AERIAL PICTOMETRY. A BOUNDARY SURVEY AND ENGINEERED SITE PLAN WILL YIELD EXACT DISTANCES AND WERE NOT UTILIZED FOR THIS EXERCISE.



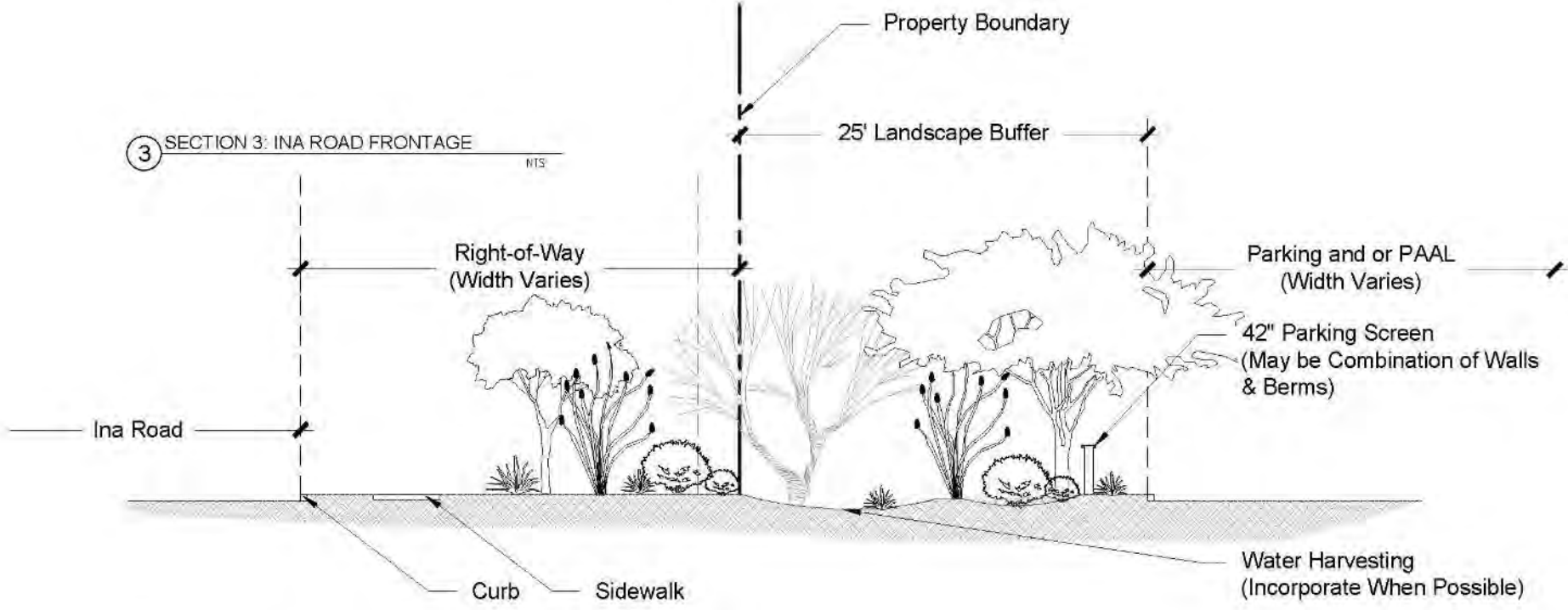
WESTWARD LOOK

PROJECT: WWL-01 DATE: 01.19.2021
FILE NAME: WWL-01-BUFFERYARD SECTIONS.DWG

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY.



LANDSCAPE SECTIONS



NOTES

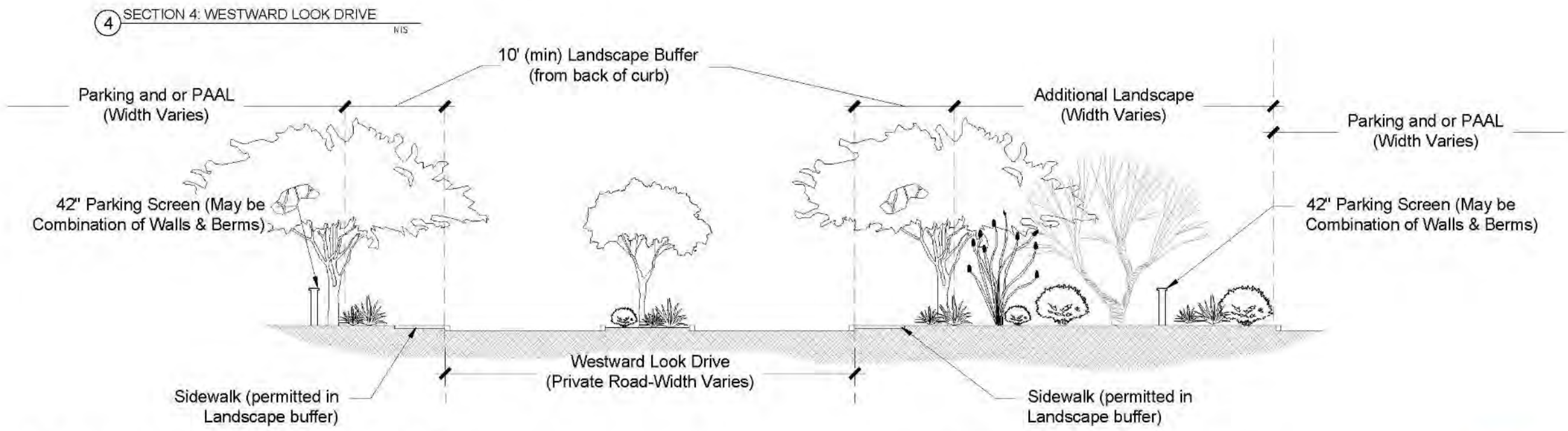
LANDSCAPE BUFFERS WILL BE A COMBINATION OF NATURAL EXISTING VEGETATION AND ENHANCED LANDSCAPE. FOR SIMPLICITY, THE TWO BUFFER TYPES HAVE BEEN INCORPORATED INTO ONE SINGLE ENTITY.

WATER HARVESTING WILL BE INCORPORATED INTO LANDSCAPE BUFFERS WHEN POSSIBLE.

PARKING SCREENS MAY BE A COMBINATION OF BERMS AND WALLS. WALLS WILL BE DECORATIVE AND INCORPORATE HORIZONTAL OFFSETS.

LANDSCAPE SECTIONS SHOW PARKING AND PAALS ADJACENT TO LANDSCAPE BUFFERS. WHERE RESIDENTIAL USES ARE ADJACENT TO LANDSCAPE BUFFERS, A 6' SCREEN IS REQUIRED. 6' SCREENS ADJACENT TO INA ROAD AND WESTWARD LOOK DRIVE MAY UTILIZE VIEW FENCING.

AREAS BETWEEN MINIMUM LANDSCAPE BORDER AND SCREEN WALL SHALL BE LANDSCAPED.



WESTWARD LOOK

PROJECT: WWL01 DATE: 10/13/2020
FILE NAME: WWL01 BUFFER/PAAL SECTIONS.DWG

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY.



16. PARKING STANDARDS

Parking will be determined once end-users for the Resort Gateway areas are known. The Planning & Zoning Administrator shall have the ability to review and administratively approve alternative parking calculations for the Resort Gateway within the Westward Look PAD.

Parking lights located within eighty-five feet of existing residential property shall be limited in height to five feet to limit light trespass.

17. WATER CONSERVATION STANDARDS

A. Low Water Use Plants

In accordance with Section 27.6 of the OVZC, the plant palette will consist of predominately low water use, native and regionally adapted plants. The plants will be located relative to their functionality and the uses associated with the development areas within which they are planted. The use of low water use plants in locations appropriate with their species characteristics provides for the conservation of potable water while assuring the survivability and long-term health of such plant material.

B. Rainwater Harvesting

In accordance with Section 27.6 of the OVZC, a number of passive rainwater harvesting techniques will be employed to direct and capture rainfall for the benefit of the landscape, including curb cuts, flush curbs, recessed planting areas, minimized compaction of planting areas, and semi-pervious pavers. Semi-pervious pavers may be incorporated in areas adjacent to water harvesting basins and as architectural details in the ground plane. Semi-pervious pavers can be incorporated in focal areas like clubhouse amenities, commercial patios, and areas where people will congregate. The design of semi-pervious pavers shall complement the overall aesthetic of the development area they are located in.

18. ARCHITECTURAL GUIDELINES

The Westward Look PAD shall be subject to the Town of Oro Valley Addendum “A” Design Standards adopted in July 2011 except as modified herein. The overall design elements shall exhibit a coordinated and unified theme that reinforces the Southwestern theme of the overall project with features including, but not limited to, signage, landscaping, screening, and lighting. Representative imagery and information have been included. See *Exhibit II.18: Representative Imagery*.

The following shall be incorporated into the design:

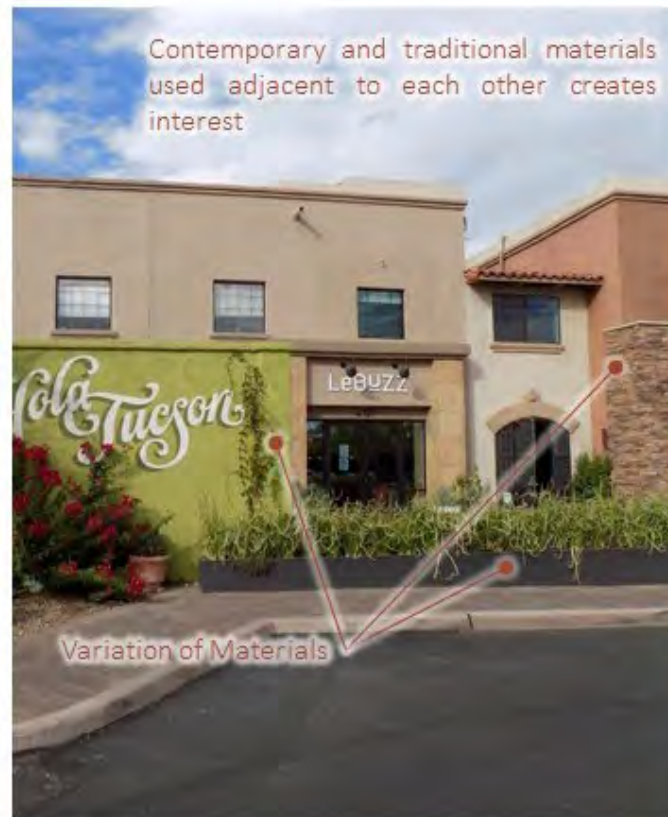
- All rooftop or ground mounted electrical or mechanical equipment shall be screened from public view. A combination of vegetative and constructed screens is permitted.
- Electrical services shall be screened or painted to match buildings.
- The entire PAD shall be designed in an architectural style compatible with existing development in the area.
- An integrated design theme shall be employed through the use of similar materials, shapes, details, and colors identified in the representative imagery
- The use of water features is permitted within the Resort area.
- Contemporary use of traditional materials is permitted to add variation and interest.
- Balconies are not permitted on the east side of buildings located within eighty-five feet of the eastern property boundary in Resort Gateway East.



Overall Scale & Variation



Development should promote and be designed for human-scale by utilizing variation in materials, articulating roof lines and design elements, and providing pedestrian access at varied locations





Pedestrian Areas (Plazas and Courtyards)





Signs that contribute to the overall aesthetic of the development are encouraged



Signage



Artistic signage, including murals is encouraged



Bright colors are permitted for signage and accents



Variation of Styles



19. DESIGN REVIEW

The property owner, in collaboration with the project consultant team and a representative of the Westward Look Heights neighborhood, will review and approve all details of project design through a self-certification process prior to Town submittal. A copy of the self-certification will be provided to the Town of Oro Valley at the time of plan submittal, advising whether the design conforms to the project's guidelines. Town approval of the self-certification process is required and its approval is not subject to the outcome of the self-certification.

A. Interpretations and Amendments

The regulations and guidelines provided within this PAD supersede existing regulations within the OVZC. If an issue arises regarding definitions, conditions, standards and/or situations not addressed in this PAD, those in the OVZC or other Town regulations shall prevail, as interpreted by the Planning and Zoning Administrator.

B. Amendments

Amendments to this PAD may be necessary over time to respond to changing market demands, or financial conditions, or to respond to the unanticipated needs of new users. Non-substantial changes to the PAD shall be approved by the Town of Oro Valley Planning and Zoning Administrator and may include the following:

- Modifications to tax code parcel boundaries, including changes to interior boundaries or combining parcels, except that changes to the PAD perimeter boundary may not be considered a minor amendment or non-substantial change to the PAD.
- All permitted uses in this PAD may be allowed as substitutes for those depicted in the Illustrative Site Plan concepts, provided that the final site plan is in substantial conformance with the approved illustrative concepts in this PAD and meets the following criteria:
 - No further increases in FAR or approved maximum total square footage;
 - No further increases in approved height;
 - No changes to approved ingress/egress except for along Ina Road;;
 - No further reductions in building setbacks; and
 - No modifications to enhanced landscape buffer yards.

APPENDICES



1. APPENDIX 1 – CLASS III CULTURAL RESOURCES INVENTORY

STATE HISTORIC PRESERVATION OFFICE SURVEY REPORT SUMMARY FORM

1

1. REPORT TITLE

1a. Report Title: Archaeological Survey for the Wyndham Grand Westward Look Resort and Spa Development Project in Pima County, Arizona

1b. Report Author: David M. R. Barr M.A., RPA

1c. Date: 10/29/2020 (revised) **1d. Report No.:** 20-442

2. PROJECT REGISTRATION/PERMITS

2a. ASM Accession Number: N/A

2b. AAA Permit Number: N/A

2c. ASLD Permit Number(s): N/A

2d. Other Permit Number(s): N/A

3. ORGANIZATION/CONSULTING FIRM

3a. Name: SWCA Environmental Consultants (SWCA)

3b. Internal Project Number: 61803

3c. Internal Project Name: Wyndham Westward Look Archaeological Survey

3d. Contact Name: David Barr

3e. Contact Address: 343 West Franklin Street, Tucson, AZ 85701

3f. Contact Phone: (520) 325-9194

3g. Contact Email: dbarr@swca.com

4. SPONSOR/LEAD AGENCY

4a. Sponsor: Westward Look Wyndham Grand Resort and Spa

4b. Lead Agency: Pima County

4c. Agency Project Number(s): N/A

4d. Agency Project Name: N/A

4e. Funding Source(s): Private

4f. Other Involved Agencies: N/A

4g. Applicable Regulations: Pima County cultural resources review requirements

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5. DESCRIPTION OF PROJECT OR UNDERTAKING: Westward Look Wyndham Grand Resort and Spa (Westward Look) is proposing the development of approximately 38.6 acres of private land in unincorporated Pima County, Arizona. The proposed development plan requires review and approval by Pima County. Westward Look contracted SWCA to conduct a cultural resources survey of the project area to identify whether any cultural properties are present that are listed in or eligible for listing in the National Register of Historic Places [NRHP]).

6. PROJECT AREA: The project area includes four parcels that total approximately 38.6 acres: parcel nos. 225-50-021A, 225-50-0120, 225-50-0180, and 225-50-0200. For the purpose of the survey, SWCA assumed that the entirety of each parcel could be developed.

7. PROJECT LOCATION

7a. Address: North Westward Look Drive

7b. Route: Not Applicable

7c. Mileposts Limits: Not Applicable

7d. Nearest City/Town: Oro Valley (to the north) **7e. County:** Pima County

7f. Project Locator UTM: 503089 Easting, 3577947 Northing **7g. NAD 83** **7h. Zone:** 12S

7i. Baseline & Meridian: Gila and Salt River

7j. USGS Quadrangle(s): Tucson North

7k. Legal Description(s): The project area is in Section 36, Township 12 South, Range 13 East, Gila and Salt Meridian, U.S. Geological Survey (USGS) Tucson North, Arizona, 7.5-minute quadrangle.

8. SURVEY AREA

8a. Total Acres: 38.6 acres

8b. Survey Area.

1. Land Jurisdiction	2. Total Acres Surveyed	3. Total Acres Not Surveyed	4. Justification for Areas Not Surveyed
Private	38.6 acres	0 acres	Not applicable

9. ENVIRONMENTAL CONTEXTS

9a. Landform: Project area is located on the gently sloping alluvial piedmont of the Santa Catalina Mountains, with low, broad ridges, and northeast-southwest-flowing drainages. Residential and commercial development is adjacent to the project area.

9b. Elevation: Elevation ranges from 2,590 to 2,600 feet above mean sea level

9c. Surrounding Topographic Features: The project area is situated between residential development and the Westward Look Resort Condominium Hotel and associated infrastructure.

9d. Nearest Drainage: Pima Wash, located 580 m east of the project area

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9e. Local Geology: The project area is on the southeastern piedmont of the Santa Catalina Mountains on early Pleistocene to late Miocene basin alluvium.

9f. Vegetation: The survey area is within an area that contains vegetation characteristic of the paloverde-cacti-mixed scrub association within the Arizona Upland subdivision of the Sonoran Desertscrub biotic community (Brown 1994). The dominant vegetation within the survey area consists of velvet mesquite (*Prosopis velutina*), foothill paloverde (*Cercidium microphylla*), blue paloverde (*Cercidium floridum*), cholla (*Cylindropuntia* sp.), saguaro (*Carnegiea gigantea*), burrobrush (*Ambrosia dumosa*), and prickly pear cactus (*Opuntia* sp.). Other vegetation observed within the survey area includes brittlebush (*Encelia* sp.), broom snakeweed (*Gutierrezia sarothrae*), triangle-leaf bursage (*Ambrosia deltoidea*), Christmas cactus (*Cylindropuntia leptocaulis*), and hedgehog cactus (*Echinocereus triglochidiatus*).

9g. Soils/Deposition: Soils in the project area are mapped as Palos Verdes-Jaynes complex, 2 to 8 percent slopes (Natural Resources Conservation Service 2020). These soils typically consist of a thin (0- to 3-inch) upper horizon of gravelly sandy loam, overlying up to 15 inches of gravelly sandy clay loam. These soils are not prime farmland.

9h. Buried Deposits: Unlikely

9i. Justification: The project area is located on Pleistocene alluvial deposits that are unlikely to contain buried deposits, with no associated surface expression.

10. BUILT ENVIRONMENT: The southeast parcel contains a paved parking lot, horse corrals and associated buildings, basketball and tennis courts, and improved access roads. The southwestern and northwestern parcels contain hiking and horseback riding trails.

11. INVENTORY CLASS COMPLETED

11a. Class I Inventory: ☐

11b. Researcher(s): David Barr

11c. Class II Survey: ☐

11d Sampling Strategy:

11e. Class III Inventory: ☒

12. BACKGROUND RESEARCH SOURCES

12a. AZSITE: ☒

12b. ASM Archaeological Records Office: ☐

12c. SHPO Inventories and/or SHPO Library: ☐

12d. NRHP Database: ☒

12e. ADOT Portal: ☐

12f. Historical Maps: The Township 12 South, Range 13 East, Gila and Salt River Meridian 1914 General Land Office map does not depict any development within Section 36, with the exception of the long-established Oracle Road, which is west of the current project area. In addition, the 1957 USGS Tucson North, Arizona, 7.5-minute quadrangle was examined. The map did not depict any

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development within the current survey areas; however, an unimproved road is depicted in the center of the section leading to the Westward Look Resort. The 1957 USGS Mt. Lemmon, Arizona, 15-minute quadrangle was also examined. Residential development was depicted west of the project area, along with the unimproved road leading to the Westward Look Resort.

12g. Land-Managing Agency Files: Not Applicable

12h. Tribal Cultural Resources Files: Not Applicable

12i. Local Government Websites: Not Applicable

12j. Other: Not Applicable

13. BACKGROUND RESEARCH RESULTS

According to a search of the archaeological site files and records retained at the Arizona State Museum (ASM), 51 archaeological survey projects were conducted within a 1-mile radius of the project area between 1981 and 2013. Previous survey work was conducted in support of park improvements, road construction and improvements, residential and commercial development, proposed school construction, electrical line installation, and cellular tower construction. Approximately 0.6 acre of the current project area was surveyed in 2001 in support of a ballroom and parking lot for the Wyndham Westward Look resort (ASM Accession No. 2001-096.ASM [Stephen 2001]). The survey did not identify any cultural resources (Stephen 2001). Within the 1-mile radius, approximately 25 percent has been surveyed.

Eight archaeological sites have been identified within a 1-mile radius of the project area, none of which are in the current project area. Four of the sites are prehistoric manifestations consisting of artifact scatters. Four are historic-era manifestations and consist of two road alignments and two remnants of residential structures.

13a. Previous Projects within Project Area

1. Project Reference Number	2. Project Name	3. Author(s)	4. Year
2001-096.ASM	Westward Look Resort	Stephen	2001

13b. Previously Recorded Cultural Resources Within Project Area

1. Site Number/Name	2. Affiliation	3. Site Type	4. Eligibility Status	5. Associated Reference(s)
None	—	—	—	—

13c. Historic Buildings/Districts/Neighborhoods

1. Property Name or Address	2. Year	3. Eligibility Status
None	—	—

14. CULTURAL CONTEXTS

14a. Prehistoric Culture: Hohokam

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14b. Protohistoric Culture: O'odham

14c. Indigenous Historic Culture: Tohono O'odham

14d. Euro-American Culture: Hispanic, Anglo-American, Mexican

15. FIELD SURVEY PERSONNEL

15a. Principal Investigator: David Barr

15b. Field Supervisor: Heather West

15c. Crew: Not Applicable

15d. Fieldwork Date(s): 06/16/2020

16. SURVEY METHODS

16a. Transect Intervals: <20 m apart

16b. Coverage (%): 100

16c. Site Recording Criteria: ASM

16d. Ground Surface Visibility: Good (85%)

16e. Observed Disturbances: Development associated with Westward Look Resort; hiking and equestrian trails.

17. FIELD SURVEY RESULTS

17a. No Cultural Resources Identified: ☐

17b. Isolated Occurrences (IOs) Only: ☒

17c. Number of IOs Recorded: Six

18. COMMENTS: A cultural resources survey of the 38.6-acre survey area resulted in identification of seven isolated occurrences (IOs) of artifacts. There are no previously recorded sites or historic-era buildings or structures within or near the project area. The IOs consist of one prehistoric manifestation, five, historic-era manifestations, including the old entrance gate to the resort, and one *descanso*. The IOs are not recommended eligible for the NRHP. However, because of the sensitive nature of *descansos*, IO 6 should be avoided out of respect for the family of the deceased. If avoidance is not possible, an attempt to contact the family should be made so that a plan to move the memorial can be developed.

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18a. Isolated occurrences.

IO Number	Description	Area of dispersal	Easting	Northing
1	One matchstick filler solder-dot can (1917-ca. 1985 [Reno 2012]) measuring 2- 15/16 inches × 3-14/16 inches, eight steel oil cans, four church key-opened beverage cans, one aerosol can, and one bi-metal can.	10 × 4 m	502883	3578277
2	Two metal jar lids, two brown bottle bases, one brown bottle base with interlocking CG on base (Glass Containers Corporation [1945-1971+]), three oil cans, two sardine cans, seven steel church key-opened beverage cans, and one matchstick filler solder-dot can (1917-ca. 1985 [Reno 2012]) measuring 2-15/16 inches × 3-14/16 inches.	4 m	502914	3578304
3	Two quartzite cortical flakes.	1 m	503054	3578346
4	Two steel church key-opened beverage cans and one brown glass fragment.	1 m	502909	3577931
5	One Owen Illinois brown glass bottle base (1936 or 1946), six fragments from a colorless milk jug, and one whiteware shard.	4 m	503069	3577870
6	One <i>descanso</i> (roadside shrine) along Ina Road. The <i>descanso</i> consists of a cross constructed out of 3-inch milled lumber with a wooden plaque embossed with MATTHEW. Above the plaque is a poem from Matthew's father and below the plaque are two photos of Matthew; one from 2003 (possibly graduation) with LOVE YA BIG GUY – DAD and one with Matthew as a small child with RUNNING TO THE FATHER – LOVE AMBER & PATTY.	–	503194	3577845
7	The original Westward entry gate that consists of two slightly curved, "L"-shaped stone entry gate wingwalls. The walls are spaced 4.5 m apart and have remnant of asphalt in front of opening. The slightly curved walls measure approximately 3 m long and the "L"-shaped walls measure 2 m long. Both walls are approximately 74 cm wide. The walls are constructed out of unshaped stone cemented together and have a max height of 1.6 m (Figure 5).	1.5 × 10 m	502857	3577841

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SWCA recommends no additional cultural resources work. However, if previously undocumented buried cultural resources are identified during ground-disturbing activities, all work in the immediate vicinity of the discovery should stop until the find can be evaluated by a professional archaeologist.

SECTION 19. ATTACHMENTS

19a. References: ☒

19b. Project Location Maps: ☒ Figures 1-2

19c. Land Jurisdiction Map: ☒ See Figure 2

19d. Background Research Map(s): ☒ Figure 3

19e. GLO Map(s): ☐

19f. Results Map: ☒ see Figure 2

19g. Photographs of the project area: Figure 4 and Figure 5

SECTION 20. CONSULTANT CERTIFICATION

I certify the information provided herein has been reviewed for content and accuracy and all work meets applicable agency standards.



S. Jerome Hesse
Principal Investigator

SECTION 21. DISCOVERY CLAUSE

In the event that previously unreported cultural resources are encountered during ground-disturbing activities, all work must immediately cease within 30 meters (100 feet) until a qualified archaeologist has documented the discovery and evaluated its eligibility for the ARHP in consultation with the lead agency, the State Historic Preservation Office (SHPO), and Tribes, as appropriate. Work must not resume in this area without approval of the lead agency.

If human remains are encountered during ground-disturbing activities, all work must immediately cease within 30 meters (100 feet) of the discovery and the area must be secured. The ASM, lead agency, SHPO, and appropriate Tribes must be notified of the discovery. All discoveries will be treated in accordance with the Native American Graves Protection and Repatriation Act (Public Law 101-601; 25 United States Code 3001-3013) or Arizona Revised Statutes 41-844 and 41-865, as appropriate, and work must not resume in this area without authorization from the ASM and the lead agency.

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References Cited

Brown, D. E.

- 1994 *Biotic Communities: Southwestern United States and Northwestern Mexico*. University of Utah, Salt Lake City.

Natural Resources Conservation Service

- 2020 Web Soil Survey. Available at: <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. Accessed July 1, 2020.

Reno, Ron

- 2012 Simones Can Dating Key. *In-Situ*. Spring 2012, Vol. 16, No. 1. Newsletter of the Nevada Archaeological Association.

Stephen, David V. M.

- 2001 *Letter Report for Westward Look Resort Project*. Report No. 011320. Professional Archaeological Services and Technologies, Tucson, Arizona.

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Figure 1. Project location map.

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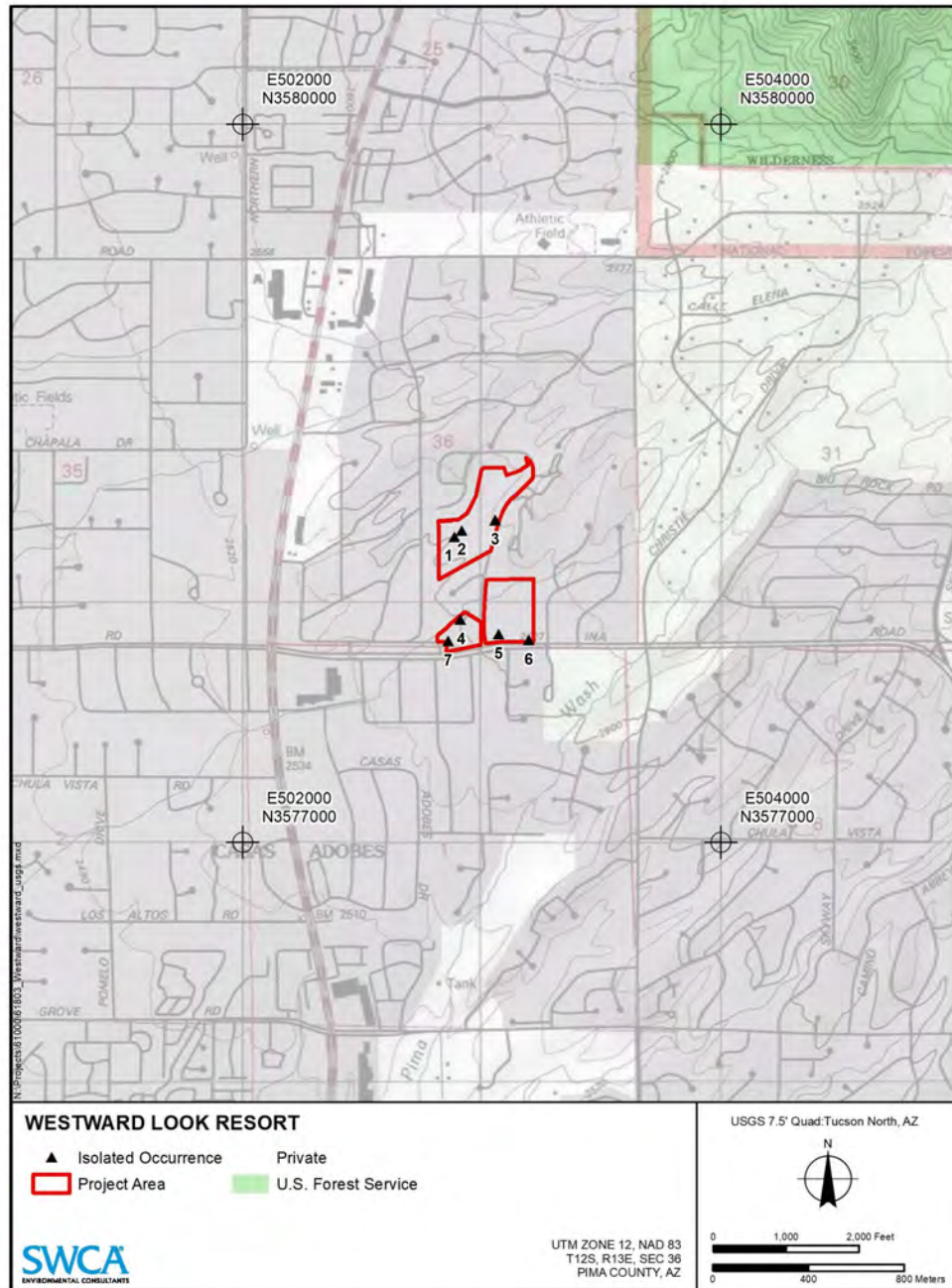


Figure 2. Project area map.

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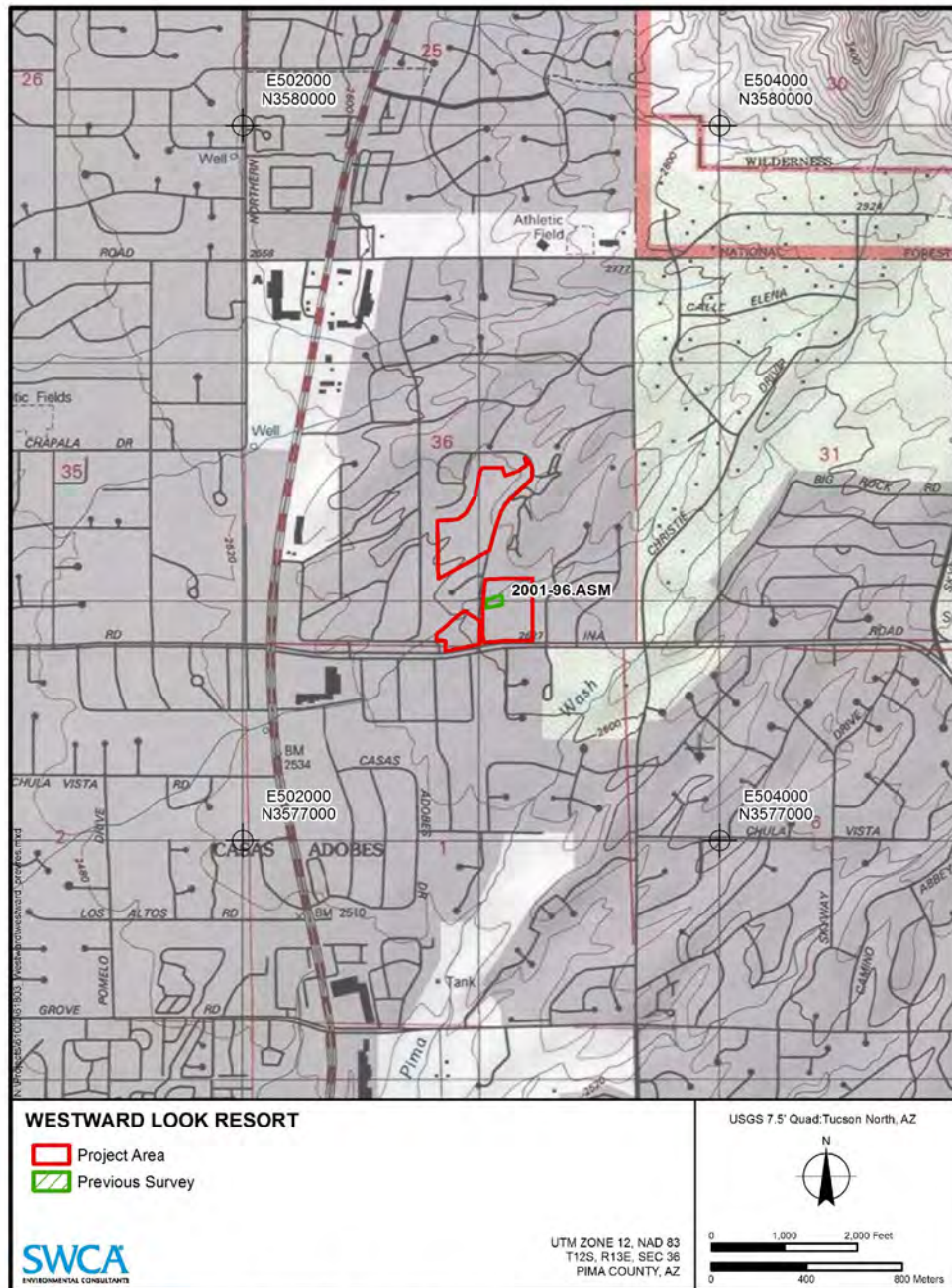


Figure 3. Previous surveys within the current project area.

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Figure 4. Overview of project area, facing west.

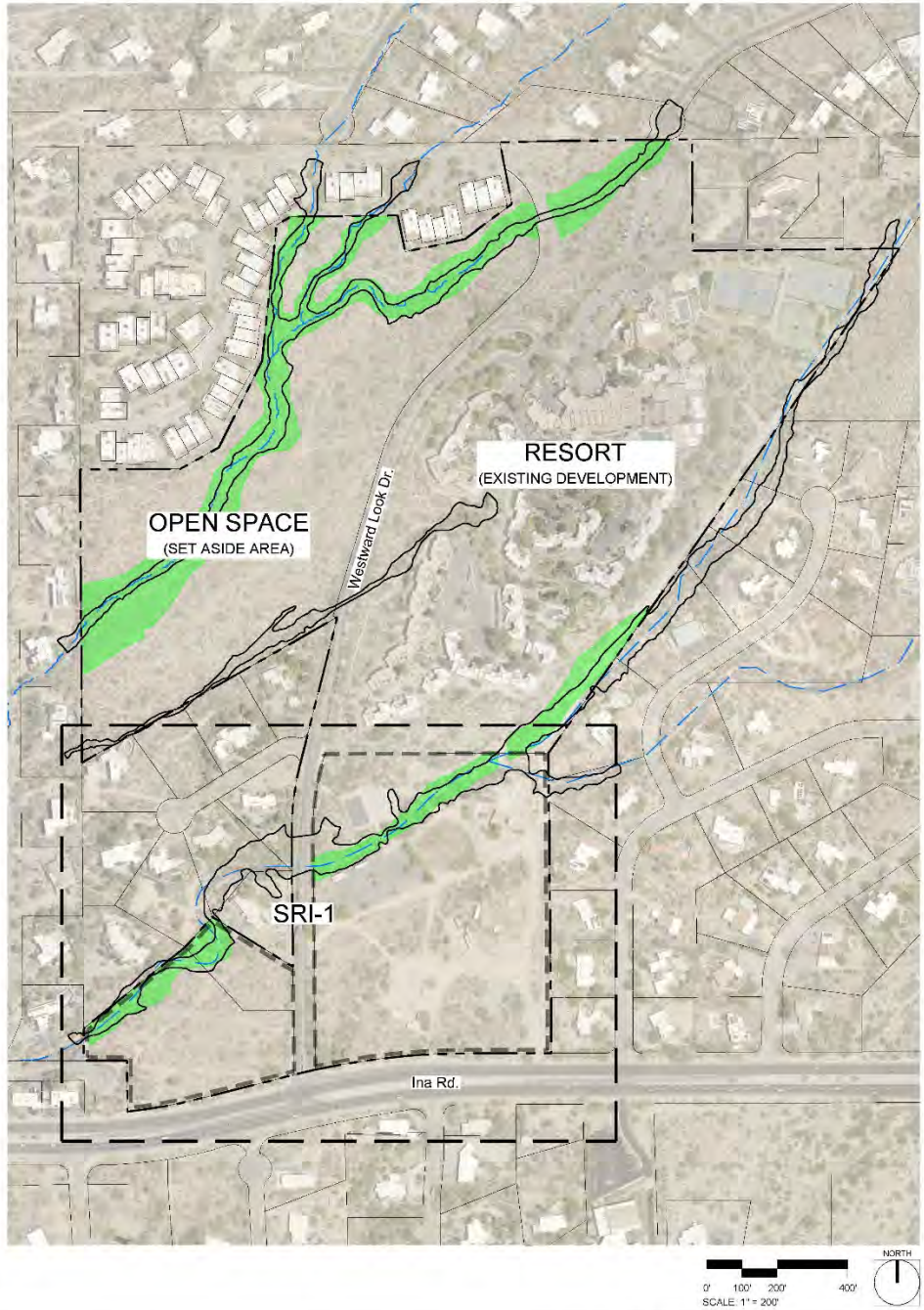


Figure 5. Overview of original entry gate, facing east.

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SITE RESOURCE INVENTORY
WESTWARD LOOK RESORT



GENERAL NOTES

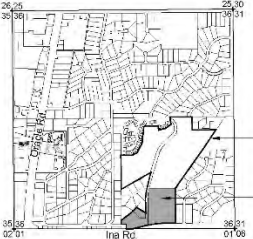
1. Zoning: The existing zoning is Pima County CR-1 Single Residence Zone. The proposed zoning is PAD - Westward Look.
2. Assessor's Parcel Numbers (APN): 225-50-0120, 225-50-0130, 225-50-0200, 225-50-0180 & 225-50-021A.
3. Area: The project area is approximately 75.52 acres.
4. Land Use: Existing resort and vacant land

SRI Notes

1. The site consists of the entire Westward Look Resort property. The scope of this inventory is isolated to the portions of the property identified as Development Areas as shown on herein.
2. The site is located within a Developed Area (Non-Wildlife Permeable).
3. There are no Distinct Native Plant Stands on-site.
4. This property is not subject to Environmentally Sensitive Lands (ESL) regulations.
5. This aerial photo is less than two years old.
6. This site contains no rock outcroppings.
7. The site has slopes greater than 15%. No slopes greater than 15% are present in the Development Area.
8. The site features a combination of constructed and native landscape. Areas of constructed landscape have been excluded from this inventory. The northwest portion of the property has been set aside as open space and has also been excluded from this inventory. Native plant species present include: saguaros (*Carnegiea gigantea*), mesquite trees (*Prosopis velutina*), foothills palo verde trees (*Parkinsonia microphylla*), catclaw acacia (*Acacia greggii*), creosote (*Larrea tridentata*), barrel cactus (*Ferocactus wislizeni*), and various cholla species (*Cylindropuntia*). Significant species are identified on the map.
9. Disposition of vegetation is subject to change based on final improvement plans and engineering.
10. All site plans submitted with the PAD are conceptual. Disposition and mitigation calculations for SRI will be determined at the submittal of development plans and will be referenced on the NPPP.

INVENTORY TABLE

NUMBER	SPECIES	HEIGHT	CALIPER	TRUNK	VIABILITY	TRANSPLANT	DISPOSITI	ARMS	NOTE1	NOTE2	NOTES
101	CERODIUM MICROPHYLLUM	12	12	MULTI	MEDIUM	LOW	NV	0	MISTLETOE	DEAD LIMB	
102	CERODIUM MICROPHYLLUM	16	21	MULTI	HIGH	LOW	NV	0	POOR FORM	LOW BRANCHING	
103	CERODIUM MICROPHYLLUM	19	24	MULTI	HIGH	MEDIUM	TOS	0	LARGE SIZE		
104	CARNEGIEA GIGANTEA	16	0	SINGLE	HIGH	HIGH	TOS	4			
105	CERODIUM MICROPHYLLUM	16	35	SINGLE	LOW	LOW	TOS	0	MISTLETOE	MISTLETOE	
106	CERODIUM MICROPHYLLUM	17	25	SINGLE	LOW	LOW	TOS	0	MISTLETOE	DIEBACK	
107	CERODIUM MICROPHYLLUM	14	19	SINGLE	MEDIUM	MEDIUM	TOS	0	MISTLETOE		
108	CERODIUM MICROPHYLLUM	12	15	MULTI	LOW	LOW	NV	0	MISTLETOE	DIEBACK	
109	PROSOPIS VELUTINA	15	15	MULTI	LOW	LOW	NV	0	DEAD TRUNK	DIEBACK	
110	CERODIUM FLORIDUM	13	18	MULTI	MEDIUM	MEDIUM	TOS	0	DIEBACK		soil
111	CERODIUM MICROPHYLLUM	17	16	MULTI	MEDIUM	LOW	NV	0	DIEBACK		soil
112	CERODIUM MICROPHYLLUM	18	12	MULTI	LOW	LOW	NV	0	DIEBACK	DEAD LIMB	soil
113	CERODIUM MICROPHYLLUM	15	16	MULTI	MEDIUM	LOW	TOS	0	INTERFERENCE	POOR FORM	soil
114	CARNEGIEA GIGANTEA	19	0	SINGLE	HIGH	MEDIUM	TOS	2			soil
115	PROSOPIS VELUTINA	13	16	SINGLE	MEDIUM	MEDIUM	TOS	0			soil age
116	CERODIUM MICROPHYLLUM	15	19	MULTI	MEDIUM	MEDIUM	TOS	0	POOR FORM		soil
117	PROSOPIS VELUTINA	15	25	SINGLE	MEDIUM	LOW	NV	0	POOR FORM	LARGE SIZE	soil
118	PROSOPIS VELUTINA	19	15	MULTI	MEDIUM	LOW	NV	0	POOR FORM	LARGE SIZE	age
119	CERODIUM MICROPHYLLUM	18	17	MULTI	MEDIUM	MEDIUM	TOS	0	MISTLETOE	DIEBACK	
120	CERODIUM FLORIDUM	18	15	SINGLE	LOW	LOW	NV	0	DEAD TRUNK	DIEBACK	
121	CERODIUM FLORIDUM	15	14	SINGLE	LOW	LOW	NV	0	DEAD TRUNK	DIEBACK	
122	CERODIUM MICROPHYLLUM	16	15	MULTI	MEDIUM	LOW	TOS	0	MISTLETOE		soils
123	PROSOPIS VELUTINA	15	18	MULTI	MEDIUM	LOW	TOS	0	BARK BEETLE		
124	CERODIUM MICROPHYLLUM	16	25	MULTI	MEDIUM	LOW	TOS	0	DIEBACK	POOR FORM	
125	CERODIUM MICROPHYLLUM	12	13	MULTI	MEDIUM	LOW	TOS	0	DIEBACK	POOR FORM	
126	PROSOPIS VELUTINA	15	16	MULTI	MEDIUM	LOW	TOS	0	DIEBACK	BARK BEETLE	
127	CERODIUM MICROPHYLLUM	18	18	MULTI	MEDIUM	LOW	TOS	0	DIEBACK		age
128	CERODIUM FLORIDUM	19	30	SINGLE	MEDIUM	LOW	TOS	0	DIEBACK		trunk size
129	CERODIUM FLORIDUM	15	13	SINGLE	MEDIUM	LOW	TOS	0	DIEBACK	DAMAGED	trunk size
130	CERODIUM FLORIDUM	16	18	MULTI	MEDIUM	LOW	TOS	0	DIEBACK	DAMAGED	
131	PROSOPIS VELUTINA	25	50	MULTI	LOW	LOW	TOS	0	DIEBACK	DAMAGED	huge old beast
132	PROSOPIS VELUTINA	22	30	SINGLE	LOW	LOW	TOS	0	DIEBACK	DEAD LIMB	huge old beast
133	PROSOPIS VELUTINA	25	21	SINGLE	LOW	LOW	TOS	0	DIEBACK	DEAD LIMB	huge old beast
134	PROSOPIS VELUTINA	18	40	SINGLE	LOW	LOW	TOS	0	MISTLETOE	DEAD LIMB	huge old beast
135	PROSOPIS VELUTINA	18	20	SINGLE	MEDIUM	LOW	TOS	0			
136	PROSOPIS VELUTINA	18	20	SINGLE	MEDIUM	LOW	TOS	0	DIEBACK		
137	PROSOPIS VELUTINA	18	13	MULTI	LOW	LOW	NV	0	DIEBACK	DEAD TRUNK	
138	PROSOPIS VELUTINA	12	116	MULTI	LOW	LOW	NV	0	DIEBACK	DEAD TRUNK	
139	PROSOPIS VELUTINA	18	12	MULTI	LOW	LOW	NV	0	DIEBACK	DEAD TRUNK	
140	PROSOPIS VELUTINA	15	21	SINGLE	LOW	LOW	NV	0	DIEBACK	DEAD TRUNK	
141	PROSOPIS VELUTINA	16	19	MULTI	MEDIUM	LOW	NV	0	DIEBACK		
142	PROSOPIS VELUTINA	19	15	MULTI	LOW	LOW	NV	0	DIEBACK	MISTLETOE	
143	PROSOPIS VELUTINA	15	18	MULTI	MEDIUM	LOW	TOS	0	MISTLETOE		
144	PROSOPIS VELUTINA	18	15	MULTI	MEDIUM	LOW	TOS	0	MISTLETOE	DIEBACK	
145	CERODIUM MICROPHYLLUM	19	15	MULTI	MEDIUM	LOW	TOS	0	MISTLETOE	DIEBACK	
146	CERODIUM MICROPHYLLUM	21	18	MULTI	MEDIUM	LOW	TOS	0	MISTLETOE		
147	PROSOPIS VELUTINA	24	20	MULTI	LOW	LOW	TOS	0	MISTLETOE	DIEBACK	soils
148	CERODIUM MICROPHYLLUM	5	22	MULTI	MEDIUM	LOW	TOS	0	MISTLETOE	DIEBACK	soils
149	CERODIUM MICROPHYLLUM	14	18	MULTI	MEDIUM	LOW	TOS	0	MISTLETOE	INTERFERENCE	soils
150	CERODIUM MICROPHYLLUM	16	18	MULTI	MEDIUM	LOW	TOS	0			soils
151	CERODIUM MICROPHYLLUM	12	12	MULTI	MEDIUM	MEDIUM	TOS	0	POOR FORM		soils
152	CERODIUM MICROPHYLLUM	18	16	MULTI	MEDIUM	LOW	TOS	0	POOR FORM	LOW BRANCHING	soils
153	PROSOPIS VELUTINA	19	16	MULTI	LOW	LOW	NV	0	DIEBACK	MISTLETOE	
154	PROSOPIS VELUTINA	19	50	MULTI	LOW	LOW	NV	0	DIEBACK	MISTLETOE	not mess branches on ground not transpantive



SECTION 36, TOWNSHIP 12 SOUTH RANGE 13 EAST,
G&SRB&M PIMA COUNTY, ARIZONA

LOCATION MAP
SCALE: 3" = 1 MILE

SHEET INDEX:

SHEET TITLE	SHEET #	PAGE #
COVER	THIS SHEET	1
PLAN SHEET	SRI-1	2

SUBMITTAL HISTORY:

1st 10/15/20 Town of Oro Valley

LEGEND

- Property Line
- Development Area
- Parcel
- Wash
- 100-year Flood Limit
- 2-foot Contour
- Matchline
- Inventoried Significant Vegetation
- Critical Resource Area

APPROVAL SIGNATURES:

DATE



PROJECT: WWL-01
DATE: 10.13.2020
DRAWN BY: AC
CHECKED BY: CL

CALL TWO WORKING
DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE
MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

ENGINEER:
Kimley-Horn & Associates
Heather Roberts
333 E. Wetmore Rd. Ste 280
Tucson, AZ 85705
602-615-9191
Heather.Roberts@kimley-horn.com

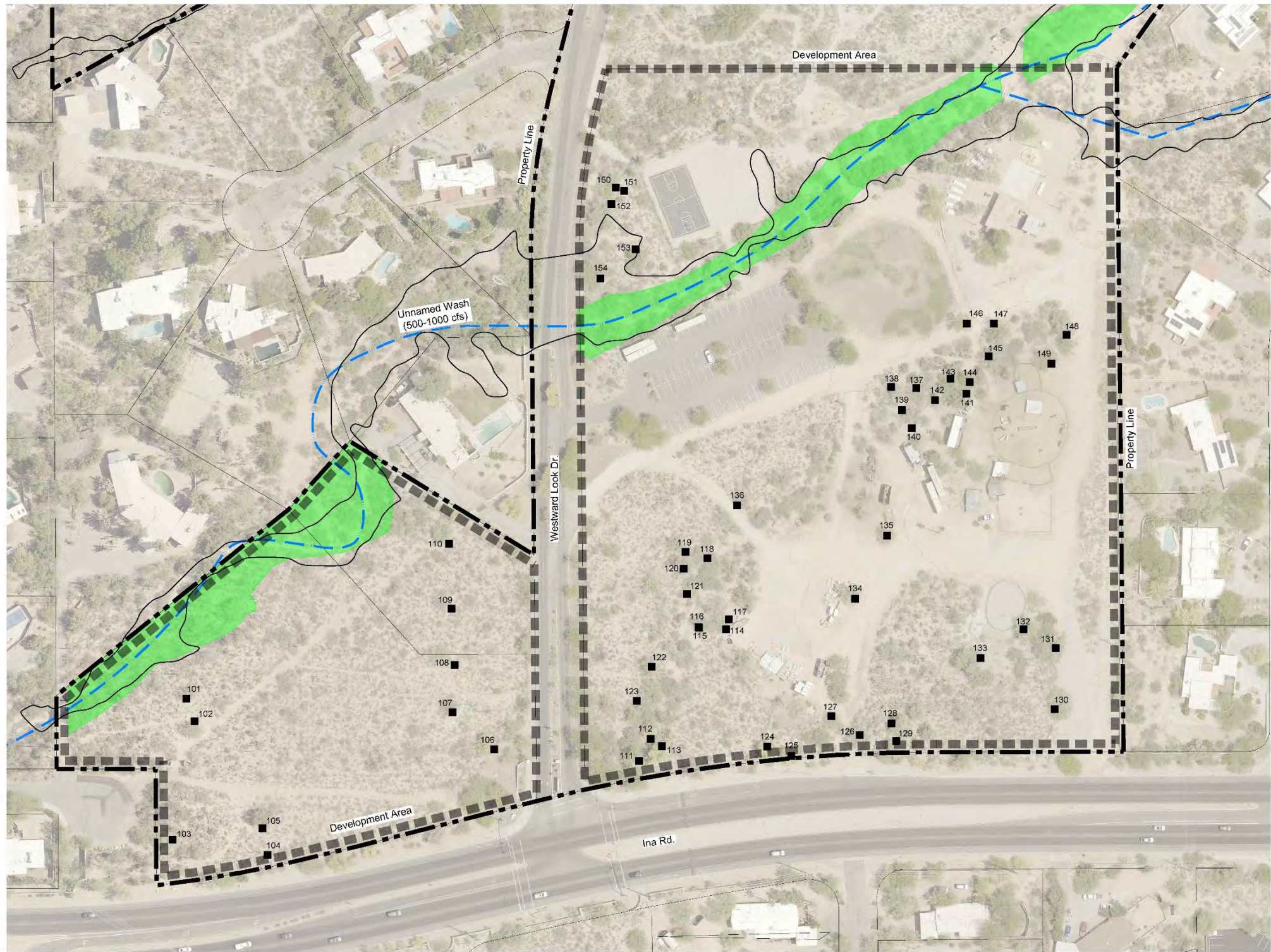
LANDSCAPE ARCHITECT:
The Planning Center
Daniel Brodshaw
2 E Congress #600
Tucson, AZ 85701
520-623-6146
dbrodshaw@azplanningcenter.com

OWNER/DEVELOPER:
Wynham Westward Look
Grand Resort
Andrew Stegen
245 E. Ina Rd.
Tucson, AZ 85704
520-917-2260
AStegen@wynham.com



SITE RESOURCE
INVENTORY
WESTWARD LOOK
RESORT

CASE NO:
REFERENCE:
COVER
1 OF 2



LEGEND

- Property Line
- Development Area
- Parcel
- Wash
- 100-year Flood Limit
- 2-foot Contour
- Matchline
- Inventoried Significant Vegetation
- Critical Resource Area

Note: Development Area line shown offset for graphic clarity purposes. Development Area boundary extends to the property boundary/parcel line.



PROJECT: WWL-01
DATE: 10.13.2020
DRAWN BY: AC
CHECKED BY: CL

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SITE RESOURCE
INVENTORY
WESTWARD LOOK
RESORT

CASE NO:
REFERENCE:
SRI-1
2 OF 2



3. APPENDIX 3 – GENERAL PLAN COMPLIANCE TABLE

Elements	Criteria	Compliance
1. Land Use Element	a. Varied types and intensities of development have been incorporated.	Yes
	b. Site analysis information completely supports the land use proposals contained in the PAD.	Yes
	c. A mix of housing types, such as single-family attached and detached, single-family cluster homes, patio homes, townhouses and apartments, is incorporated in the PAD.	Yes
	d. The PAD promotes clustered (average density) developments to protect environmentally sensitive areas.	Yes
	e. Higher density or intensity developments abutting lower density or intensity areas include buffering and shall substantially mitigate any negative impacts.	Yes
	f. Residential neighborhoods are afforded multi-modal access to, and are in close proximity to, activity centers to minimize travel times.	Yes
	g. Activity centers provide a wide range of appropriate services.	Yes
	h. The PAD protects natural features through transfer of development densities and similar strategies.	No
	i. Office, technical and corporate employment facilities are scaled to the surrounding area.	Yes
	j. Campus-type employment is incorporated.	Yes

	k. Multi-family residential development, at moderate to higher unit densities, has access to arterial or collector roadways.	Yes
	l. Multi-family (apartment or condominium) developments have planned-in recreational facilities and other amenities.	Yes
	m. Recreational facilities and appropriate links to open space amenities are provided.	Yes
2. Transportation Element	a. The Oracle Road Corridor is de-emphasized for high intensity development.	N/A
	b. Bike lanes are included in all planned arterial improvements and on collectors deemed appropriate in the development review process.	N/A
	c. Homeowners associations are required to maintain pedestrian-bicycle paths, within approved master-planned communities.	N/A
	d. Bicycle parking facilities are provided.	Yes
	e. Safe pedestrian/bicycle access to schools and parks is provided within the boundaries of the PAD.	Yes
	f. Curvilinear residential streets patterns are incorporated.	N/A
	g. Sidewalks or related pedestrian facilities are incorporated within neighborhoods.	Yes
	h. All new roadway and future pedestrian-bicycle improvements meet public design standards.	Yes
	i. Park-and-ride lots are incorporated with planned facilities.	No



	j. Projects larger than 100 acres in size provide direct access to an arterial.	N/A
3. Economic Development Element	a. A favorable fiscal impact analysis.	Yes
4. Public Services and Facilities Element	a. School site planning has been addressed in large-scale planned communities.	N/A
	b. One elementary school site of at least ten (10) acres has been reserved within developments for every 500 elementary school level students forecasted to live within the development.	N/A
	c. Park/school combination site dedications are incorporated.	N/A
5. Community Design Element	a. Building height and bulk are moderate to low intensity, in harmony with individual site attributes.	Yes
	b. Parking lots with greater than 20 car capacity are screened from adjacent uses and public thoroughfares.	Yes
6. Open Space/ Recreation Element	a. Pedestrian, equestrian and bicycle trails are designated including picnic/rest areas.	Yes
	b. Handicapped accessible facilities are provided to users.	Yes
	c. Recreation and open space facilities are linked to the community open space network where appropriate.	Yes
	d. Gateway treatments are incorporated at appropriate locations along the open space network.	Yes

	e. Neighborhood scale recreation (at a suggested standard of three (3) acres per 1000 population) and appropriate linkages to existing and planned trail systems are provided.	N/A
7. Natural Resources Conservation Element	a. The floodplains of washes with a discharge greater than 1000 cubic feet per second (cfs) during the 100 year flood event and associated riparian habitats are preserved as natural open space except as stipulated in number 7.b.	Yes
	b. Washes with a discharge greater than 100 cfs during the 100 year flood event and associated riparian habitats are preserved if vegetation and habitat quality are found to be unique by the Planning and Zoning Commission and Town Council.	Yes
	c. Hydrologic studies of washes greater than 100 cfs discharge during the 100 year flood event are provided which include effects on riparian habitats	Yes
	d. Only native plant materials and approved Southern Arizona Water Resources Association plants are utilized.	No*
	e. Only floodplain compatible uses are proposed in flood prone areas.	Yes
	f. When erosion protection is required, environmentally sensitive alternatives including geotextiles or gunite containing integral desert colors are utilized as opposed to concrete lining of water courses.	Yes
	g. Indigenous (native desert) vegetation and riparian habitats are maintained and enhanced where possible.	Yes
	h. Select native plant material, which is to be transplanted within the development or to approved sites outside the project limits.	Yes



	i. Mass grading techniques are minimized for project development.	Yes
8. Safety Element	a. Bike paths are constructed, where feasible and appropriate, to separate pedestrian and bike traffic from motorized vehicles in order to provide safe access to schools and parks.	No
	b. The PAD adheres to the “Suggested Policies for Fire Management in the Wildland Urban Interface,” published by the National Forest Service, May 1990.	Yes
9. Cultural/Historic Element	a. A cultural resource survey has been performed where cultural/archaeological resources are determined likely to occur according to the Arizona State Museum.	Yes
	b. The PAD provides for protection of cultural resources discovered during construction.	Yes
	c. Cultural resources sites are left generally undisturbed and not identified to the public.	Yes
		35 out of 39 applicable criteria, or 90%

*Not in compliance due to the existing historic landscape at the Westward Look Resort

4. APPENDIX 4 – PIMA COUNTY RECOMMENDATIONS



January 28, 2021

SENT VIA EMAIL

Beyer Vella
Planning Manager,
Planning Division, Community & Economic Development Department
Town of Oro Valley
Oro Valley, AZ 85737

Subject: #2001883 Westward Look Resort Proposed Annexation, General Plan Amendment & Rezoning (Planned Area Development)

Dear Beyer –

Thank you for the opportunity to review and comment on the Town of Oro Valley's proposed annexation, Type 2 General Plan Amendment, and Planned Area Development for the Westward Look Resort (Project #2001883), approx. 75 acres in area, located in north Tucson on E. Ina Road between N. Oracle Road and N. First Avenue.

The resort site and associated land parcels have Low Intensity Urban 1.2 (LIU-1.2) Comprehensive Plan land use, which designates areas for low density residential development and compatible uses, at a residential density of 1.2 residences per acre. The zoning is CR-1 (Single Residence), for development of single family dwellings on parcels of 36,000 square feet, minimum, and a limited number of other permitted and conditionally permitted uses. The resort was established long before the adoption of the county zoning code, and is considered a legal non-conforming use.

The region is fairly homogeneous single family dwelling development with scattered churches along Ina Road, with office, retail and other commercial services located along at the Ina Road intersections with Oracle Road and Campbell Avenue. The jurisdiction of Oro Valley begins north of the Oracle and Ina intersection, and immediately north of the Westward Look resort.

General Plan Amendment

The Oro Valley General Plan land use designations for the site include Resort/Golf Course for the resort proper and adjoining open space (56.35 acres), Neighborhood Commercial/Office on the parcel northeast of the E. Ina Road and N. Westward Look Dr. intersection (13.38 acres), and Low Density Residential (0.4-1.2 DU/AC) on the remaining parcels northwest of Ina and Westward Look (4.73 acres). The Type 2 General Plan amendment proposes to change the land use designation on this last portion of the resort area to the Neighborhood Commercial/Office designation.

Planned Area Development

The resort area would be covered under a Planned Area Development (PAD) that would function similarly to the towns zoning code by designating permitted uses and development standards for the plan area. In the main, the PAD would leave the uses on the resort proper and adjoining open

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space relatively unchanged. The PAD proposes changes to the properties at the resort entrance, designating them as Resort Gateway (West) which is currently undeveloped (4.7 ac.) and Resort Gateway (East), which is outdoor recreation, horse stables, picnic area and parking (13.4 ac.). The PAD provides three site plan concepts which display possible high-density multi-family residential, restaurant and retail, office, hospitality, and recreational uses on the sites; the plan states that the Resort Gateway uses may not be built out only with residential development.

The majority of the proposed PAD land use changes will occur in the 18-acre Resort Gateway on Ina Road, which offers the opportunity to utilize Smart Growth Principles for the development (smartgrowth.org/smart-growth-principles/):

Mixed use: developing horizontal or vertical mixed residential, commercial services and retail allows people to work and shop close to where they live and reduces the need to drive

Compact building design: reduce building footprints and utilize vertical growth to reduce the amount of impervious surface and make more efficient use of existing infrastructure

Walkable neighborhoods: ensure pedestrian connections within new development, with the main resort, and where possible, with surrounding neighborhoods

Strong sense of place: the PAD plan states that the resort has hosted guests for over a century, and maintains the feel of Old West in the midst of modern amenities – the design of the new development should complement the existing resort and surrounding Casas Adobes and Catalina Foothills communities

Preserve open space: the existing 20-acre open space west of resort proper shall remain undeveloped for recreation and open space

Direct development toward existing communities: helps to strengthen tax base, provides proximity to jobs and services, takes advantage of already-developed land and infrastructure, and reduces development pressure in rural areas

Transportation choices: there are SunTran routes on N. Oracle and W. Ina, one-half mile to the west, and bicycle lanes on Ina Road

Any new development should also seek to mitigate or prevent potential impact to immediately adjacent existing residential neighborhoods (incompatible uses, noise, lighting, etc.).

Regional Wastewater Reclamation Department
Comments from the department are attached below.

Regional Flood Control District
Comments from the district are attached below.

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Department of Transportation

Comments from the department will be submitted under different cover.

Thank you again for the opportunity to provide comments.

Sincerely,

Mark Holden, AICP

Principal Planner

Pima County Development Services Department, Planning Division

Public Works Building, 201 N. Stone Ave., 1st floor • Tucson, Arizona 85701-1207 • 520-724-9000 • www.pima.gov/developmentservices





JACKSON JENKINS
DIRECTOR

201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

PH: (520) 724-6500
FAX: (520) 724-9633

January 26, 2021

TO: Mark Holden, AICP, Principal Planner
Planning Division
Pima County Development Services Department

FROM: Mirela Hromatka
Mirela Hromatka, Planner Sr.
Planning and Engineering Division

SUBJECT: Westward Look Resort Oro Valley Annexation, General Plan Amendment, Rezoning
From CR-1 to PAD
PAD Document, 1st submittal, dated December 2020
Tax Parcels #225-50-0120, 0130, 0180, 0200 & 021A; 75 acres

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced submittal and offers the following comments for your use. The annexation area includes the 75-acre Westward Look Resort property located north of Ina Road between Oracle Road and 1st Avenue. The subsequent general plan amendment and rezoning to the PAD zone would allow a mixture of land uses on the vacant parcels of the property, including residential, office/retail, commercial, restaurant, and other uses, while maintaining the resort's continued operation.

The annexation area is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor. While capacity is currently available (Type I P20WC00161, dated August 20, 2020) in the existing treatment and conveyance system to serve the proposed land uses, this may change over time. A second PCRWRD sewer capacity analysis will be required at the time of tentative plat or development plan submittal.

The PCRWRD has no objection to the proposed Annexation, General Plan Amendment, and Rezoning, but offers the following wastewater rezoning conditions:

REZONING CONDITIONS

Should the Town of Oro Valley be inclined to approve this rezoning, the Pima County Regional Wastewater Reclamation Department recommends the following wastewater conditions:

1. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
2. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
3. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
4. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
5. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
6. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

If you wish to discuss the above conditions, please contact me at 724-6488. *WGH*

Copy: Project



DATE: 1/22/21



TO: Mark Holden
DSD

FROM: Greg Saxe, Ph.D.
Env. Plg. Mgr

SUBJECT: Westward Look PAD & Annexation

1. The site includes Casas Adobes Wash and several tributaries. New inundation areas mapped by the District as part of the post-Bighorn Fire (summer 2020) hydrology study conducted by JE Fuller exist along East Ina and Westward Look Roads within the proposed annexation and downstream within Unincorporated Pima County, along West Old Ina Road. These homes have experienced flooding in the past due in part to undersized drainage infrastructure. Therefore, the site is considered a critical basin. The concentration point flow rates do not appear to reflect the FIS District records or the post fire study. The floodplains shown exclude those identified by the post fire study and should be added. The County requests that the project be designed using the best available post-fire hydrology, to ensure downstream flows do not increase and to meet critical basin standards.
2. There is Pima County Regulated Riparian Habitat associated with an unmapped wash that passes through the center of the southwest area proposed for commercial development. However, the entire northwest area currently designated as resort golf course is proposed as open space. Within the developed portion, drainage improvements should be landscaped with native riparian vegetation to mitigate for the lost habitat.

GS

Cc: File