Rancho Vistoso PAD Amendment 30
Neighborhood 11: The Gateway at Vistoso Preserve

November 2023

THE PLANNING CENTER
a division of TPC Group, Inc.

Rancho Vistoso PAD Amendment 30
Neighborhood 11: The Gateway at Vistoso Preserve

Oro Valley, Arizona

Submitted to:

Town of Oro Valley
Planning Division
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Introduction

Introduction

OV 132, LLC (the "Owner") is proposing an amendment to the Rancho Vistoso Planned Area Development (RV PAD). The RV PAD encompasses 7,626 acres at the northeastern limits of the Town of Oro Valley. It is bounded on the south by Tangerine Road, on the east by Oracle Road, and on the north by the Tortolita Mountains. Rancho Vistoso PAD comprises thirteen neighborhoods, each with its own land-use mix. This rezoning request focuses on the southern portion of Neighborhood 11, immediately south of Vistoso Highlands Drive and west of the former Rancho Vistoso Golf Course clubhouse on an approximately 0.7-acre parcel of land (see ***Exhibit I.1.A.1: Regional Context*** and ***Exhibit I.1.A.2: Site Location***).

The rezoning area is part of a larger project that includes the former Rancho Vistoso Golf Course clubhouse property (APN: 219-19-1910), which local developer Ross Rulney purchased. The purchase was instrumental to the Town of Oro Valley in its acquisition of the Rancho Vistoso Golf Course, which ultimately led to the creation of the Vistoso Trails Nature Preserve.

This request amends the rezoning property from *RV PAD 'Open Space'* to *RV PAD 'Golf/Recreation'* to accommodate the construction of a 132-unit multifamily development on this property and the adjoining former clubhouse parcel.

This document consists of two sections, *Inventory and Analysis and Land Use Proposal*, and is limited to the rezoning property described above. The Tentative Development Plan (TDP) is submitted as a stand-alone document and illustrates the proposed development of the overall project area. However, the TDP only applies to the 0.7-acre rezoning property. No other changes are proposed to the Rancho Vistoso PAD. The established policies, regulations, implementation, and administration of the PAD remain unaltered by this amendment and are not included in this document. Where this amendment is silent on the established policies, regulations, or administration items, the most recent version of the Rancho Vistoso PAD shall prevail.

This amendment is structured to focus solely on the subject property, understanding that it is part of a larger development project. Some sections require analysis of the subject property in the context of the larger overall project. When this is the case, these sections will explain the rationale for expanding the analysis beyond the subject property.

I. Inventory & Analysis

1. Existing Land Uses

This section of the Inventory and Analysis identifies existing zoning, land uses, structures on-site and on surrounding properties, and proposed developments in the project vicinity.

A. Site Location and Regional Context

The property subject to this request is an approximately 0.7-acre parcel (Assessor's Parcel Number (APN): 219-19-1840) located in the southern portion of Neighborhood 11 of the RV PAD (see ***Exhibit I.1.A.1: Regional Context***). The property adjoins the south side of Vistoso Highlands Drive and the west side of the former clubhouse parcel (see ***Exhibit I.1.A.2: Site Location***).

Exhibit I.1.A.1: Regional Context

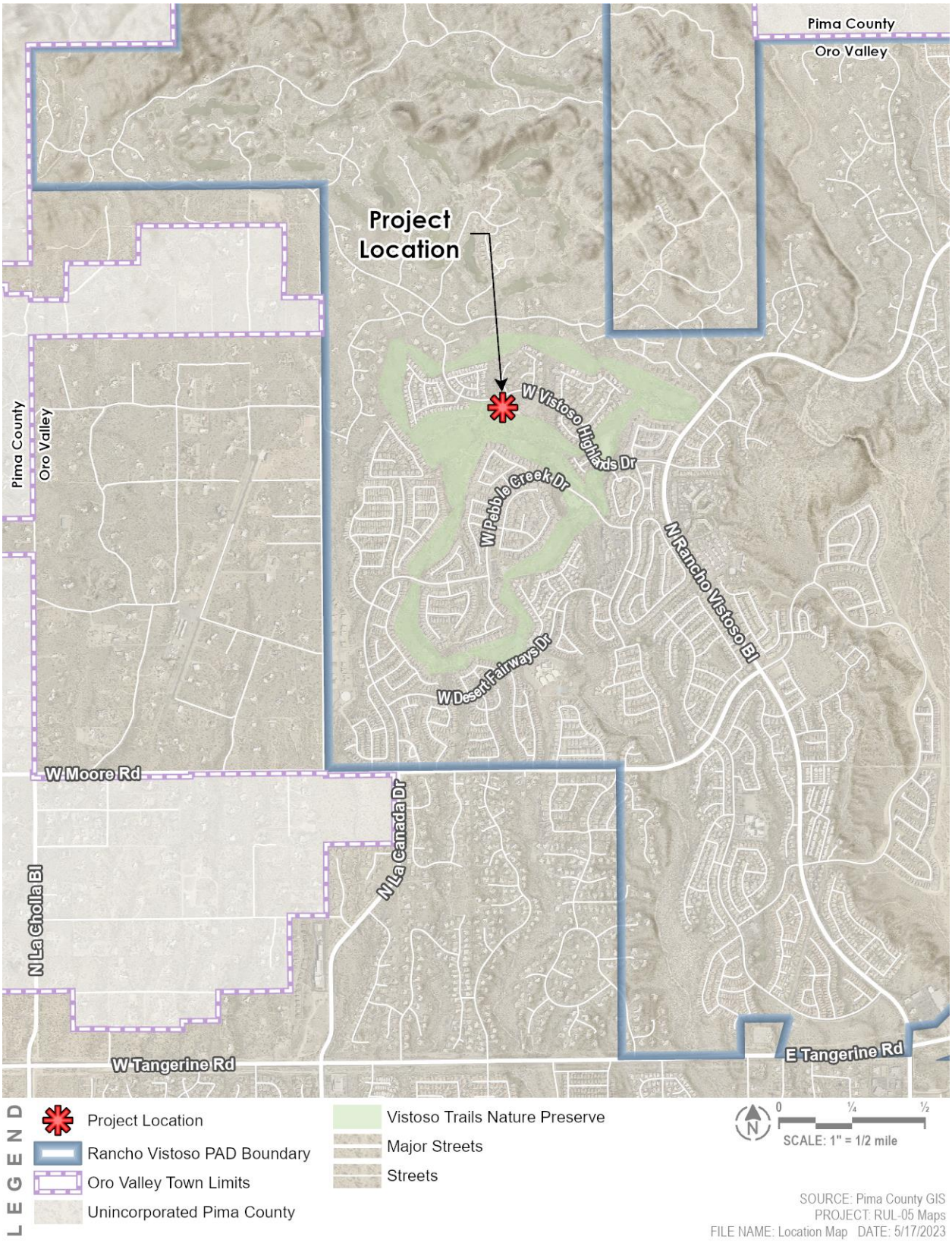


Exhibit I.1.A.2: Site Location

B. Existing On-Site and Off-Site Land Uses

The subject property is undeveloped except for a golf cart path running through its central portion. A drainage culvert at the north end of the property conveys an unnamed wash beneath Vistoso Highlands Drive and onto the property.

The property is surrounded by recreational and open space with housing beyond. Properties north of Vistoso Highlands Drive are primarily one-story detached single-family homes, while the former location of the Vistoso clubhouse building, cart storage, and maintenance building lies immediately east of the property. Properties further to the east consist of open space and two-story attached condominiums. The Vistoso Trails Nature Preserve borders the property to the south and west, providing the community with a significant passive open space amenity. One- and two-story detached single-family homes lie beyond the Nature Preserve.

The following table summarizes the land uses of surrounding properties within one-quarter mile, as depicted in ***Exhibit I.1.B.1: Surrounding Conditions***.

Table I.1.B.1: Surrounding Land Uses

Direction	Land Use
North	Single-Family Residential Open Space Recreation
East	Multifamily Residential Open Space Single-Family Residential
South	Recreation Single-Family Residential
West	Recreation Single-Family Residential

Former golf cart path now used as a trail in the Vistoso Trails Nature Preserve
Source: Rick Wiley, Arizona Daily Star

Exhibit I.1.B.1: Surrounding Conditions

C. Properties within a Quarter Mile

i. Existing Zoning

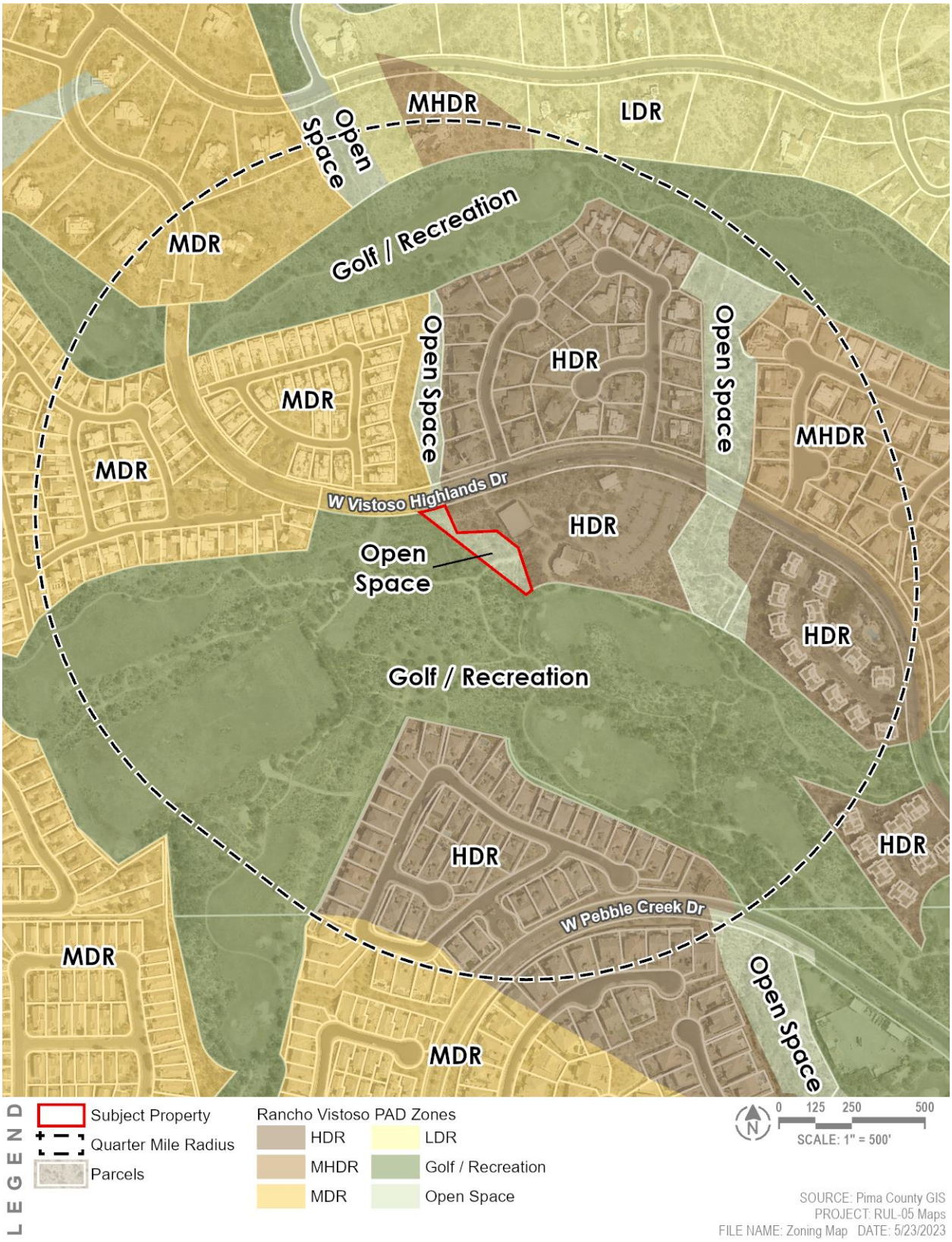
The property is designated as *Open Space* within Neighborhood 11 of the *Rancho Vistoso Planned Area Development*. Properties within a quarter mile are also within the *RV PAD* and consist of a mix of *High-*, *Medium-High*, *Medium-*, and *Low-Density Residential* as well as *Golf/Recreation* and *Open Space*.

The following table summarizes the zoning of surrounding properties, as depicted in ***Exhibit I.1.C.i: Rancho Vistoso PAD Zoning***.

Table I.1.C.i: Existing Zoning

Direction	Zone
North	Low Density Residential (LDR) Medium Density Residential (MDR) Medium High Density Residential (MHDR) High Density Residential (HDR) Golf/Recreation
East	Medium High Density Residential (MHDR) High Density Residential (HDR) Golf/Recreation
South	Medium Density Residential (MDR) High Density Residential (HDR) Golf/Recreation
West	Medium Density Residential (MDR) Golf/Recreation

Exhibit I.1.C.i: Rancho Vistoso PAD Zoning



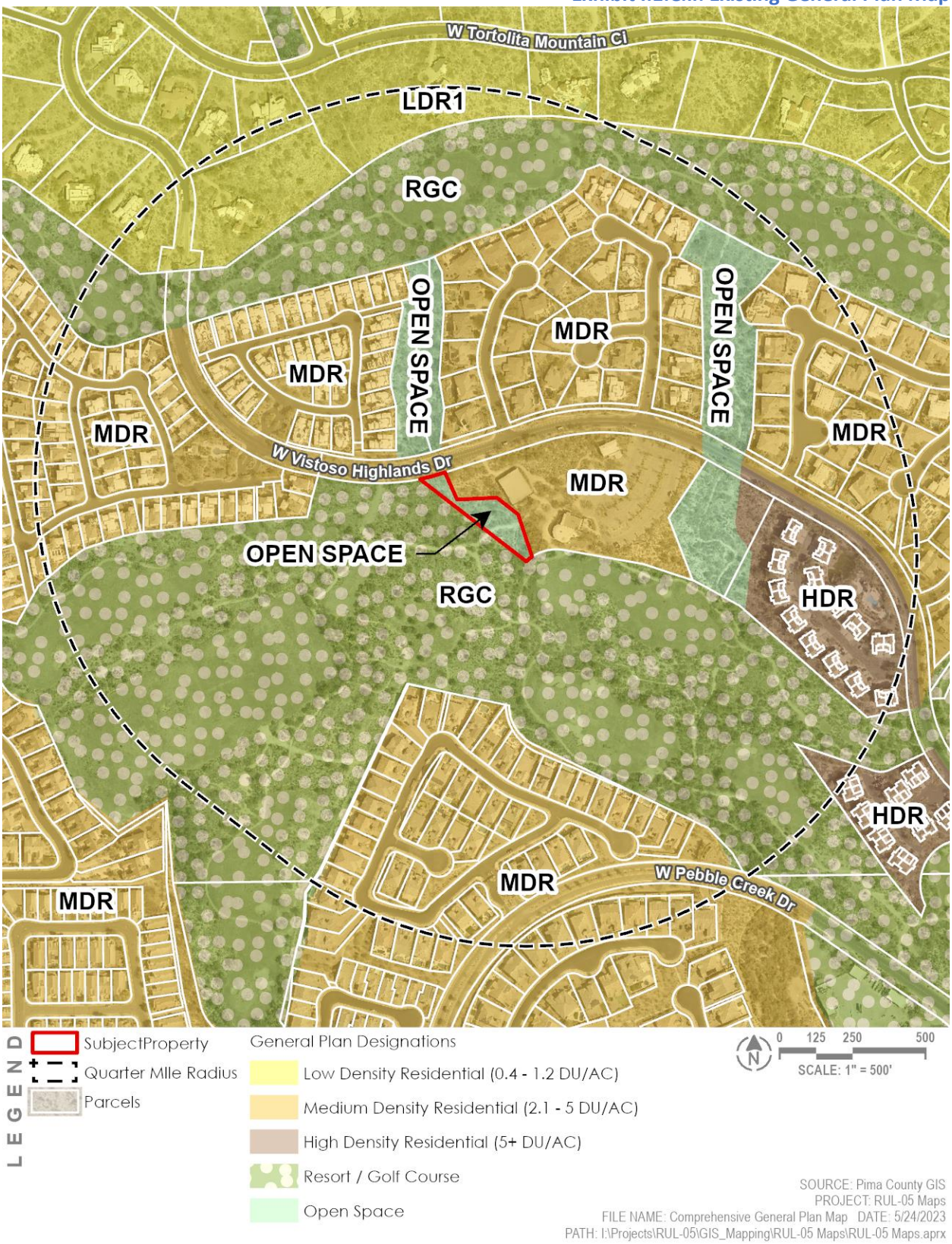
ii. General Plan Land Use Designations

The *Your Voice, Our Future* Land Use Map designates the subject property as *Open Space*. The following table summarizes the land use designations of the other surrounding properties, as depicted in ***Exhibit I.1.C.ii: General Plan Map***:

Table I.1.C.ii: General Plan Land Use Designations

Direction	General Plan Land Use Designations
North	Resort/Golf Course (RCG) Open Space Low Density Residential (LDR) Medium Density Residential (MDR)
East	Resort/Golf Course (RCG) Open Space Medium Density Residential (MDR) High Density Residential (HDR)
South	Resort/Golf Course (RCG) Medium Density Residential (MDR)
West	Resort/Golf Course (RCG) Medium Density Residential (MDR)

Exhibit I.1.C.ii: Existing General Plan Map



iii. Number of Stories of Existing Structures

Existing structures within a quarter mile of the site are a mix of one- and two-story residences, including detached single-family homes and multifamily residential.

iv. Pending Rezones

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

v. Conditionally Approved Zonings

There are no pending conditionally approved zonings within a quarter mile of the site.

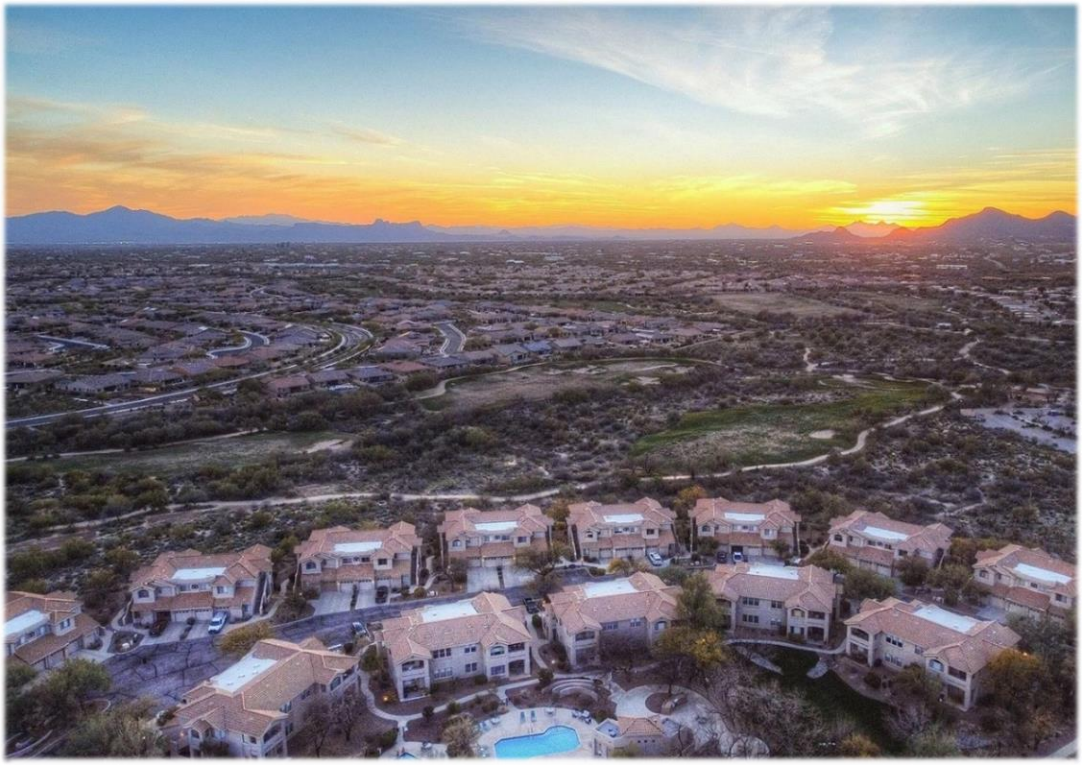
vi. Approved Subdivisions and Development Plans

Several approved subdivisions are located within a quarter mile of the property, four to the north, one to the east, one to the south, and one to the west. Although these subdivisions surround the site, they are separated from the property by the Vistoso Trails Nature Preserve, common area open space, and Vistoso Highlands Drive. Approved subdivisions within a quarter mile of the site are shown on ***Exhibit I.1.C.vi: Subdivisions*****.**

There are no approved development plans within a quarter mile of the subject property.

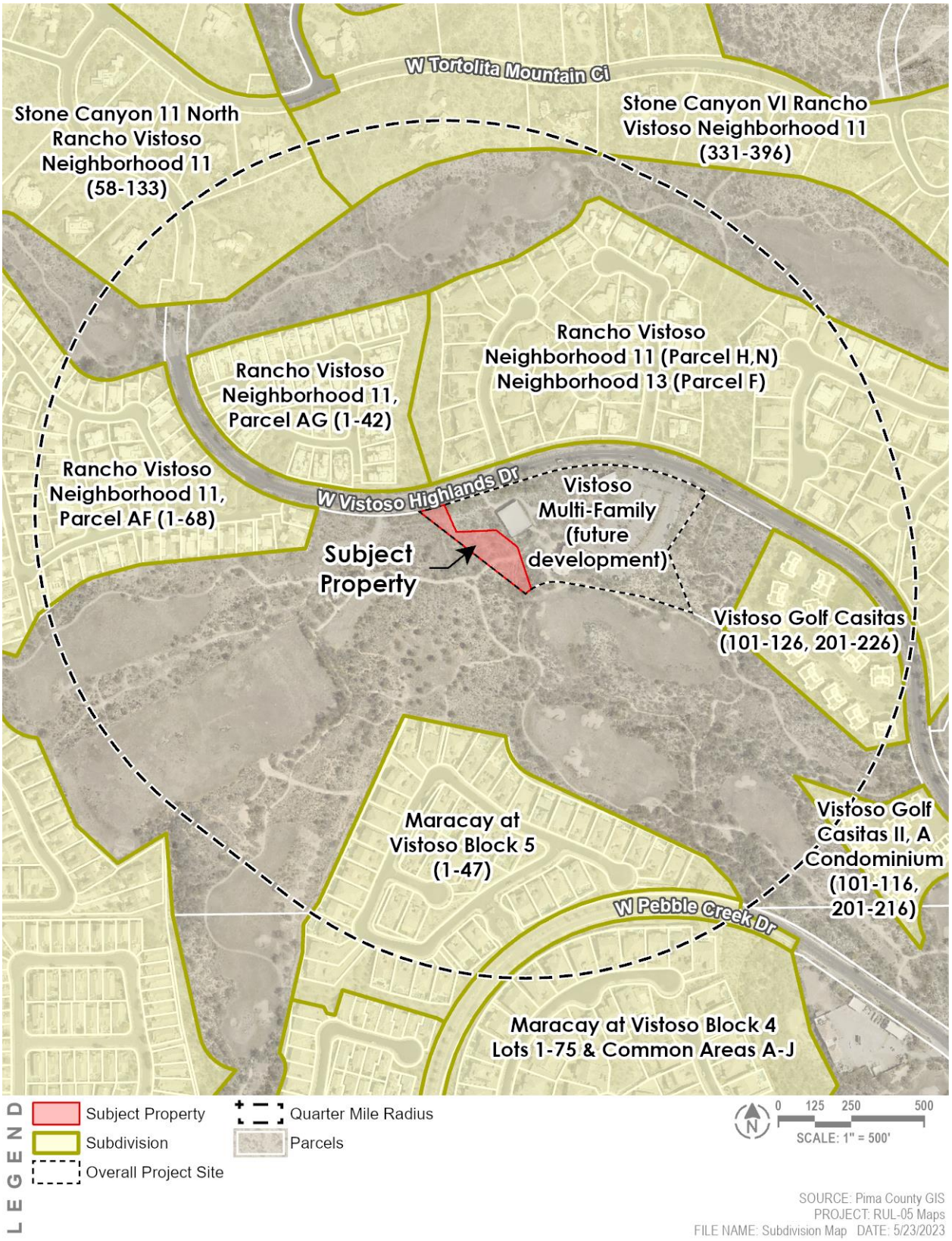
vii. Architectural Styles of Adjacent Development

Surrounding development consists of mainly detached and attached single-family homes and condominiums constructed with typical architectural styles of the southwest, such as the pueblo revival and ranch styles. Structures are built of materials such as stucco, adobe, rock veneer, and clay roof tiles. The color palette generally consists of natural earth tones with additional accent colors.



View of the Vistoso Golf Casitas approximately 800 feet west of the rezoning area
Source: Zillow

Exhibit I.1.C.vi: Subdivisions



2. Environmentally Sensitive Lands (ESL)

A. On-Site ESL

ESL regulations do not apply to this neighborhood (Neighborhood 11) of the Rancho Vistoso PAD as it is beyond twenty five percent developed.

B. Environmentally Sensitive Lands Categories

i. Critical Resource Areas

(1) Major Rock Outcrops and Boulders that meet criteria Section 27.10.D.3.b.iii.b

No major rock outcrops or boulders are present on-site.

(2) All "Distinctive Habitat Resources," as defined in Section 27.10.D.3.b.iii.c

No natural caves, crevices, mine shafts, or groundwater seeps exist on-site.

ii. Resource Management Areas (Tiers 1, 2, and 3)

(1) Distinctive Individual Native Plants

Two (2) distinctive individual native plants are located on the subject property, a velvet mesquite (Prosopis velutina) and a Foothills Palo Verde (Cercidium microphyllum). These native plants were inventoried as part of the Site Resource Inventory (SRI) and are currently shown on both the SRI and Native Plant Preservation Plan. Both trees have low transplantability and low to medium viability.

(2) Minor Rock Outcrops and Boulders

No minor rock outcrops or boulders exist on-site.

C. Conservation Category On-Site Acreage

The following table provides the acreage each category occupies on the subject property. Note that this neighborhood of the Rancho Vistoso PAD is over twenty five percent developed and the ESL regulations do not apply to this property.

Table I.2.C: Conservation Category Acreage

Conservation Category	Acreage
Critical Resource Area	0.55 Acres
Resource Management Area Tier 2	0.06 Acres

3. Topography

A. Site Topography

Generally, the site slopes downward from north to south, away from Vistoso Highlands Drive. Elevations range from 2,968 feet at the north end of the property adjacent to Vistoso Highlands Drive and 2,954 feet at the south end of the property adjacent to the former golf course clubhouse.

i. Rock Outcrops

As previously mentioned, the site contains no restricted peaks, rock outcrops, or ridgelines.

ii. All other Significant Topographic Features

The site contains no significant topographic features.

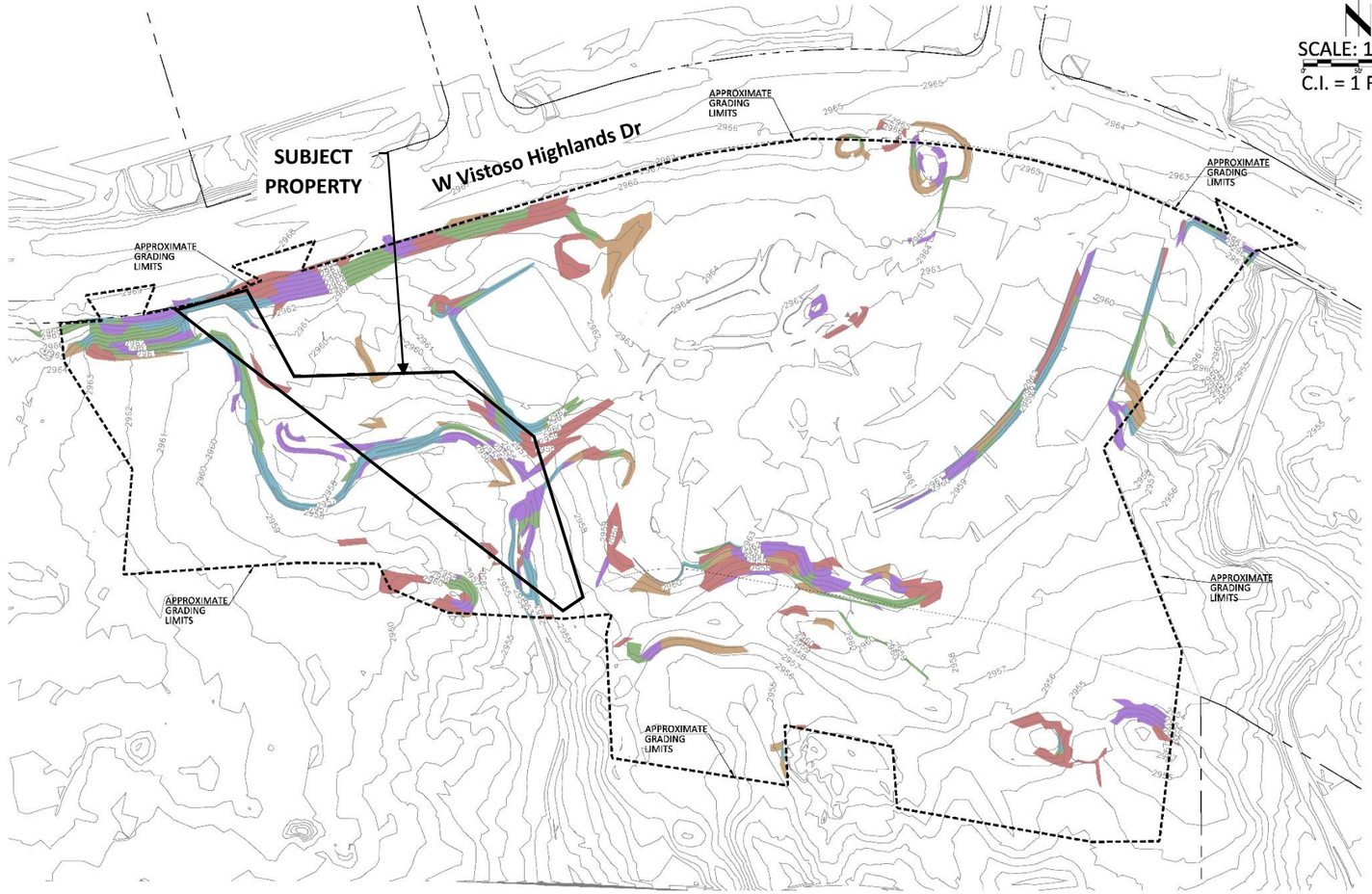
B. Sloped Area Analysis

As the subject property is part of a larger overall development, Rick Engineering performed a slope area analysis for the entire development area to assess the existing conditions that affect the overall development. ***Exhibit I.3.B: Slope Analysis*** depicts the subject property in the context of the overall development area. There are a series of sloping areas present throughout the overall development area. However, none of the slopes on-site cover a sufficient area to meet the criteria of a Hillside Area. The steepest sloping areas on the property are limited to the banks of the drainage channel and surrounding the culvert outlet passing under Vistoso Highlands Drive at the north end of the property. The table below identifies the acreages of the sloping areas within the overall development area.

Table I.3.B: Slope Acreages

Slope Range	Area (Acres)
15% - 18%	+/- 0.29
18% - 20%	+/- 0.16
20% - 25%	+/- 0.26
25% - 33%	+/- 0.21
33% and Greater	+/- 0.20

Exhibit I.3.B: Slope Analysis



SCALE: 1"=50'
0 50 100
C.I. = 1 FOOT

LEGEND

- SLOPES RANGING FROM 15% - 18%
- SLOPES RANGING FROM 18% - 20%
- SLOPES RANGING FROM 20% - 25%
- SLOPES RANGING FROM 25% - 33%
- SLOPES RANGING FROM 33% - GREATER
- SUBJECT PROPERTY BOUNDARY
- RIGHT-OF-WAY
- OTHER PARCEL LINE

NOTES

1. ACCORDING TO THE TOWN OF ORO VALLEY HILLSIDE REQUIREMENTS SECTION 27.10.D.3.g.ii, THE HILLSIDE REQUIREMENTS APPLY TO SLOPED AREAS OF 15% AND GREATER WHERE THE SLOPED AREA IS GREATER THAN 150 FEET IN LENGTH AND NO LESS THAN 50 FEET WIDE AND GREATER THAN 7.5 FEET VERTICALLY. THERE ARE NO AREAS WITHIN THE GRADING LIMITS THAT MEET THE ABOVE APPLICABILITY STANDARDS.

AREAS OF EACH SLOPE RANGE (WITHIN AND NEAR GRADING LIMITS)	
SLOPE RANGE	AREA (ACRES)
15% - 18%	+/- 0.29
18% - 20%	+/- 0.16
20% - 25%	+/- 0.26
25% - 33%	+/- 0.21
33% AND GREATER	+/- 0.20

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PROJECT NO: 22.061

SLOPE ANALYSIS EXHIBIT for RULNEY VISTOSO

1 OF 1

4. Cultural, Archaeological, and Historical Resources

SWCA Environmental Consultants conducted an archaeological survey for 96 acres of the Vistoso Golf Course, including the subject property in 2020. The report states that the site was previously surveyed in 1986 and again in 2020. The 1986 survey would not be considered satisfactory, but the 2020 survey is because it was conducted using current methodologies and site definitions.

Two archaeological sites, Sleeping Snake Village (AZ BB:9:104[ASM]) and the Triangle Road Site (AZ BB:9:87[ASM]), were identified within/overlapping the 96 acres of the Vistoso Golf Course subject of the report. The Sleeping Snake Village site overlaps the subject property but is not within any of the seven (7) identified loci, and no Isolated Occurrences were found on the subject property.

The Conservation Fund's archaeologist, Archaeology Southwest, conducted their own survey. Their findings concur with that of SWCA that the proposed development is outside the area identified as Culturally Sensitive.

SWCA recommends that a qualified archaeologist be present to monitor initial ground disturbance because of the potential of the proposed apartment development to affect intact archaeological artifacts. Refer to the Archaeological Survey prepared by SWCA and submitted under separate cover.

5. Hydrology

The subject property is part of a larger multifamily development project including the adjacent property to the east. As such, it is imperative to assess the hydrology for the entire development as a whole. With this in mind, Rick Engineering performed a hydrologic analysis for the overall project area.

A. Off-Site Watersheds

Due to existing adjacent roadways and existing topography, it has been determined that there are no offsite watersheds that affect the subject site (see ***Exhibit I.5.A: Existing Conditions Watershed Map***).

B. Balanced and Critical Basins

Per Section 11.3 of the *Oro Valley Drainage Criteria Manual*, current edition, "all basins within the Town of Oro Valley shall be considered Critical Basins." As a result of this Critical Basin designation, the 100-year, 10-year and 2-year flood stormwater flows exiting the site in the proposed condition are required to match the existing condition flows or be reduced by means of detention and/or other rainwater harvesting techniques.

C. Off-site Features

There are no significant off-site features other than the two watercourses that flow adjacent to the east and west sides of the site.

D. Off-Site Regulatory Watercourses

There are two offsite watercourses that flow adjacent to the site. The wash to the east, the Highlands Wash, was determined previously as having a 100-year peak discharge of 1,075cfs arriving from the culvert under Vistoso Highlands Drive. The erosion-hazard-setback (EHS) for this wash is 32.79 feet. The wash to the west, an Unnamed Wash, was determined as having a 100-year peak discharge of 1,040 cfs at the culvert crossing Vistoso Highlands Drive. The associated erosion hazard setback is 32.25 feet. All proposed buildings will lie outside of the erosion hazard setbacks. However, the site is located in a geographic area that contains a great deal of bedrock and outcroppings which is observed by the stable watercourse path most notably at curves. Areas of significant rock outcrops and bedrock should be identified and not disturbed as natural stabilization.

E. Well Sites

According to the Arizona Department of Water Resources (ADWR), there are no wells registered on or within 100 feet of the project site.

F. On-site Hydrology

The project area lies within an area of predominantly desert brush ground cover vegetation, dense mature trees and is on a gentle hillside that descends from north to south with varying slopes generally ranging from 1% to 3%. Soils within the site are classified as 100% hydrologic soil group "D" by the Natural Resource Conservation Service (NRCS).

There are two onsite existing watersheds that have been identified by investigation of the existing contours. The first existing onsite watershed, EWS1, consists primarily of the existing paved parking lot but also some existing undeveloped areas along the east side of the site. This watershed is 2.9 acres in size and generates approximately 26.1 cfs of stormwater runoff in the

100-year flood condition, 15.8 cfs in the 10-yr and 9.3 cfs in the 2yr flood condition. This runoff is conveyed as sheet flow within the paved parking areas to the east and southeast areas where it exits the site and enters the Highlands Wash area immediately adjacent to the east side of the Project.

The second existing onsite watershed, EWS2, consists of the remaining west portion of the Project area and includes the three existing buildings on site and adjacent undeveloped areas. This watershed is 3.8 acres in size and generates approximately 31.6 cfs of stormwater runoff in the 100-year flood condition, 18.2 cfs in the 10-yr and 10.0 cfs in the 2yr flood condition. This runoff is conveyed as sheet flow to the west and southwest areas where it exists the site and enters the Unnamed Wash area immediately adjacent to the west side of the Project.

The following table summarizes the existing conditions hydrology for the project site:

Table I.5.G: On-site Hydrology

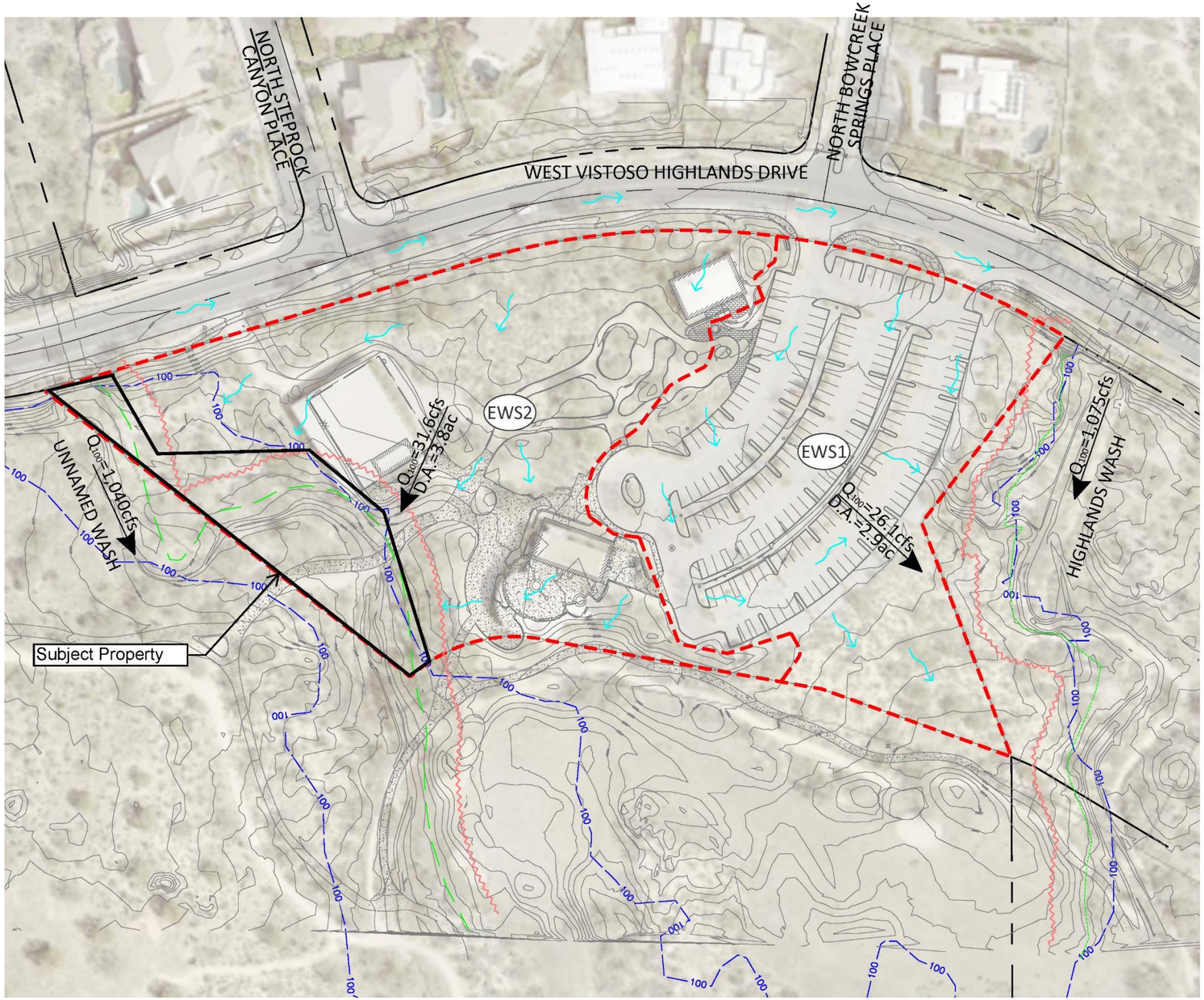
Watershed	Drainage Area (ac)	Q_{100} (cfs)	Q_{10} (cfs)	Q_2 (cfs)
EWS1	2.9	26.1	15.8	9.3
EWS2	3.8	31.6	18.2	10.0
Totals	6.7	57.7	34.0	19.3

Total onsite runoff from the site is 57.7 cfs in the 100-year flood condition, 34.0 cfs in the 10-year and 19.3 cfs in the 2-year (see ***Exhibit I.5.A: Existing Conditions Watershed Map***).

G. Drainage Conditions Downstream

Runoff from the site flows into either the Highlands Wash to the east or the Unnamed Wash to the west. These two watercourses combine with the confluence approximately 500 feet downstream of the site. This wash continues its path south confined within its natural banks and ultimately into the Canyon Del Oro Wash.

Exhibit I.5.A: Existing Conditions Watershed Map



SCALE 1"=100'
C.I. = 1 foot

LEGEND

- Q_{100}=1cfs / D.A.=1.0ac — CONCENTRATION POINT
- 100 — 100-YEAR FLOOD LIMITS
- WATERSHED BOUNDARY
- EHS
- TOP OF BANK
- FLOW DIRECTION
- (EWS1) — WATERSHED DESIGNATOR

6. Vegetation

A. Vegetative Communities

Vegetation on the subject property comprises Sonoran Desertscrub consisting of Palo Verde-Mixed Cacti species.

B. Significant Trees, Cacti, and Endangered Species

Two significant individual trees are located on the subject property, a velvet mesquite (Prosopis velutina) and a Foothills Palo Verde (Cercidium microphyllum). Both trees have low transplantability and low to medium viability. No threatened or endangered species are present on-site.

C. Vegetative Densities

The vegetation cover on-site is a mix of tree canopies, desert shrubs and grasses, and bare earth. The highest vegetation density occurs along the eastern property boundary near the golf cart path, where the wash flow concentrates as it crosses the path and enters the former golf course. It should be noted that plants along the path were installed with the golf course development. They were previously supplemented with irrigation and maintained as part of the golf course operations, resulting in a more manicured and larger form than other plants on-site.

7. Wildlife

The Arizona Game and Fish Department's Environmental Review Tool (ERT) was used to generate a preliminary environmental report. This report identifies one "Proposed Threatened" species, the cactus ferruginous pygmy-owl, within three (3) miles of the subject property. The report listed no other threatened or endangered animal species. The full report is included in ***Appendix B: Arizona Game & Fish ERT Report*** of this document.

8. Traffic

A. Off-Site Streets

The subject property is adjacent to Vistoso Highlands Drive, a local street that serves multiple subdivisions of the Rancho Vistoso PAD. This street contains two (2) lanes and bike and pedestrian facilities on both sides. Where Vistoso Highlands Drive intersects Rancho Vistoso Boulevard, approximately three-quarters of a mile east of the property, the roadway expands to four (4) lanes with a raised median.

Rancho Vistoso Boulevard is the nearest minor arterial street to the subject property. This street contains four (4) lanes, a raised median with intermittent turn lanes, and bike and pedestrian facilities on both sides. Rancho Vistoso Boulevard creates a loop through the Rancho Vistoso PAD by intersecting two major arterials, Tangerine Road, approximately two (2) miles south, and Oracle Road, approximately two (2) miles east of the subject property.

B. Arterial Streets within One Mile

The Town of Oro Valley's general plan, *Your Voice Our Future*, designates Rancho Vistoso Boulevard as a minor arterial. Rancho Vistoso Boulevard is the only arterial street within one (1) mile of the subject property and is a paved, public street with a planned and existing right-of-way (ROW) width of one hundred fifty (150) feet. The ROW for Rancho Vistoso Boulevard conforms to Oro

Valley minimum requirements as listed in the Subdivision Street Standards manual. It is continuous with no jogs (see ***Exhibit I.8.B: Arterial Streets within One Mile***).

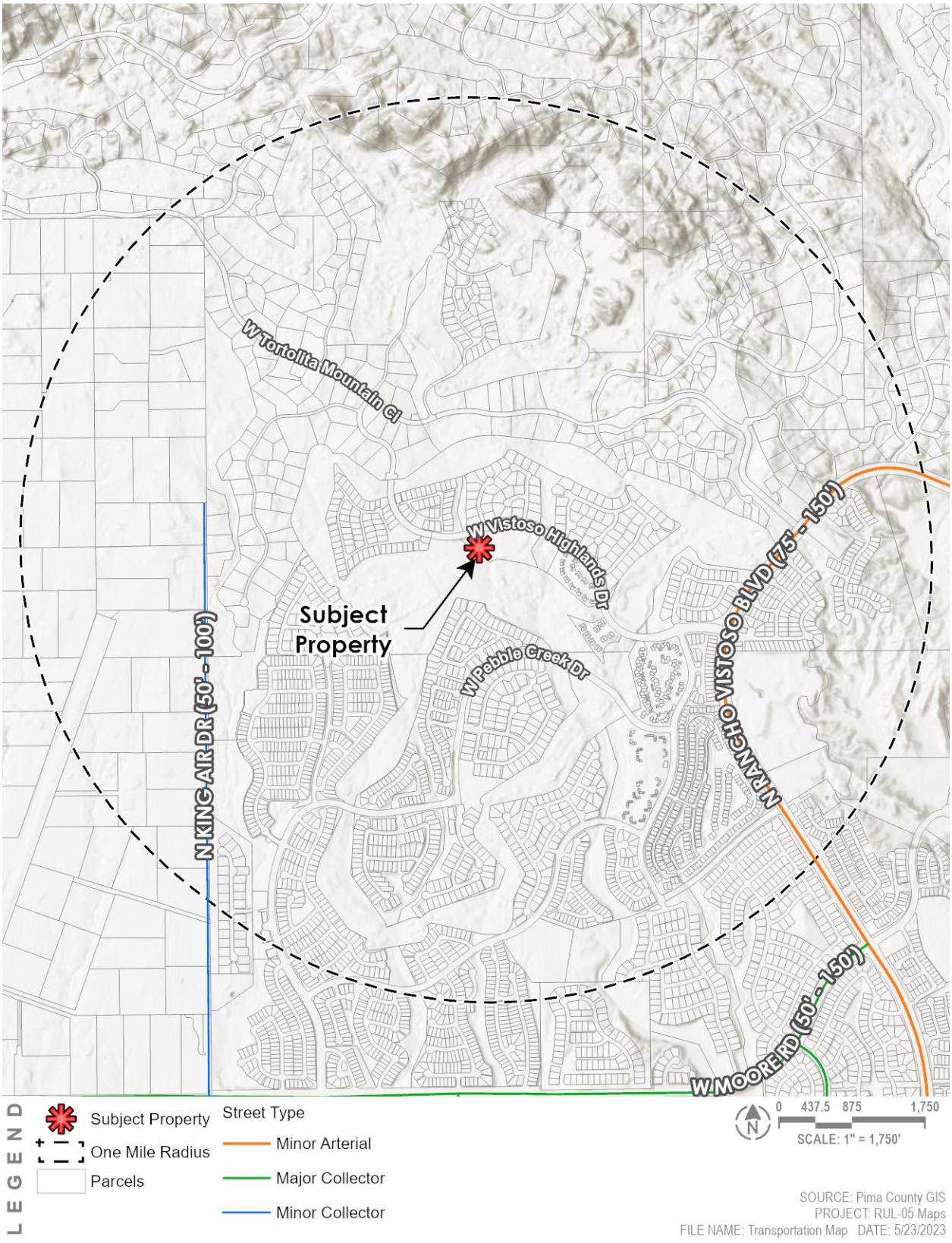
As a divided four (4) lane arterial with a posted speed limit of over 40 mph, Rancho Vistoso Boulevard has an estimated capacity of 35,820 vehicles per day. The existing annual average daily traffic (AADT) for Rancho Vistoso Boulevard has been recorded in three locations along the loop road. The locations and the AADT recorded by the Pima Association of Governments are provided in the table below.

Table I.7.B.1: Annual Average Daily Traffic

Location ID	From - To	AADT (2022)
A-339	Tangerine Road – Moore Road	13,355
A-269	Sun City Boulevard – Quiet Rain Drive	4,276
A-340	Oracle Road – Del Webb Boulevard	7,479

Intersection of Vistoso Highlands Drive and Rancho Vistoso Boulevard
Source: Pima County Oblique Aerials

Exhibit I.8.B: Arterial Streets within One Mile



9. Recreation and Trails

A. Trails, Parks, and Recreation Areas

There are two (2) public parks within one (1) mile of the subject property. Vistoso Trails Nature Preserve is adjacent to the subject property and provides trail facilities through the former Vistoso Golf Course. Honey Bee Canyon Park is approximately one (1) mile east of the subject property and provides trails through a natural open space park that contains ramadas and cultural artifacts like petroglyphs.

The Rancho Vistoso community association owns three parks within one (1) mile of the subject property: Hohokam Park, Cortona Park, and Monticello Park. Hohokam Park is the most extensive of the three parks, with sports courts, playground equipment, ramadas, barbecues, restroom facilities, and a dog park. The other two parks provide ramadas, benches, and recreation space.

The Pima County Regional Trail System Master Plan indicates eight (8) singletrack trails are within one (1) mile of the subject property. Additional information about these trails and all parks within a mile of the subject property can be found in *Table I.9.A: Parks and Trails*. Please see ***Exhibit I.9.A: Recreation and Trails*** for locations of all parks and trails within a mile of the subject property.

Table I.9.A: Parks and Trails

Trail Number/Name	Length/Size	Type	Owner
Vistoso Trails Nature Preserve	6 Miles of Trails/202 Acres	Passive	Town of Oro Valley
Honey Bee Canyon Park	3 Miles of Trails/77 Acres	Passive	Town of Oro Valley
Hohokam Park	8.8 Acres	Passive/Active	Rancho Vistoso Community Association
411/Oro Valley 03	2.7	Passive	Town of Oro Valley
416/Oro Valley 08	0.6	Passive	Town of Oro Valley
417/Oro Valley 09	0.4	Passive	Town of Oro Valley
418/Oro Valley 10	0.1	Passive	Town of Oro Valley
419/Oro Valley 11	0.1	Passive	Town of Oro Valley
420/Oro Valley 12	0.1	Passive	Town of Oro Valley
425/Oro Valley 17	0.1	Passive	Town of Oro Valley
426/Oro Valley 18	0.3	Passive	Town of Oro Valley

Exhibit I.9.A: Recreation and Trails

10. Schools

A. Public Schools within One Mile

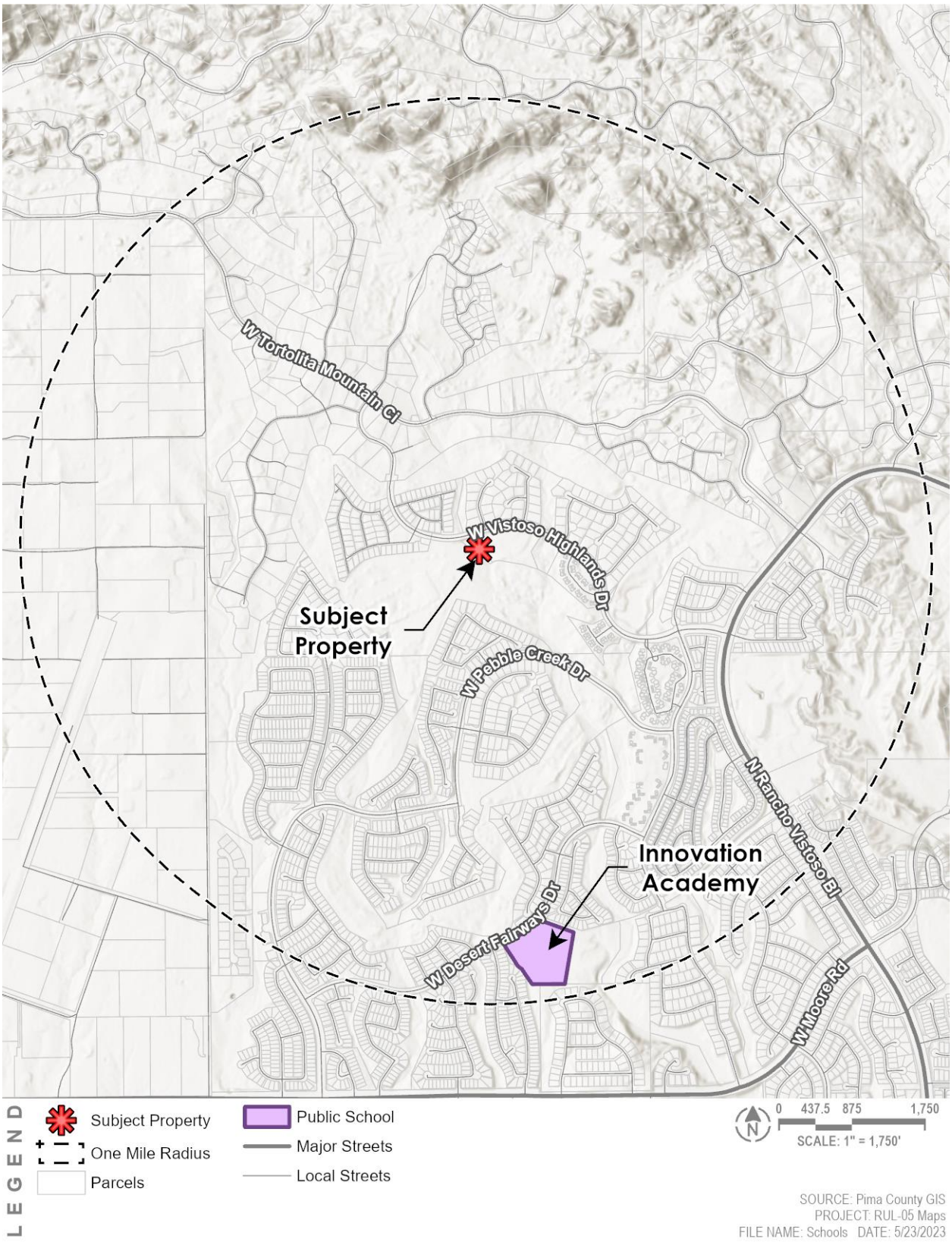
Innovation Academy is the only public school within one mile of the subject property. This K-5 elementary school is located south of the subject property at 825 W. Desert Fairways Drive. ***Exhibit I.10.A: Public Schools within One Mile*** shows the school's location in relation to the property.

B. Public Schools Serving the Site

The Amphitheater Unified School District (AUSD) serves the public educational needs of Oro Valley. Although the Innovation Academy is the only public school within a mile of the subject property, this school has no neighborhood attendance boundaries. It is available to students who are eligible to apply through open enrollment. The school specializes in Science, Technology, Engineering, and Mathematics (STEM) curriculum. The AUSD school attendance area map indicates that elementary students from the proposed multifamily development adjacent to the site would attend Painted Sky Elementary School (a little over a mile south of the subject property); middle school students would attend Coronado K-8 School (approximately four (4) miles northeast), and high school students would attend Ironwood Ridge High School (approximately four (4) miles southwest).

Innovation Academy K-5 school in the Amphitheater Unified School District
Source: Amphitheater Unified School District

Exhibit I.10.A: Public Schools within One Mile



11. Water

A. Water Service Provider

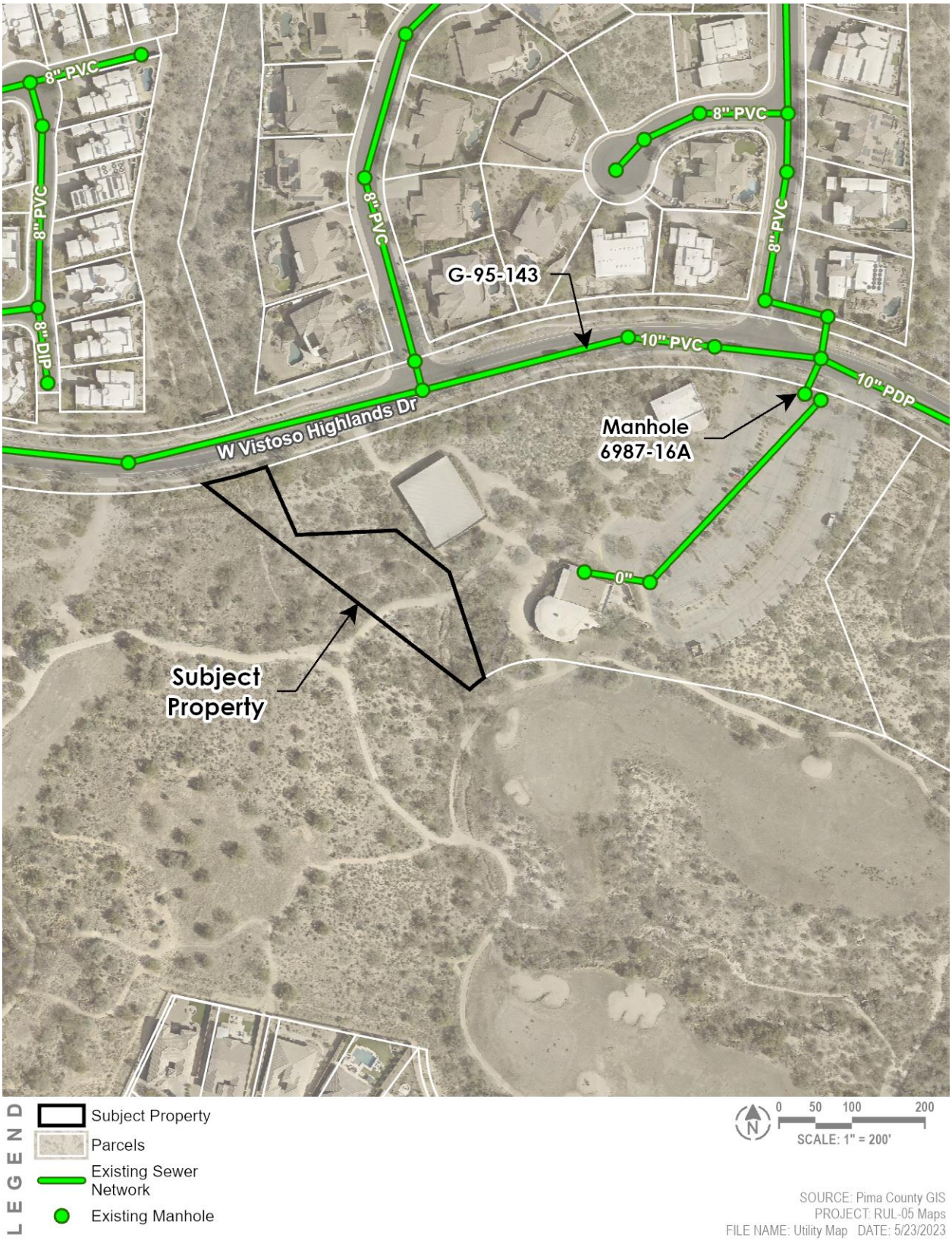
Oro Valley Water Utility is the water service provider for the site and is located at 11000 North La Cañada Drive, Oro Valley, Arizona.

12. Sewer

A. Existing Public Sewers

Existing public sewer is available on the former clubhouse property east of the subject property. Please see ***Exhibit I.12.A: Surrounding Sewer Network*** on the following page.

Exhibit I.12.A: Surrounding Sewer Network

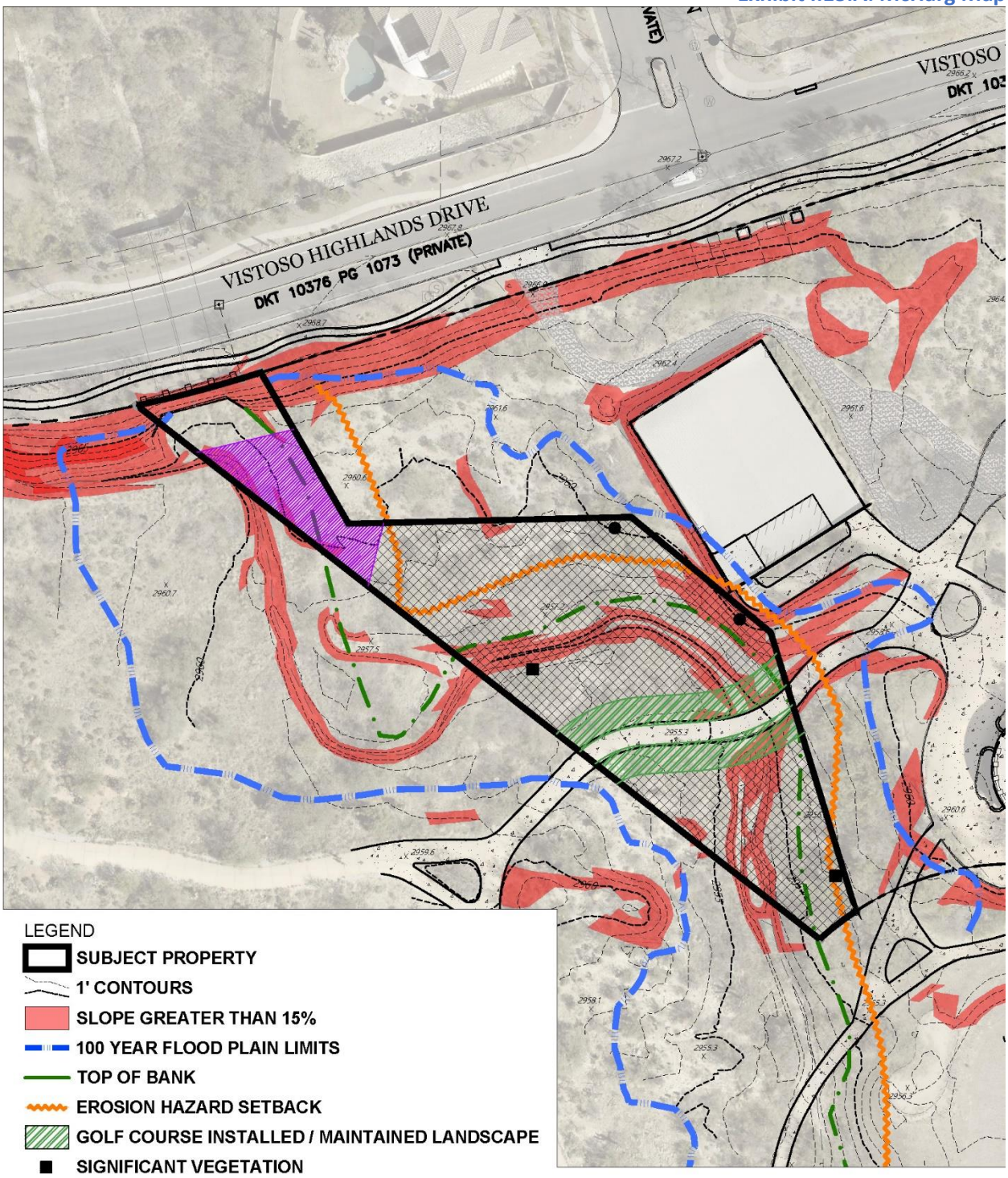


13. McHarg Composite Map

A. Composite Map

Exhibit I.13.A: McHarg Map overlays the existing topographic, hydrologic, and vegetative conditions on-site to illustrate the relation of these constraints on the subject property and inform the site planning process. *Section II. Land Use Proposal* explains how the proposed project responds to the site's opportunities and constraints.

Exhibit I.13.A: McHarg Map



II. Land Use Proposal

1. Project Overview

A. Proposed Project

This PAD amendment will allow the subject property to be integrated with the proposed multifamily development on the adjacent six-acre property to the east. The adjacent property was home to the former Vistoso Golf Course Clubhouse, and has the necessary entitlements in place, allowing the multifamily development to proceed. This development proposes 132 units in seven multifamily buildings and a clubhouse, pool, and other recreation amenities. All buildings will be located on the adjacent parcel, including the clubhouse and pool. The subject property will provide parking and recreational amenities for the future residents. Amenities on the subject property include an event lawn and tot lot playground as well as the entrance to a small dog park. Refer to ***Exhibit II.1.A: Illustrative Site Plan*** to see the subject property in relation to the overall development project.

i. Conformity with General Plan and the General Plan Future Land Use Map

The proposed PAD Amendment is in conformance with *Your Voice, Our Future*. The property's General Plan land use designation of *Open Space* supports the proposed parking and recreational amenities on the subject property. See General Plan Compliance Review matrix for the full policy review.

3.4 Community Goals

- **D –** A community with a wide range of services, amenities, shopping and dining opportunities, and housing types that meet the needs of current and future residents
- **E –** A high-quality parks, recreation, and open space system that is accessible, comprehensive, connected, and serves the community's needs.

3.6 Complete Community Focus

- **Policy CC.3**. Link existing and planned neighborhoods with parks and open spaces by incorporating path and trail facilities.
- **Policy CC.7**. Support the development of diverse housing types within the community

3.7. Town Services, Buildings, and Facilities Focus

- **Policy TS.5.** Coordinate community safety and land use planning in order to reduce sources of conflict and nuisance crime through design, regulation, and management.

4.4 Environment Goals

- **M –** The protection and preservation of significant cultural sites, properties, and resources that enhance community character and heritage.

4.5. Sonoran Desert Resources Focus

- **Policy SD.1.** Identify, preserve and manage an integrated and connected open space system that protects Oro Valley's natural resources and provides enjoyment for residents and visitors while recognizing our place in the larger ecosystem.
- **Policy SD.10.** Strive to protect the public and environment from the threats and risks of stormwater surges and potential negative impacts of contaminants from runoff.

5.4 Development Goal

- **Q –** A built environment that creatively integrates landscape, architecture, open space, and conservation elements to increase the sense of place, community interaction, and quality of life

- **V –** Neighborhoods that include access and effective transitions to open space, recreation, and schools and that are supported by shopping and services which meet daily needs.
- **X –** Effective transitions between differing land uses and intensities in the community

5.5. Land Use and Design Focus

- **Policy LU.2.** Promote and encourage water conservation and retrofitting programs, and innovative stormwater management techniques in development, redevelopment or infrastructure projects and in landscaped areas.
- **Policy LU.9.** Promote the design of cohesive developments that enhance and promote the pedestrian experience

5.8. Infrastructure Focus

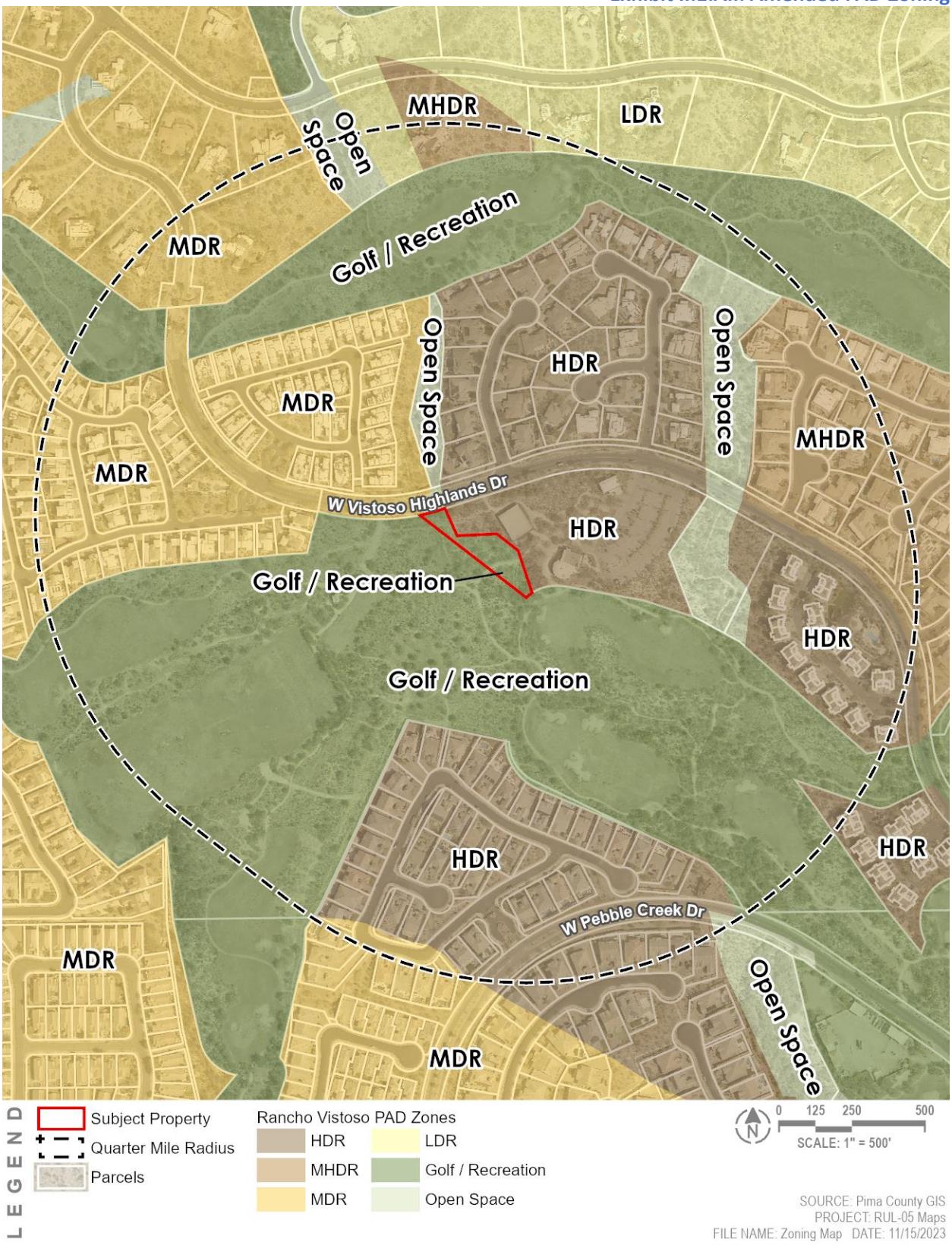
- **Policy I.10.** Foster opportunities for walking, biking, and mass transit to places where people live, work, shop and play.

This PAD Amendment supports these policies by:

- Promoting housing diversity by allowing parking and amenities on the subject property which will support the proposed multifamily residential development on the adjacent property.
- The agreement to redevelop the subject property and adjacent clubhouse property was a vital piece that facilitated the creation of the Vistoso Trails Nature Preserve.
- This redevelopment connects residents directly to the Vistoso Trails Nature Preserve open space and trail system.
- Removing the abandoned clubhouse as a potential source of conflict and nuisance crime and replacing it with a high-quality multifamily development under professional management.
- Managing stormwater runoff with retention basins designed to reduce stormwater surges.
- Integrating recreational, landscape, architectural, and open space elements to transition between adjacent properties in a manner that enhances the quality of life.
- Following the established development pattern of higher-density residential development along Vistoso Highlands Drive with the Vistoso Trails Nature Preserve buffering lower-density neighborhoods to the south.

Exhibit II.1.A: Illustrative Site Plan

Exhibit II.1.A.i: Amended PAD Zoning



2. Existing Land Uses

A. Zoning and Existing Land Uses on Adjacent Properties

Exhibit II.1.A.i: Amended PAD Zoning depicts the property's proposed Golf / Recreation designation along with the existing PAD zoning designations surrounding the property. Zoning for properties within a quarter mile of the subject property is discussed in ***Part I – Inventory and Analysis***.

Land uses of surrounding properties are depicted ***in Exhibit I.1.B.1: Surrounding Conditions*** in ***Part I – Inventory and Analysis***.

B. Effect of Proposed Development on Existing Land Uses On-site and Off-site

The proposed development will create a new multifamily residential community on the adjacent parcel to the east. This new development consists of 132 multifamily units in total, none of which will be on the subject property. The subject property will be used for parking and recreation areas for future residents of the multifamily development. The overall development continues the pattern of two-story attached residential development between Vistoso Highlands Drive and the Vistoso Trails Nature Preserve. Vistoso Highlands Drive separates the subject property from the nearest residential neighborhood to the north. The proposed parking on the subject property is set back over 100 feet from Vistoso Highlands Drive and separated from the road by a landscape buffer and one of the proposed multifamily buildings on the adjacent property, ensuring the parking lot is sufficiently screened from the road. The parking area and recreation amenities also provide a transition from the multifamily development to the Vistoso Trails Nature Preserve. Transitioning the multifamily community to the nature preserve follows the PAD guidelines for the HDR zone, "*high density residential should be located adjacent to large expanses of open space*". The preserve also buffers the proposed development from residential neighborhoods to the south and west.

3. Environmentally Sensitive Lands

The property is located in Neighborhood 11 of the Rancho Vistoso PAD. Environmentally Sensitive Lands (ESL) does not apply to this neighborhood as it is beyond 25% developed.

4. Topography

A. Tentative Development Plan's Response to Topographic Characteristics

The subject property will be filled to raise it out of the floodplain and create a continuous grade between the subject property and the adjacent clubhouse parcel. Once this work is completed, the subject property will sit approximately four to five feet below Vistoso Highlands Drive.

B. Areas of Encroachment onto Slopes

None of the existing on-site slopes meet the requirements of section 27.10D.3.g.ii. of the Town of Oro Valley Zoning Code; therefore, no Hillside Conservation Areas exist on-site.

C. Site Disturbance, Grading, and Revegetation

The entirety of the site will be filled to level out the property and construct the parking area for a new multifamily development. Two trees identified on the site resource inventory will be removed from the site, and additional revegetation will occur in the buffer yard adjacent to Vistoso Highlands Drive and in landscaped areas.

5. Cultural/Archaeological/Historic Resources

The proposed development has the potential to affect intact archaeological deposits. It is recommended that a monitor be present during initial ground disturbance (see ***Appendix A: Archaeological Survey Report***).

6. Hydrology

The subject property is part of a larger overall multifamily project, and development will coincide with the adjacent property. As such, Rick Engineering has analyzed the post-development hydrology for the overall project area to understand the proposed development holistically.

A. Development Plan Hydrology

In the developed condition the proposed onsite runoff will closely match existing conditions. The site proposes a development consisting of seven apartment buildings, a maintenance building and a clubhouse building and the associated paved access, parking, landscaping, utility, and drainage improvements. The proposed improvements will incorporate depressed water harvesting areas and two larger basin areas to provide first flush and retention/detention of stormwater that will reduce post-developed discharges to acceptable levels comparable with pre-developed discharges. The proposed drainage patterns will continue to be directed in a manner consistent with existing drainage patterns so as not to create any adverse impacts to the parcels and developments located downstream from the subject development (see ***Exhibit II.5.A: Proposed Conditions Watershed Map***).

At the upper elevation of the site, identified as onsite proposed watershed PWS1, stormwater from approximately half (west) of Building #1 and all of Buildings #2 and #3, approximately 16.9 cfs will be collected in a new storm drain system that will convey the runoff to the east and outlet directly into the Highlands Wash area.

The eastern PAAL area from Vistoso Highlands Drive to the south into the site, to include the east half of Building #1 and a small portion of Building #5, designated as PWS2, will generate approximately 8.6 cfs of flow in the 100-year flood condition and will be conveyed as surface flow into a large water harvesting/retention basin at the southeast area of the subject site. Once this area fills with water it will then spill to the east and into the Highlands Wash.

Watershed areas PWS3, PWS4 and PWS5 consist of the majority of the site to include Buildings #4 (most of building), #5, #6, #7 and the east half of Building #8, and the associated PAAL areas. This area generates approximately 43.4 cfs which is directed south as surface flow and to the two large basin areas at the south end of the site.

Watershed area PWS6 consists of the west half of Building #8 and the associated south parking field and generates approximately 7.8 cfs in the 100-year flood condition. This runoff will be conveyed to the west and into the Unnamed Wash.

The proposed development will produce a total runoff of approximately 76.7 cfs in the 100-year flood condition. The following table provides a summary of the proposed conditions hydrology:

Table II.5.B Summary of Developed Stormwater Runoff

Watershed	Drainage Area (ac)	Q_{100} (cfs)	Q_{10} (cfs)	Q_2 (cfs)
PWS1	1.70	16.9	10.6	6.5
PWS2	0.86	8.6	5.4	3.4
PWS3	1.66	16.7	10.5	6.5
PWS4	0.95	9.4	5.9	3.6
PWS5	1.72	17.3	10.9	6.8
PWS6	0.79	7.8	4.9	3.0
Total Developed	**7.68**	**76.7**	**48.2**	**29.8**

B. Modification to Drainage Patterns

Developed runoff from the site remains much like existing conditions with flows being directed to the aforementioned adjacent washes, following attenuation of developed flows. Exit points are at similar locations and retention/detention basins reduce and slow the flow to less-than existing conditions. Developed runoff enters the Highlands Wash and the Unnamed Wash as it does in the existing condition.

C. Drainage Impact on Off-site Land Uses

Runoff leaving the project site maintains existing flow patterns as the managed/reduced stormwater flows into the adjacent watercourses. As a result of the proposed development, the Unnamed Wash to the west will require reconfiguration for a stretch of approximately 300 feet to accommodate the development. In addition, the large south parking area and the two large south basin areas are located outside of the project boundary within the former golf course fairway area. However, these reconfigured areas will not have any adverse impacts downstream. As previously mentioned, the two adjacent washes converge approximately 500 feet downstream from the project area so all flow from the project area ends up in the same location eventually, nothing will change downstream as a result of the project.

D. Drainage Mitigation

As a result of the Critical Basin designation for the Parcel, the 100-year flood stormwater flows exiting the site in the proposed condition are required to match the existing condition flows or be reduced by means of detention and/or other rainwater harvesting techniques. This will be achieved by means of stormwater harvesting in landscaped areas and by means of larger retention/detention basins.

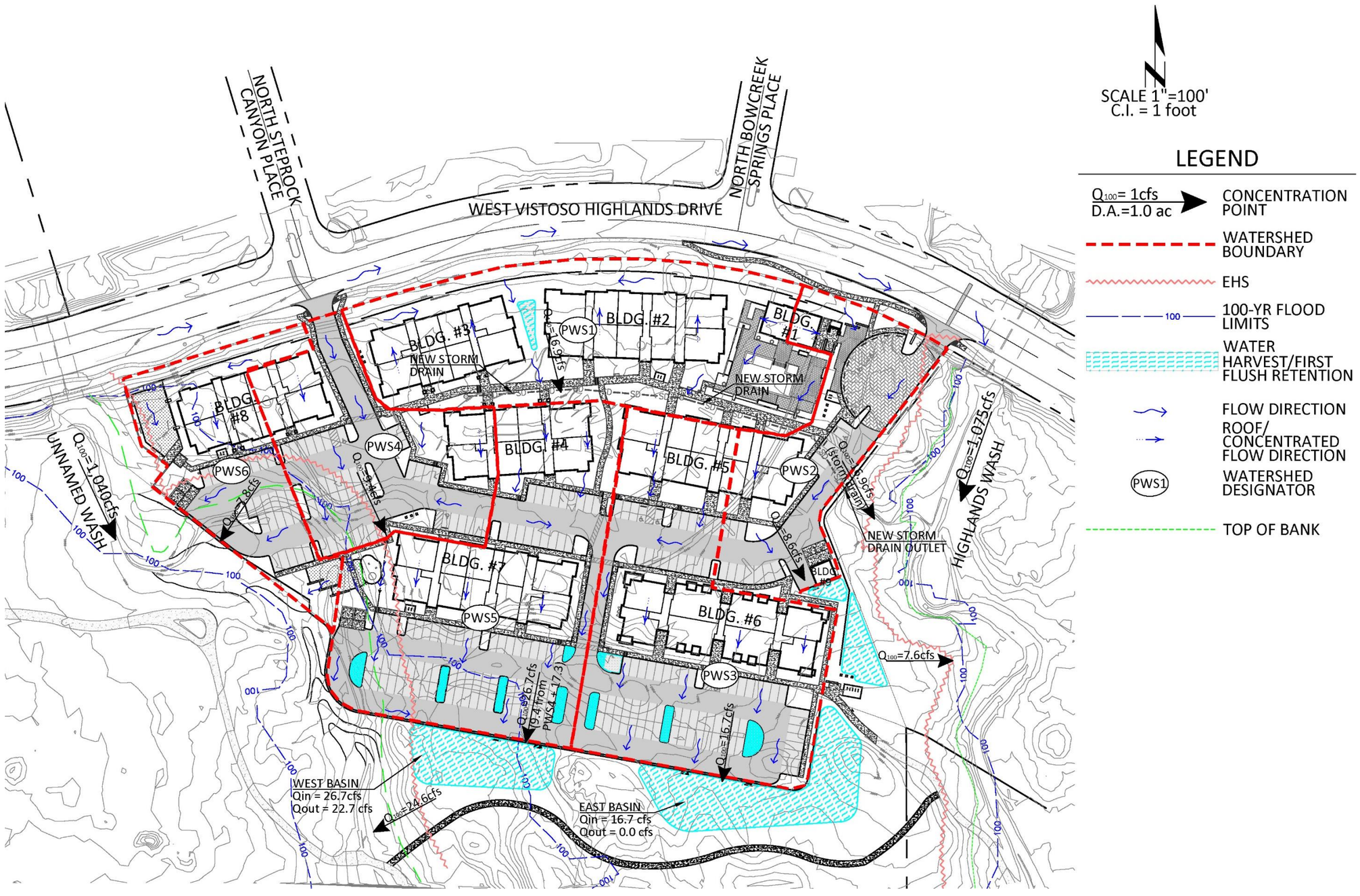
To satisfy detention/retention requirements, two detention basins have been incorporated into the drainage scheme at the south end of the site (see ***Exhibit II.5.A for Proposed Conditions Watershed Map***). Basin and water harvesting areas and sizes are subject to change during the design process. The complete site hydrology and hydraulics for the development is detailed in the project specific Drainage Report that will accompany the improvement plans.

E. Tentative Development Plan Response

Development of this site conforms to the Town of Oro Valley policies and stormwater management plans by:

1. Incorporating detention into the project design to reduce stormwater runoff to less than existing conditions to minimize potential for flooding downstream of the site.
2. Providing water harvesting within the development to maintain and preserve natural desert landscape and riparian areas and maximize the potential for infiltration.
3. Incorporate first flush to minimize pollutants within stormwater improving environmental impacts to floodplains and streams.
4. Erosion Control to dissipate energy and restore stormwater to sheet flow to benefit downstream land use.

Exhibit II.5.A: Proposed Conditions Watershed Map



7. Vegetation

With the site being filled to accommodate the proposed multifamily development, the existing vegetation will be removed to accommodate these improvements. The site has been inventoried for signification vegetation and native plants. These inventories document the vegetation on-site and inform the landscape plans for the subject property and the overall project. These plans illustrate the transplant and mitigation methods for developing the overall project.

8. Wildlife

The Arizona Game and Fish Department's Environmental Review Tool does not identify any on-site wildlife habitats. The site will be monitored for threatened and endangered species prior to disturbance (see ***Appendix B: Arizona Game & Fish Report***).

9. Viewshed

A. Mitigation Measures

i. Off-Site Views and Vistas

The proposed parking area, tot lot and event lawn all sit lower in elevation than Vistoso Highlands Drive. The parking area is setback over 100 feet from the adjacent roadway and is screened from the road by a fifteen-foot landscape border, five-foot-high screen wall, and a two-story multifamily building. This configuration ensures that the parking lot will not visually impact neighbors to the north.

The Vistoso Trails Nature Preserve separates the parking area from neighboring residences to the west and south, the nearest being over 500 feet to the south. The multifamily development will connect to the recreational trail network. Landscaping and screening are incorporated to ensure compatibility between the development, and the nature preserve. The parking area and event lawn are separated from the nature preserve by a screen wall and landscaping consistent with the rest of the multifamily development. The drainage area and basins south of the culvert will be revegetated with mitigation plantings and a native seed mix along with a desert cobble rock treatment to create a naturalistic landscape between the subject property and the nature preserve.

ii. Areas of High Visibility

The parking area and recreation space will be screened by landscaping, screen walls, and revegetated natural areas to ensure compatibility between the multifamily residences and the neighboring recreational area.

10. Traffic

A. Traffic Analysis Report

The proposed development's anticipated traffic generation is based on the trip generation rates for a multifamily housing-low rise land use as listed in the 11th Edition of the Institute of Transportation Engineer's (ITE) Trip Generation publication. The proposed 132-unit development is estimated to generate approximately 992 average daily trips with 64 AM peak hour trips and 78 PM peak hour trips. Analysis of the east and west access point indicated that conflicting movements would operate at a level of service (LOS) 'A' in the opening year of the project. Both access point intersections are recommended to allow full access movements with stop sign control

for the northbound approach. Additionally, separate turn lanes were not warranted at any project access locations.

Please see the Traffic Impact Statement prepared by Rick Engineering and submitted under a separate cover.

B. Describe Proposed On-Street Rights-of-Way

The subject property will have no streets. The only vehicular use areas on-site will be parking spaces connected to the larger overall development via parking area access lanes (PAAL). The PAALs provide access to the rest of the multifamily development and Vistoso Highland Drive.

C. Bicycle and Pedestrian Pathways

The subject property extends the adjacent multifamily development's pedestrian circulation system. It connects to the Vistoso Trails Nature Preserve trail system and the existing sidewalks along Vistoso Highland Drive. This connection ensures multifamily residences can enjoy access to the nature preserve trails and the larger pedestrian and bicycle network throughout Rancho Vistoso.

11. Recreation/Trails

A. Access to Off-Site Trails

The subject property's sidewalks connect directly to the Vistoso Trails Nature Preserve trail network and facilitate access to off-site trails identified in ***Exhibit I.9.A: Recreation and Trails***.

B. Open Space Ownership

The property owner of the proposed multifamily development will own and manage natural and modified open space on the subject property.

12. Schools

Of the proposed 132 multifamily units proposed on the entire development, only sixteen units are proposed on the subject property. The Amphitheater School District uses projections for each academic level to calculate the number of students a development is likely to produce. The school district uses these projections to anticipate school capacity needs in the area. The following table applies these projections to the subject property and the overall development. Based on the low number of projected students, it is not expected that the subject property will generate a significant impact on the school district's facilities. The Amphitheater School District provided their projections on how the proposed development fits with existing school capacity (See ***Exhibit II.12 School Capacity Letter***).

Table II.12 Projected Students

Academic Level	**Multiplier**	**Subject Property** (16 Units)	**Overall Development** (132 Units)
Elementary School	0.1082	2	14
Middle School	0.0694	1	9
High School	0.0406	1	5

13. Water

A. Water Demand

The property is currently undeveloped and generates no water demand. As the proposed development is mostly parking area, water demand will be limited to two recreational amenities and landscaping and will be minimal.

B. Water Service Capacity

The Town of Oro Valley Water Utility is the water provider for the property. The utility has indicated that it has water service available and will serve the property (see ***Exhibit II.13.B: Water Service Letter***).

14. Sewer

A. Sewer Service

The proposed development will not contain any uses that require sewer connection.

Exhibit II.12 School Capacity Letter

AMPHITHEATER
Public Schools

OFFICE OF THE SUPERINTENDENT
Todd A. Jaeger, J.D.
Superintendent
(520) 696-5206 • FAX (520) 696-5015

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

August 8, 2023

Delivered via electronic mail

Adam Call
The Planning Center
acall@azplanningcenter.com

RE: Vistoso Multi-family TPC Job No. RUL-05
Parcel number 219-19-1840

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:

Academic Level	132 Multifamily Units
Elementary	14
Middle	9
High School	5

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

Exhibit II.12 School Capacity Letter (continued)

The schools that 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.

School Name	School Capacity	Spaces Currently Available
Painted Sky Elementary	778	309
Coronado K-8 Middle	456	105
Ironwood Ridge High	2286	688

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

Sincerely,

Kristin Magdziasz

Kristin Magdziasz
Legal Services Administrative Assistant

Exhibit II.13.B: Water Service Letter

Oro Valley Water Utility

June 15, 2023

Theresa Hadley
Rick Engineering Company
3945 East Forth Lowell Road
Suite 111
Tucson, AZ 85712

Subject: WATER AVAILABILITY Parcel numbers:

APNs 219-19-1910, 219-19 -1840

To Whom it may concern:

The Town of Oro Valley Water Utility currently has water service available to the above property under the following conditions:

- A Water Plan is submitted by the applicant and approved by the Water Utility
- A Line Extension Agreement is executed by the applicant.
- All construction is in accordance with the approved Water Plan and the new facilities are accepted by the Water Utility in accordance with the requirements of the Line Extension Agreement.
- Payment of all water development impact fees, meter fees and other required fees and charges. (A water meter for residential and/or commercial use cannot be sold until after the issuance of an approved building permit.)

WATER SUPPLY

The Town of Oro Valley Water Utility has been designated by the State of Arizona, Department of Water Resources, as having an Assured Water Supply (AWS No. 2003-001 Decision and Order No. 26-400765). This development lies within the boundary of the Oro Valley Water Utility's planned water service area. Once the property is platted, it will be noted on the plat(s) for these properties that the property meets the State requirement of an Assured Water Supply because it will be served by Oro Valley Water Utility.

www.orovalleyaz.gov
11000 N. La Cañada Drive · Oro Valley, Arizona 85737
Phone: (520) 229-5000 · fax: (520) 229-5029

Exhibit II.13.B: Water Service Letter (continued)

Oro Valley Water Utility

WATER SERVICE

The developer shall be required to submit a Water Plan identifying water system improvements. These include but are not limited to:

- Water Use
- Fire Flow Requirements
- Offsite/ Onsite Water Facilities
- Loops and Proposed Connection Points to Existing Water System
- Easements/Common Areas

Once a Water Plan is submitted, it will be determined if the proposed plan can meet the water requirements of the proposed development. The developer shall be fiscally and financially responsible for all water system improvements and modifying/enhancing the existing water system to meet those needs. It is recommended that the applicant contact the Water Utility to discuss the construction of water system improvements prior to submitting a Water Plan for the property.

This letter and the comments herein regarding water availability are valid for a period of one year only through June 15, 2024. Issuance of this letter is not to be construed as approval of a Water Plan and/or acceptance of any construction for water service.

If you have any questions or would like more details regarding any construction improvements that may be required in a Water Plan, please call me at 229-5017.

Sincerely,

Mark Moore

Mark Moore
Senior Engineering Associate

cc: Peter Abraham, P.E. Water Utility Director

www.orovalleyaz.gov
11000 N. La Cañada Drive · Oro Valley, Arizona 85737
Phone: (520) 229-5000 · fax: (520) 229-5029

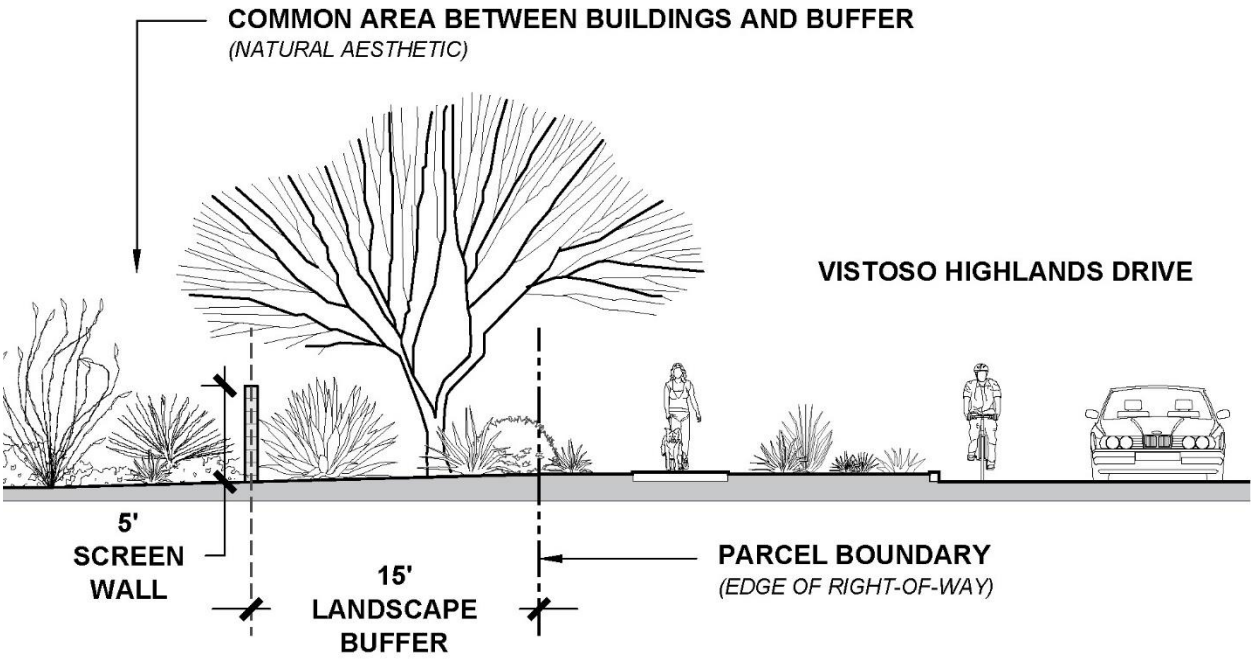
15. Buffer Yards

A. Location and Mitigation Techniques

The subject property will provide a fifteen (15) foot buffer yard adjacent to Vistoso Highlands Drive as required by Oro Valley code. This buffer yard is depicted in ***Exhibit II.A: Illustrative Site Plan***. Vegetative densities within the buffer yard will provide a screen between the proposed multifamily building and passersby along Vistoso Highlands Drive. This vegetative screen will help mitigate sound, visibility, and exterior lighting generated by the proposed multifamily development. No other buffer yards are required on the property.

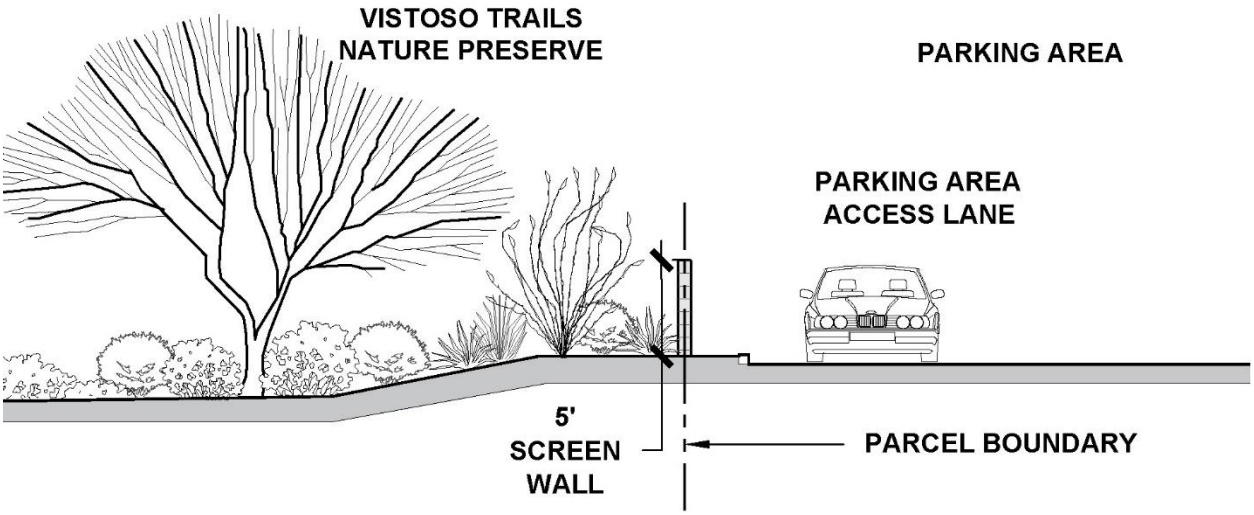
B. Cross-Section

The graphics below illustrate the proposed screening treatments at three points along the overall development boundary. Cross Section A shows the proposed fifteen-foot landscape buffer yard cross-section on Vistoso Highlands Drive along the subject property's northern boundary. Cross Section B shows the screening between two proposed parking areas and the nature preserve to the south and west. Cross Section C shows the screening between the proposed multifamily building and the Highland Wash open space area to the east. The titles correspond with the cross-section symbols on the Tentative Development Plan. Refer to the Tentative Development Plan for more information.

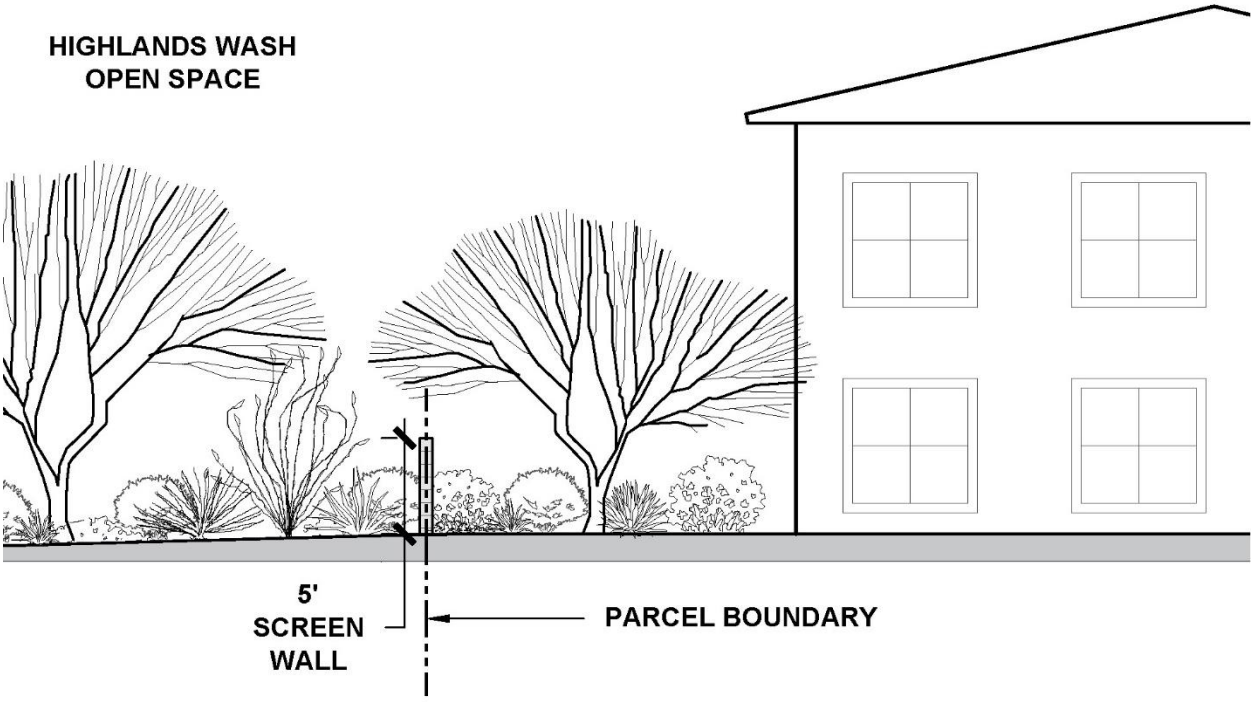


CROSS SECTION A: VISTOSO HIGHLANDS

0' 5' 10'



CROSS SECTION B: PARKING AREA

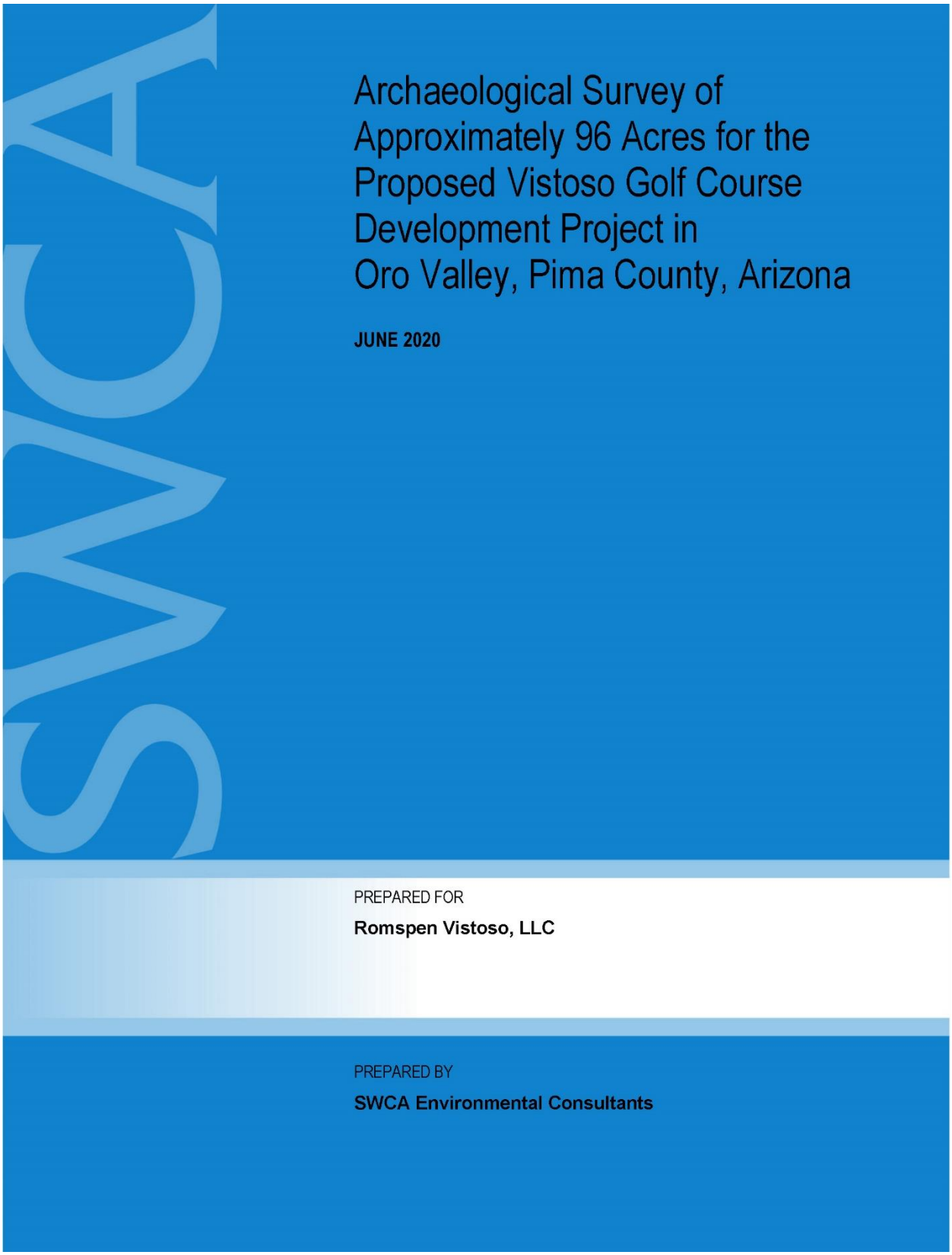


CROSS SECTION C:
BUILDING SCREENING ADJACENT TO OPEN SPACE

Appendices

Appendix A: Archaeological Survey Report

Note: To protect the sensitive nature of archaeological sites surrounding the project area, only the cover of the Archaeological Survey Report has been included in this appendix as a reference. The full report has been submitted separately and confidentially to the Town of Oro Valley to prevent widespread dissemination of these surrounding sites and any cultural resources contained therein.


SWCA
Archaeological Survey of Approximately 96 Acres for the Proposed Vistoso Golf Course Development Project in Oro Valley, Pima County, Arizona
JUNE 2020
PREPARED FOR
Romspen Vistoso, LLC
PREPARED BY
SWCA Environmental Consultants

Appendix B: Arizona Game & Fish ERT Report

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:
Rancho Vistoso PAD Amendment

Project Description:
Rancho Vistoso PAD Amendment

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

Contact Person:
Garrett Aldrete

Organization:
The Planning Center

On Behalf Of:
CONSULTING

Project ID:
HGIS-19139

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 Departments review of site-specific projects.
3. The Departments 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. Arizona Wildlife Conservation Strategy (AWCS), specifically Species of Greatest Conservation Need (SGCN), 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) 236-7600
   Fax Number: (623) 236-7366
   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

Arizona Game and Fish Department
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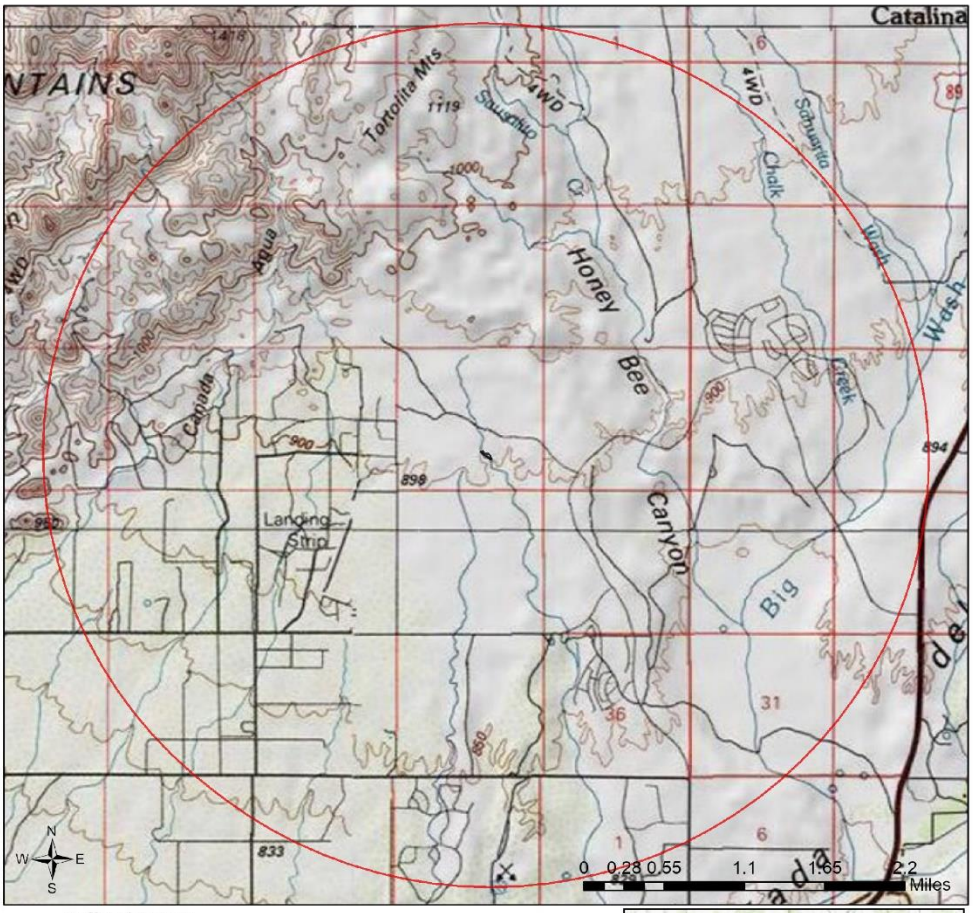
Rancho Vistoso PAD Amendment

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 0.73

Lat/Long (DD): 32.4563 / -110.9847

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T11S, R13E

USGS Quad(s): ORO VALLEY

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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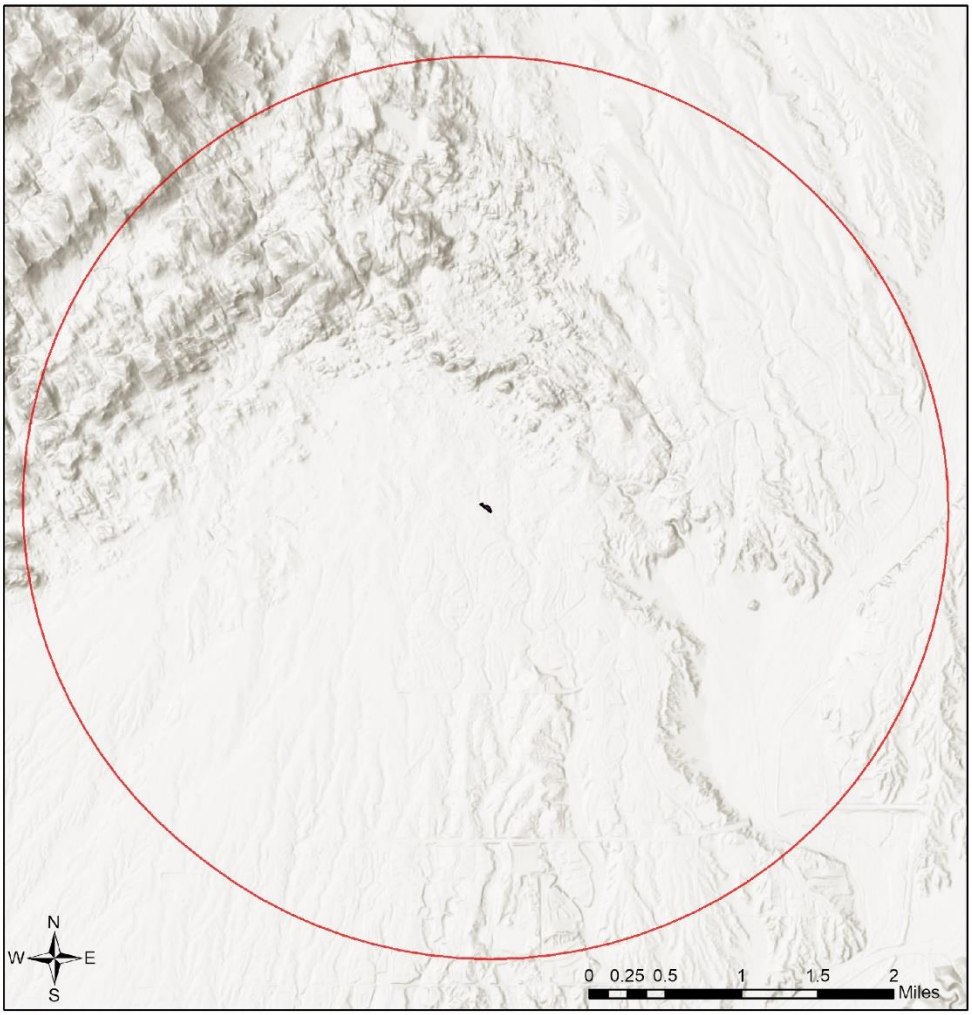
Rancho Vistoso PAD Amendment

Web Map As Submitted By User



Buffered Project Boundary
Project Boundary

Project Size (acres): 0.73
Lat/Long (DD): 32.4563 / -110.9847
County(s): Pima
AGFD Region(s): Tucson
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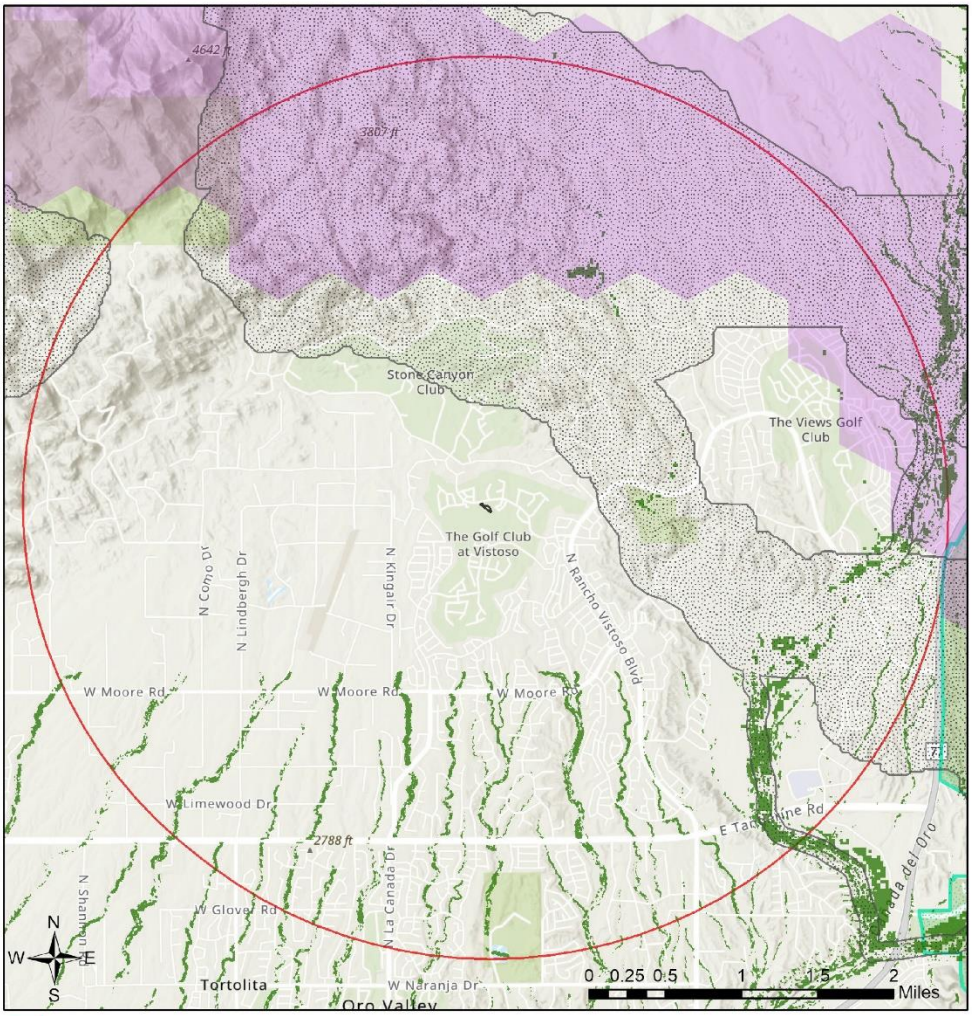
Rancho Vistoso PAD Amendment

Important Areas



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

Project Size (acres): 0.73
Lat/Long (DD): 32.4563 / -110.9847
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R13E
USGS Quad(s): ORO VALLEY

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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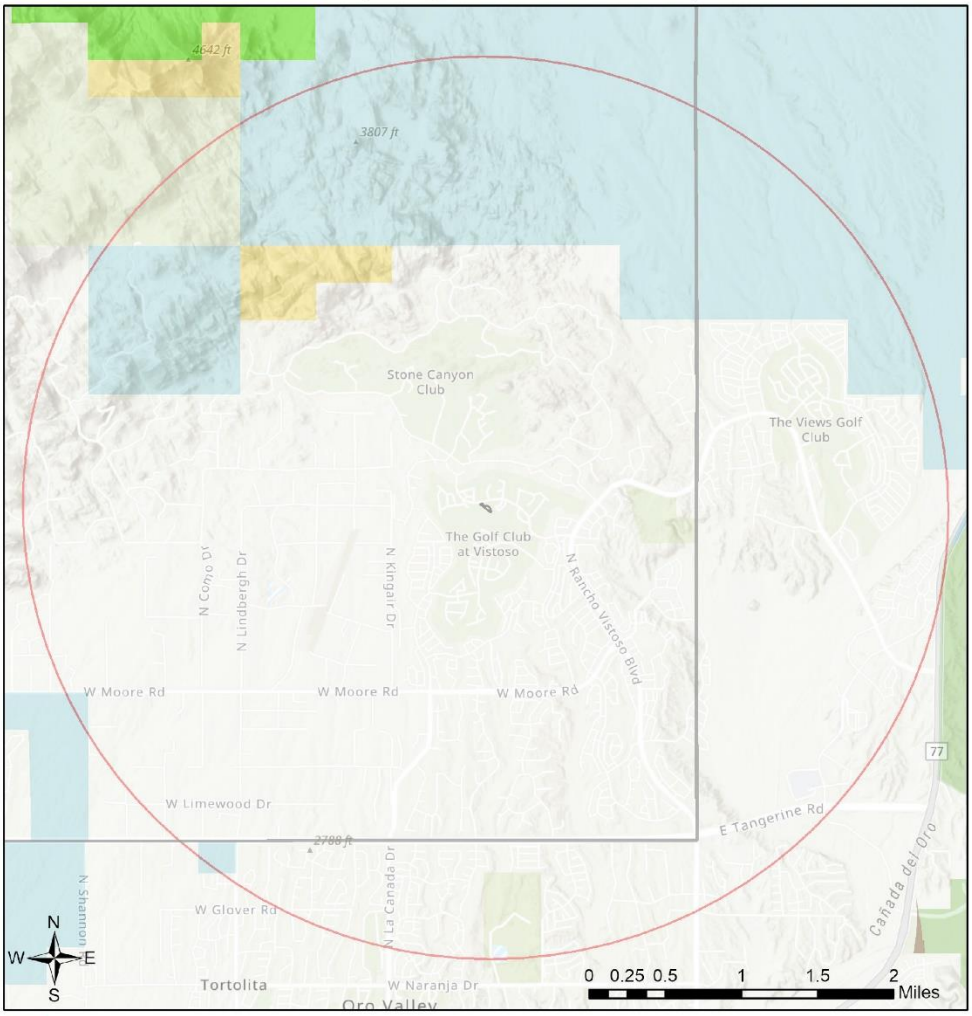
Rancho Vistoso PAD Amendment

Township/Ranges and Land Ownership



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

Project Size (acres): 0.73
Lat/Long (DD): 32.4563 / -110.9847
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R13E
USGS Quad(s): ORO VALLEY

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	PT	S	S		1
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Heloderma suspectum	Gila Monster					1

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/
.

No Special Areas Detected
No special areas were detected within the project vicinity.

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Ammospermophilus harrisii	Harris' Antelope Squirrel					
Antrostomus ridgwayi	Buff-collared Nightjar		S			2
Aquila chrysaetos	Golden Eagle			S		2
Aspidoscelis sonorae	Sonoran Spotted Whiptail					2
Auriparus flaviceps	Verdin					2
Botaurus lentiginosus	American Bittern					2
Buteo swainsoni	Swainson's Hawk					2
Calypte costae	Costa's Hummingbird					2
Camptostoma imberbe	Northern Beardless-Tyrannulet		S			2
Campylorhynchus brunneicapillus	Cactus Wren					2
Chaetodipus baileyi	Bailey's Pocket Mouse					2
Chilomeniscus stramineus	Variable Sandsnake					2
Choeronycteris mexicana	Mexican Long-tongued Bat	SC	S	S		2
Colaptes chrysoides	Gilded Flicker			S		2
Coluber bilineatus	Sonoran Whipsnake					2
Columbina inca	Inca Dove					2
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1
Crotalus tigris	Tiger Rattlesnake					2
Cynanthus latirostris	Broad-billed Hummingbird		S			2
Empidonax wrightii	Gray Flycatcher					2
Eumops perotis californicus	Greater Western Bonneted Bat					
Falco mexicanus	Prairie Falcon					2
Falco peregrinus anatum	American Peregrine Falcon					
Falco sparverius	American Kestrel					2
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl					
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Heloderma suspectum	Gila Monster					1
Icterus cucullatus	Hooded Oriole					2

Arizona Game and Fish Department
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Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike	SC				2
Lasiurus blossevillii	Western Red Bat		S			2
Lasiurus cinereus	Hoary Bat					2
Lasiurus xanthinus	Western Yellow Bat		S			2
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1
Lepus alleni	Antelope Jackrabbit					2
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1
Macrotus californicus	California Leaf-nosed Bat	SC		S		2
Megascops kennicottii	Western Screech-owl					
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolnii	Lincoln's Sparrow					2
Melozone aberti	Abert's Towhee		S			2
Micrathene whitneyi	Elf Owl					
Micruroides euryxanthus	Sonoran Coralsnake					2
Myotis auriculus	Southwestern Myotis					2
Myotis velifer	Cave Myotis	SC		S		2
Myotis yumanensis	Yuma Myotis	SC				2
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Nyctinomops macrotis	Big Free-tailed Bat	SC				2
Parabuteo unicinctus	Harris's Hawk					2
Passerculus sandwichensis	Savannah Sparrow					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Phyllorhynchus browni	Saddled Leaf-nosed Snake					2
Pooecetes gramineus	Vesper Sparrow					2
Progne subis hesperia	Desert Purple Martin					
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					
Troglodytes pacificus	Pacific Wren					2

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN

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

Project Type Recommendations:
Fence recommendations will be dependent upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on Wildlife Friendly Guidelines page, which is part of the Wildlife Planning button at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

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/wildlifeguidelines/.

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 the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at https://www.invasivespeciesinfo.gov/unitedstates/az.shtml and the Arizona Native Plant Society https://aznps.com/invas for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at https://imap.natureserve.org/imap/services/page/map.html.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select “See What’s Here” for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

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

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

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

Based on the project type entered, coordination with State Historic Preservation Office may be required (https://azstateparks.com/).

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.

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

Design culverts to minimize impacts to channel geometry, or design channel geometry (low flow, overbank, floodplains) and substrates to carry expected discharge using local drainages of appropriate size as templates. Reduce/minimize barriers to allow movement of amphibians or fish (e.g., eliminate falls). Also for terrestrial wildlife, washes and stream corridors often provide important corridors for movement. Overall culvert width, height, and length should be optimized for movement of the greatest number and diversity of species expected to utilize the passage. Culvert designs should consider moisture, light, and noise, while providing clear views at both ends to maximize utilization. For many species, fencing is an important design feature that can be utilized with culverts to funnel wildlife into these areas and minimize the potential for roadway collisions. Guidelines for culvert designs to facilitate wildlife passage can be found on the home page of this application at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

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

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (https://new.azwater.gov/).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (http://www.usace.army.mil/)

Based on the project type entered, coordination with County Flood Control district(s) may be required.

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.

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

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

Project Location and/or Species Recommendations:
HDMS records indicate that one or more **Listed, Proposed, or Candidate** species or **Critical Habitat** (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at https://www.fws.gov/office/arizona-ecological-services or:

Phoenix Main Office
9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office
201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office
SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: https://www.azgfd.com/wildlife/nongamemanagement/tortoise/