

Rancho Vistoso PAD Amendment 30 Neighborhood 11: Rancho Vistoso Golf Course Clubhouse

August 2023



Rancho Vistoso PAD Amendment 30
Neighborhood 11: Rancho Vistoso Golf Course Clubhouse

Oro Valley, Arizona

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Introduction



Introduction

OV 132, LLC (the "Owner") is proposing an amendment to the Rancho Vistoso Planned Area Development District #5 (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 'HDR' 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 (TPD) is submitted as a stand-alone document and illustrates the proposed development of the overall project area. However, the TPD 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

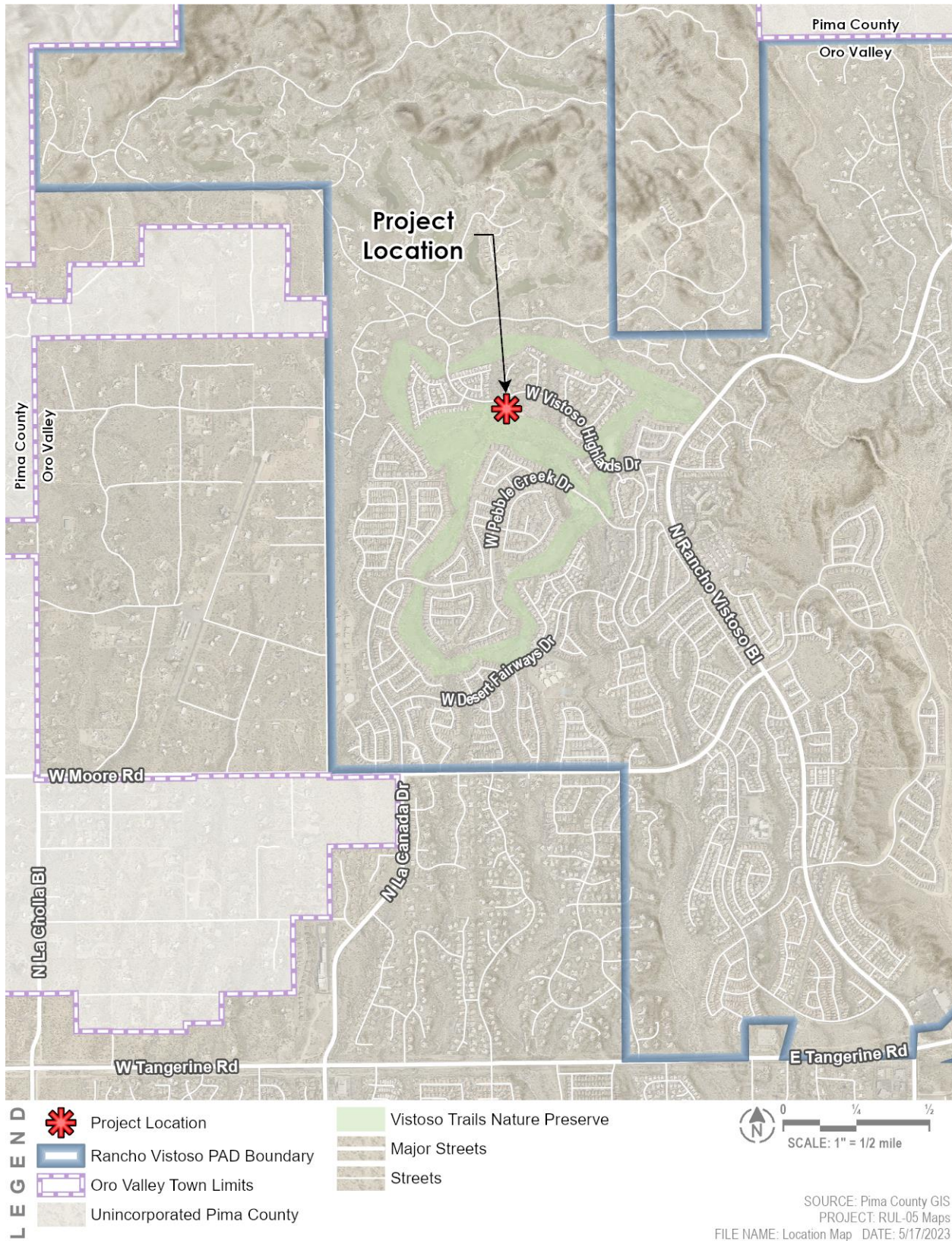


Exhibit I.1.A.2: Site Location



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*.

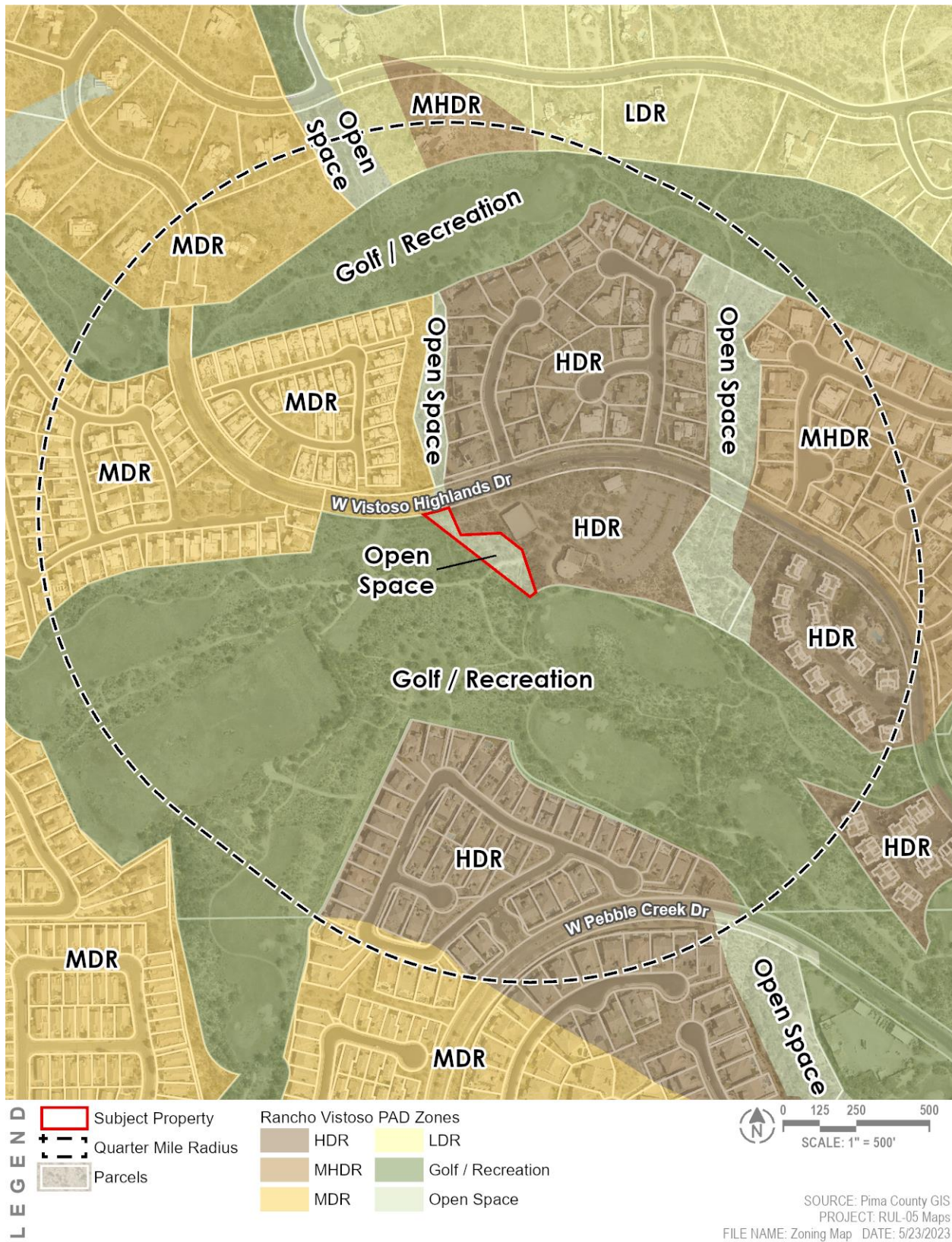
The following table summarizes the zoning of surrounding properties, as depicted in [Exhibit I.1.C.i: Rancho Vistoso PAD Zoning](#).

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*

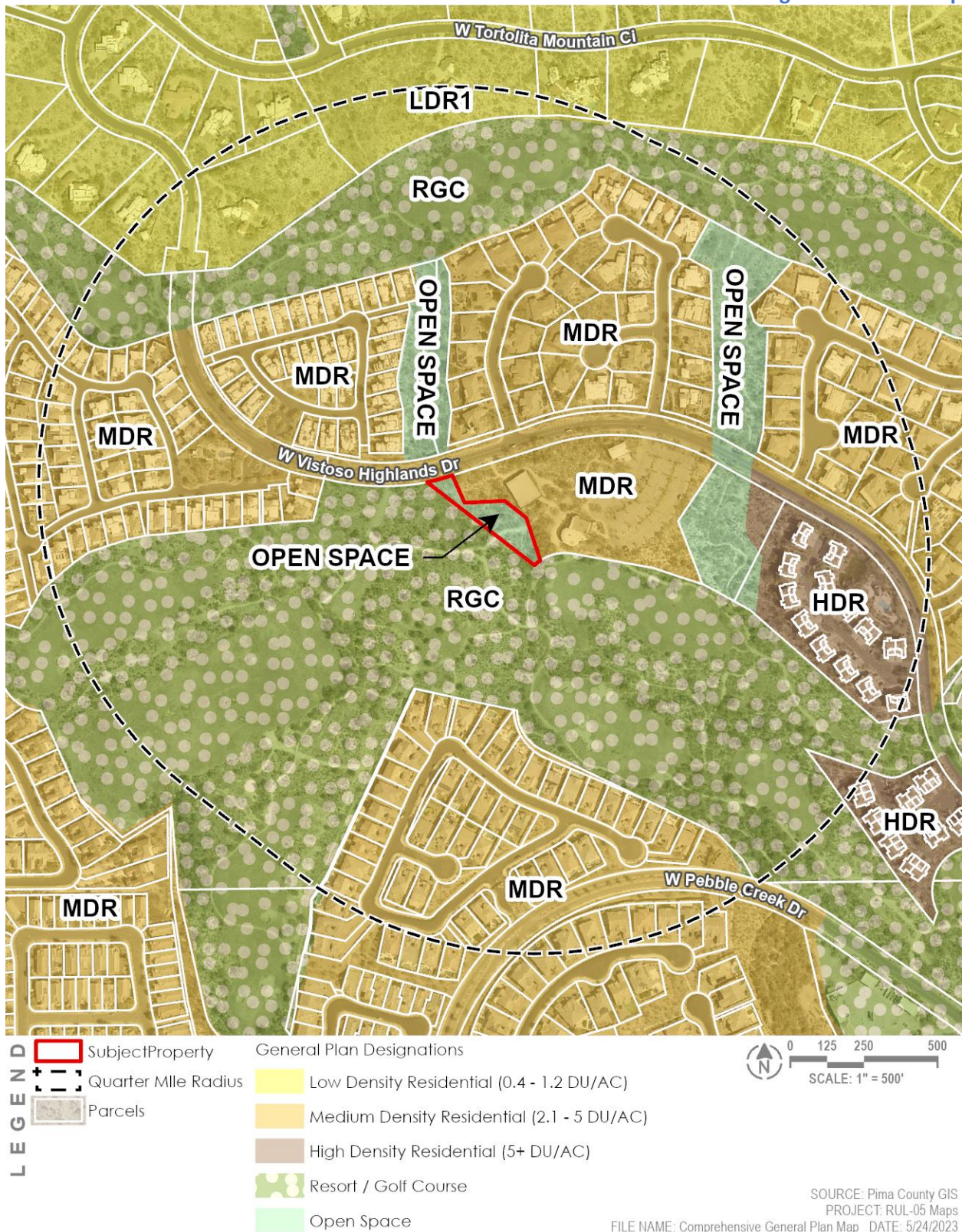
The *Your Voice, Our Future* Land Use Map designates the subject property as *Open Space*. This designation does not allow for the proposed multifamily use on the property. A Type I General Plan Amendment is being processed concurrently with this rezoning to change the designation from *Open Space* to *High Density Residential (HDR)*. The HDR designation matches the existing designations of other attached residential properties to the east. 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.

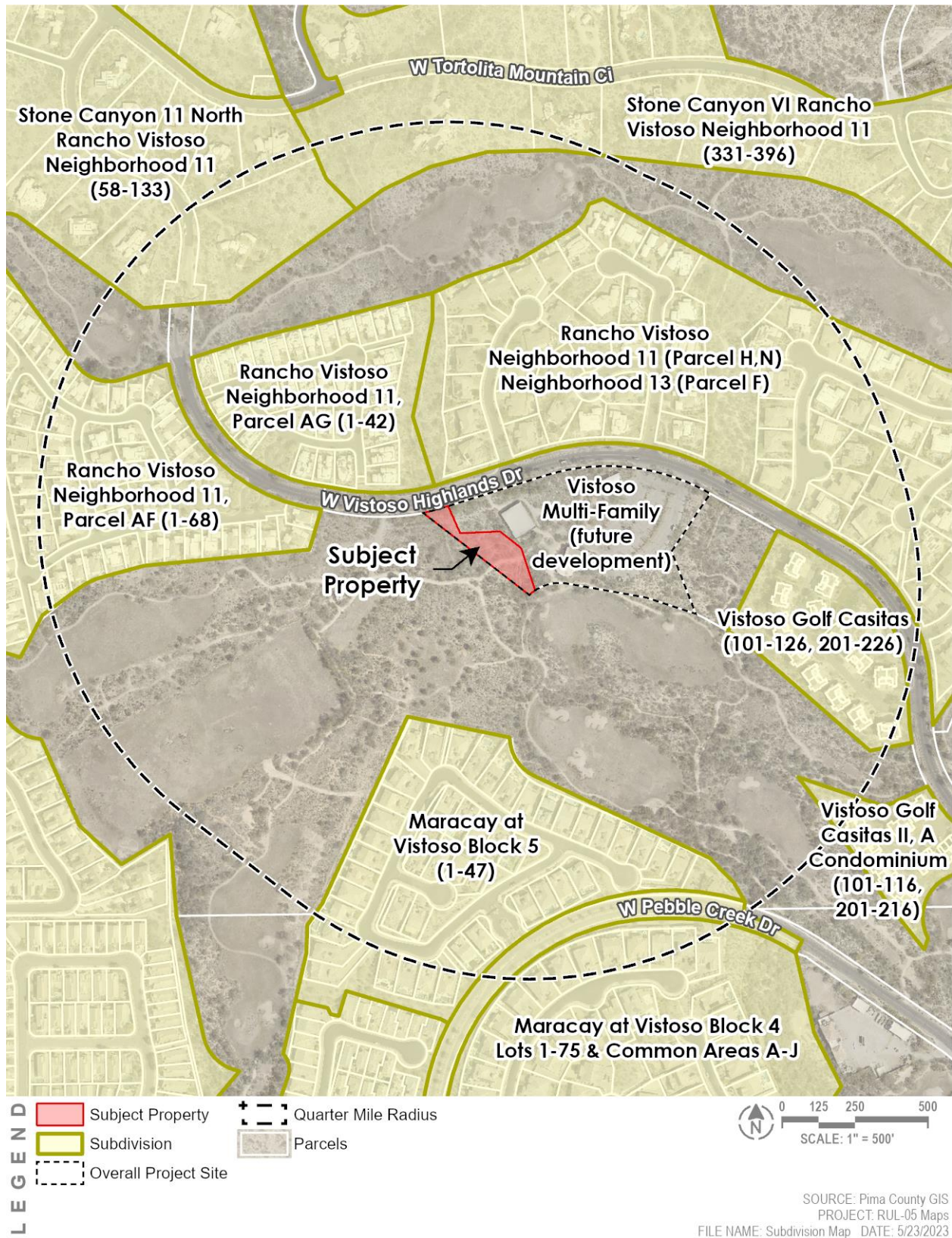


View of the Vistoso Golf Casitas approximately 800 feet west of the rezoning area

Source: Zillow



Exhibit I.1.C.vi: Subdivisions



2. Environmentally Sensitive Lands (ESL)

A. On-Site ESL

Most of the site is categorized as a Critical Resource Area, corresponding to the existing drainage flowing through the site. However, a small area south of the cart path is identified as a Tier 2 Resource Management Area, while a sliver of land along the site's northern edge does not contain any ESL designations (see [Exhibit I.2.A: Environmentally Sensitive Lands](#)).

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.

Table I.2.C: Conservation Category Acreage

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



Exhibit I.2.A: Environmentally Sensitive Lands



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

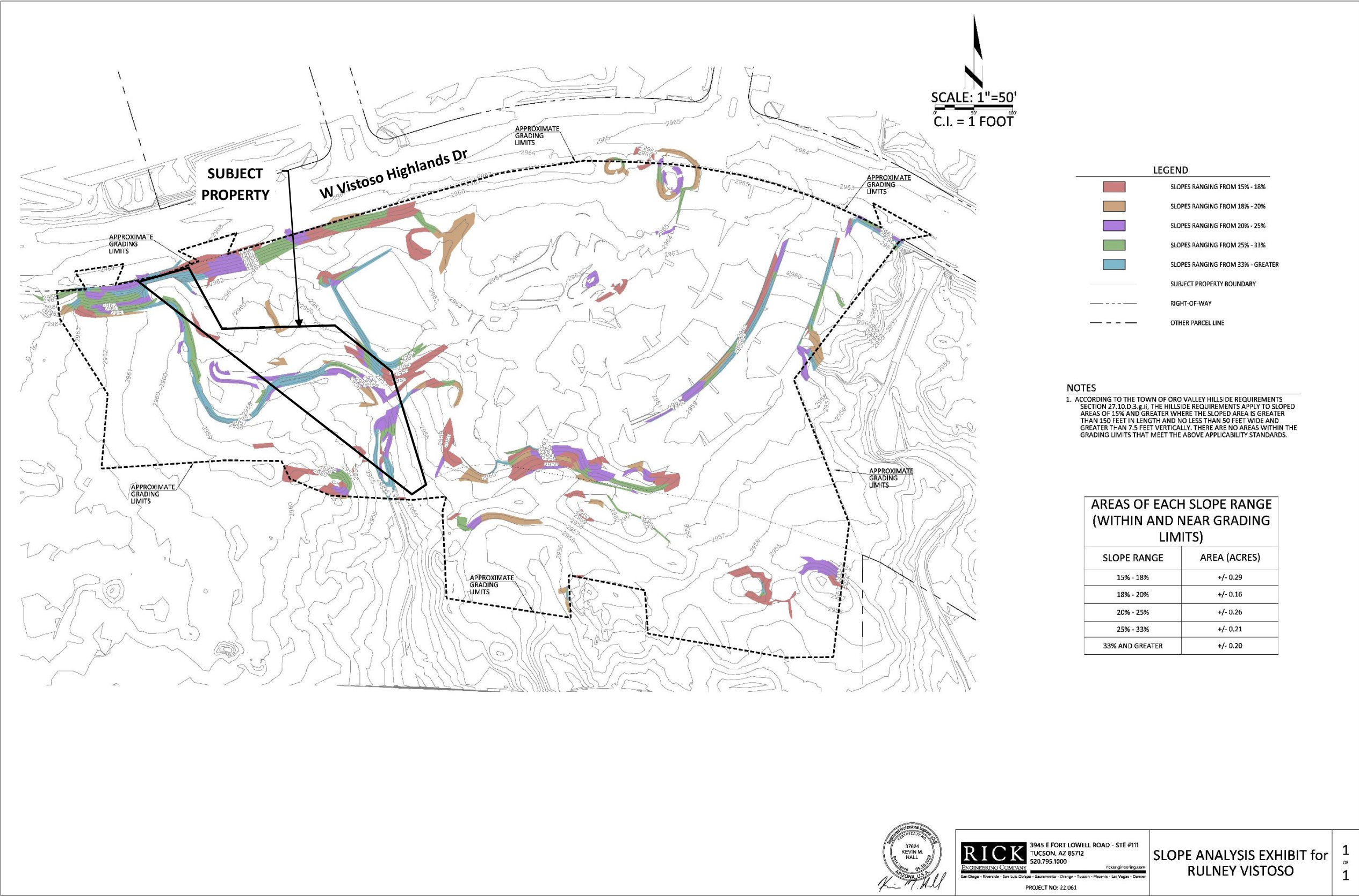
As the subject property is part of a larger overall development, Rick Engineering performed a slope area analysis for the entire development area to assess the existing conditions that affect the overall development. *Exhibit I.3.B: Slope Analysis* depicts the subject property in the context of the overall 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



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 project that includes the future multifamily development on the adjacent property to the east and the potential trailhead parking area abutting the subject property to the west. As these elements comprise the overall project area, it is imperative to assess the hydrology for the development as a whole. With this in mind, Rick Engineering performed a hydrologic analysis for the overall project area.

A. Off-Site Watersheds

There is a single off-site watershed that consists of street drainage from the eastbound lanes of Vistoso Highlands Drive. Stormwater runoff within the street flows east, where a portion may flow into the site at the existing driveway entries. For preliminary purposes, it was estimated that all street flow, up to 3 cfs, will enter the site during the 100-year storm event. This flow is accepted onto the site, where it combines with on-site runoff flowing south (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, "all basins within the Town of Oro Valley shall be considered Critical Basins." As a result of this Critical Basin designation, the 100-year, 25-year, 10-year, and 2-year rain event 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 watercourses that flow adjacent to the site. The east side wash, the Highlands Wash, was determined previously as having a 100-year peak discharge of 1,677cfs arriving at the arch culvert across Vistoso Highlands Drive. The erosion-hazard-setback (EHS) for this wash is 41 feet. The west wash, an un-named wash, also crosses under Vistoso Highlands Drive at an existing arch culvert with a previously determined 100-year peak discharge of 928cfs. This wash has an associated EHS of 31 feet.

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. Drainage Conditions Downstream

Runoff from the site ultimately flows into either the Highlands Wash to the east or the un-named wash to the west. These two watercourses combine approximately 500 feet downstream of the subject site and continue downstream as the Highlands Wash. This wash continues its path south, confined within its natural banks and ultimately into the Canyon Del Oro Wash. The wash areas are primarily natural to the west and east of the subject site, but to the south is an abandoned golf course that had disturbed the land and flow characteristics of both washes when constructed years ago.



G. On-site Hydrology

The subject site lies within an area of predominantly desert brush ground cover vegetation and dense, mature trees. It 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). The site was previously developed as a clubhouse and parking lot for the adjacent golf course.

There are two existing on-site watersheds that have been identified. Approximately half of the site, denoted as E1 on the Existing Conditions Watershed Map, is currently a parking area that drains to a single low point within the parking area and discharges directly into the Highlands Wash. The other half of the site, watershed E2 flows in a west-southwest direction toward the west un-named wash as overland sheet flow. A small portion of watershed E2 drains onto the bare area (former golf course fairway) south of the site prior to flowing into the west wash.

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

Table I.5.G: On-site Hydrology

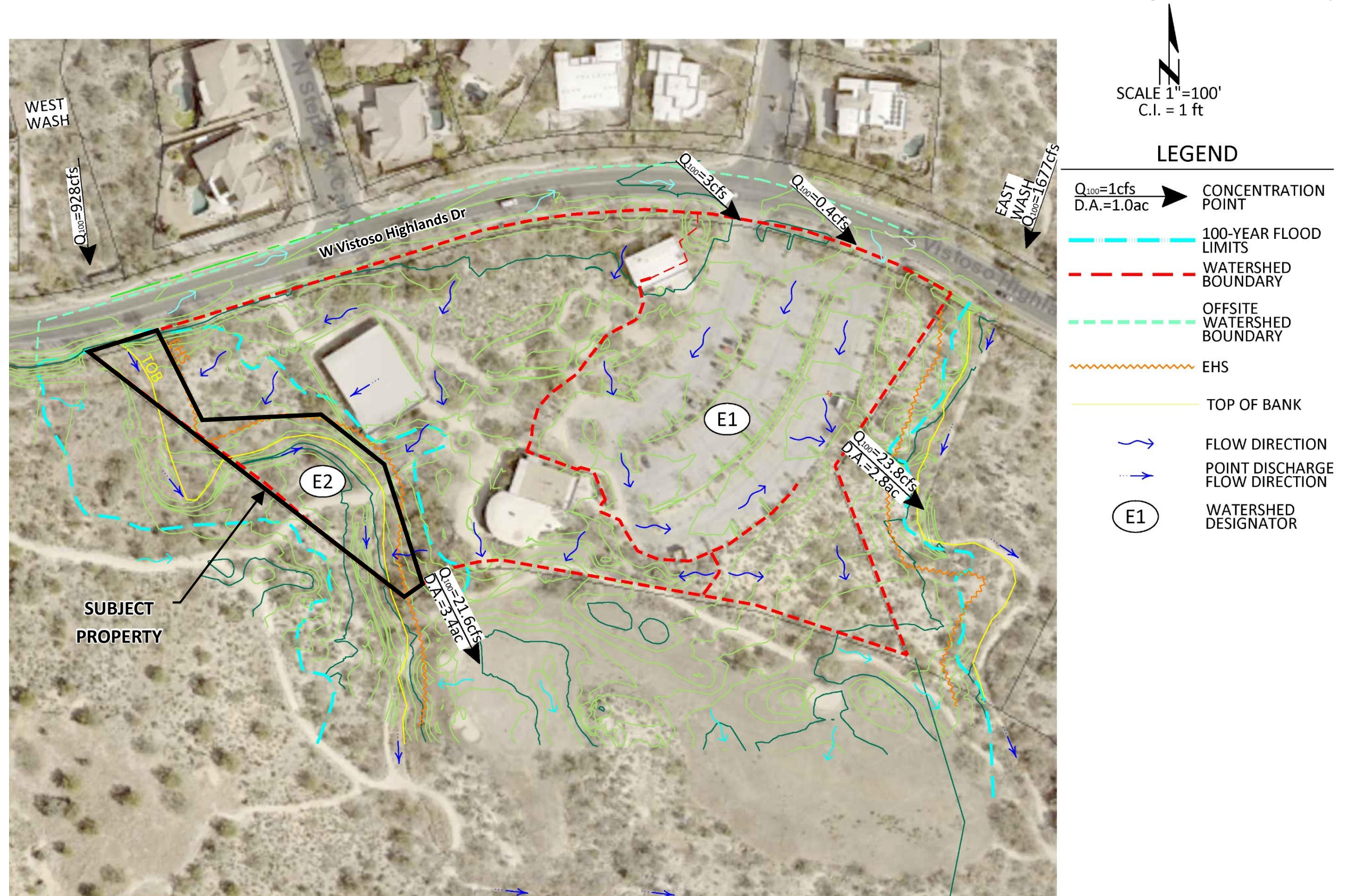
Concentration Point	Q100 Out (cfs)
E1	23.8
E2	21.6
Total out Existing	45.4 cfs

Total on-site runoff from the site is 45.4cfs (see [Exhibit I.5.A: Existing Conditions Watershed Map](#)).

There are no 100-year floodplains with discharges greater than 50 cfs within the site boundaries and no areas of any significant sheet flooding. No federally mapped floodways or floodplains are on or adjacent to the subject site.



Exhibit I.5.A: Existing Conditions Watershed Map



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

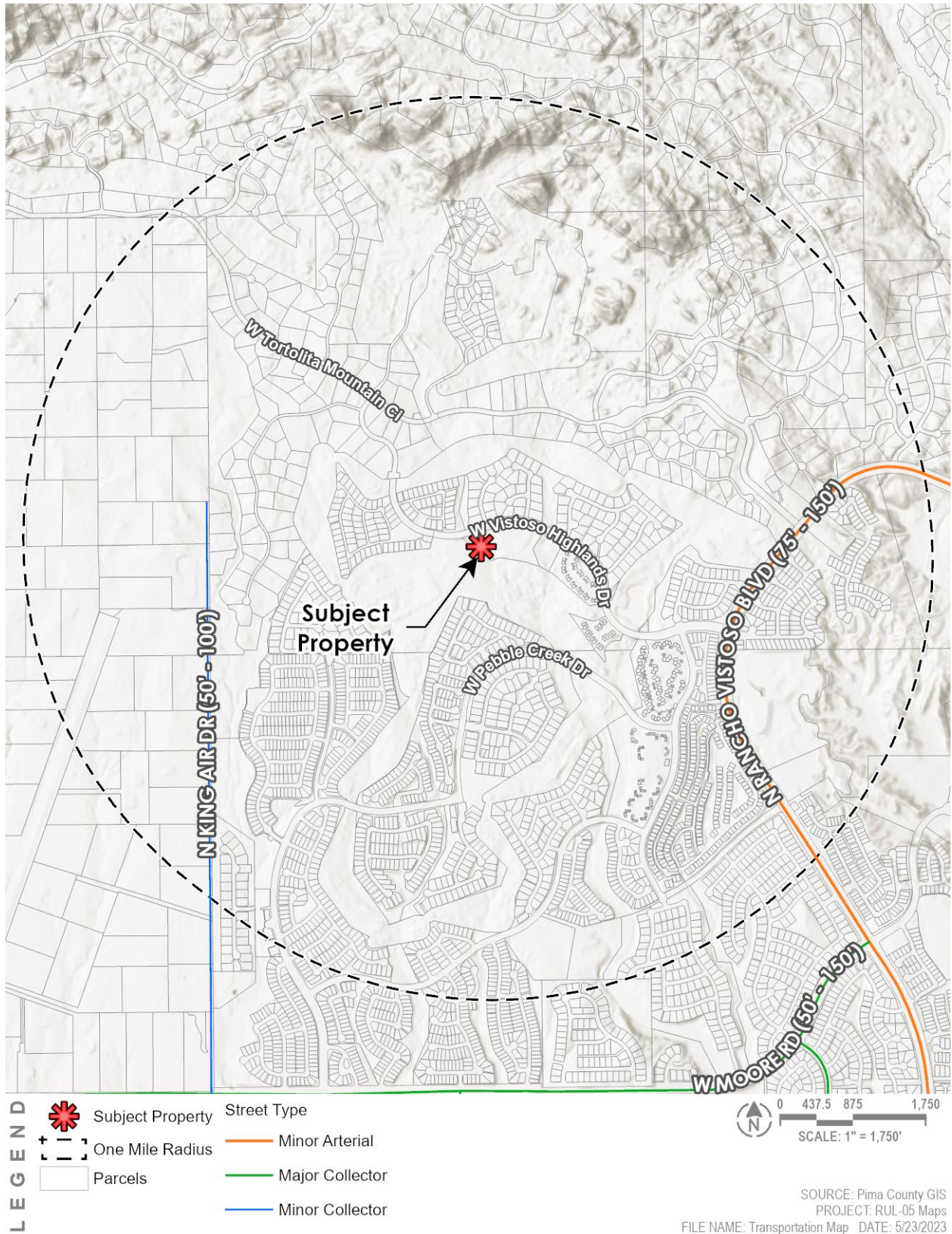


Intersection of Vistoso Highlands Drive and Rancho Vistoso Boulevard

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.

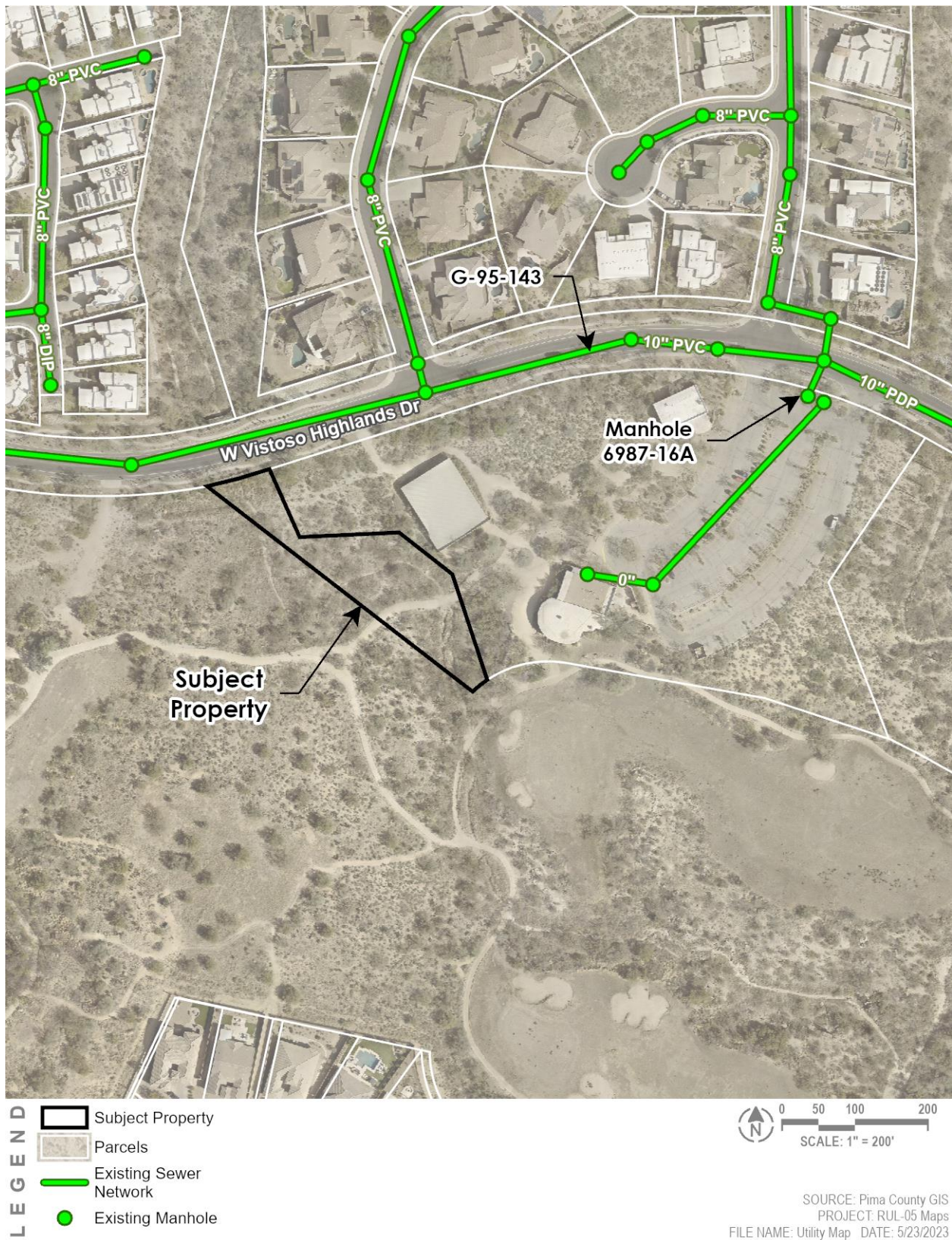
12. Sewer

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



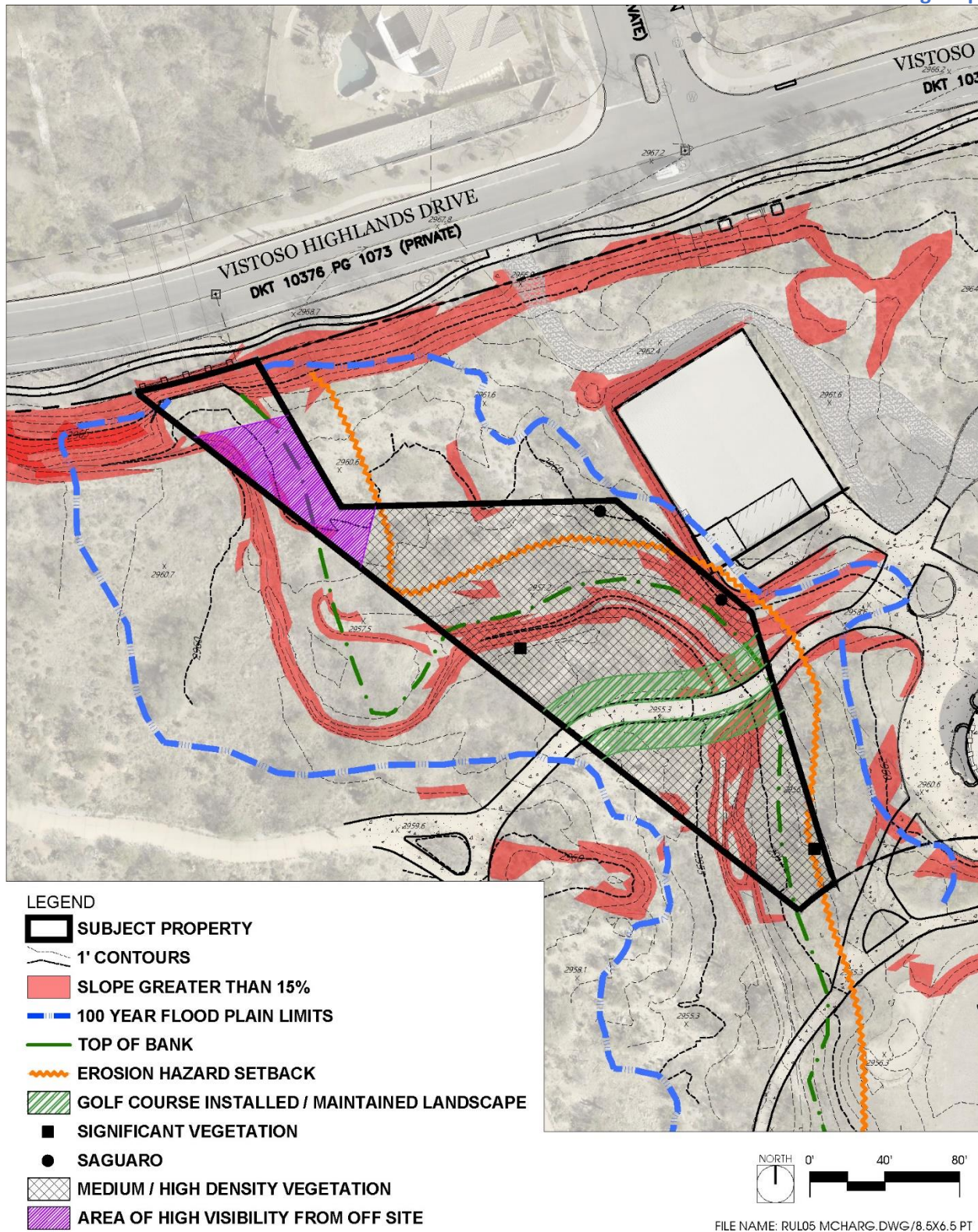
13. McHarg Composite Map

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. Six buildings will be located on the adjacent parcel, along with the clubhouse and pool. The subject property will contain one building with sixteen units. 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 has been changed from *Open Space* to *High Density Residential (HDR)* through a concurrent Type I General Plan Amendment, matching the existing property's designation of other nearby attached residential developments to the east (see [Exhibit II.1.A.i: Amended General Plan Designation](#)). This project also adheres to the following general plan policies, among others not listed here.

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 creating additional multifamily units on the subject property that completes the overall 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.



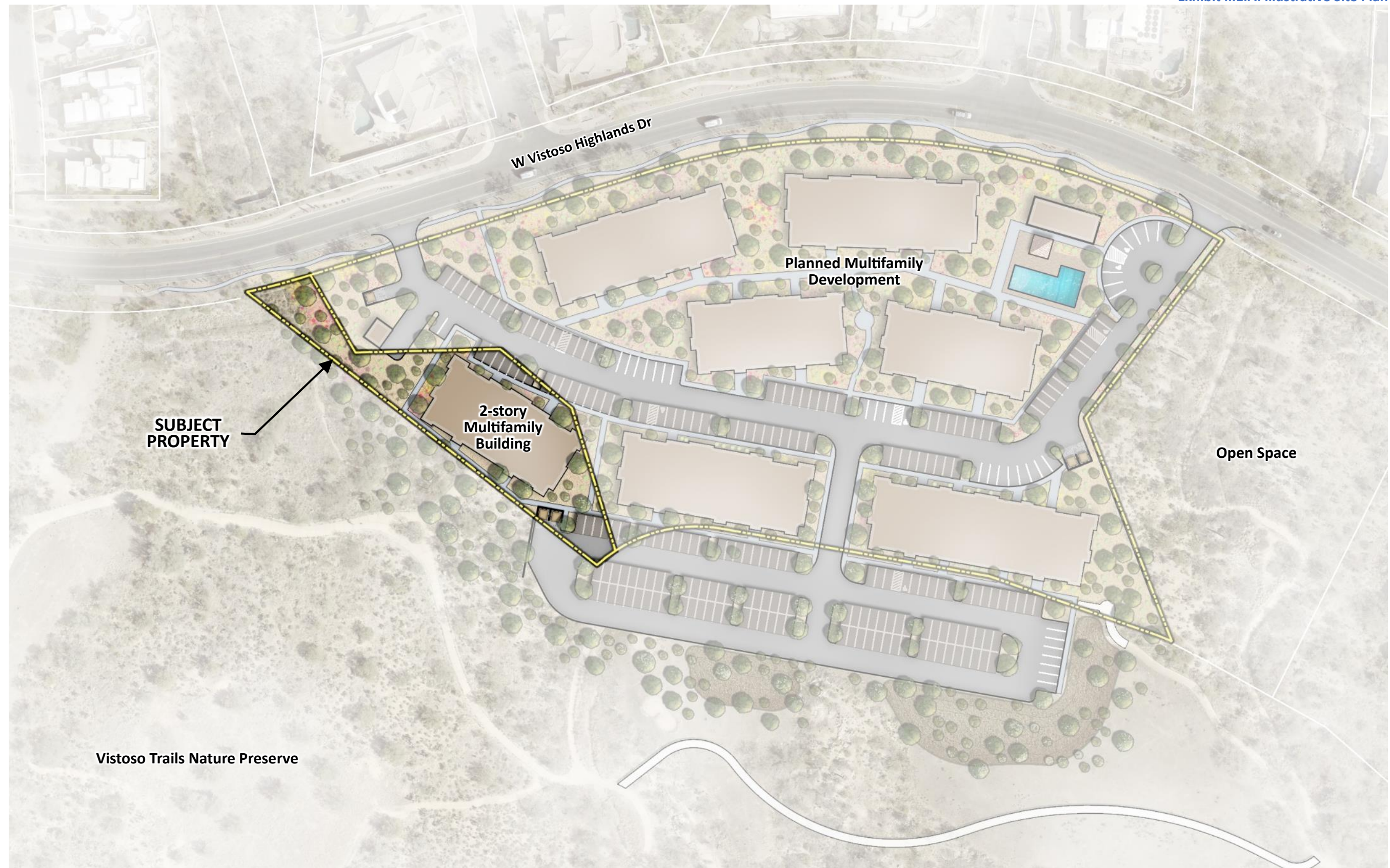
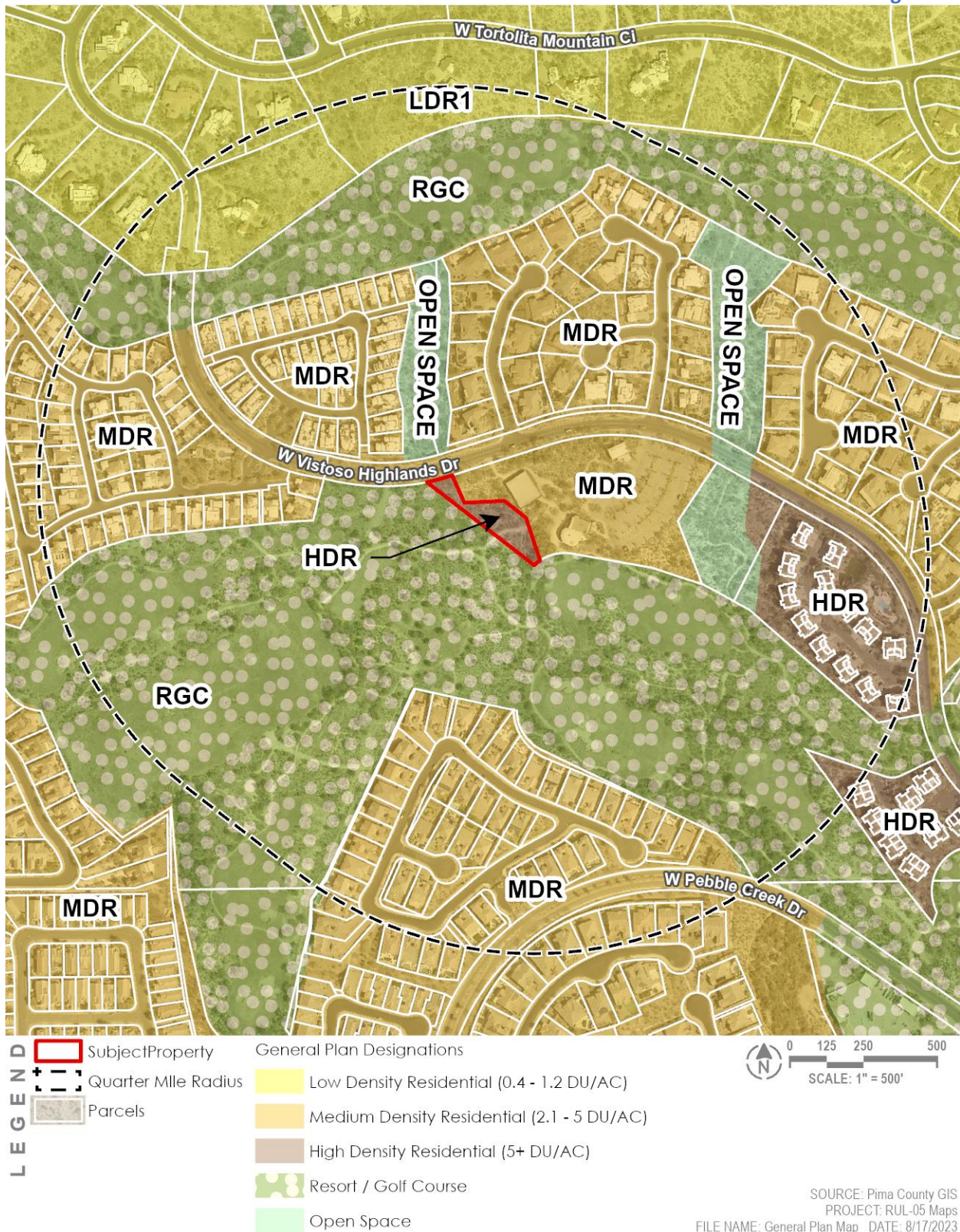


Exhibit II.1.A.i: Amended General Plan Designation



2. Existing Land Uses

A. Zoning and Existing Land Uses on Adjacent Properties

Zoning of properties within a quarter mile of the subject property is depicted in [Exhibit I.1.C.i: Rancho Vistoso PAD Zoning](#) 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 this property and the adjacent parcel to the east. This new development consists of 132 multifamily units in total, sixteen of which will be contained on the subject property. The community 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 two-story building on the subject property is also setback over 100 feet from the Vistoso Highlands Drive, ensuring sufficient separation between these uses. The Vistoso Trails Nature Preserve also buffers the proposed development from residential neighborhoods to the south and west. Developing the multifamily community in proximity 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*”.

3. Environmentally Sensitive Lands

While there are Environmentally Sensitive Lands occurring on the site, in July 2022, an Easement Agreement between the Town of Oro Valley and OV 132, LLC incorporated the subject property into the definition of "OV 132 Property" as referenced in the November 2021 Settlement Agreement. The Easement Agreement reiterates the Town's promises and agreements to be flexible in connection with the proposed development, granting an easement "*for any use related to retention, drainage, parking, open space/passive recreation, or utilities in connection with the development of 132 two-story apartment units on the OV 132 Property, and for landscaping, and other reasonable site zoning relief necessary to construct up to 132 two-story apartment units on the OV 132 Property.*" The ESL restrictions are no longer applicable to the property as a result of this agreement.

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 recreational amenity space and associated 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 project, and development would coincide with the adjacent multifamily 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 off-site watershed remains primarily unchanged. The minimal off-site street flow will bypass the easternmost entry to the dip section adjacent to the driveway and flow into the Highlands Wash or may readily be accepted onto the site, depending upon final grading.

The site proposes a development consisting of eight buildings, the associated paved access, parking, landscaping, utility, and drainage improvements. The proposed development will increase the total site impervious cover overall to 75%, up from approximately 50%. The proposed improvements will incorporate depressed water harvesting areas throughout to provide first flush of stormwater and to help reduce post-developed discharges to required 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 on the parcels and developments located downstream from the subject development (see [Exhibit II.5.A: Proposed Conditions Drainage Map](#)).

The proposed development will produce a total runoff of approximately 78.1cfs in the 100-year flood condition. As such, the post-development discharge will be required to be detained to reduce runoff from the site to less-than-existing conditions for the 100-year, 10-year, and 2-year storm events.

At the upper elevation of the site, stormwater along the street frontage that sheet-flows south toward the proposed northeast two buildings, coupled with flow from the north half of the two northeast buildings, will be collected in a swale and directed east to a catch basin (SD1) adjacent to the parking area where the outflow will be through a culvert to the Highlands Wash. This area is denoted as P1 on the Proposed Drainage Map.

The southern half of the same two northeast buildings and the north half of the fourth building in watershed P2 will drain to a second stormdrain system, then to catchbasin SD2. Surface flow within P2 common areas can be collected within the stormdrain or graded to drain to catchbasin SD2. The outfall from SD2 is directly into the Highlands Wash.



Watersheds P3 thru P10 all drain south within the parking area and access lanes and ultimately flow south through the parking area (P9/P10) and into the two proposed large detention basins at the south end of the site.

Stormwater runoff from watershed P11 is allowed to sheet flow into the west un-named wash. Watershed P12 is the Town of Oro Valley trailhead parking area. Runoff from this area will be directed to water harvest basins within parking islands where feasible. Outflow from the parking area will be at the southern end directly into a water harvest basin. Once the basin is full during major storm events, stormwater will weir over its southern and western banks resembling sheet flow that will migrate to the west wash.

The amount of stormwater runoff flowing into the Highlands Wash is less than in the existing conditions. Stormwater runoff from the remainder of the site flows southward ultimately into the west wash after attenuating in the detention basins to less than existing conditions runoff.

B. Modification to Drainage Patterns

Developed runoff from the site remains much like existing conditions. Exit points are at similar locations, and detention basins detain the flow to less-than-existing conditions. Developed runoff enters the Highlands Wash and the west un-named wash. The following table provides a summary of the proposed condition's hydrology:

Table II.5.B Proposed Hydrology

Concentration Point	Q100 Out (cfs)
P1	8.4
P2	9.5
P3	3.4
P4	6.7
P5	11.0
P6	5.2
P7	4.0
P8	4.2
P9	9.1
P10	4.2
P11	5.0
*P12	7.4
Total Developed	78.1cfs
Total Out After Detention	41cfs

*Trailhead Watershed

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 Highland Wash and the west un-named wash. The west wash will be



modified by extending the arch culvert from Vistoso Highlands Drive southward so that the outlet is 600 feet farther downstream. This extension will allow for the development of the Town's trailhead parking area as well as the west-end parking of the proposed multifamily site. The outlet will be a wire-tied energy dissipator/stilling basin to reduce the potential for erosion with gabion bank stabilization. Any natural bedrock in this area will remain in place, undisturbed, in lieu of gabions. As stormwater leaves the stilling basin, it will flow back into its original drainage path downstream.

An improved impact south of the site will be the detention basins that are located within the former golf course fairway. The basins will provide an opportunity to restore the natural vegetation in this currently bare area.

There are no impacts to the existing drainage upstream of the site.

D. Drainage Mitigation

As a result of the Critical Basin designation for the subject site, 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 as described below and by means of detention basins.

To satisfy detention/retention requirements, two detention basins ("E & W") have been incorporated into the drainage scheme. Refer to the Proposed Conditions Watershed Map for potential areas where basins will be incorporated.

The first basin, "E," is located south of the site boundary, collecting runoff that arrives at the east side of the south parking area. This detention basin will accept all stormwater from P9 and all upstream contributing watersheds. This basin will be approximately 2.5 feet in depth with a minimum of 4:1 sideslopes and have the storage to detain the entire runoff volume with zero outflows (other than bleed-off pipe). Detention basin "W" is located south of P10 at the southern boundary and receives all stormwater that flows into the P10 watershed area from upstream. This basin will be approximately 3.7 feet in depth with 4:1 sideslopes. A 7-foot spillway at an elevation 2.5 feet above the basin floor allows for 13cfs to flow out to the west and into the west un-named wash. Both basins will have a bleed-off pipe set 4 inches above the basin floor to slowly drain each basin. The following is a summary of the preliminary basin hydraulics:

Table II.5.D Preliminary Basin Hydraulics

Basin ID	Q _{in}	Q _{out}	Detention Volume (ft ³)	Residual for Water Harvest (ft ³)
E	21.3	0	32,100	4,146
W	26.5	13	25,600	1,740
Total			56,690	5,886



Basin size and location are subject to change during the design process. The information is to provide a perception of parameters that may be encountered.

The total site imperviousness in the developed condition has been calculated to be 75% of the site. In conformance with the Town of Oro Valley's Drainage Criteria Manual and Rainwater Harvesting Plan requirements, the site is required to have first flush to satisfy the water harvesting volume. The minimum required volume is 6,920cf. The two detention/retention basins and shallow water harvest basins throughout the site will provide the minimum calculated water harvest volume for the site. The detention basins will reduce developed stormwater discharge from the site to less-than-existing conditions.

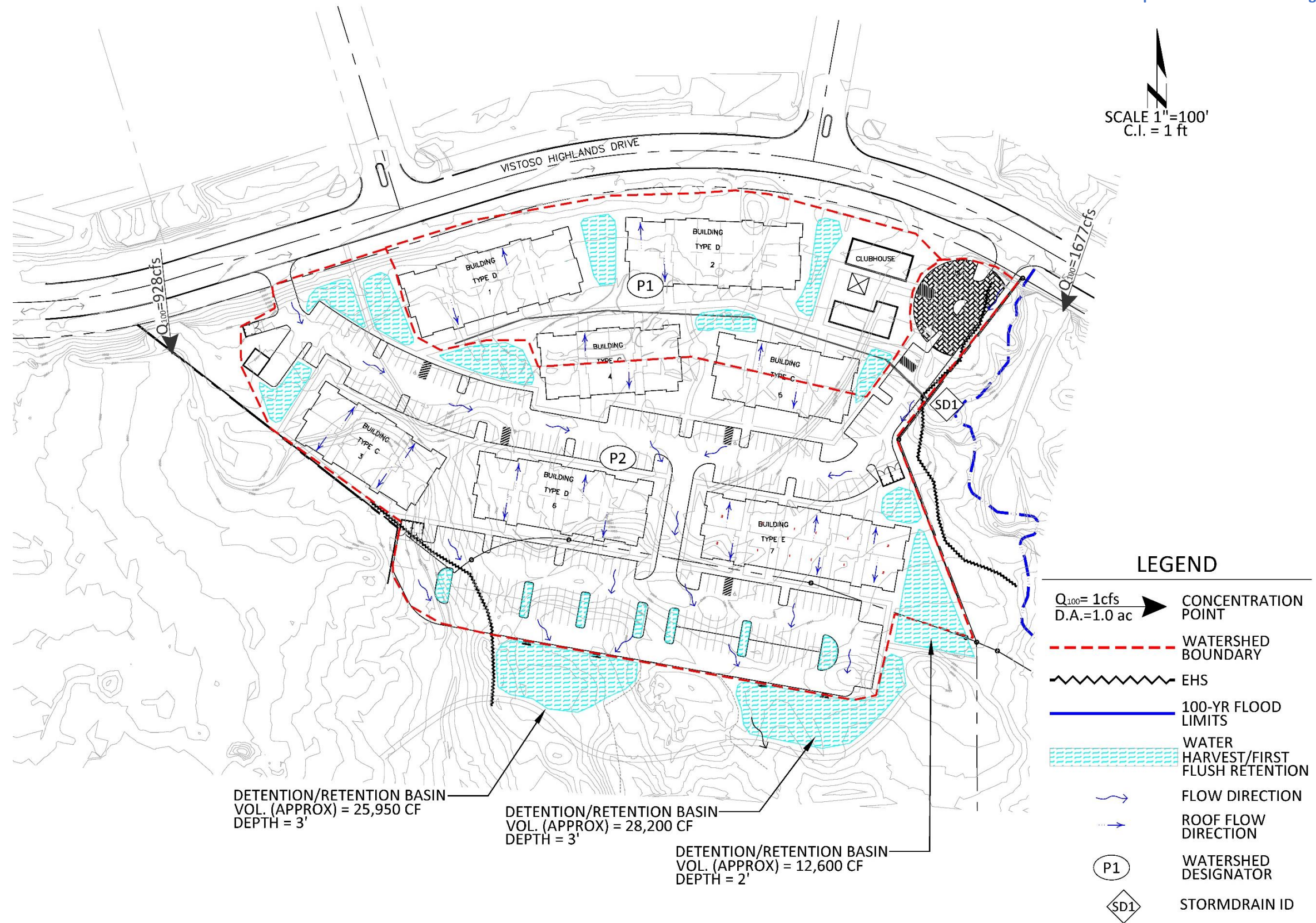
E. Tentative Development Plan Response

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

1. Incorporating detention into the Tentative Development Plan to reduce stormwater runoff to less than existing conditions to minimize the potential for flooding downstream of the site.
2. Providing water harvesting into the development to maintain and preserve the natural desert landscape and riparian areas and maximize the potential for infiltration.
3. Incorporate First Flush practices to minimize pollutants within stormwater, thus improving environmental impacts on floodplains and streams.
4. Erosion Control to dissipate energy and restore stormwater to sheet flow to benefit downstream land use. Riprap fill slopes to protect from erosion and dissipate energy from stormwater runoff.



Exhibit II.5.A: Proposed Conditions Drainage Map



7. Vegetation

With the site being filled to accommodate the proposed multifamily development, the existing vegetation within the on-site ESL Categories will be removed to accommodate these improvements. Per the 2021 settlement agreement, the ESL designations no longer apply to this property, allowing for the vegetation removal. 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 multifamily building is two stories in height and sits lower in elevation than Vistoso Highlands Drive. The building is also setback nearly 100 feet from the adjacent roadway and is screened from the road by a fifteen-foot landscape border. The building is oriented with its longest façade facing away from the neighbors to the north. This configuration ensures that the building will not visually impact neighbors to the north.

The Vistoso Trails Nature Preserve separates the multifamily building 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 multifamily building, and the nature preserve. The two-story building is separated from the nature preserve by a decorative fence and landscaping consistent with the rest of the multifamily development. The drainage area 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 two-story multifamily building is the only proposed structure on the subject property and will be the most visible feature on-site. It will be most visible from the adjacent multifamily property that comprises the majority of the proposed development. Views from Vistoso Highlands Drive are protected as the multifamily building is setback over 100 feet, screened by a fifteen-foot bufferyard, and sits lower in elevation than the roadway. The two-story building will be somewhat visible the Vistoso Trails Nature Preserve and is separated by landscaping and screening treatments described in the previous section 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 facilitates access to off-site trails identified in [Exhibit I.9.A: Recreation and Trails](#). A new public trailhead west of the subject property will connect the Vistoso Highlands Drive sidewalk to the Vistoso Trails Nature Preserve trail network.

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. The proposed development will include sixteen multifamily residential uses. Based on this use and utilizing the Arizona Department of Water's Project Demand Calculator, the developed subject property is anticipated to use approximately 20.82 acre/feet of water annually (see [Exhibit II.13.A: Projected Water Demand](#)).

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 site will connect with a gravity sewer to the Pima County Regional Wastewater Reclamation Department, connecting to the existing sewer service on the future multifamily parcel to the east. Pima County Wastewater Reclamation has indicated its capacity to serve the overall project, including the subject property (see [Exhibit II.14.A: Wastewater Capacity Letter](#)).



Exhibit II.12 School Capacity Letter



OFFICE OF THE SUPERINTENDENT

Todd A. Jaeger, J.D.

Superintendent

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SUPERINTENDENT
Todd A. Jaeger, J.D.

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:

<u>Academic Level</u>	<u>132 Multifamily Units</u>
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.

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 • Amphi Academy Online

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 the Equity & Safety Compliance Officer and Title IX Coordinator, (520) 696-5164, TitleIXCoordinator@amphi.com, or the Executive Director of Student Services, (520) 696-5230, studentsservices@amphi.com.



Exhibit II.12 School Capacity Letter (continued)

Page 2

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.

<u>School Name</u>	<u>School Capacity</u>	<u>Spaces Currently Available</u>
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
Legal Services Administrative Assistant



Rancho Vistoso PAD Amendment 30 - Rancho Vistoso Golf Course Clubhouse

Exhibit II.13.A: Projected Water Demand

Office of Assured and Adequate Water Supply Demand Calculator Instructions

August 7, 2023

Name of Proposed Project:

PROJECT DEMAND CALCULATOR

Rancho Vistoso PAD Amendment

INSTRUCTIONS: This spreadsheet is designed to help you calculate the water demand for your proposed development for purposes of applying for a Certificate of Assured Water Supply, Water Adequacy Report or Analysis of Assured (or Adequate) Water Supply. Please enter information into the blue boxes as applicable. If you need help with this form, please contact the Office of Assured and Adequate Water Supply at (602) 771-8599.

NOTE: This sheet, when completed, does not constitute approval of the demand estimate for your proposed development. It is intended for general estimation purposes only. The final, official demand estimates will be determined by the Department upon review of your complete application.

Enter the AMA the subdivision is located in*: * Enter PHX for Phoenix, TUC for Tucson, PIN for Pinal, PRE for Prescott or SCR for Santa Cruz. If you are not sure if you are located inside or outside of an AMA, contact the Office of Assured and Adequate Water Supply at (602) 771-8599.

Enter the COUNTY the subdivision is located in: * Enter either APACHE, COCHISE, COCONINO, GILA, GRAHAM, GREENLEE, LA PAZ, MARICOPA, MOHAVE, NAVAJO, PIMA, PINAL, SANTA CRUZ, YAVAPAI, or YUMA.

Residential Usage*

Category	PPHU	GPCD or per house/day	Demand/HU/YR (af/yr)	No. HU (Lots)	Residential Demand/Yr (af/yr)
Single Family (int)		45.00	0.00		0.00
Multi-Family (int)	16.00	45.00	0.81	16.00	12.96
Single Family Landscape (ext)	1.00	60.00	0.07	0.00	0.00
Multi-Family Landscape (ext)	16.00	21.00	0.38	16.00	6.02
Single family Demand/HU/YR			0.07		
Multifamily Demand/HU/YR			1.18		

	Square Feet	Acres	Demand Factor (af/yr)	No. HU (Lots)	Large Lot Adjustment Demand/Yr (af/yr)
Average Lot Size (sq. ft)**	0.00	0.00			
TMP Model Lot Size (sq. ft)	7,500 - 10,000	0.17 - 0.23			
Large Lot Adjustment	0.00	0.00			
1/2 low water use	0.00	0.00	1.50	0.00	0.00
1/2 turf	0.00	0.00	4.80	0.00	0.00

**NOTE: If the subdivision contains several groupings of lot sizes, the large lot adjustment needs to be calculated for each grouping of large lot sizes. If CC&Rs with landscaping restrictions for the residential lots will be adopted, a modified large lot adjustment can be calculated based on the specific landscaping restrictions. Contact the Office of Assured and Adequate Water Supply for assistance in calculating the large lot adjustment for subdivisions with several groupings of large lot sizes or if CC&Rs limiting landscaping within the residential lots will be adopted.

Total Residential Demand 18.93

Non-Residential Usage***

For each category please enter either square feet or acres of land for that type of non-residential use within your subdivision.

Category	Square Feet	Acres	Demand Factor (af/ac)	Non-Residential Demand (af/yr)
Common Area1		0.00	1.50 low water use	0.00
Common Area2		0.00	4.80 turf	0.00
Right of Way		0.00	1.50 low water use	0.00
Golf Course		0.00	AMA Turf Program - contact AMA	0.00
Commercial use		0.00	1.87 all acres	0.00
Public Pool (length x width = square feet)		0.00	Based on closest AMA pool	0.00
Parks1		0.00	1.50 low water use	0.00
Parks2		0.00	4.80 turf	0.00
Retention/Detention Basins		0.00	1.50 low water use	0.00
Retention/Detention Basins		0.00	4.80 turf	0.00
School Landscape1		0.00	1.50 low water use	0.00
School Landscape2		0.00	4.80 turf	0.00
Elementary school interior use	Number of students		25 GPCD interior demand	0.00
Middle/High School interior use			43 GPCD interior demand	0.00

***NOTE: If your application is for a change of ownership from a previously issued Certificate of Assured Water Supply, and is for only a portion of the original Certificate, contact the Office of Assured and Adequate Water Supply to pro-rate non-residential area acreage.

Total Non-Residential Demand 0.00

Distribution Losses

	Residential	Non-Residential	Total	Loss Factor %	Distribution Losses (af/yr)
Demand af/yr	18.93	0.00	18.93	10.00	1.89

Construction

	No. of Lots	Demand (gals/lot)	100 yr demand (af)	Construction Demand (af/yr)
	16.00	10000.00	0.49	0.00

Total Demand Per Year

	Residential Usage af/yr	Non-Residential Usage	Lost & Unaccounted for	Construction	Total Non-Res	Total Demand Per Year (af/yr)
	18.93	0.00	1.89	0.00	1.90	20.82
Residential Usage GPCD						
	66					73
Annual Build Out Demand						
	20.82					





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
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



Exhibit II.14.A: Wastewater Capacity Letter

JACKSON JENKINS
DIRECTOR



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

May 23, 2023

Theresa Hadley
Rick Engineering Company, Inc.
3945 E Fort Lowell Rd., Suite 111
Tucson, AZ 85712

Capacity Response No. P23WC00165 Type II

RE: Rulney Vistoso Residential, Parcels 219191840, 219191910
Estimated Flow 24,335 gpd (ADWF)

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the Canada del Oro Interceptor.

Capacity is currently available for a project this size in the public sewer G-95-143, downstream from manhole 6987-16A.

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 you need further information, please feel free to contact me at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner Sr.



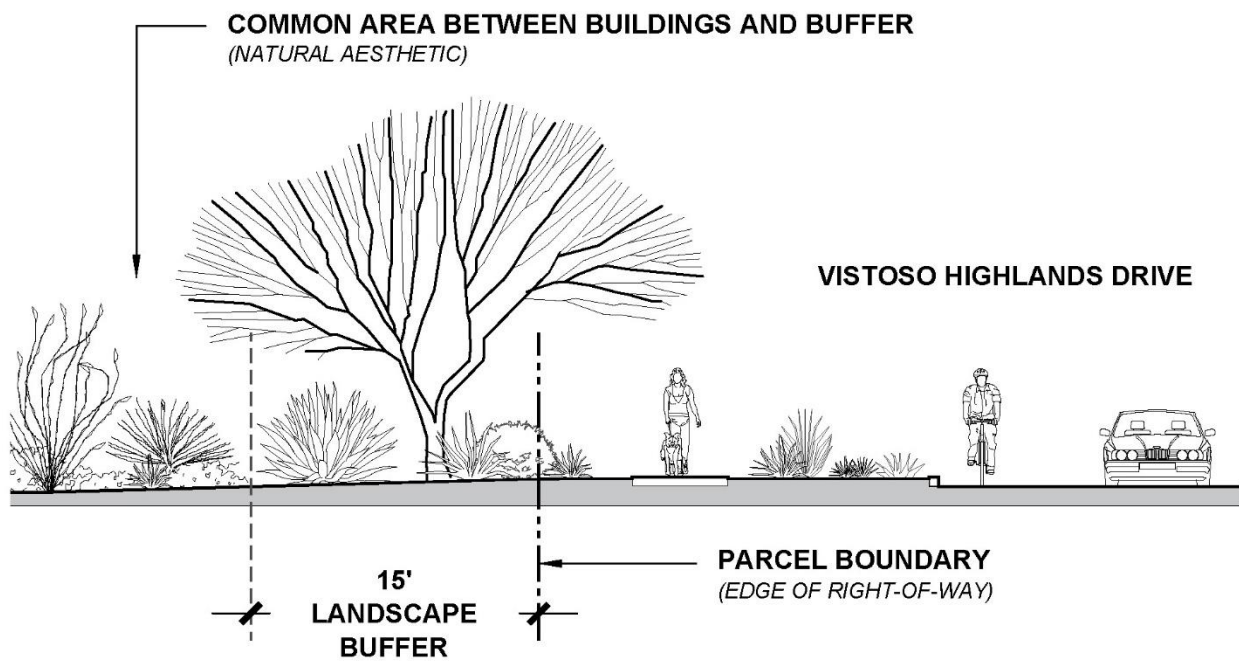
15. Buffer Yards

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 graphic below illustrates the proposed fifteen-foot landscape buffer yard cross-section on Vistoso Highlands Drive along the subject property's northern boundary. Refer to the Tentative Development Plan for more information.



FILE NAME: RUL05 MCHARG.DWG/BUFFER



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.



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.



Rancho Vistoso PAD Amendment 30 - Rancho Vistoso Golf Course Clubhouse

Arizona Game and Fish Department
Project ID: HGIS-19139

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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.



Rancho Vistoso PAD Amendment 30 - Rancho Vistoso Golf Course Clubhouse

Arizona Game and Fish Department
Project ID: HGIS-19139

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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

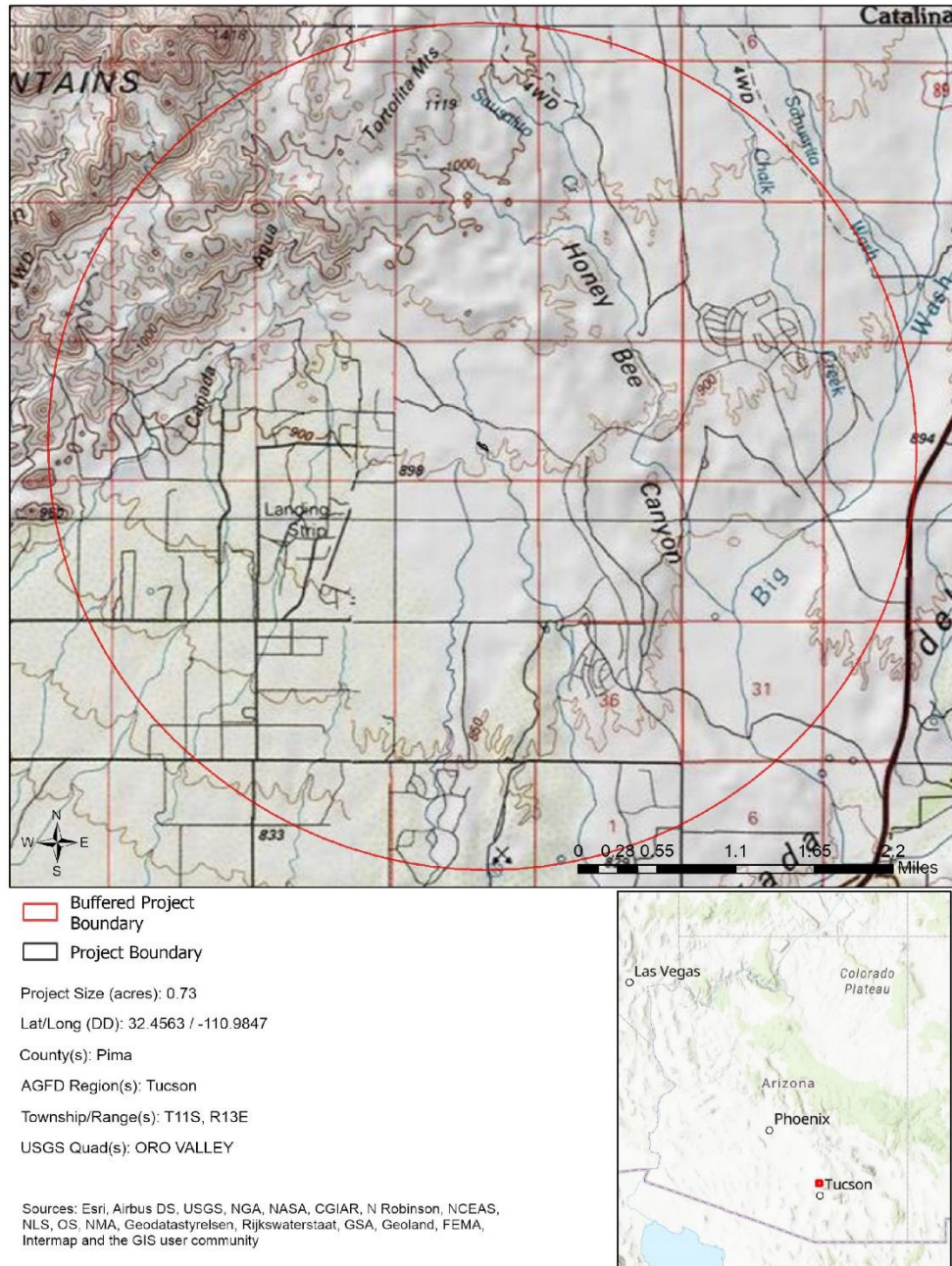


Rancho Vistoso PAD Amendment 30 - Rancho Vistoso Golf Course Clubhouse

Arizona Game and Fish Department
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Rancho Vistoso PAD Amendment USA Topo Basemap With Locator Map

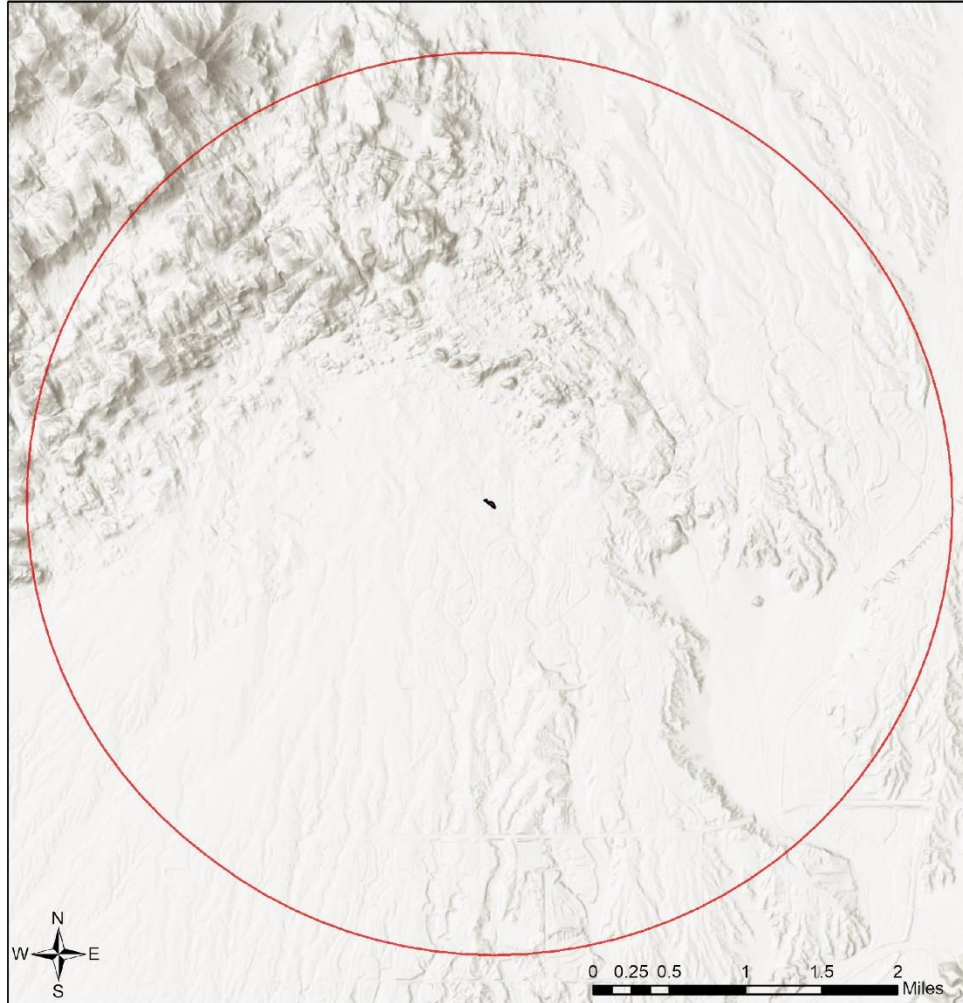




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Rancho Vistoso PAD Amendment Web Map As Submitted By User



-  Buffered Project Boundary
-  Project Boundary

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

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

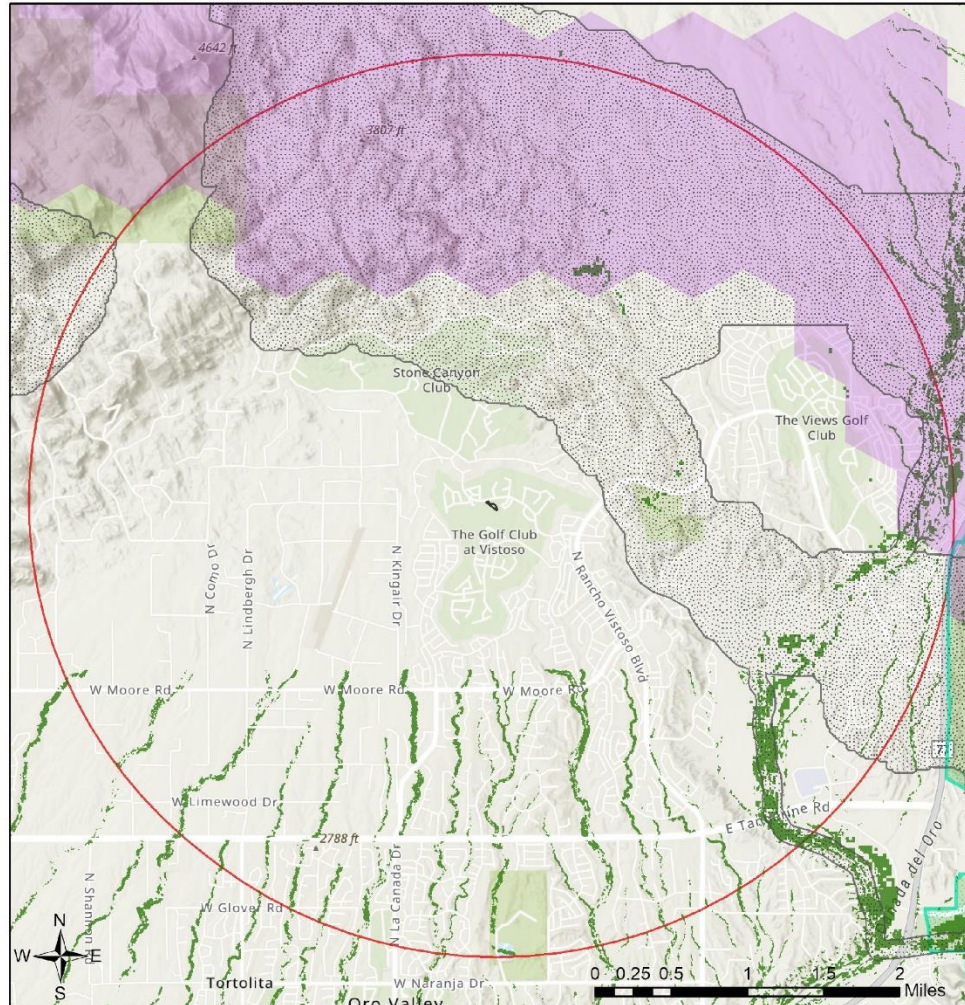


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Rancho Vistoso PAD Amendment Important Areas



- 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, NSA, NASA, CG/AR, 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

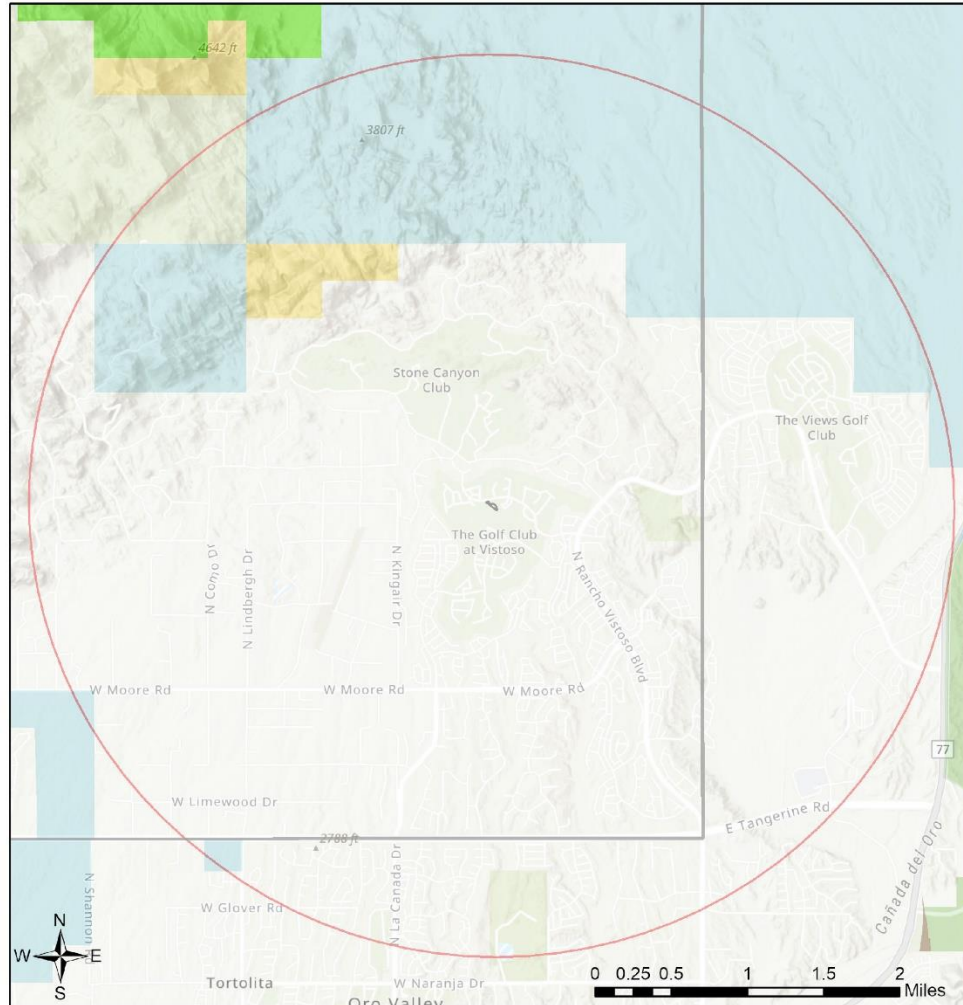


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Rancho Vistoso PAD Amendment Township/Ranges and Land Ownership



- 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

Sources: Esri, Airbus DS, USGS, NSA, 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



Rancho Vistoso PAD Amendment 30 - Rancho Vistoso Golf Course Clubhouse

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Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Glaukidium 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 harrisi	Harris' Antelope Squirrel					
Antrostomus ridgwayi	Buff-collared Nightjar		S			2
Aquila chrysaetos	Golden Eagle			S		2
Aspidoscelis sonora	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
Camplostoma 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					2
Falco sparverius	American Kestrel					2
Glaukidium 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



Rancho Vistoso PAD Amendment 30 - Rancho Vistoso Golf Course Clubhouse

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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
<i>Incilius alvarius</i>	Sonoran Desert Toad					2
<i>Lanius ludovicianus</i>	Loggerhead Shrike	SC				2
<i>Lasiurus blossevillii</i>	Western Red Bat		S			2
<i>Lasiurus cinereus</i>	Hoary Bat					2
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			2
<i>Leptonycteris yerbabuenae</i>	Lesser Long-nosed Bat	SC				1
<i>Lepus alleni</i>	Antelope Jackrabbit					2
<i>Lithobates yavapaiensis</i>	Lowland Leopard Frog	SC	S	S		1
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC		S		2
<i>Megascops kennicottii</i>	Western Screech-owl					
<i>Melanerpes uropygialis</i>	Gila Woodpecker					2
<i>Melospiza lincolni</i>	Lincoln's Sparrow					2
<i>Melospiza aberti</i>	Abert's Towhee		S			2
<i>Micrathene whitneyi</i>	Elf Owl					
<i>Micruroides euryxanthus</i>	Sonoran Coralsnake					2
<i>Myotis auriculus</i>	Southwestern Myotis					2
<i>Myotis velifer</i>	Cave Myotis	SC		S		2
<i>Myotis yumanensis</i>	Yuma Myotis	SC				2
<i>Nyctinomops femorosaccus</i>	Pocketed Free-tailed Bat					2
<i>Nyctinomops macrotis</i>	Big Free-tailed Bat	SC				2
<i>Parabuteo unicinctus</i>	Harris's Hawk					2
<i>Passerculus sandwichensis</i>	Savannah Sparrow					2
<i>Peucaea carpalis</i>	Rufous-winged Sparrow					2
<i>Phrynosoma solare</i>	Regal Horned Lizard					2
<i>Phyllorhynchus browni</i>	Saddled Leaf-nosed Snake					2
<i>Poocetes gramineus</i>	Vesper Sparrow					2
<i>Progne subis hesperia</i>	Desert Purple Martin					
<i>Spizella breweri</i>	Brewer's Sparrow					2
<i>Tadarida brasiliensis</i>	Brazilian Free-tailed Bat					
<i>Troglodytes pacificus</i>	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
<i>Callipepla gambelii</i>	Gambel's Quail					
<i>Odocoileus hemionus</i>	Mule Deer					
<i>Pecari tajacu</i>	Javelina					
<i>Puma concolor</i>	Mountain Lion					
<i>Zenaidura macroura</i>	White-winged Dove					
<i>Zenaidura macroura</i>	Mourning Dove					



Rancho Vistoso PAD Amendment 30 - Rancho Vistoso Golf Course Clubhouse

Arizona Game and Fish Department
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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.



Rancho Vistoso PAD Amendment 30 - Rancho Vistoso Golf Course Clubhouse

Arizona Game and Fish Department
Project ID: HGIS-19139

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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.



Rancho Vistoso PAD Amendment 30 - Rancho Vistoso Golf Course Clubhouse

Arizona Game and Fish Department
Project ID: HGIS-19139

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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:

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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/>

