

DRA.



MEMORANDUM

Date: September 23, 1999

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator

Re: Canoa Ranch

I. Introduction

On January 25, 1999, I forwarded a report to the Board regarding the future of Canoa Ranch. The Board accepted the report and directed that:

- the three Comprehensive Plan amendments be forwarded to the Planning and Zoning Commission;
- I meet with the developer/owners to discuss plans for acquisition of the property, ranging from a portion of the property to the entire Canoa Ranch. The owners do not desire to sell the entire property to Pima County, and have proposed development of the property as shown in Exhibit 4. Exhibit 4 represents certain modifications that I would recommend as minimal changes to the owner's development request. In addition, all conditions of development specified in Section IX of this report would apply, including immediate condemnation of floodprone lands of the Santa Cruz River and Escondido and Madera Washes;
- I also meet with Amigos de Canoa to discuss the developer's land use proposal and their option regarding preservation.

This memorandum provides an update and report on Canoa Ranch.

II. Comprehensive Plan Amendment

On September 1, 1999, staff held a meeting in Green Valley at the Canoa Hills Social Center to discuss the four Comprehensive Plan amendment options forwarded by the Board to the Planning and Zoning Commission for consideration (the Board directed a fourth option on April 6, 1999). The hearing before the Commission regarding these amendments will be held on September 29. Several options are being presented to the Commission, including two staff-developed options. The staff report to the Commission is attached as Exhibit 6. Staff is recommending Option 6B as the most compatible with the Sonoran Desert Conservation Plan. I agree with the staff recommendation based on Board direction to conform Canoa Ranch to the concepts of the Sonoran Desert Conservation Plan.

III. Update on Board Authorized Canoa Ranch Actions or Related Activities

My memorandum of January 25, 1999, directed:

- That staff review the Outdoor Lighting Code and increase protection for the astronomy industry - The Outdoor Lighting Code Subcommittee has met regularly to identify and discuss options for strengthening the Outdoor Lighting Code. Several draft versions have been presented to the Outdoor Lighting Code Committee for discussion and further direction. The Subcommittee is currently preparing a final draft for the Outdoor Lighting Code Committee's consideration. The Outdoor Lighting Code Committee will conduct a public hearing prior to approval. It is anticipated that the proposed revisions will be forwarded to the Board of Supervisors for consideration in January.
- The development of an historic site and archaeological overlay zone for all of Pima County - Since the issuance of the January 25, 1999 memorandum, Cultural Resources staff have researched historic overlay zones in use by six other local governments, including that of the City of Tucson, City of Phoenix, City of Scottsdale, City of Santa Fe, New Mexico, Boulder County, Colorado, and Dade County, Florida. Based on this analysis and the needed revisions to update the existing Pima County Historic Overlay Zone, staff has prepared a revised draft ordinance, which addresses cultural resources more comprehensively to designate historic buildings, structures, objects, landscapes, and archaeological sites or other tangible records of the past as districts, landmarks, or sites. This draft ordinance has been submitted to Development Services and is currently being reviewed by Planning staff. A separate ordinance that addresses the treatment and protection of cultural resources that are subject to development is being drafted by staff.
- The development of a fiscal impact analysis related to growth that goes beyond traditional infrastructure costs and provides operating and maintenance costs - Following the Board's direction, the County has undertaken a cost of growth study that examines the impact of increasing demands for services, capital, operations and maintenance, along with the revenue return of alternative types of development, across eight different watershed based planning units within the region. Typically cost of growth models concern themselves primarily with infrastructure impacts and are not particularly sensitive to the impact of population growth on service demand that local government must provide. Cost of growth studies also tend to be static, and rely too much on generalizations from abstract models that lack sensitivity to factors such as geographic location, zoning, type of development, and level of regulation. The County's study examines these factors for over 40 sites across Pima County, representing development types as varied as rural/low density, 1 residential unit per acre (RAC) lot split; low density rural/platted; mixed exurban; 3-4 RAC; 5-6 RAC; urban mixed; and high intensity urban in both rural and urban stressed areas. This level of detail will help bring specificity to the cost of growth issue. The study also takes a macro and regional view, as it assesses impacts at the larger community level (such as Green Valley, Ajo, and Picture Rocks) and at the watershed level. Additionally, most fiscal impact studies ignore

longitudinal factors. The ongoing study by the County will look back at how the relationship of revenue and service costs has changed over time as the population has grown, and as development patterns have changed. Finally, the mix of Pima County's revenue base will be compared to similarly situated jurisdictions, to provide another way to understand how policy decisions can impact property taxpayers in rapidly growing communities. The Board requested that this study be finalized by December 1, 1999. It will be issued at that time in conjunction with a study that describes the history of Pima County's land use patterns and planning efforts.

IV. Discussions with Property Owner - Fairfield

As directed by the Board, I have had several discussions with the property owner regarding their desired development of Canoa Ranch and our general desire to acquire or preserve a significant portion of the ranch property. This preservation effort has as a focus containment and defining of the southern development boundary within Canoa Ranch so that strip urbanization does not occur along the entire length of Interstate 19 within Pima County. In addition, high natural and cultural resource valued property is desired for perpetual protection consistent with the Sonoran Desert Conservation Plan.

I visited the site with the property owner and have also had several planning sketches developed to reflect the concepts discussed during my site visit. Exhibit 1 indicates the property owner's development desire west of Interstate 19; Exhibit 2 east of Interstate 19; and Exhibit 3 combines the total development desires for the entire property.

My comments on these proposals are outlined below. These comments should not be taken as endorsing the developer's proposal, but removing those portions of the proposal most objectionable.

Regarding development west of Interstate 19, the development concept differs from that proposed in the original rezoning request, reduces commercial area, and reconfigures and adds additional golf. In addition, access is dependent on additional connections to Interstate 19 rather than predominantly through Camino del Sol, and a buffer area is proposed adjacent to Montana Vistas. The only modification that I would make to this proposal would be to eliminate the residential development along the southern portion of this development unit, thereby creating a south development boundary within the Canoa property. The precise location of this development boundary would have to be analyzed through more careful or detailed planning, however its location should leave a natural buffer between the south property boundary of Canoa Ranch and development varying from 600 to 1,000 feet.

In addition, since intensive development is proposed on the property west of Interstate 19, including a 27 hole golf course, it is important that the Escondido Wash corridor be kept natural, and that any golf encroachment into the natural wash corridor be limited. This would preserve the biological corridor function of Escondido Wash and retain natural corridor access from the Santa Cruz River to the adjacent upland ranch lands west of the Fairfield property.

The Honorable Chair and Members, Pima County Board of Supervisors
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The single largest constraint regarding urban development of the Canoa Ranch property west of Interstate 19 is topography. Steep slopes and ridges require careful planning and site analyses to avoid extensive mass grading and impacts to significant riparian resources that pass from west to east through the property.

Regarding the development proposal east of Interstate 19, the owner desires to develop commercial property on previously disturbed portions of Canoa Ranch as identified in Exhibit 2. Some commercial services near the south end of Green Valley are probably needed. The strip development effect of this commercial development has been reduced by providing approximately 600 foot corridors of natural open space dividing the commercial development areas along with site specific preservation of existing stands of native vegetation. Appropriate buffers will also be developed between the proposed area of development and the Santa Cruz River.

In my site review of this portion of the property, most if not all of the proposed development is on disturbed, former agriculture lands. Therefore, from a natural resource perspective, losses would be minimal. A more detailed analysis would be required regarding cultural resources on the pre-disturbed agriculture lands.

The length of the commercial development along the interstate could be debated. The recreational vehicle park could be shortened to eliminate the appearance of strip development. However, the property around the eastern Interstate 19 Canoa rest area is disturbed and more than likely contains few natural or cultural resources.

I would also recommend that any commercial development near the historic ranch structures be eliminated.

As one final note, before any commercial or high intensity land use is approved east of Interstate 19, a much more detailed floodplain analysis must be performed. Any floodplain encroachment should be severely limited. Final floodplain delineation may reduce the areas of developer proposed commercial land use immediately east of Interstate 19.

Also, based on existing development east of Interstate 19 and immediately north of the Canoa Ranch property, I would recommend that the residential uses proposed in staff Comprehensive Plan alternative Option 6B be included in any development option as LIU-3.0. The owner's development request modified as I have suggested would result in a land use plan shown as Exhibit 4.

Any portion of the property not designated for development or proposed for near-term acquisition by Pima County such as floodprone lands or for historic preservation should be designated as Resource Productive (RP) in keeping with the concepts of the Ranch Conservation element of the Sonoran Desert Conservation Plan. This designation would allow the land to be continuously used for productive grazing, as well as open space uses.

V. Ranch Land Fragmentation

Since the Board of Supervisors denied the Canoa Ranch rezoning request the property owner has apparently evaluated what other possible uses could be made of the property. Based partly on the County proceeding with the present Comprehensive Plan amendment, and impatience on the part of the property owner for a decision regarding allowable future development uses, the owner has now prepared alternative uses that facilitate ranch land fragmentation. Attached as Exhibit 5 to this report is a recently recorded Record of Survey showing the Canoa Ranch property divided into 146 parcels of property varying in size from 36 acres to 115 acres. Each of these parcels would in turn be divided or could be divided by other parties into seven or eight rural residential lots for the 36 acre lots. This would lead to 1,600 parcels of essentially unregulated development.

Based on the present plan, division of property has been done without regard to topography, natural hazards, or cultural resources contained on the property. It is the worst land use possible for the property. Based on present Arizona law, the County is powerless to prevent this fractionalization or wildcat development. Attempts last year to strengthen the small lot subdivision ordinances of Pima County were rebuffed by the Legislature. Downzoning has been prohibited and our general ability to control this type of wildcat development and urban sprawl is non-existent. Our only regulatory capabilities are: A) minimizing dust during the blading of roadways, which will be private, B) ensuring that roadways across drainage areas do not retard or obstruct floodwaters, and C) very limited protection of antiquities. Pima County has no regulatory power to protect antiquities or other cultural resources if development occurs in a wildcat subdivision. Only the State Burial Protection law ARS §41-865 that pertains to the discovery, removal, and repatriation of human remains is in effect, and the Arizona State Museum is the regulatory authority, not Pima County. Other than this limited regulatory authority, the County has no power over such a division of the property.

VI. Purchase of Canoa Ranch

Pima County performed an appraisal on Canoa Ranch and obtained an estimated value of \$10.5 million. I believe that the owners have performed an appraisal of Canoa Ranch and have obtained an approximate \$36 million value. It is likely that estimates of value of the property will vary widely and an agreement on acquisition value will not occur except through condemnation. Without condemnation and a value established by a jury, a lot of second-guessing about the most appropriate value for Canoa Ranch property will occur.

Approximately 30 percent of the property is floodprone and, hence, of marginal value. Had the original Canoa Ranch development and zoning plans been approved, it is possible the entire floodprone area or significant portions of the Santa Cruz River would have been dedicated to Pima County at no monetary cost. However, the proposal of the developer at the time of rezoning was unclear regarding this dedication. If only limited development is allowed, dedication of the balance of the Santa Cruz River or other floodprone tributaries may not be planned. Regardless of whether they are dedicated through some development compromise

or purchased, their purchase price, under normal circumstances, should not exceed the original acquisition cost to the owner, prorated for the floodprone portion, or \$1.9 million based on the September 1994 acquisition price of \$6.4 million. The County also has authorization to spend \$3.5 million in acquisition and protection/renovation of historic elements of Canoa Ranch.

VII. Amigos de Canoa

I have also met with an interest group related to Canoa Ranch, Amigos de Canoa. These individuals desire the complete acquisition of Canoa Ranch. At this point in time I do not have any specific update regarding either funding capacities to acquire the ranch nor the depth and breadth of the organization of Amigos de Canoa.

VIII. Use Options

The proposed land use options should be viewed in the context of preservation. The options are ranked from most preservation to least. Development options 2, 3, and 4 represent the realistic view that total acquisition may not be possible. Tradeoffs between percent developed and percent preserved are presented in each option. Unregulated development of the property, even though it may be low density, is not considered preservation.

1. Acquisition - Discussions with the property owner and parties interested in Canoa Ranch have developed four fundamental options. The first option is to acquire the entire Canoa Ranch. The County does not have the financial capacity to acquire Canoa Ranch. Additional revenues could be made available from one County source, that being the Flood Control District, for purchase of floodprone lands that should be targeted at the Santa Cruz River floodplain and major tributaries. Long-term development-right acquisition strategies could be used for preservation, however, legal mechanisms for such are probably two to three years away (100 percent preserved).
2. Comprehensive Plan Amendment Option - The second development option would be identified in Option 6B, recommended by staff, for a proposed Comprehensive Plan amendment (89 percent preserved, 11 percent developed).
3. Modified Developer Option - Another alternative would be to allow limited development within Canoa Ranch, with some modifications as outlined in this memorandum. This limited development should only be allowed after a commitment from the owner to leave the balance of Canoa Ranch undeveloped. Portions of the property would be acquired by Pima County through already approved open space and cultural resource bonds. Floodprone lands would be acquired at cost by the Flood Control District, and the balance of the property acquired through some long-term purchase agreement between Pima County and the owner (86 percent preserved, 14 percent developed).

4. Unregulated Development Option - The fourth option would be to do nothing and allow the ranch to be fractionalized into rural lots, which would assume that there could be some way in which to thwart the division of the property so that even the floodprone portion could support development of one unit per 4.13 acres. With this alternative a total of 1,600 dwelling units could be constructed on the property (100 percent developed).

Many variations are possible among the proposed use alternatives. I expect the best use will be some variation of development and preservation. Natural resource conservation and conservation of public funds must be balanced to achieve the ideal use of this property. That ideal use and balance can only be identified through an open public process.

IX. General Conditions to be Imposed on Regulated Development

For any regulated development of Canoa Ranch, the following general requirements, which are more stringent than existing ordinances, should be imposed on the property due to unique geographic conditions or natural and cultural resources.

1. Light Pollution - To eliminate light pollution from any source near the present Mt. Hopkins and Smithsonian Observatory, all outdoor lighting should be severely restricted, including prohibiting street lights, prohibiting lighting of commercial signs, and limiting exterior residential lighting to only two hooded fixtures with 40 watts each of light energy.
2. Cultural Resources - During all phases of construction or land disturbance, third party independent, ecological and cultural resources experts shall be paid for by the property owner, however, contractually employed by the County. The purpose of this third party consultant is to ensure that impacts to cultural resources are minimized and that all necessary mitigation efforts are appropriate for the level of investigation and data recovery that is warranted at each site. Representatives of the Tohono O'odham Nation are to be invited to monitor the cultural resource protection and mitigation efforts.
3. Anza National Historic Trail - The Anza National Historic Trail, through the entire property, whether developed or not, is to be granted to the County in a location approved by the County at the earliest possible time. The minimum width of dedication for buffering the trail should be 150 feet in width, and 10 acres at the Canoa camp site and Canoa spring are to be dedicated to the County.
4. Historic Ranch Protection and Acquisition of Resource Productive Lands - If commercial development is allowed on the east side of Interstate 19, the property owner, Fairfield, shall be required to restore or reconstruct the historic ranch complex for use as a visitors center, museum, and conference center. Once restored the complex is to be

conveyed to Pima County. A funding mechanism similar to the Starr Pass Environmental Enhancement Fee is to be imposed on all commercial transactions, including home sales, within Canoa Ranch west and east of Interstate 19. Commercial transactions are defined as sales, rents, leases, and fees received for services. The fee shall be equivalent to 2 percent of the value of the transaction and all funds generated by the fee shall be used only for historic ranch protection, cultural resource protection, or purchase of ranch productive classified lands.

5. Resource Production Use for Continued Ranching - For that portion of the property that would not be developed and not immediately acquired by Pima County, the property should be designated and planned as resource productive where cooperative leasing could be undertaken with adjacent ranches as long as best ranch conservation management practices as defined by Pima County were used.
6. Golf courses - Golf course irrigation shall be by non-potable water only. Potable groundwater meeting drinking water standards shall be prohibited from golf course turf irrigation. Golf course design should be limited to a desert golf target design to limit turf development.

X. Board Direction Necessary

If the Board believes there is any benefit to pursuing limited development concepts as outlined in this memorandum, appropriate direction would need to be given to staff and the Planning and Zoning Commission regarding the present plan amendments to the Comprehensive Plan for Canoa Ranch that are now or will soon be before the Commission.

In addition, based on the present threat to break up the property, action should be taken to preclude land fragmentation, differential encroachment, and development within the Santa Cruz River, Escondido Wash, and Madera Wash floodplains. A condemnation action on the Santa Cruz River floodplain as well as Escondido and Madera Washes with no request for immediate possession should be filed without delay. This would allow a Court and jury to decide the value of the Santa Cruz River floodplain. I believe this action is necessary to ensure that this portion of the Santa Cruz River is not significantly altered, nor its flood storage capacity reduced. This portion of the Santa Cruz River provides a very vital flood storage component within the Santa Cruz River basin, and provides and promotes groundwater recharge. Escondido and Madera Washes provide unique and valuable floodprone areas, as well as biological corridors containing significant riparian habitat. The estimated areas involved in each floodprone acquisition are: Santa Cruz River (1,434 acres); Escondido Wash (163 acres); and Madera Wash (172 acres), for a total of 1,769 acres. Preserving and protecting this flood storage and groundwater recharge area benefits not only Green Valley but the entire portion of Pima County lying adjacent to the Santa Cruz River from Green Valley through Tucson and Marana.

Exhibit 1

Exhibit 2

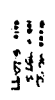
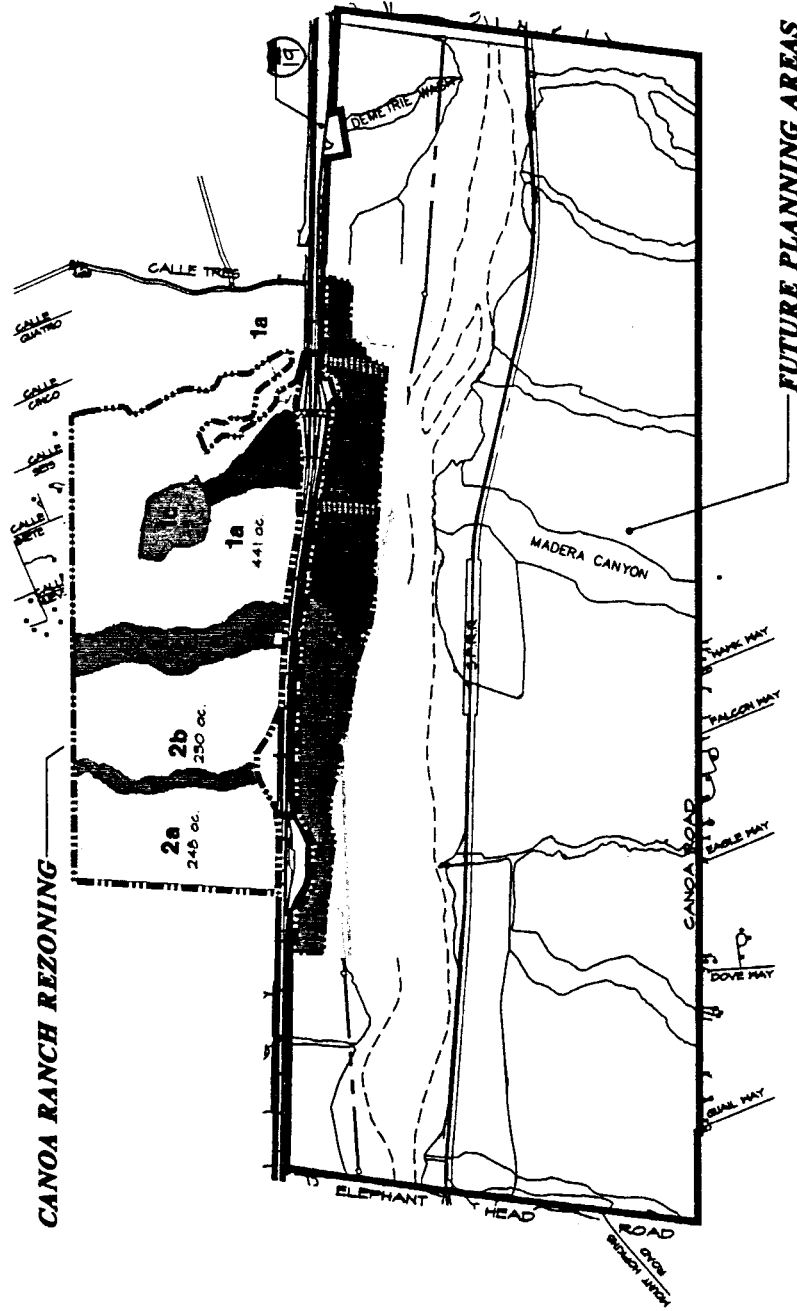


Exhibit 3

- LEGEND**
- 1a CR-5 Residential / Golfcourse CR-5/6C
 - 1b General Business CB-2
 - 1c Transitional TR
 - 2a,b CR-5 Residential / Golfcourse CR-5/6C
 - 3 Trailer Homesite TH
 - 4 General Business CB-2
 - 5 General Business CB-2
 - 6 Open Space OS



**CANOA RANCH
MASTER PLAN**

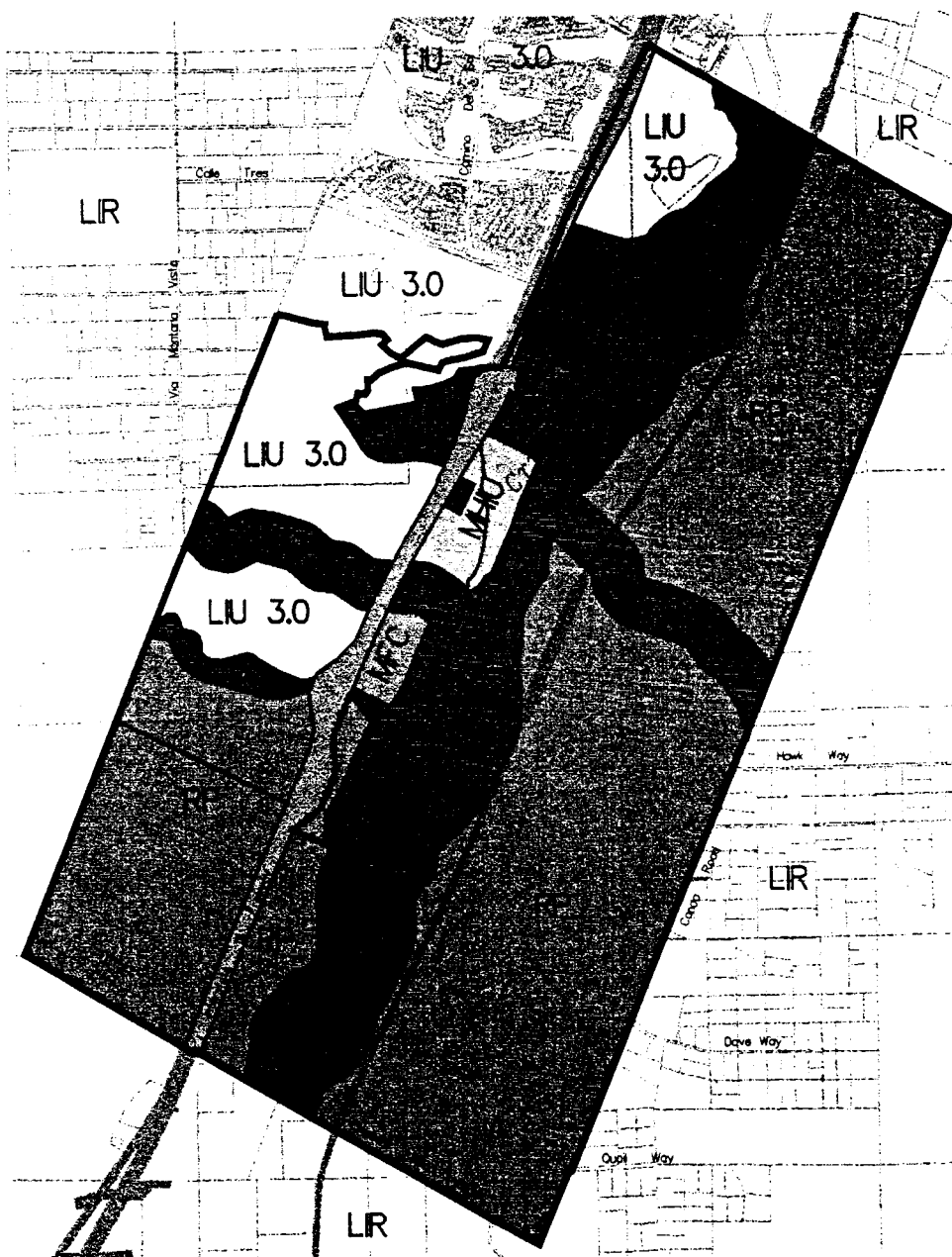


Exhibit 4

Canoa Ranch

Comprehensive Plan Amendment

Development Request of Owner Modified by County Administrator



Legend

CAC Community Activity Center
 NAC Neighborhood Activity Center
 MFC Multifunctional Corridor
 MHU Medium High Intensity Urban

LIU-3.0 Low Intensity Urban-3.0
 RP Resource Productive
 RC Resource Conservation
 Amendment Boundary

Exhibit 4

Assumes all development conditions imposed in
County Administrator Memorandum of 9/23/99

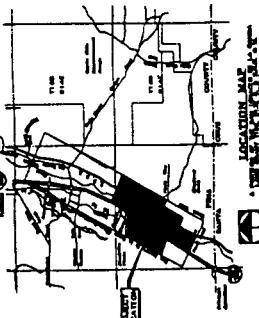
Exhibit 5

RECORD OF SURVEY
SHEET 1 OF 12

BOOK 34 PAGE 19

MONTANA VISTA NO. 2

MONTANA VISTA

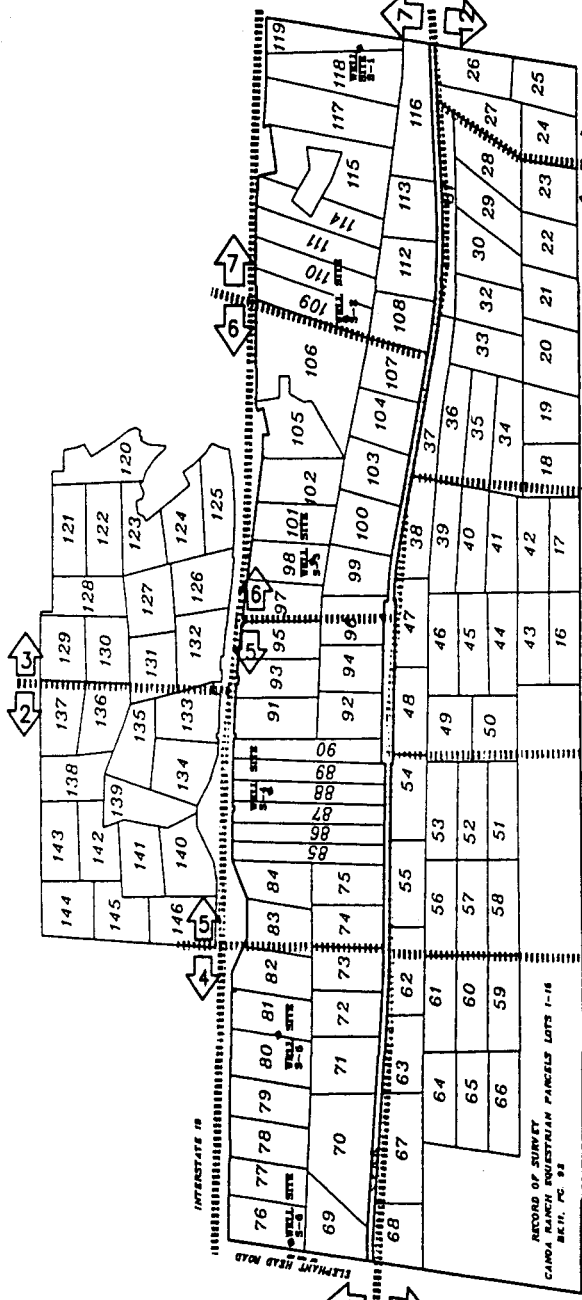


4000' WITHIN APPROXIMATE
SECTION 8, 9, 10, 11, 15, 16, 17, 22
23, 28 & 29 OF T. 19 N., R. 18 E.,
S. 3. R. 1. N., P. 14. S. 1. E.

REC'D 1999/09/05/20

1999/09/05/20

1999/09/05/20



CANOA ROAD

SCALE: 1" = 1000'

WELL SITES S-1 THROUGH S-6 AS SHOWN HEREON
ARE NOT A PART OF THE PARCELS AND ARE
REGISTERED WITH ADWR AS NOS. 55-623111
THROUGH NOS. 55-623116 RESPECTIVELY.

COVENANTS

REFER TO THE COVENANTS, CONDITIONS, & RESTRICTIONS FOR CANOA RANCH, PARCELS 16-146.
BOOK 172 PAGE 723

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF SAN IGNACIO
DE LA CANOA LAND GRANT, SAID BEARING BEING: N 23° 03' 44" E (ASSUMED).
BETWEEN SURVEY MONUMENTS AT THE 8 1/2 AND 9 1/2 MILE MARKERS.

SURVEY

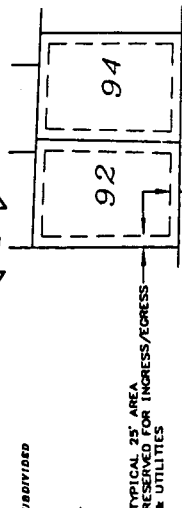
THE BOUNDARY SHOWN HEREON IS BASED ON THE ALTA/ACSM LAND TITLE SURVEY
BY McGOVERN, McVITTIE, LODGE & ASSOCIATES, INC. (NO. 94035-03-74),
NOVEMBER, 1994, RLS # 26047, TIMOTHY D. BIRK AND OTHER DOCUMENTS OF RECORD.
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS RECORD OF SURVEY, 1) WAS PREPARED UNDER MY
DIRECT SUPERVISION AND 2) IS A DIVISION OF LAND INTO PARCELS DEFINED AS
"UNDIVIDED LANDS" PER CHAPTER 20, ARTICLE 1, SECTION 32-2101 OF THE
ARIZONA REVISED STATUTES, AND IS NOT A SUBDIVISION AS DEFINED BY SAID
STATUTES.

Douglas E. Schneider

DOUGLAS E. SCHNEIDER
ARIZONA RLS 17479



TYPICAL PARCEL DETAIL

N.T.S.

RECORD OF SURVEY
CANOA RANCH
PARCELS 16-146
A PORTION OF SAN IGNACIO
DE LA CANOA LAND GRANT
PIMA COUNTY,
ARIZONA

SCALE AS NOTED ON EACH SHEET
DATE OF SURVEY: SEPTEMBER 9, 1999
APPROVED BY: DES
PROJECT NO: 187028-0001-1001
SHEET: 1 OF 12

BOOK 34 PAGE 19



RECORD OF SURVEY
SHEET 2 OF 12

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| L36 | 253.85 | S27°36'01"W |
| L37 | 180.03 | S62°19'02"E |
| L38 | 8.84 | S81°24'42"E |
| L39 | 50.00 | N63°27'35"W |
| L40 | 101.04 | S22°01'20"W |
| L41 | 50.00 | S64°04'41"E |
| L42 | 112.25 | S25°34'06"W |
| L43 | 242.95 | S25°35'06"W |
| L44 | 140.94 | S24°10'24"W |
| L45 | 286.78 | S25°23'3"W |

UNSUBDIVIDED

ED. 1/2" PIN TAGGED PE 5968

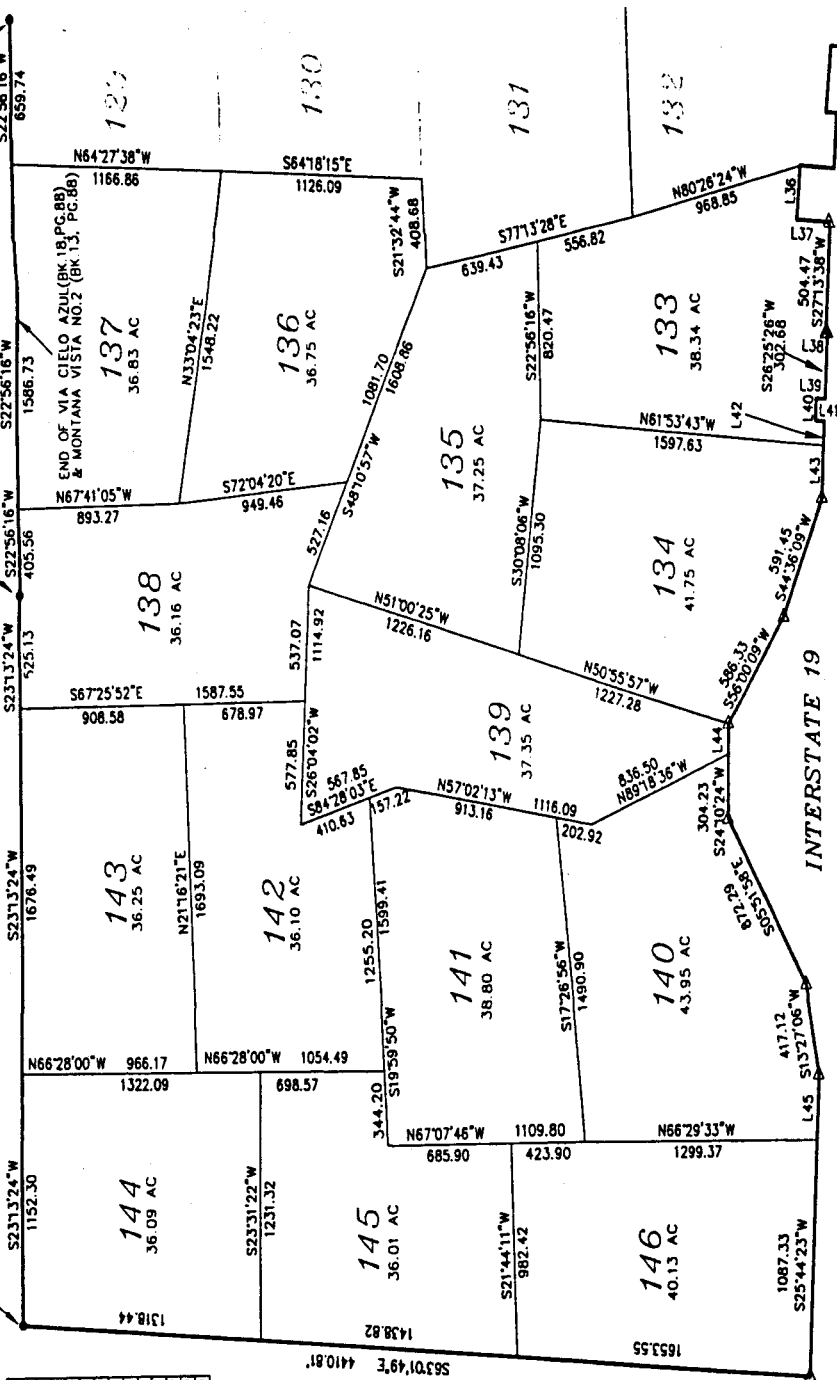
FD. STONE STAMPED "10 SIDLC"

REF. STONE STAMPED "9 1/2 SIDLC" ON ITS SIDE
 RESET IN WHAT APPEARS TO BE ITS ORIGINAL LOCATION

RECORD OF SURVEY
SHEET 2 OF 12

SEE SHEET 3

UNSUBDIVIDED



SEE SHEET 5

NOTE:
THERE SHALL BE A 25' WIDE AREA INSIDE
THE EXTERIOR BOUNDARY LINE OF EACH
PARCEL RESERVED FOR INGRESS/
EGRESS & UTILITIES. SEE PARCEL DETAIL.

LEGEND:

- - 5/8" REBAR TO BE SET BY A
R/LS PRIOR TO SALE OF PARCELS
- Δ - FD. ADOT R/W MARKER
- - FOUND POINT AS NOTED

NOTE:
THIS DRAWING MAY NOT REFLECT ANY RIGHTS-OF-WAY, EASEMENTS, OR OTHER ENCUMBRANCES WHICH WOULD BE REVEALED BY A CURRENT TITLE REPORT

RECORD OF SURVEY
OF
CANOA RANCH
PARCELS 16-146
PORTION OF SAN IGNACIO
LA CANOA LAND GRANT
PIMA COUNTY,
ARIZONA

DOUGLAS E. SCHNEIDER
ARIZONA RLS 17479

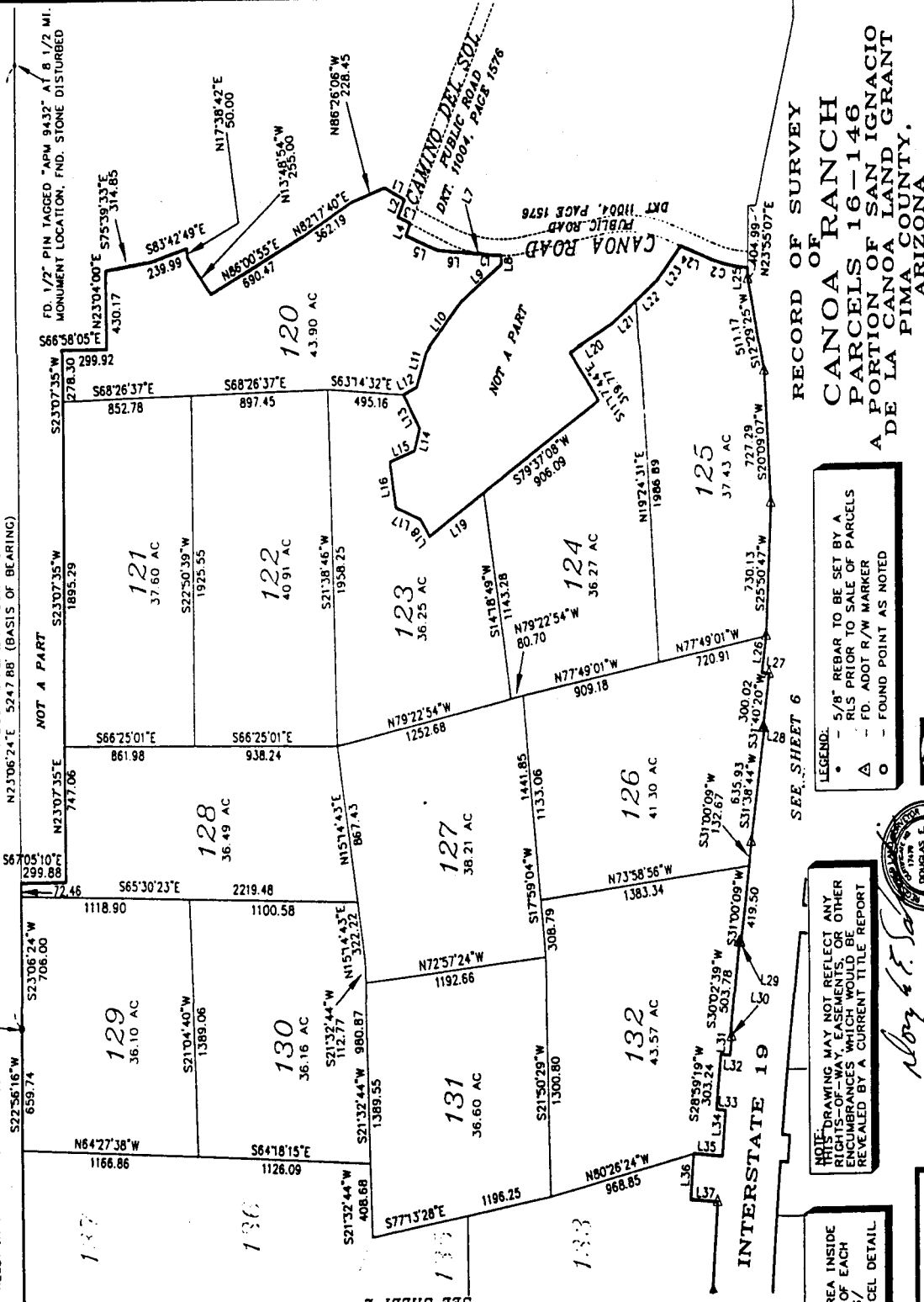


The WLB Group

| | | | |
|-----------------------|-----------|------------------------------|----------------|
| SCALE: 1" = 400' | SURVEYORS | APPROVED BY: DES | DRAWN BY: MJB |
| DATE: SEPTEMBER, 1999 | SURVEY | PROJECT NO: 19702B-A001-1001 | SHEET: 2 OF 12 |

BOOK 12 PAGE

| LINE | LINE | LINE TABLE LENGTH | BEARING |
|------|--------|----------------------|---------|
| L1 | 147.28 | S40°20'18"E | |
| L2 | 104.38 | S48°20'30"W | |
| L3 | 90.43 | S43°13'34"E | |
| L4 | 75.96 | S48°20'30"W | |
| L5 | 226.44 | S44°10'11"E | |
| L6 | 284.82 | S62°12'13"E | |
| L7 | 4.07 | N50°00'00"E | |
| L8 | 46.89 | N23°03'45"E | |
| L9 | 346.00 | N72°52'23"E | |
| L10 | 145.00 | N45°13'20"E | |
| L11 | 200.00 | N42°35'20"E | |
| L12 | 96.53 | N62°32'45"E | |
| L13 | 213.67 | N08°02'00"W | |
| L14 | 127.00 | N38°20'52"E | |
| L15 | 175.00 | S87°01'28"E | |
| L16 | 255.00 | N14°30'35"E | |
| L17 | 172.00 | N44°31'58"W | |
| L18 | 112.54 | N08°37'18"W | |
| L19 | 431.65 | S67°37'08"W | |
| L20 | 327.13 | S54°12'00"W | |
| L21 | 187.84 | S72°48'50"E | |
| L22 | 133.12 | N73°03'15"E | |
| L23 | 245.00 | N73°03'15"E | |
| L24 | 181.02 | S46°00'32"E | |
| L25 | 62.84 | S23°35'07"E | |
| L26 | 202.76 | S33°34'27"W | |
| L27 | 49.82 | S58°22'11"E | |
| L28 | 10.06 | S57°48'25"E | |
| L29 | 10.02 | N81°00'37"W | |
| L30 | 9.98 | S60°25'45"E | |
| L31 | 100.87 | S28°33'24"W | |
| L32 | 132.64 | N60°52'37"W | |
| L33 | 80.00 | N80°32'34"W | |
| L34 | 60.90 | S81°16'45"E | |
| L35 | 352.58 | S28°28'10"W | |
| L36 | 156.00 | N71°45'00"E | |
| L37 | 253.00 | N45°13'20"E | |
| L38 | 160.03 | S42°18'02"E | |



NOTE: THERE SHALL BE A 25' WIDE AREA INSIDE THE EXTERIOR BOUNDARY LINE OF EACH PARCEL RESERVED FOR INGRESS/ EGRESS & UTILITIES. SEE PARCEL DETAIL

NOTE: THIS DRAWING MAY NOT REFLECT ANY RIGHTS-OF-WAY, EASEMENTS, OR OTHER ENCUMBRANCES WHICH WOULD BE REVEALED BY A CURRENT TITLE REPORT

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CANOA RANCH
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PIMA COUNTY,
ARIZONA

The WLB Group

WLB

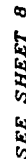
Engineering Planning Surveying
Landscape Architecture Urban Design
Interior Design
Landscape Architecture
4-4-4 East Broadway
Tucson, Arizona (602) 991-7145

DOUGLAS E. SCHNEIDER
ARIZONA BIS 17479



| BOOK | PAGE |
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| 1 | 1 |
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PAGE



LEGEND:

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RLS PRIOR TO SALE OF PARCELS
- △ - FD. ADOT R/W MARKER
- - FOUND POINT AS NOTED

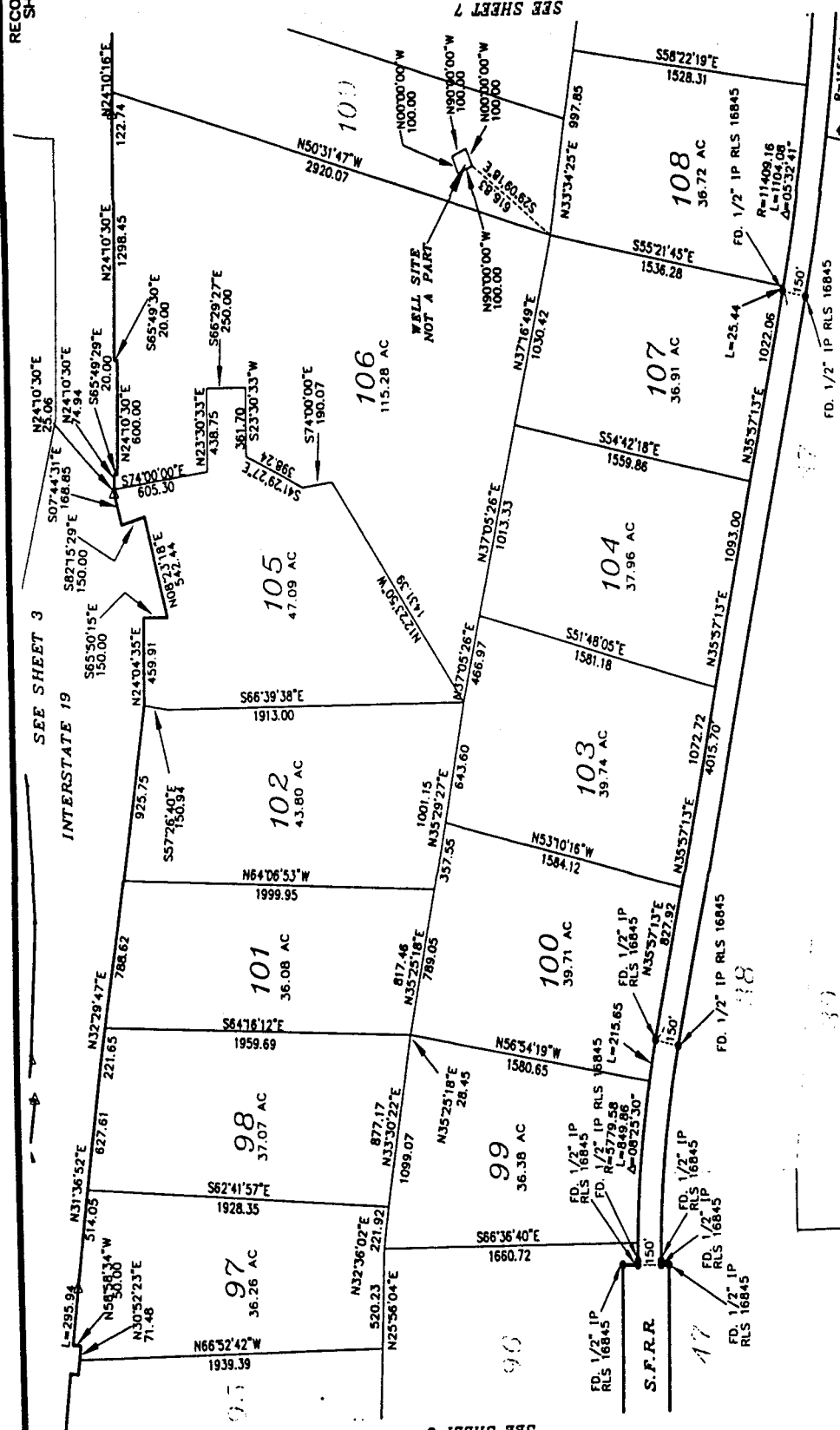
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DOUGLAS E. SCHNEIDER
ARIZONA RLS 17479

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| SCALE: 1" = 400' | SUPERVISOR: | APPROVED BY: DCS | DRAWN BY: WLB |
| DRAWN: SEPTEMBER, 1999 | SURVEY: | PROJECT NO: 197028-A001-1001 | SHEET: 4 OF 12 |



The WLB Group Inc.
WLB
 Engineering Planning Surveying
 Landscape Architecture Urban Design
 Offices located in: **Tampa, St. Petersburg**
and Clearwater, Florida **202-442-0400**
Telex: 152011 **(305) 881-7468**



RECORD OF SURVEY
CANCIAO RANCH
PARCELS 16-146
PORTION OF SAN IGNACIO
E LA CANCINO LAND GRANT
PIMA COUNTY,
ARIZONA

NOTE: THERE SHALL BE A 25' WIDE AREA INSIDE THE EXTERIOR BOUNDARY LINE OF EACH PARCEL RESERVED FOR INGRESS/EGRESS & UTILITIES. SEE PARCEL DETAIL.

LEGEND:

- - 5/8" REBAR TO BE SET BY A
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ARIZONA RLS 17479



FD-1/2" IP RLS 16845

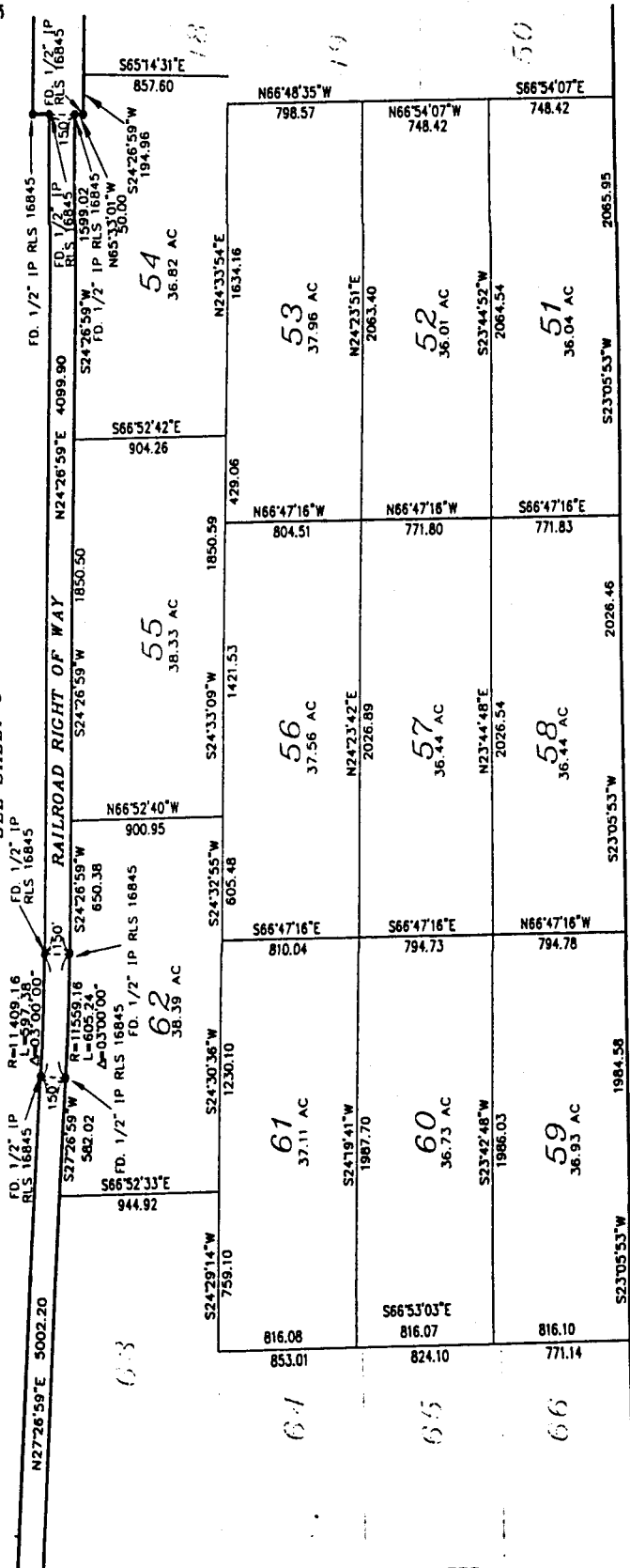
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The WLB GROUP

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Offices located in:
A-1-A-4, 10000 10th Avenue, Suite 100
Newton, MA 02459 (617) 552-1740

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| SCALE: 1" = 400' | DATE: 10/1/66 | PROJECT NO: 197028-A001-1001 | DESIGN BY: WLB |
| DATE: SEPTEMBER 1966 | DATE: 10/1/66 | PROJECT NO: 197028-A001-1001 | DESIGN BY: WLB |

RECORD OF SURVEY
BOOK 11, PAGE 92

RECORD OF SURVEY
OF
CANOA RANCH
PARCELS 16-146
PORTION OF SAN IGN
LA CANOA LAND GR
PIMA COUNTY,
ARIZONA

CANOA ROAD

NOTE:
THERE SHALL BE A 25' WIDE AREA INSIDE
THE EXTERIOR BOUNDARY LINE OF EACH
PARCEL RESERVED FOR INGRESS/
EGRESS & UTILITIES. SEE PARCEL DETAIL.

NOTE: THIS DRAWING MAY NOT REFLECT ANY RIGHTS-OF-WAY, EASEMENTS, OR OTHER ENCUMBRANCES WHICH WOULD BE REVEALED BY A CURRENT TITLE REPORT

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WLB Group

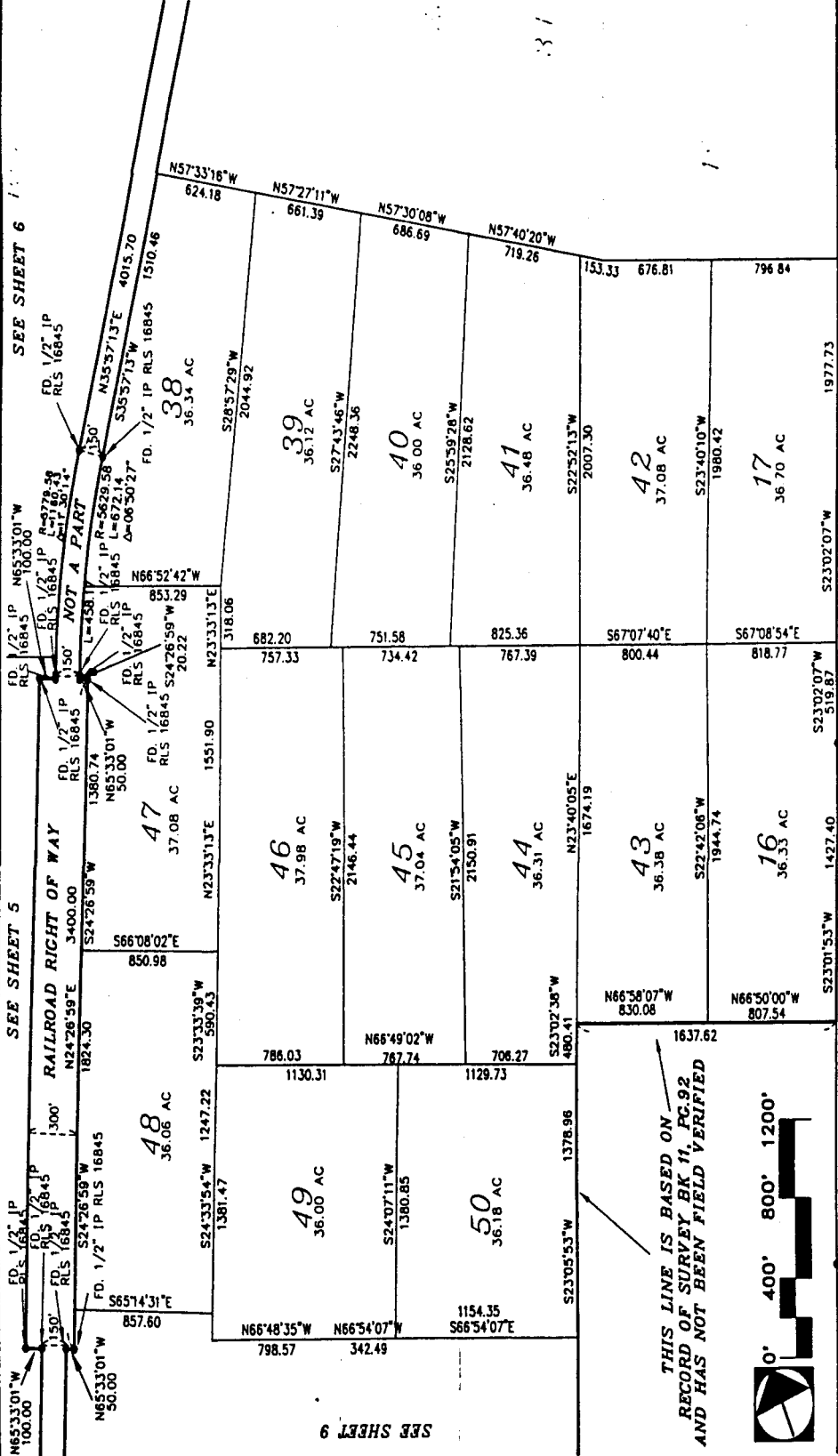
DOUGLAS E. SCHNEIDER
ARIZONA RLS 17479

DOUGLAS E.
SCHNEIDER
8/9/99

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BOOK 73 PAGE

RECORD OF SURVEY
SHEET 10 OF 12



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RECORD OF SURVEY BK 11, PG 92
AND HAS NOT BEEN FIELD VERIFIED



- LEGEND:
- 5/8" REBAR TO BE SET BY A RLS PRIOR TO SALE OF PARCELS
 - FD, ADOT R/W MARKER
 - FOUND POINT AS NOTED



NOTE: THERE SHALL BE A 25' WIDE AREA INSIDE THE EXTERIOR BOUNDARY LINE OF EACH PARCEL RESERVED FOR INGRESS/EGRESS & UTILITIES. SEE PARCEL DETAIL.

NOTE: DRAWING MAY NOT REFLECT ANY RIGHTS-OF-WAY, EASEMENTS, OR OTHER ENCUMBRANCES WHICH WOULD BE REVEALED BY A CURRENT TITLE REPORT

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CANOA RANCH
PARCELS 16-146
A PORTION OF SAN IGNACIO
DE LA CANOA LAND GRANT,
PIMA COUNTY,
ARIZONA



DOUGLAS E. SCHNEIDER
ARIZONA RLS 17479

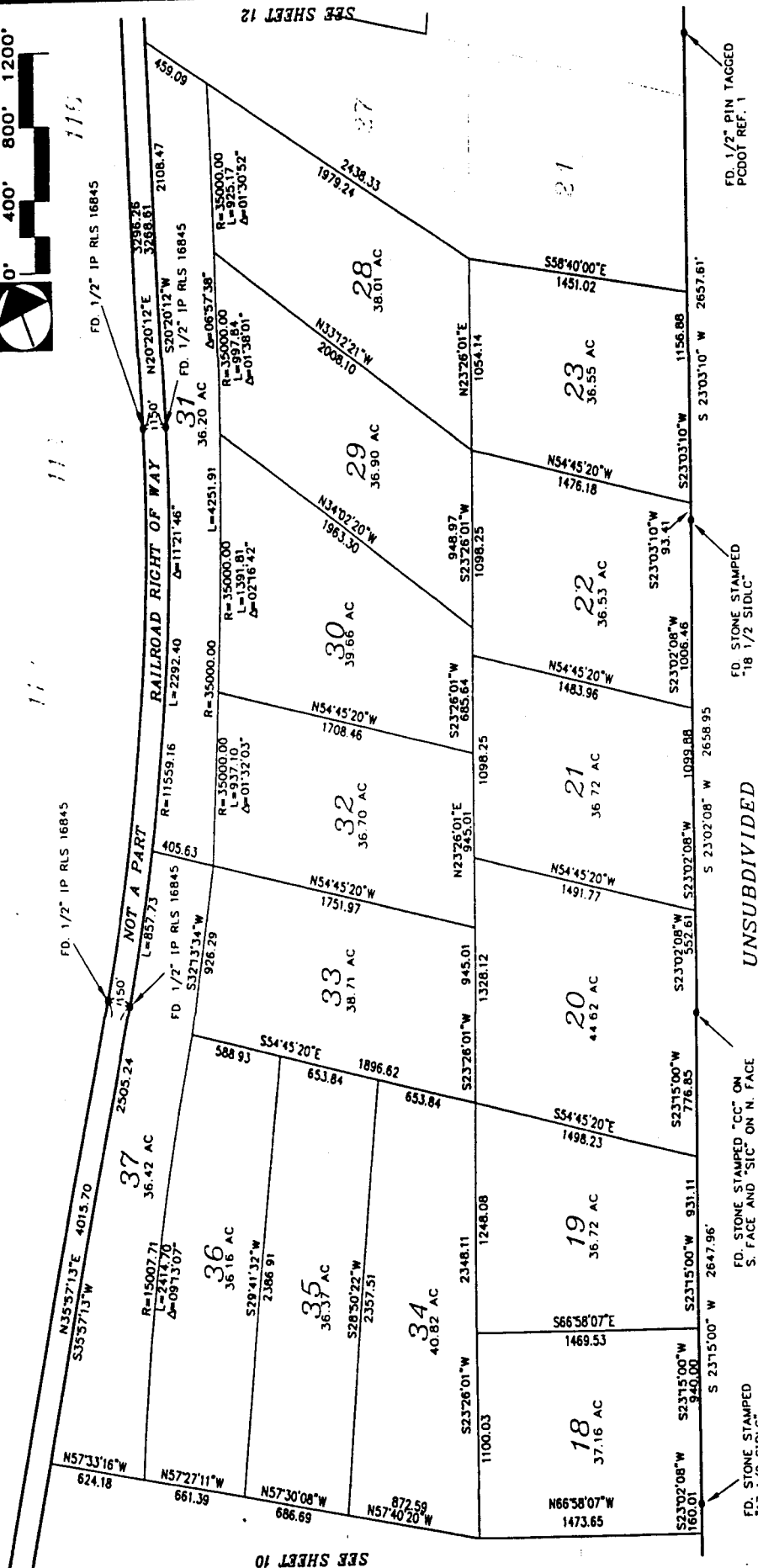
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| SCALE 1" = 400' | SHEET NO. 10 OF 12 |
| DATE: SEPTEMBER, 1999 | PROJECT NO. 197028-A002-1003 |
| APPROVED BY: DES | ISSUED BY: WLB |

RECORD OF SURVEY
SHEET 11 OF 12



SEE SHEET 7

117



SEE SHEET 10

SEE SHEET 12

LEGEND:
- 5/8" REBAR TO BE SET BY A
- RLS PRIOR TO SALE OF PARCELS
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- FOUND POINT AS NOTED

NOTE:
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NOTE:
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UNSUBDIVIDED

RECORD OF SURVEY
CANOA RANCH
PARCELS 16-146
A PORTION OF SAN IGNACIO
DE LA CANOA LAND GRANT
PIMA COUNTY,
ARIZONA

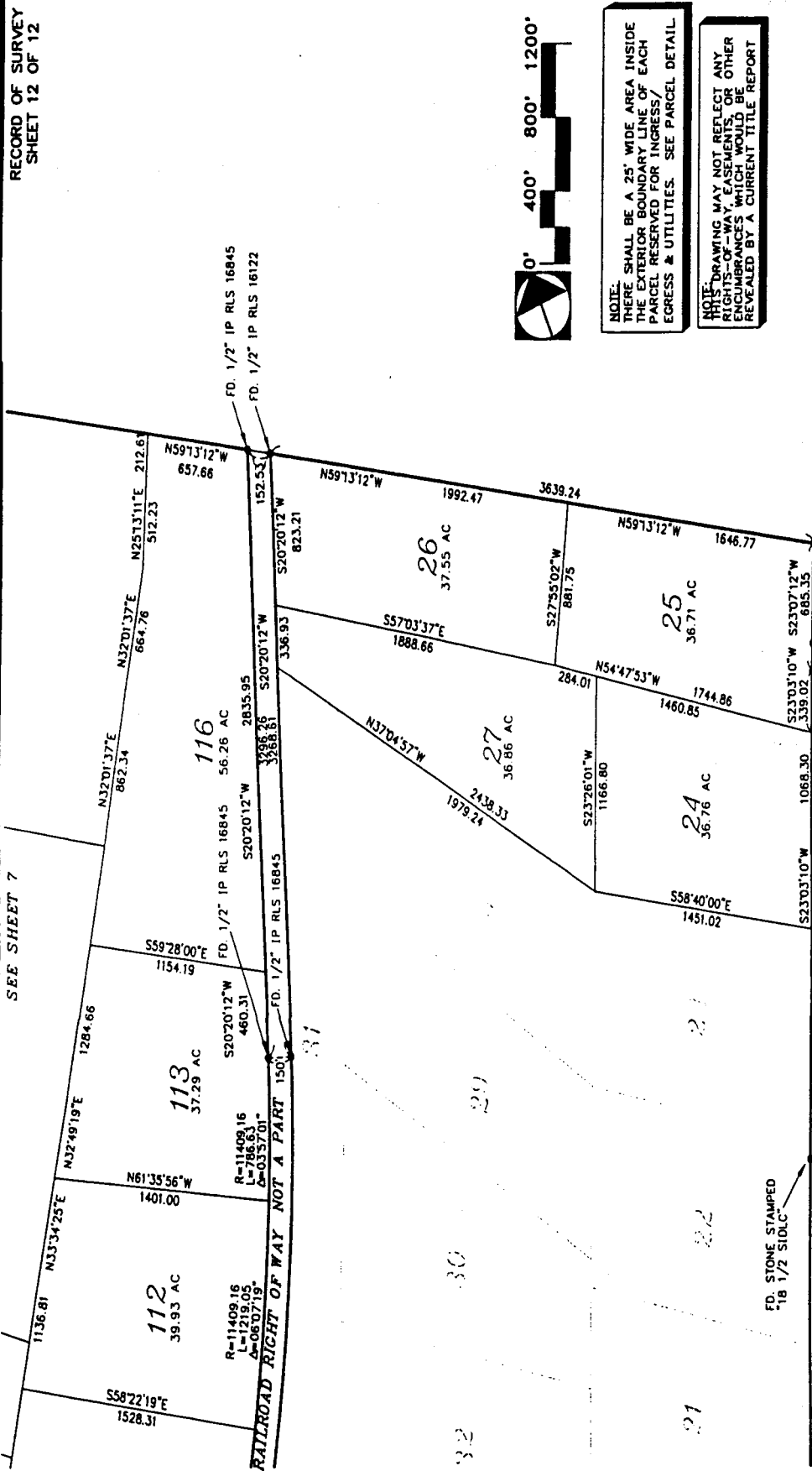


DOUGLAS E. SCHNEIDER
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RECORD OF SURVEY
SHEET 12 OF 12

SEE SHEET 7



NOTE:
THERE SHALL BE A 25' WIDE AREA INSIDE
THE EXTERIOR BOUNDARY LINE OF EACH
PARCEL RESERVED FOR INGRESS/
EGRESS & UTILITIES. SEE PARCEL DETAIL

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RECORD OF SURVEY
CANOA RANCH
PARCELS 16-146
A PORTION OF SAN IGNACIO
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DOUGLAS E. SCHNEIDER
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WLB Group, Inc.
1400 West McDowell Road
Phoenix, Arizona 85007
(602) 998-7400
www.wlbgroup.com

Exhibit 6

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO PLANNING AND ZONING COMMISSION
 September 15, 1999

HEARING September 29, 1999

CASE Co7-99-19 Canoa Ranch - Interstate 19

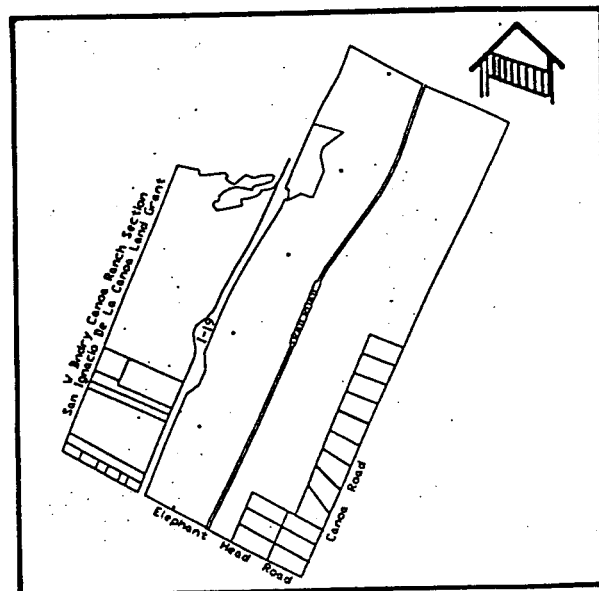
SUBREGION Upper Santa Cruz Valley

DISTRICTS 3 and 4

LOCATION Both sides of the Santa Cruz River and Interstate 19, generally south of the Esperanza Wash, west of the Canoa Road alignment, north of Elephant Head Road, and east of the Canoa Land Grant boundary.

DIRECTIVE To amend the Comprehensive Plan for Canoa Ranch to reflect the Sonoran Desert Conservation Plan.

OWNERS Fairfield Canoa Ranch LLC
 JRC 87 Trust
 Title Guaranty Agency of AZ TR T-1068
 Anton Bussman
 John and Kathleen Rosson
 Armando and Karen Salcido
 Dominic and Kimberly Currier
 Gary and Donna Zamora



INITIATION

By directives of the Board of Supervisors on January 12, 1999 and April 6, 1999

EXISTING ZONING/LAND USE

Rural Homestead (RH)/ Retired grazing land, equestrian center, undisturbed land.

SURROUNDING LAND USE DESIGNATIONS

North: Low Intensity Urban (LIU) 3.0, Low Intensity Rural (LIR)
 East: Low Intensity Rural (LIR)
 South: Low Intensity Rural (LIR)
 West: Low Intensity Rural (LIR)

SURROUNDING ZONING

North: RH, CR-1, TR, GC (to northwest); RH (to northeast)
 East: RH
 South: RH
 West: RH

SURROUNDING EXISTING LAND USE

North: Undeveloped
East: Developed rural residential and undeveloped rural
South: Ranching, undeveloped rural
West: Developed rural residential; undeveloped rural; ranching

PREVIOUS PLANNING CASES ON PROPERTY

Co7-95-09 Fairfield Canoa, Inc. - Green Valley (Ranch Section)

Location: 5,153 acres of the study area, excluding land in the southeast and southwest corners of the Canoa Land Grant.
Request: To amend the Comprehensive Plan from RC, LIR, MIU and DR to allow LIU 3.0, NAC and MFC.
Action: Approved with modifications on December 12, 1995. The current plan designations reflect this action.

PREVIOUS PLANNING CASES IN GENERAL AREA

Co7-99-10 Lawyers Title and Trust TR 7893-T - Whitehouse Canyon Road

Location: 215 acres about two miles north of the study area, located south of Whitehouse Canyon Road on both sides of Camino de la Canoa.
Request: To amend the land use designation from Development Reserve to Low Intensity Urban (LIU)1.2
Action: Withdrawn by applicant prior to Board of Supervisors' hearing of September 14, 1999.

PREVIOUS REZONING CASES ON PROPERTY

Co23-97-02 Canoa Ranch Specific Plan

Location: 5,240 acres of the study area, excluding land in the southeast and southwest corners of the Canoa Land Grant.
Request: To rezone to from RH (Rural Homestead) to SP (Specific Plans) to allow a master-planned development, as further described in this report.
Action: Denied on January 12, 1999.

Co9-96-14 Fairfield Canoa Ranch LLC - Calle Tres Rezoning

Location: 298 acres to the northwest of the study area, south of the Esperanza Wash and west of Interstate 19, known as Canoa Ranch Northwest.
Request: To rezone from RH and SR (Suburban Ranch) to CR-1 (26 acres), TR (123 acres) and GC (146 acres).
Action: Approved in March, 1997.

STAFF REPORT SUMMARY

Staff recommends **APPROVAL OF RESOURCE PRODUCTIVE OPTION 6.B**. Staff further recommends the following Special Planning Area policy with any approved option:

A Major Streets and Scenic Routes Plan amendment shall be processed concurrently with the filing of a rezoning or specific plan for any part of the Comprehensive Plan amendment area, to be supported by a comprehensive technical transportation analysis report.

Resource Productive emphasizes the ranch conservation element of the Sonoran Desert Conservation Plan (SDCP) and attempts to balance and reconcile the various goals and interests of the SDCP, the established rural-residential communities of the area, the Green Valley suburban community, and development of the upper Santa Cruz Valley.

Option 6.B allows for a moderate amount of development for expansion of Green Valley, can be made compatible with surrounding existing land uses, and promotes the ranch conservation element of the SDCP. The major difference between options 6.B and 6.A is that 6.B allows about 400 additional residences and the ability to file for a golf course rezoning west of Interstate 19. Staff has no objection to Option 6.A in that it provides a land use designation more compatible with existing land uses to the west.

Staff does not recommend Option 8, which reverts the study area to the Comprehensive Plan designations that were in place prior to the 1995 Plan amendment, on the basis that the Development Reserve designation provides no clear policy direction for either conservation or development.

There are other options provided in this report that place greater emphasis on either resource conservation or community development. Considering the amount of planning that has been invested in the study area and the region in the last 15 years, a planning policy that balances resource conservation, development and lifestyle choices is a debatable point. A land use policy decision that would satisfy all the property owners in the area remains a difficult challenge.

At this time, staff is not recommending other Special Planning Area policies for any option.

PLANNING REPORT

Overview

The study area is where the interests and impacts of expanding urban development, protecting existing rural neighborhoods, conserving significant biological, cultural, aesthetic and groundwater resources, and respecting Pima County's ranching heritage converge in the upper Santa Cruz Valley. The Board of Supervisors has directed staff to prepare land use alternatives that take into account these concerns.

The study area includes about 6,600 acres, not including about 200 acres mapped as Interstate 19. The entire Canoa Ranch specific plan area is included (over 5,000 acres) plus two additional areas that complete the boundaries of the Canoa Land Grant. The first addition is on the west side of Interstate 19, south of the specific plan area (approximately 600 acres), and is currently designated as Development Reserve by the Comprehensive Plan. There are seven owners of property in this area, but not Fairfield Canoa Ranch LLC. The second area is on the east side of the Santa Cruz River, along Canoa Road, and is currently planned as Low Intensity Rural (about 660 acres). Fairfield Canoa Ranch LLC owns the property included in this area.

This report identifies eight options for amending the Comprehensive Plan designations of the Canoa Ranch and environs that emphasize different planning elements. The options are summarized in Table I. The staff analysis of the options concludes that they share a number of general attributes, in that they:

- **reduce the amounts of residential and commercial development** that would be authorized by the Comprehensive Plan from the current amounts. The allowable number of residences within the study area ranges from 1,458 dwelling units (Option 4) to 4,395 dwelling units (Option 7), compared to the nearly 37,400 dwelling units possible under the current Plan designations. The area of potential commercial development is reduced from nearly 700 acres to 65 acres or none, depending on the option.
- **designate the regulatory floodplains and associated biological corridors** of the Santa Cruz River (1434 acres), Escondido Wash (163 acres) and Madera Wash (172 acres) as Resource Conservation areas.
- **encourage a more thorough conservation of the biological and cultural resources** of the study area in accordance with the Sonoran Desert Conservation Plan by designating high value resource areas as Resource Conservation or Resource Productive. An increased consideration of the study area's resource potential is possible through the Low Intensity Rural and Low Intensity Urban 1.2 designations, when development is guided by impact mitigation policies.
- **promote greater ranch conservation** in accordance with the Sonoran Desert Conservation Plan for the purposes of historical value and defining urban boundaries, by designating large areas of the study area as Resource Productive, Resource Conservation or Low Intensity Rural.
- **reduce increases in future municipal water demand** by providing reductions in the number of households, the number and types of high water-demand commercial services, such as hotels, restaurants and car washes, and the size of areas that allow rezonings for golf courses, compared to the current Plan. Five of the nine options do not designate areas for commercial services and three options preclude the extension of the planned Canoa Northwest golf course.
- **reduce by varying degrees the future demand for public services and infrastructure** improvements. A reduction in development intensity would likely reduce the need for sheriff's assistance, roadway improvements and other public services. However, this reduction in service demand may be accompanied by a greater potential impact on groundwater quality because of increased reliance on individual septic systems and by more miles per vehicle-trip because of relatively long distances to services and employment.
- **promote the protection of night sky quality** by decreasing residential densities and eliminating intensive commercial development nearer to Whipple Observatory and other astronomy installations on Mount Hopkins.
- **increase the land use compatibility** between the study area and Green Valley, rural residential neighborhoods, nearby ranches, and mining interests by providing land use designations that are the same or are consistent in purpose with the land use designations applied outside of the study area.
- **delineate urban development boundaries on the basis of natural and built land features** rather than primarily on land ownership boundaries.

Summaries of Comprehensive Plan Amendment Options

Note: The acreages stated in this report are from Pima County's GIS data layer for the Comprehensive Plan and differ from acreages stated in previous staff reports; the dwelling unit counts are adjusted accordingly. Dwelling units have not been tallied for regulatory floodplains designated as Resource Conservation; also, the Comprehensive Plan does not allow the transfers of densities out of RC areas.

| COMPREHENSIVE PLAN AMENDMENT OPTIONS (Table I) | | | | | | |
|--|---------------------------|---------|--|-------------------------------|-----------------------|----------------------------|
| Option | West of I-19 (Areas A, F) | | | Between I-19 & River (Area B) | | East of River (Areas D, E) |
| Current | LIU 3.0 | 854 ac | | MFC | 570 ac | MFC 60 ac |
| | NAC | 65 ac | | RC | 35 ac | LIU 3.0 2023 ac |
| | RC | 128 ac | | RC | 1434 ac - river | LIR 660 ac |
| | DR | 600 ac | | | | RC 172 ac |
| Suburban/Conservation Options | | | | | | |
| Option 1 | LIU 1.2 | 1454 ac | | RC* | 605 ac | RC 2915 ac |
| | NAC | 65 ac | | RC* | 1434 ac - river | |
| | RC | 128 ac | | | | |
| Option 2 | LIU 1.2 | 1454 ac | | LIU 1.2 | 535 ac | RC 2915 ac |
| | NAC | 65 ac | | RC* | 35 ac - ranch complex | |
| | RC | 128 ac | | RC | 35 ac | |
| | | | | RC* | 1434 ac - river | |
| Option 3 | LIU 1.2 | 1454 ac | | RC* | 605 ac | LIR 2743 ac |
| | NAC | 65 ac | | RC* | 1434 ac - river | RC 172 ac |
| | RC | 128 ac | | | | |
| Rural/Conservation Options | | | | | | |
| Option 4 | RC | 1647 ac | | RC* | 605 ac | RC 2915 ac |
| | | | | RC* | 1434 ac - river | |
| Option 5 | LIU 1.2 | 488 ac | | LIU 3.0 | 209 ac | LIR 2743 ac |
| | LIR | 1031 ac | | LIR | 326 ac | RC 172 ac |
| | RC | 128 ac | | RC* | 35 ac - ranch complex | |
| | | | | RC | 35 ac | |
| | | | | RC* | 1434 ac - river | |
| Option 6.A | LIR | 488 ac | | LIU 3.0 | 209 ac | RP 2743 ac |
| | RP | 1031 ac | | RP* | 361 ac | RC 172 ac |
| | RC | 128 ac | | RC | 35 ac | |
| | | | | RC* | 1434 ac - river | |
| Option 6.B | LIU 1.2 | 488 ac | | LIU 3.0 | 209 ac | RP 2743 ac |
| | RP | 1031 ac | | RP* | 361 ac | RC 172 ac |
| | RC | 128 ac | | RC | 35 ac | |
| | | | | RC* | 1434 ac - river | |
| Historical Options | | | | | | |
| Option 7 | LIU 3.0 | 854 ac | | RC* | 605 ac | RC 2915 ac |
| (10/98 PZC) | NAC | 65 ac | | RC* | 1434 ac - river | |
| | RC | 128 ac | | | | |
| | DR | 600 ac | | | | |
| Option 8 | DR | 1519 ac | | MIU | 117 ac | LIR 2743 ac |
| (Pre-1995) | RC | 128 ac | | DR | 453 ac | RC 172 ac |
| | | | | RC | 35 ac | |
| | | | | RC | 1434 ac - river | |
| | | | | * includes ranch complex | | |

| | | | | | |
|---------|-------------------------|---------|-----|------------------------------|----------|
| DR | Development Reserve | 0.3 rac | MFC | Multifunctional Corridor | 44.0 rac |
| LIR | Low Intensity Rural | 0.3 rac | MIU | Medium Intensity Urban | 10.0 rac |
| LIU 1.2 | Low Intensity Urban 1.2 | 1.2 rac | NAC | Neighborhood Activity Center | 10.0 rac |
| LIU 3.0 | Low Intensity Urban 3.0 | 3.0 rac | RC | Resource Conservation | 0.3 rac |
| | | | RP | Resource Productive | 0.3 rac |

| CONSERVATION AND DEVELOPMENT POTENTIAL OF OPTIONS (Table II) | | | | | | |
|--|---------------------------|---------|-------------------------------|---------|----------------------------|---------|
| Option | West of I-19 (Areas A, F) | | Between I-19 & River (Area B) | | East of River (Areas D, E) | |
| Current | Conservation | 128 ac | Conservation | 1469 ac | Conservation | 172 ac |
| | Dwelling units | 455 | Dwelling units | 25,080 | Dwelling units | 8907 |
| | Golf courses | yes | Golf courses | yes | Golf courses | yes |
| | Commercial | yes | Commercial | yes | Commercial | yes |
| Suburban/Conservation Options | | | | | | |
| Option 1 | Conservation | 128 ac | Conservation* | 2039 ac | Conservation | 2915 ac |
| | Dwelling units | 2394 | Dwelling units | 181 | Dwelling units | 822 |
| | Golf courses | yes | Golf courses | no | Golf courses | no |
| | Commercial | yes | Commercial | no | Commercial | no |
| Option 2 | Conservation | 128 ac | Conservation* | 1504 ac | Conservation | 2915 ac |
| | Dwelling units | 2394 | Dwelling units | 642 | Dwelling units | 822 |
| | Golf courses | yes | Golf courses | yes | Golf courses | no |
| | Commercial | yes | Commercial | no | Commercial | no |
| Option 3 | Conservation | 128 ac | Conservation* | 2039 ac | Conservation | 172 ac |
| | Dwelling units | 2394 | Dwelling units | 181 | Dwelling units | 822 |
| | Golf courses | yes | Golf courses | no | Golf courses | no |
| | Commercial | yes | Commercial | no | Commercial | no |
| Rural/Conservation Options | | | | | | |
| Option 4 | Conservation | 1647 ac | Conservation* | 2039 ac | Conservation | 2915 ac |
| | Dwelling units | 455 | Dwelling units | 181 | Dwelling units | 822 |
| | Golf courses | no | Golf courses | no | Golf courses | no |
| | Commercial | no | Commercial | no | Commercial | no |
| Option 5 | Conservation | 128 ac | Conservation* | 1504 ac | Conservation | 172 ac |
| | Dwelling units | 894 | Dwelling units | 724 | Dwelling units | 822 |
| | Golf courses | yes | Golf courses | yes | Golf courses | no |
| | Commercial | no | Commercial | no | Commercial | no |
| Option 6.A | Conservation | 1159 ac | Conservation* | 1830 ac | Conservation | 2915 ac |
| | Dwelling units | 455 | Dwelling units | 724 | Dwelling units | 822 |
| | Golf courses | no | Golf courses | yes | Golf courses | no |
| | Commercial | no | Commercial | no | Commercial | no |
| Option 6.B | Conservation | 1159 ac | Conservation* | 1830 ac | Conservation | 2915 ac |
| | Dwelling units | 894 | Dwelling units | 724 | Dwelling units | 822 |
| | Golf courses | yes | Golf courses | yes | Golf courses | no |
| | Commercial | no | Commercial | no | Commercial | no |
| Historical Options | | | | | | |
| Option 7 (10/98 PZC) | Conservation | 128 ac | Conservation* | 2039 ac | Conservation | 2915 ac |
| | Dwelling units | 3392 | Dwelling units | 181 | Dwelling units | 822 |
| | Golf courses | yes | Golf courses | no | Golf courses | no |
| | Commercial | yes | Commercial | no | Commercial | no |
| Option 8 (Pre-1995) | Conservation | 128 ac | Conservation | 1469 ac | Conservation | 172 ac |
| | Dwelling units | 455 | Dwelling units | 1305 | Dwelling units | 822 |
| | Golf courses | no | Golf courses | yes | Golf courses | no |
| | Commercial | no | Commercial | no | Commercial | no |
| | | | * includes ranch complex | | | |

Existing Land Use

Most of the 6,600 acre study area was a working ranch until the 1970s. Portions of the ranch are still used today for cattle grazing, an equestrian center and weekend rodeos. The 600 acres in the southwest corner of the study area (Area F) are divided into twelve undeveloped parcels under different owners.

The study area is zoned Rural Homestead (RH), which allows one residence per 4.13 acres (180,000 square feet) and numerous nonresidential conditional uses. Staff estimates that about 4,830 acres of the study area can be developed under the RH zoning, exclusive of the designated Santa Cruz River and major tributary floodplains, resulting in about 1,170 residences.

This number is variable because regulations allow development in floodplains outside of floodways under certain circumstances, access roads would be necessary to serve residential lots, Hillside Development Zone restrictions may apply to some areas, and the set-aside requirements of the Native Plant Preservation ordinance may need to be met.

Existing land uses of areas surrounding the study area include the developed Montana Vista rural neighborhood to the northwest; the 300 acres of Canoa Northwest, which is in the initial phase of site preparation, north and west of Interstate 19; undeveloped RH land to the northeast; the Elephant Head rural neighborhood to the southeast; ranching and undeveloped rural land to the south; and, private ranch land and State Trust land with grazing leases to the west.

Current Comprehensive Plan Designations

The current Comprehensive Plan land use designations of the study area place nearly all of the south end of the Canoa Land Grant within the Green Valley urban development boundary. The two exceptions are the southwest corner (Area F) of the study area, which is designated as Development Reserve for potential urban development, and the southeast corner (Area E), which is designated to remain rural per the Low Intensity Rural land use category.

Until 1989, the Santa Cruz Valley Area Plan designated most of the study area as "agriculture (one house per 36 acres)" and "low density grazing (one house per 10 acres)". Area F was designated as "low density residential (one house per acre)" with a commercial node near the rest area along southbound Interstate 19. The last update of the area plan designated significant portions of the study area as Development Reserve.

The current land use designations of the study area resulted primarily from the 1995 Comprehensive Plan amendment, in which the following changes were made:

Summary of 1995 Canoa Ranch Plan Amendment (Table III)

| Location | Previous Land Use Designations | Approved Land Use Designations |
|---|---|---|
| West side of I-19 (Area A) | DR (919 ac) RC (128 ac) | LIU 3.0 (854 ac) NAC (65 ac) RC (128 ac) |
| Between I-19 & Santa Cruz river * (Area B) | MIU (117 ac) DR (453 ac) RC (35 ac) | MFC (570 ac) RC (35 ac) |
| East side of river * (Area D) | LIR (2083 ac) RC (172 ac) | LIU 3.0 (2023 ac) MFC (60 ac) RC (172 ac) |
| * Excludes 1434 acres of RC assigned to Santa Cruz River floodplain | | |

Comprehensive Plan Land Use Designations:

| | | | | | |
|---------|--------------------------|----------|-----|------------------------------|----------|
| DR | Development Reserve | 0.3 rac | MIU | Medium Intensity Urban | 10.0 rac |
| LIR | Low Intensity Rural | 0.3 rac | NAC | Neighborhood Activity Center | 10.0 rac |
| LIU 3.0 | Low Intensity Urban 3.0 | 3.0 rac | RC | Resource Conservation | 0.3 rac |
| MFC | Multifunctional Corridor | 44.0 rac | | | |

The impact of this plan amendment was that planned urban development extended to the south of existing Green Valley, and east across the Santa Cruz River. Prior to 1995, the Canoa Ranch property on the east side of the river was planned for rural densities (maximum of 1 residence per 3.3 acres). The amendment resulted in a plan for urban densities on the east side of the river (allowing up to 3 residences per acre, although the Canoa Ranch Specific Plan request was for 1 residence per acre).

The amendment also resulted in a strip of MFC between I-19 and the river, allowing commercial and higher density residential development. In addition, the amendment deleted the Canoa Ranch Historic Site Special Area designation.

Plan Amendment Criteria

Staff has evaluated the Comprehensive Plan amendment options against the criteria specified by Chapter 18.89 (Comprehensive Plan) that are to be used in considering Plan amendments:

To address oversights at the time of adoption of the Plan

Staff finds that there were oversights at the time of plan adoption in 1992 and plan amendment in 1995. The key oversights include:

- Insufficiently detailed analyses of development impacts on the riparian restoration, biological corridor, critical and sensitive habitat, and cultural resource elements now being further evaluated as part of the Sonoran Desert conservation planning process;
- Failure to evaluate the impact of urbanization on the nearby working ranches of the upper Santa Cruz Valley and to provide strategies to discourage their fragmentation;

- Failure to sufficiently evaluate the impact of urbanization, particularly commercial development, on the operations of Whipple Observatory and other nearby astronomy facilities.

To address inconsistencies and land use related inequities in the Plan

Staff finds that there are inconsistencies and land use related inequities in the plan as currently configured. These inconsistencies and inequities include:

- The failure to provide clearly planned land use and roadway transitions from the Green Valley community to rural neighborhoods, with related mitigation measures;
- Ambiguous urban growth boundaries, as evidenced by remnant pieces of Development Reserve in the southwest corner of the study area and to the northeast of the study area;
- Conflicts between potential urbanization and current resource productive activities, such as mining and ranching.

To acknowledge significant changes in a particular area since the adoption of the Plan

Staff finds that there have been significant changes in regard to both the study area and the region since the time of plan adoption and subsequent plan amendment. These changes include:

- The preliminary results of the Sonoran Desert conservation planning process regarding riparian restoration, biological corridors, critical and sensitive habitat, cultural resources, and ranch conservation;
- A strong market demand for non-age restricted housing opportunities to the east and southeast of Green Valley, including large-lot development;
- The potential directional shift of the age-restricted housing market to Quail Creek and other new projects in or near the Town of Sahuarita.

Sonoran Desert Conservation Plan

Summary of Conservation Elements

The study area directly impacts five of the six conservation elements: riparian restoration, critical and sensitive habitat, biological corridors, historic and cultural resources, and ranch conservation. Exhibits identify those elements within the study area. The area does not directly impact proposed or planned expansions of existing mountain parks.

West of Interstate 19

This area contains significant resources, although not as extensively as the area along the river. Moderate value archaeological resources, critical and sensitive habitat, and Escondido Wash, a wildlife corridor, exist in this portion of the study area.

East of Interstate 19

The five conservation elements converge on the east side of I-19 due to the presence of the Santa Cruz River, making this area the most attractive in terms of conservation potential. The river and associated flood plain cover approximately 1,600 acres. The remaining area outside the flood plain is heavily impacted by critical and sensitive habitat and historic resources, including the ranch

complex, Anza National Trail, and areas containing high resource value archaeological features. Biological corridors (Madera and Esperanza Washes) also exist on this portion of the study area. Finally, the entire area proposed as the pending Canoa Ranch conservation area (as identified in Figure 4 in the conservation plan) is contained on the east side of Interstate 19.

Description of Individual Conservation Elements

Riparian Restoration

Perhaps the most prominent element from the Sonoran Desert Conservation Plan impacting the study area is Riparian Restoration. In the study area, approximately 1,600 acres are in the Santa Cruz River and tributary flood plains. The flood plain is the geographic focus of the valley; the watercourse is the main collector for a natural network of drainage ways from surrounding watersheds. According to the Canoa Ranch Specific Plan site analysis, twenty-two of the tributary washes that transverse the site have peak runoffs greater than 1,000 cfs, of which eleven exceed 2,000 cfs. Historic accounts indicate that the Santa Cruz River flowed year round, with permanent water available at the Canoa Spring site. At one time, the Santa Cruz River's high water levels supported large communities of cottonwood, mesquite, and willow. The Santa Cruz River and the now-dry spring site are examples of where the water table has decreased due to groundwater pumping, erosion has occurred, and the original flood plain has been altered. According to the conservation plan, the fundamental methods of riparian restoration are acquisition of flood prone lands and restoring aquifers.

Habitat, Biological, and Ecological Corridor Conservation

The study area provides several corridors that are genetic and ecological connections between wildlife populations on public lands. The conservation plan states that it is essential that habitats not become isolated or fragmented; public lands have to be connected. Both the east and west linkage opportunities provided by the Canoa Ranch planning area are listed by the conservation plan as past and current projects. Madera Wash links the Santa Cruz River with the Santa Rita Experimental Range and the Coronado National Forest, which are then connected to existing and proposed preserves further east (i.e. Davidson Canyon Natural Preserve, Cienega Creek Natural Preserve). Esperanza and Demetrie Washes provide direct linkages from the Santa Cruz River west to the Sierrita Mountains and to proposed conservation areas and mountain parks - Sierrita Conservation Area and Cerro Colorado Mountain Park. The Santa Cruz River itself is therefore a principal corridor connecting not only to the east and west linkages, but to public lands to the north (Tucson Mountain Park) and to the south.

The conservation plan proposes that these corridors help to integrate the urban and natural environment. It can also be said that the way in which the adjacent, developed environment integrates with the wildlife corridor helps determine the corridor's value; a wildlife corridor is not only limited to the mapped boundaries.

Critical and Sensitive Habitat

The study area appears to include a substantial amount of Critical and Sensitive Habitat. Central to this element's importance is the Santa Cruz River flood plain and the extensions of habitat based on the complex drainage pattern. Much of the habitat is defined as "major extensions of riparian habitat from protected areas" although the area provides a variety of habitat types. A number of the area washes have been mapped and designated as xeroriparian habitat. The southeastern portion of the planning area is especially rich in habitat, however, the entire study area contains designated Critical and Sensitive Habitat.

Historic and Cultural Preservation

The planning area is rich in historic and cultural resources, and therefore heavily impacts the Historic and Cultural Preservation element of the conservation plan. The Canoa Ranch complex is listed as a present project within this element of the SDCP. The ranch complex is proposed for acquisition through donation or purchase and listed for restoration and rehabilitation for eventual public use. In addition to the ranch buildings, there are numerous other historical sites and trails including the significant Anza Trail.

Equally important and in addition to these specific historical places, more than 90 prehistoric archaeological sites have been recorded on the Canoa property. The areas along both sides of the Santa Cruz River (east of I-19) are considered to have high value archaeological resources. The west side of I-19 is considered to have moderate value archaeological resources.

Ranch Conservation

Ranch Conservation is a key element within the planning area, with the Canoa Ranch designated for conservation. The Ranch Conservation element targets the preservation of western ranches to prevent the fragmentation and urbanization of these essentially consolidated and singular land uses. Canoa Ranch, while not a working ranch since the 1970's, holds special prominence with regard to ranch conservation. One of the oldest ranches in the Santa Cruz Valley, it was originally established as the 17,000 acre San Ignacio de la Canoa Spanish land grant. The ranch has long been a focal point of the area and lies within a corridor of working ranches on private and State lease lands that runs east-west.

The conservation plan states that ranch conservation is important not only for the historic value but because these ranches help to define urban boundaries. Therefore, it is important to look at the entire Canoa Ranch property based on the conservation plan (4,900 acres of "Ranch Property"), not just the Canoa Ranch complex. As the plan states, fragmentation of ranches is a significant threat, and certainly this is applicable to Canoa Ranch, which will likely be the subject of development plans again. The SDCP specifically states, "Should development plans fail, for whatever reason, action to preserve all or part of the ranch should be taken."

Comprehensive Plan Amendment Options

Staff prepared three options at the start of the year for possible Comprehensive Plan amendments and, after further direction from the Board of Supervisors on April 6, 1999, prepared a fourth option. In this report, staff offers additional options for consideration. Table I summarizes the land use designations of each option and is located near the front of the report. Attached exhibits depict the options in a mapped format. Table II summarizes the conservation and development potential for each option and follows Table I.

Resource Conservation (RC) is used extensively in these options. In each option, the Santa Cruz River and associated 100-year flood plain, along with three key washes, continue to be designated RC (totaling about 1,800 acres).

Areas outside the flood plain are also proposed as RC based on the presence of SDCP features. Such proposed reclassifications are consistent with the purpose of the RC designation which, according to the Comprehensive Plan and the Zoning Code, is:

"To recognize and protect existing, and provide for future, public open space land necessary to achieve policy objectives regarding environmental quality, public safety, open space and recreation and cultural heritage and to promote an interconnected, regional open space network, including parks, trails, desert belts, natural washes, floodplains, and other open space areas."

The Comprehensive Plan also identifies implementation options for the RC designation, which include acquisition, easements, dedications, and cluster development options.

Note: *The acreages stated in this report are from Pima County's GIS data layer for the Comprehensive Plan and differ from acreages stated in previous staff reports; the dwelling unit counts are adjusted accordingly. Dwelling units have not been tallied for regulatory floodplains designated as Resource Conservation; also, the Comprehensive Plan does not allow the transfers of densities out of RC areas.*

Option 1

An option presented to the Board on April 6, 1999.

Option 1 defines urban and resource conservation areas that are separated by Interstate 19. The urban development designations west of I-19 provide opportunities for resource protection, if new development is made subject to careful mitigation standards. The Resource Conservation (RC) designation east of I-19 is consistent with the preliminary findings of the SDCP regarding biological and cultural resources. The RC designation does not directly address the ranch conservation element of the SDCP and is distinct from the low intensity rural Plan designation of areas to the east, northeast and south.

Option 1 does not establish a definitive urban development boundary east of I-19, since the Comprehensive Plan does not classify the RC designation as either urban or rural. The proposed RC designation incorporates the historic Canoa Ranch complex. Through rezoning, Option 1 allows a maximum of 3,397 residences. Golf courses, major resorts and designated commercial uses are allowed only west of Interstate 19.

Option 2

An option presented to the Board on April 6, 1999.

Option 2 shares most of the characteristics of Option 1, except that it designates the strips of land between Interstate 19 and the floodplain of the Santa Cruz River for low intensity urban development.

Option 2 establishes the west boundary of the Santa Cruz River floodplain as an urban development boundary. The option designates as RC about 70 acres for the historic Canoa Ranch complex, divided between land within and outside of the Santa Cruz River floodplain. Through rezoning, Option 2 allows a maximum of 3,858 residences. Golf courses and major resorts are allowed west of the Santa Cruz River; designated commercial uses are allowed west of Interstate 19.

Option 3

An option presented to the Board on April 6, 1999.

Option 3 is the same as Option 1 west of the Santa Cruz River, but designates the area east of the river as Low Intensity Rural, thereby providing distinct urban, resource conservation, and rural areas. The low intensity rural designation is compatible with the biological, cultural resource and

ranch conservation elements of the SDCP, but mitigation standards for new development are recommended. The designation is consistent with the low intensity rural Plan designations of areas to the east, northeast and south.

Option 3 uses the Santa Cruz River resource conservation area as a soft boundary between urban and rural land use designations. The RC designation incorporates the historic Canoa Ranch complex. Through rezoning, Option 3 allows a maximum of 3,397 residences. Golf courses, major resorts and designated commercial uses are allowed west of Interstate 19.

Option 4

An option directed by the Board on April 6, 1999.

The resource conservation designation of Option 4 provides the highest potential for the conservation of the biological and cultural resources within the study area, as identified in the preliminary findings of the SDCP. The RC designation does not directly address the ranch conservation element of the SDCP and is distinct from the low intensity rural Plan designation of areas to the west, east, northeast and south of the study area.

Option 4 does not establish a definitive urban development boundary, since the Comprehensive Plan does not classify the RC designation as either urban or rural. The proposed RC designation incorporates the historic Ranch complex. Through rezoning, Option 4 allows a maximum of 1,458 residences, but no golf courses, major resorts or designated commercial uses.

Option 5

A new option submitted by staff.

Option 5 includes encroachments of urban development into the study area, but designates most of the study area as rural. The low intensity rural designation is compatible with the biological, cultural resource and ranch conservation elements of the SDCP, but mitigation standards for new development are recommended. The designation is consistent with the low intensity rural Plan designations of areas to the west, east, northeast and south.

Option 5 provides a definitive urban development boundary line that encroaches into the study area. An area of LIR separates the historic Ranch complex from the urban development boundary line in order to allow for a compatible resource context. Through rezoning, Option 5 allows a maximum of 2,440 residences, golf courses and resort hotels in the LIU 1.2 and LIU 3.0 areas, but no designated commercial uses.

Option 6.A

A new option submitted by staff.

Option 6.A emphasizes ranch conservation by designating all but a relatively small part of the study area as either Resource Productive (RP) or Low Intensity Rural (LIR). An area designated as urban allows the extension of the Santa Rita Springs development into the study area between Interstate 19 and the Santa Cruz River, but leaves an area designated RP in order to buffer the historic Canoa Ranch complex. The RP designation is compatible with the biological, cultural resource and ranch conservation elements of the SDCP, the current grazing and mining water extraction uses of the study area, and the low intensity rural Plan designations of areas to the west, east, northeast and south.

Option 6.A delineates the north boundary of the study area as the urban development boundary line, except for the above-mentioned area of LIU 3.0. The Ranch complex includes areas designated as Resource Productive and Resource Conservation. Through rezoning, Option 6.A allows a maximum of about 2,000 residences, and golf courses and resort hotels in the LIU 3.0 area east of Interstate 19. No commercial uses are designated.

Option 6.B

A new option submitted by staff.

Option 6.B is the same as Option 6.A, except for the northwest corner of the study area, and therefore has most of the same characteristics. The option extends low intensity urban development southward to the Escondido Wash, west of Interstate 19. The LIU 1.2 designation can be compatible with the critical and sensitive habitat and moderate value cultural resource findings of the conservation plan if accompanied by proper development mitigation standards.

Through rezoning, Option 6.B allows a maximum of 2,440 residences, golf courses and major resorts in the urban areas, but no designated commercial uses.

Option 7

An option based on the substitute motions made at the Planning and Zoning Commission and Board of Supervisors public hearings for the Canoa Ranch Specific Plan.

Option 7 maintains the current Comprehensive Plan designations west of Interstate 19 and designates the area east of the highway as Resource Conservation. This option reflects alternatives to the Canoa Ranch Specific Plan proposed during last year's public hearing process. As with Option 1, Option 7 provides distinct urban and resource conservation areas that are separated by Interstate 19. The urban development designations west of I-19 may be compatible with the moderate resource potential of area, if made subject to carefully designed mitigation standards for new development. The Resource Conservation (RC) designation east of I-19 is consistent with the preliminary findings of the SDCP regarding biological and cultural resources. The RC designation does not directly address the ranch conservation element of the SDCP and is distinct from the low intensity rural Plan designation of areas to the east, northeast and south.

Option 7 does not establish a definitive urban development boundary east of I-19, since the Comprehensive Plan does not classify the RC designation as either urban or rural. The proposed RC designation incorporates the historic Canoa Ranch complex. Through rezoning, Option 7 allows a maximum of about 4,400 residences. Golf courses, major resorts and designated commercial uses are allowed only west of Interstate 19, but not in the area designated as Development Reserve.

Option 8

The Plan designations prior to the 1995 amendment.

Option 8 reverts the study area to the Comprehensive Plan designations that were in place prior to the 1995 Plan amendment. The option divides the study area into urban and rural districts using the Santa Cruz River floodplain. The Comprehensive Plan designates nearly all of the study area west of the Santa Cruz River as Development Reserve, an urban designation for potential development based on "the provision of public services and infrastructure". The area east of the river is designated as Low Intensity Rural.

The compatibility of Option 8 to the conservation elements of the Sonoran Desert Conservation Plan cannot be assessed fully until Development Reserve is defined by a subsequent plan amendment.

Option 8 does not establish a definitive urban development boundary east of I-19, since the Comprehensive Plan does not classify the RC designation as either urban or rural. The proposed RC designation incorporates the historic Canoa Ranch complex. Through rezoning, Option 8 allows a maximum of about 2,580 residences. Golf courses and major resorts are allowed only within the MIU area at the north end of the study area east of Interstate 19. No commercial uses are designated.

Commercial Services For Study Area

Staff has concerns with the lack of designated commercial services for options 4, 5, 6.A and 6.B, and 8. Interstate 19 bisects the study area and would provide convenient access to an appropriately located commercial services node serving the study area, nearby rural-residential communities, and the south end of Green Valley. Staff considered a 20-acre Neighborhood Activity Center for several options on the east side of Interstate 19 at Canoa Road, but then rejected the option because of floodplain constraints and the likelihood of impacts on the historic Canoa Ranch complex.

At present, the distant locations of commercial services require residents of the general area to travel many miles for groceries, other household basics, and, for some, employment. Although it seems that residents are willing to absorb the time and fuel costs of such travel, reductions in vehicle miles traveled is a regional planning goal to allow improvements in air quality, reductions in fuel consumption, and deferment of roadway maintenance needs and capacity upgrades.

However, staff discourages any proposal within the study area for a general commercial services center intended to serve the regional market or interstate travelers. Such development may have detrimental effects on the study area's biological and cultural resources, night sky quality, modest roadway system, and ranch conservation opportunities.

Canoa Ranch Specific Plan Summary

Below is a summary of the main development features proposed in the Canoa Ranch Specific Plan.

Summary of Canoa Ranch Specific Plan Proposal (Table IV)

| Location | Acres | Residential Units | Other Uses |
|----------------------|-------|-------------------|--|
| West side of I-19 | 981 | 2,748 | Commercial, Golf Course |
| Between I-19 & river | 721 | 1,536 | Commercial, Historic Ranch, Community Support Services |
| East side of river | 1,966 | 1,827 | Airpark, Equestrian Center |

PUBLIC NOTICE

In late May, staff provided all property owners and applicants with written notice of the Planning and Zoning Commission's June study session regarding the 1999 Comprehensive Plan amendment program. The approved schedule of public meetings and hearings by the Commission and Board of Supervisors was mailed to them at the start of July.

Notice of the September 1, 1999, Canoa Ranch plan amendment public meeting in Green Valley was mailed on August 12th to all owners of property within, and within 600 feet of, the study area; to all homeowners associations within one mile that are registered with the Planning Division, and to other registered organizations, such as the Green Valley Coordinating Council. An agency notice transmittal regarding the four original options was sent on August 30th to about 40 public agencies, other jurisdictions, major land owners (such as the mines), school districts and utility companies.

On September 13th, staff mailed notice of the Planning and Zoning Commission hearing to the same recipients as had been done for the public meeting, and to all persons who signed in at the September 1st public meeting. Public hearing notice was published in the *Green Valley News* and elsewhere.

TRANSPORTATION REPORT

The area of the proposed Comprehensive Plan Amendment is served by existing, adjacent roadways such as Interstate-19 frontage roads, Camino Del Sol, Camino de la Canoa, Elephant Head Road and Canoa Road. Per the Canoa Ranch Development Traffic Analysis these roadways are presently operating at Level of Service A or B. The subject property is undeveloped and has little if any existing internal roadway infrastructure. The Union Pacific Railroad bisects the eastern half of the plan area.

Considering the size of the project and the anticipated traffic impacts associated with the four alternative plans, there should be sufficient existing roadway capacity to handle the additional traffic that could be generated. However, any development generated traffic impacts cannot be fully evaluated until such time that specific densities, areas of development and proposed circulation routes are defined. Once these development items are defined, then it can be determined if additional roadway improvements to existing area roads are warranted and if any revisions to the Major Streets and Scenic Routes Plan are needed.

The Major Streets and Scenic Routes Plan for the Canoa Ranch area will need to be reviewed for possible changes at the time any Specific Plan or Rezoning is processed for the subject property. This process will allow all affected parties to evaluate and determine the adequacy and acceptability of any proposed major routes to serve this property and the surrounding areas.

FLOOD CONTROL REPORT

The property consists of varying types of land forms and drainageways. To the west the land slopes gradually to the east and is mostly cut with large, steeply sloped and well-defined drainageways. To the east the land slopes west with drainageways that are mostly broad and braided with numerous low flow channels. The central portion of the property lies within the floodplain of the Santa Cruz River which is the ultimate outlet for all the drainage that affects the area. There are also some flat lands and existing graded areas that are subject to sheet flooding.

The area of the Santa Cruz River floodplain presently is designated as Resource Conservation. Also, two other major drainageways (Escondido Wash and Madera Canyon Wash) are designated as Resource

Conservation. The floodplain of the Santa Cruz River within the plan area provides for flood water storage and ground water recharge. The major water courses provide connecting wild life corridors and associated riparian habitats.

WASTEWATER MANAGEMENT REPORT

Pima County Wastewater Management has reviewed the proposed four alternatives for the Comprehensive Plan amendment presented, and offers the following:

1. LIU 1.2 and NAC zonings would require sewers.
2. LIR zoning could require sewers if a resort complex is included.
3. The Wastewater Management Department recommends that the total development be sewerred.
4. The Wastewater Management Department will work with the Developer in determining the best methods to provide service to all areas where sewers are required.
5. The Developer will be required to build oversize sewers in order to serve upstream development.
6. The Developer will be required to grant easements for upstream development access to sewers, if flow through is not completed to the upstream boundary.
7. A Wastewater Reclamation Facility (WWRF) site has been granted. The Developer would be required to either participate in the construction of the WWRF, or participate in off-site augmentation, or both if necessary.
8. The Developer will be required to share in the cost of providing a Remote Monitoring Station.

ENVIRONMENTAL QUALITY REPORT

On behalf of PDEQ, the proposal has been reviewed for compliance with Department of Environmental Quality requirements. Please note the following comments:

In areas served by on-site disposal:

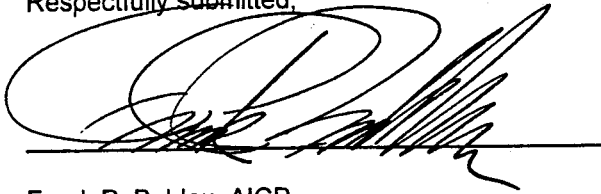
1. All proposed residential lots must have a minimum area of 43,560 square feet. A maximum of one-half of adjacent rights-of-way or easements may be used in the calculation of the area. The adjacent rights-of way or easements must be suitable to absorb effluent; and all other design requirements must be satisfied.
2. Subsurface sewage disposal shall not exceed 1200 gallons per acre per day.
3. Connection to public sewer is required if the property is within 200 feet of a public sewer.

In areas served by public or private sewer, the Department has no objection.

OTHER AGENCY COMMENTS

See attached memoranda from other review agencies and interested groups.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Frank P. Behlau', is written over a horizontal line.

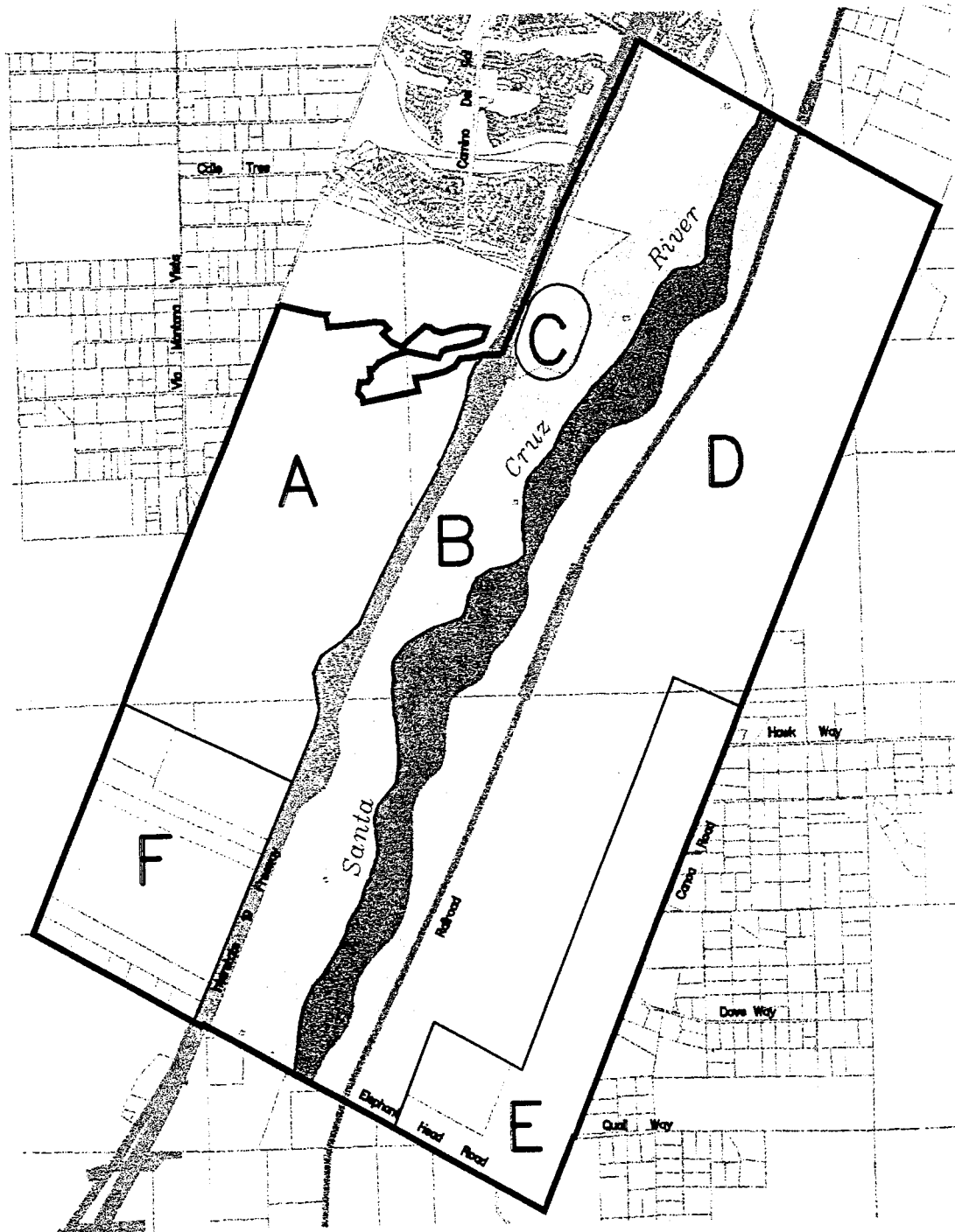
Frank P. Behlau, AICP
Principal Planner

for Jim Mazzocco, Planning Official



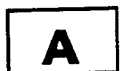
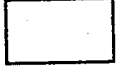
xc: Study area property owners

Canoa Ranch

Comprehensive Plan Amendment



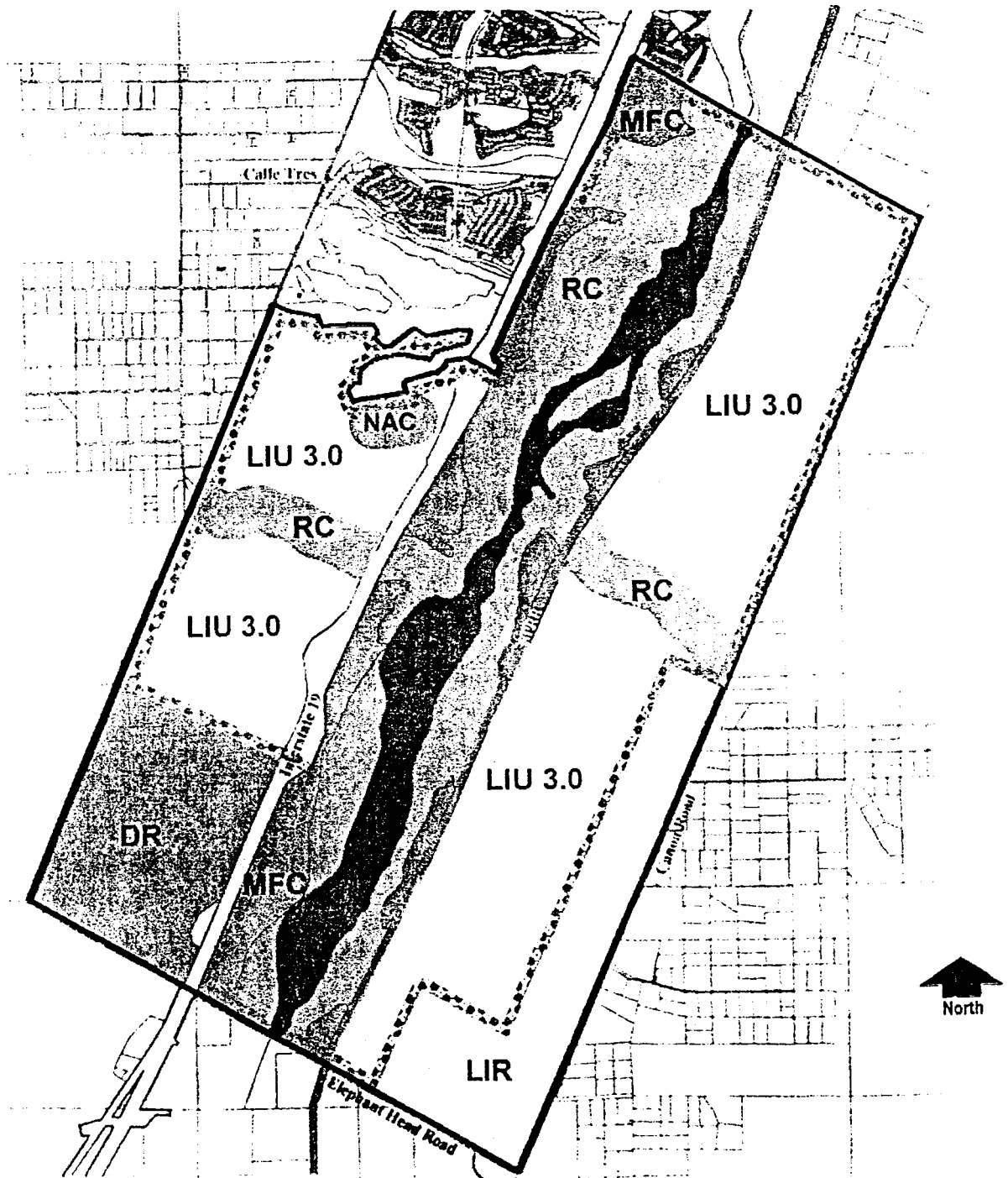
Legend

| | | | |
|---|--------------------|---|-----------------------------|
|  | Amendment Boundary |  | Santa Cruz River |
|  | Planning Areas |  | Santa Cruz River Floodplain |

Planning Areas

Canoa Ranch

Comprehensive Plan Amendment



Legend

| | |
|--|-------------------------|
| | Low Intensity Urban 3.0 |
| | Low Intensity Rural |
| | Resource Conservation |

| | |
|--|------------------------------|
| | Neighborhood Activity Center |
| | Multi-Functional Corridor |
| | Development Reserve |

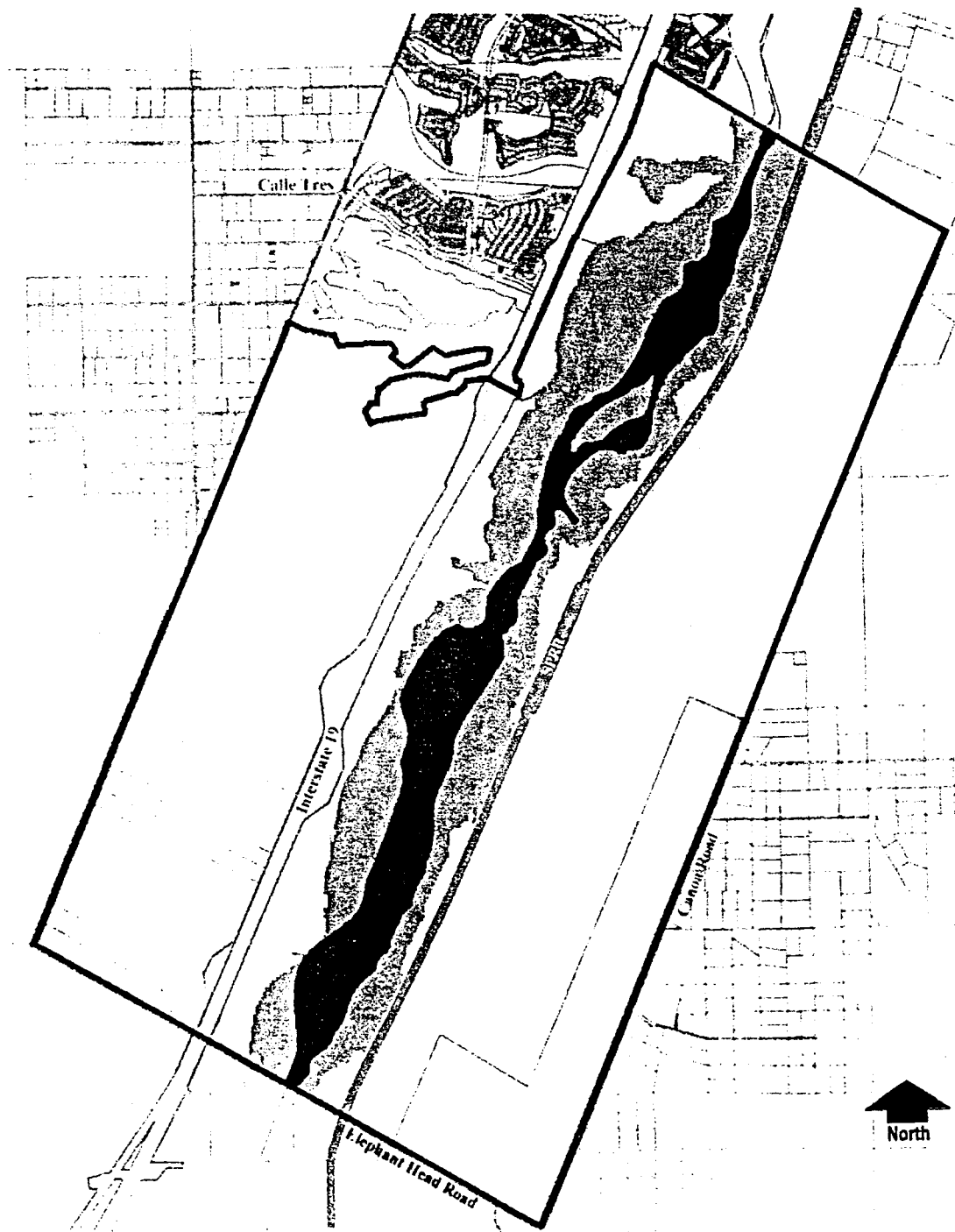
| | |
|--|------------------------|
| | Specific Plan Boundary |
| | Santa Cruz River |

Exhibit 1

Study Area & Current Comprehensive Plan Designations

Canoa Ranch

Comprehensive Plan Amendment



Legend

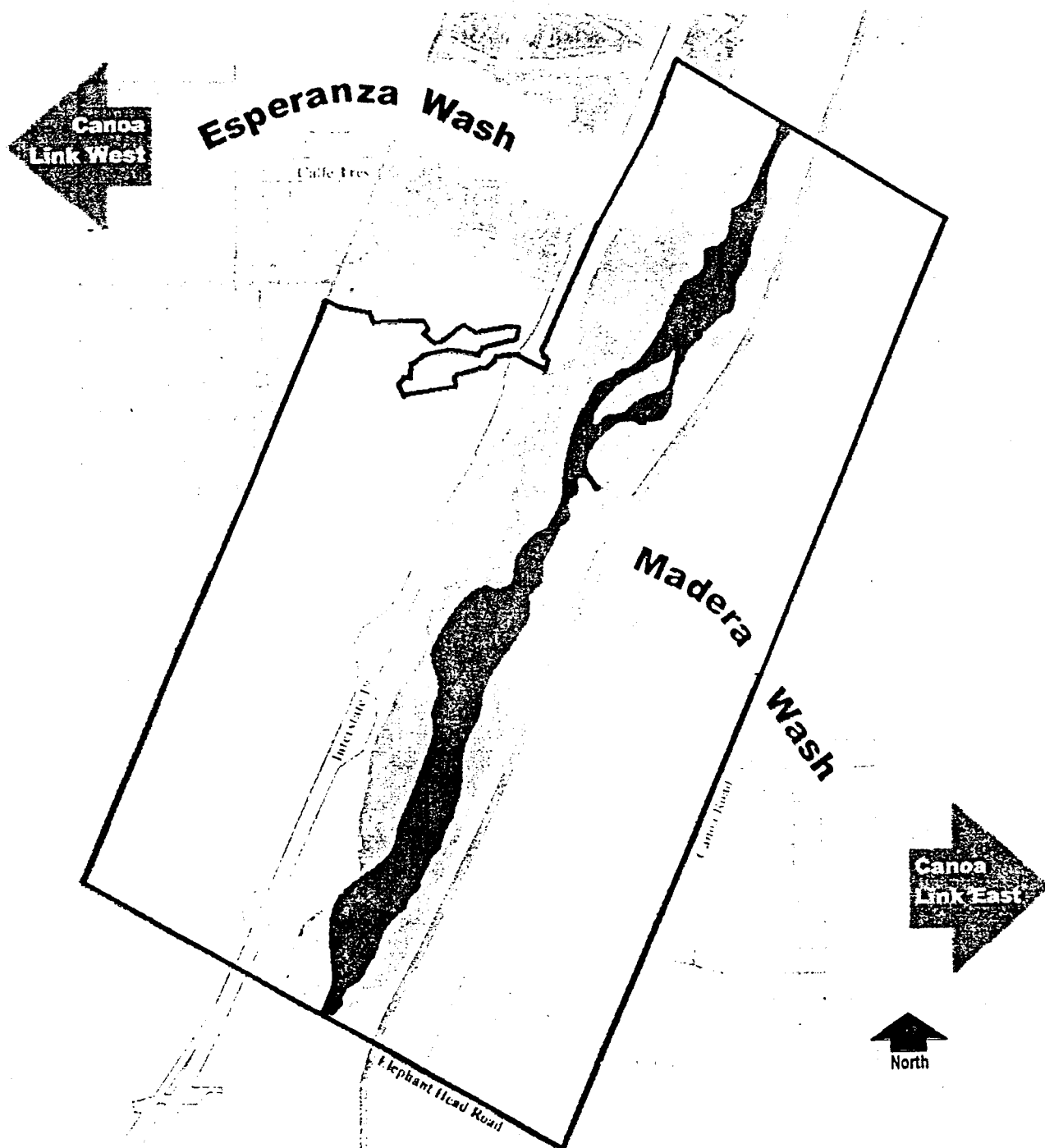
-  100 Year Floodplain
-  Santa Cruz River

Exhibit 2

Riparian Restoration

Canoa Ranch

Comprehensive Plan Amendment



Legend


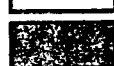
-  100 Year Floodplain
-  Major Washes
-  Santa Cruz River

Exhibit 3

Biological Corridors

Canoa Ranch

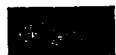
Comprehensive Plan Amendment



Legend



Critical & Sensitive Habitat



Santa Cruz River

Exhibit 4

Critical & Sensitive Habitat

Canoa Ranch

Comprehensive Plan Amendment

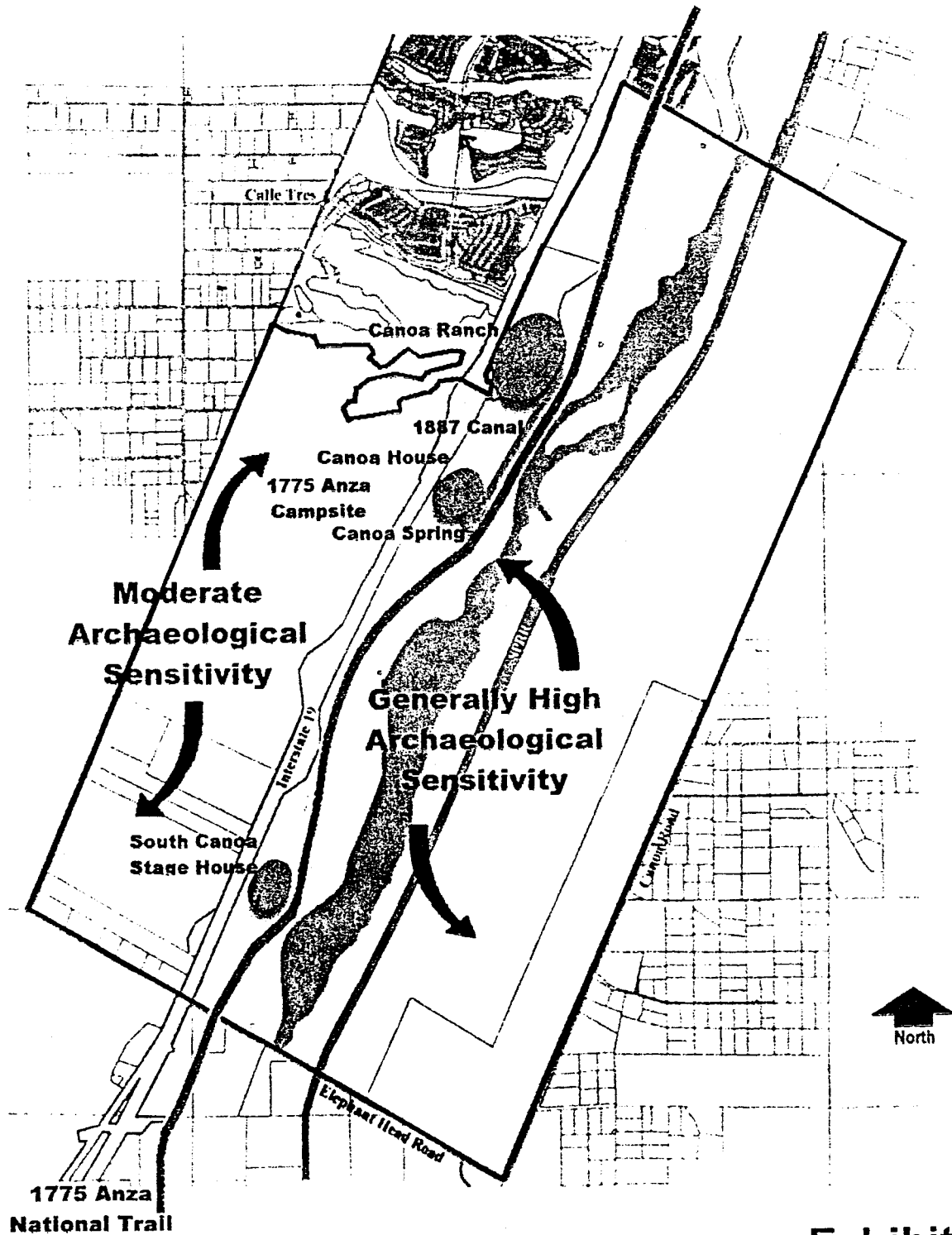
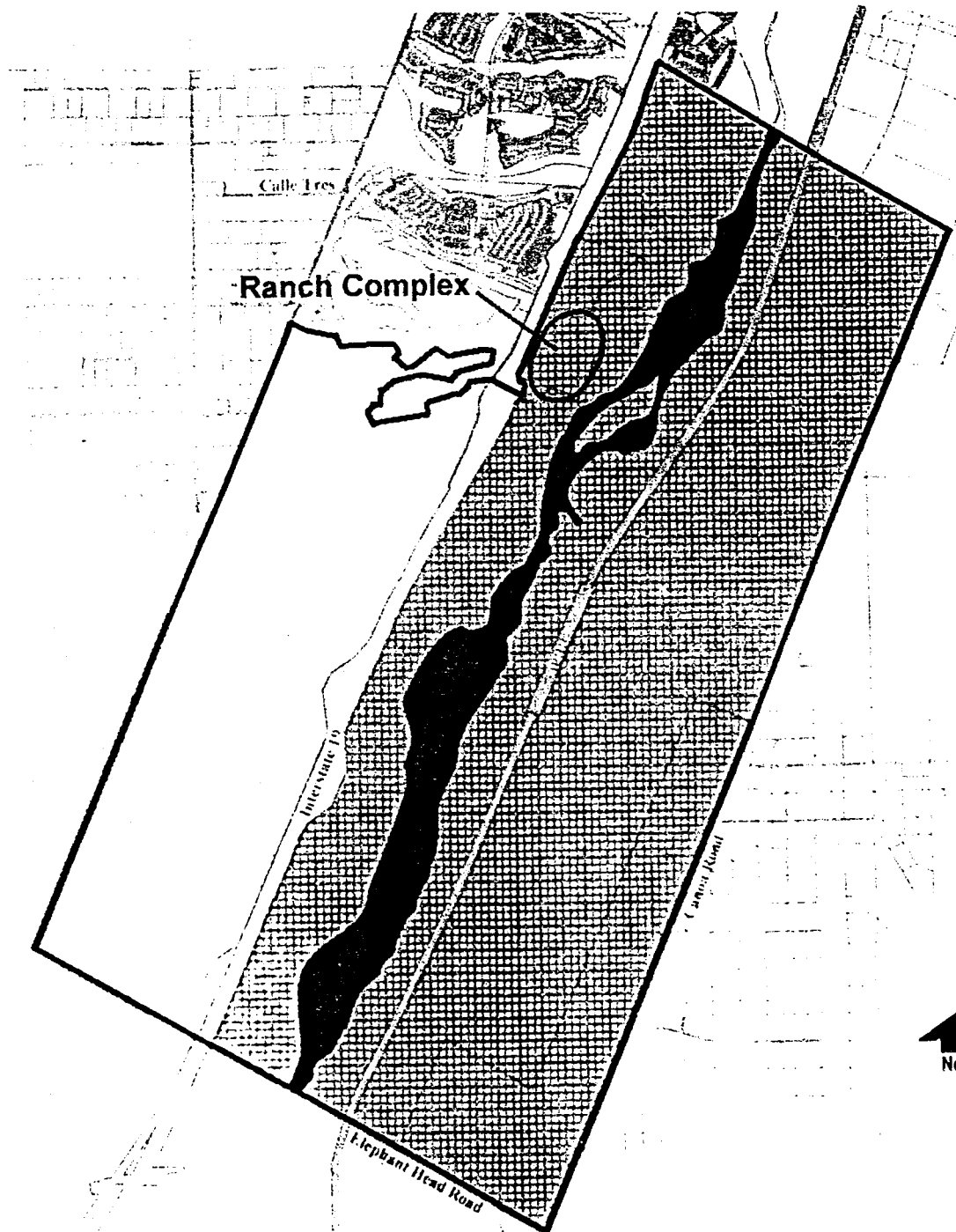


Exhibit 5

**Historic & Cultural
Resources**

Canoa Ranch

Comprehensive Plan Amendment



Legend


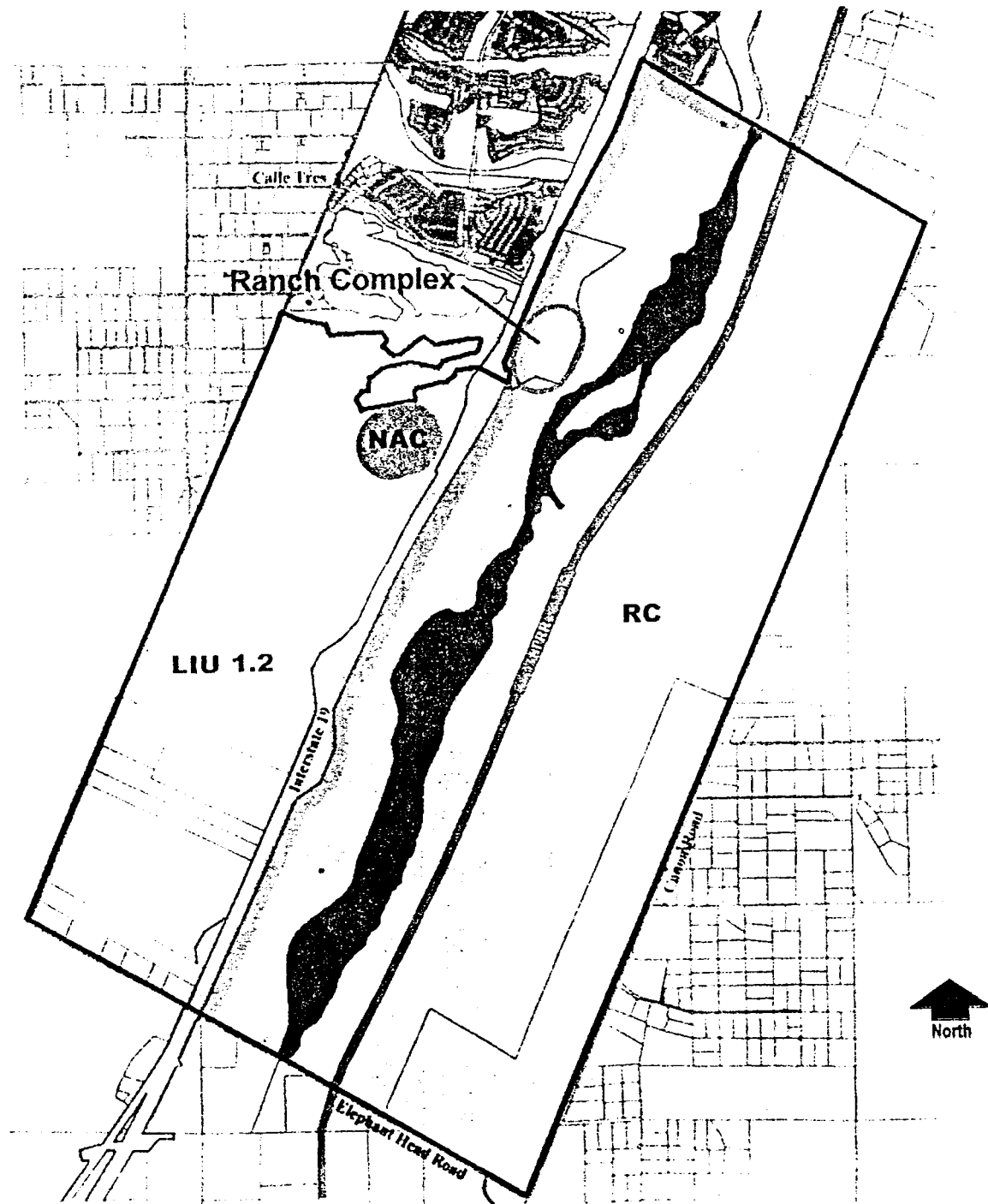
-  Pending Ranch Conservation Area
-  Santa Cruz River

Exhibit 6

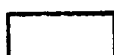


Ranch Conservation Area

Canoa Ranch

Comprehensive Plan Amendment



Legend

-  Low Intensity Urban 1.2
-  Resource Conservation
-  Neighborhood Activity Center (Acreage to be determined)

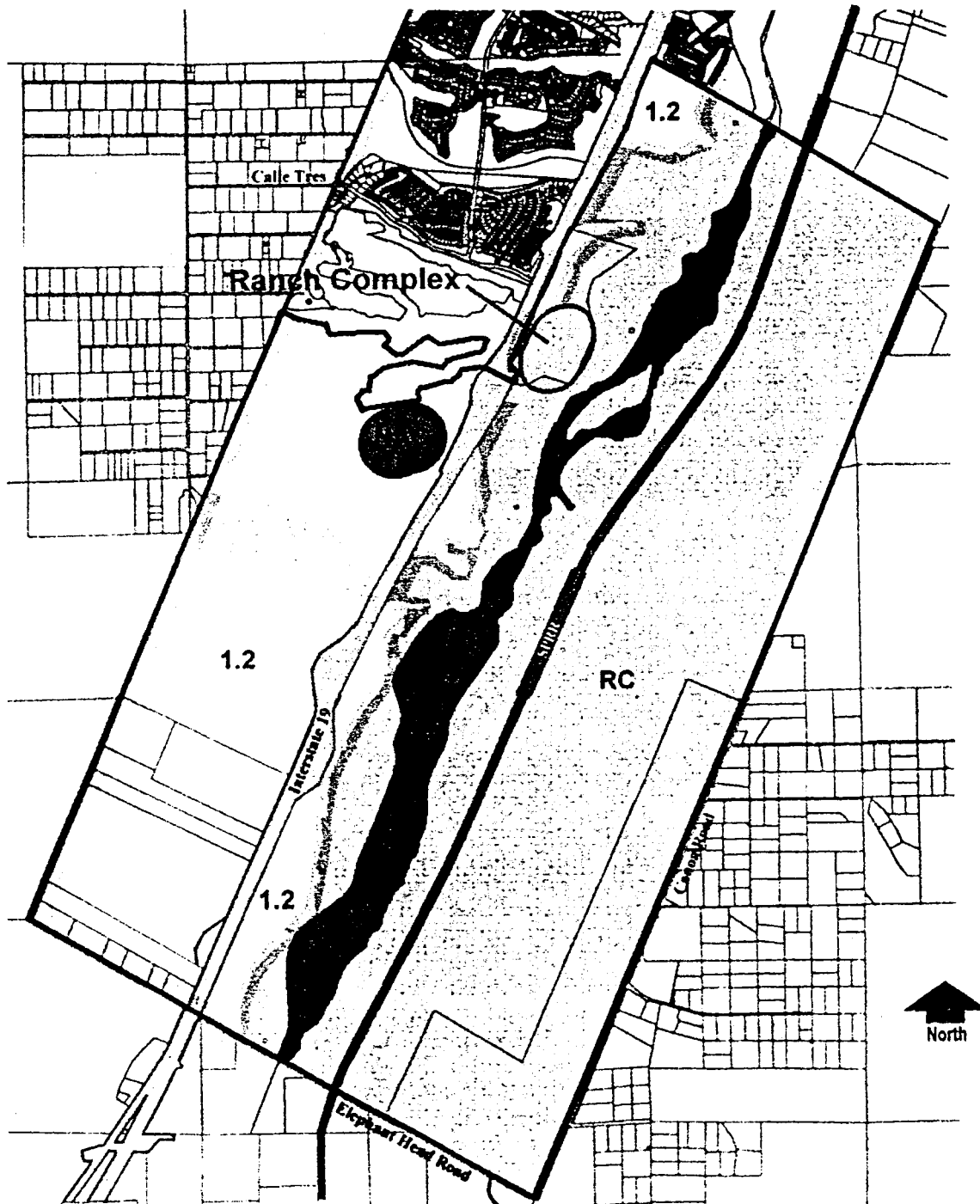
-  Urban Boundary
-  Santa Cruz River

Exhibit 7

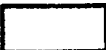
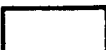

Option #1

Canoa Ranch

Comprehensive Plan Amendment



Legend

-  Low Intensity Urban 1.2
-  Resource Conservation
-  Neighborhood Activity Center
(Acreage to be determined)

-  Urban Boundary
-  Santa Cruz River

Exhibit 8

Option #2

Canoa Ranch

Comprehensive Plan Amendment



Legend







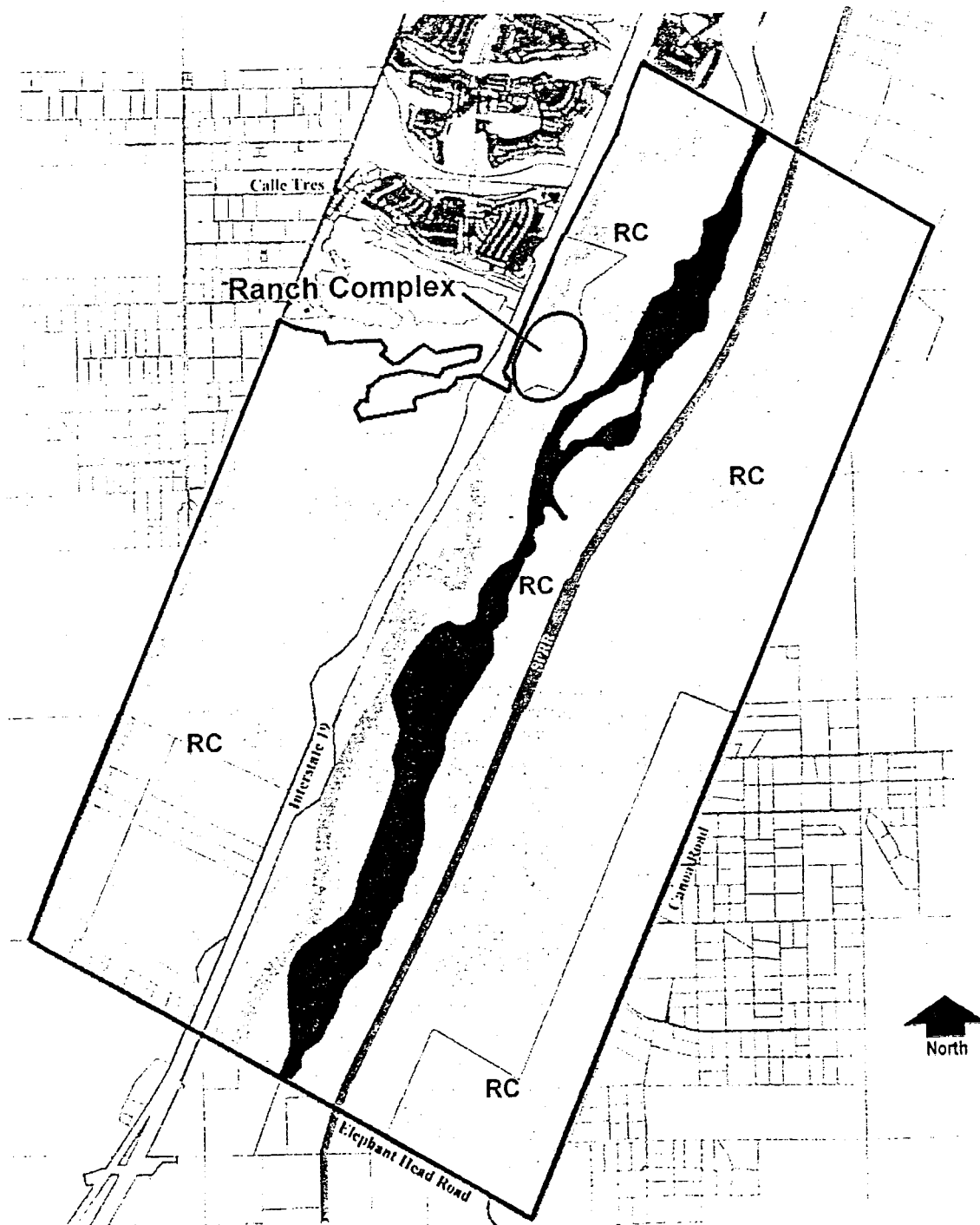
| | | | |
|---|--|---|---------------------|
|  | Low Intensity Urban 1.2 |  | Low Intensity Rural |
|  | Resource Conservation |  | Urban Boundary |
|  | Neighborhood Activity Center (Acreage to be determined) |  | Santa Cruz River |

Exhibit 9

Option #3

Canoa Ranch

Comprehensive Plan Amendment



Legend

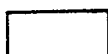
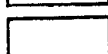

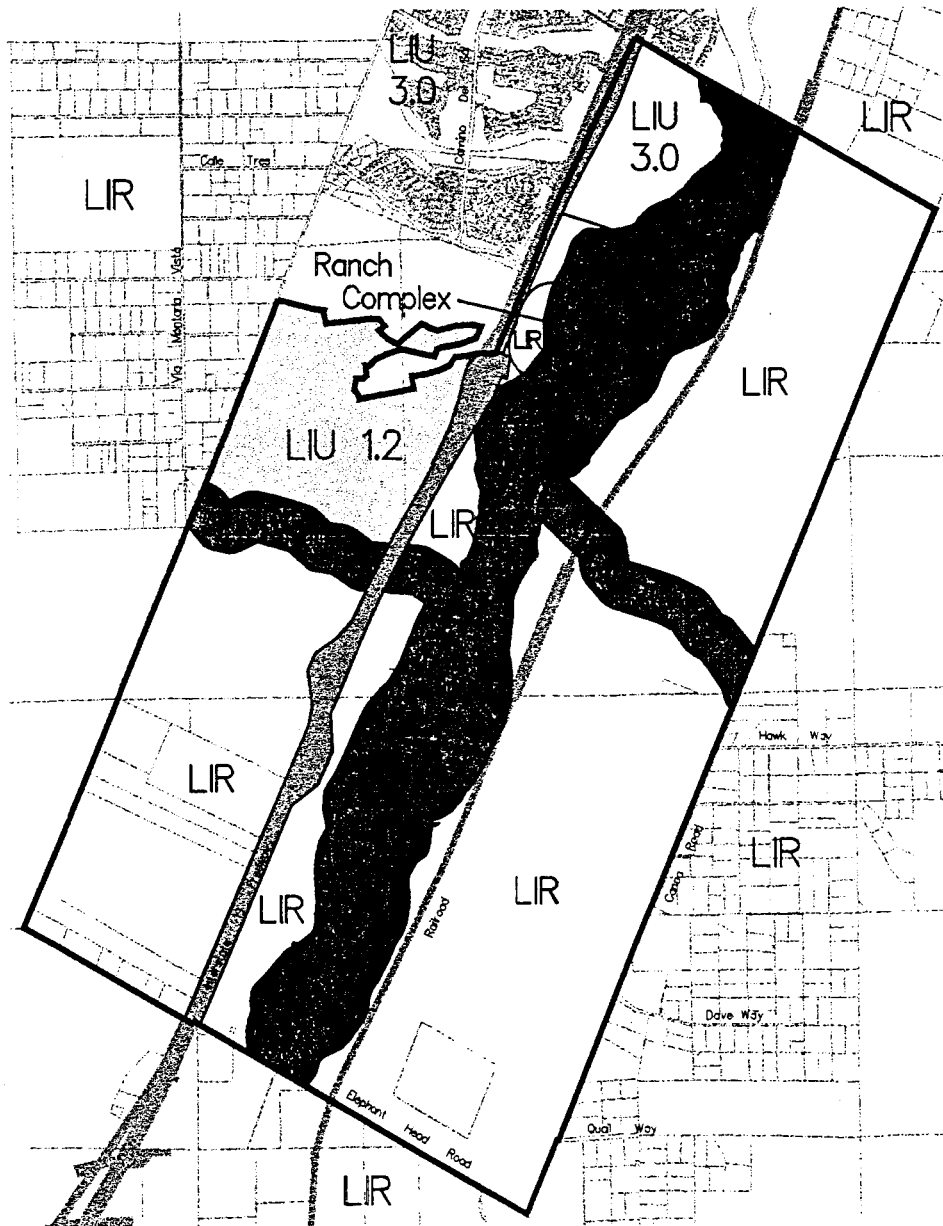
-  Resource Conservation
-  Urban Boundary
-  Santa Cruz River






Exhibit 10
Option # 4

Canoa Ranch

Comprehensive Plan Amendment



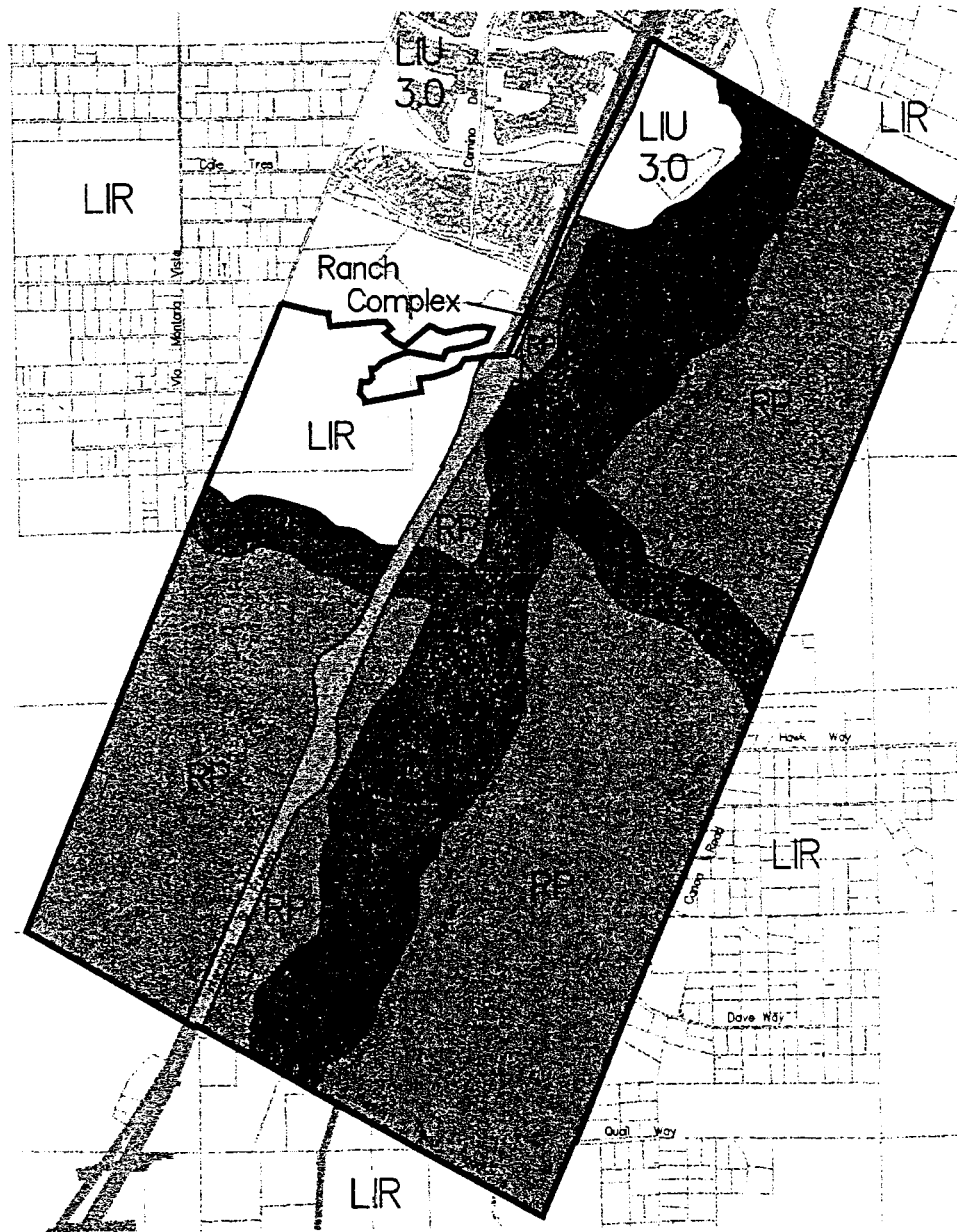
Legend

| | | | |
|---|-------------------------|---|-----------------------|
|  | Low Intensity Urban-3.0 |  | Low Intensity Rural |
|  | Low Intensity Urban-1.2 |  | Resource Conservation |
| | |  | Amendment Boundary |






Option #5

Canoa Ranch

Comprehensive Plan Amendment



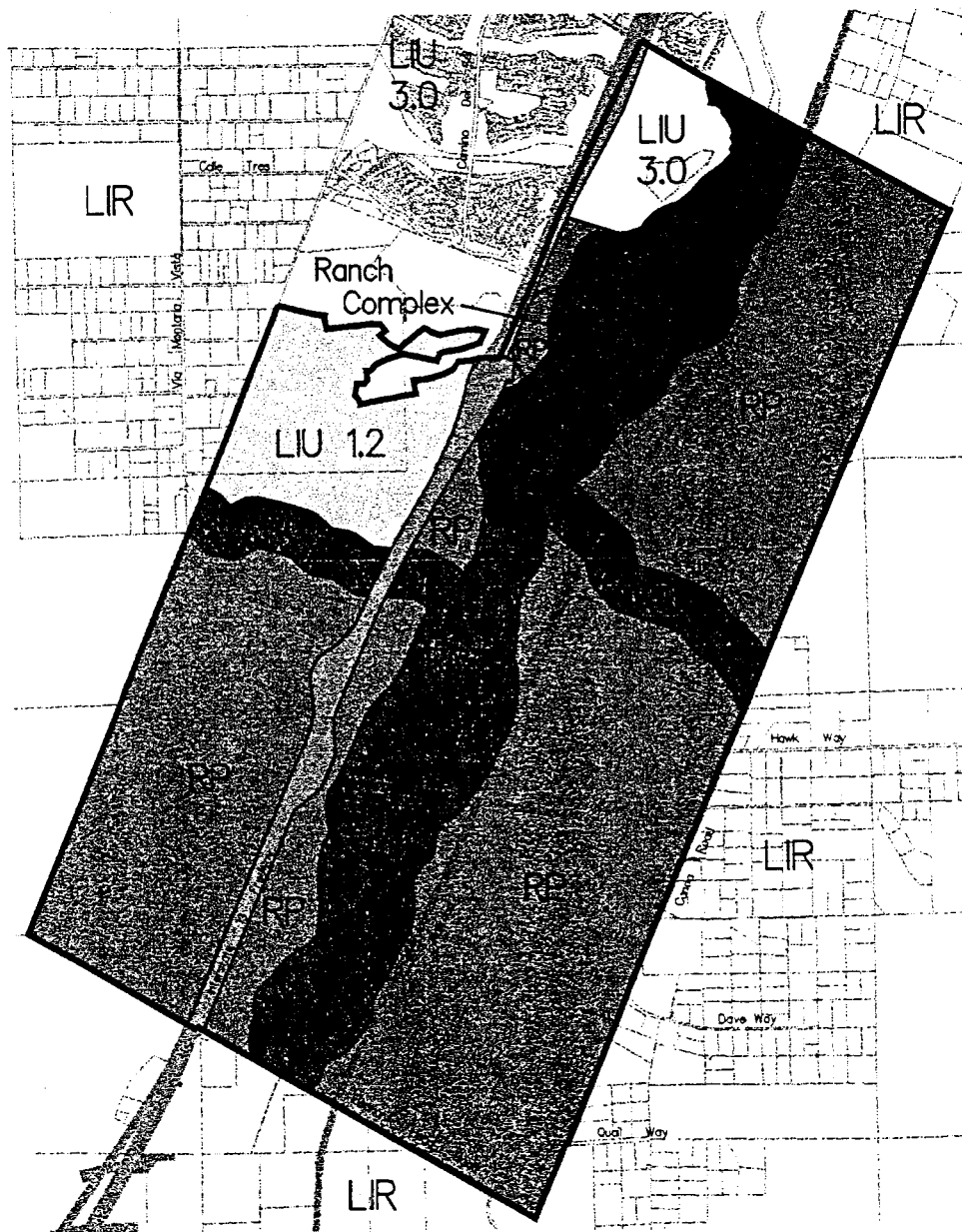
Legend

| | | | |
|---|-------------------------|---|--------------------|
|  | Low Intensity Urban-3.0 |  | Amendment Boundary |
|  | Low Intensity Rural | | |
|  | Resource Productive | | |
|  | Resource Conservation | | |






Option #6a

Canoa Ranch

Comprehensive Plan Amendment



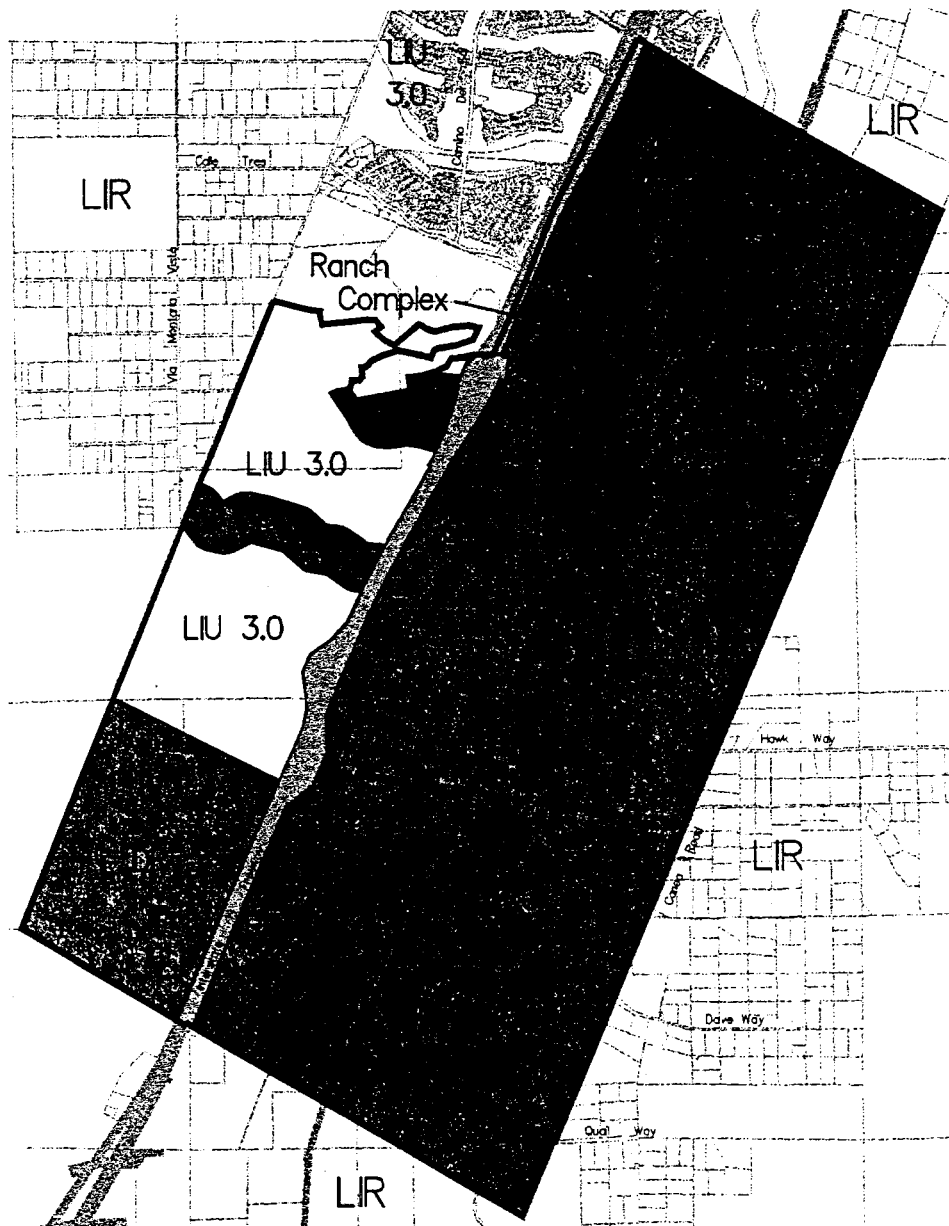
Legend

| | | | |
|---|-------------------------|---|--------------------|
|  | Low Intensity Urban-3.0 |  | Amendment Boundary |
|  | Low Intensity Urban-1.2 | | |
|  | Resource Productive | | |
|  | Resource Conservation | | |






Option #6b

Canoa Ranch

Comprehensive Plan Amendment

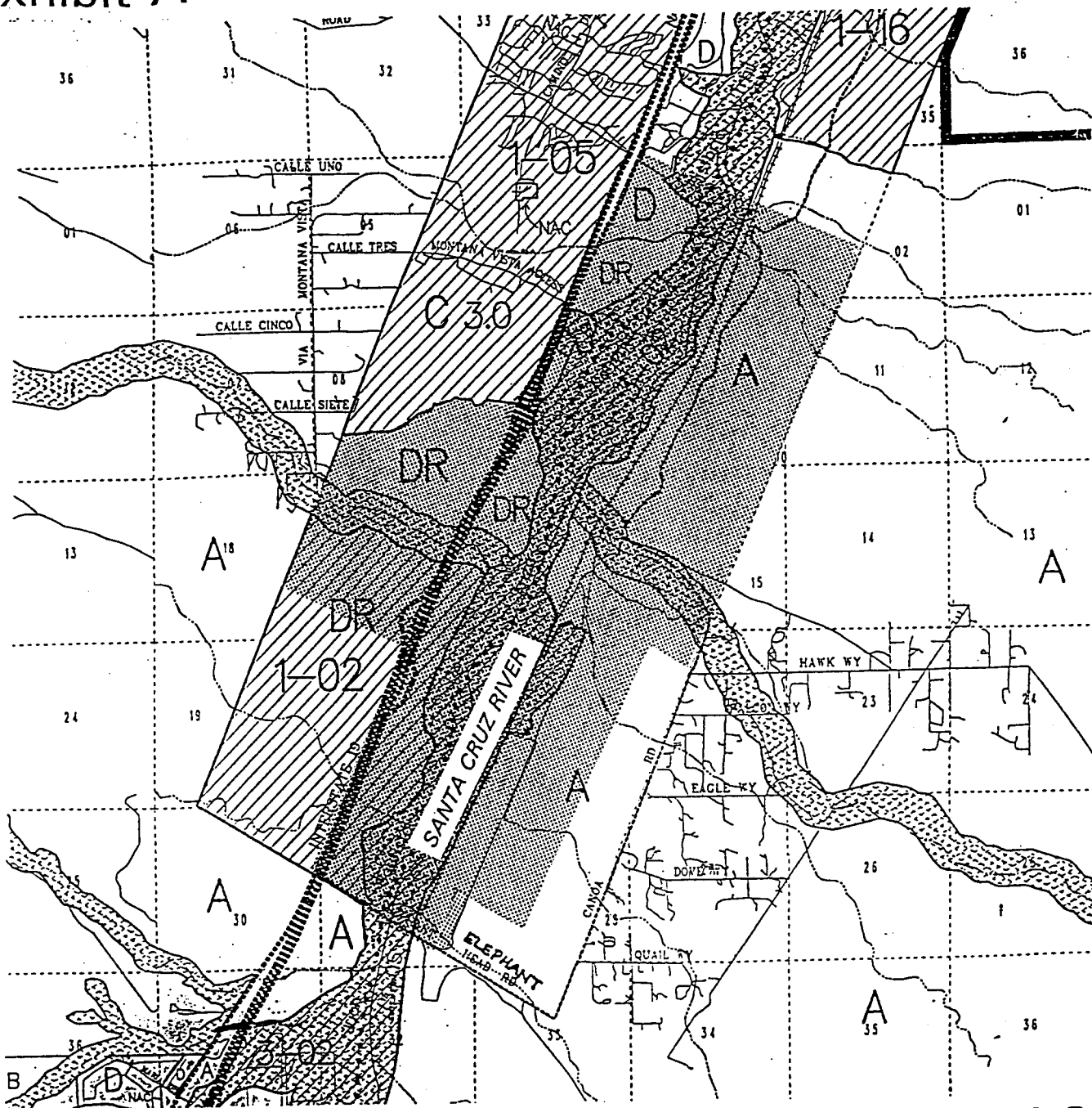


Legend

| | | | |
|---|------------------------------|---|--------------------|
|  | Neighborhood Activity Center |  | Amendment Boundary |
|  | Development Reserve | | |
|  | Low Intensity Urban-3.0 | | |
|  | Resource Conservation | | |

Option #7

COMPREHENSIVE PLAN AMENDMENT Exhibit A



Amendment area from **RC, LIR, MIU, & DR to LIU3.0, NAC & MFC**

SUBREGION MAP USCV

Notes

Tax codes 304-28-001E THRU
304-28-001W &
304-28-004B

Date 5/29/95
Drafter JV & SM

File no. C07-95-09
FAIRFIELD CANOA, INC.
GE. VALLEY / RANCH SEC.

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

OPTION #8