

Continental FARMS

SPECIFIC PLAN APPLICATION



FINAL: ADOPTED MARCH 2014


PIMA COUNTY, ARIZONA

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APPENDIX

- A. River Master Plan (included w/original submittal, no update needed)
- B. Preliminary Integrated Water Management Plan (updated with revised submittal)
- D. Heritage Data Management System Search Results (updated with revised submittal)
- E. Class I Archaeological Records Search (included w/original submittal, no update needed)

INTRODUCTION

Farmers Investment Co. (FICO) is pleased to submit this Specific Plan rezoning request to Pima County for consideration. FICO is embarking on the next phase of a long-term planning process for its land within both Pima County and the Town of Sahuarita. This planning process is consistent with, and a continuation of, previous planning studies that have been ongoing over the past 30-years, beginning with the Sahuarita Farms and Continental Farms Community Plans adopted by the Pima County Board of Supervisors in the early 1980s, and revisited in the early 1990s. These plans identified the FICO property as a primary growth area within the region with a variety of residential and commercial land uses within and adjacent to the property. The planning efforts over the past 30-years also contemplated improvements to the Santa Cruz River corridor to address flood control, public safety, and regional recreational amenities for Town of Sahuarita and Pima County residents.

The overall planning approach for the Continental Farms property is to focus future development adjacent to the major transportation corridors and to complement existing development in the vicinity. The plan proposes development that is consistent with the recently approved Continental Farms Comprehensive Plan Amendment. The approved land use designations within the Comprehensive Plan include 150 acres of Community Activity Center (CAC), 100 acres of Medium Intensity Urban (MIU), 36 acres of Medium-High Intensity Urban (MHIU) and 16 acres of Neighborhood Activity Center (NAC). The majority of the remaining 793 acres will maintain its existing land use designation, including approximately 32 acres of Low Intensity Rural (LIR) and approximately 761 acres of Resource Transition.

Preceding this Specific Plan, FICO prepared and submitted a River Master Plan (RMP) to the Town of Sahuarita for the portions of the FICO property within the Town's jurisdictional limits. This plan was also submitted for review and comment to Pima County Regional Flood Control District. While this plan does not include the portion of the Continental Farms property within Pima County, the overall RMP was prepared for the entire reach, including both properties, so the RMP for Continental Farms included with this application is consistent and compatible with the RMP prepared for the Town of Sahuarita.

The overall FICO property extends across two separate jurisdictions; however, the project is generally consistent throughout both projects. Building upon the ongoing planning effort by FICO, the Town and the County, the plan includes five Guiding Principles that represent the overall vision and planning philosophy for the property. These Guiding Principles, listed below, are associated collectively with both the Sahuarita Farms and Continental Farms plans as they will be implemented over a 40+ year timeframe. These Guiding Principles are intended to be viewed holistically over all of the FICO property, not an individual property or parcel, and will set the framework to create a vibrant, environmentally-sensitive and connected community with a high quality of life for its residents. Below is a summary of the property's five guiding principles.

Project Guiding Principles

1. **Celebrate the River:** *Enhance the Santa Cruz River to become the Heart of the Community and a Place to Gather and Recreate.*
2. **Create a Sustainable Community:** *Ensure a Long-Term Sustainable Community that is Environmentally-Sensitive, Livable and Economically Strong through Balanced Land Uses.*

3. **Build Safe, Healthy Neighborhoods:** *Create a Safe, Active, and Healthy Community through Neighborhood and Recreational Interaction and Innovative Design.*
4. **Quality Education for All Ages:** *Offer Lifelong Learning and Quality Educational Opportunities for People of All Ages.*
5. **Honor our Heritage:** *Celebrate the Agricultural, Historical and Cultural Heritage of the FICO Property and Region.*

Unlike many other master-planned communities, the master plan proposed for the Continental Farms property will offer residents a community built around a unique desert asset in an arid climate – the Santa Cruz River. Throughout history, particularly in the southwest, civilizations have developed near riverbanks for the fundamental life-giving elements provided by water. Using history as a guide, the plan is designed to create land uses that embrace that historical development pattern by reinvigorating the Santa Cruz River corridor that courses through 12 miles of the FICO property.

The long, linear shape of FICO’s land parallels the riverbanks and will provide trails and public access to areas of the river that are currently not accessible. While significant river improvements and amenities are proposed within the Sahuarita Farms portion of the project to the north (located entirely within the Town of Sahuarita), the southern Continental Farms property proposes more modest river improvements that allow for the protection and development land immediately north and south of Continental Road, which serves as a regional commercial transportation corridor through the area.



The long-term plan also includes the dedication and development of a key segment of the Juan Bautista de Anza National Historic Trail (Anza Trail). This public trail commemorates the route of Spanish commander Juan Bautista de Anza who in 1775 travelled more than 1,200 miles from Mexico to San Francisco, California. De Anza’s party followed the banks of the Santa Cruz River corridor passing through the land known today as Continental and Sahuarita Farms. The dedication and construction of this trail is a public amenity that will not only serve Town and County residents, but is considered a National historic asset. The regional significance of the Anza Trail through the specific plan area is a significant component of the overall river improvement concept, and will connect to the existing trail improvements within the historic Canoa Ranch through the entire length of the FICO property. When completed, approximately 20 linear miles of contiguous trail corridor and meaningful public open space will be provided from Elephant Head Road to Pima Mine Road (when including land within the Canoa Ranch). Additional connections south in Santa Cruz County may also be coordinated to further link segments of this historic trail corridor throughout the Santa Cruz Valley.

The property is located within the Sonoran Desert Conservation Plan (SDCP) Conservation Land System (CLS), with various designations identified on the site. In adopting the SDCP, Pima County recognized that while growth is inevitable, it should be channeled to land that is no longer in its natural state in order to preserve as much of the county’s pristine desert

environment as possible. Virtually all of the land within the Specific Plan boundary has been altered by historical use. It has been tilled, farmed, irrigated and grazed for over 90-years and is no longer natural desert habitat. The bulk of proposed development is focused within the Agricultural In-holdings and Multiple Use Management Areas. While there is also low density residential development designated within the Biological Core Management Area, the plan will fully comply with the open space requirements of the CLS.

This Specific Plan application and accompanying narrative will explain the reasons for this request and how this request will promote the Conservation Land System, Growing Smarter Act, and applicable Special Area Policies and Rezoning Policies associated with the property.

Project History

Throughout recent decades, Green Valley has transformed from a small rural and agricultural community into a quality urban community within the Santa Cruz Valley. The development of master-planned communities in recent years, including Madera Highlands, La Posada, Canoa Ranch and various other residential neighborhoods, have accommodated much of the growth in the area.

Farmers Investment Co. (FICO) has been a component of the Sahuarita and Green Valley community for over sixty years, with the acquisition of the Sahuarita Farms and Continental Farms properties in the late 1940s. Today, as one of the largest pecan growers and distributors in the United States, FICO has fostered longstanding business and community relationships within the County and its surrounding communities. Nearly all of the FICO-owned lands are utilized for agricultural production and general farming operations, with approximately 100,000 irrigated pecan trees distributed throughout its approximately 7,000 acres. Of the nearly 7,000 acres owned by FICO, approximately 1,095 acres are located within the regulatory jurisdiction of Pima County.

Throughout the last 30 years, FICO has worked with Pima County and the Town in a series of adopted plans and studies that have evaluated the potential for long-range non-agricultural uses on the property. The process of long-range planning on the property began with Pima County over three decades ago with the Board adoption of the Sahuarita Farms and Continental Farms Community Plans. Further planning has been completed within the portions of FICO property within the Town, and the County has conducted several broad area plans including updates to the Comprehensive Plan and the adoption of the Sonoran Desert Conservation Plan. Most recently, in April 2012 the Pima County Board of Supervisors approved a Comprehensive Plan Amendment for 287 acres within the Continental Farms property to urban land uses, including Community Activity Center, Neighborhood Activity Center, Medium High Intensity Urban, and Medium Intensity Urban. This recent action by the Board of Supervisors is the basis of this Specific Plan.

As the region continues to experience growth, FICO has been proactively planning for the development that will occur on its property over the next generation to ensure it is done in a comprehensive and sustainable way and consistent with Pima County's and Green Valley's vision for future growth. Acknowledging that this growth will occur over several decades, FICO has maintained its commitment to continue farming and investing in its agricultural operations for many years to come.

The Green Valley Community and the Town of Sahuarita are positioned at the forefront of regional population growth, and the area is designated as a regional growth area by the Pima Association of Governments (PAG) and through the recently completed Imagine Greater

Tucson visioning document. As a result of this planned growth, Pima County is continuing to evaluate the long-range patterns of population growth and infrastructure demand in this area and acknowledge the potential for significant increases in resident populations over the next several decades.

PART I – SITE INVENTORY

The Site Inventory section documents existing natural and man-made conditions throughout the Continental Farms Specific Plan area. This section is organized based on the Pima County Site Analysis Requirements checklist and evaluates the current conditions on the property and provides context for the Specific Plan.

I-A Existing Land Use

1. Location and Regional Context

The Continental Farms property is approximately 1,095 acres of FICO owned property that extends from the northern edge of the Canoa Ranch to approximately ½ mile north of Continental Road. The property is approximately ¼ mile east of Interstate 19 and generally bounded on the east by the Union Pacific Railroad and on the west by the Santa Cruz River. The northern portion of the property straddles the Santa Cruz riverbed with active pecan orchards on both embankments. The Continental Farms property is a part of the Green Valley community, a non-incorporated area with more than 21,000 residents, and therefore is subject to the jurisdictional authority of Pima County. The Specific Plan boundary is consistent with the Continental Farms property boundary.

The property is entirely within the Upper Santa Cruz Subregion of the Pima County Comprehensive Plan. The property is located approximately ¼ mile east of Interstate 19 and is partially split by the Santa Cruz River. Continental Road crosses the property near the northern end, providing direct access to the property along a major roadway corridor through the region. See **Figure 1, Location and Regional Context Map** for the location of the Continental Farms property.

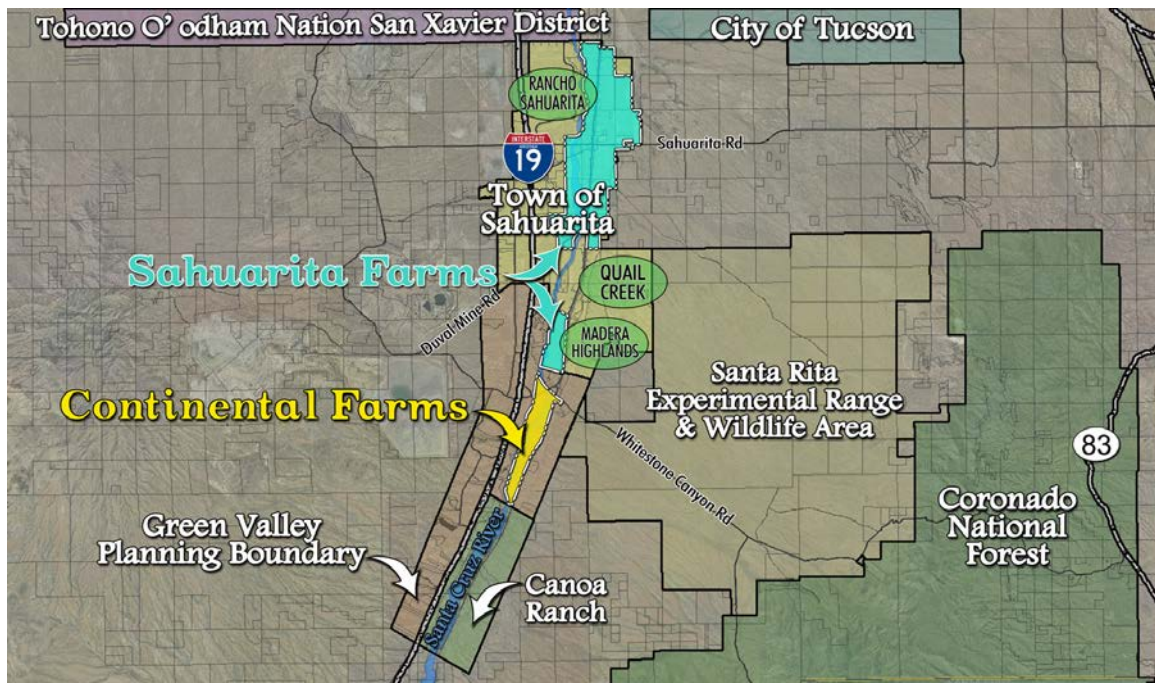


Figure 1, Location and Regional Context Map

The property is within the vicinity of several residential subdivisions, primarily large lot development east of the property and small lot development west of the property. La Posada, a continuing care retirement community, is located immediately north of the property.

A portion of the Continental Farms Specific Plan area is located within the San Ignacio De La Canoa Land Grant area located within Pima County, Arizona.

For reference purposes, this property would be located within the south half of Township 18 South, Range 13 East and the north quarter of Township 19 South, Range 13 East, within G&SRB&M, Pima County, Arizona if the Township lines were projected over the Canoa Land Grant area.

The Continental Farms Specific Plan area is more particularly described as follows:

A 1,095-acre land area lying within a portion of the North One Half of the San Ignacio De La Canoa Land Grant, comprised of seven separate Assessor Parcels (APN #'s) as provided below:

- APN# 304-18-097B
- APN# 304-18-097M
- APN# 304-18-098A
- APN# 304-18-9740
- APN#304-24-696B
- APN# 304-18-109A
- APN# 304-18-109C

The full legal description and visual map of the parcels as provided by the Pima County Geographic Information Systems website is provided in the **Appendix**.

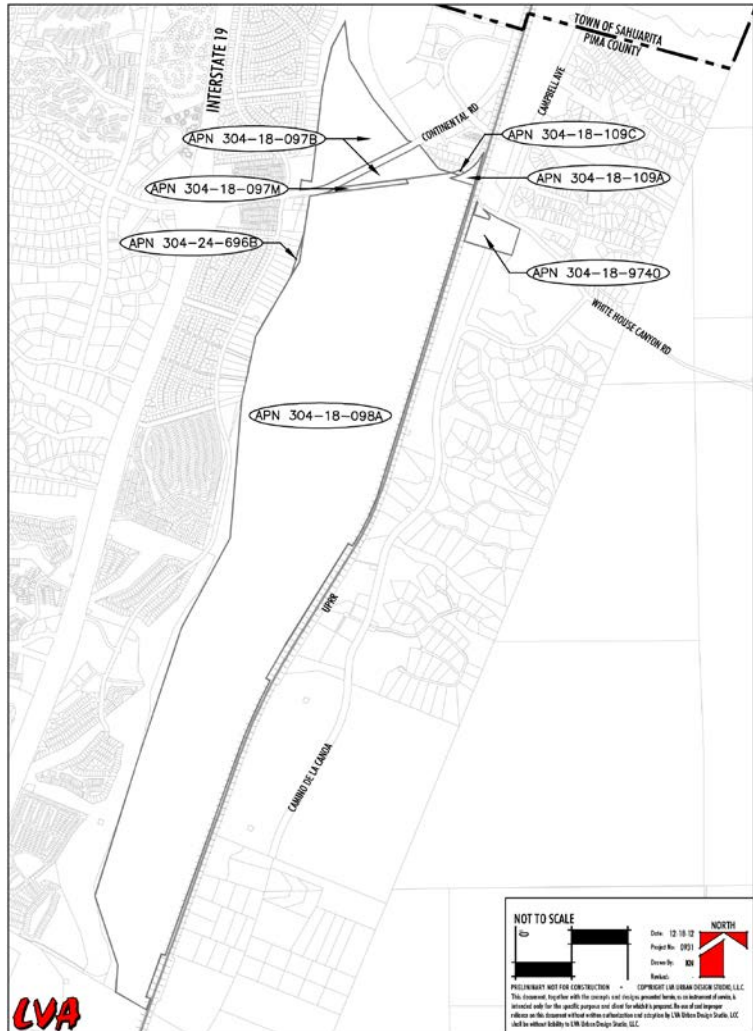


Figure 2, Legal Description Parcel Map

2. Existing Land Uses (On-Site and Surrounding) and On-Site Easements

Existing land uses on the site, as seen on **Figure 3**, *Existing Land Uses & Aerial Context*, consist primarily of irrigated pecan orchards and natural open space within the Santa Cruz riverbed. The FICO pecan operations provide a host of agricultural oriented uses including orchards, farming operation facilities and a number of single family properties owned by FICO or FICO employees. Continental Road and other public/private infrastructure also cross through the property. The agricultural uses exist predominantly on the east edge of the river channel with the exception of the orchards in the northwestern portion of the property located immediately north and south of Continental Road.

The land immediately east of the property is owned by Union Pacific Railroad (UPRR). The most significant single use of lands to the east of the property is the Santa Rita Experimental Range (SRER), a 50,000-acre University of Arizona facility for the investigation of sustainable grazing practices. Virtually all of the remaining land to the immediate north, east and west is listed within private ownership, and consists primarily of small land ownership such as single family residential lots and HOA-owned land associated with developed subdivisions. The property immediately south of the Continental Farms site includes the historic Canoa Ranch, owned by Pima County.

More specifically, the existing land uses surrounding the property consist of the following:

- North: La Posada, a continuing-care retirement community, commercial/office development, self-storage facility, single-family residential. Building heights range from 1 to 3-stories within La Posada.
- East: vacant land and low-density residential development. Building heights are primarily single-story residential homes. SRER is located further to the east.
- South: Canoa Ranch, Pima County owned historic ranch with various single story structures.
- West: A number of residential communities of varying densities, including single family and multi-family development located on the west embankment of the Santa Cruz River. Additionally, there is an assisted living facility and pockets of commercial development along the Continental Road corridor. Structures are generally single story, but also include a two-story assisted living facility immediately adjacent to the property north of Continental Road.

See **Figure 4**, *Existing Lots and Structures within 300-feet of the Property* for adjacent lots and structures.

3. Number of Stories of Existing Structures

A majority of the structures adjacent to the property are single story. There is one two-story assisted living facility immediately adjacent to the property on the north side of Continental Road. Additionally, there are various multi-story structures, including up to three-stories within the La Posada community to the north on the east side of the Santa Cruz River.

4. Location of Wells

Information gathered through the Pima County Geographic Information Service website, indicates approximately 8 well sites internal to the property. The location of on-site and nearby off-site wells is shown on **Figure 19**, *Existing Water Facilities*.

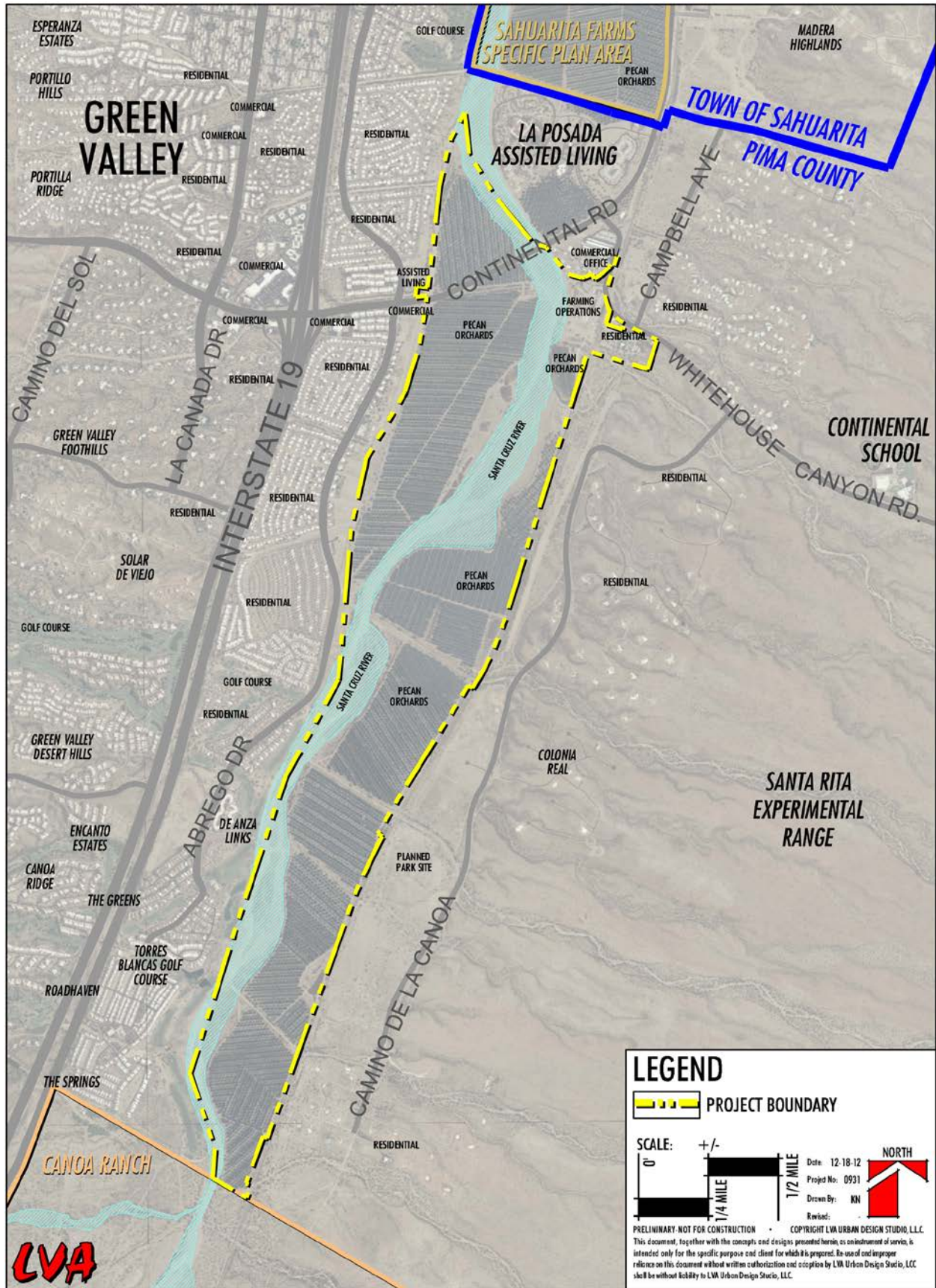


Figure 3, Existing Land Uses and Aerial Context

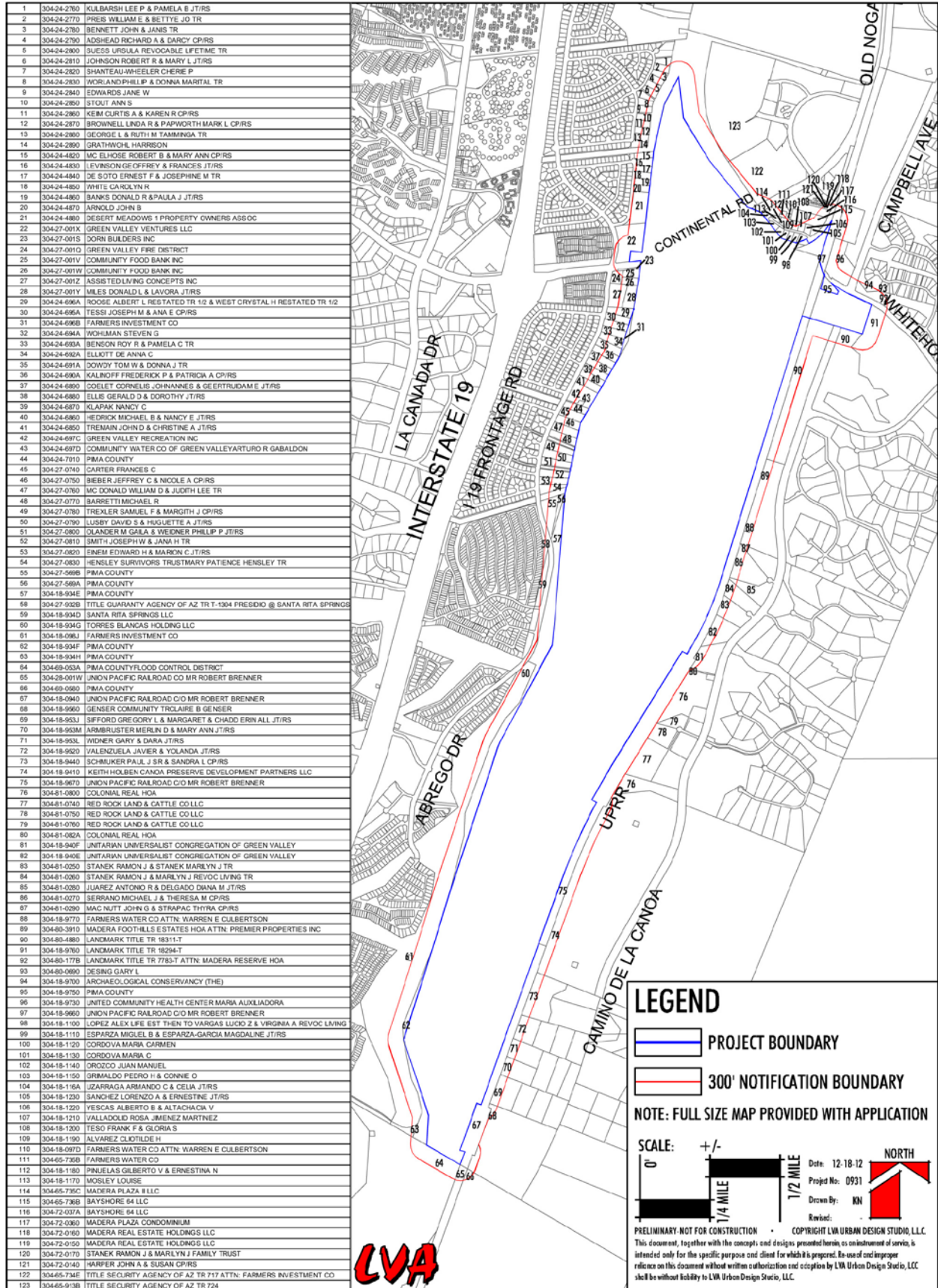


Figure 4, Existing Lots & Structures within 300-feet of Property

5. Comprehensive Plan Land Use: On-Site and Surrounding

An amendment to the Pima County Comprehensive Plan land use map was approved by the Pima County Board of Supervisors on April 17, 2012, designating the northern portions of the Continental Farms property as a combination of Community Activity Center (CAC), Medium Intensity Urban (MIU), Medium-High Intensity Urban (MHIU) and Neighborhood Activity Center (NAC). The total acreage of each existing land use designation for the property is as follows:

- Community Activity Center (CAC): 150 acres
- Medium Intensity Urban (MIU): 100 acres
- Medium-High Intensity Urban (MHIU): 36 acres
- Neighborhood Activity Center (NAC): 16 acre
- Low Intensity Rural (LIR): 32 acres
- Resource Transition (RT): 761 acres

The Comprehensive Plan land use designations for properties surrounding the site are as follows:

- North
 - RT (Resource Transition)
 - LIU 1.2 (Low Intensity Urban 1.2)
 - LIU 3.0 (Low Intensity Urban 3.0)
 - MIU (Medium Intensity Urban)
 - MHIU (Medium High Intensity Urban)
 - NAC (Neighborhood Activity Center)
 - CAC (Community Activity Center)
- East
 - RT (Resource Transition)
 - LIR (Low Intensity Rural)
 - LIU 1.2 (Low Intensity Urban 1.2)
- South
 - RT (Resource Transition)
- West
 - RT (Resource Transition)
 - MIU (Medium Intensity Urban)
 - NAC (Neighborhood Activity Center)
 - CAC (Community Activity Center)

An illustrative map showing the existing Comprehensive Plan land use designations both on site and adjacent to the Continental Farms property is provided as **Figure 5, Existing Comprehensive Plan Land Use Map**.

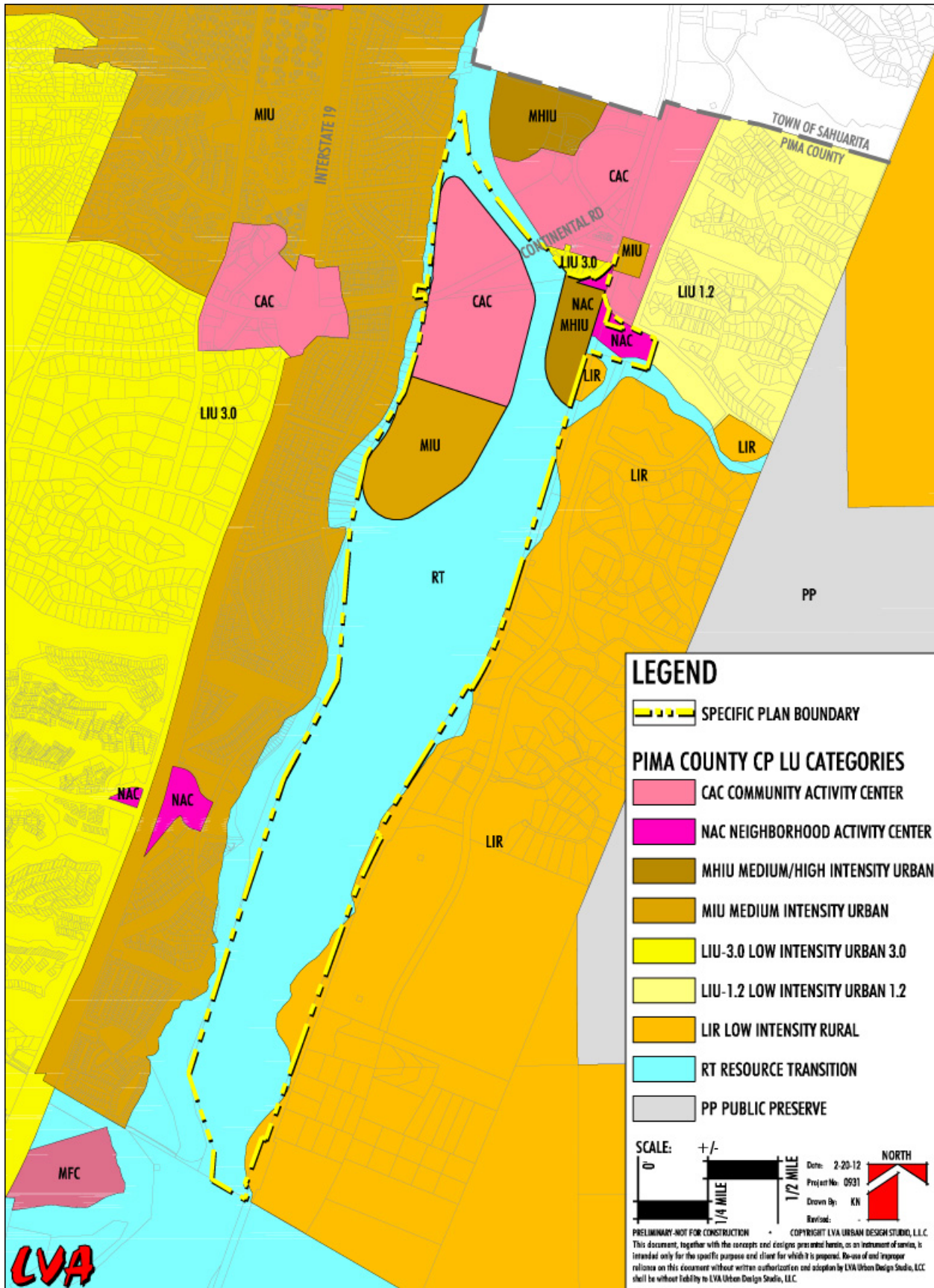


Figure 5, Existing Comprehensive Plan Land Use Map

6. Zoning On-Site and Surrounding

The property is currently all zoned Rural Homestead (RH). RH zoning allows rural residential development of 180,000 square feet minimum lot size with a maximum building height of 34 feet and two stories. The property immediately surrounding the site is zoned as follows:

- North Boundary
 - RH (Rural Homestead Zone)
 - CR-1 (Single Residence Zone)
 - CR-5 (Multiple Residence Zone)
 - CB-1 (Local Business Zone)
 - CB-2 (General Business Zone)

- East Boundary
 - RH (Rural Homestead Zone)

- South Boundary
 - RH (Rural Homestead Zone)

- West Boundary
 - SH (Suburban Homestead Zone)
 - CR-3 (Single Residence Zone)
 - CR-4 (Mixed-Dwelling Type Zone)
 - CR-5 (Multiple Residence Zone)
 - TR (Transitional Zone)
 - CB-1 (Local Business Zone)
 - CB-2 (General Business Zone)
 - CMH-2 (County Manufactured and Mobile Home-2 Zone)

See **Figure 6, Existing Zoning** for the location of various zoning district on and surrounding the property.

7. Pending Rezoning, Plats, Development Plans

There are no pending rezoning, plats, or development plans for the subject property at the time of this Specific Plan submittal.

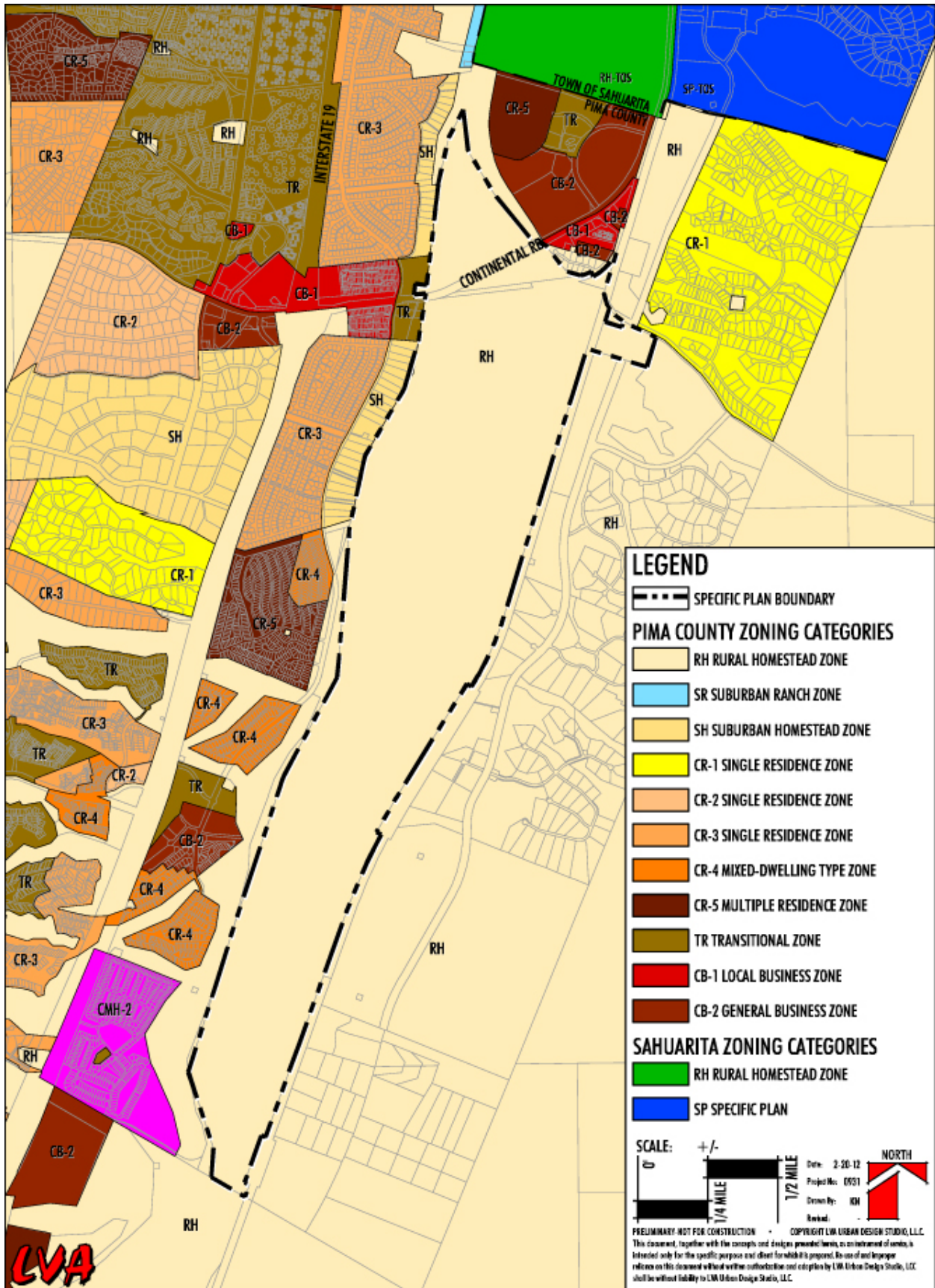


Figure 6, Existing Zoning

I-B. Topography & Grading

1. Topographic Characteristics

The Continental Farms property sits largely in an active floodplain with a very low slope gradient across the property. The property does not contain any restricted peaks, ridges or rock outcroppings. Slopes greater than 15% only occur in extremely isolated instances along portions of the Santa Cruz River channel embankment and drainage tributaries that cross through the property from the east into the Santa Cruz River. The site slopes gently from south to north, with off-site drainage coming from watersheds both to the east and west of the property.

2. Average Pre-Development Cross Slope

The property slopes gently downriver in the south to north direction with a high point of 2,920 feet above sea level at the southern edge of the property to a low point of 2,828 feet at the northern edge of the property. This represents an overall elevation differential of less than 100 feet across almost 4 miles of the river corridor through the Continental Farms property. Throughout much of the property, natural topographic patterns across the property have been re-contoured for improved irrigation and flood control efficiency related to the historic agricultural operations. See **Figure 7, Topographic Characteristics** for the topography of the property and immediate surrounding area.

The pre-development average cross slope was computed using the required formula from Chapter 18.61.051 of the Pima County Zoning Code:

$$\frac{I \times L \times 0.0023}{A} = \frac{2 \times 613,095 \times 0.0023}{1,086} = \frac{2820}{1,086} = 2.5\%$$

Where:

I = Contour interval (maximum 10') in feet;

L = Combined length in feet of all contour lines measured on the parcel or project site;

0.0023 = Conversion of square feet into acres x 100;

A = Project site or parcel area in acres.

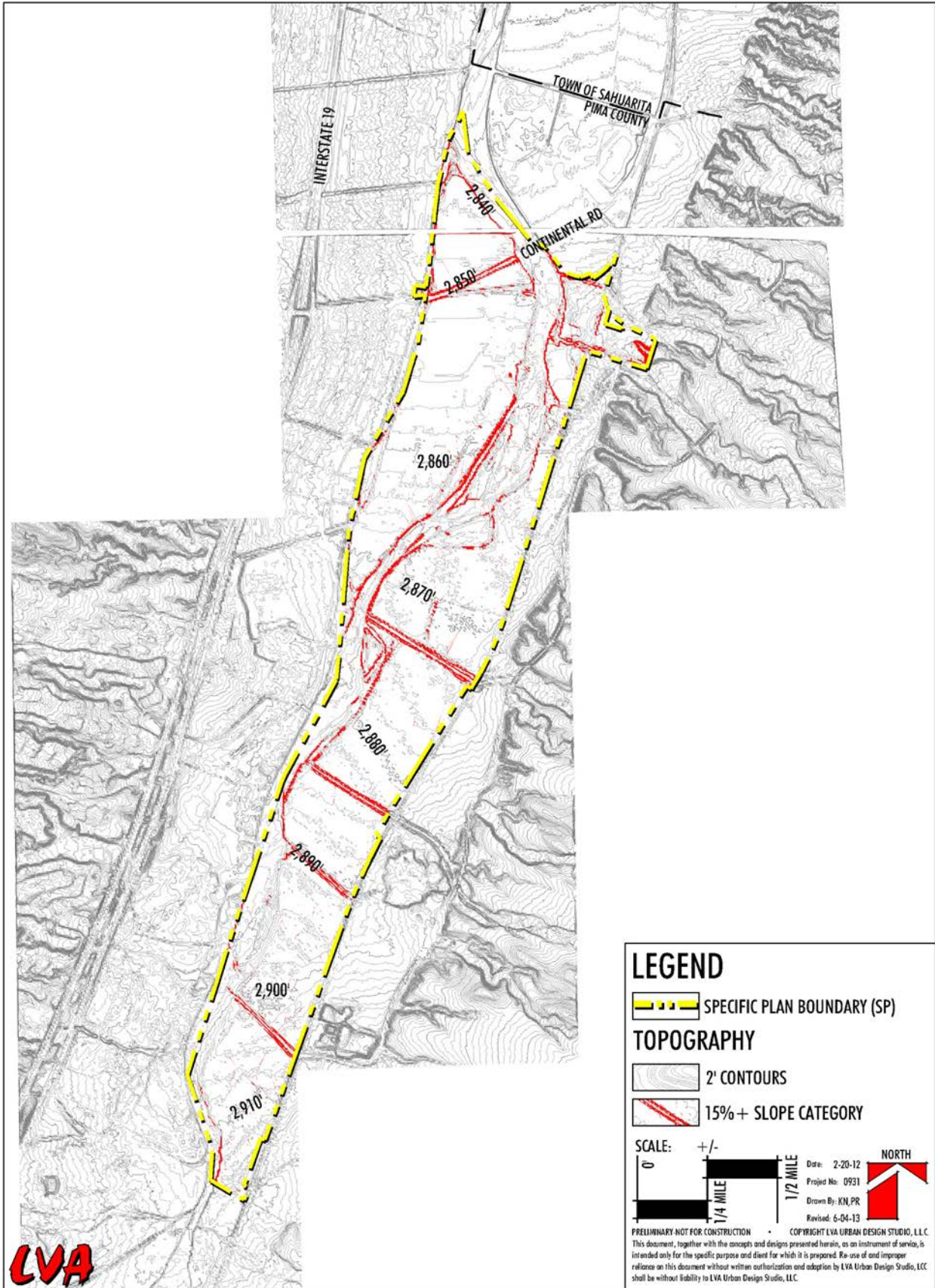


Figure 7, Topographic Characteristics

I-C. Hydrology

1. Off-site Watersheds

Two major off-site watersheds contribute runoff to the subject property along both the east and west sides, as shown on **Figure 8, Off-Site Watersheds**. These two watersheds contain many sub-watersheds and encompass a combined area of nearly 100 square miles. Runoff within the watersheds forms tributary networks in the upper watershed that transition to highly distributary networks across the gentle slopes of the piedmont. This distributary sheet-flow returns to well defined and incised corridors draining towards the subject property, entering the subject property at a number of locations. Washes within the study area include the Florida Canyon, Sawmill Canyon, Demetrie, and Esperanza Washes as well as a number of smaller watercourses that drain into the Santa Cruz River.

Runoff from the watersheds has largely been confined prior to entry into the subject property, crossing I-19 on the west and the UPRR on the east, both offsite of the property. Runoff is primarily channelized between these two embankments and the Santa Cruz River, with channels conveying flow through the subject property.

In addition to the east and west watersheds, the Santa Cruz River enters the site from the south. The river flows north through the subject property and exits the property north of Continental Road. The river generally resides along the west side of the subject property except near Continental Road where most of the property is located along the west side of the river. The river banks are typically unlined throughout the property; however soil cement bank protection lines the approach channel on both sides of the river near Continental Road and sporadically to the south of this crossing. Soil cement also lines the channel along the east bank to the north of Continental Road, protecting the existing La Posada community.

Basin status

Review of the Critical and Balanced Basins map indicates that the northern two-thirds of the west watershed contain either Critical or Balanced Basins (Basins 21 and 22) with no basins defined in the east watershed. The subject property is within a Balanced Basin (22) west of the Santa Cruz River and an undefined basin to the east. The entire subject property is therefore subject to Balanced Basin criteria. Where runoff from the site discharges directly into the Santa Cruz River, a waiver of storm water detention requirements may be appropriate.

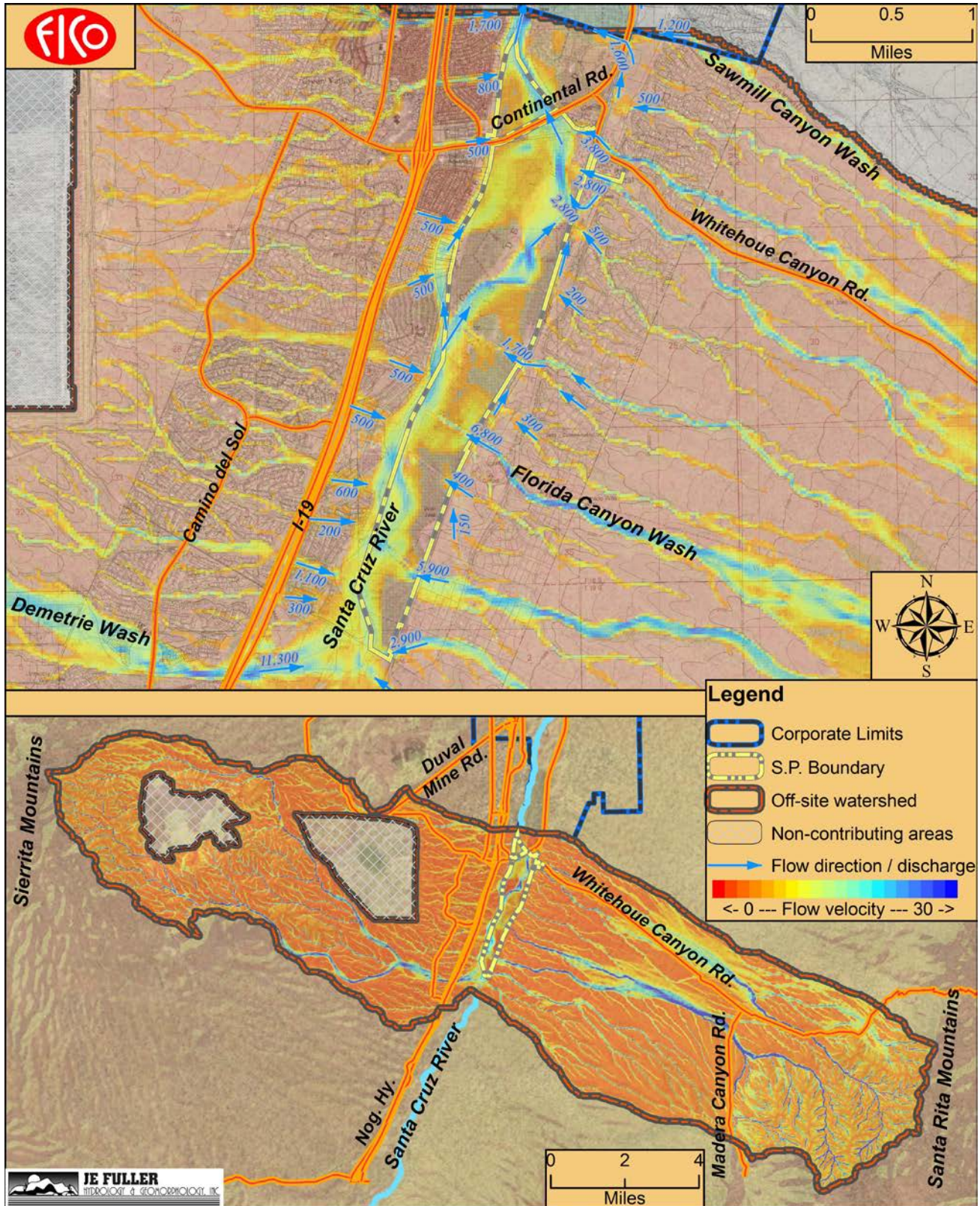


Figure 8, Off-site Watersheds

2. Significant Off-Site Features

The east watershed is relatively undeveloped and characterized by braided alluvial washes. What development exists within the watershed is primarily low density residential development that generally avoids impacts to primary washes.

Distributary flow within the east watershed generally becomes tributary as it enters into a well incised region near the subject property. These incised washes have long been disturbed east of the project margin by the existing railroad and a number of flow diversion or retention structures. The railroad crossings are generally undersized for design events and significant attenuation of flow east of the railroad embankment likely occurs, although not modeled. Off-site flow crosses through the site from the east within channels that are flanked by large, earthen berms that are often 6-8 feet tall and quite old (the berms are visible on 1930's era photographs). The invert elevations of the washes are within a couple feet of the adjacent elevations of the pecan groves of the subject property, and in some locations the wash invert is above the adjacent lands. These berms contain all but the most extreme discharges.

West of the property, historic development and regional infrastructure has consolidated drainage into channelized corridors that are routed through existing neighborhoods. Because the Santa Cruz River is situated primarily along the west side of Continental Farms, most of the west watershed drains directly into the river and not through the project site. Near Continental Road, a number of the existing Green Valley Drainage-ways drain to a constructed channel (Santa Cruz West-Loop Channel) that also conveys breakout flow from the Santa Cruz River. This channel is situated along the western edge of the subject property and drains directly into the river at the northern limit of the property.

3. Acreage of Off-Site Watersheds

The eastern watershed is extremely large, encompassing a drainage area of 60 square miles and extending up the western slope of the Santa Rita Mountains. Sub-watersheds range in area from less than 1 square mile to over 15 square miles or more when interconnectivity between sub-watersheds is considered.

The western watershed has been dissected by historic development and consequently most of the sub-watersheds are short and less than 1 square mile. All drainage from the west drains directly into the Santa Cruz River with little to no conveyance through Continental Farms. Of the western watersheds, the largest is the Demetrie Wash watershed at over 30 square miles in area.

The Santa Cruz River is an uncontrolled river, draining an area of approximately 1,662 square miles as measured at Continental Road. The regulatory discharge for the river is 45,000 CFS at this location.

Due to the distributary nature of the off-site watersheds, sub-watersheds have not been delineated and watershed area has not been defined for each concentration point shown on **Figure 9, Inflow Locations**. Peak discharges for the 100-year event are listed in **Table 1, Summary of Off-Site Watershed Discharges**.

Table 1, Summary of Off-Site Watershed Discharges

Concentration Point	Peak 100-year Discharge (cfs)
E-1100	2,900
E-1200	5,900
E-1300	400
E-1400	6,800
E-1500	1,700
E-1600A	2,800
E-1600B	800
E-1700	3,800
E-1800	1,600
W-0100	11,300
W-0200	300
W-0250	1,100
W-0300	200
W-0400	600
W-0500	500
W-0600	500
W-1000	500
W-1100	500
W-1200	500
W-1300	800
W-1400	1,700

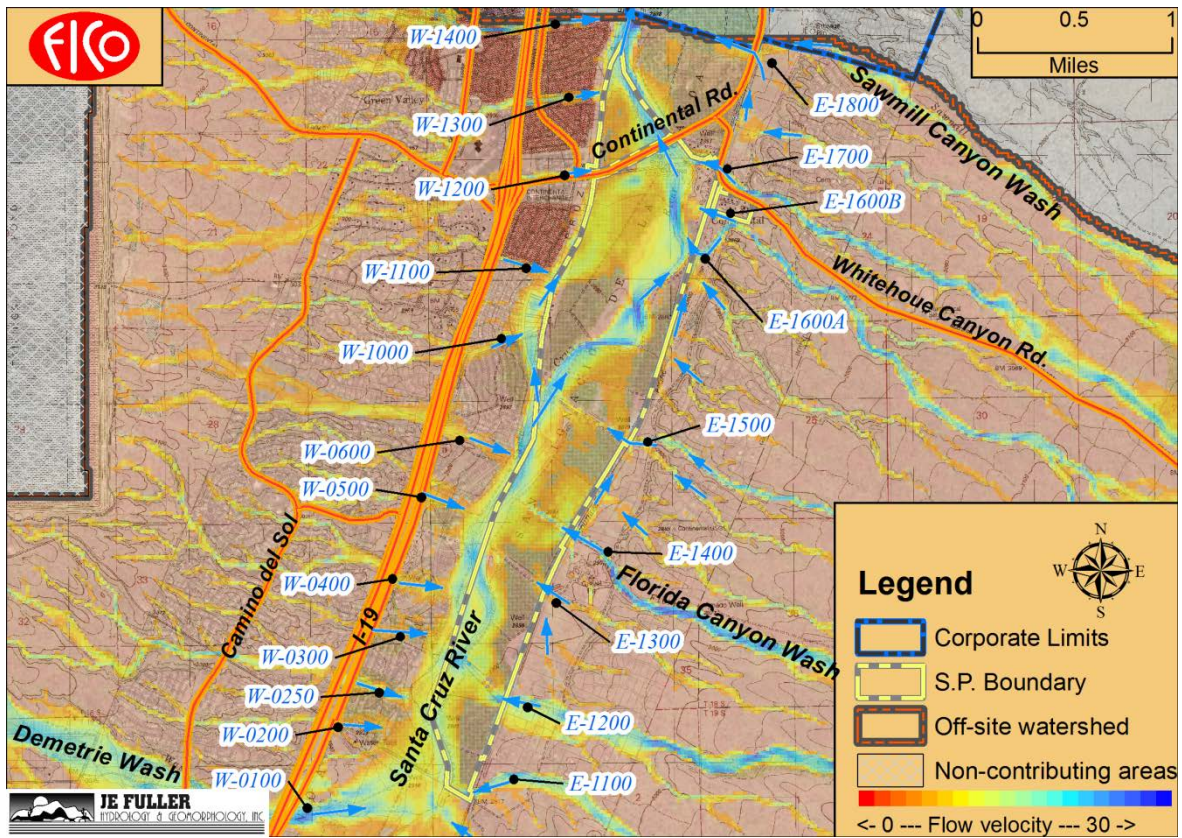


Figure 9: Inflow Locations

Off-Site Watershed Modeling

Watershed runoff has been modeled using the FLO-2D computer program. A single model was prepared for the entire watershed area and the subject property (totaling 107 square miles), thus modeling off-site and on-site runoff together for the 100-year event. Storm durations of 1-hour, 3-hours, and 24-hours have been modeled following normally accepted methodology within Pima County. Methodology includes:

- The entire study area was modeled with a 100 foot grid.
- Soil Conservation Service (SCS) curve number methodology was used to model rainfall runoff.
- Elevation data was obtained from USGS Digital Elevation Model (DEM) data with adjustments made at significant features such as breaks in embankments and historic berms.
- National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Upper 90% confidence interval rainfall data for 1-, 3-, and 24-hour storms were used per PCRFCD requirements. Rainfall depth, determined from NOAA raster grids, is distributed aurally.
 - The 1-hour storm distribution was obtained by distributing the 5-, 10-, 15-, 30-, and 60-minute depths as reported by NOAA 14.
 - The 3-hour storm distribution is SCS Type II as described in Pima County Tech Policy 018.
 - The 24-hour storm distribution is SCS Type I.
- Natural Resources Conservation Service (NRCS) soils data is from the Soil Survey Geographic (SSURGO) Database. Over 130 soils are present in the model area.
- The SCS option available within FLO-2D was utilized to convert rainfall to runoff. SCS curve numbers were determined using shape files containing information on (1) hydrologic soil group (HSG) from the NRCS Soil Survey, (2) vegetative cover type, and (3) impervious cover from county land use data. The resulting Curve Number (CN) values ranged from approximately 70 to 94, depending on Hydrologic Soils Group, cover and percent impervious.

Figure 8, *Off-site Watersheds* shows the curve numbers across the watershed along with the resulting 100-year flow paths.

Additional watershed characteristics are as follows:

- Watersheds are relatively long and narrow with significant attenuation developed within the gentle slopes of the distributary piedmont.
- The watershed slopes are very steep at the headwaters of the watersheds at the Sierrita Mountains to the west and the Santa Rita Mountains to the east.
- Vegetation is typical Desert Brush in most of the watershed area with a cover density of 20 percent. A higher density of 30 percent was modeled in the extreme upper watershed.

4. On-Site Hydrology

The primary hydrologic element on the Continental Farms property is the Santa Cruz River with a 100-year flood peak discharge of 45,000 CFS. The last high magnitude flood events on the Santa Cruz river were recorded in 1983 (45,000

CFS) and in 1993 (32,400 CFS). Despite the occasional floods, the Santa Cruz River is typified by its ephemeral character, flowing for brief periods following strong localized precipitation events.

The property also contains a series of smaller, well-defined tributary wash corridors that infrequently convey flows from the property perimeter into the main channel of the Santa Cruz. Along the west, most of the watersheds drain into the river while a handful drain into the “Santa Cruz River West Loop Channel”, a semi-improved channel that parallels the river on the west and conveys river breakout flow and offsite flow. This channel has a bridge through Continental Road and joins into the river both upstream and downstream of the bridge.

a. 100-Year Floodplains

The on-site tributary channels extending across the eastern half of the property have been constructed and maintained to efficiently pass flow through agricultural lands. These channels are flanked by substantial berms along one or both sides. Like the Santa Cruz River, these tributary corridors are ephemeral. See **Figure 10, FEMA Floodplain & Floodway with Erosion Hazard Setbacks** for location of these washes along with their erosion hazard setback limits. These washes have been modeled with HEC-RAS software which indicates that flooding is mostly contained by these berms. If the berms fail, flows will enter into the already mapped floodplain of the river and therefore additional floodplains have not been delineated at this time.

b. Sheet-Flooding Areas

Runoff from this site is riverine with associated floodplain flooding.

c. Federally Mapped Floodways and Floodplains

FEMA has established a floodway and Zone AE floodplain for the Santa Cruz River as shown in **Figure 10**.

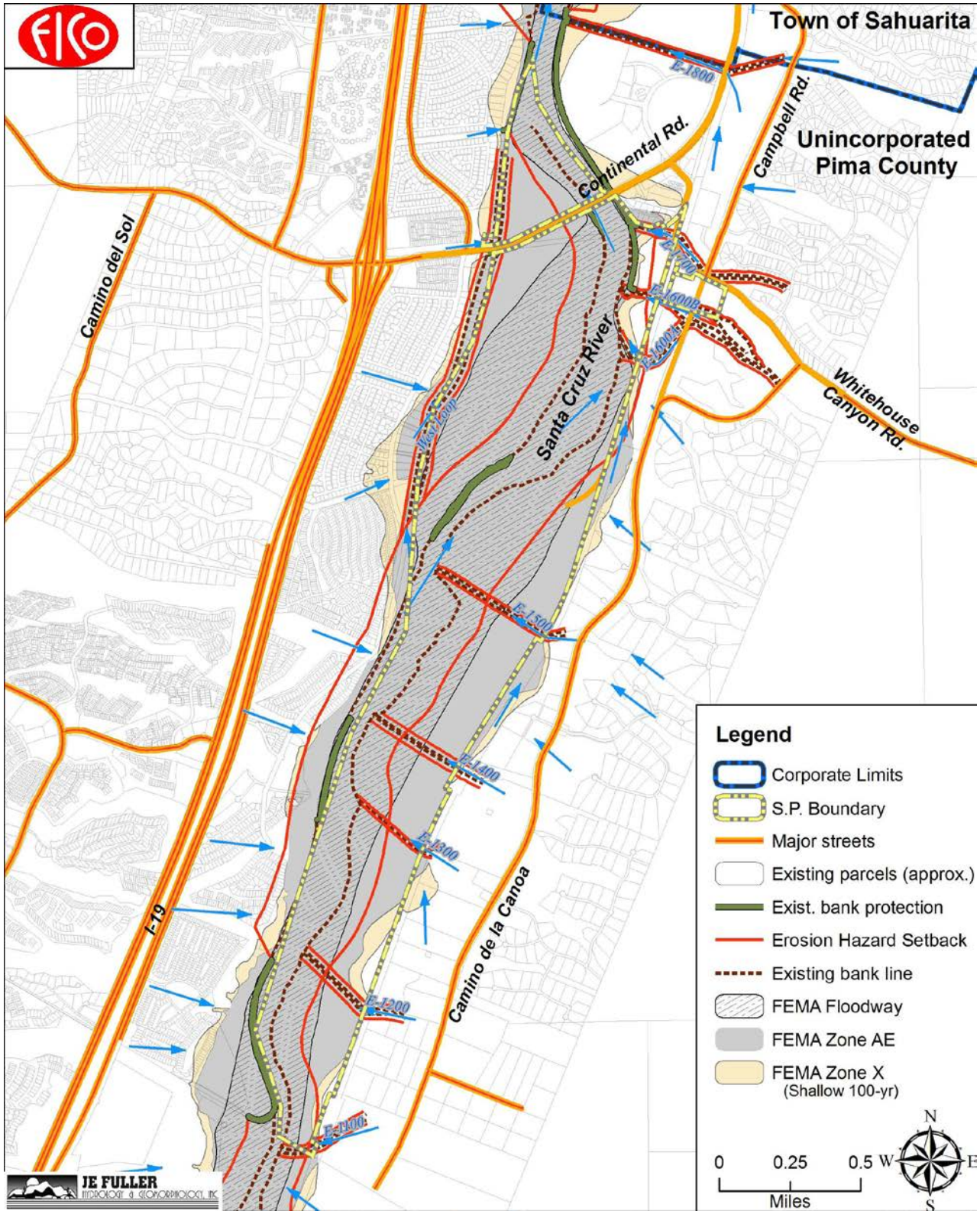


Figure 10, FEMA Floodplain & Floodway with Erosion Hazard Setbacks

d. 100-year peak discharges

100-year discharges entering into the site were shown previously on **Figure 9, Inflow Locations**. These inflows combined within the river and exit the site at the northern property line. The combined discharge from the offsite watersheds is less than the 45,000 cfs regulatory discharge within the river. In addition to the off-site inflow, there are a number of on-site sub-basins that have been analyzed.

The subject property has long been an agricultural operation with entirely re-leveled field areas that do not necessarily drain to the historic outfall locations. These fields have minimal runoff due to the grades, vegetative canopy, field borders, and high infiltration of the soils. The soils within the subject property are nearly all A or B type soils with high infiltration potential.

On-site watersheds have been delineated as shown on **Figure 11, On-Site Watersheds**. Pima County’s PC-Hydro program was used to estimate 100-year peak discharges for these areas, see **Table 2, Summary of On-Site Watershed Discharges**.

Table 2, Summary of On-Site Watershed Discharges

On-site sub-area	Peak 100-year Discharge (cfs)
E1110	24
E1120	29
E1130	29
E1210	34
E1220	27
E1310	26
E1410	67
E1510	33
E1520	22
E1530	38
E1540	17
E1610	23
E1620	94
E1630	93
W1110	48
W1120	31
W1130	8.3
W1210	66

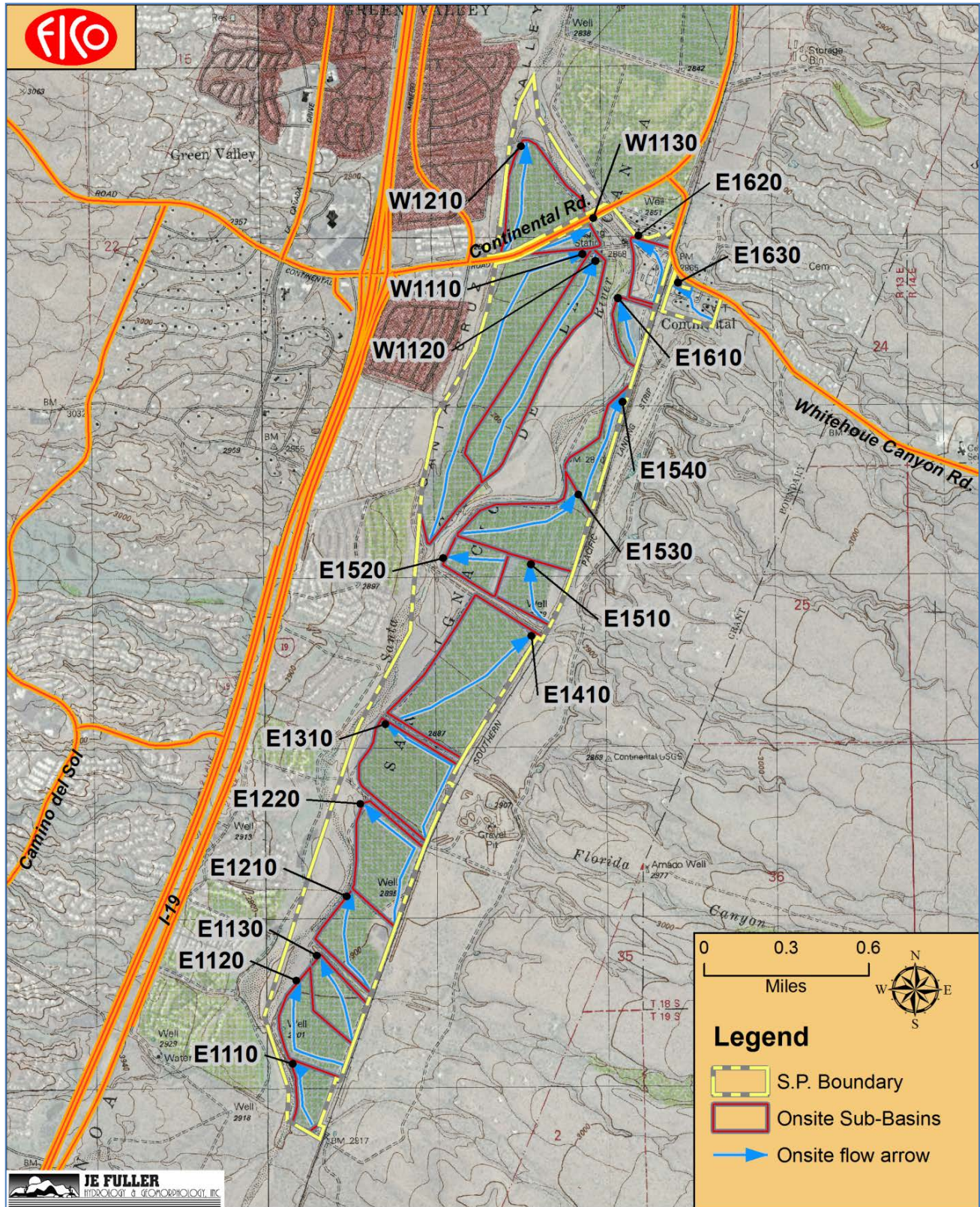


Figure 11, On-Site Watersheds

e. Riparian areas

Riparian areas, as classified by the 2005 Floodplain and Erosion Hazard Management Ordinance amendment, are shown on **Figure 12, 2005 Riparian Habitat Classifications**. Per this delineation, there are three classes of riparian areas present in the subject property: two within areas designated as Important Riparian Area (IRA) and one class outside of the IRA designation. The riparian areas mapped as IRA include 252 acres within the property designated as Class H and a small area of Xeroriparian Class A (See Figure 12). The IRA designation and its underlying classifications in the Specific Plan area generally follow the low-flow areas within the Santa Cruz River corridor. There is also a small area designated as Xeroriparian Class C outside of the IRA designation, which consumes approximately 2.7 acres at the southern end of Parcel 6 and 7 on the east side of the UPRR (See Figure 12). The ephemeral drainages east of the Specific Plan area are generally designated as non-IRA Xeroriparian Class C, but these designations do not extend into the Specific Plan area.

Although mapped as IRA Class H and IRA Class A, the vegetation within the low flow channel of the Santa Cruz River is inconsistent with this designation. Vegetation within the low flow channel consists primarily of patches of desert broom (*Baccharis sorothroides*) and burrobrush (*Hymenoclea salsola*). Water level records accessed from wells included in the Arizona Department of Water Resources well registry indicate that ground water is generally found between 90 to 300 feet below the modern ground surface. At this depth, the ground water is too deep to provide support to the riparian plant species which are commonly associated with Class H Riparian areas.

f. Existing infrastructure

The subject property contains a small degree of drainage infrastructure.

- The Continental Road alignment crosses both the West Loop channel and the Santa Cruz River. A bridge exists for each crossing. The design discharge for the Santa Cruz West Loop is 2,505 cfs and the river crossing is designed for 55,000 cfs per as-built plans (4BBRGA).
- Soil cement bank protection currently exists along the river near Continental Road. Upstream of the bridge, both banks are stabilized for about 500 feet. The east bank is stabilized for a total of approximately 1,900 feet upstream of the bridge. The east bank is also stabilized downstream of the bridge along the subject property. The west bank is stabilized for the northern-most 1,400 feet along the river. Bank protection also exists sporadically along the west bank at a number of locations south of Continental Road. Existing bank protection is shown on **Figure 10, FEMA Floodplain & Floodway with Erosion Hazard Setbacks**.

g. Perennial surface water

There is no known perennial surface water within the subject property.

h. Erosion Hazard Setbacks

Erosion hazard setback limits have been delineated for the river following Pima County's prescribed 500 foot setback. Additional setbacks have been delineated for the major inflowing tributaries based upon their discharge. Refer to **Table 3, Erosion Hazard Setbacks for Tributaries** and **Figure 10, FEMA Floodplain and**

Floodway with Erosion Hazard Setbacks for the erosion hazard setback distance and limits.

Table 3, Erosion Hazard Setbacks for Tributaries

Tributary	Prescribed Setback (ft)
E-1100	75
E-1200	100
E-1300	25
E-1400	100
E-1500	50
E-1600A	75
E-1600B	50
E-1700	75
West-Loop	100

5. Downstream Drainage Conditions

Downstream (north) of the Continental Farms property, the eastern river embankment along the La Posada property has been improved with soil cement to protect the community and the Continental Road bridge from flood impacts. At the north end of the La Posada community, the land uses adjacent to the river transitions from residential to agricultural and the level of established flood protection is reduced. The Continental Farms project will return flow to the existing condition within the project limits without causing an adverse impact to downstream properties.

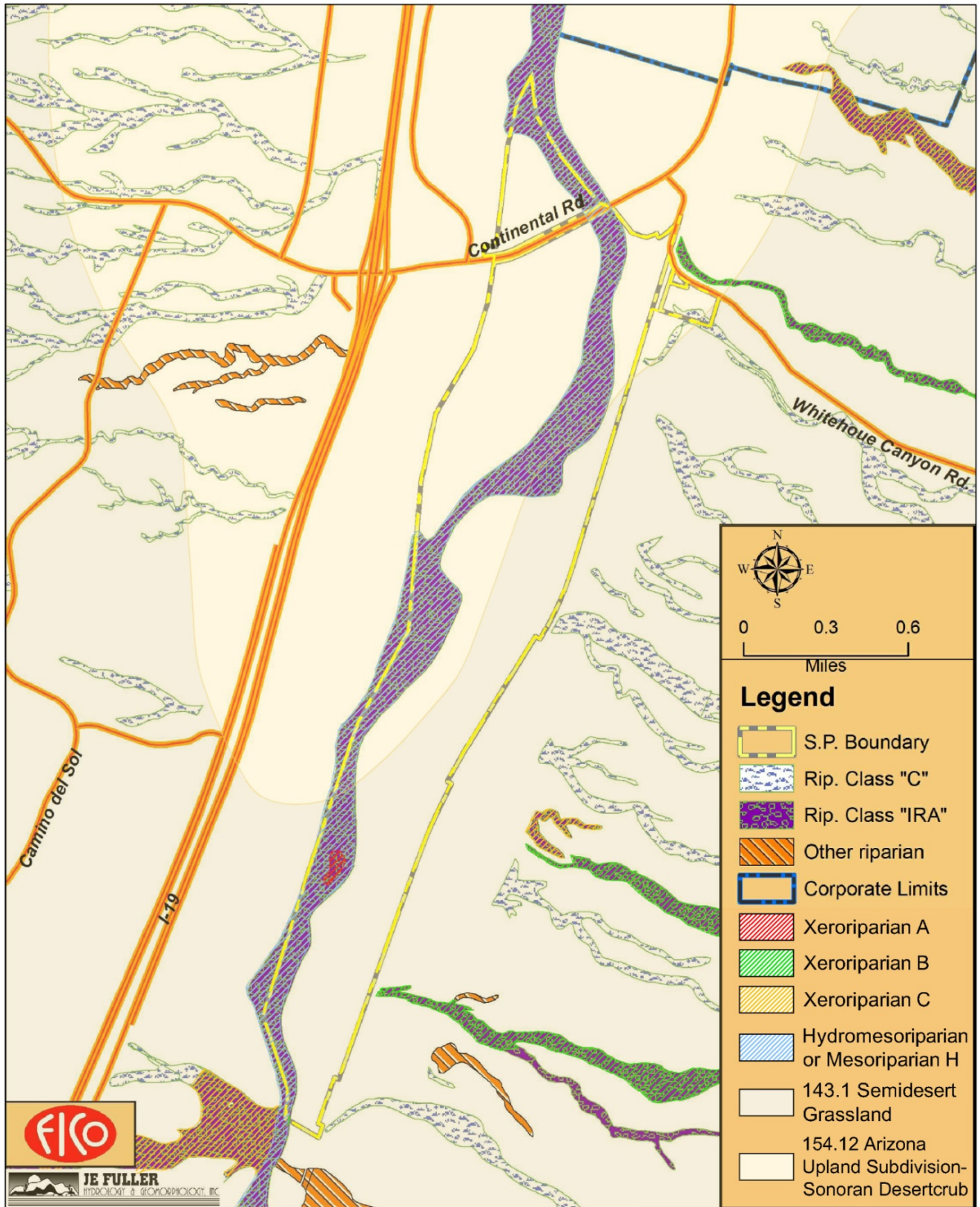


Figure 12, 2005 Riparian Habitat Classification

I-D. Biological Resources

1. Conservation Land System (CLS)

The Maeveen Marie Behan Conservation Land System (CLS) identifies four designations on the property, including Agricultural In-Holdings (AIH), Multiple Use Management Areas (MUMA), Biological Core Management Areas (BCMA) and Important Riparian Areas (IRA). The property immediately adjacent to Continental Road west of the primary river corridor is designated as AIH. The property adjacent to Whitehouse Canyon Road on the east side of the river corridor is designated as MUMA. The remainder of the property includes a mix of IRA along the primary Santa Cruz River channel, small slivers of MUMA immediately adjacent to the IRA designation, and a large area of BCMA along the east side of the primary river channel. All of the active pecan groves east of the river are designated as AIH.

Figure 13, *Conservation Land System and Other Biological Resources* illustrates the boundaries of the CLS categories throughout the property. The estimate acreage of each CLS category within the property is as follows:

- Important Riparian Areas = 252.0 Acres
- Biological Core Management Area = 431.5 Acres
- Multiple Use Management Areas = 140.3 Acres
- Agricultural Inholdings = 238.7 Acres
- No CLS Designation = 31.8 Acres

Figure 13 also documents the CLS designations off-site, which include a combination of all four categories, primarily to the south, east and north of the property.

2. Critical Landscape Connections (CLC)

The proposed Specific Plan site occurs within one of the six Critical Landscape Linkages identified on the CLS Map. The CLC are six broadly defined areas where biological connectivity is significantly compromised, but where opportunities to preserve or otherwise improve the movement of wildlife between major conservation areas and/or mountain ranges still persist. The identified CLC is depicted as connecting the Biological Core Areas of the Sierrita Mountains west of the Santa Cruz River and the Santa Rita Mountains east of the river.

3. Pima Pineapple Cactus

The majority of the proposed Specific Plan site does not occur within a Priority Conservation Area for the Pima Pineapple Cactus. Only the extreme southern portion (approximately 17.71 acres) of APN# 304-18-098A is designated as occurring within the Priority Conservation Area for this species. The portion of this parcel mapped with the Priority Conservation Area is modeled as low value. The property has not yet been surveyed for Pima Pineapple Cactus.

4. Needle-Spined Pineapple Cactus

The proposed Specific Plan site does not occur within a Priority Conservation Area for the Needle-spined Pineapple Cactus. The property has not yet been surveyed for the Needle-spined Pineapple Cactus.

5. Pygmy and Burrowing Owl Modeled Habitat

The proposed Specific Plan site does not occur within Survey Zone 1 or a Priority Conservation Area of the Cactus Ferruginous Pygmy-Owl, nor does it occur within a Priority Conservation Area for the Western Burrowing Owl.

6. Special Status Species

Occurrence records for special status species were obtained through a search of the Arizona Game and Fish Department's (AGFD) Heritage Data Management System (HDMS) Online Environmental Review Tool, which queries occurrences records tracked by the HDMS. These search results include occurrences of species of conservation concern to the U.S. Forest Service, Bureau of Land Management (BLM), and the Arizona State Land Department (ASLD) that have been reported within three miles of the Specific Plan site area. The HDMS results returned occurrence records for four species: yellow-billed cuckoo (*Coccyzus americanus*), tropical kingbird (*Tyrannus melancholicus*), Pima pineapple cactus (*Coryphantha scheeri* var. *robustispina*), and staghorn cholla (*Opuntia versicolor*). A copy of the HDMS search results for the Specific Plan area is included as an **Appendix**.

7. Saguaros

Much of the Specific Plan site has been given over to agricultural use and does not contain habitat which could support saguaros. Most of the undisturbed areas associated with the property occurs within the active channel of the Santa Cruz River and does not have potential to support saguaros. Potential saguaro habitat is limited to small portions of the property that have not incurred historic disturbance for agricultural or ancillary uses. These are areas generally located above the typical limits of the Santa Cruz River floodplain. Although no specific, intensive saguaro inventory has been performed, multiple site visits to the area have not resulted in the identification of any saguaros. The project shall comply with the NPPO related to Saguaros at the time of development.

8. Habitat Protection/Community Open Space

The proposed Specific Plan boundary site does not occur within a Habitat Protection or Community Open Space priority acquisition areas as defined by the Sonoran Desert Conservation Plan (SDCP). The property has not been identified for acquisition by Pima County under either the 2004 or proposed 2010 Conservation Bond Program.

9. Other Important Vegetation

As stated previously, much of the property has been given over to agricultural use and most undisturbed areas are associated with the active channel of the Santa Cruz River. The subject property has an extensive history of agricultural operations dating back more than 90 years. As a result of this intensive cultivation, much of the historic vegetation has been replaced with non-native agricultural species like the current pecan groves on the majority of the property. However, the pecan grove has been a fixture of the area for over 60 years and the trees themselves do have a recognized aesthetic and scenic value.

10. On-Site Vegetative Communities

Presently, both the Specific Plan site area and the larger valley are mapped as being located within a transitional zone between the Arizona Upland subdivision of the Sonoran Desertscrub biotic community and the Semidesert Grassland biotic community (Brown and Lowe 1980). Approximately 625 acres (56%) of the Specific Plan area are mapped within the Arizona Upland subdivision of the Sonoran Desertscrub biotic

community and 483 acres (44%) are mapped within the Semidesert Grassland biotic community. While little of the native upland plant communities remain, species characteristic of these communities can still be found in undisturbed areas. Prominent plant species of the Arizona Upland subdivision (Turner and Brown 1994) often include foothill paloverde (*Cercidium microphyllum*), catclaw acacia (*Acacia greggii*), mesquites (*Prosopis* spp.), saguaros (*Carnegiea gigantea*), and several species of cholla (*Opuntia* spp.).

The Semidesert Grassland biotic community is typified as a perennial grass-scrub dominated landscape found at the transition from lower elevation desertscrub to higher elevation biotic communities (Brown 1994). Prominent plant species found in the Semidesert Grassland community are often similar to some found in the Arizona Upland subdivision of the Sonoran Desertscrub community (mesquites and catclaw acacia) with the addition of perennial grasses or forbs, and often sotols (*Dasyllirion* spp.) and/or agaves (*Agave* spp.) (Brown 1994).

The majority of the Specific Plan site area has been heavily altered from its natural state. Most of the lands comprising and immediately adjoining the Specific Plan site area have also been altered by historic and modern agriculture and grazing, as well as more recent residential development. The majority of the Specific Plan site area is currently pecan groves, actively maintained and harvested by FICO. The pecan tree (*Carya illinoensis*) is, by far, the most prominent plant species within the Specific Plan site area. Some relatively undisturbed lands on the fringes of the Specific Plan site area do possess more common, non-cultivar vegetation including foothill paloverde (*Cercidium microphyllum*), velvet mesquite (*Prosopis velutina*), creosote bush (*Larrea tridentata*), sotol (*Dasyllirion wheeleri*), four-wing saltbush (*Atriplex canescens*), staghorn cholla (*Opuntia versicolor*), cane cholla (*Opuntia spinosior*), and Engelmann prickly pear (*Opuntia engelmannii*). Non-native disturbance species such as Russian thistle (*Salsola* spp.) and bermudagrass (*Cynodon dactylon*) were also observed.

The Santa Cruz River and its floodplain in the vicinity of the Specific Plan site area historically supported more riparian vegetation: mesquite bosques, dense sacaton (*Sporobolus airoides*), and likely scattered cottonwood (*Populus fremontii*) and possibly willow (*Salix* spp.). Beyond the historic and modern alteration of the surrounding landscape, changes in the morphology of the river and the depth of the ground water table within the valley have also altered the vegetation within the channel itself. Presently, only the margins of the constrained active floodplain possess at least some limited mature, woody vegetation. The active channel more regularly experiences scour and mechanical alteration to prevent erosion, and vegetation supported by the channel margins and active floodplain is mainly limited to patches of desert broom (*Baccharis sarothroides*) and burrobrush (*Hymenoclea salsola*).

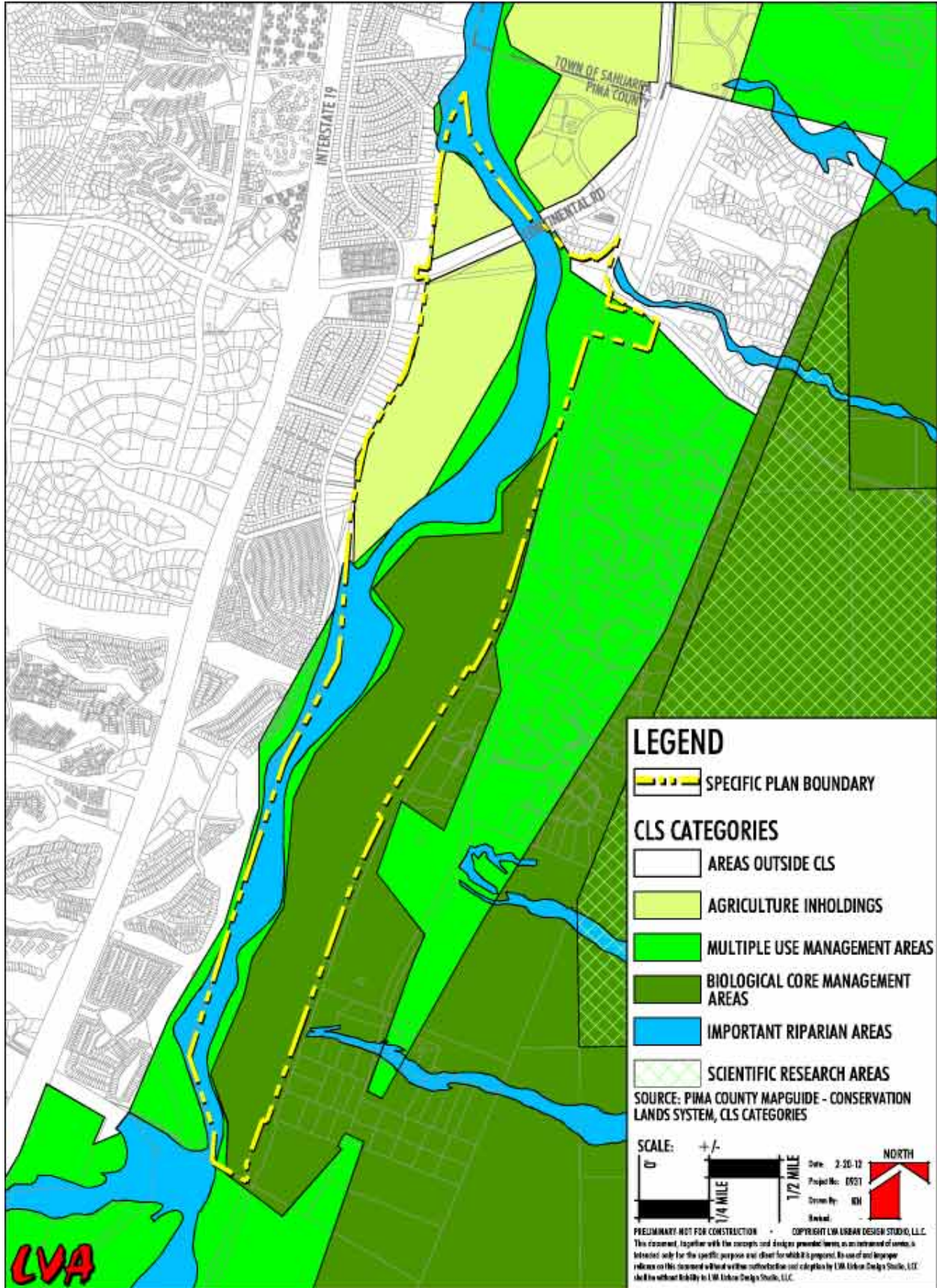


Figure 13, Conservation Land System and other Biological Resources

I-E. Viewsheds



1. Visibility Areas

The Continental Farms Specific Plan area sits within the basin of the Santa Cruz River Valley. The valley is flanked by a series of dramatic mountain ranges including the predominant Santa Rita Mountains to the southeast and Sierrita Mountains to the west. The property is also within visible range of several other mountain ranges including the Tucson Mountains. Due to its proximity to the Santa Cruz River, the property is generally located at elevations lower than surrounding properties to the east and west, and is actually at a low point within the Green Valley/Santa Cruz River Valley area. However, the existing pecan orchards can be as high as 75-feet with a height range of 45 to 75-feet, providing a beautiful view of the orchards from surrounding properties, but restricting views of the distant valley and mountains, particularly from properties within close proximity to the site.

- **Santa Rita Mountains** are located within the Coronado National Forest. Prior to 1908 this range was the principal component of Santa Rita National Forest, which was combined with other small forest tracts to form the Coronado National Forest. The Santa Rita Mountains are located southeast of the Continental project. The highest point in the range is Mount Wrightson, with an elevation of 9,453 Ft. The range contains Madera Canyon, and the Whipple Observatory.
- **Sierrita Mountains** are located southwest of the Continental project. The mountain range is within Pima County and has a maximum elevation of 5,781 Ft.
- **Tucson Mountains** are located northwest of the project and is a smaller mountain range. Wasson Peak is the highest point on the range at 4,687 Ft.
- **Santa Catalina Mountains** are located northeast of the project and are the most prominent mountain range in the Tucson area, with the highest point being Mount Lemmon at an elevation of 9,157 feet.
- **Mine Tailings** from the Mission, Pima, Twin Buttes and Sierrita Mines are located west of the project.

2. Ground-Level Photos

A series of ground-level photos were taken from the property from various locations around the property. One thing to note is that this property is almost entirely farmed

with mature pecan trees that range from 45 to 75-feet in height. These trees significantly restrict existing views from immediately adjacent properties through and across the site. As the site is at a low point in the region, properties to the east and west begin to elevate, and at a certain point become higher than the top of the tree canopies. This is reflected on some of the photographs taken from around the property (and provided on the following pages). See **Figure 14**, *Photo Key Map* and **Figures 15a-15f**, *Site Photos* for photographs of the property from various locations.

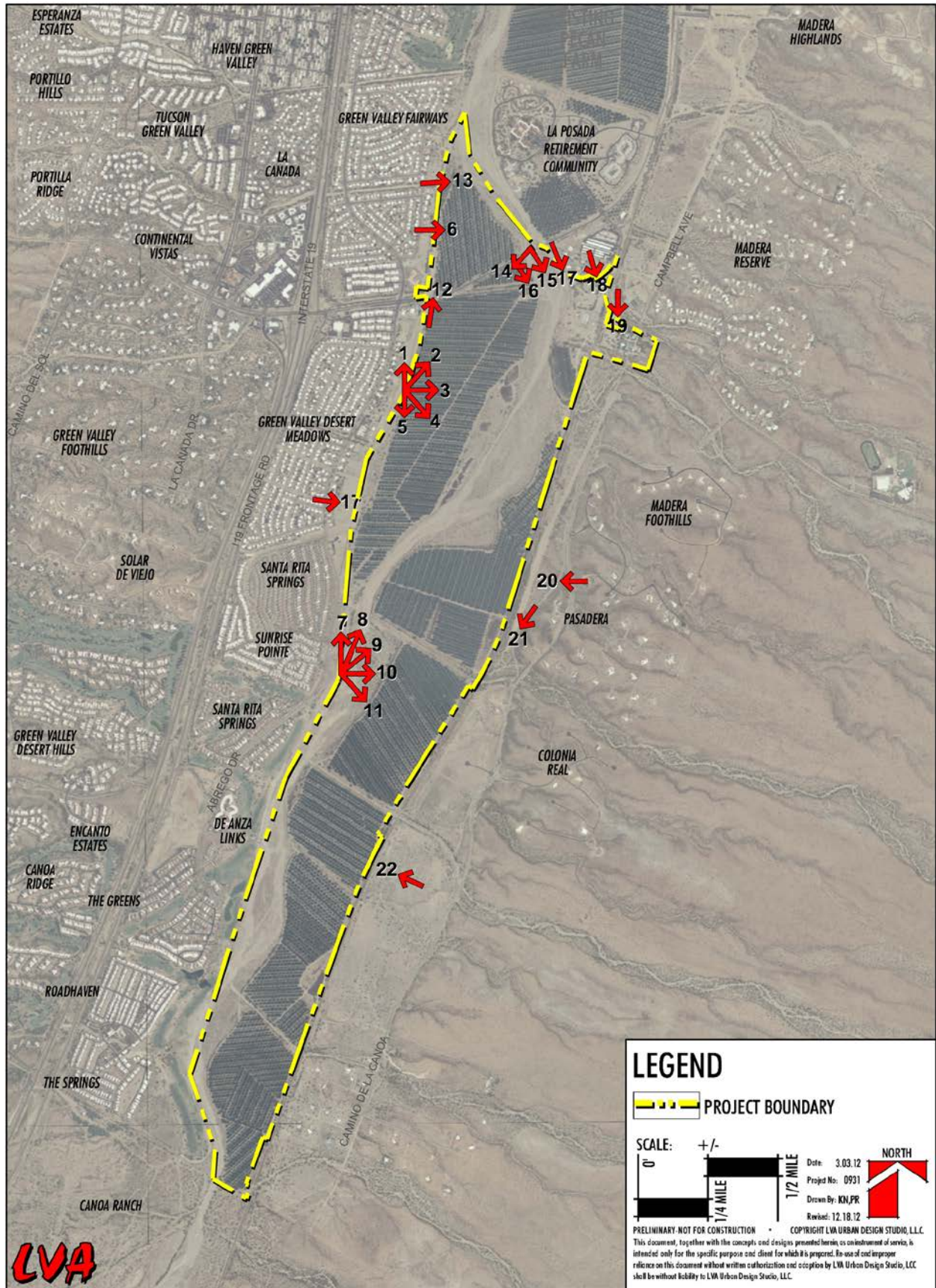


Figure 14, Photo Key Map



PHOTO 2- LOOKING NORTHEAST



PHOTO 4- LOOKING SOUTHEAST



PHOTO 1- LOOKING NORTH



PHOTO 3- LOOKING EAST

Figure 15a, *Site Photos*



PHOTO 6- LOOKING EAST



PHOTO 8- LOOKING NORTH

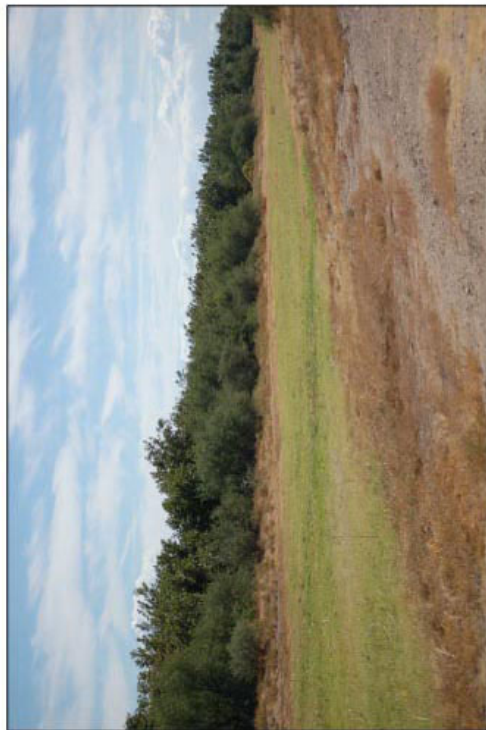


PHOTO 5- LOOKING SOUTH



PHOTO 7- LOOKING NORTH

Figure 15b, *Site Photos*



PHOTO 10- LOOKING EAST



PHOTO 12- LOOKING NORTH

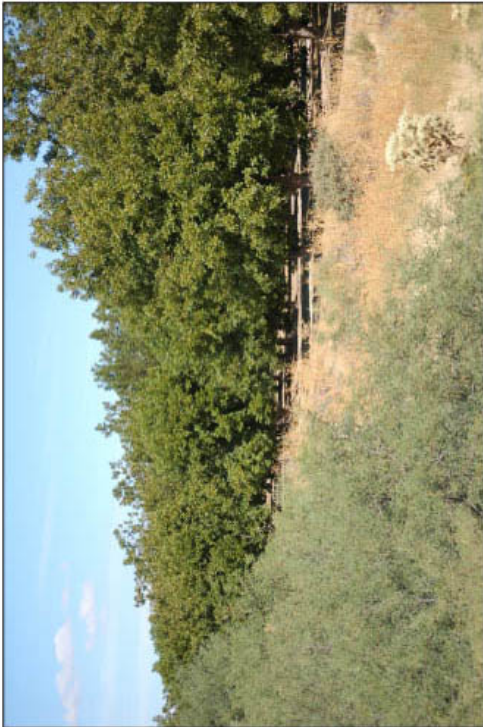


PHOTO 9- LOOKING NORTHEAST

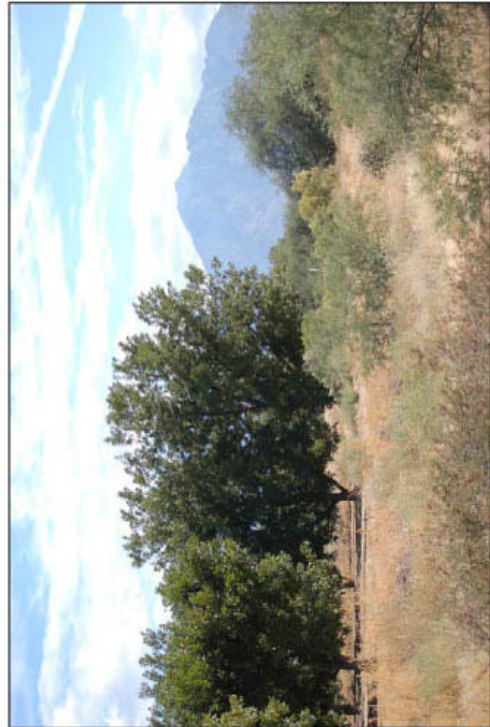


PHOTO 11- LOOKING SOUTH

Figure 15c, *Site Photos*



PHOTO 14- LOOKING SOUTHWEST



PHOTO 16- LOOKING SOUTHEAST



PHOTO 13- LOOKING WEST

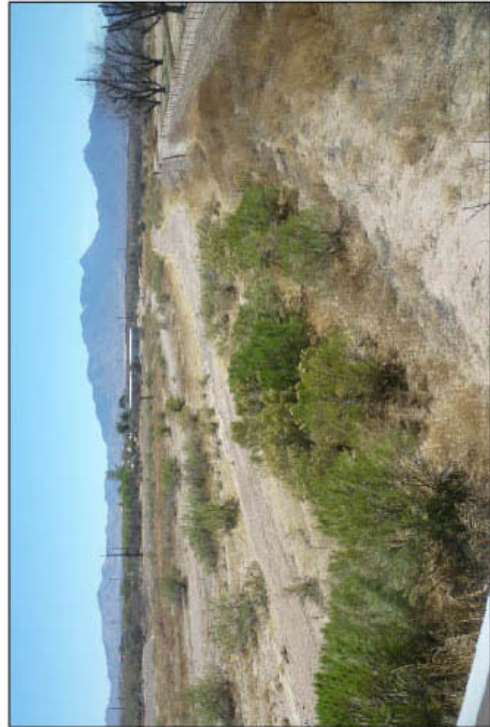


PHOTO 15- LOOKING SOUTHEAST

Figure 15d, *Site Photos*



PHOTO 18- LOOKING SOUTH



PHOTO 20- LOOKING WEST



PHOTO 17- LOOKING SOUTHEAST



PHOTO 19- LOOKING SOUTHEAST

Figure 15e, *Site Photos*



PHOTO 22- LOOKING WEST



PHOTO 21- LOOKING SOUTHWEST

Figure 15f, *Site Photos*

I-F. Transportation

1. Existing/Planned Off-Site Streets

There are two primary roadways within or adjacent to the proposed Specific Plan boundary, Continental Road and Whitehouse Canyon Road. See **Figure 16, Existing On-Site and Off-Site Roadways** for their location in relation to the property. Both of these roadways are designated as Scenic Major Roads accordingly to the Pima County Major Streets and Scenic Routes Map (March, 2011). **Figure 16a, Existing Traffic Volumes** depicts the existing traffic volumes and lane configurations of the study area roadways.

Continental Road is an east-west major roadway providing four through lanes with a raised median through the Green Valley area west of the proposed site. The roadway section transitions to two lanes east of Abrego Drive as it approaches the Continental Farms property and bridge across the Santa Cruz River. Continental Road begins to the west at Duval Mine Road and continues east curving into Old Nogales Highway north of Whitehouse Canyon Road. According to Pima County mapping services, the right-of-way through this area is 150-feet. The posted speed limit is 35-mph through Green Valley and increases to 45-mph east of Whitehouse Canyon Road. Continental Road provides direct access to Interstate 19 and Old Nogales Highway. 2012 Existing Average Daily Trips are as follows:

La Canada Drive to I-19:	9,000 ADT
I-19 Northbound On-Ramp:	4,900 ADT
I-19 Northbound Off-Ramp:	1,100 ADT
I-19 Southbound On-Ramp:	1,200 ADT
I-19 Southbound Off-Ramp:	5,300 ADT
I-19 to Abrego Dr:	10,000 ADT
Abrego Dr. to Whitehouse Canyon Road:	10,000 ADT

Whitehouse Canyon Road is an east-west two-lane roadway. Whitehouse Canyon Road begins to the west of Old Nogales Highway at Park Centre Avenue and continues east curving south into Madera Canyon Road. According to Pima County mapping services, the existing right-of-way varies as follows: 150' ROW from Nogales Highway to 400-foot east on the intersection; transitioning to 71' ROW along the first curve for 300-feet; transitioning to 60' ROW east to Campbell Avenue; transitioning to 105' ROW east of Campbell Avenue. The current posted speed limit is 30-mph between Continental Road and Madera Reserve, 35-mph between Madara Reserve and 1.05 miles east, from 1.05 miles east of Madera Reserve it is posted 45-mph east to Madera Canyon. 2012 Existing Average Daily Trips are as follows:

Continental Road to Camino del la Canoa:	4,000 ADT
East of Camino de la Canoa:	1,000 ADT

Other roadways within the immediate vicinity of the property include Interstate 19, Old Nogales Highway, Esperanza Boulevard, La Canada Drive, Abrego Drive, and Camino de la Canoa. Each of these roadways is described briefly below.

Interstate 19 (I-19) provides the primary high-speed regional access in the project vicinity with a posted speed limit of 75-mph. The facility is access-controlled and

interchanges are provided at Continental Road, Esperanza Boulevard, Duval Mine Road/Nogales Highway, Sahuarita Road, and Pima Mine Road. The current I-19 infrastructure provides two lanes in each direction separated by a wide median. According to Pima County MapGuide and GIS data, I-19 is classified as an Urban Interstate with an approximate right-of-way of 350-feet.

Old Nogales Highway runs adjacent to the railroad alignment and provides north-south connectivity south of Nogales Highway. Old Nogales Highway provides one-lane in each direction with a posted speed limit of 45-mph within Pima County. Old Nogales Highway is classified by Pima County as an Urban Collector. 2012 Existing Average Daily Trips north of Whitehouse Canyon Road are 6,000 ADT.

Esperanza Boulevard is an east-west four-lane arterial roadway with a raised median. Esperanza Boulevard begins approximately 1.7 miles west of I-19 at Camino Holgado Road and terminates just east of I-19 at Abrego Drive. Esperanza Boulevard provides direct access to I-19. The current posted speed limit varies from 30-35-mph. 2012 Existing Average Daily Trips are as follows:

I-19 NB On-Ramp:	2,200 ADT
I-19 NB Off-Ramp:	1,600 ADT
I-19 SB On-Ramp:	1,500 ADT
I-19 SB Off-Ramp:	2,400 ADT
West of I-19:	11,000 ADT
East of I-19:	5,000 ADT

La Canada Drive is a north-south four-lane arterial roadway with a raised median. La Canada Drive begins in Sahuarita north of Helmet Peak Road as Rancho Resort Boulevard and continues south of Continental Road terminating at Mission Twin Buttes Road in Green Valley. The posted speed limit is 35-mph within the vicinity of the site. 2012 Existing Average Daily Trips between Esperanza Blvd. to Continental Road is 7,000 ADT.

Abrego Drive is a north-south two-lane roadway with a raised median in some segments. Abrego Drive begins to the north in Sahuarita at Duval Mine Road and continues south, terminating approximately 2.6 miles south of Continental Road. The posted speed limit is 35-mph within the vicinity of the proposed site. 2012 Average Daily trips are as follows:

Continental Road to Esperanza Blvd:	5,000 ADT
Continental Road to Pecan Valley Drive:	3,000 ADT

Camino de la Canoa is a north-south two-lane roadway. Camino de la Canoa begins at Whitehouse Canyon Road and continues south approximately 3-miles into a dirt road. The current speed limit is 45-mph and the right-of-way is 90-feet for the first 3,000-foot south of Whitehouse Canyon Road, then transitions to 150-feet south of this point. There is also a dedication of 150-feet of ROW that connects to the 150-foot ROW at the curve of Camino de la Canoa from the south to the southern boundary of the Continental Farms property generally along the Campbell Road alignment. 2012 Average Daily Trips for Camino de la Canoa south of Whitehouse Canyon Road is 300 ADT.

2. Distance to Existing Driveways/Intersections

Notable roadway intersections adjacent to or within the property include:

Continental Road/Old Nogales Highway & Whitehouse Canyon Road: This intersection currently operates as a four-way stop control intersection. The northbound approach consists of a single shared left-through lane and a dedicated right-turn lane. The southbound approach consists of a single shared left-through-right-turn lane. The eastbound approach consists of a signal exclusive left-turn lane, one (1) through lane and a dedicated right-turn lane. The westbound approach consists of a single left-turn lane and a shared through-right-turn lane.

Campbell Avenue and Whitehouse Canyon Road: This intersection currently operates as a one-way stop controlled intersection with stop control on the southbound approach. The southbound approach consists of a single shared left-right-turn lane. The eastbound approach consists of a single shared left-through lane. The westbound approach consists of a single shared through-right-turn lane.

Camino de la Canoa and Whitehouse Canyon Road: This intersection currently operates as a one-way stop controlled intersection with stop control on the northbound approach. The northbound approach consists of a single left-right-turn lane. The eastbound approach consists of a single through-right-turn lane. The westbound approach consists of a single left-through lane.

UPRR and Whitehouse Canyon Road: This intersection currently operates as an at-grade railroad crossing only and is fitted with gates and flashers. This intersection is skewed as Whitehouse Canyon Road crosses the UPRR at an approximate 45-degree angle. Whitehouse Canyon Road currently provides one lane in each direction of travel. It is estimated that approximately 2-8 trains per day travel within this segment of the UPRR.

Abrego Road and Continental Road: This intersection currently operates under signalized conditions with permitted phasing in all approaches. Both the northbound and southbound approaches consist of a signal left-turn lane, one (1) through lane and a dedicated right-turn lane. Both the eastbound and westbound approaches consist of single exclusive left-turn lanes, one (1) through lane and a shared through-right-turn lane.

Formal driveways have not been identified throughout much of the Continental Farms property due to the rural character of the site. The more recent development of adjacent properties has included driveway improvements that reflect County roadway access standards for design and spacing.

3. Public Transit

The property is not currently served by public transit services or facilities.

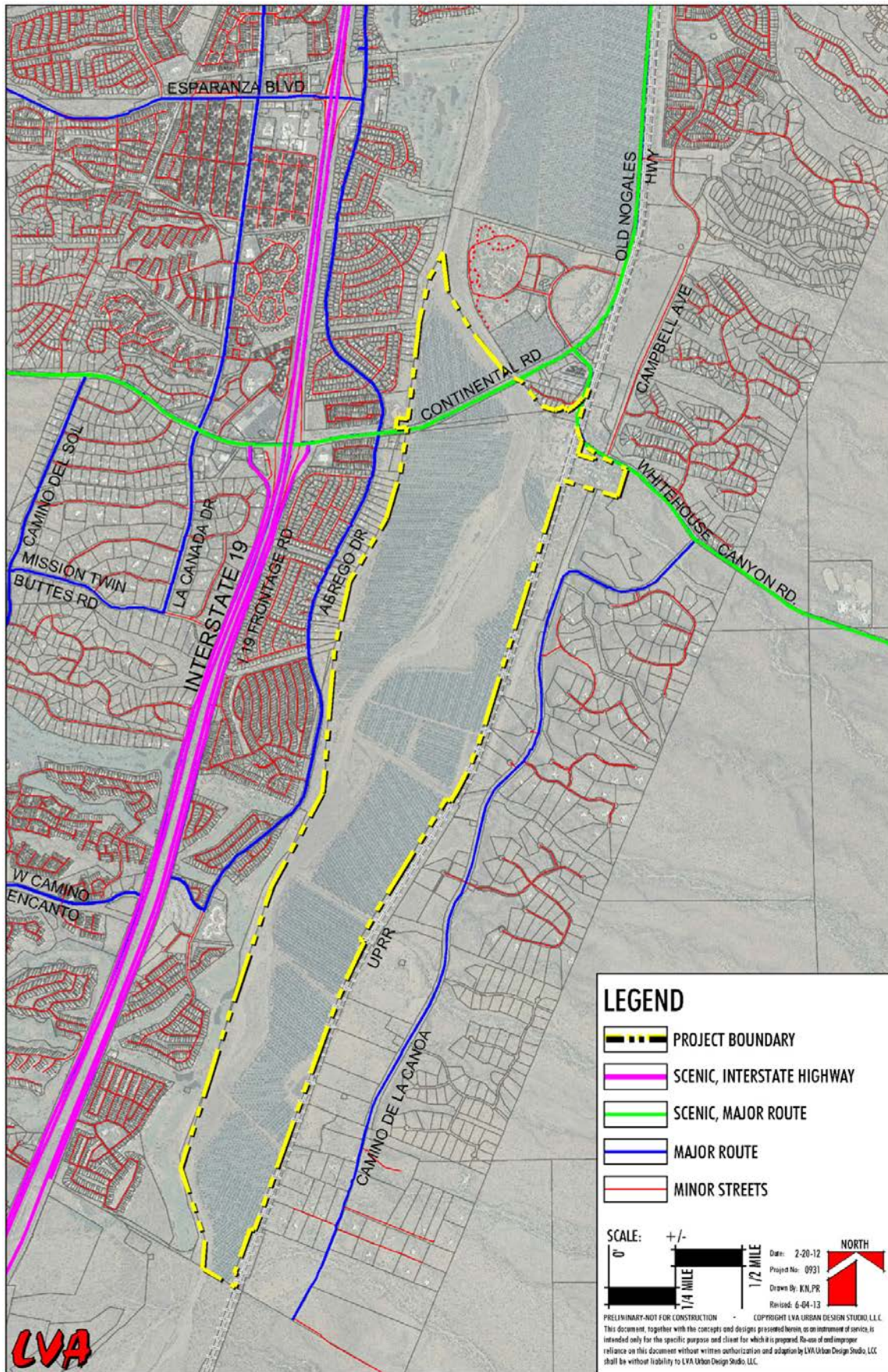


Figure 16, Existing On-Site and Off-Site Roadways

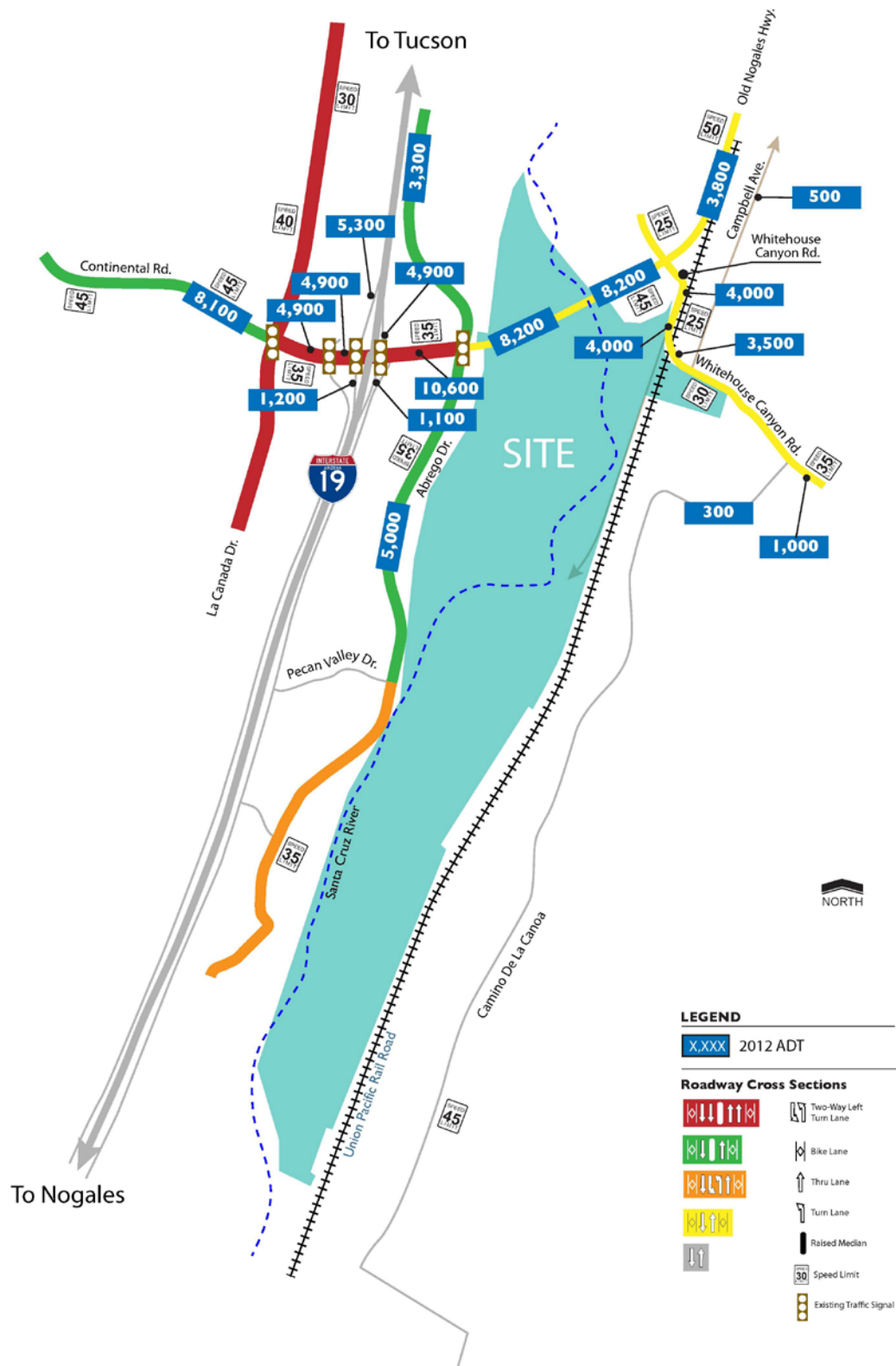


Figure 16a, Existing Traffic Volumes

I-G. Sewers, Water and Other Utilities

1. Existing Public Sewer Lines and Facilities

Public sewer service is not currently available on the subject property, however, it is provided in many of the communities and developments adjacent to the Continental Farms property. The Continental Farms property is not currently located within a designated sewer service district, but is partially surrounded on the west, north and northeast by the Green Valley Wastewater Reclamation Facility (GVWRF) service area. The GVWRF service area is served by the GVWRF approximately 3-miles to the north. The existing farming operation is served by septic. A PAG 208 Amendment may be required to incorporate the Continental Farms property into the GVWRF service area.

The GVWRF is located west of the Quail Creek Community, between Old Nogales Highway and the Santa Cruz River. The facility has a design capacity of 4.1 million gallons per day (MGD) and is owned and operated by Pima County. The Continental Farms property is upstream from the GVWRF and can gravity flow to the facility.

Figure 17, *Existing Public Sewer Facilities* represents the regional public sewer collection and treatment facilities within the immediately vicinity of the Continental Farms property.

2. Site Constraints for Sewer

There are no known site constraints associated with the ability to construct and maintain sewer service on those portions of the Continental Farms Property that are planned to be served by GVSSSD. Implementation of sewer services on the property would require agreement with Pima County to amend the PAG 208 sewer service district boundary, a Development Agreement between Pima County and FICO and a Sewer Service Agreement.

3. Existing Water Lines and Facilities

The Continental Farms property is served by Farmers Water Company (FWC). Although a few facilities exist on the property including a series of wells, the majority of the water delivery system is for irrigation of the pecan trees. **Figure 18, *Existing Water Facilities*** shows the location of various well sites both on-site and adjacent to the property.

4. Electric Power

Tucson Electric Power (TEP) has overhead power distribution lines in the area of the project site.

5. Solid Waste

There is no public solid waste service provided on the property. A private solid waste provider currently provides solid waste service to the existing uses on the property.

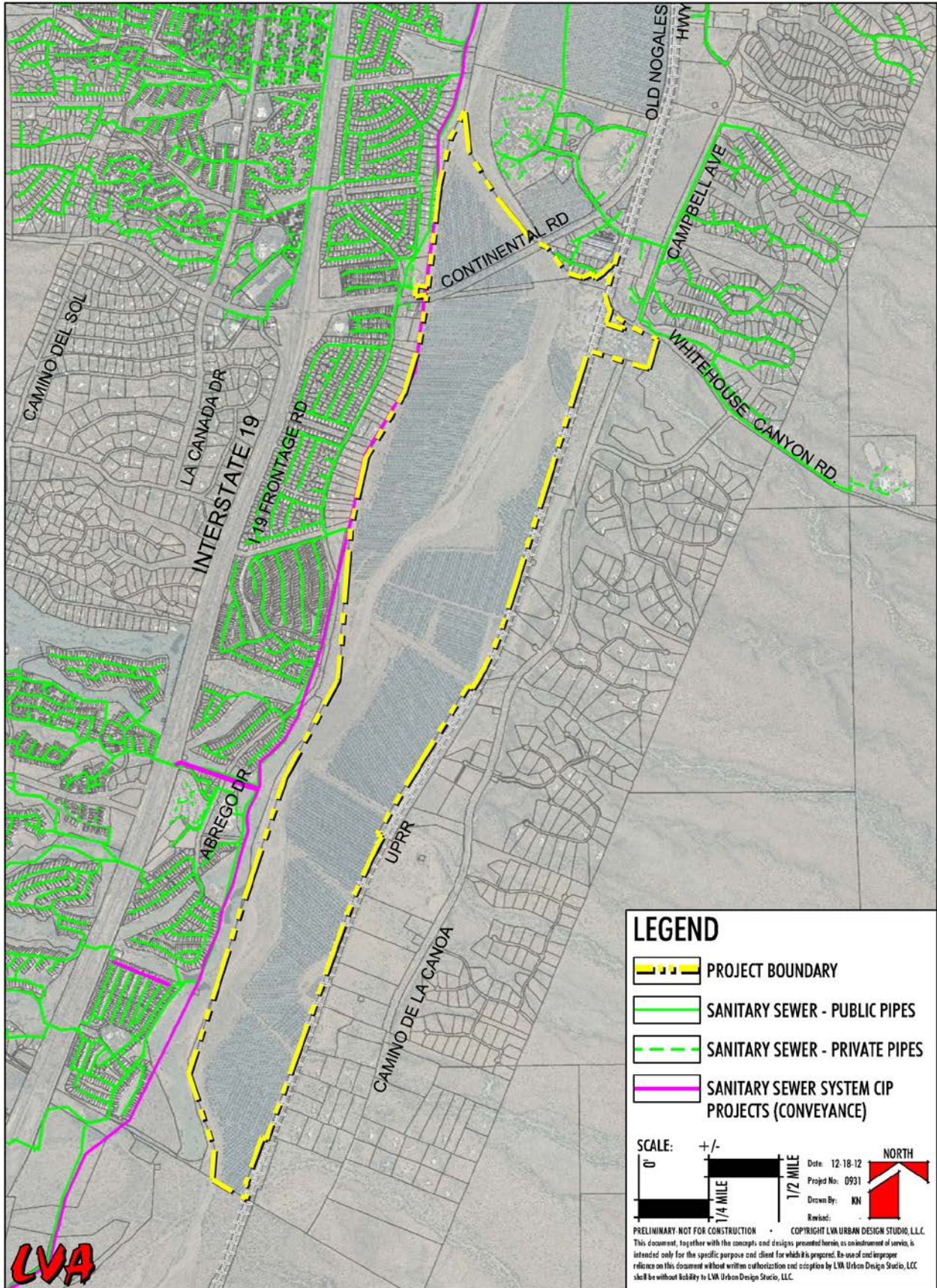


Figure 17, Existing Public Sewer Facilities

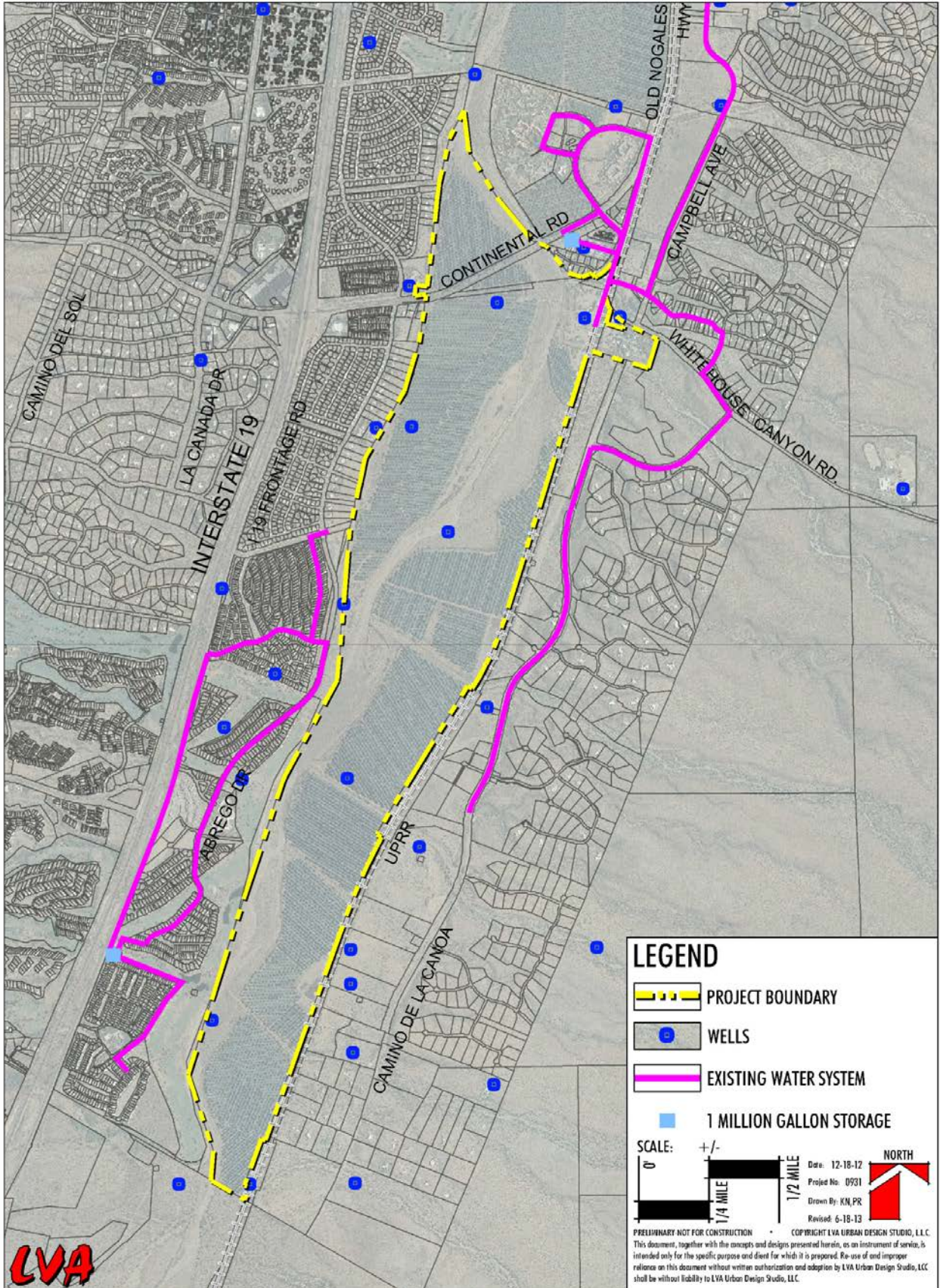


Figure 18, Existing Water Facilities

I-H. Recreation

1. Existing Recreational Facilities within One Mile

- a. Abrego Trailhead: The Abrego Trailhead provides access to the Anza National Historic Trail. The trailhead is located immediately east of Abrego Drive approximately one mile south of Continental Road, just west of the subject property. It includes a shade structure, 15 vehicle parking spaces and four horse trailer parking spaces. It also includes restroom facilities.
- b. Continental Community Center: The Continental Community Center is located at 530 East Whitehouse Canyon Road, just east of the Continental Farms property. This facility is owned by Pima County, and is housed in the historic schoolhouse building once known as the Continental School. The Pima County Natural Resources, Parks and Recreation Department offers administrative services at this facility, and provides services including horticultural family and consumer education, 4-H youth development, and agricultural environment and natural resources.
- c. Desert Meadows Park: Desert Meadows Park is a small park owned by the Desert Meadows HOA located north of Continental Road along Abrego Road and immediately adjacent to the Santa Cruz River.
- d. Canoa Preserve Community Park: Canoe Preserve Community Park is a Pima County park located on Camino de la Canoa approximately 2.5 miles south of Whitehouse Canyon Road, near the southeastern edge of the Continental Farms property. This park is programmed to include four softball fields, a dog park, exercise trail, picnic tables and barbeque pits.
- e. Torres Blancas Golf Club: Located at 3223 S. Abrego Drive immediately west of the Continental Farms property on the west side of the Santa Cruz River, the Torres Blancas Golf Club and Course is nestled in the Santa Cruz Valley at the foot of the beautiful Santa Rita Mountains. This is a championship course designed by Lee Trevino, and offers 18 holes with lakes, sand traps and undulating greens.
- f. Other Golf Courses: There are several other golf courses within the immediate vicinity of the Continental Farms property, including San Ignacio Golf Course located at 4201 South Camino Del Sol, Canoa Hills Golf Course located 1401 West Calle Pueblo, Desert Hills Golf Course located at 2500 Circulo de los Lomas, and Havan Golf Course, located at 110 North Abrego Drive. The precise location of each of these courses is shown on **Figure 19, Existing Recreational Facilities and Trails within 1-Mile.**

2. Trail Rights-of-Way

Pima County has secured portions of the Anza Trail corridor along the western embankment of the Santa Cruz River. For a large majority of the corridor between the Canoa Ranch and Continental Road, the trail easements and improvements are not located on FICO property. However, FICO is working with the County to resolve public access through several small “gap” segments near Continental Road. Resolution of these remaining segments will allow the County to link up with existing segments and construct continuous trail improvements that extend to the southern boundary of Pima County at Elephant Head Road.

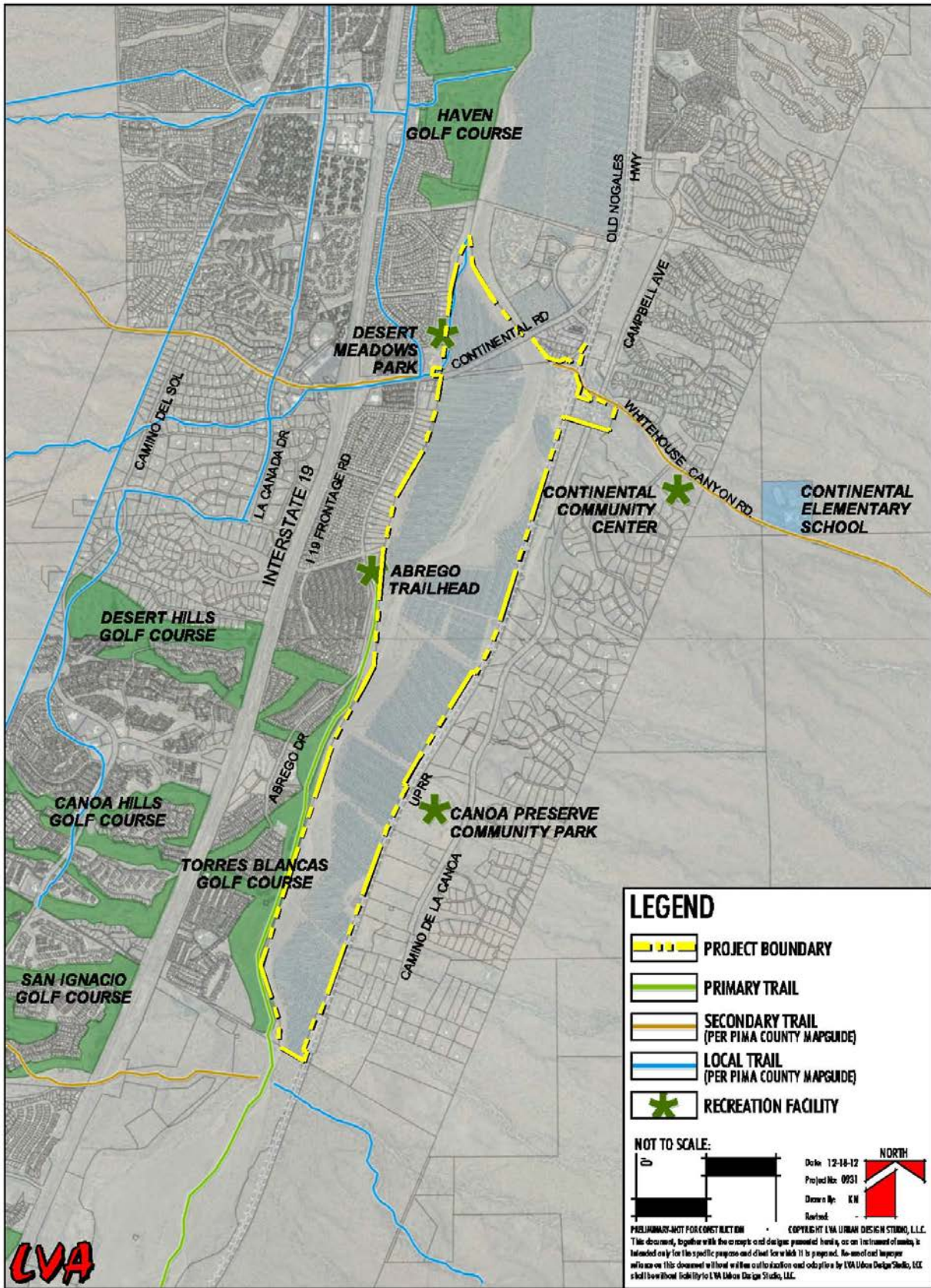


Figure 19, Existing Recreational Facilities and Trails within 1-Mile

I-I. Cultural Resources: Archaeological and Historic Sites

1. Records Check

A Class I Archaeological Records Search was completed by Desert Archaeology, Inc. (DAI) in February 2009 in support of the development of the Sahuarita Farms and Continental Farms Specific Plans. The search was performed to determine whether the site had been field surveyed for cultural resources and to identify any previously-recorded archaeological or historic resources known to exist on the property. The Record Search performed by DAI included the property currently considered under this Specific Plan. The search included records in the AZSITE cultural resources database at the Arizona State Museum (ASM) for all previously recorded archaeological sites and completed cultural resources investigations located both within and in a 1-mile radius around the Specific Plan site area. A single copy of this report has been provided as a “confidential” appendix to the Specific Plan in accordance with State Statute.

The Class I Archaeological Records Search identified a total of 11 previously recorded archaeological sites within the Specific Plan site area and an additional 58 sites within the 1-mile buffer. Sites within the 1-mile buffer of the Specific Plan site area represent a wide spectrum of ages, but with clusters dating to the Hohokam Sequence (A.D. 500 - 1450) and the American Period (1856 to Present). The Records Search identified 13 previously completed cultural resources investigations within the Specific Plan site area. An additional 43 were completed within the 1-mile buffer.

2. Cultural Resources On-Site

The majority of the Specific Plan site area has not previously been surveyed for cultural resources. Additionally, some of the survey occurring within the Specific Plan site area was performed more than 10 years ago. The State Historic Preservation Office (SHPO) recommends that lands surveyed more than 10 years prior to any proposed disturbance be resurveyed using current recording methods and to check for newly exposed sites and/or damaged to previously known sites.

Given the known archaeological resources in the vicinity of the Specific Plan site area and the alluvial geology of the region, it is likely that buried archaeological resources would normally be present. However, the majority of the Specific Plan site area is under the active cultivation of mature pecan trees. Given the presence of these trees and continuing ground disturbance related to their cultivation, it is unclear what level of intact subsurface deposits may remain in the Specific Plan area.

3. Field Survey (may be submitted with development plan or plat)

Prior to completion and approval of a development plan, a Class III pedestrian survey of the un-surveyed areas will be completed. The survey will be conducted to support planning efforts and, to the extent possible and practical, inform efforts to avoid and/or minimize impacts to important cultural resources. Where avoidance is not possible, suitable data recovery plans will be developed in accordance with applicable federal, state and Pima County regulations. Required survey efforts will be completed prior to issuance of a grading permit that would adversely impact potential archaeological sites.

I-J. Outdoor Lighting

1. Outdoor Lighting Zones

The Continental Farms Specific Plan area is located within two regulated lighting areas as defined within Chapter 3 of the Pima County Outdoor Lighting Code, including E1.a and E1.b. Lighting area E1.a includes areas around the astronomical observatories and includes land within 15 miles of the summit of Kitt Peak and 12.5 miles of the summit of Mount Hopkins (location of Whipple Observatory). Within this lighting area, the preservation of a naturally-dark environment, both in the sky and in the visible landscape, is considered of paramount concern. Lighting E1.b includes lighting areas within a 25-mile radius of the center of Mount Hopkins. **Exhibit 20, *Outdoor Lighting Zones*** identifies the location of these two lighting zones within and adjacent to the Continental Farms property.

I-K. Composite Map

1. Composite Map Description

The composite map (shown as **Figure 21, *Composite Map***) provides for various overlays in order to show the cumulative impacts of various site constraints on the property. The composite map includes topography, hydrologic conditions, including existing FEMA floodway and floodplain, the various Conservation Land System designations and riparian areas that exist on the property. The map also shows the various tributaries that flow through the property into the Santa Cruz River. Finally, the aerial photograph within the exhibit shows the location of the existing pecan orchards on the property. The specific description and discussion regarding each of these site constraints is discussed in more detail within the applicable sections of this report, but this exhibit provides an opportunity to evaluate how each of these elements, collectively, impacts the overall property.



Figure 20, Outdoor Lighting Zones

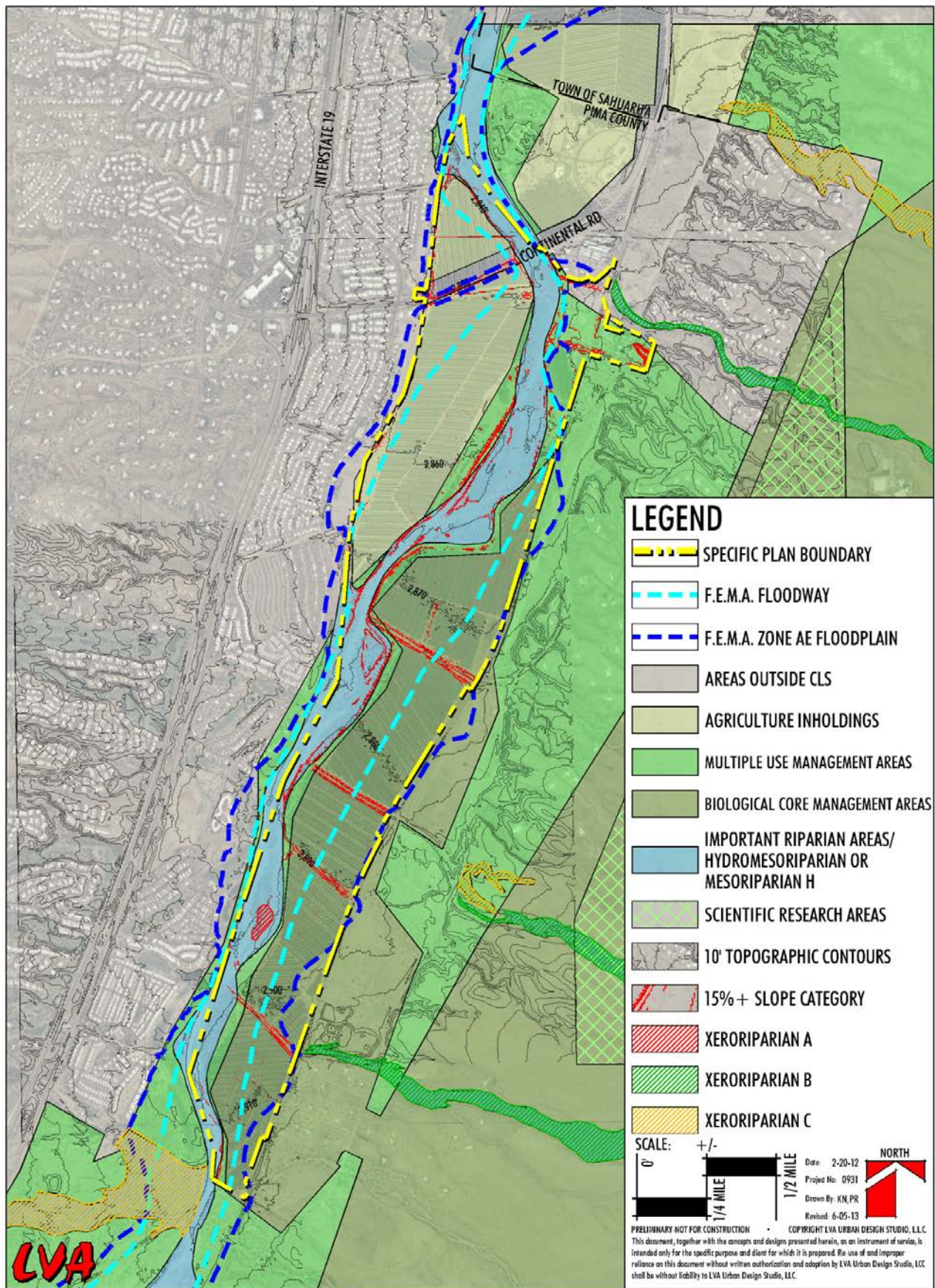


Figure 21, Composite Map

PART II: DEVELOPMENT PLAN

II.A Project Overview

1. Summary

The Continental Farms Specific Plan (CFSP) is a 1,095 acre master planned community located in the Green Valley area of unincorporated Pima County. The CFSP is a companion plan to the Sahuarita Farms Specific Plan (SFSP), a 5,678 acre master planned community within the Town of Sahuarita. The two projects have been designed concurrently, and incorporate a holistic and comprehensive approach to land use, open space, community facilities and services within the region. Particularly, regional open space and river improvements have been coordinated between the two projects to ensure a seamless approach to regional open space along the Santa Cruz River corridor. While the SFSP is much larger in size and will provide for long-term regional growth within the Town of Sahuarita over the next 40-50 years, the CFSP is equally important in providing for growth, community facilities, services, recreational trails and open space within the Green Valley area over the next several decades.

The CFSP is designed to comply with the Pima County Comprehensive Plan as well as the Green Valley Community Plan in supporting compatible land uses to address future growth needs, while also protecting and/or enhancing open space and regional recreational opportunities along the Santa Cruz River corridor. The project will comply with the Conservation Land System (CLS), and will provide 714-acres of open space, or 65% of the entire project area. The bulk of the development will occur along the Continental Road corridor, a major transportation corridor through the region that connects Interstate 19 one-quarter mile to the west with Continental Farms, Sahuarita Farms, and various additional developments to the north and east. Additional low density rural development and a boutique-style eco-friendly spa & lodging facility is planned further to the south, with significant open space and the dedication of a public easement for an important segment of the Juan Bautista De Anza National Historic Trail (Anza Trail) that will connect to Canoa Ranch. The CFSP will complete an important segment for the continuous connection of the Anza Trail between Canoa Ranch to the south and the SFSP to the north, providing for a 20-mile trail segment through the Green Valley/Sahuarita area with continued connections south into Santa Cruz County.

As much of the land is designated within the CLS as Important Riparian Area and Biological Core Management Area, significant permanent open space will be provided as part of the plan. Within the southern two-thirds of the property, the low flow channel of the Santa Cruz River will remain as natural open space. Within the northern portion of the property, river improvements are proposed that will extend from Continental Road both north and south to stabilize the river and remove approximately 237 acres of land from the floodplain. These river improvements will include a re-contouring of the low flow river channel to increase its overall capacity to handle the 20-year storm event, with gently-sloping upper terrace areas that will carry up to the 100-year storm event. This will allow development of some land that is currently in the Santa Cruz River floodplain, while stabilizing and enhancing the river corridor in an area near major transportation and utility infrastructure.

The proposed land use plan for the property includes nine development parcels, with a variety of uses ranging from natural, agricultural and enhanced open space, mixed residential, and opportunities for a variety of non-residential uses including commercial

and retail services, medical, assisted living facilities, office and employment, boutique-style eco-friendly spa & lodge facility, and recreational and community facilities to support the existing and planned growth within the area. The plan proposes a target of 1,500 residential units with a maximum of 1,975 units. This translates to an overall gross project density range of 1.37 to 1.80 residences per acre (RAC). A spa/lodge facility with a maximum of 200 guest rooms and various support facilities and services is also permitted. In addition, approximately 615,000 square feet of non-residential uses is targeted within the commercial and mixed-use parcels, although this number can fluctuate based on the type of use and applicable development standards. For example, if a major medical, institutional or commercial facility is located on the property, the overall square footage may increase to accommodate this use on the property. Finally, the plan provides for approximately 714 acres of natural and improved open space, which includes 65% of the entire project area.

2. Zoning Boundaries and Land Use Plan Summary

Continental Farms proposes to use the Specific Plan zoning district as defined in **Section 18.90** of the Pima County Zoning Code. The Specific Plan zoning district boundary is provided as **Figure 23** and includes 1,095 acres of land. A mix of uses is proposed within the Continental Farms Specific Plan district, with the higher intensity uses occurring along the Continental Road corridor on the northern portion of the property. Very low density residential uses, a boutique-style eco-friendly spa & lodging facility and open space are proposed along the southern portions of the property where the highest value biological resources are located. The proposed land use map and a more detailed description of the land use configuration are provided in **Section II-B** of the Specific Plan.

3. Project Characteristics & Conformance with Existing Plans

As identified in the sections that follow, the proposed CFSP is consistent with various existing plans adopted by Pima County, is compatible with surrounding land uses, supports Arizona's Growing Smarter Plus legislation, and incorporates various standards and principles promoted by Pima County related to growth, development and open space conservation.

Comprehensive Plan: The Comprehensive Plan for the Continental Farms property provides for a mix of Community Activity Center, Neighborhood Activity Center, Medium-High Intensity Urban, Medium Intensity Urban, and Resource Transition land uses. The proposed Specific Plan is compatible and in substantial conformance with the land use designations in the Comprehensive Plan with one minor exception. Approximately 24 acres of land at the south end of Parcel 4 is currently designated as Resource Transition. The proposed River Master Plan identifies that this land area will be from the floodplain when the river improvements are implemented, and the Specific Plan proposes Mixed Residential densities that exceed the densities permitted under the RT land use category. As such, the Specific Plan provides for two alternate provisions to resolve this conformance issue. Two land use data tables are provided, one with development of this area using the Mixed Residential development standards as defined within this Specific Plan (listed as the **Table 4, Development Plan Data Table**). In order for this to occur, either a Type 1a Minor Revision to the Comprehensive Plan must be applied once the property is removed from the FEMA 100-year floodplain as defined within **Section 18.89.041.B.1.a** of the Pima County Zoning Code, or a Comprehensive Plan Amendment must be approved by Pima County to change the land use designation to permit the proposed land use. If neither of the two scenarios occur, then **Table 4a,**

Alternative Development Plan Data Table shall apply, which removes the 24-acre from Parcel 4 Mixed Residential, and shifts it to Parcel 8, River Open Space.

Additionally, there are several minor slivers of land within the proposed development parcels that do not line up exactly with the parcels included in the Comprehensive Plan Amendment that was approved in April 2012. This is based on more detailed planning and design of the river master plan as part of the preparation of the Specific Plan. These discrepancies comprise a total of approximately 19 acres, less than 2% of the Specific Plan area. These minor discrepancies are considered scrivener's errors and be addressed as a Type 1b Minor Revision to the Comprehensive Plan in accordance with **Section 18.89.041.B.1.b.** of the Pima County Zoning Code.

The land use designations as defined within the Specific Plan are similar to the zoning districts permitted within each of the applicable Comprehensive Plan land use designations as defined within the Comprehensive Plan. For example, The areas designated Community Activity Center within the Comprehensive Plan are planned for a mix of multi-family residential uses and various commercial, office, medical, assisted living and other non-residential uses. The area designated as Medium Intensity Urban within the Comprehensive Plan is planned for residential uses with an average density of 4.4 RAC (5.3 RAC is using Table 4a). The area designated as Resource Transition is planned for open space, low density residential and a boutique-style eco-friendly spa & lodge facility. All areas of the CFSP with the exception discussed above are consistent and in conformance with the Comprehensive Plan.

Existing Land Use: The CFSP considered the existing surrounding land uses during both the preparation of the Comprehensive Plan Amendment approved by Pima County in April 2012, and in the preparation of this Specific Plan. In summary, the surrounding land uses include river open space and the La Posada retirement community to the north, residential developments ranging from medium to lower density to the west, open space to the south, and large lot residential development to the east. In general, the land uses proposed within the Specific Plan are similar and/or compatible with the existing land uses in the immediate vicinity of the site.

Buffers are proposed in the areas where new development will be located adjacent to existing uses, including the west side of the Mixed Use parcels that are adjacent to existing residential development. The buffer in this area will include an existing +/- 150-foot drainage channel as well as landscaping and edge treatment along the western edge of Parcels 1, 3 and 4 that minimize impacts to existing viewsheds. In fact, the plan calls for the preservation of pecan trees along the western edge of Parcels 1 and 3 to maintain existing viewsheds and provide buffering between the existing and future development. These standards are more specifically defined within the Landscape and Buffer Plan section of the Specific Plan.

Rezoning and Special Area Policies:

There are two Special Area Policies and four Rezoning Policies that apply to the Specific Plan as defined below.

Special Area Policy-11: Green Valley Height Policy (USC):

A. Building Height will not exceed 24 feet.

Response: The building height policy will apply to the majority of the overall property, with some exceptions. Within Parcels 1, and 3 (Mixed Use parcels),

certain uses (including medical facilities, assisted/independent living/congregate care facilities and religious assembly facilities) are permitted up to 45 feet in height in conjunction with applicable bufferyard requirements. These perimeter bufferyard conditions are defined within the Landscape and Buffer Plan section of the Specific Plan.

B. Architectural design shall promote the Southwestern style. Colors will blend with their desert surroundings and the existing built environment.

Response: The Specific Plan does not propose detailed architectural design standards, but the development will comply with this policy and will be demonstrated during the site plan review process.

Special Area Policy-18: Floodplain Management: Upper Santa Cruz River Special Area Policy: Land use planning in the Santa Cruz River floodplain from the Santa Cruz County line downstream to the Tohono O’odham Nation shall be based on a river management study. Channelization, encroachment, development or rezoning shall not be permitted within the Santa Cruz River 100-year floodplain or erosion hazard area, whichever is greater, west of the Union Pacific Railroad, until completion of the river management study. A landowner proposing to modify the Santa Cruz River floodplain prior to the completion of said study shall be responsible for providing a comparable study addressing impacts of the proposed development, based on a scope of work submitted to the Flood Control District. The study scope and results shall be submitted to the District for review and approval.

Response: The Specific Plan application includes a River Master Plan for the Santa Cruz River corridor through the property, satisfying this Special Area Policy. The Santa Cruz River Master Plan proposes modifications to the Santa Cruz River floodplain which is consistent with the overall development plan for the property.

Rezoning Policy A. Development Services Department: A rezoning or specific plan application and companion river management plan will reflect commitments made during the comprehensive plan amendment process, as evidenced by application materials and the record of public hearings, to implement an integrated, holistic planning approach which promoted compact, sustainable development and recognizes the many values of the Santa Cruz River corridor as the central design element for future development.

Response: The CFSP complies with this policy through the integrated River Master Plan included with the application, and its relationship to the overall land use plan proposed for the property. The land use and river improvements have been planned to work together in an integrated, holistic way, including the assurance of safe and effective flood control and public safety, significant open space, including public access to recreational amenities along the river corridor, and a compact, concentrated and sustainable development plan that provides for a balanced land use approach.

Rezoning Policy B. Regional Flood Control District: Development shall conform to and be consistent with the floodplain and drainage improvements and habitat preservation efforts identified in the River Management Plan to be approved as part of the Specific Plan process.

Response: As stated above, the River Master Plan was prepared as an integrated component of the overall Specific Plan process, so flood control, safety, habitat preservation, land uses, open space and recreation have all been planned in a

comprehensive manner to ensure a quality, sustainable master plan for the property.

Rezoning Policy C. Office of Sustainability and Conservation:

1. Development occurring within areas affected by designation of the Maeveen Marie Behan Conservation Land System shall be mitigated on-site, off-site, or combination thereof in a manner consistent with the Board of Supervisors' application of the applicable Conservation Guideline(s).

Response: The CFSP has proposed a comprehensive approach to compliance with the CLS in accordance with applicable Conservation Guidelines as defined within the Plan.

2. Any subsequent Management Plan for the Santa Cruz River shall include, but not be limited to, design and management elements that provide for a holistic approach to perpetuating the river's wildlife habitat, riparian and wetland resources, and value as a biological landscape corridor.

Response: See responses above.

Rezoning Policy D. Cultural Resources Office:

1. The entire 287-acre property (included in the Comprehensive Plan Amendment) shall be surveyed for cultural resources (Class III inventory survey) and any standing structures over 50 years old shall be recorded, and all identified historic properties shall be evaluated regarding their significance in consultation with the Arizona State Historic Preservation Officer.

Response: A Class III inventory survey shall be completed prior to development occurring on the property.

2. Any significant historic properties shall be treated through mitigation of impact (affect) to these historic properties prior to construction.

Response: This will be addressed as applicable prior to or during construction of the property on a phased basis.

Promotion of the Conservation Land System: *“The Sonoran Desert Conservation Plan, mindful of the factual correlation between growth and the consumption of natural resources, gives high priority to preserving and protecting our most important natural resources. Growth should be directed to areas with the least natural, historic and cultural resource values. The Plan is not about whether Pima County continues to grow, it is about where the County Grows.”* This quote, taken from the Sonoran Desert Conservation Plan (SDCP), recognizes that growth within Pima County will continue, but that it should be directed to land that is no longer in its natural state in order to preserve as much of the County's pristine desert environment as possible. Virtually all of the land included within the Specific Plan that is proposed for development has been altered by historic use. It has been tilled, farmed, irrigated, and grazed for over 90 years and is no longer natural desert habitat.

A majority of the Specific Plan area is within the SDCP Conservation Land System (CLS), and includes a mix of Agricultural In holdings (AIH), Multiple Use Management Areas (MUMA), Biological Core Management Areas (BCMA) and Important Riparian Areas (IRA). **Figure 13** shows the various CLS designations on the property. The majority of the highly developed areas are proposed within the AIH and portions of the MUMA. The area designated as BCMA includes rural residential densities and a spa/lodge

facility with 80% open space, while the area designated as IRA is virtually all being maintained as natural open space. While some areas of the IRA will be modified and improved for flood control purposes, the upper terrace areas will be enhanced with riparian habitat and are proposed to be included in the open space requirements of the CLS. CFSP will fully comply with the open space and mitigation requirements of the CLS as proposed within the Specific Plan.

Mixed Use Planning:

The CFSP will provide for a mix of residential uses, non-residential uses and open space, including two mixed use parcels within the core of the property. These two parcels will provide for the most intense uses within the project and are immediately adjacent to Continental Road, a major transportation corridor approximately one-quarter mile from the Interstate-19/Continental Road interchange. Regulatory provisions defined within the Specific Plan for the mixed use parcels will ensure a mix of uses is provided at build-out. Additional development parcels will ensure a compatible mix of suburban and rural residential uses, local commercial and/or office uses, a boutique-style spa/lodge, and an abundance of open space. The proposed land use plan will provide for a broad mix of uses, including additional needed services and residential opportunities within a major activity node for the region.

Compact Development:

The Continental Farms property includes 1,095 acres of land within Pima County. Approximately 380 acres contain the majority of the development on the property, while the remaining 714 acres is designated as open space. This land use approach provides for a focused, compact development pattern along Continental Road and Whitehouse Canyon Road, while the property further to the south is maintained as open space, rural development and a boutique scale spa/lodge facility in a secluded, clustered setting.

Multi-Modal Transportation Opportunities:

As stated above, the majority of the development for the property will be focused near Continental Road and Whitehouse Canyon Road, providing opportunities for close proximity and easy access to major transportation corridors within the region. The internal circulation and open space plan will also provide for connected trails, streets, bicycle lanes, sidewalks and possible golf cart travel to encourage alternative modes of transportation through the project. Additionally, provisions can be provided along Continental Road for future public transportation opportunities such as bus stops if/when public transit service is provided in the future.

Rational Infrastructure Expansion and Improvements:

Continental Farms is immediately adjacent to existing regional roadway infrastructure that currently serves the property. It is also immediately adjacent to, or in close proximity to existing water and sewer facilities that can serve the property. There are practical opportunities to extend and expand these facilities to serve the site as summarized below and detailed within the water and sewer sections of the Specific Plan.

Pima County operates the Green Valley Wastewater Reclamation Facility just north of the project area. It is anticipated that sewage from this project can gravity flow to this facility for treatment. The project area is within the Farmers Water Co. (FWC) Certificates of Convenience and Necessity (CC&N). FWC will be the water provider for

the project area, and it currently provides water to the adjacent developments. It is anticipated that the existing facilities can be expanded to serve this project. Stand alone improvements may also be installed within project boundaries to serve the project.

Conservation of Natural Resources:

As discussed above, virtually all of the FICO property has been altered by historical uses. It has been tilled, farmed, irrigated, and grazed for over 90 years and is no longer natural desert habitat. A large portion of the areas included in the Specific Plan request is currently being farmed or used for farming operations, with the exception of the low flow channel of the Santa Cruz River. A Class I Cultural Resources Report for the property has been prepared and submitted to Pima County as part of the Santa Cruz River Master Plan (included with the Specific Plan application). A Class III Cultural Resources Survey will be completed before any construction commences on the property. FICO will comply with all local, State and Federal laws regarding cultural resources that may be discovered on the property at the time of construction.

Growth Area Elements:

The Continental Farms property has been recognized by Pima County as a future growth area for over 30 years, beginning with the adoption of the Continental Farms Community Plan in 1980. Since that time, Green Valley has seen tremendous growth with a variety of land uses surrounding the property. The proposed Specific Plan will provide for an appropriate continuation of that growth in a logical, planned manner and in areas of altered land adjacent to a major transportation corridor and activity node in the region. This future growth will provide much needed commercial and employment services and new housing opportunities for the growing population.

Lighting Overlay Zones, Dark Sky Ordinance

The CFSP will comply with the Pima County Outdoor Lighting Code adopted as Ordinance 2006-91 and as may be amended from time to time. The purpose of the Outdoor Lighting Code is to preserve the relationship of the residents of Pima County to their unique desert environment through protection of access to the dark night sky. Intended outcomes include continuing support of astronomical activity and minimizing wasted energy, while not compromising safety, security, and well being of persons engaged in outdoor night time activities.

The CFSP is located within two regulated lighting areas as defined within Chapter 3 of the Outdoor Lighting Code, including E1.a and E1.b. Lighting Area E1.a includes areas around astronomical observatories and includes land within 15 miles of the summit of Kitt Peak and 12.5 miles of the summit of Mount Hopkins (location of the Whipple Observatory). Within this lighting area, the preservation of a naturally-dark environment, both in the sky and in the visible landscape, is considered of paramount concern. Lighting Area E1.b includes lighting areas within a twenty-five mile radius of the center of Mount Hopkins.

Exhibit 20, *Outdoor Lighting Zones* identifies the location of these two lighting zones within the CFSP property. This map demonstrates the majority of the E1.a zone is within areas of permanent open space and low density residential development; however there are some mixed use and residential land uses proposed within the outer edges of this zone. The remainder of the urban land uses on both sides of Continental Road is within the E1.b zone. As the property is developed in phases over time, detailed lighting analysis will be provided to ensure the lighting standards within each applicable zone are met.

River Master Plan: As part of the overall planning effort, a River Master Plan (RMP) has been prepared as a component of the Specific Plan. The RMP has been prepared in conjunction with an overall Santa Cruz River Master Plan for the entire reach of the Santa Cruz River from the northern edge of Canoa Ranch all the way to Pima Mine Road, spanning approximately 14 linear miles. The overall RMP includes all of the FICO property within Pima County and the Town of Sahuarita, although the portion submitted with this Specific Plan includes just the portion within Pima County. The RMP prepared for the northern portion of the FICO property within the Town of Sahuarita has been prepared as part of the Sahuarita Farms Specific Plan, and has been reviewed and administratively approved by the Pima County Regional Flood Control District during the review process with the Town. After completion of both Specific Plans, a combined RMP for the entire reach within both jurisdictions will be packaged and provided to Pima County.

II.B Preliminary Development Plan

1. Development Plan Summary

The Development Plan for Continental Farms includes five different land use districts within nine development parcels. The plan includes two Mixed Use (SP/MU) parcels along both sides of Continental Road, two Local Commercial/Office parcels (SP/LCO) along Whitehouse Canyon Road, two Mixed Residential parcels (SP/MR) within the northern portion of the property, one Rural Residential & Resort parcel (SP/RR-R) along the east side of the Santa Cruz River corridor, and two River Open Space parcels (SP/ROS) that follow the primary channel of the Santa Cruz River. **Figure 22, *Development Plan*** graphically depicts the proposed land use districts within the project.

The Land Use Plan is accompanied by **Table 4, *Development Plan Data Table*** and **Table 4a, *Alternate Development Plan Data Table*** that provides the development details associated with each development parcel. The tables identify each development parcel and associated land use district, gross acreage, average density, target and maximum residential unit count, target non-residential square footage, projected open space acreage and open space percentage within each development parcel. Overall, the plan proposes a target of 1,500 residential units with a maximum of 1,975 residential units. This translates to a maximum gross density of 1.8 residences per acre (RAC) with a target density of 1.37 RAC. The plan also proposes an estimated 615,000 square feet of non-residential use along both Continental Road and Whitehouse Canyon Road and a maximum 200-room boutique-style eco-friendly spa & lodge with support facilities and services. Additionally, 714 acres of natural and improved open space will be provided within the project, including an estimated 30-40 acres of developed recreation areas, depending on the final number of residential units provided. In total, the project open space accounts for 65% of the entire property.

While each development parcel includes a target and maximum residential unit count, a transfer of residential units up to 20% of the maximum residential unit count for each parcel is permitted between parcels by right without requiring an amendment to the Specific Plan. This will provide flexibility within an individual parcel while maintaining the maximum allowable unit count for the project as a whole. For example, 66 units from Parcel 1 (330 max. units x 20% = 66 units) can be transferred to Parcel 3, decreasing the maximum unit count of Parcel 1 from 330 units to 264 units while increasing the maximum unit count in Parcel 3 from 620 units to 686 units. Additionally, as a small

portion of the development parcels may be included within the 100-year floodplain once the river master plan is constructed, all residential and non-residential development densities and intensities designated within that parcel (as defined with **Table 4** and **4a** and in the regulatory development standards tables) can be clustered within the remaining developable areas within each applicable parcel.

The majority of the mixed residential density and non-residential land uses occur at the northern portion of the property near Continental Road on both sides of the Santa Cruz River corridor, while the southern two-thirds of the property is primarily open space, a boutique spa/lodge and low density residential. As noted in the Site Analysis section of the Specific Plan, the Continental Farms property is primarily an active pecan orchard, with a few existing single family homes and farming operation uses at the northeast portion of the property, and the Santa Cruz River running through the entire length of the property from south to north.

While the project includes nine development parcels, the project is essentially divided into three major development areas, including the northwest area, the northeast area, and the southern area. The northwest area includes Parcels 1, 2, 3, and 4. With the exception of Parcel 2 which is open space within the Santa Cruz River, the three remaining parcels include the largest massing of development at 294 acres. Vehicular and non-vehicular connectivity will be provided to promote multi-modal circulation opportunities between these parcels. Parcels 1, 3 and 4 collectively have approximately two linear miles of frontage along the Santa Cruz River corridor. As such, careful design considerations will be taken to ensure compatibility between the river and the adjacent development. This will include an appropriate transition from the primary river channel to the upper terrace areas (linear greenway park) and to the developed areas within these three parcels. Building orientation, viewsheds, screening of uses, and edge treatment will all be considered during the site planning and design of the property adjacent to the river corridor. All parking and loading areas will be completely screened from the adjacent river park, and uses such as outdoor dining, shopping, walking paths and other pedestrian amenities will be encouraged along the rivers' edge.

The northeast parcels, comprising Parcels 5, 6, and 7, include property that is currently outside the Santa Cruz River floodplain, and provide additional residential development and local commercial and office land uses to support area residents. These parcels will also provide multi-modal circulation opportunities, although the Union Pacific Railroad divides Parcel 5 from Parcels 6 and 7. The southern parcels include Parcels 8 and 9, which provide permanent open space within the Santa Cruz River floodplain, a boutique-style eco-friendly spa & lodge facility and low density rural residential development. Collectively, these two parcels will provide approximately 638 acres of open space, or 88% of the total southern area. The remaining land will be developed in a combination of cluster and/or large lot configuration. All development parcels within the property will be connected by a multi-use, non-vehicular trail system as defined in more detail in the open space and trails section of this report.

A more detailed description of each development parcel is provided below.

2. Development Parcel Summary

Parcel 1

Immediately north of Continental Road, Parcel 1 is a 55.64 acre mixed-use parcel that is flanked by the Santa Cruz River to the east and a drainage tributary to the west. The

Santa Cruz River is over 500-feet wide at this location, providing a significant natural open space buffer from La Posada to the east. Additionally, the drainage tributary to the west is approximately 150-feet wide (a portion of the tributary is off-site), which provides a substantial natural open space buffer from the existing residential and commercial uses to the west. This parcel has excellent visibility and access from Continental Road, wide natural buffers from adjacent properties, and is suitable for a variety of land uses, including multi-family residential, commercial, office, hospitality, assisted living, and medical uses. Due to the relatively small size of this parcel, it is anticipated that it could develop as a single use or a mix of compatible uses. In order to ensure compatibility with existing adjacent uses, buffer treatments will be provided along the western edge of the property as defined in the Landscape and Buffer Plan section of the Specific Plan. Along the east side, buffer treatments include a transition from the river open space and will include habitat enhancements and the integration of a public easement for the Anza Trail (if applicable, the precise alignment of the trail is still to be determined). Additional buffer treatments will also be provided along Continental Road as defined in the Landscape and Buffer Plan section of the Specific Plan.

Parcel 2

Parcel 2 includes the Santa Cruz River north of Continental Road to the northern edge of the Continental Farms property. This parcel will include river improvements along the western edge, comprised of a river terrace treatment including a low bank protection structure and a 100-foot upper terrace area, providing a gentle transition to the adjacent development parcels. The upper terrace will allow for enhanced vegetation and riparian habitat, and may also include the Anza Trail or local area trail along the river's edge. Some of the river terrace areas and associated improvements may be included within Parcel 1.

Parcel 3

Immediately south of Continental Road, Parcel 3 is a 101.8 acre mixed use parcel that is flanked by the Santa Cruz River to the east and a drainage tributary to the west. The Santa Cruz River ranges from approximately 500-feet to 750-feet in width, including a 500-foot low flow channel and upper terraces that range from 100-feet to 250-feet wide. All or a portion of the upper terraces may occur within Parcel 3, providing a gentle transition from the river to the development areas, including enhanced vegetation and riparian habitat. The river corridor will also provide a significant open space buffer from the future land uses on the east side of the river. In addition, the drainage tributary to the west is approximately 150-feet wide, providing a substantial open space buffer from the existing residential and commercial properties to the west.

Parcel 3 has excellent visibility and access from Continental Road, wide natural buffers from adjacent properties, and is suitable for a variety of land uses, including multi-family residential, commercial, office, hospitality, assisted living and medical uses. As this parcel is almost twice the size as Parcel 1 at over 100 acres, minimum thresholds are established in the Specific Plan for ensuring a mix of uses. Multi-family residential is limited to a maximum of 50% of the gross land area. In addition, any one land use type cannot exceed more than 75% of the total gross land area. Land use types are defined more clearly in the Definitions section of the Specific Plan, and are further articulated in **Table 9, Permitted Use List**. These provisions will ensure a mix of land uses as opposed to a single use on the entire Parcel. As defined within **Table 4 and 4a**, a maximum of 620 residential units are permitted, which translates to an average gross density of 6.1 RAC.

In order to ensure compatibility with the existing properties to the west, buffer treatments will be provided along the western edge of the property as defined in the Landscape and Buffer Plan section of the Specific Plan. Enhanced landscape treatment will be provided along the eastern side of the parcel to provide an appropriate transition between the proposed land uses and the river open space. Habitat enhancements and a possible public easement for the Anza Trail along the eastern edge of the parcel will provide public access and a visual transition from developed land uses to the permanent open space within the river corridor (the public easement for the Anza Trail will be provided if not located along the western edge of the property along the tributary corridor). Finally, based on the adjacency and access requirements with Parcel 4 to the south, appropriate design treatment and multi-modal connectivity shall be incorporated into the overall design between these two parcels.

Parcel 4

Parcel 4 is a 136.9 acre mixed residential parcel that is flanked by the Santa Cruz River to the east and a localized drainage tributary to the west. The width of the Santa Cruz River at this location averages over 1,000 feet. Upper terraces are proposed along the east side of this parcel, providing a transition with enhanced vegetation and riparian areas between the river and development areas. To the west, the drainage tributary between Parcel 4 and the existing residential properties further west is approximate 150-foot wide, providing a permanent physical buffer between uses. Similar to the existing developments to the west, this parcel is designated as residential, with opportunities for a variety of single family and multi-family product types. In order to ensure compatibility with the adjacent properties to the west, no multi-family residential development will be permitted within the westernmost 300-feet of the Parcel. In addition, buffer treatments of perimeter landscaping along the property's western edge, using either existing pecan trees where practical and/or additional trees and vegetation as appropriate will be provided. Similar to Parcel 3, buffer treatment on the east side of the property will include vegetation and riparian habitat enhancements and a public easement for the Anza Trail (if applicable), providing a seamless connection between the two parcels and a transition from developed land uses to open space along the river's edge. The public easement for the Anza Trail will provide a direct connection to the Abrego Trailhead to the south, providing a continuous connection for this important regional trail. As defined with **Table 4 and 4a**, a maximum of 600 residential units are permitted within this parcel, which translates to an average gross density of 4.4 RAC. This is similar to the average densities for much of the existing residential neighborhoods west of the property. This parcel will include a minimum of 15% open space, providing active and passive recreational opportunities and access to the Santa Cruz River corridor.

In order to ensure compliance with the Pima County Comprehensive Plan Amendment, an Alternative Development Plan Data Table (**Table 4a**) has been provided in the event the land use designation on the 24-acre property at the south end of Parcel 4 is not amended either administratively by the County through removal of the property from the FEMA floodplain, or by the property owner to change the land use designation from RT to MIU. In either scenario, the maximum residential unit count does not change, it simply shifts the units outside the RT designated area and modifies the total acreage of parcels 4 and 8 accordingly.

Parcel 5

Parcel 5 is a 39.92 acre parcel on the east side of the Santa Cruz River. This parcel is flanked by the Santa Cruz River to the west and the Union Pacific Railroad to the east.

Whitehouse Canyon Road provides public roadway access near the northern edge of the parcel. To the north is a small scale development consisting of residential properties and commercial uses. A drainage tributary runs through the middle of this parcel, providing an east/west open space corridor that connects and provides trail access and wildlife movement to the Santa Cruz River corridor. This parcel is designated as Mixed Residential, providing opportunities for a variety of single-family and multi-family residential product types. While this parcel has direct access via Whitehouse Canyon Road, it is relatively isolated from other uses, creating a private enclave with spectacular views of both the Santa Cruz River and the distant mountains to the east. Additional access through the property may be necessary to access Parcel 9 to the south, which would most likely occur along the eastern edge of the property. As defined within **Table 4 and 4a**, a maximum of 300 residential units are permitted within this parcel, which translates to a gross density of 7.5 RAC. This density is similar to many of the residential product types within the La Posada development to the north, providing opportunities for additional assisted/independent living facilities as a development option. A minimum of 15% open space will be provided within this parcel, providing active and passive recreational opportunities and access to the Santa Cruz River corridor.

Parcels 6 and 7

Parcels 6 and 7 are located immediately south of Whitehouse Canyon Road on the east side of the Union Pacific Railroad. These parcels are described together as they are similar in location and land use, but will be split by Campbell Avenue, a new collector road proposed through the property. Currently, Campbell Avenue south of the property is called Camino de la Canoa which veers to the east and ties into Whitehouse Canyon Road approximately ¼ mile to the east. A proposed extension of Campbell Avenue south will connect to Camino de la Canoa and provide a continuous north-south roadway parallel to and on the east side of the UPRR. The extension of Campbell Avenue will create a 4-way intersection between Parcels 6 and 7 at Whitehouse Canyon Road. The new 4-way intersection will make these parcels particularly suitable for local commercial and office uses to serve the area population. A large drainage tributary is located just south of the property and provides a natural open space buffer along the southern edge. As defined within **Table 4 and 4a**, Parcel 6 includes a target of approximately 70,000 square feet of commercial/office use while Parcel 7 includes a target of 60,000 square feet of commercial/office use. These parcels also include a minimum requirement of 10% open space.

Parcel 8

Parcel 8 includes 294.7 acres of open space that is comprised primarily of land within the Santa Cruz River corridor. This open space parcel will include a combination of natural and improved open space. The southern two-thirds of the parcel will be left in its natural condition, while river improvements are proposed for the northern portion of the property adjacent to Parcels 3, 4 and 5. River improvements will include a reshaping and re-contouring of the low-flow channel and bank protection along the west side of the river to accommodate the 20-year storm event; as well as gently-sloped upper terrace that will accommodate the 100-year storm event. The upper terrace areas will also accommodate trails and habitat enhancements. Some or all of the upper terrace areas may be located within Parcels 3 and 4, providing additional open space along the eastern edge of those development parcels.

As discussed in the Parcel 4 description, if the 24-acre property at the south end of Parcel 4 does not obtain a change to the Comprehensive Plan land use designation from RT to

MIU, then this acreage will be included in Parcel 8, which will increase the parcel by 24 acres to a total of 318.9 acres, while decreasing Parcel 4 by the same.

Parcel 9

Parcel 9 is the largest development parcel at 428.85 acres, and is located on the east side of the Santa Cruz River along the southern portion of the property. This parcel is planned for a boutique-style eco-friendly spa & lodge facility on a portion of the property, with the remainder designated as rural residential with an average density not to exceed 0.3 RAC. The maximum residential unit count within this parcel is 125 lots. A portion of this parcel will remain in the Santa Cruz River floodplain, while the spa/lodge and residential units will include a combination of clustered development and/or individual building pads elevated outside the floodplain. 80% of the overall parcel, or 343 acres, will be designated as permanent open space in some combination of public open space, private common open space and/or conservation easements within individual private lots. Various east/west open space corridors will be maintained through this parcel to facilitate drainage and wildlife movement to and from the Santa Cruz River corridor. This parcel will maintain a rural character, and may include the integration of existing pecan trees into the development, offering a unique agricultural character and theme along the banks of the Santa Cruz River. Access to this parcel may be provided from two possible locations, including a road from the north through Parcels 5 and 8 and/or through an existing access easement from Camino De La Canoa to the east near the southern portion of the property. An easement across the UPRR will be necessary to make this connection.

The vision for the eco-spa/lodge is that of a small-scale, nature-friendly, and environmentally-conscious destination lodge with a focus on wellness, fitness, nature, adventure activities and culinary experiences. The lodge has the opportunity to be nestled within the majestic pecan trees, creating a uniquely local, authentic experience of the regional agricultural heritage within the Santa Cruz River Valley. The lodge may focus on providing personal, intimate experiences related to celebrating local cultures and regional heritage, promoting recycling, energy efficiency, use of green building materials, conservation of natural resources and the celebration of the outdoor environment. Outdoor recreational amenities, spa services and equestrian facilities, including stables are permitted to provide an abundance of outdoor-related experiences.

Parcel Number	Land Use District	Approx. Gross Acres	Average Res. Density (RAC)	Target Res. Units	Max. Res. Units	Target Non-Res. SF (3)	Spa/Lodge Units	Projected Open Space	% Open Space
1	MU (Mixed Use) (1)	55.6	5.9	250	330	150,000	-	5.4	10%
2	ROS (River Open Space)	22.2	-	-	-	-	-	22.2	100%
3	MU (Mixed Use) (2)	101.8	6.1	470	620	335,000	-	12.8	13%
4	MR (Mixed Residential)	136.9	4.4	450	600	-	-	25.3	19%
5	MR (Mixed Residential)	39.9	7.5	230	300	-	-	14.2	36%
6	LCO (Comm/Office)	8.0	-	-	-	70,000	-	1.5	19%
7	LCO (Comm/Office)	6.7	-	-	-	60,000	-	1.5	22%
8	ROS (River Open Space)	294.7	-	-	-	-	-	294.7	100%
9	RR/R (Rural Res/Resort)	428.9	0.3	100	125	-	200	336.6	79%
Total		1,094.7	1.8	1,500	1,975	615,000	200	714.1	65%

In order for the 24-acre hatched area within Parcel 4 (shown on **Figure 22, Development Plan**) to develop as Mixed Residential densities, a change to the Comprehensive Plan land use must be approved either through an amendment to the Comprehensive Plan or through the provisions outlined in **Section 18.89.041.B.1.a** of the Pima County Zoning Code. If a land use change or minor revision does not occur, then **Table 4a** shall apply.

Parcel Number	Land Use District	Approx. Gross Acres	Average Res. Density (RAC)	Target Res. Units	Max. Res. Units	Target Non-Res. SF (3)	Spa/Lodge Units	Projected Open Space	% Open Space
1	MU (Mixed Use) (1)	55.6	5.9	250	330	150,000	-	5.4	10%
2	ROS (River Open Space)	22.2	-	-	-	-	-	22.2	100%
3	MU (Mixed Use) (2)	101.8	6.1	470	620	335,000	-	12.8	13%
4	MR (Mixed Residential)	112.6	5.3	450	600	-	-	19.5	17%
5	MR (Mixed Residential)	39.9	7.5	230	300	-	-	14.2	36%
6	LCO (Comm/Office)	8.0	-	-	-	70,000	-	1.5	19%
7	LCO (Comm/Office)	6.7	-	-	-	60,000	-	1.5	22%
8	ROS (River Open Space)	319.0	-	-	-	-	-	319.0	100.0%
9	RR/R (Rural Res/Resort)	428.9	0.3	100	125	-	200	336.6	79%
Total		1,094.7	1.8	1,500	1,975	615,000	200	732.7	67%

Table 4 and 4a Footnotes:

(1) Mixed Use Parcel 1 permits a mix of residential and non-residential uses with a maximum of 330 residential uses and a variety of non-residential uses including commercial/retail, office, employment, medical, assisted/independent living and other uses as provided in the list of Permitted Uses. Residential units can be clusters on the parcel.

(2) Mixed Use Parcel 3 permits a mix of residential and non-residential uses with a maximum of 620 residential uses and a variety of non-residential uses, including commercial/retail, office, employment, medical, assisted/independent living and other uses as provided in the list of Permitted Uses. Residential units can be clustered on the parcel.

(3) Target Non-Residential Square Footage is identified for purposes of infrastructure analysis and is not a maximum allowable square footage for each development parcel. Total developed square footage is based on the applicable development standards assuming 100% of parcels 1, 3, 6 and 7 develop as non-residential uses.

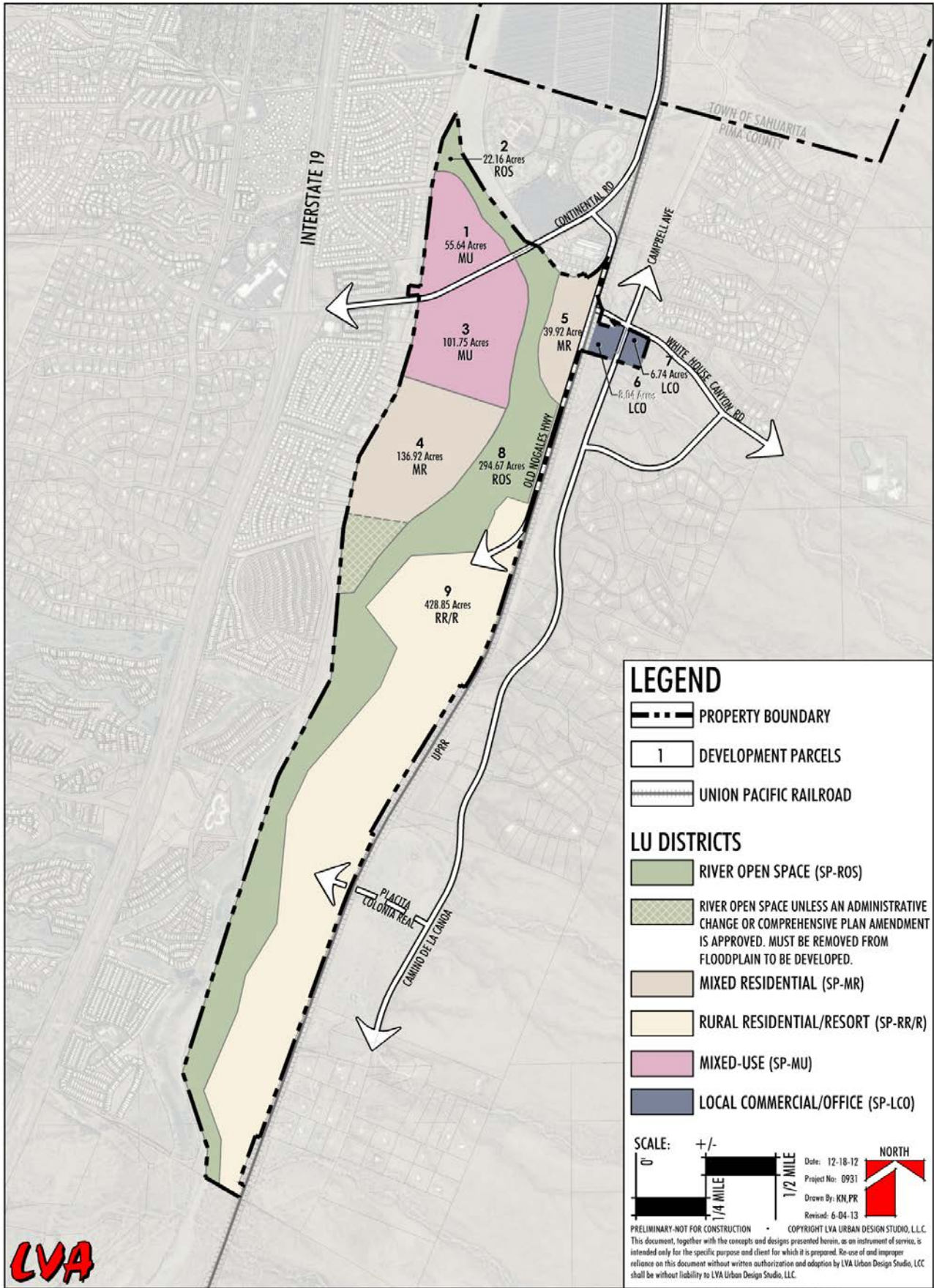


Figure 22, Development Plan

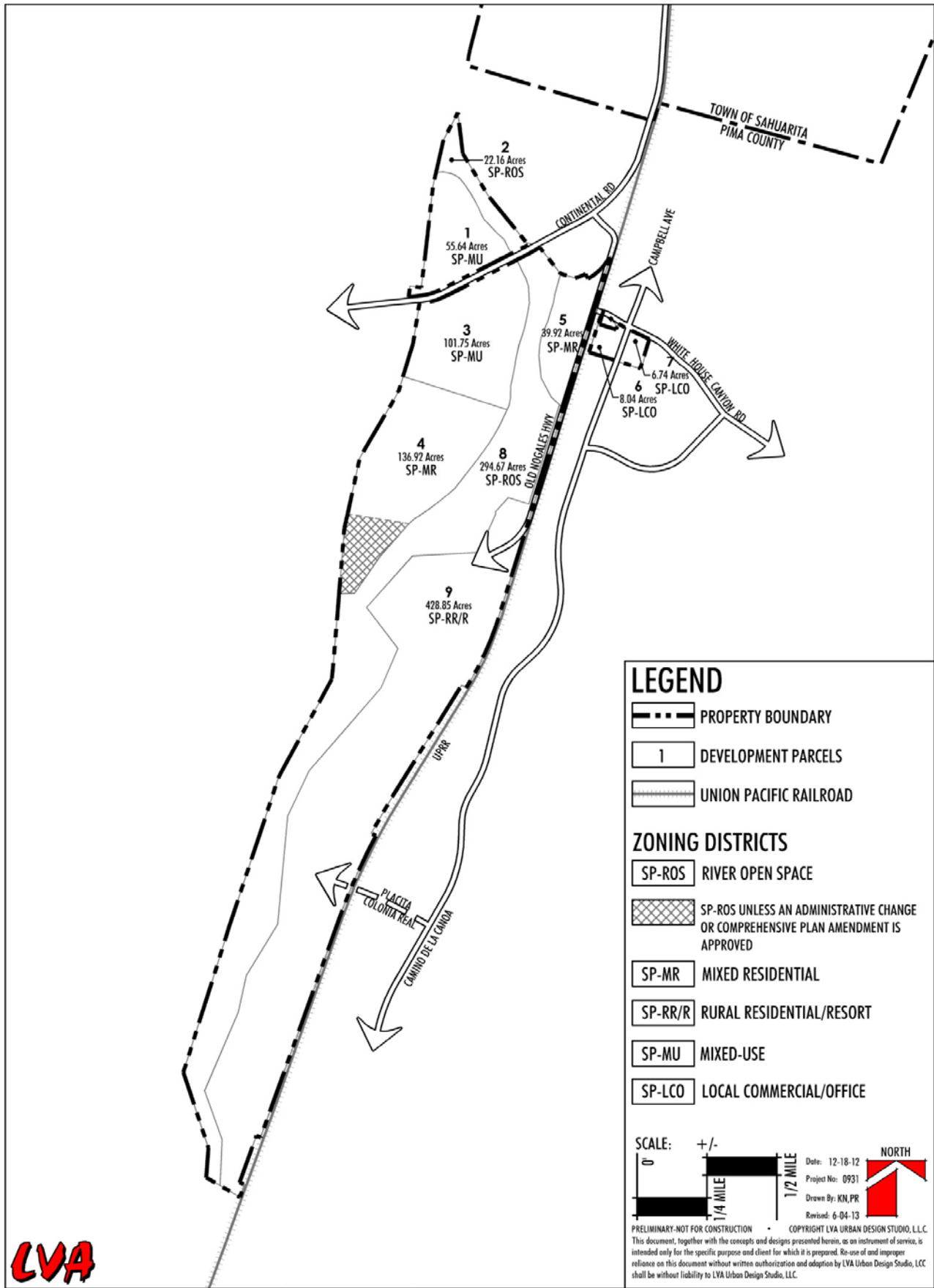


Figure 23, Proposed Zoning Boundaries

II.C Topography and Grading

1. Post Development Topography

The site contains three areas with distinct development and grading approaches.

- Minimal disturbance is proposed within Parcel 9 and most of Parcel 8.
- Minor grading will occur within Parcels 6 and 7.
- Significant grading will occur within parcels 1 and 3-5 with river improvements occurring within Parcels 2 and a portion of Parcel 8.

These areas are discussed in further detail below and shown on **Figure 24, Grading Overview**.

Parcels 1-5

Parcels 1, 3 and 4 are entirely within the FEMA Zone AE, although flow velocities are relatively minor and the parcels do not contribute significantly to the conveyance of flows. Through a River Master Plan, the river will be modified to reduce flood elevations in the area. In addition to the river improvements, fill will be placed on Parcels 1, 3 and 4 to elevate them above the resulting 100-year flood elevation. Parcel 5 is partly within the Zone AE and will be graded and reshaped to elevate it and to improve river flow.

In Parcel 1, CSA will be installed and a 100-year floodplain terrace of 100-feet wide will be constructed adjacent to the Santa Cruz River. Parcel 2 will remain as river corridor and will be excavated to the extent necessary to rebuild and bank protect the west bank. Parcels 3 and 4 will be developed by reducing river flow depths and elevating these parcels on fill. The river in this area contains earthen berms that will be eliminated and additional channel grading may occur, although the plan is not to lower the thalweg elevation. An improved river corridor will be developed that contains both a low-flow channel and adjacent floodplain terrace along the west side of the river. Soil cement will line the low-flow channel on the west side and the east side where development is proposed.

The elevations within Parcels 1, 3 and 4 will be increased by placing suitable material (likely removed from the river) on the site and grading the filled pad to drain to the north towards the river and/or the West Loop Channel. The West Loop Channel will be improved where necessary along Parcels 3 and 4 to prevent it from flooding and migrating into these parcels. River breakout that currently drains to this channel will be directed to the river upstream of the new development, relieving flooding in the West Loop Channel.

The southern portion of Parcel 5 currently extends into the river further than the northern portion of this parcel. A portion of Parcel 5 will be excavated to expand the river east onto this parcel in order to provide a smoother river corridor within this area. Parcel 5 will be graded to ensure that the developed portion of the parcel is out of the floodplain.

Review of the topography on the subject property indicates that there are limited areas where existing slopes exceed 15 percent. No development feature within Continental Farms is proposed to be within areas of 15 percent or greater slopes.

Figure 24, *Grading Overview* shows the approximate amount of fill that may be placed on Parcels 1, 3 and 4. This depth is based upon grading the site so that areas adjacent to the river and the West Loop Channel are 18 inches above the 100-year water surface elevation. Parcel 5 requires grading only and no fill.

Parcels 6 and 7

Parcels 6 and 7 are currently outside of the FEMA floodplain and are mostly unaffected by tributary flow. The plan is to grade this site as necessary to develop it. No significant change to the elevations within these parcels is proposed.

Parcel 9

The southern portion of the project includes an area of minimal development density. Envelopes of development will be delineated within Parcel 9 where improvements and structures are allowed. Fill within these envelopes will occur to elevate the pads above the base water surface elevation within both the river and any adjacent tributary watercourse. The remaining majority of the southern area will be left undisturbed except for roads and utilities.

2. Areas to be Disturbed, Revegetated, Natural

In the southern area (Parcel 9), where development density is limited, the disturbance will be reduced by defining envelopes where development may occur. Areas outside of these envelopes may retain the pecan orchards or have other vegetation established. The tributary washes in this area will need some level of improvement to reduce flow depths to minimize fill requirements. To accomplish this, the existing berms may be removed, the channel bottom expanded, and new banks established. Banks do not necessarily need to be lined depending upon the proximity of development to the washes.

In the northern area, disturbance will occur within the river to the south of Continental Road and within the elevated pads. The constructed floodplain terrace will be revegetated and the river itself should establish its own vegetation with time.

3. Changes to Natural Grade

Natural grades will be changed within the project. Within the southern development area, fill depths of around 2-3 feet are likely. It is anticipated that fill placement exceeding 5 feet could occur in limited areas where access roads cross the floodplain.

The excavation that will occur in the river along Parcels 3 and 4 will not lower the thalweg elevation. However, where the channel is widened, there will be areas where drainage excavation will exceed 5 feet in order to remove the existing flood control berms. Within the fill pads of Parcels 1, 3 and 5, it is not anticipated that fill depths will exceed 5 feet with the exception of what is necessary to elevate roads and/or driveways to connect into the already elevated Continental Road.

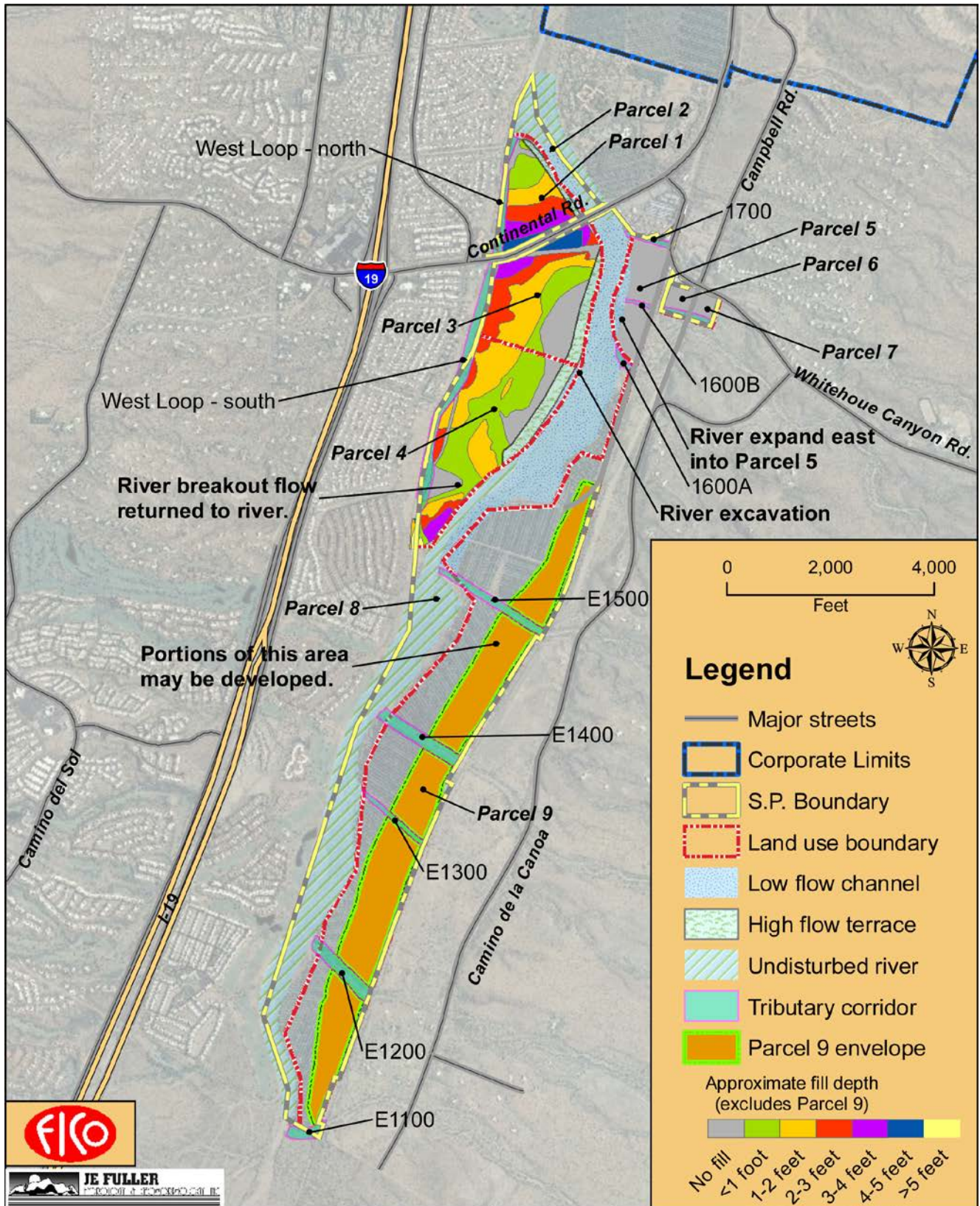


Figure 24, Grading Overview

II.D Hydrology/River Master Plan

1. Response to Hydrologic Constraints

The given hydrologic constraints within the subject property are handled with a Drainage Master Plan (DMP) and a River Master Plan (RMP). As shown on **Figure 25, *River and Drainage Master Plan Overview***, these two elements work together to safely and efficiently convey offsite flow (DMP) to the Santa Cruz River. The river will be improved where necessary to mitigate flooding, to allow for development of the subject property, and to restore a channel/floodplain arrangement (RMP).

RMP Summary

A River Master Plan has been developed in order to safely and efficiently remove flood hazards from Continental Farms. This plan identifies the existing flood hazards and proposes a concept that will contain flows within an established river corridor. This corridor enhances the existing river improvements at and near La Posada while also transitioning the river from the less disturbed land upstream to the urbanized areas to the north.

The River Master Plan builds on a concept prepared for the Sahuarita Farms Specific Plan to the north. If constructed, the Sahuarita Farms River Master Plan concept will restore the connection between the river and floodplain. This plan conveys flow within a corridor that contains a low-flow channel capable of conveying most flows. The low-flow channel is flanked by a floodplain terrace on one or both sides (depending upon location within the project) that conveys flow in rare events, providing floodplain attenuation along with environmental and community enhancements.

The concept in Continental Farms builds upon but is not reliant upon the Sahuarita Farms plan. The Continental Farms plan includes two distinct areas. The first is the southern and upstream area where the existing river corridor is relatively stable compared to the river in the northern areas where head cutting and other processes have significantly impacted the river. In this southern area the development intensity is minimal and the plan is to leave the river in its current condition. Where development is placed in the floodplain, it will be near the fringe in areas where flow is rare, is extremely slow, and does not provide significant conveyance.

The second area in the River Master Plan is near Continental Road. This part of the river has already been confined by the approach channelization for Continental Road and by bank protection adjacent to La Posada. Further bank stabilization has occurred along part of Parcel 4. The River Master Plan in this area will:

1. Repair the existing channel to eliminate earthen flood control berms while also expanding the low-flow channel to convey around the 20-year discharge.
2. Introduce a constructed floodplain terrace along the west side of the river, north and south of Continental Road. This terrace will provide an amenity to the public, will help transition flows to the Continental Road Bridge, and will provide a natural function of flood storage or attenuation.
3. Connect the existing soil cement bank protection along the south side of Parcel 4 to the existing bank protection at Continental Road.

The above three features will transition the river into the existing channel through the Continental Road bridge. In the current condition, the flow stays in the river channel in a well contained corridor through the remaining portion of FICO's lands along Parcel 2. The existing west bank along Parcel 2 is steep and extends to approximately the 100-year flood elevation. The River Master Plan at this location will add a floodplain terrace and provide bank protection along Parcel 2 to protect it from river lateral migration.

Drainage Plan

There are many tributaries that enter into the subject property, most through Parcel 9 or directly into the river along the west. The plan for the tributaries that cross through Parcel 9 (E-1100 – E-1500) is to rehabilitate them on an as-needed basis. In other words, these will remain in their current condition where development is adequately setback. Where development is placed close to the tributary, the existing earthen flood control berms will be removed and the channel will be widened to approximate the width of the natural corridor upstream (east) of the railroad embankment. Where possible, the channel will not be lined with rip-rap or other hard materials but instead development will be set back through the establishment of an erosion hazard setback. Otherwise, bank protection will be employed to establish the flow corridor. **Figure 25, River and Drainage Master Plan Overview** shows an area labeled as “Tributary corridor / set-aside” for the five washes within Parcel 9. This represents the widest likely area necessary for channel improvements with the given discharge and topography.

Three tributaries enter from the east and impact Parcel 5 (E-1600A, E-1600B, and E-1700). CSA bank protection necessary for the RMP will simply extend along Parcel 5 to protect it from these washes. Little to no grading of these washes is necessary because they are currently incised.

Parcels 6 and 7 are flanked by Wash E-1600B on the south and E-1700 on the north. Wash E-1700 is offsite and sufficiently far away to avoid impacting the site. Wash E-1600B flows mostly on site and may be improved with bank protection along the north side of the wash; otherwise the erosion hazard setback will be used as a buffer and development setback.

The West Loop Channel impacts the site along the west side of Parcels 1, 3, and 4. This wash presently conveys both river breakout flow of approximately 2,500 to 5,000 cfs and west off-site inflow of approximately 2,000 cfs. Part of the River Master Plan is to return the river breakout flow to the river upstream of Parcel 4, thus reducing the discharge in the West Loop Channel to the off-site inflow. The West Loop Channel is currently an improved channel (trapezoidal, mostly earthen) south of Continental Road. The plan is to improve this channel where needed to assure that the flow remains within the channel while not adversely impacting parcels along the west side of the subject property.

2. Reason for Floodplain Encroachment

Continental Farms is almost entirely within the FEMA floodplain of the Santa Cruz River. In addition, the tributaries flowing through the site have their own floodplain. Development of this site cannot occur without some floodplain encroachment. The River and Drainage Master Plans for this project have identified a means to remove

portions of the property from the floodplain without adversely impacting adjacent parcels.

A conditional letter of map revision (CLOMR) and letter of map revision (LOMR) will be submitted to PCRFC and FEMA for review and approval as this project progresses. The CLOMR and LOMR will establish new and/or revised floodplains within the drainage corridors (Zone AE) while removing the proposed development areas from FEMA floodplain (Zone X). The alignment of the drainage corridors and the with-project floodplain are provided on **Figure 25, River and Drainage Master Plans Overview**.

3. Post Development Discharges

The runoff will exit the site within the river at the northern property line. The regulatory discharge within the river (45,000 cfs) will not be increased as a result of this development. Within the project, runoff will be directed to the river, either directly or into suitable tributary watercourses. Where flow drains directly to the river, a detention waiver may be appropriate.

The post-development hydrology concept is illustrated on **Figure 26, Post Development Hydrology Concept**. Under this concept, runoff in Parcel 9 will generally follow existing flow paths towards the river. No post-construction analysis has been done in this area due to the relatively minor changes that are proposed.

The concept shown in **Figure 26** will alter peak discharges for Parcels 1 and 3-7. Flow directions are generally the same. The table below shows the estimated peak discharges with no detention/retention. These discharges were computed with the PC-Hydro program based upon the limited information available at this time.

Table 5: Summary of On-site Watershed Discharges (Post-Construction)

Parcels	Land Use	Acreage	Peak 2-year Discharge (cfs)	Peak 10-year Discharge (cfs)	Peak 100-year Discharge (cfs)
1	Mixed Use	43.2	58	131	290
3&4	Mixed Use	193.3	168	378	840
5A	Mixed Residential	16.5	31	69	153
5B	Mixed Residential	11.8	22	49	110
6&7	Neigh. Comm/Office	14.7	29	64	143

4. Engineering/Design Features for Mitigation

The site will have a number of design features.

- Bank protection will be incorporated into the drainage design in order to stabilize the channel banks, provide erosion and scour protection, and prevent lateral migration where development would be at risk. Where development allows for it, erosion hazard setbacks will be established where bank protection is not used.
- Long term degradation of the river and the tributaries will be addressed, if necessary, with the use of grade control structures.

- Detention and retention will be used where necessary and as appropriate.
- Drainage design will incorporate culverts to convey runoff beneath main roadways following all-weather design standards.

5. Conformance with Applicable Policies

The final design of the river, drainage, and onsite hydrology plans will conform to applicable Pima County standards and requirements for flood control and drainage design. FEMA requirements will also be met. Where necessary, dedicated drainage-ways and easements will be used to ensure that future uses do not alter, divert, or pond runoff. A detailed Drainage Master Plan and River Master Plan are provided as part of the Specific Plan in the Appendix.

6. Conformance with River Master Plan Concept

The Specific Plan land use elements have been designed in close coordination with the associated river master plan concept. While the river master plan concept will be reviewed and ultimately accepted by the Pima County Regional Flood Control District as part of the Continental Farms Specific Plan, in order for the plan to be fully implemented, a Conditional Letter of Map Revision (CLOMR) from FEMA will be required before construction of the river improvements can commence. This will include detailed environmental and regulatory compliance with all applicable local, regional and federal agencies. If, through this review and permitting process, the river master plan concept changes significantly, resulting in a substantial change to the Specific Plan (as determined by **Section 18.90.080.C.3** of the Pima County Zoning Code), then an amendment to the Specific Plan and/or associated river master plan may be required. However, if a change to the river master plan simply results in a wider floodplain, thereby reducing the developable acreage of any development parcel by less than 50%, an amendment to the plan will not be required. The development area will simply be reduced and shifted to the areas of each applicable parcel outside the floodplain.

7. Additional Regional Flood Control Conditions

- A. Watercourses that are tributary to the SCR shall be designed to re-establish the natural features of the floodplain, including flood conveyance, flood attenuation, habitat restoration and recreation. Terraces similar to that proposed for the SCR should be used, if feasible.
- B. The property owner(s) shall dedicate in fee-simple the post-development improved drainage ways associated with the Santa Cruz River and all tributaries with a base flood peak discharge of 5,000 cfs or more to Pima County Regional Flood Control District.
- C. The remaining tributary watercourse shall be designated as necessary for drainage and riparian preservation (flood control) and open space purposes. Separate parcels or private maintenance easements shall be created that establish and disclose the purpose and maintenance responsibility of these areas.
- D. An easement for the Anza trail shall be dedicated to the County if proposed to be located within the Specific Plan boundary as determined in the Master Plan for the Anza National Historic Trail.
- E. A Development Agreement shall be created that establishes:

- 1) Maintenance responsibilities and financing for maintenance of the low flow channel improvements, erosion mitigation measures, overbank areas, including recreational areas, habitat and vegetation for the Santa Cruz River tributaries with base flood peak discharges over 5,000 cfs as well as privately maintained tributary watercourses.
 - 2) Phasing of construction of erosion protection and overbank areas.
 - 3) Potential cost sharing for projects that have an additional public benefit, such as protection of sewers, roadways, etc.
- F. Post development improved drainage ways and floodplains associated with the SCR and tributaries shall be designated permanent open space.
 - G. Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) are required when changes to the FEMA Special Flood Hazard Area are proposed. CLOMRs shall be approved by the District and submitted to FEMA prior to approval of the Master Block Plat, approval of development for the Master Block Plat Exception Parcels (shown on Figure 45), or prior to approval of improvements within the Special Flood Hazard Area. LOMRs are required prior to Release of Assurances for subdivisions or Certificate of Occupancy for Development Plans.
 - H. When modifying a FEMA-designated floodway, approval of the LOMR by FEMA is required prior to the issuance of any building permits.
 - I. Existing agricultural berms shall not be relied upon to contain flows or to provide erosion mitigation.
 - J. The construction of bank protection is required prior the issuance of any building permits within the designated erosion hazard setback.
 - K. Off-Site improvements associated with the west breakout of the SCR, if determined to be required, shall be constructed prior to development of the adjacent Blocks.
 - L. All-weather access shall be provided to all lots to meet concurrency requirements.
 - M. Water conservation measures identified in the Preliminary Integrated Water Management Plan shall be implemented with the development. Where necessary, some measures may also be required to be included in the project's CC&Rs and a Final Integrated Water Management Plan shall be submitted to the District for review and approval at the time of development.
 - N. If storm water detention is waived, on-site retention through first flush water harvesting shall be provided to enhance riparian vegetation. Where practicable, water harvesting shall be used to augment watercourse areas by creating additional vegetative buffer.
 - O. A Riparian Habitat Mitigation Plan shall be required for any disturbance to Pima County Regulated Riparian Habitat.

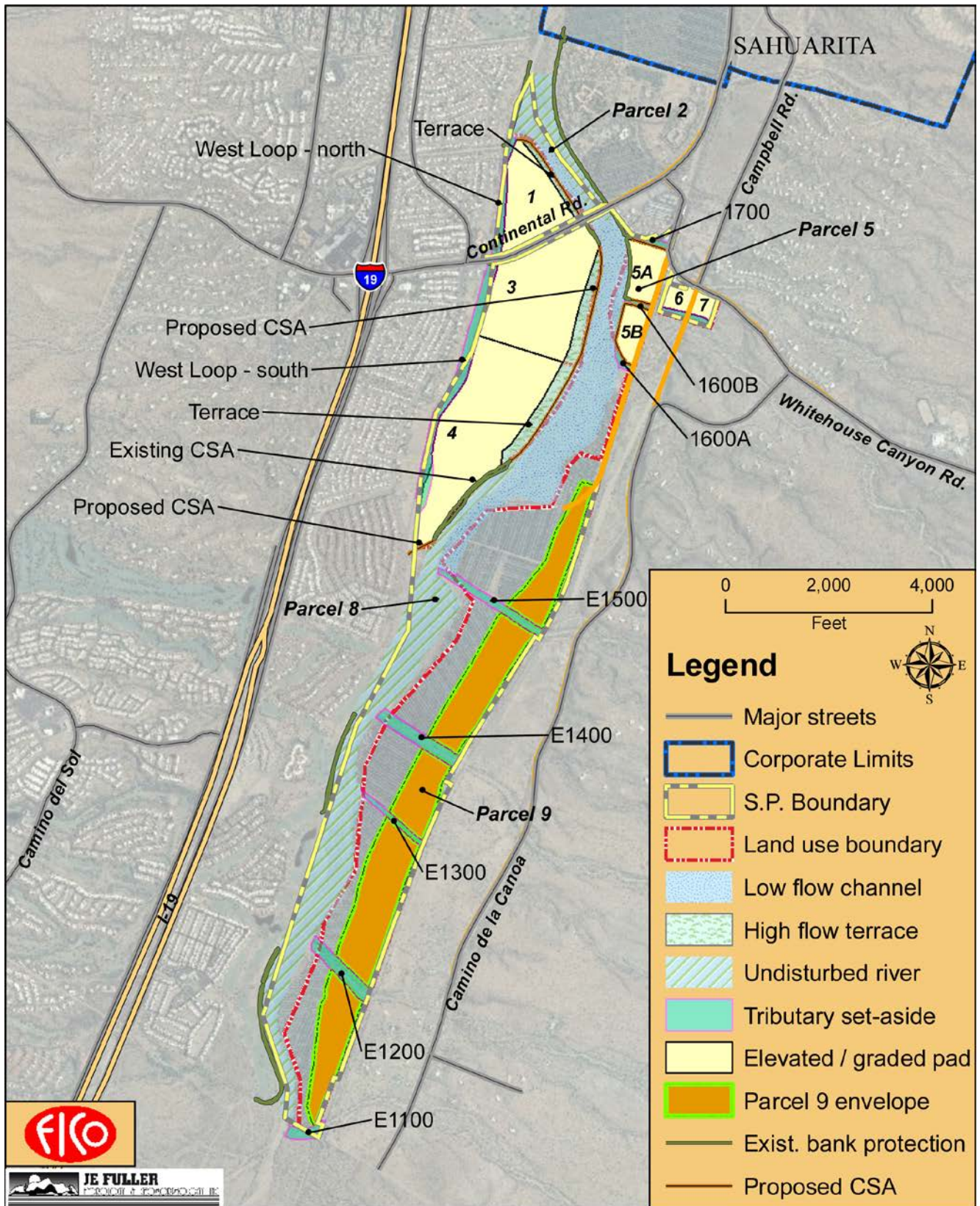


Figure 25, River and Drainage Master Plan Overview Map

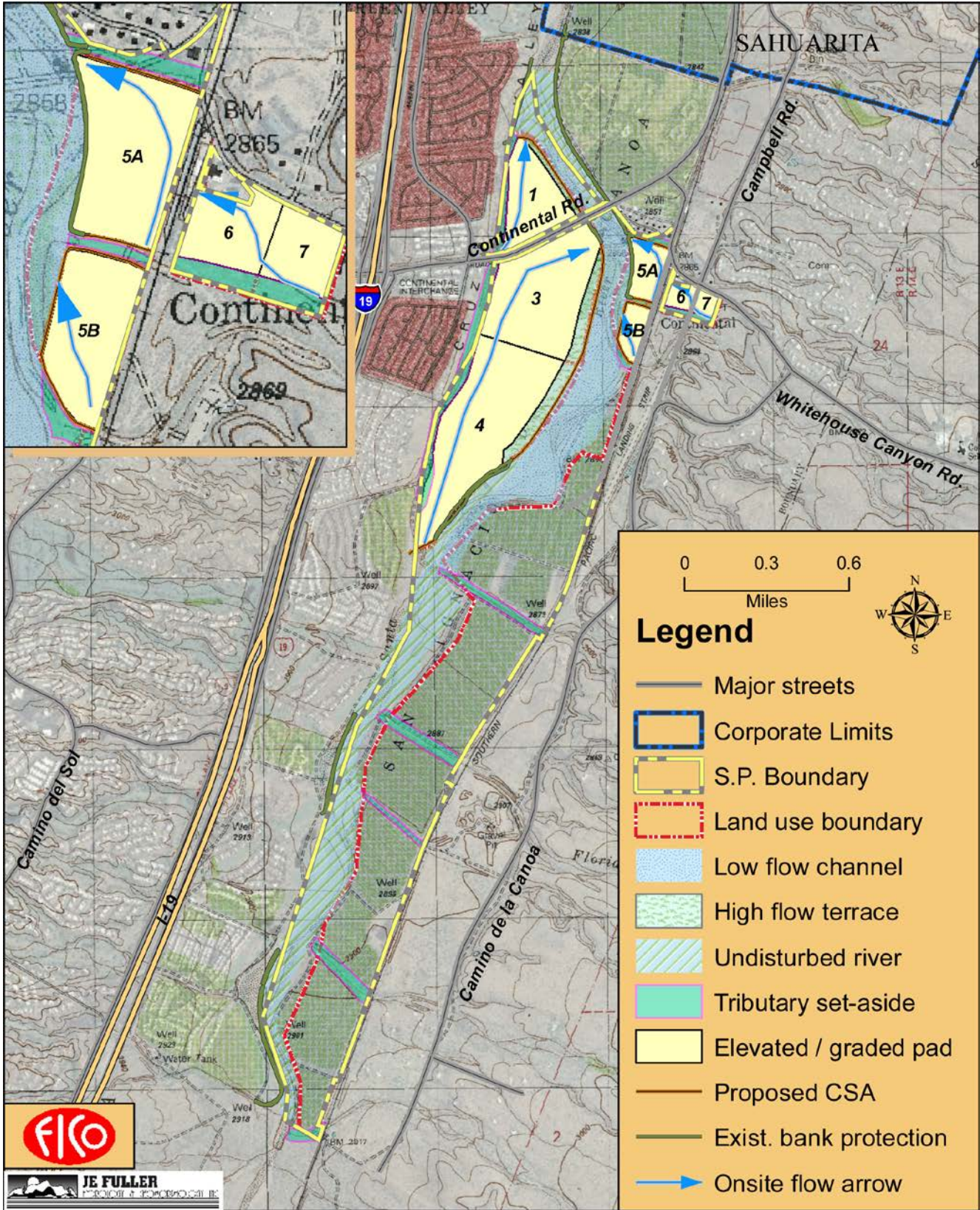


Figure 26, Post Development Hydrology Concept

II.E. Open Space, Recreation and Trails

1. Introduction

A major component of the overall planning and design effort for Continental Farms includes the integration of an interconnected parks, open space and trails system, focused on the Santa Cruz River corridor. The open space system will: include a seamless connection between the Santa Cruz River and the various development parcels within the community; provide opportunities for connections to adjacent communities within the Green Valley area; and create a greener and more healthful built environment and better quality of life for residents. The parks, open space and trail system will enable residents to enjoy outdoor recreational amenities in close proximity to homes and work, and will encourage active and healthy living as a core value of the community. Local pocket parks will be situated so residents and visitors are within convenient walking distance (approximately ¼-mile) to open space, such as parks, trails or natural open space areas. In addition, a trail system will provide connectivity within and between development parcels and adjacent off-site areas. In all, the open space system will include approximately 714 acres, which translates to approximately two-thirds of the total site area.

The Open Space, Recreation and Trails Plan for Continental Farms has been planned in close alignment with the companion Sahuarita Farms Specific Plan in the Town of Sahuarita. The Continental Farms Plan will:

- establishment a public greenway system along the Santa Cruz River corridor, creating a linear greenbelt through the entire property;
- assist in the completion of an integral segment of the Juan Bautista de Anza National Historic Trail (Anza Trail), and promoting connectivity to additional trail segments;
- develop pocket parks and trails within close walking distance to residential properties;
- protect and/or enhance water resources, cultural resources, habitat and wildlife corridors;
- create a balanced open space system that provides recreational opportunities for the enjoyment of residents and visitors and natural areas for wildlife movement;
- promote the use of drainage corridors to enhance wildlife movement, open space and trail connections;
- establish pedestrian (non-vehicular) connectivity throughout the property and between development parcels; and
- preserve meaningful groupings of pecan trees to celebrate the agricultural heritage of the property and maintain visual and aesthetic value within the community.

The Parks, Open Space and Trails Plan is designed to protect and enhance nature while creating an active and healthy community with recreational opportunities and a superior quality of life for its residents. **Figure 31**, *Open Space, Recreation and Trails Plan* graphically represents the major components of the open space system, including natural open space, agricultural open space and enhanced open space which includes recreational areas, such as parks, trails and pathways. While the pocket parks are not to scale and will vary in size to meet the needs of residents, they are intended to visually

represent the general location and connectivity of recreational open space to serve residents within those areas.

2. Natural Open Space

Natural Open Space is defined as open space that is within areas of the river channel and adjacent natural riparian areas, including tributaries (Santa Cruz River Park). These areas will largely be undisturbed except for the areas in the northern portion of the project that will be temporarily impacted by required bank protection and contouring of the river bottom, and some potential tributary improvements to widen and increase the capacity to carry water through the property and into the main river channel. The Santa Cruz River corridor is a significant natural resource within the property and is the centerpiece of the Continental Farms community. The publically-dedicated Santa Cruz River Park (River Park) will include a mix of open space types, but the natural open spaces generally occur along the low flow channel of the Santa Cruz River and adjacent tributaries. A large portion of the Santa Cruz River will remain undisturbed and in its natural state. These areas occur primarily at the southern end of the property within the low flow channel of the river and adjacent floodplain areas, and will generally extend to the area near the Abrego Trailhead. North of the Abrego Trailhead near the southern edge of Parcel 4, river improvements are proposed to stabilize the river corridor and remove land within Parcels 1, 3 and 4 from the floodplain. Improvements include a contoured low flow river corridor and bank stabilization at the edge of the low flow channel. This area will accommodate the majority of storm water that flows through the property within the Santa Cruz River. While this area will be temporarily disturbed, once completed, it will be left in its natural state within the low flow channel of the river. The Santa Cruz River Park shall be dedicated to Pima County after terracing is constructed for the Santa Cruz River and recreational elements are constructed as shown in Pima Regional Trails System Master Plan.

In addition to the primary Santa Cruz River corridor, five east/west linear open space corridors are provided throughout the property to convey off-site water from the east to the Santa Cruz River, providing additional connected open space, wildlife movement, and periodic trail linkages through the property. The tributary open space corridors provide open space and trail connectivity in the development, enhance walkability, livability and quality of life for residents. In total, the natural open space areas defined above include approximately 300 acres of land area within the project.

See **Figure 27** below for a typical cross section of the proposed river improvements adjacent to Parcels 1, 3 and 4. Additionally, all of the Natural Open Space areas are shown on **Figure 31**, *Open Space, Recreation and Trails Plan*.

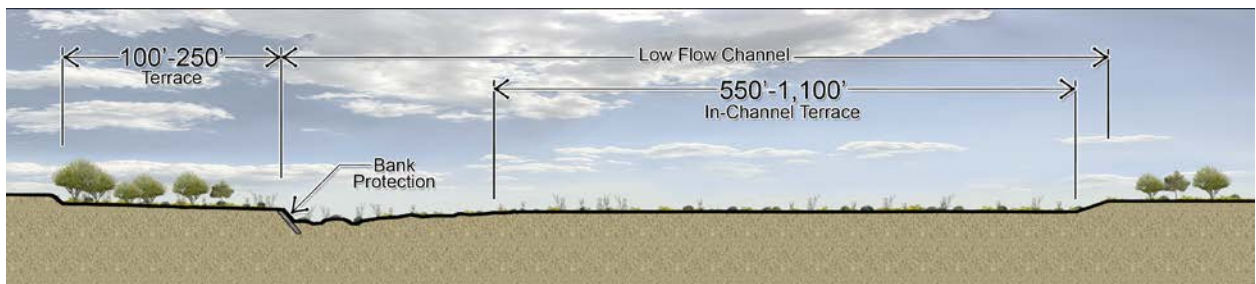


FIGURE 27: *Typical Cross Section of River and Open Space Improvements*

3. Agricultural Open Space

Agricultural Open Space areas are part of actively managed pecan groves. They will continue to be actively farmed. Other allowed uses include conversion to agricultural preserves. As an agricultural preserve, irrigation levels may be adjusted to reduce overall water consumption while still maintaining tree health without the need to maximize crop production. Alternatively, these areas may be allowed to go fallow and restore naturally to their pre-agricultural riparian condition. Active riparian restoration will be allowed in these areas. Agricultural Open Space areas occur primarily within Development Parcel 9 (Rural Residential/Resort), but small portions also occur within Development Parcel 8 (River Open Space). **Figure 31, *Open Space, Recreation and Trails Plan*** shows the areas designated as Agricultural Open Space within the project. It is important to note that portions of the Agricultural Open Space within Parcel 9 are floating within the 240-acre cross-hatched area shown on **Figure 31**. Within this area, a maximum of 85.8 acres is available for development, while the remaining 154.7-acres must be maintained as Agricultural Open Space. The precise location of development areas and Agricultural Open Space within the cross-hatched area will be determined at the time of development. The agricultural open space will be provided by either dedication as a common open space tract or other legally enforceable recorded mechanism such as restrictive covenant or conservation easement.

3. Enhanced Open Space

Enhanced Open Space includes all additional open spaces within the project, including the upper terrace areas and vegetated buffer along the west bank of the river, new bank protection structures on the east and west sides of the river adjacent to Parcels 1, 3 and 4, as well as trails, pathways, parks, landscape buffer areas and other improved open space throughout the project. Allowed uses in this area include the establishment of self-sustaining riparian vegetation buffers between adjacent developed areas and the bank revetment, active and passive parks, linear pedestrian, equestrian, and non-motorized bike trails and associated rest and exercise areas, plazas and other improved active and passive open space areas. Temporary irrigation may be provided to establish riparian habitat in more passive enhanced open space areas such as along the upper terrace of the Santa Cruz River. Some, but not all areas to be designated as Enhanced Open Space are depicted on **Figure 31, *Open Space, Recreation and Trails Plan***. Enhanced Open Space areas will be provided by a variety of potential mechanisms, included land donation to Pima County (primarily bank protection structures and upper terrace areas within the floodplain), and common area tracts for parks, trails and other open spaces affiliated with development.

The creation of an active and healthy community is one of the core values of Continental Farms as defined within the project's Vision and Guiding Principles. The development of walkable and bicycle friendly neighborhoods, an abundance of connected trails and pathways, active recreational open space and enhanced passive open space areas are all critical components in meeting this core value. The Enhanced Open Space component of the Continental Farms plan includes two primary elements; Trails and Pathways and Developed Recreation Areas. Each of these two components is described in more detail below.

a. Trails and Pathways

The CFSP proposes a trail and pathway system that will be easily accessible throughout the project. Trails and pathways will be designed to connect the Santa Cruz River

corridor with tributary open spaces, recreation areas, residential neighborhoods, commercial and employment uses, and adjacent developments. The project will include three trail/ pathway types, including the Anza Trail, Local Area Trails, and Neighborhood Pathways. Together, these will form a comprehensive, connected non-motorized circulation system that will be accessible throughout the community. Typically, trails will include natural surfaces such as compacted earth, crushed granite, or other dustproof surface designed for user groups such as mountain bikers, recreational cyclists, walkers, joggers, runners, equestrian users and others who prefer a soft, natural surface. Pathways will typically include a hard surface such as concrete or asphalt, and are designed to serve bicyclists, pedestrians, joggers, stroller users, wheelchair users, in-line skaters, and other non-motorized users that prefer a smooth and consistent surface. The Anza Trail will be dedicated as either a trail easement, or if it is located within the river corridor, it will be donated as fee title to Pima County as part of the land within the overall river system. Local Area Trails will be provided as either dedicated trail easements, common area within development parcels, or donated as fee title to Pima County as part of the land within the overall river system. The overall trail and pathway plan is shown on **Figure 31, *Open Space, Recreation and Trails Plan***.

The three primary trail/pathway types are described in more detail below.

Juan Bautista de Anza National Historic Trail (Anza Trail)

A significant component of the river improvements will include the development of the Anza Trail which will traverse the western edge of the project. This public trail commemorates the route of Spanish commander Juan Bautista de Anza who in 1775 traveled more than 1,200 miles from Mexico to San Francisco, California. De Anza passed through the Santa Cruz River corridor and directly through the entire length of the Continental Farms property. This trail will not only serve the residents of Continental Farms and the entire region, but is considered a National historic asset.

Existing easements for the Anza Trail have been recorded immediately west of the property boundary for a majority of the area adjacent to the CFSP and through Canoa Ranch, although there are still some gaps in connectivity. Limited trail improvements have also been provided, and two trailheads have been constructed to provide parking and staging areas for this segment of the Anza Trail. The Abrego Trailhead is located approximately one-mile south of Continental Road on the east side of Abrego Road, immediately west of the Continental Farms property. Approximately six miles to the south is the Elephant Head Road Trailhead, located on the north side of Elephant Head Road on the west bank of the river. Most if not all of these improvement are located off-site, but adjacent to the CFSP property.

While some existing trail easements are already recorded north of the Abrego Trailhead to Continental Road and beyond, an alternate alignment may be explored north of the Abrego Trailhead through the Continental Farms property within the upper terrace areas of the Santa Cruz River (Linear Greenway Park). This alternative would shift the Anza Trail east adjacent to the western bank of the Santa Cruz River corridor through this segment, integrating the trail into and/or adjacent to the overall river improvements for the property. One of the potential benefits of this alternate alignment is the ability to route the trail under the Continental Road bridge, providing a safe and convenient grade-separated crossing for trail users, as opposed to the current proposed Anza Trail alignment that includes an at-grade crossing at Continental Road and

Abrego Road. One of the challenges of re-routing the Anza Trail is getting the trail improvements off the upper-terrace areas and down to the river bottom to cross under Continental Road as the abutments for the bridge are at the edge of the river channel. A final determination on the permanent Anza Trail alignment will be made prior to development of this trail segment, and FICO will provide the necessary trail easements on the Continental Farms property for the alignment ultimately selected.

Figure 28, Anza Trail Urban Cross Section provides a typical cross section for the Anza Trail. If the trail is relocated through the FICO property as described, a 50-foot wide linear trail corridor including the trail(s) and adjacent vegetation, signage, seating areas and other trail amenities will be included as recreational open space for purposes of conformance with the Recreation Area Plan (RAP). If the alignment based on the current trail easements is selected, the ultimate cross section may change as the existing easements are not wide enough to accommodate the 50' wide dual trail cross section.

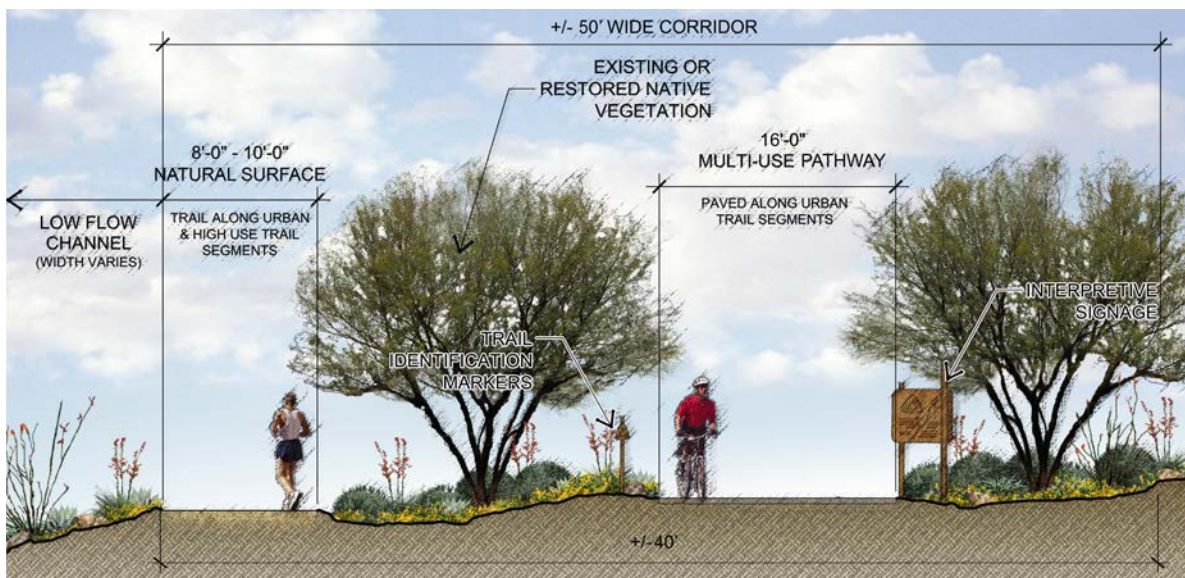


Figure 28: Anza Trail Urban Cross-Section

Local Area Trails

Local area trails are natural surface trails that will provide an additional level of connectivity through the use of linear open spaces and tributary corridors throughout the property. These trails are typically 5-8 feet in width with adjacent landscaping and other trail amenities, and will be constructed using a natural dust-proofed surface such as crushed granite. Local area trails will provide trail connectivity from two primary tributary corridors, one adjacent to the new Canoa Preserve Community Park that will connect to the Abrego Trailhead, and the other through the tributary near the north end of the property, which crosses through Parcel 5. These trails will connect to the Anza Trail and will provide additional non-motorized access through the property. See **Figure 31** for approximate locations of Local Area Trails. As defined in **Figure 29** below, a 20-foot wide linear trail corridor including the trail and adjacent vegetation and other trail amenities will be included as recreational open space for purposes of conformance with the Recreation Area Plan (RAP). Local area trails will be maintained by the Homeowners Association (HOA).

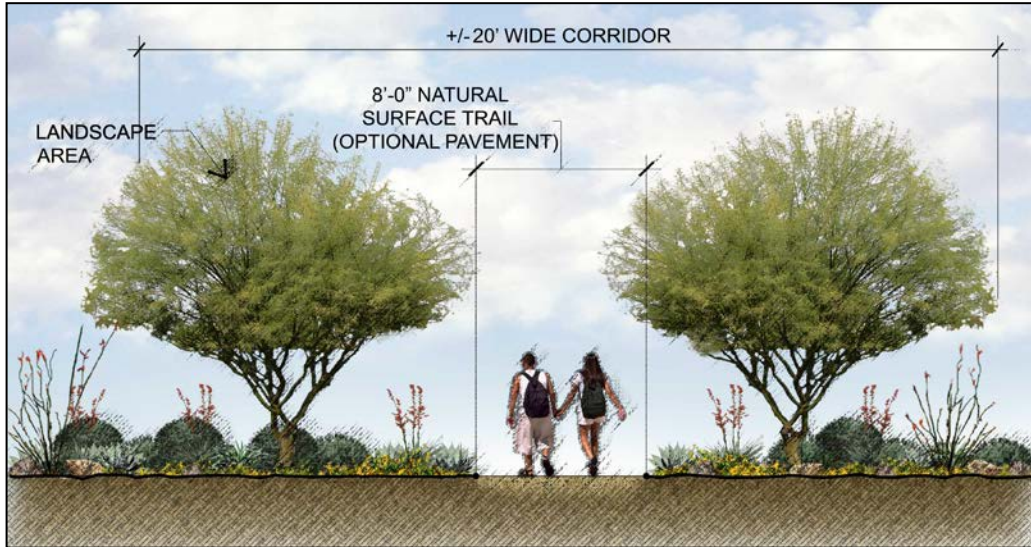


Figure 29: *Local Area Trail Cross-Section*

Neighborhood Pathways

Neighborhood pathways will complete the non-motorized circulation system that will connect individual neighborhoods and development parcels in the community. These pathways will be paved surfaces and will include accessible ramps and clearly marked street crossings at locations where street or other safety barriers occur to promote safety and accessibility to all users. Neighborhood pathways will be a minimum of 5-feet in width and may include sidewalks within individual subdivisions. These may be attached or detached from the curb on local streets, depending on the specific street design within individual subdivisions or development parcels. Only Neighborhood Pathways and adjacent landscaping that are not directly associated with required sidewalks within the subdivision street right-of-way shall count toward recreational open space for purposes of conformance with the RAP. Neighborhood Pathways will be maintained by the Homeowners Association (HOA).

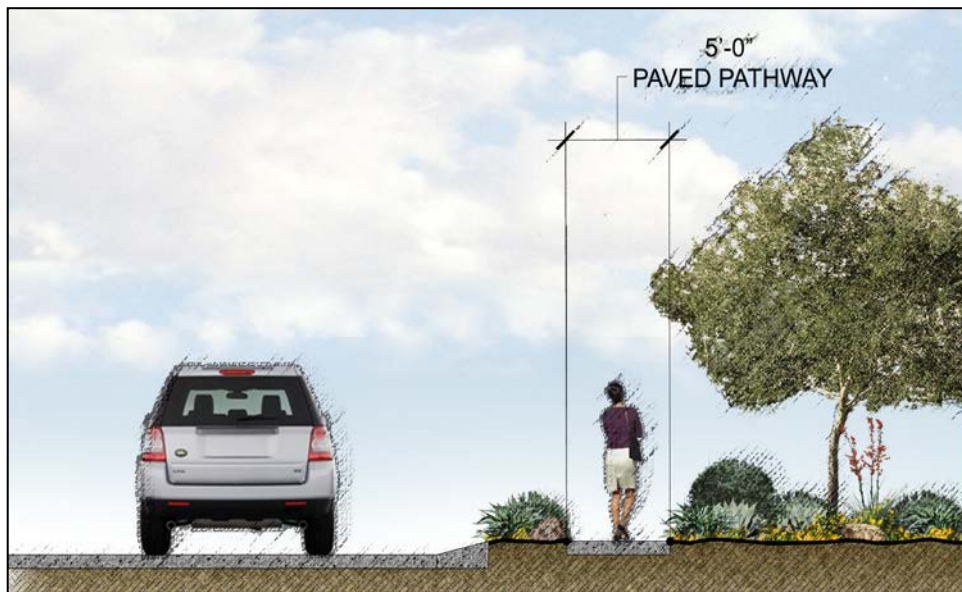


Figure 30: *Neighborhood Pathway Cross-Section*

b. Developed Recreation Areas

In addition to the open space associated with the Santa Cruz River corridor and drainage tributaries, recreational open space will be provided within the urban development parcels in the community. Three types of recreational areas will be provided, including a Linear Greenway Park along the upper terrace areas of the Santa Cruz River corridor, Pocket Parks within the residential development parcels, and Other Active Open Spaces within the mixed use development parcels and other areas of the developed property.

Linear Greenway Park

The Linear Greenway Park is approximately 55-acres and includes the portions of the upper terrace area of the Santa Cruz River corridor adjacent to Parcels 1, 3 and 4. This area ranges from approximately 100-feet to 250-feet wide, is approximately two-miles long and may include a portion of the Anza Trail or other trail type. Additionally, amenities such as seating areas, picnic tables, shade structures, native vegetation and a par/exercise course will be provided by the developer, enhancing the recreational opportunities for area residents. This area will serve as a transition between the natural open space within the primary river corridor to the east and the development activity to the west, and will provide opportunities for bird watching, wildlife viewing, and spectacular views of the mountains to the east. Neighborhood and Local Area Trails will connect to this area, providing various access points throughout the community. All or portions of the Linear Greenway Park land area will be donated to Pima County as part of the overall Santa Cruz River Park system. Any areas that are not donated to Pima County will be provided within a common area tract owned and maintained by the adjacent development.

Pocket Parks

Local pocket parks will be provided for residents within the mixed residential development parcels, including Parcels 4 and 5. These localized parks will serve as the recreational and social focus of the neighborhoods and will include both active and passive open space amenities. These parks will be privately constructed, owned and maintained by the local HOA in compliance with the amenities for parks less than one-acre as stated in the Recreation Area Design Manual. Pocket Parks will generally be less than 1-acres in size, and may be as small as ½ acre or less, and will be designed to serve a ¼ to ½ mile radius, providing a short walking distance for residents within the community. Homes immediately adjacent to pocket parks will be oriented toward the park to promote visibility and accessibility within the neighborhood. Amenities typically programmed for pocket parks may include formal or informal turf areas, play structures, picnic areas, sport courts, trails, community gardens, landscaping and other uses depending on the users being served. All pocket parks will be provided via common area tracts to be owned and maintained by the applicable homeowners associations (HOA's). The total number and collective acreage of pocket parks will vary depending on the actual residential unit counts and will contribute to meeting the RAP open space guidelines. The general location of pocket parks is conceptually shown on **Figure 31, Open Space, Recreation and Trails Plan**.

Other Active Open Space

Depending on the land uses proposed within the mixed use parcels, additional active open spaces may be provided within Parcels 1 and 3. For residential uses, additional Pocket Parks will be incorporated into the development as defined above and conceptually show in **Figure 31**. For non-residential uses, including commercial or

office/employment uses, open spaces such as public plazas, courtyards, seating areas, shade structures, landscaping, walking paths and/or other active and passive open spaces will be provided. These open spaces will be provided as part of individual development project that are owned and maintained by the applicable land owners, or via common area tracts owned and maintained by a property owners association.

Recreation Area Plan (RAP) Compliance

The Continental Farms Specific Plan will comply with **Section 18.69.090** of the Pima County Zoning Code as it related to the recreational open space requirement. Residential recreation area requirements shall be met with land and amenities; in lieu fees will not be accepted unless a written request is approved by the Director of NRPR and as defined within **Section 18.69.090.C.2.c.** of the Recreation Area Design Manual. As the residential components of the project are developed, a RAP will be prepared on a phased basis to demonstrate compliance with this requirement and to ensure appropriate recreational amenities and/or in-lieu fees (as approved) are provided.

Between Natural Open Space, Agricultural Open Space and Enhanced Open Space, approximately 714 acres of open space will be provided within the development. This translates to 65% of the Continental Farms property. **Table 5a** below provides a summary of the total estimated open space by type and by Development parcel. In addition, it should also be noted that Pima County recently dedicated land and completed the first phase of the Canoa Preserve Community Park, a new 53-acre public park immediately east of Parcel 9. This park provides active recreational opportunities such as softball fields immediately adjacent to the Continental Farms property. The location of the Canoa Preserve Community Park and its relationship to the CFSP is shown on **Figure 31**.

Parcel	Acres	Natural Open Space	Agricultural Open Space	Enhanced Open Space	Total
1	55.6	0.0	0	5.4	5.4
2	22.2	21.9	0	0.3	22.2
3	101.8	1.4	0	11.5	12.8
4	112.6	1.5	0	18.0	19.5
4A	24.3	2.3	0	3.4	5.8
5	39.9	13.1	0	1.2	14.2
6	8	1.5	0	0.0	1.5
7	6.7	1.5	0	0.0	1.5
8	294.7	230.0	51.9	12.7	294.6
9	428.9	26.8	305.7	4.2	336.6
Total	1094.7	299.9	357.6	56.7	714.1

Note: All acreages in Table 5a are estimates and can be adjusted up to 10% as a non-substantial change to the Specific Plan, so long as the total amount of open space is not reduced.

In addition to Table 5a, within Development Parcel 9, the drainage tributaries identified in the Continental Farms River Master Plan Report dated March, 2013 shall include the following minimum open space widths, either as dedicated, common, or conservation easement:

- Drainage E-1,100 will have a minimum set-aside width of 1,000 feet.
- Drainage E-1,200 will have a minimum set-aside width of 600 feet.
- Drainage E-1,400 will have a minimum set-aside width of 1,000 feet.

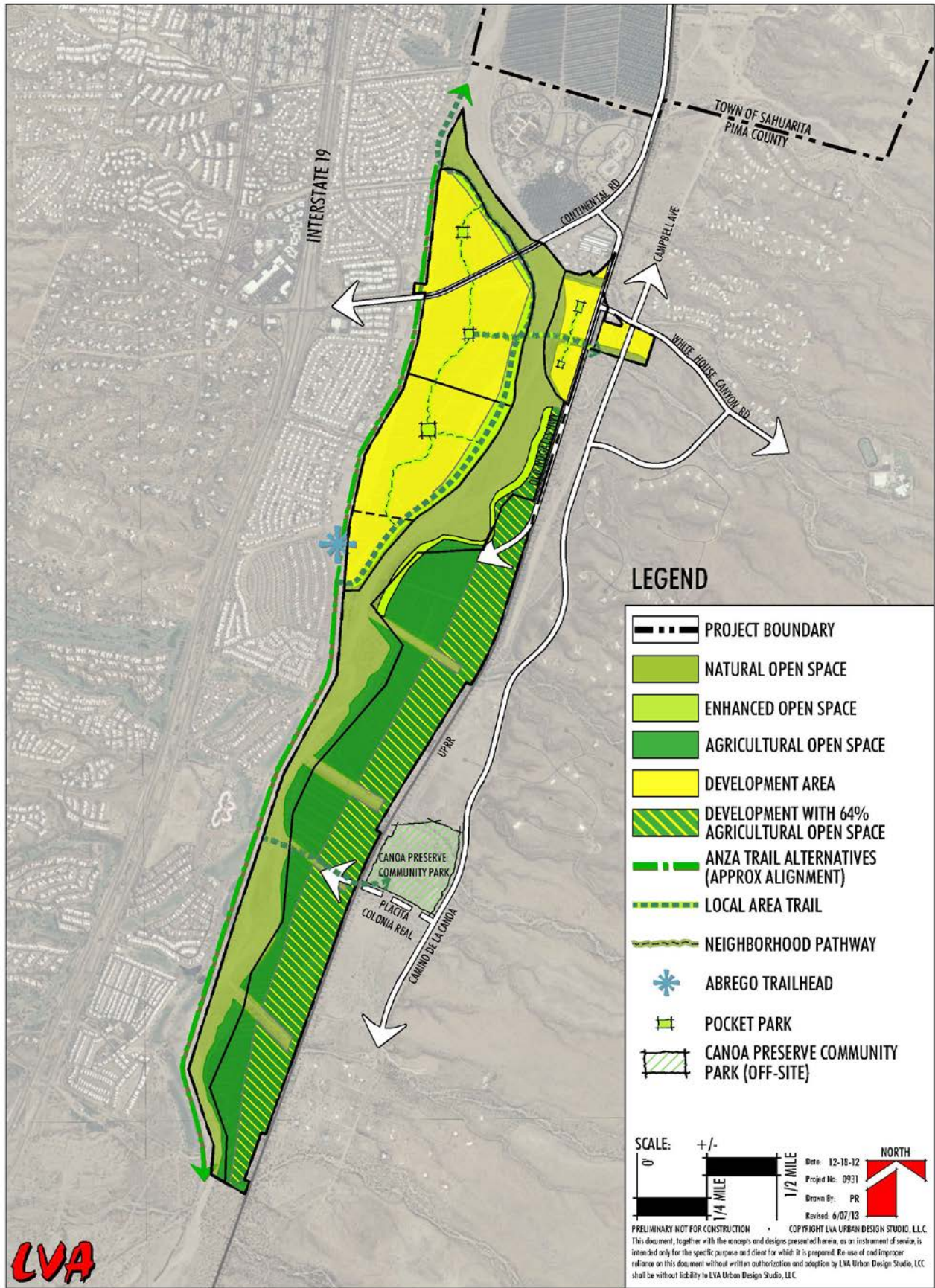


Figure 31, *Open Space, Recreation and Trails Plan*

II.F. Landscape and Buffer Plan

The CFSP offers a unique opportunity for landscaping and bufferyards due to its existing use as a pecan orchard, its relationship to the Santa Cruz River and the drainage tributary along the western edge of the property. Currently, the property consists of pecan orchards, the Santa Cruz River, a drainage tributary along the western property boundary, and a few small areas east of the river being used for farming operations and housing for farm employees.

The property is the topographical low point for the region. The existing pecan trees, which presently vary from 45-75 feet in height (due to pruning every five years), provide an attractive physical buffer to existing viewsheds, particularly for properties to the immediate west of the site. Through the public outreach efforts for this project, residents have indicated a preference of the views created by the existing pecan trees. Many residents would like to see some of the trees maintained for aesthetics as well as to provide a natural buffer of the proposed uses on the property (most importantly along the western edge of the property adjacent to the Mixed Use parcels).

The CFSP has a variety of unique conditions that warrant different bufferyard standards. **Exhibit 35, Bufferyards** provides the locations and type of the various bufferyards proposed for the property. **Table 6, Bufferyard Material Density Requirements** identifies the required landscape materials for each Bufferyard Type. The narrative and illustrations that follow describe the details of each bufferyard type.

1. Bufferyard Types

Bufferyard Type 1: The Type 1 Bufferyard is a minimum of 30' wide and an average of 40' wide and is located on the west edge of the property adjacent to Parcels 1 and 3. This bufferyard is designed to provide a perimeter setback and visual buffer between planned uses within the Mixed Use parcels and the adjacent residential properties to the west. The intent is to preserve pecan trees along the western edge of the property to provide a physical and visual buffer and to maintain the existing viewshed as the property is developed. The actual dimensions of this bufferyard will vary in order to accommodate the pecan trees, but will be a minimum of 30' and an average of 40'. This is in addition to the existing drainage tributary that is located within and adjacent to the Continental Farms property. This drainage tributary provides a permanent open space buffer within an existing Pima County easement between Continental Farms and the existing homes to the west. The width of the drainage channel averages approximately 150 feet in width. See **Figure 32, Bufferyard Type 1 Cross Section** for a typical cross section for this bufferyard type.

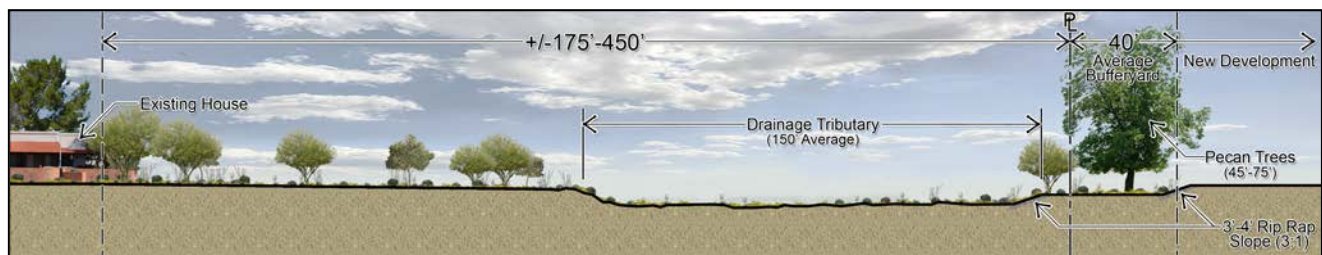


Figure 32, Bufferyard Type 1 Cross Section

Bufferyard Type 2: The Type 2 bufferyard is a minimum of 30' and an average of 40' wide and is located on the west edge of the property adjacent to Parcel 4. This bufferyard is designed to provide a perimeter setback and visual buffer between the planned uses in Parcel 4 and the existing residential properties west of the property. The intent of Bufferyard Type 2 is to maintain and/or widen (if necessary) the existing drainage tributary on the west side of the property, and to use landscaping to buffer the properties to the west. Some pecan trees within this bufferyard may be preserved along the perimeter of the property, particularly at the northern end of Parcel 4. In the southern portion of parcel 4, new landscaping will be provided within the Bufferyard west of the existing tree line due to the location of the drainage tributary and existing pecan trees. Trails may also be provided within this Bufferyard. See **Figure 33, Bufferyard Type 2 Cross Section** for a typical cross section for this bufferyard type.

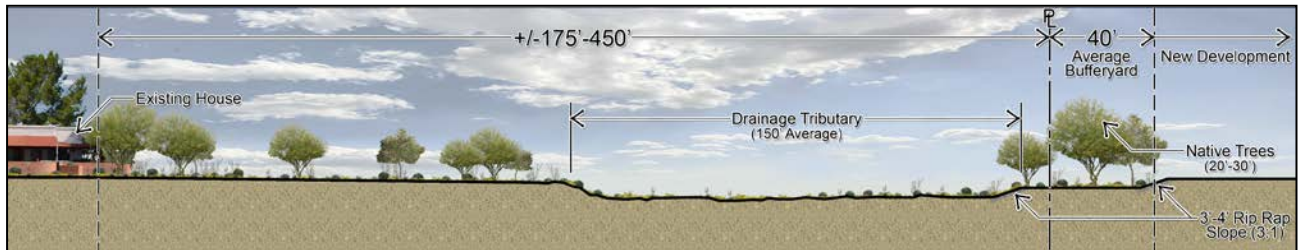


Figure 33, Bufferyard Type 2 Cross Section

Bufferyard Type 3: The Type 3 Bufferyard is a minimum of 20' wide and is located along both sides of Continental Road, along the south side of Whitehouse Canyon Road, and along both sides of Campbell Avenue between parcels 6 and 7. This bufferyard will include perimeter landscaping adjacent to the roadway (except across the Santa Cruz River bridge) as defined within **Table 6**. Sidewalks adjacent to the road can occur within this 20-foot bufferyard area. See **Figure 34, Bufferyard Type 3 Cross Section** for a typical cross section for this bufferyard type.

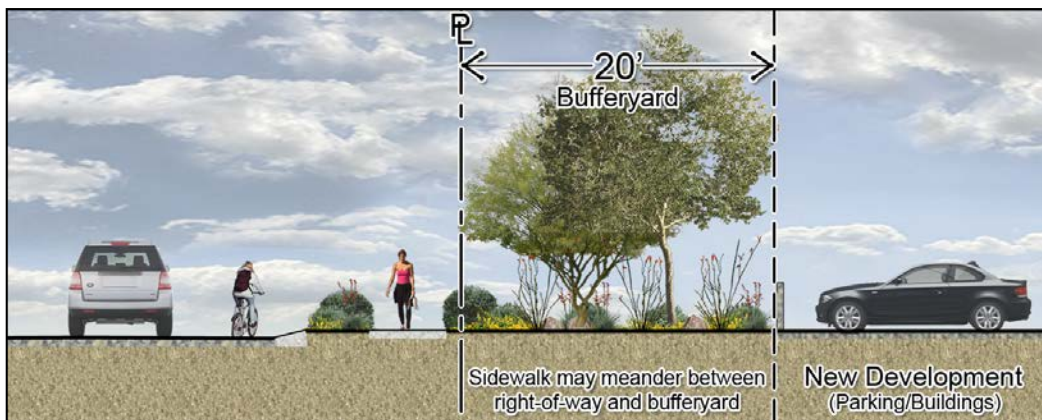


Figure 34, Bufferyard Type 3 Cross Section

Other Bufferyard Types: Additional bufferyard types are defined within **PART IV** of the Specific Plan within the applicable development standards tables. The precise locations of these bufferyards will be determined through the master block plat and site planning process of the project is developed.

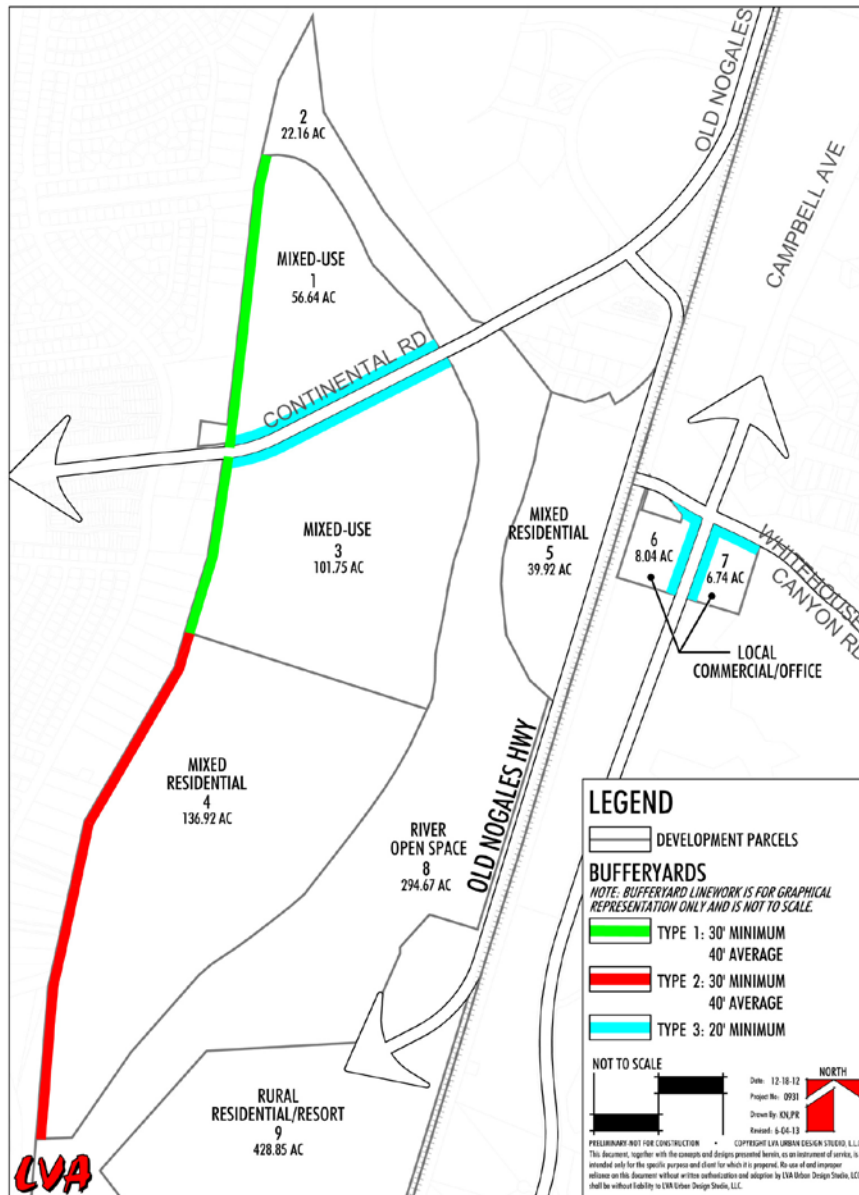


Figure 35, Bufferyard Plan

Table 6: Bufferyard Material Density Requirements per 100 Lineal Feet

Bufferyard Type	Bufferyard Width (min / avg)	Canopy Tree (1)	Shrub	Accents/ Flowers/ Vines /Groundcover
Type 1	30 feet / 40 feet	5	15	15
Type 2	30 feet / 40 feet	5	15	15
Type 3	20 feet	5	20	15
Other	10 feet	5	15	10
	15 feet	5	15	10
	20 feet	5	20	15
	30 feet	5	20	15

Footnote 1: Canopy trees may include existing pecan trees if maintained in place within Bufferyard area. Since mature pecan trees are significantly larger than typical native desert trees, if pecan trees are use, only three trees per 100 lineal feet is required.

II.G. Biological Resources

As identified in **Section I-D**, the Specific Plan site area has an extensive history of agricultural operations and is currently given over to actively cultivated pecan groves. As a result of this cultivation, very few undisturbed native areas remain within the Specific Plan site area. Expected impacts to biological resources as a result of the proposed development are outlined below:

1. Conservation Land System (CLS)

Four CLS designations are identified on the property: Agricultural In-Holdings (AIH), Multiple Use Management Areas (MUMA), Biological Core Management Areas (BCMA) and Important Riparian Areas (IRA). The CLS map for the property and immediately adjacent areas is provided as **Figure 13** in PART I of the Specific Plan.

The estimated acreages of each CLS category within the property are:

- Important Riparian Areas = 252.4 acres
- Biological Core Management Areas = 431.2 acres
- Multiple Use Management Area = 140.3 acres
- Agricultural Inholdings = 238.9 acres
- No CLS Designation = 31.9 acre

Four categories of development impacts have been established and are defined below:

Natural Open Space: Open space that is within areas of the river channel and adjacent natural riparian areas, including tributaries. These areas will largely be undisturbed except for the areas in the northern portion of the project that will be temporarily impacted by required bank protection and contouring of the river bottom. Additionally, some tributary improvements may be provided to widen and increase the capacity to carry water through the property and into the main river corridor. Areas designated as Natural Open Space are depicted on **Figure 36**.

Agricultural Open Space: These areas are part of actively managed pecan groves. They will continue to be actively farmed. Other allowed uses include conversion to agricultural preserves. As an agricultural preserve, irrigation levels may be adjusted to reduce overall water consumption while still maintaining tree health without the need to maximize crop production. Alternatively, these areas may be allowed to go fallow and restore naturally to their pre-agricultural riparian condition. Active riparian restoration will be allowed in these areas. Areas designated as Agricultural Open Space are depicted on **Figure 37**. It is important to note that 154.7-acres of the Agricultural Open Space within the single-hatched area shown on **Figure 37** is floating with the precise location to be determined at the time of development. Open space within this area will be provided by either dedication as common area tracts, as a recorded legal instrument or applicable properties, or donated to Pima County as permanent open space.

Enhanced Open Space: This includes all additional open space within the project, including the upper terrace areas and vegetated buffer along the west bank of the river, new bank protection structures on the east and west sides of the river adjacent to Parcels 1, 3 and 4, as well as trails, pathways, parks, landscape buffer areas and other improved open space throughout the project. Allowed uses in this area include the

establishment of self-sustaining riparian vegetation buffers between adjacent developed areas and the bank revetment, active and passive parks, linear pedestrian, equestrian and non-motorized bike trails and associated rest and exercise areas, plazas and other improved active and passive open space areas. Temporary irrigation may be provided to establish riparian habitat in more passive enhanced open space areas such as along the upper terrace of the Santa Cruz River. Areas designated as Enhanced Open Space are depicted on **Figure 38**. Enhanced open space will be provided by a variety of potential mechanism, including land donated to Pima County (primarily bank protection structures and upper terrace areas within the floodplain), and common area tracts for parks, trails, and other open space affiliated with development.

Residential and Commercial Development: These areas will be the most intensively developed of the lands within the Continental Farms area. All will be cross lot graded. Areas designated as Residential and Commercial development are depicted on **Figure 39**. As discussed in the Agricultural Open Space section above, a maximum of 85.8 acres within the single cross-hatch area shown on **Figure 39** is included within this category for development. This area is floating and will be determined at the time of development. The remaining 157.4 acres is included within the Agricultural Open Space designation to be maintained as permanent open space.

Impacts to each category of the CLS proposed under the Specific Plan are provided in **Table 7, CLS Impacts by Designation**.

Table 7, CLS Impacts by Designation

Development Impact Categories	CLS Designation	Total Ac	PIP	Impact	% PIP
Natural Open Space	IRA	233.76	233.76	0	100%
	BIO CORE	27.92	27.92	0	100%
	MUMA	33.90	33.90	0	100%
	AG IN	0.89	0.89	0	100%
	N/A	3.44	3.44	0	100%
Subtotal		299.91	299.91	0.00	100%

Development Impact Categories	CLS Designation	Total Ac	PIP	Impact	% PIP
Agricultural Open Space	IRA	10.33	10.33	0	100%
	BIO CORE	313.01	313.01	0	100%
	MUMA	34.21	34.21	0	100%
	AG IN	0	0	0	N/A
	N/A	0	0	0	N/A
Subtotal		357.55	357.55	0	100%

Development Impact Categories	CLS Designation	Total Ac	PIP	Impact	% PIP
Enhanced Open Space	IRA	7.87	7.76	0.11	99%
	BIO CORE	4.50	4.50	0	100%
	MUMA	31.26	28.61	2.65	92%
	AG IN	12.45	12.02	0.43	97%
	N/A	0.58	0.58	0	100%
Subtotal		56.66	53.47	3.19	97%

Development Impact Categories	CLS Designation	Total Ac	PIP	Impact	% PIP
Residential and Commercial Development	IRA	0.41	0	0.41	0%
	BIO CORE	85.77	0	85.77	0%
	MUMA	40.88	0	40.88	0%
	AG IN	225.41	0	225.41	0%
	N/A	27.83	0	27.83	0%
Subtotal		380.30	0	380.30	0%

Summary of Total Impacts	CLS Designation	Total Ac	PIP	Impact	% PIP
	IRA	252.37	251.85	0.52	99.79%
	BIO CORE	431.20	345.43	85.77	80.11%
	MUMA	140.25	96.72	43.53	68.96%

Each CLS category has an associated conservation guideline policy. The Specific Plan has met or exceeded the conservation guideline for each category. The conservation guidelines and calculated impacts to each relevant CLS category are provided in **Table 8** below.

Table 8, CLS Conservation Guidelines and Plan Objectives

CLS Category	Conservation Guideline	Specific Plan Conservation Objective
Important Riparian Area	<ul style="list-style-type: none"> 95% conservation Restoration/ enhancement is permitted toward contribution. 	99.8% of land designated in this category will be conserved in natural condition. No restoration or enhancement is proposed in this category.
Biological Core Management Area	<ul style="list-style-type: none"> 80% conservation as natural open space A 4:1 mitigation ratio will be calculated for impacts in this category 	80% of land in this category will be conserved as natural or agricultural open space. Approximately 86 acres of 431 will be impacted. The proposed conservation meets the guidelines for this CLS category; therefore no additional mitigation is required.
Multiple Use Management Area	<ul style="list-style-type: none"> 66.6% conservation as natural open space A 2:1 mitigation ratio will be calculated for impacts in this category 	69% of land in this category will be conserved as natural or agricultural open space. The proposed conservation meets the guidelines for this LCA category; therefore no additional mitigation is required.
Agricultural Inholding	Development of lands in this category should not compromise conservation values of adjacent and nearby CLS lands	Development of lands in this category will not compromise conservation values of adjacent and nearby CLS lands.

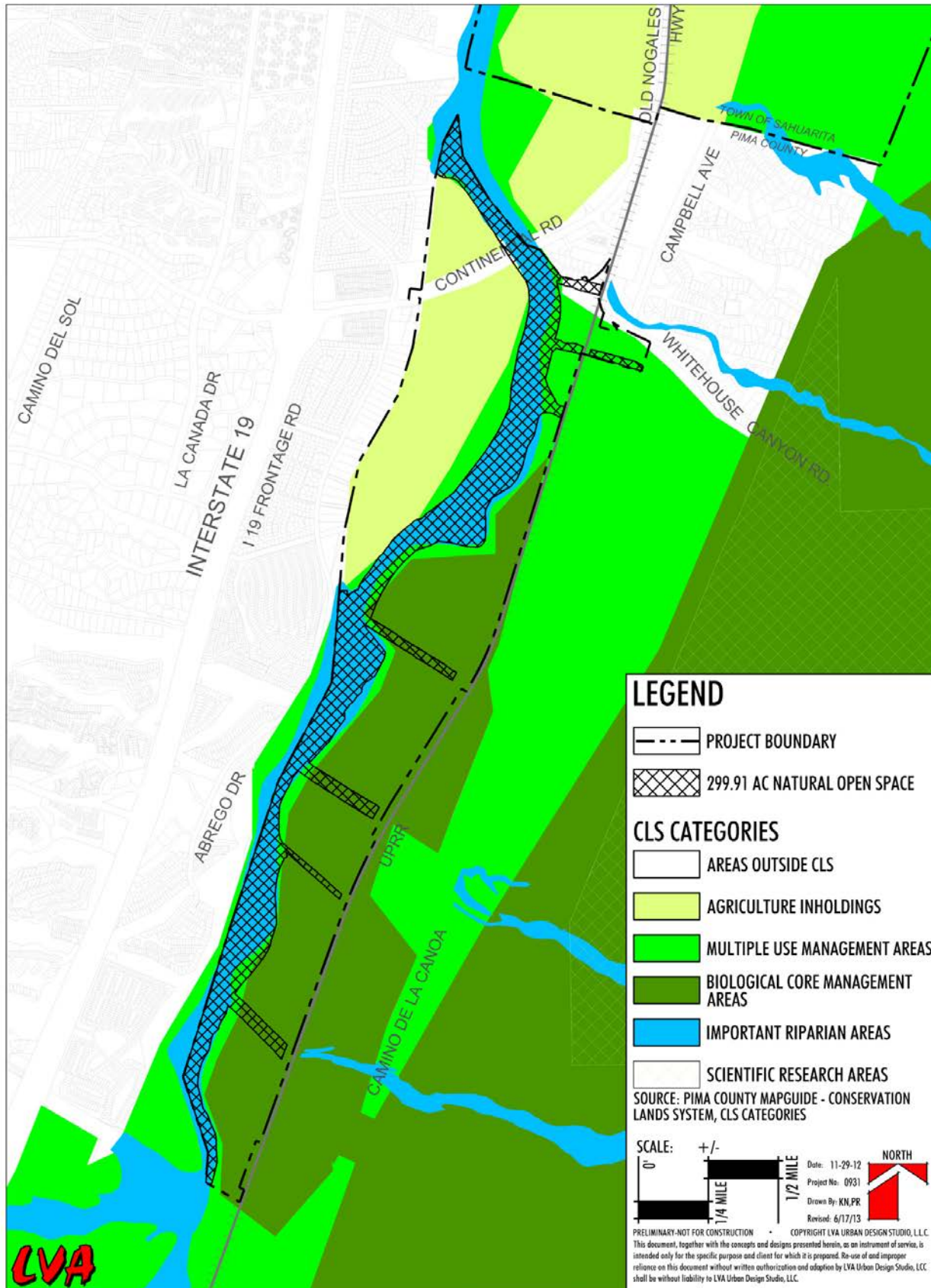


Figure 36, CLS Map A: Natural Open Space

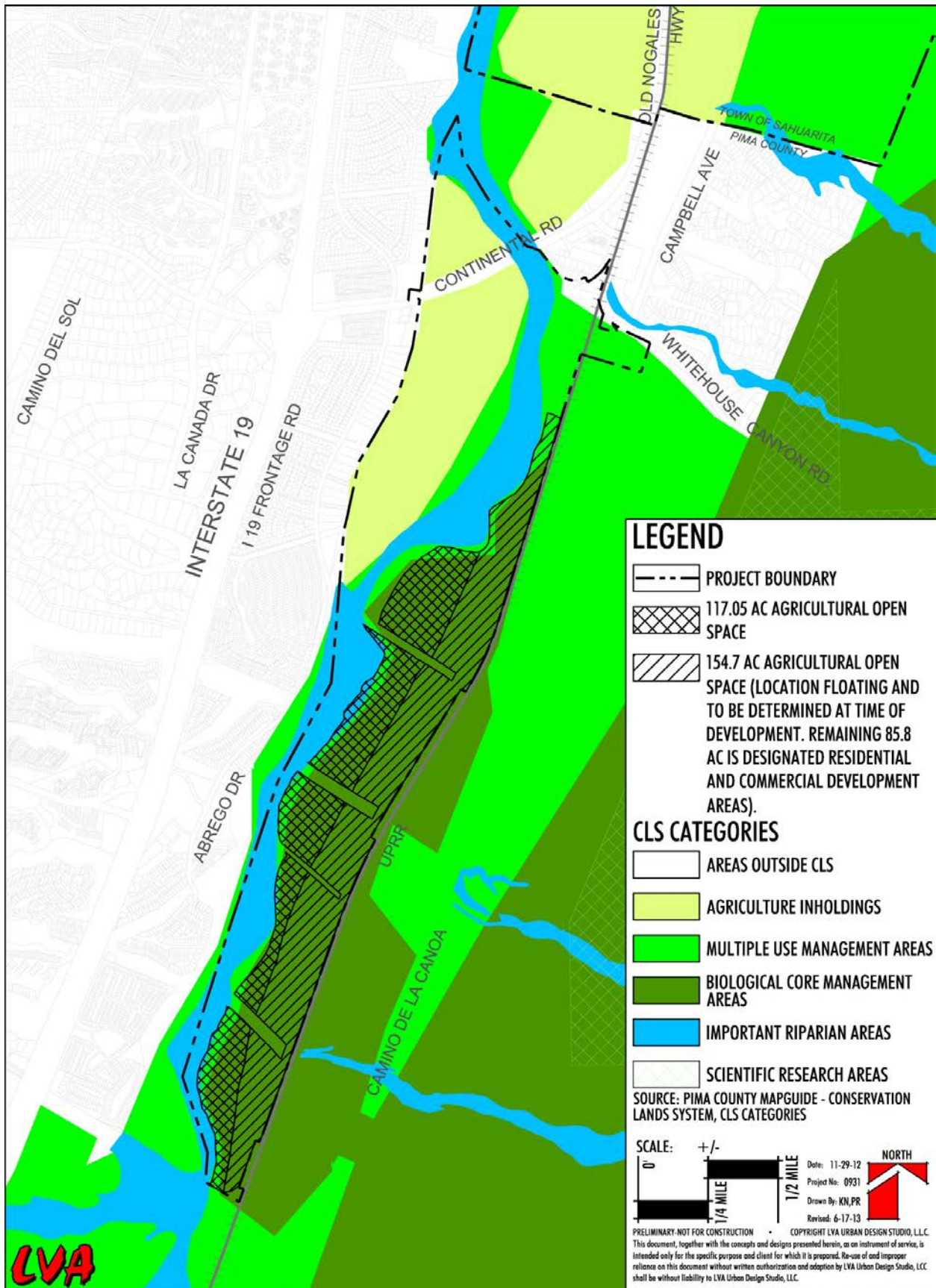


Figure 37, CLS Map B: Agricultural Open Space

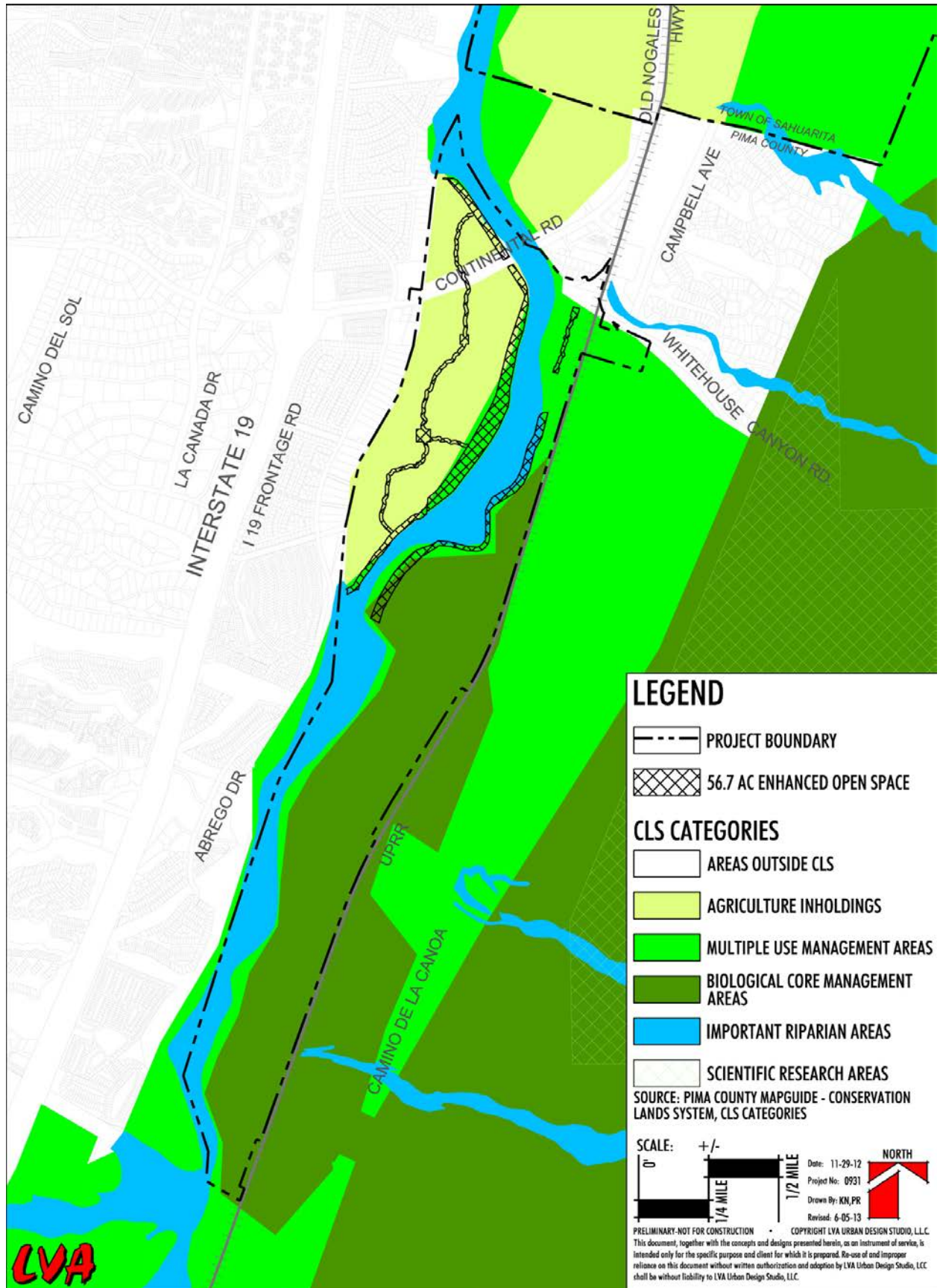


Figure 38, CLS Map C: Enhanced Open Space

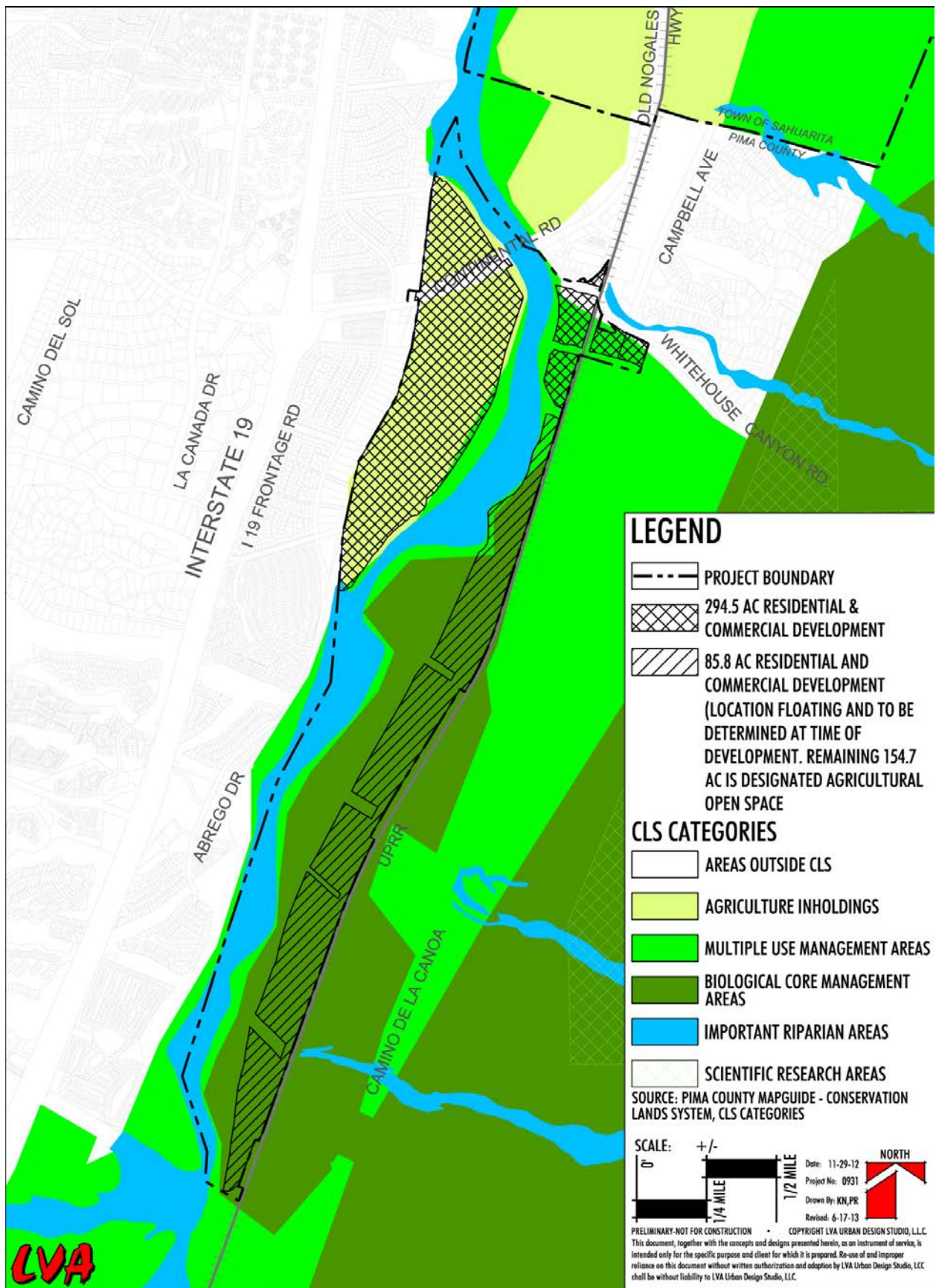


Figure 39, CLS Map D: Residential and Commercial Development Area

2. Critical Landscape Connections (CLC)

The Specific Plan site area occurs within one of the six CLCs identified on the CLS Map. The identified CLC is depicted as connecting the Biological Core Areas of the Sierrita Mountains west of the Santa Cruz River and the Santa Rita Mountains east of the river. The project plan is sensitive to the importance of this linkage and considers the linkage in the layout and configuration of the specific plan to achieve the goals of the SDCP. This is accomplished through the implementation of the River Master Plan and the delineation and management of open space required by this specific plan document.

Accomplishment of connectivity objectives of the SDCP and the CLS is achieved by the careful consideration of more detailed analysis of connectivity opportunities and requirements that was compiled by the Arizona Game and Fish Department (AGFD) and the Regional Transportation Authority of Pima County (RTA). This effort was accomplished using Geographic Information System (GIS) modeling techniques to identify a “biologically best corridor” for the movement of focal wildlife species between these two core areas. This corridor, identified as the Santa Rita – Sierrita Linkage intersects the extreme southern end of Parcel 9 of the Specific Plan area, and integrates aspects of the Santa Cruz River channel into its corridor design. Preservation of the existing pecan groves within this portion of the subject property is anticipated to maintain the current level of landscape connectivity identified for this linkage. Additionally, restoration and preservation of the Santa Cruz River channel and development of enhanced open space along the floodplain terraces as identified in this plan contributes to the preservation and enhancement of north-south connectivity objectives identified in the CLS for this CLC.

3. Saguaros

Much of the Specific Plan site has been given over to agricultural use and does not contain habitat which could support saguaros. Although no specific, intensive saguaro inventory has been performed, we are aware of no saguaros with the Specific Plan area.

4. Ironwood Trees

The elevation of the project site and its topography within the valley suggests that ironwood trees do not occur within the property. No native ironwood trees have been observed within the Specific Plan site area and ironwood trees are not identified as a special element of the subject property by Pima County.

5. Pima Pineapple Cactus

Pima Pineapple Cactus are not expected to occur within any areas under active cultivation. They are known to occur in upland habitats, both east and west of the property. There is limited potential for the species to occur within the relatively small undisturbed areas associated with Parcel 5. The majority of the Specific Plan site does not occur within a Priority Conservation Area for the Pima Pineapple Cactus. Only the extreme southern portion (approximately 17.71 acres) of Parcel 9 is designated as occurring with the Priority Conservation Area for this species, and is modeled as low value. However, the entirety of this modeled area is currently under active cultivation.

Pima Pineapple Cactus is a federally listed endangered species. Pedestrian survey for the species will occur in the undisturbed upland portions of the Specific Plan site area located outside of the active river floodplain. Any Pima Pineapple Cactus identified within a development plan area will be treated in accordance with applicable federal and/or Pima County NPPO regulation.

6. Needle-Spined Pineapple Cactus

The Specific Plan site area does not occur within a Priority Conservation Area for the Needle-Spined Pineapple Cactus as much of the subject property is given over to active agriculture. No surveys for this species are planned and based on the known range of this species, it is not expected to occur in the Specific Plan area.

7. On-Site Vegetation and Vegetative Associations

Historic uses of the Specific Plan area have altered the landscape and there are no significant or important vegetation associations within the Specific Plan area. Although mapped as being located at a transitional zone between the Arizona Upland subdivision of the Sonoran Desertscrub biotic community and the Semidesert Grassland biotic community, little of the native upland plant communities remain. However, Pima County has mapped areas of Paloverde-Mixed Cacti Special Element as occurring within the subject property. Most of the areas mapped as such are located within areas of the pecan grove and portions of the active floodplain of the Santa Cruz River.

Preservation of the existing pecan trees has been proposed within the bufferyards present within Parcels 1 and 3 and as agricultural preserves in portions of Parcel 9. Much of the plan area associated with the river channel will remain as natural open space. To the extent that any native vegetation, especially that associated with the Paloverde-Mixed Cacti Special Element, occurs within the property, mitigation for impacts will occur in accordance with the requirements of the Native Plant Preservation Ordinance (NPPO) of the Pima County Zoning Code (Chapter 18.72). Available existing plants will be transplanted into landscape areas of the site, and plants that cannot be transplanted will be mitigated for with new container plantings as required by the NPPO.

II.H. Methods of Conservation/Viewsheds

1. Viewsheds:

The Continental Farms property straddles the Santa Cruz River. The primary views in the area include the Santa Rita Mountains approximately 10-miles east of the property. Foreground views are dominated by the pecan trees within the agricultural lands on the Continental Farms property. Residents in the area have indicated an appreciation of the beautiful views created by the pecan trees.

There are two different types of viewsheds that should be addressed; close proximity viewsheds and distant viewsheds. To the west, the topography increases in elevation further from the property. As such, views to the east from properties in close proximity are of the pecan trees. As the pecan trees presently range from 45' to 75' in height, many of the properties in close proximity have obscured mountains views. Further west with increasing elevation, views of the distant Santa Rita Mountains open up over the pecan trees. **Figure 40, *Viewshed Cross Section and Site Photos along Western Property Boundary*** provides a visual analysis of the impacts to viewsheds for properties to the west. The photographs included in this Figure show a cherry picker at 40-feet in height, to provide a visual reference of the size and scale of the existing pecan trees along the western edge of the property.

In order to maintain the existing viewsheds as discussed above, the Continental Farms Specific Plan includes a special bufferyard requirement along Parcels 1 and 3, which

includes the preservation of existing pecan trees to screen and buffer the properties adjacent to these two parcels. This will provide a visual screen for buildings proposed on the project site of up to 45-feet in height for certain uses.

Included in the Specific Plan is a request to increase the permitted building height for certain uses from 24-feet (as suggested in Special Area Policy-11, Green Valley Height Policy) to a maximum of 45-feet for hospitals and medical facilities, and assisted living facilities only. All other uses shall comply with the 24-foot building height maximum. This increase in building height for these selective uses will enhance opportunities of these desirable uses on the property, while maintaining existing viewsheds through the bufferyard requirements.

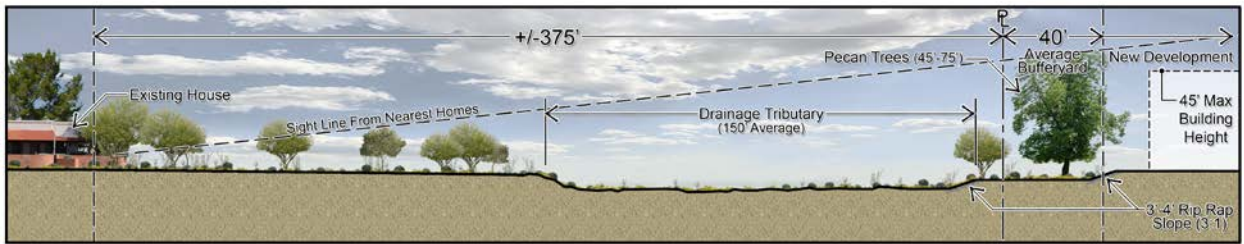
In addition, the Continental Farms Specific Plan proposes the preservation of some of the pecan trees within Parcel 9. This area is expected to be actively farmed for many years. As development occurs, trees will be used to maintain existing views and the agricultural heritage of the property.

2. Habitat and Wildlife

As described in the Specific Plan, much of Development Parcel 9 is identified as Agricultural Open Space. Allowed uses within this designation include active farming (including areas that can be temporarily fallow), agricultural preserves, or the land can be allowed to permanently go fallow and restore naturally to its pre-agricultural riparian condition. Within 6 months of the adoption of the Specific Plan, Farmers Investment Co. (FICO) and the Coalition for Sonoran Desert Protection will develop management opportunities and strategies to facilitate restoration of sustainable native habitat areas of agricultural preserves, in the event that FICO or its successors in interests elect to change the proposed use of these areas to a permanently fallowed condition. Additionally, within 6 months of the adoption of the Specific Plan, FICO and the Coalition for Sonoran Desert Protection will develop plant palettes for the Santa Cruz River, the Development Parcel 9 drainage tributary channels, and the portion of the West Tributary Channels to emphasize riparian restoration and enhancement consistent with the requirements of this Specific Plan, taking into consideration any required pecan tree buffers and identify opportunities to integrate wildlife-friendly features into the design of Development Parcel 9 drainage tributary channel open space corridors. The applicant shall be responsible to provide the Pima County Planning Director a written update of the efforts within 6 months of adoption.



PHOTO SIMULATION



CROSS-SECTION B



AERIAL CONTEXT

Figure 40, Viewshed Cross Section and Site Photos along Western Property Boundary

II.I. Transportation

1. Summary of Transportation

Proposed Ingress/Egress

Proposed ingress and egress from the site will occur along Continental Road, an extension of Old Nogales Highway to the south and potentially along an optional extension of Placita Colonia Real. This extension would require an at-grade crossing of the Union Pacific Railroad.

The future roadway network within and adjacent to the Continental Farms property will require new internal roadways and widening of existing adjacent roadways as development occurs. The plan also contemplates a possible realignment of Whitehouse Canyon Road as it crosses the UPRR, which will be coordinated with Pima County and other affected property owners in the future. The location of access will follow the guidelines as published in the Pima County Roadway Design Manual and the Pima County Subdivision and Development Street Standards.

Median Openings

Median openings along Continental Road shall comply with Pima County Subdivision and Street Standards; however, special consideration may be given by Pima County Department of Transportation to modify spacing requirements due to specific site constraints related to terrain, topography, the bridge structure of the Santa Cruz River and/or other site constraints on the property. Median openings will be avoided within the functional limits of an intersection.

Driveways

The location and spacing of driveways along Continental Road and the Old Nogales Highway extension will be placed a minimum of 150 feet apart, measured at the curb line. Driveways that are placed near median openings will be aligned with the median opening or will be offset a minimum of 100 feet from the center of the median opening. Driveway design will follow the Pima County Roadway Design Manual.

Off-Site Improvements

While the following discussion is related to the full build out of the Continental Farms property and surrounding area, it is important to note that these roadway improvements can be phased as travel demands require. It has been suggested that Camino de la Canoa should extend from Whitehouse Canyon Road through the property and ultimately connect to Camino de la Canoa approximately ¼ mile south of the property. This would require off-site improvements and a major wash crossing, even though there is an existing roadway with wash crossings that is adequate to serve the properties to the south at full build-out. While the current Specific Plan shows this roadway connection, FICO will continue to work with Pima County on the coordination and need for this roadway connection in the future.

Changes to ADT

An evaluation of the existing roadway network based on the proposed development was prepared to determine post development roadway needs.

Traffic volumes were generated using the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition. Since some internal interaction is anticipated between the

residential and commercial uses within parcel 1, parcel 3 and parcel 4, a reduction to the trips generated within each of these parcels was calculated using the methodology within ITE's Trip Generation Handbook, 2nd Edition. Internal capture for other parcels was not considered since those vehicles must exit to the roads surrounding Continental Farms before visiting the commercial areas. The internal capture reduction allows the anticipated daily traffic on the internal street system to be accurately reflected in the evaluation without over predicting the future traffic on the roadways surrounding continental farms. Table 3a summarizes the trip generation potential for Continental Farms.

Table 8a – Trip Generation

Parcel	Land Use	ITE Code	Size		Weekday Generated Trips						
					Daily	AM Peak Hour		PM Peak Hour			
			Quantity	Units	Total	Enter	Exit	Total	Enter	Exit	Total
1	Apartments	220	330	DU	2,196	34	135	169	133	72	205
1	Shopping Center	820	150,000	SF	6,406	89	55	144	27	29	56
3	Apartments	220	620	DU	4,124	63	254	317	250	135	385
4	Shopping Center	820	335,000	SF	14,306	200	122	322	60	65	125
4	Single-Family Homes	210	600	DU	5,712	113	337	450	378	222	600
5	Single-Family Homes	210	300	DU	2,856	56	169	225	189	111	300
6	General Office	710	70,000	SF	774	97	13	110	18	87	105
7	General Office	710	60,000	SF	662	83	11	94	15	75	90
9	Single-Family Homes	210	125	DU	1,190	24	70	94	79	46	125
9	Resort Hotel	330	200	Rooms	1,000	45	17	62	36	48	84
Total Full Buildout Trips					39,226	804	1,183	1,987	1,185	890	2,075
<i>Parcel 1 Internal Capture (20%)</i>					<i>(1,722)</i>	<i>(25)</i>	<i>(38)</i>	<i>(63)</i>	<i>(32)</i>	<i>(21)</i>	<i>(53)</i>
<i>Parcel 3 & 4 Internal Capture (20%)</i>					<i>(4,830)</i>	<i>(76)</i>	<i>(143)</i>	<i>(219)</i>	<i>(138)</i>	<i>(86)</i>	<i>(222)</i>
Total External Trips					32,674	703	1,002	1,705	1,015	783	1,800

Continental Farms is anticipated to generate 32,674 daily external trips, with 1,705 occurring in the AM peak hour and 1,800 occurring in the PM peak hour.

Continental Farms will include both commercial/office, residential and resort hotel land uses. It is expected that the majority of commercial/office land use trips would be attracted from the greater Green Valley and Sahuarita areas with a few attracted from the Tucson Metropolitan area. The proposed resort, hotel land use is assumed to attract a few trips from the Green Valley/Sahuarita areas; however, the majority of these trips are anticipated to be from the Tucson Metropolitan area. Similarly, the residential land uses will generate trips to areas of employment, commercial and recreation in the general vicinity. The trip distribution estimated for the study area is shown in **Table 8b**.

Table 8b – Trip Distribution

Direction	Residential	Commercial/Office/Hotel	Blended
I-19 North	55%	30%	41%
I-19 South	5%	15%	9%
Continental Shopping Plaza	5%	~	*5%
Continental Rd. – West	5%	2%	3%
La Canada Dr. – North	~	8%	4%
La Canada Dr. – South	~	5%	3%
Old Nogales Rd. – North	19%	30%	25%
Abrego Dr. – North	10%	5%	7%
Abrego Dr. – South	~	5%	3%
Whitehouse Canyon Rd. – East	1%	~	1%
Total	100%	100%	100%

*Percent of site traffic anticipated to use the Continental Shopping Plaza west of I-19.

The percentages presented in **Table 8b** were applied to the external trip generation to determine the traffic impacts within the study area. **Figure 41a** illustrates the internal trip distribution percentages based on the blended percentages presented in **Table 8b**. The average daily trips generated on roadway segments within the study were computed.

Total traffic on the surrounding roadways was determined by adding the site generated traffic to the existing background traffic.

The anticipated site traffic and total traffic for Continental Farms is presented in **Figure 41b, Full Buildout ADT Traffic Volumes**.

Traffic Impacts to Surrounding Local Streets

The location of Continental Farms east of the Santa Cruz River and west of the Union Pacific Railroad prohibit connection to local streets in surrounding residential communities. As such, surrounding local streets will not be impacted by the Continental Farms development.

Traffic Impacts to Surrounding Collector and Arterial Streets

Traffic on Continental Road west of I-19, is project to increase by 5,200 daily vehicles. The existing four lane roadway has capacity for the additional volume.

Traffic on Continental Road east of I-19 is projected to increase by approximately 21,100 daily vehicles. The existing four lane roadway section between I-19 and Abrego Drive does not have the capacity for the additional trips from Continental Farms without new roadway improvements. The roadway will need to be widened to six lanes between I-19 and the Santa Cruz River to accommodate the projected traffic upon build-out of Continental Farms. Between the Santa Cruz River and Whitehouse Canyon Road, Continental Road will need to be widened from the existing two lane configuration to four lanes to accommodate existing traffic and the projected increase of 12,000 daily vehicles from Continental Farms at build-out.

Traffic traversing north on Old Nogales Highway are projected to increase by approximately 8,200 vehicles with the buildout of Continental Farms. The existing two lane roadway will be operating near capacity with the additional trips from the Continental Farms development. Widening of Old Nogales Highway north of Continental Road will be required if additional surrounding developments come online upon full buildout of the

proposed Continental Farms development. Any additional background traffic will result in the widening of Old Nogales Highway.

The daily traffic on I-19 is projected to increase by 13,500 vehicles north of Continental Road for a total of 42,500 vehicles. Continental Farms is projected to add 4,200 daily vehicles to I-19 south of Continental Road, for a total ADT of 27,200.

Trips along Whitehouse Canyon Road east of the railroad are projected to increase by 1,500 daily vehicles west of Campbell Avenue and 100 daily vehicles east of Campbell Avenue. The existing two lane roadway will provide enough capacity for the additional vehicles. Traffic west of the railroad, immediately south of Continental Road on Whitehouse Canyon Road is projected to increase by 6,500 daily vehicles. The existing two lane road will provide enough capacity for the additional vehicles as long as dedicated two-way left-turn lane is provided along this segment of roadway.

Camino Del La Canoa presently connects with and extends south of Whitehouse Canyon Road east of Continental Farms. The daily traffic on this segment of Camino De La Canoa is projected to increase by 500 daily vehicles. The existing two-lane roadway section will be adequate to accommodate both existing traffic and projected traffic from Continental Farms.

Camino De La Canoa is also shown on the existing Major Streets and Scenic Routes Plan as connecting to Whitehouse Canyon Road in the future through Continental Farms on the Campbell Avenue alignment. Installation of this new connection would essentially duplicate the existing connection of Camino De La Canoa with Whitehouse Canyon Road east of the Continental Farms site. Given the total existing and projected traffic volume of only 800 ADT, the need for this connection, especially in light of the anticipated high costs of off-site drainage improvements, should be monitored and more fully evaluated in the future at the time of site/development planning of Parcels 6 and 7 within the project.

The proposed lane configuration for the collector and arterial roadways surrounding Continental Farms based on the proposed development is presented in **Figure 41b, Proposed Lane Configuration**.

Bicycle and Pedestrian Pathways

Bicycle Lanes: Six feet will be added to the typical width of outside travel lanes of curbed major and collector streets to accommodate bicycles. This 6-foot width will be designated as a paved shoulder. Some of the roadways within Continental Farms may be rural and uncurbed. On these roadways, the typical width of outside travel lanes shall also be increased by 6 feet.

Sidewalks: The standard sidewalk width is 5 feet for major streets, collector streets and local streets but may be increased to accommodate special conditions. Pedestrian considerations will also include pedestrian crosswalks, mid-block crossings and accessible median openings. Additionally, the design shall meet appropriate American with Disabilities Act (ADA) requirements.

Proposed Off-Site Roads/ROW

As part of the transportation planning of this project, roadway cross-sections were developed. These cross-sections indicate the basic number of travel lanes and the widths of associated landscaping and non-vehicular amenities. Typical sections will generally follow

those proposed within the Pima County Roadway Design Manual for Major and Collector Roadways.

Transportation Concurrency Conformance

The Continental Farms transportation plan conforms to the current Pima County transportation plan and proposed improvements. Corridors and new lanes, as mentioned above, may be required to support the development of Continental Farms in the future. The transportation facilities will achieve and maintain the County's level of service standards concurrently with development. Traffic impact studies will be completed commensurate with each development phase to ensure that the necessary infrastructure is in place to serve actual project traffic demands.

Traffic Impact Study Needs

The transportation planning effort prepared as part of this study is limited to roadway traffic volume projections. Future recommendations are focused on roadway lane configurations. Specific intersection geometry and traffic control will require additional study as development plans become more detailed. Traffic signals may be required at all major intersections and to provide local access, but will be based on traffic signal warrant studies that meet accepted traffic engineering standards that conform to the Pima County DOT requirements.

Roadway Development Impact Fees

The Continental Farms property is included within the Santa Cruz Valley Roadway Development Impact Fee Benefit Area. Development within this benefit area pays fees that are used to finance major roadway capacity needs created by the new development. Funds collected must be provided for roadway construction to increase roadway traffic capacity on the roads specified for improvement, including Continental Road through the property. Per Pima County guidelines, roadway capacity improvements, such as signals, additional lanes, etc., constructed by the development may be credited for impact fees as appropriate.

Alternate mode activities within Continental Farms are an important part of the overall transportation system. Continental Farms will support alternate modes of travel such as pedestrian and bicycle related trips through the design of its internal street system, typical sections as previously mentioned and through its trail system. While there is no existing transit service located in the vicinity of Continental Farms, locations for infrastructure will be available for future expansion of the transit system.

Additional Transportation Conditions

1. All arterials, collector and local streets required for development shall be designed to provide sufficient capacity for the entire development of the Specific Plan site. All development related internal transportation improvements for the Specific Plan shall be provided by the developer.
2. A Transportation Impact Study for the entire Specific Plan area shall be submitted for review and approval by the Department of Transportation prior to approval of the first plat for the Specific Plan site. The traffic impact study shall be updated with the submittal of each plat or development plan submitted within the Specific Plan. The Transportation Impact Study shall address phasing and funding of the required improvements.
3. Prior to the approval of any development showing access onto Whitehouse Canyon Road, a transportation study will need to be approved addressing the intersection of Whitehouse Canyon Road and the Union Pacific Railroad right-of-way. Right-of-way

shall be dedicated as necessary to implement roadway improvements on Whitehouse Canyon Road.

4. The property owner/developer(s) shall provide onsite and offsite improvements to Continental Road, Whitehouse Canyon Road, Camino De La Canoa, and Campbell Road as determined necessary by the Transportation Impact Study.
5. Each block shall be designed to establish coordinated pedestrian, bicycle and transit connection within the Specific Plan and for future connections beyond the limits of the Specific Plan.

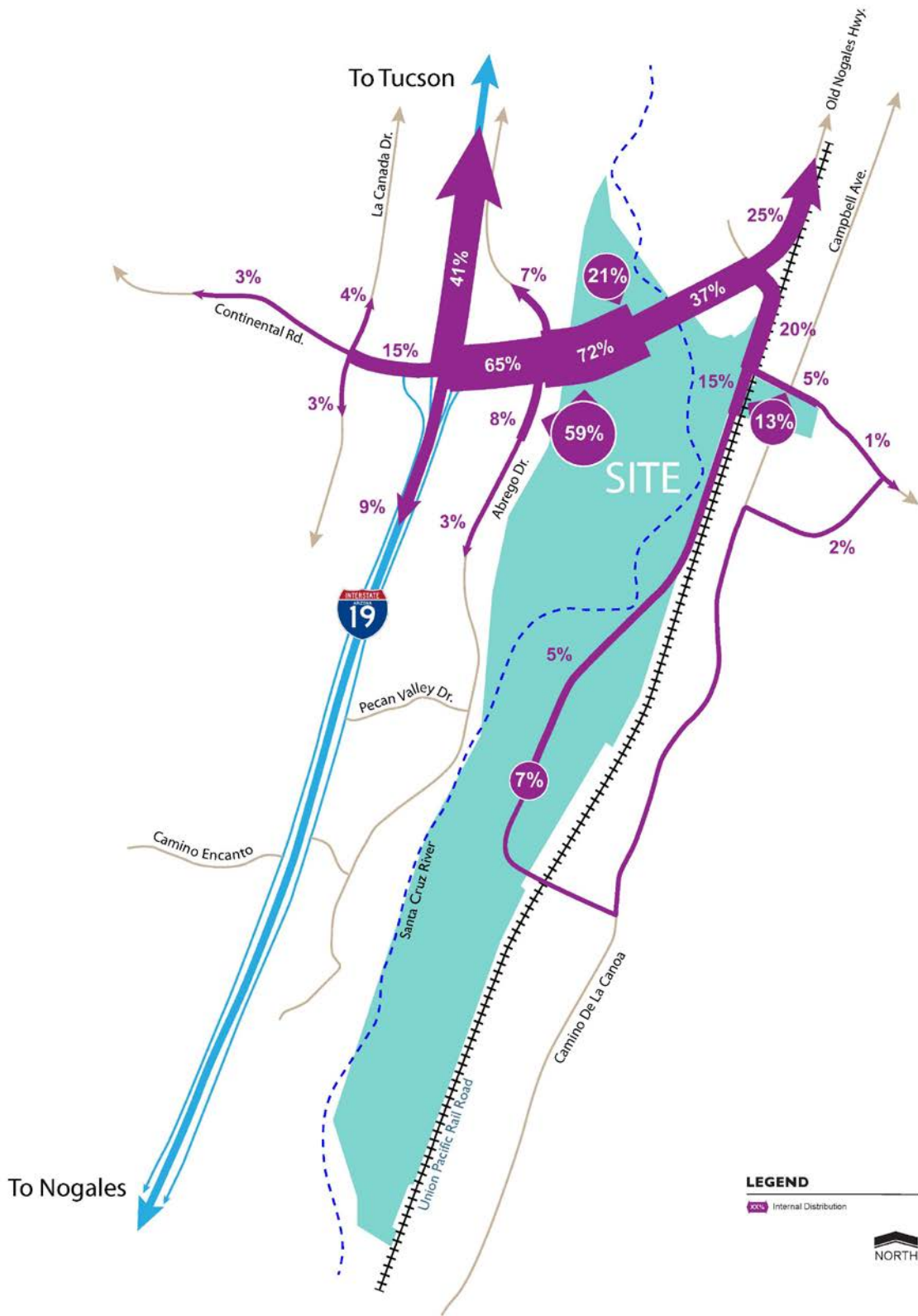


Figure 41a, Trip Distribution

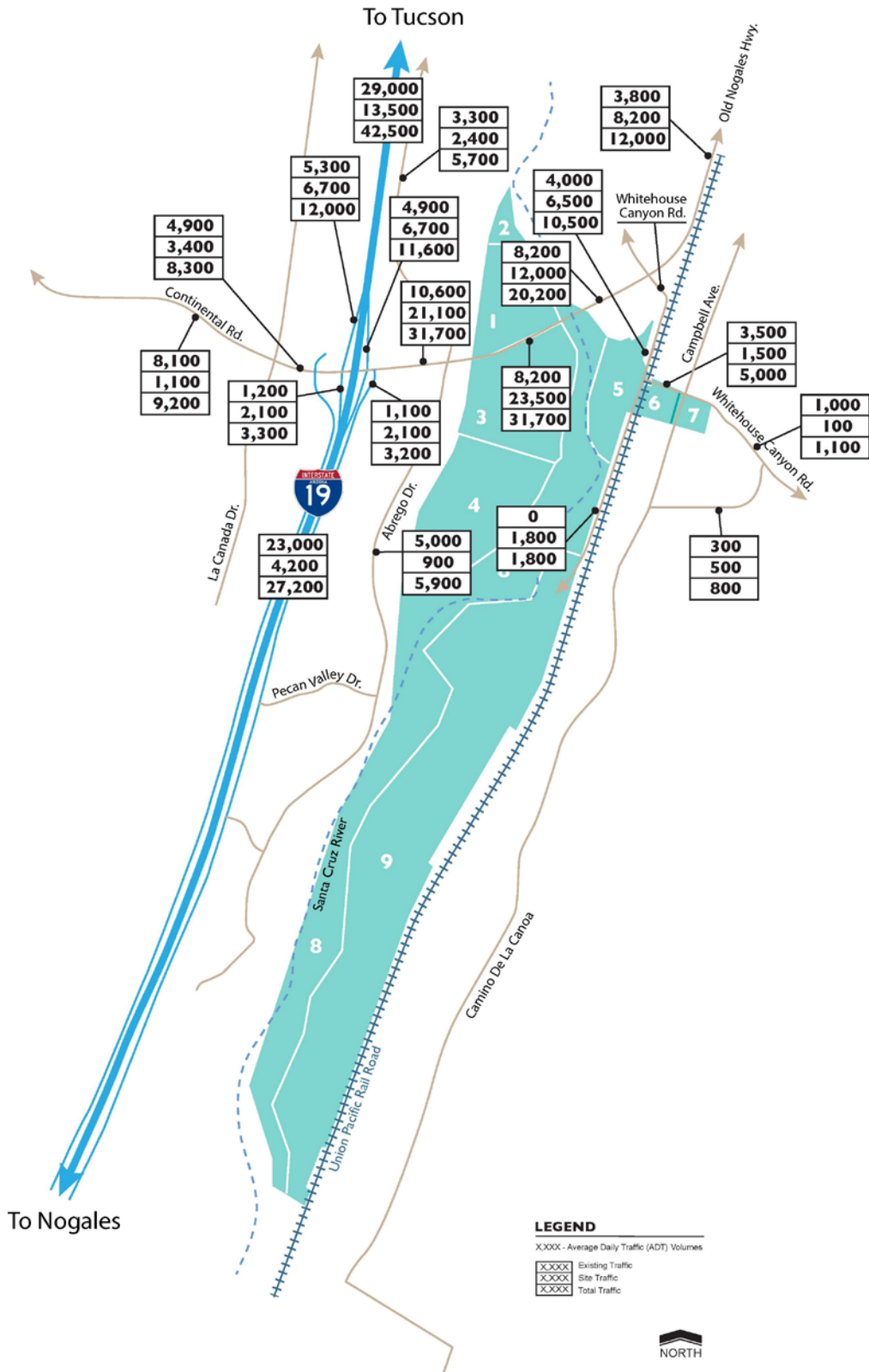


Figure 41b, Full Build ADT Traffic Volumes

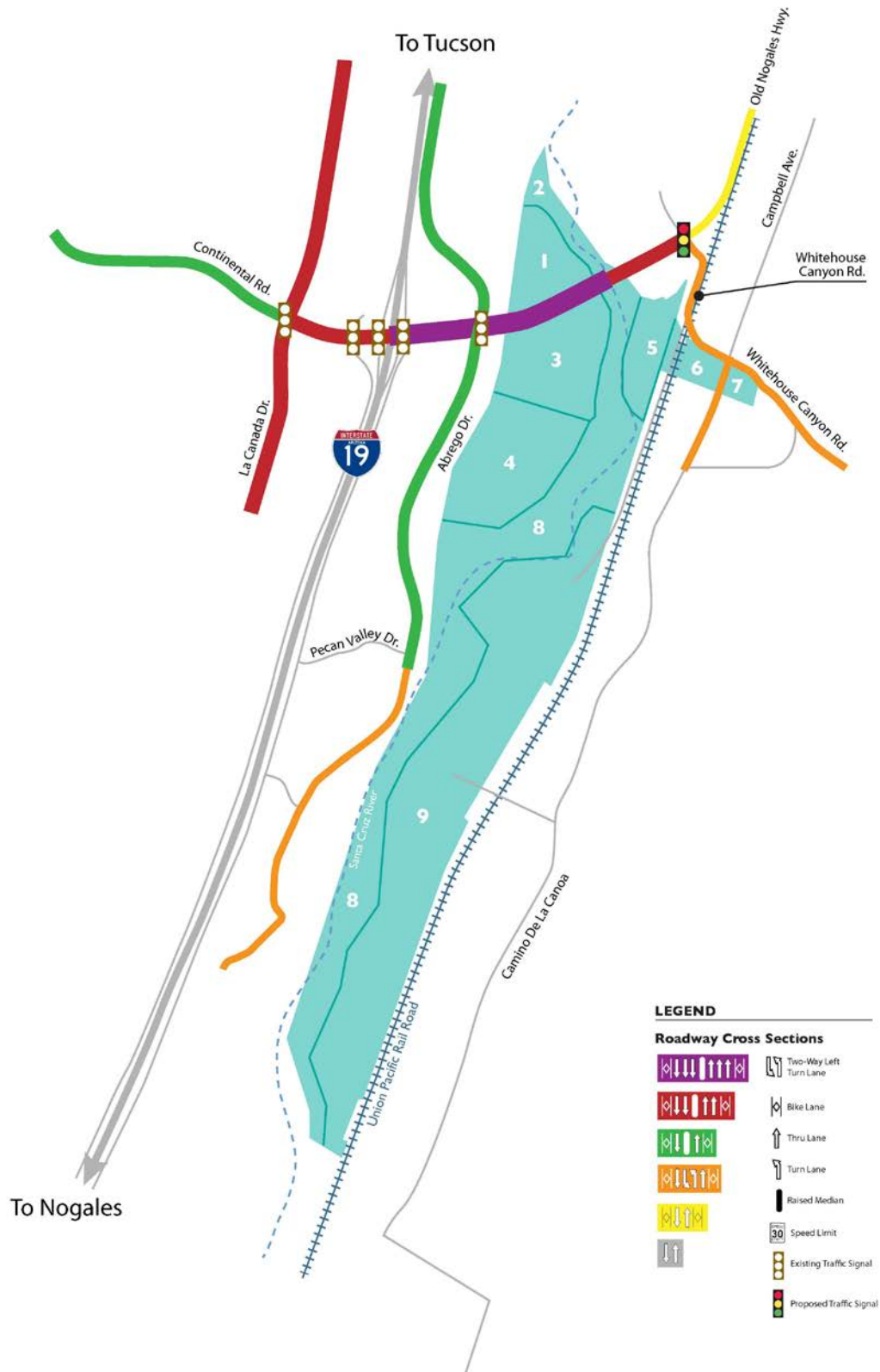


Figure 41c, Proposed Lane Configuration

II.J. Sewer

1. On-Site Wastewater Treatment and Disposal

The majority of the proposed Continental Farms Specific Plan area will be connected to existing off-site sewers that convey wastewater flows to the Green Valley Wastewater Reclamation Facility. On-site sewers will collect the wastewater generated from Parcels 1, 3 and 4 and convey the wastewater to a gravity trunk sewer that is located along the west side of the Santa Cruz River. This trunk sewer provides sewer service to the Green Valley developments west of the Santa Cruz River and conveys by gravity flow the wastewater to the Green Valley Wastewater Reclamation Facility.

On-site sewers will collect the wastewater generated from Parcels 5, 6 and 7 and convey the wastewater to a gravity trunk sewer that is located on the east side of the Santa Cruz River. This trunk sewer currently serves La Posada, Madera Highlands and other adjacent developments and it also conveys by gravity flow the wastewater to the Green Valley Wastewater Reclamation Facility.

Connection to both gravity trunk sewers can be achieved by routes that are located within Continental Road, a paved public right-of-way.

Parcel 9 includes 428.85 acres of land that can be developed under two different scenarios. In one scenario, only 125 residential lots would be developed, resulting in density of 0.29 dwelling units per acre (or approximately 3.4 acre lot sizes). The second scenario includes 125 residential lots as well as a 200-room eco-friendly spa/lodge. The only available sewer lines in this area are located either on the west side of the river or at Continental Road and Whitehouse Canyon Road, approximately three-quarters of a mile north of the north boundary of the parcel. There are existing developments east of this parcel, but these developments (Canoa Preserve, Colonia Real, Pasadera and Madera Foothills Estates) utilize individual septic tank and disposal facilities for each lot. Therefore, the first development scenario would anticipate the use of individual septic tank and disposal facilities for each lot. If the spa/lodge facility is provided, it is anticipated that the existing sewer system at Continental Road and Whitehouse Canyon Road would extend the serve the parcel.

Because this parcel lies within a floodplain the individual lot pads will have to be raised above the floodplain elevations. The septic tanks (if applicable) would also be located within the raised area of the building pads above the floodplain elevation. Each lot will have to comply with the procedures established by ADEQ and Pima County Environmental Services to obtain a permit for the individual lot septic tank and disposal field construction.

The information required by Pima County Regional Wastewater Reclamation Department to obtain a capacity response letter is included within this section of the Specific Plan. The wastewater generation rates and flows for both development scenarios are contained in **Tables 9, Sewer Calculations without Spa/Resort** and **Table 10, Sewer Calculations with Spa/Resort** below:

Figure 42, Sewer Infrastructure Plan provides details for the connection locations to the existing off-site sewer.

2. Additional Sewer Provisions and Conditions

- A. The owner/developer shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner/developer to that effect. By accepting this rezoning, the owner/developer acknowledges that treatment and conveyance capacity in the downstream sewerage system may not be available when new development within the rezoning area is to occur.
- B. No more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review, the owner/developer shall obtain written documentation that sanitary sewerage treatment and conveyance capacity for the proposed development will be available when needed to serve the development.
- C. The owner/developer shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system, provide the necessary treatment and conveyance capacity in the downstream public sewerage system via a mutually acceptable mechanism, or obtain authorization from the Pima County Department of Environmental Quality to utilize on-site sewage disposal facilities to develop the property.
- D. The owner/developer shall prepare a written project detail of the rezoning area and appropriate off-site areas, at his or her sole expense, for the purposes of determining the routing and sizing of all off-site and on-site public sewers necessary to provide both capacity and treatment service to the rezoning area.
- E. Upon approval of the written project details, the owner/developer shall enter into a master sewer service agreement with Pima County that specifies the improvements to be made to Pima County's public sewerage system and their timing.
- F. The written project details must be approved by the Pima County Regional Wastewater Reclamation Department before the owner/developer submits for review any tentative plat, development plan, sewer construction plan, or request for building permit showing a connection to Pima County's public sewer system.
- G. At the time of Block Platting, a financial analysis of all viable options shall be required to establish the method of sewer service and required capacity.
- H. Unless authorized and approved by the Pima County Department of Environmental Quality to utilize on-site sewage disposal facilities within the rezoning area, the owner/developer shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
- I. The owner/developer shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- J. The owner/developer shall enter into a written agreement addressing the funding, design and construction of off-site and on-site sewers to accommodate flow-through from any properties adjacent and up-gradient to the rezoning area that do not have adequate access to Pima County's public sewer system, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
- K. The owner/developer shall provide all weather, unrestricted vehicular access to all new public sewer manholes within the rezoning area. The owner/developer shall obtain all necessary public sewer easements within the rezoning area prior to approval

- of a master block plat, any tentative plat, development plan, sewer construction plan, or request for building permit at his/her own expense.
- L. The owner/developer shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
 - M. On-site wastewater treatment and disposal shall be restricted to Parcel 9; residential lots greater than or equal to one acre in size.

Table 9: Sewer Calculations without Spa/Resort																
Parcel #	Land Use	Acres	Single	Person per Unit (PPU)	Total Population (Persons)	Demand Factor (GPCD)	Multi	Persons per Unit (PPU)	Total Population (Persons)	Demand Factor (GPCD)	Spa/Resort # of Rooms	Demand Factor (GPRD)	Commercial/Office/Industrial (ac)	Demand Factor (GPACD)	Average Day Demand (GPD)	Average Day Demand (GPM)
			Dwelling Units (SFDU)				Dwelling Units (MFDU)									
1	Mixed Use	55.6					330	1.9	627.0	80.0			13.8	1,000	63,960	44.4
3	Mixed Use	101.8					620	1.9	1,178.0	80.0			30.8	1,000	125,040	86.8
4	Mixed Residential	112.6													129,600	90.0
Total		270	600		1,620		950		1,805.0				44.6		318,600	221.3

Continental Farms East of Santa Cruz River																
5	Mixed Residential	39.9					300	1.9	570.0	80.0					45,600	31.7
6	Neighborhood Commercial/Office	8											6.4	1,000	6,400	4.4
7	Neighborhood Commercial/Office	6.7											5.5	1,000	5,500	3.8
Total		54.6					300						11.9		57,500	39.9

Table 10: Sewer Calculation with Spa/Resort																
Parcel #	Land Use	Acres	Single	Person per Unit (PPU)	Total Population (Persons)	Demand Factor (GPCD)	Multi	Persons per Unit (PPU)	Total Population (Persons)	Demand Factor (GPCD)	Spa/Resort # of Rooms	Demand Factor (GPRD)	Commercial/Office/Industrial (ac)	Demand Factor (GPACD)	Average Day Demand (GPD)	Average Day Demand (GPM)
			Dwelling Units (SFDU)				Dwelling Units (MFDU)									
1	Mixed Use	55.6					330	1.9	627.0	80.0			13.8	1,000	63,960	44.4
3	Mixed Use	101.8					620	1.9	1,178.0	80.0			30.8	1,000	125,040	86.8
4	Mixed Residential	112.6													129,600	90.0
Total		270	600		1,620		950		1,805.0				44.6		318,600	221.3
Continental Farms West of Santa Cruz River																
5	Mixed Residential	39.9					300	1.9	570.0	80.0					45,600	31.7
6	Neighborhood Commercial/Office	8											6.4	1,000	6,400	4.4
7	Neighborhood Commercial/Office	6.7											5.5	1,000	5,500	3.8
9	Rural Residential/Spa/Resort	428.9									200	380			103,000	71.5
Total		483.5	125		337.5		300		337.5		200		11.9		160,500	111.5

II.K. Water

See Preliminary Integrated Water Management Plan for Continental Farms as **Appendix 3** and **Figure 43**, *Water Infrastructure Plan*.

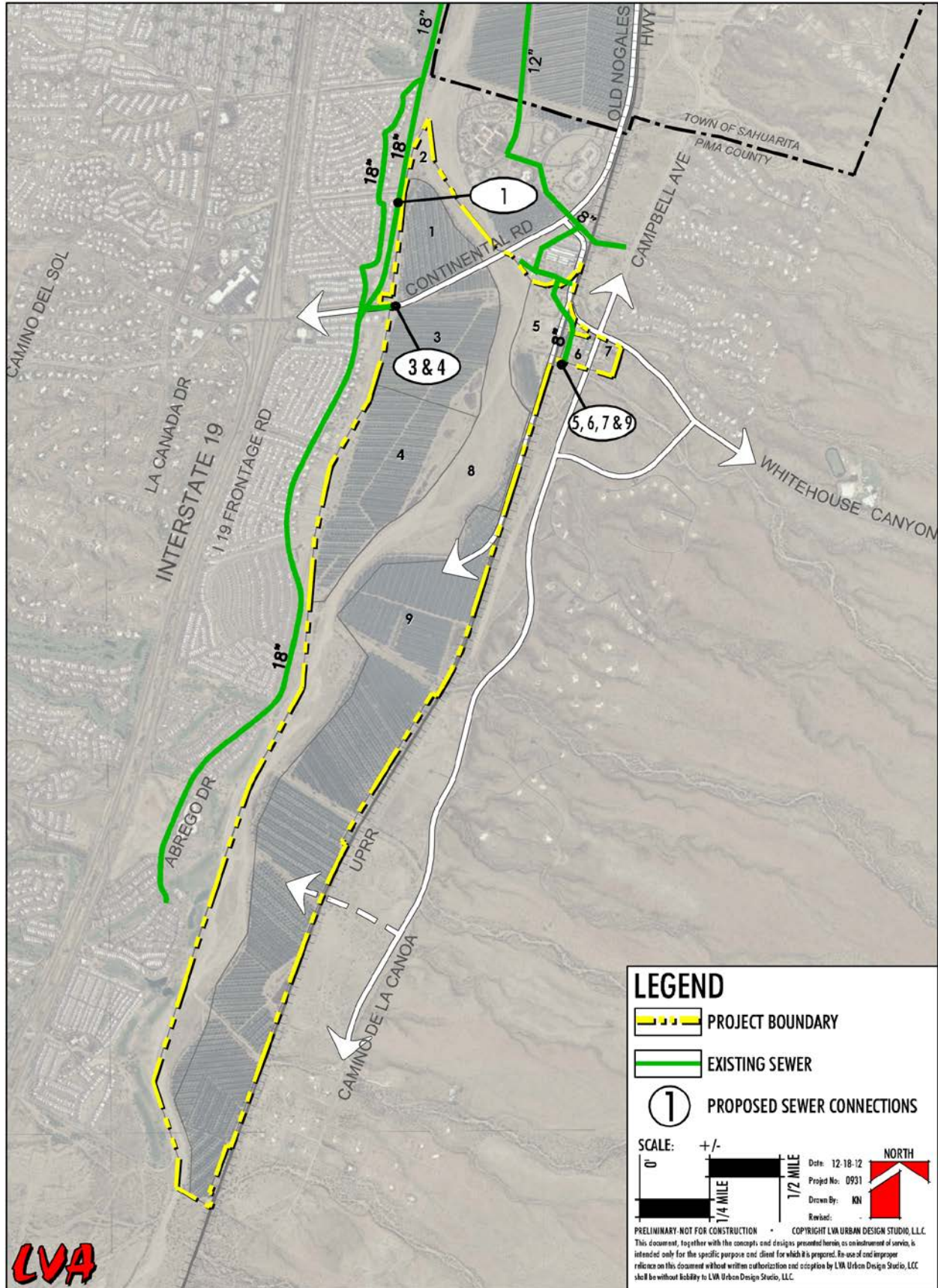


Figure 42, Sewer Infrastructure Plan

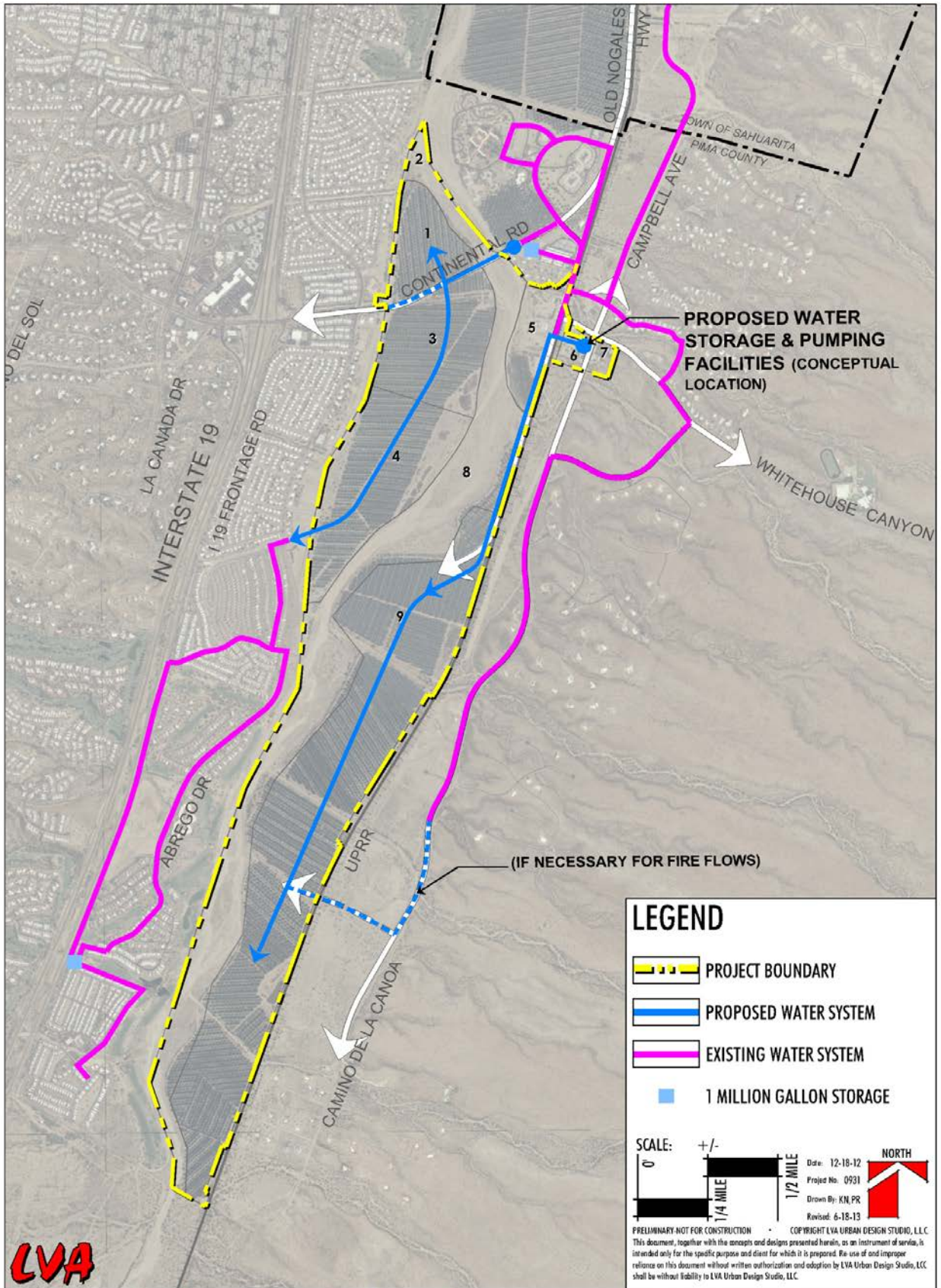


Figure 43, *Water Infrastructure Plan*

II.L. Other Public/Private Utilities and Services

Electric Service: Tucson Electric Power will be the electric service provider for the property.

Solid Waste Service: There is no public solid waste service provider for the property so the development will contract with a private service provider for solid waste collection services.

II.M. Schools

Quality education is an important component of any successful community. While it is not determined yet if the CFSP will be developed entirely or partially as an active adult or age restricted community, accommodations and access to schools is planned assuming no restrictions are provided within the development. If all or a portion of the development is age-restricted, the impacts to schools will be reduced significantly. Even so, FICO is committed to quality education and has begun working with both the Sahuarita Unified School District (SUSD) and Continental Elementary School District (CESD) to develop a strategy to help meet the needs of future students who will live within the community.

The CFSP is located entirely within the CESD and is not located within a high school district. Traditionally, high school students within this general area have been served by the SUSD. Currently, there is an existing CESD K-8 school campus located on Whitehouse Canyon Road just over one-mile east of the CFSP property. Additionally, the CESD owns land for a second future school site approximately one-mile to the north along Old Nogales Highway within the Madera Highlands master planned community, although there are currently no plans to build a school at this location. It is unclear at this time if Continental Farms and/or other developments will generate the need for a second elementary school in the area. It is possible that some or all of the residential within the project could be age-restricted, although this determination will not be made until development occurs on a phased basis. If it is determined that an additional school site is needed to support the student population generated by this development, coordination with the CESD will occur to determine an appropriate solution, which may include a new school site either within the southern portion of the Sahuarita Farms community (just north of La Posada) or within one of the residential areas of Continental Farms.

FICO has engaged in ongoing communication with the CESD to ensure that the CFSP sufficiently addresses student population and facility needs generated by the project. FICO will also enter into a Memorandum of Understanding (MOU) with the CESD to address appropriate contributions to the school district based on demands from the project as it is developed over time.

See **Figure 44**, *School Locations and Access* for the location and access to all existing school sites within the CESD and SUSD.

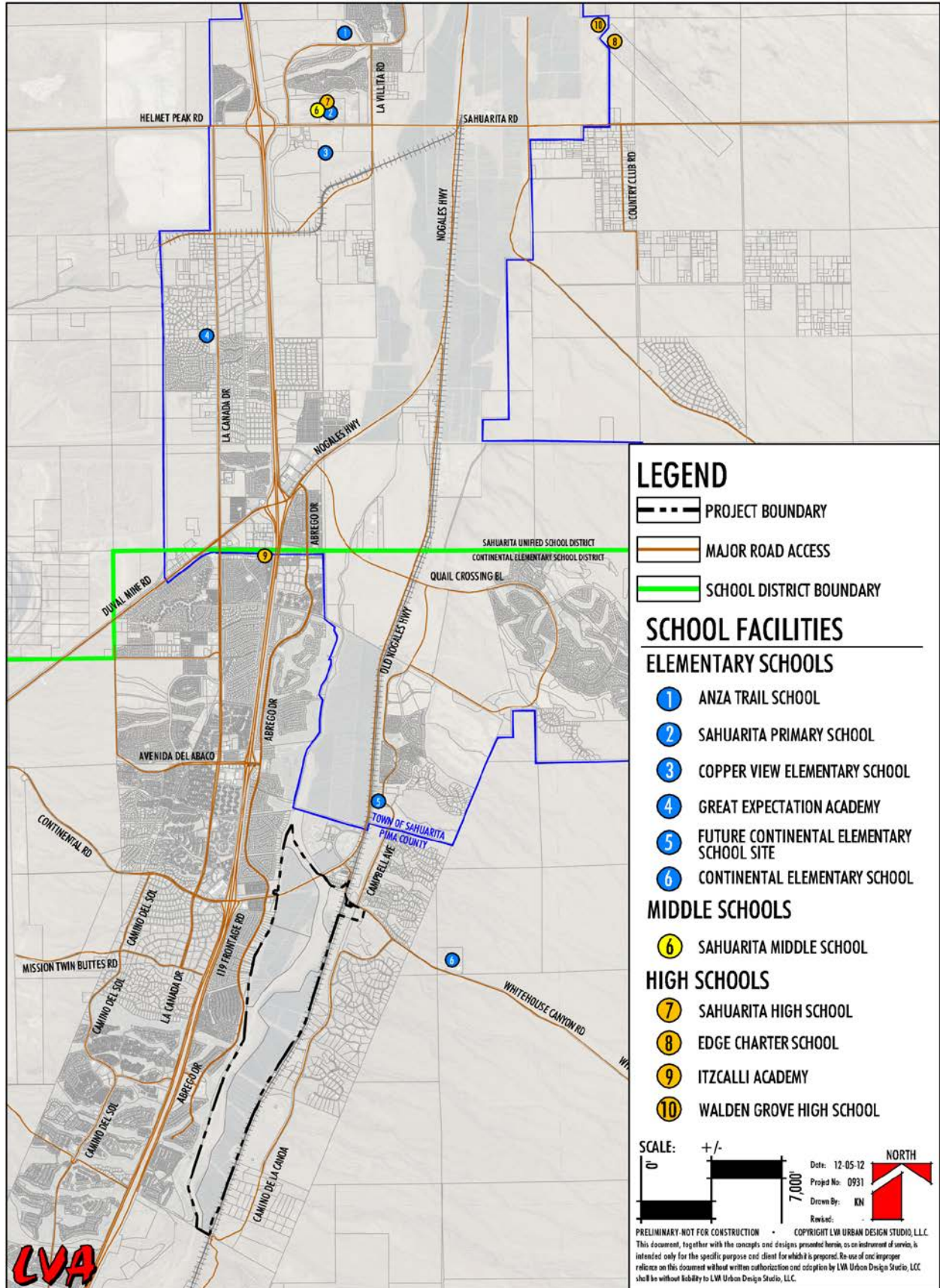


Figure 44, School Locations and Access

II.N. Cultural Resources: Archaeological and Historic Sites

1. Class III Inventory

As described in Section I-I, almost none of the Specific Plan site area has been previously surveyed for cultural resources. A Class I Records Search performed by DAI in 2009 has been provided in the **Appendix**. The records search identified a total of 11 previously recorded archaeological sites within the Specific Plan site area and an additional 58 sites within the 1-mile buffer. Sites within the 1-mile buffer of the Specific Plan site area represent a wide spectrum of ages, but with clusters dating to the Hohokam Sequence (A.D. 500 -1450) and the American Period (1856 to Present). Given the Continental Farms site has been actively farmed for nearly a century, it is unclear what potential archaeological resources and/or intact subsurface deposits may remain in the Specific Plan area.

Prior to completion and approval of any development plan within the Specific Plan area, a Class III pedestrian survey of the un-surveyed areas will be completed. The survey will be conducted to support planning efforts and to avoid and/or minimize impacts to important cultural resources.

2. Mitigation Measures

If cultural resource sites are present, are eligible for the inclusion on the National Register of Historic Places, and would be adversely affected by the proposed action, an Historic Properties Treatment Plan (HPTP) will be prepared. The HPTP will be submitted to Pima County for review and approval and no grading activity will be conducted within 100 feet of any eligible sites until documentation of all necessary field work has reviewed and approved by Pima County. Unanticipated resources discovered during ground-disturbance activities shall be treated in accordance with applicable Federal, State, and local statutes.

In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation of construction, ground disturbing activities must cease in the immediate vicinity of the discover. State Law ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religions affinity to them. The human remains will be removed from the site by professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

II.O. Environmental Quality

During construction, all reasonable precautions will be taken to prevent excessive amounts of particulate matter. All necessary dust control permits will be obtained prior to ground disturbing construction activities.

It is acknowledged that while this Specific Plan does not identify specific uses for the property, some of the permitted uses within the Specific Plan site area may allow for the construction and operation of businesses that have the potential to emit quantities of air pollutants. At the time these facilities are proposed, air pollution permits may be required. Additionally, every effort will be made to ensure that such facilities are planned away from other sensitive land uses, such as hospitals, schools, residential, etc.

PART III: DEVELOPMENT AND DESIGN STANDARDS

1. Purpose and Intent

This section provides the regulatory zoning provisions which will guide the implementation of the community vision and master plan through the development review and permit process as the project is developed over time. The provisions within this section apply to all property within the Continental Farms Specific Plan. It is expressly the intent to utilize the provisions of the Pima County Zoning Code as the basis for zoning regulations throughout the plan with exceptions as defined and provided within the Specific Plan. The Specific Plan does propose various regulatory provisions that will supersede provisions defined within the various sections of the zoning code per **Section 18.90.050.B.3**. In the event of a conflict between a development standard, a defined development procedure, or a defined term between the Pima County Zoning Code and the Continental Farms Specific Plan, the Continental Farms Specific Plan shall prevail. If a development standard or regulation within the Pima County Zoning Code is not specifically addressed within this Specific Plan, then the standard or regulation of the Pima County Zoning Code shall apply. In the event of a conflict between two or more requirements in this specific plan, or conflicts between requirements of this specific plan and another Pima County regulation not listed in Section 18.90.050B3, the more restrictive requirement shall apply. This Specific Plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this Specific Plan. The Specific Plan's design standards shall be interpreted to implement the Specific Plan or relevant Pima County regulations.

The development regulations will govern the land use densities, intensities, and location criteria within the Continental Farms Specific Plan. Furthermore, this section includes development standards related to base zoning districts, property use, building and landscape setbacks, building height, and lot coverage requirements. The intent of these standards is to establish clear development standards, allow for the orderly progression of development, and to provide flexibility over time without compromising mutually-agreed upon goals and overall vision for the Continental Farms development. Unless otherwise specified herein, all development within the Continental Farms Specific Plan shall conform to all Ordinances, Codes, and Regulations of Pima County.

2. Definitions

The terms uses within this Specific Plan that are not included in **Section 18.03** of the Pima County Zoning Code are defined below. The definitions represent an integral part of the Specific Plan, and are intended to provide regulatory guidance in the implementation of the development over time. In the event a term is not specifically defined within this document, the definition contained within the Pima County Zoning Code shall apply.

Agricultural Preserves: An area of open space designated for the protection and preservation of groupings of pecan trees. Agricultural harvesting, maintenance, and other typical operation activities shall be allowed in agricultural preserves.

Assisted Living Facility: A residential care institution intended for the occupancy by disabled persons or by persons of advanced age with full ability, and/or limited ability for self-care, which may provide food, transportation, recreation or other services to the

resident thereof, and which is licensed by the Arizona Department of Health Services to perform supervisory care, personal care, or custodial care services. The term shall include boarding houses, dormitories, apartments, and similar multiple residence living arrangements when operated as an assisted living facility as defined herein. Assisted living facilities shall not be considered a residential use for purposes of calculating residential units within the Specific Plan.

Average Lot Area: The gross land area of a parcel divided by the total number of lots on that parcel.

Bufferyard: A landscaped strip of land on the periphery of a property or parcel created to separate one type of land use district from another. Bufferyards also include landscaped areas within or adjacent to street rights-of-way and easements that protect adjacent uses from road related nuisances or that screen undesirable uses. Trails are permitted within a bufferyard.

Conditional Use: A use that is permitted but subject to performance standards that are specifically defined within the regulatory development standards of this Specific Plan.

Gross Area, Development Parcel: The area of a lot or parcel, including all dedicated streets, alleys, private access ways, roadway, easements, and canal rights-of-way. Gross areas shall extend to the center of the existing or abutting street or alley right-of-way.

Gross Density: Gross density is determined by dividing the total gross land area of a development parcel or area by the total number of residential units proposed with the parcel or area.

Land Use Type: Broad land use categories identified within the Permitted Use List table, include residential, lodging, office, retail/service, civic, education, and agricultural. Automotive uses are included in retail/service for purposes of this definition.

Live/Work Unit: A mixed use unit consisting of a commercial/office and residential function. The commercial/office function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial/office activity or service. The commercial/office or work function of the unit may be a retail store or business and allow for regular customers and employee traffic with the residential function behind, above or below the storefront or business square footage.

Lot Coverage: The gross area of a lot covered by the footprint of the primary structure and accessory enclosed structures, not including open shade covers, open accessory structures, patio, porches, roof eaves, overhangs, etc, divided by the gross area of the lot.

Master Developer: Entity for all or portions of the Continental Farms property responsible for the development of the property in conformance with the Specific Plan. The Master Developer(s) responsibility will include establishing individual land use parcel designations of use, density and the location of public facilities. The Master Developer(s) will be the party charged with periodically updating the County regarding the status of development and implementation of the Specific Plan, and for providing the basic infrastructure including roads, sewer and water in a timely and efficient manner. This responsibility may be assigned to applicable builders or other parties associated with various development projects at the discretion of the Master Developer(s).

Multi-Family Residential Dwelling: Shall mean multiple (more than two) dwelling on one lot.

Open Space: Open space shall include all parks, trail corridors, floodplains, active and passive common areas and recreational areas/facilities, natural open space, agricultural preserves, drainage corridors, retention/detention basins, community gardens, landscaped entry features, public and private common landscaped areas (including bufferyard areas), recreational open space associated with schools if these areas are accessible to the public during non-school hours, plazas, and common hardscape areas.

Residential Attached: A residential building that shares an inside wall with another house or dwelling.

Residential Detached/Cluster: A project where detached housing is clustered together, and shared open space and other amenities are provided in common ownership.

Single-Family Residential (Attached): A dwelling unit that shares a common wall with an adjacent unit.

Single Family Residential (Detached): A free-standing residential building containing one dwelling unit on a lot occupied by one household.

3. Land Use Districts

The section introduces the various Land Use Districts proposed for the Continental Farms Specific Plan, which supersede the zoning districts provided in the Pima County Zoning Code. The Land Use Districts have been designed to implement the vision for the Continental Farms Specific Plan. The residential Land Use Districts provide for a variety of diverse housing opportunities intended to respond to market demand and lifestyle choices within this area of Green Valley. The commercial and office Land Use Districts are tailored to support demand for local and regional goods and services from residents within the community and the greater Green Valley region. The River Park Open Space District is intended to provide public open space within the Santa Cruz River corridor. The purpose and intent of each Land Use District is summarized in more detail below.

Figure 23, *Proposed Zoning Boundaries* depicts the proposed land use districts associated with the overall development plan.

A. Land Use Districts

SP/RR-R (Rural Residential & Resort): Purpose and Intent

The purpose and intent of the SP/RR-R District is to provide for a small-scale, boutique-style, eco-friendly spa & lodging facility with a maximum of 200-rooms, including support facilities and services in a rural setting. Additionally, this district permits low density rural residential development either in cluster or large lot configurations (or a combination). A large portion of this parcel is within the Santa Cruz River floodplain and much of it is designated as Biological Core Management Area of the CLS, with an 80% open space goal. The parcel will fully comply with that goal. Of the 428.85 acres within this District, the total disturbance from the sum of

all land uses is limited to a maximum of 85.8 acres. Open space will be provided as any combination of public open space, private common open space, and/or legal recorded instruments within individual lots. The average gross density for residential uses is 0.3 RAC.

SP/MR (Mixed Residential): Purpose and Intent

The purpose and intent of the SP/MR District is to provide for a variety of medium to high density residential development, which may include single family detached and attached housing types and a variety of owner and rental-occupied mixed and multi-family residential uses. The average gross density for this District is 5.3 RAC within Parcel 4 and 7.5 RAC within Parcel 5; however, the residential units can be clustered into higher densities so long as the maximum density per parcel and maximum unit count as defined within **Table 4** for each parcel is not exceeded. The residential units can include a mix of single family and multi-family development; however, no multi-family is permitted within 300-feet of the western property boundary of Parcel 4. This restriction will ensure an appropriate transition of land uses from the existing single family residential properties to the west. Additionally, a maximum of 50% of the gross parcel acreage can be developed as multi-family with gross densities of up to 15 RAC. This will allow a mix of product types to serve various residential needs within the community, while limiting overall gross densities to 5.3 RAC or 600 total residential units within Parcel 4. Within Parcel 5, there are no restrictions to residential product types. The overall residential unit count, however, shall not exceed 300 units in this parcel.

SP/MU (Mixed Use): Purpose and Intent:

The purpose and intent of the Mixed Use District is to provide a variety of uses that serve the community in highly visible and accessible locations. Uses within the Mixed Use District may include mixed and multi-family residential housing, commercial and retail services, office and employment uses, medical uses, assisted living, independent living and congregate care facilities, and other compatible uses. The intent is not to limit or predetermine the type or amount of uses within each development parcel, but rather to provide flexibility to accommodate a variety of uses based on market demand within the region over time. It is not the intent to provide a single use on both Mixed Use parcels, but rather a mix of land use types to ensure a variety of uses and services. A target and maximum residential unit count is provided within each Mixed Use parcel, and non-residential square footage will be based on the applicable bulk development standards defined within the regulatory tables. These development standards will include building height, perimeter and interior setbacks, bufferyards, open space, and various other requirements that will be demonstrated at the time of site planning as each project is developed. Connectivity between uses within each development parcel will be provided, and a variety of circulation opportunities, including vehicular, pedestrian and bicycles shall be integrated into the overall site planning process.

In order to ensure an appropriate mix of uses among the Mixed Use parcels, no more than 60% of the total gross acreage designated as Mixed Use can be developed within a single Land Use Type. Additionally, a maximum of 50% of the gross acreage can be developed within the residential Land Use Type category. Land Use Types are identified within the **Table 11, Permitted Use List**, and include the following categories: residential, lodging, retail/service, civic, education, and agricultural.

Automotive uses are included in retail/service for purposes of this definition. This provision will ensure that a mix of uses is provided within Parcels 1 and 3 collectively, while providing some level of flexibility among the various types of uses that can occur on the property.

It should be noted that the 615,000 square feet of residential identified in **Table 4** is an estimate of non-residential square footage, not a maximum. This estimate is provided for purposes of infrastructure analysis to determine projected line sizing and capacity requirements for water, sewer and traffic demand. Actual non-residential square footage will be determined based on the precise land use and associated development standards defined within this Specific Plan. If the non-residential square footage proposed at the time of development is significantly higher than the target, a re-evaluation of the water, sewer and traffic impacts may be necessary to ensure appropriate capacities are available to serve the property prior to development.

SP/LCO (Local Commercial/Office): Purpose and Intent

The purpose and intent of the SP/LCO District is to promote locally-scaled retail and commercial services that provide local shopping, retail, dining and a variety of daily needs within close proximity to residential neighborhoods. This district is also intended to allow for professional office uses for businesses within a professional and/or administrative office environment in close proximity to existing neighborhoods.

SP/ROS (River Park Open Space): Purpose and Intent

The purpose and intent of the SP/ROS District is to maintain the primary low flow river channel of the Santa Cruz River corridor, to protect the Important Riparian Area designation of the CLS as permanent public open space, and to allow public access to the Anza Trail (if applicable). The SP/ROS District is comprised of open space, including both undisturbed natural areas and reconstructed portions that incorporate improvements to stabilize the low flow corridor of the Santa Cruz River. This will include a re-contouring of the river channel as it approaches Continental Road and bank stabilization to protect adjacent properties, utilities and infrastructure adjacent to the river.

Figure 23, *Proposed Zoning Boundaries* identifies the land use district locations associated with the overall development plan. **Table 4**, *Land Use Data Table*, provides the basic development criteria regarding each development parcel associated with **Figure 23**. **Table 4** provides a list of each parcel number, the associated land use district, gross acreage, average residential density and unit count for residential parcels, and a projected gross square footage for non-residential uses. The gross square footage projection is not a maximum, but a target for purposes of determining the scale of associated infrastructure facilities, such as water, sewer and transportation. The actual maximum square footage is determined based on the development standards for each development parcel defined later in this section of the Specific Plan.

4. Permitted Uses

Table 11, *Permitted Use List*, provides a list of uses allowed within the project. The uses are defined under major headings, including Residential, Lodging, Office, Retail/Service, Civic, Education, Automotive, and Agricultural uses. These uses are divided into three (3) main categories; permitted, conditional and use permit. The following describes each designation.

Permitted: The permitted use category is designated with a “P”. Permitted uses are allowed by right within the designated Land Use District.

Conditions: The conditional use category is designated with a “C”. Conditional uses require specific performance standards in addition to the Land Use District development standards and general development standards of the Specific Plan. The conditions are numbered on the table and each applicable condition is identified within **Subsection 5** below. Approval of conditional uses are determined to be allowed as the time of site plan, subdivision or building/tenant improvements (as applicable) based upon compliance with the stated performance standards as defined within the Specific Plan and/or Pima County Zoning Code. Interpretations and/or appeals related to compliance with a performance standard shall follow the provisions within **Section 18.93.060** of the Pima County Zoning Code.

Use Permit: The use permit category is designated as a “U”. Uses subject to a use permit shall be subject to a Type 1 Procedure as defined within **Section 18.97** of the Pima County Zoning Code.

This list of uses below is descriptive in nature and does not represent the full extent of uses allowed. If a specific use is not provided on the list, the property owner, developer or developer’s representative may request an interpretation of analogous uses to the defined list provided below from the Pima County Planning Director. The Planning Director may administratively approve a use analogous to those listed below. Interpretations and/or appeals related to a permitted use shall follow the provisions within **Section 18.93.060** of the Pima County Zoning Code.

Table 11: Permitted Use List

Land Use Districts		RR/R	MR	LCO	MU	ROS
A. Residential						
1.	Accessory Dwelling or Use	C1	C1	-	C1	-
2.	Day Care, Home	P	P	-	-	-
3.	Home Occupation	P	P	-	P	-
4.	Live/Work Unit	-	P	C13	P	-
5.	Mobile or Manufactured Homes	-	-	-	-	-
6.	Residential, Single Family Detached	P	P	-	-	-
7.	Residential, Single Family Attached	P	P	-	-	-
8.	Residential, Multi-Family	-	P	-	P	-
9.	Temporary Home Sales Center	C2	C2	-	-	-

B. Lodging		RR/R	MR	LCO	MU	ROS
1.	Assisted/Independent Living Facility		P	P	P	
2.	Bed and Breakfast	P	C14	P	P	-
3.	Hotels and Motels	-	-	P	P	-
4.	Spa/Lodge	P	-	-	P	-

C. Office		RR/R	MR	LCO	MU	ROS
1.	Administrative, Engineering, Scientific Research, Design or Experimentation Facility (housed entirely within enclosed building)	-	-	-	P	-
2.	Hospital	-	-	-	P	-
3.	Medical Clinic	-	-	P	P	-
4.	Medical, Dental and Health Offices	-	-	P	P	-
5.	Medical, Dental, and Health Laboratories	-	-	P	P	-
6.	Offices, Professional, Administrative and Service	-	-	P	P	-
7.	Call Center	-	-	-	P	-
8.	Data Center	-	-	-	P	-

D. Retail/Service		RR/R	MR	LCO	MU	ROS
1.	Art Gallery or Studio	-	-	P	P	-
2.	Bank/Financial Institution	-	-	P	P	-
3.	Cleaning Services, Laundry Mat, Dry Cleaning	-	-	P	P	-
4.	Commercial Entertainment	-	-	-	P	-
5.	Commercial Parking, Surface, Structure, Underground	-	-	-	P	-
6.	Dancing, Theatrical or Music Studio	-	-	P	P	-
7.	Day Care Center	-	-	P	P	-
8.	Drive Through, associated with a primary use	-	-	P	P	-
9.	Food and Beverage Sales	-	-	P	P	-
10.	General Retail Sales of Merchandise or Services within Enclosed Building	-	-	P	P	-
11.	General Retail Sales of Merchandise or Services with Outdoor Storage and Sales provided all outdoor storage and sales is completely screened from adjoining properties	-	-	-	P	-
12.	Health and Exercise Center	-	-	P	P	-
13.	Indoor Storage/Mini Storage	-	-	P	P	-
14.	Kennels, provided no building or structure shall be located within one hundred (100) feet of a residential district	-	-	P	P	-
15.	Liquor store	-	-	P	P	-
16.	Mortuary/Funeral Parlor	-	-	P	P	-
17.	Night Clubs, Bars and Lounges, except adult activity facilities	-	-	P	P	-
18.	Outdoor Entertainment	-	-	P	P	-
19.	Retail Shops	-	-	P	P	-
20.	Restaurants, Coffee Shops and Cafeterias	-	-	P	P	-
21.	Theaters (Indoor)	-	-	-	P	-
22.	Veterinarian Offices and Clinics	-	-	P	P	-
23.	Wireless Communication Facilities	C12	C12	C12	C12	C12
23.	Wholesale Sale of Finished Goods	-	-	-	P	-

E. Civic		RR/R	MR	LCO	MU	ROS
1.	Amusement/Recreation Centers, Indoor	-	-	-	P	-
2.	Amusement/Recreation Centers, Outdoor	-	-	-	U	-
3.	Club or Lodge	-	-	P	P	-
4.	Convention Centers and Visitor Halls	-	-	-	P	-
5.	Governmental Office	P	P	P	P	-
6.	Libraries and Museums	P	P	P	P	-
7.	Public and Private Parks	P	P	P	P	P
8.	Public Facilities, Utilities and Structures	C3,4	C3,4	C3,4	C3,4	P
9.	Recreation Centers and Facilities	P	P	P	P	-
10.	Religious Assembly	P	P	P	P	-
11.	Special Event Uses	U	U	U	U	U
12.	Transit Terminals	-	-	-	C10	-

F. Education		RR/R	MR	LCO	MU	ROS
1.	Business, Technical and Vocational School	-	-	P	P	-
2.	Colleges and Universities	-	-	-	P	-
3.	Educational Institutions (Primary, Secondary Schools, Public, Charter, Private, Parochial)	P	P	P	P	-
4.	Industrial or Trade School	-	-	-	P	-

G. Automotive		RR/R	MR	LCO	MU	ROS
1.	Automobile Repair, Service and Installation	-	-	-	C5,6,12	-
2.	Automobile, Rental	-	-	-	P	-
3.	Automobile, RV, Boat, Motorcycle Sales and Service-New or Used	-	-	-	C5,6,12	-
4.	Automobile, Wash and Detailing	-	-	-	C5,6,7,8,9	-
5.	Gasoline and Alternative Fuel Station	-	-	-	C10	-
6.	Recreational Vehicle Storage	-	-	P	P	-

G. Agricultural		RR/R	MR	LCO	MU	ROS
1.	Community Garden and Habitat Demonstration Areas	P	P	P	P	P
2.	Crop Production	P	P	P	P	P
3.	Farm Products Stand	P	P	P	P	P
4.	Community Stables	P	C11	C11	C11	-

5. Conditional Use Performance Standards

1. Limited to 20% of lot area.
2. Temporary home sales center shall be permitted during the sale of homes within the subdivision(s) being served. Once all homes within said subdivision(s) are sold, the temporary home sales center shall be removed within 90 days.
3. A solid wall or fence, a minimum of six (6) feet high and a minimum ten (10) foot wide landscape buffer shall be provided around all above-ground utilities, equipment and outdoor storage areas.
4. Stacked materials shall not exceed six (6) feet in height unless authorized through the site plan review process.
5. If entry vehicle bays to service or wash facilities face existing or planned single family residential uses or public streets, the entry vehicle bays are to be screened from those uses and from street view by a solid masonry wall and/or landscaping.
6. All vehicles awaiting repair or service shall be screened from view by a masonry wall or approved landscape screen.
7. The bays for car wash shall not be closer than 100 feet to any existing or planned single family residential property.
8. Other than entrance and exit bays, all automated washing equipment shall be enclosed within a building or structure.
9. All outdoor vacuums shall be set back a minimum of 100 feet from any existing or planned single family residential use.
10. Structures, equipment or outdoor uses shall not be located within 100 feet of an existing or planned single family residential use.
11. Stables shall not be closer than 200 feet from the perimeter of the site or subdivision being served.
12. Must comply with Pima County Zoning Regulation Section 18.07.030.H, Communication Towers.
13. Maximum of one residential unit per 1,500 square feet of commercial or office square footage.
14. The number of guest rooms shall be limited to three (3).

6. Development Standards

The Continental Farms Specific Plan shall recognize the development standards for all land use districts per the applicable tables below. The development standards below apply to each applicable land use district regarding general lot, yard, height, and area requirements. Additional general development standards that apply to all land use districts are provided within the General Development Standards section of the Specific Plan.

a. RR-R Development Standards

Table 12: RR/R Development Standards, Residential Uses		
Standards	Lot Type Options	
	Cluster (attached or detached) (1)	Standard
Lot Type		
Minimum Lot Area (sq. ft.)	None	72,000
Average Lot Area (sq. ft.)	72,000	None
Minimum Lot Width (feet)	None	200
Site Perimeter Building Setbacks		
Street (front, rear or side)	20	40
Rear Property Line	20	50
Side Property Line	20	30
Interior Building Setbacks (feet)		
Front	None	40
Rear	None	50
Side	None	30
Maximum Building Height (feet)	24	24
Maximum Lot Coverage	None	0.15

Footnotes:

(1): Cluster Development shall comply with Section 18.09.040 Cluster Development Option of the Pima County Zoning Ordinance.

i. Accessory Structures

a) Height Limitations: 24 feet

b) Minimum setback from Side or Rear Property Line: 20 feet or per development standard above, whichever is less.

Table 13: RR/R Development Standards, Non-Residential Uses	
Standards	RR/R
Perimeter Building Setbacks (feet)	
Front	25
Side	20
Street Side	25
Rear	30
Maximum Building Height (feet)	30
Maximum Lot Coverage	0.50
Perimeter Landscape Bufferyard	
Adjacent to Public Street (feet)	30
Adjacent to Residential Use/Designation (feet)	30
Adjacent to Non-Residential Use/Designation (feet)	20

b. MR Development Standards

Table 14: MR Development Standards, Single Family Detached Residential Uses			
Standards	Residential Use Type		
Lot Size (sq. ft)	<7,000	7,000-8,999	9,000+
Minimum Lot Area (sq. ft.)	4,500	6,000	8,000
Minimum Lot Width (feet)	45	55	65
Perimeter Building Setbacks (feet)			
Street (front, rear or side)	15	15	15
Rear Property line (1-story/2-story)	15/20	15/20	15/20
Side Property Line (1-story/2-story)	10/15	10/15	10/15
Interior Building Setbacks (feet)			
Front (feet)	10	12.5	15
Front-Loaded Garage Door from back of sidewalk (or curb if no sidewalk) (feet)	20	20	20
Side	0	0	5
Side Adjacent to a Public Street	10	10	10
Rear	15	15	15
Maximum Building Height (feet)	24	24	24
Maximum Lot Coverage	0.55	0.50	0.45
Landscape Bufferyard Backing or Siding Public Street (feet)	10	10	10
Common Area Open Space (gross parcel area)	5%	5%	5%

i. Accessory Structures

- a) Height Limitations: 15 feet
- b) Minimum setback from Side of Rear Property Line: 5 feet or per development standard above, whichever is less.

Table 15: MR Development Standards, Multi-Family Residential			
Urban Residential Use Type	Multi-Family Residential	Residential Attached	Residential Detached/ Cluster
Lot Size			
Average Lot Area (sq. ft)	N/A	2,000	3,000
Minimum Lot Width (feet)	None	25	30
Perimeter Building Setbacks			
Street (front, rear and side)	20	20	20
Rear Property Line (1-story/2-story)	20/20	15/20	15/20
Side Property Line (1-story/2-story)	20/20	10/25	10/15
Interior Building Setbacks (feet)			
Front	N/A	10	10
Front -Loaded Garage Door w/parking in driveway from back of sidewalk (or curb if no sidewalk) (ft.)	20	20	20
Side	N/A	0	3
Street Side and Rear	N/A	10	10
Rear Alley Garage (single-story only)	3*	3*	3*
* rear alley garage setback must be 3' with no driveway or minimum 20' with driveway			
Maximum Gross Density (du/ac)	15	12	12
Maximum Building Height (feet)	24	24	24
Maximum Lot Coverage	0.50	0.50	0.50
Perimeter Landscape Bufferyard (feet)			
Abutting a Public Street	15	10	10
Abutting a Property Line	20	N/A	N/A
Common Area Open Space (gross parcel area)	5%	5%	5%

Table 16: MR Development Standards, Non-Residential Uses	
Building Setbacks (feet)	
Front and Street	20
Side	20
Rear	30
Maximum Building Height (feet)	24
Maximum Lot Coverage	0.50
Landscape Bufferyard (feet)	
Abutting a Public Street or Residential Use	20
Abutting a Property Line	10

c. MU Development Standards

Table 17: MU Development Standards, Multi-Family Residential Uses			
Urban Residential Use Type	Multi-Family Residential	Residential Attached	Residential Detached/Cluster
Lot Size			
Average Lot Area (sq. ft)	N/A	2,000	3,000
Minimum Lot Width (feet)	None	25	30
Perimeter Building Setbacks			
Street (front, rear and side)	20	20	20
Rear Property Line (1-story/2-story)	20/20	15/20	15/20
Side Property Line (1-story/2-story)	20/20	10/25	10/15
Interior Building Setbacks (feet)			
Front	N/A	10	10
Front -Loaded Garage Door w/parking in driveway from back of sidewalk (or curb if no sidewalk) (ft.)	20	20	20
Side	N/A	0	3
Street Side and Rear	N/A	10	10
Rear Alley Garage (single-story only)	3*	3*	3*
* rear alley garage setback must be 3' with no driveway or minimum 18' with driveway			
Maximum Gross Density (du/ac)	15	12	12.0
Maximum Building Height (feet)	24	24	24
Maximum Lot Coverage	0.50	0.50	0.50
Perimeter Landscape Bufferyard (feet)			
Abutting a Public Street	15	10	10
Abutting a Property Line	20	N/A	N/A
Common Area Open Space (gross parcel area)	5%	5%	5%

Table 18: MU Development Standards, Non-Residential Uses	
Minimum Lot Area	None
Building Setbacks (feet)	
Perimeter of District (west property boundary) (minimum/average)	30/40
Perimeter of District (east parcel boundary, Santa Cruz River corridor)	10
Perimeter of District (abutting Continental Road & Parcel 4)	20
Interior Front and Street	10
Interior Side and Rear	0
Interior Adjacent to Residential Use	20
Loading Docks Facing Residential Use	50
Perimeter Landscape Bufferyard	
Adjacent to Street (feet)	20
Adjacent to Residential Use (feet)	10
Loading Docks Facing Residential Use	20
Adjacent to Non-Residential Use, Perimeter only (feet)	20
Maximum Building Height Base Standard (feet) (1)	24
Maximum Building Height (Alternate Standard) (feet) (2)	45
Maximum Lot Coverage	None

Footnotes:

- (1) Maximum building height base standard applies to all structures and use types not identified in Footnote 2 below.
- (2) Maximum building height alternate standard applies to medical uses and related facilities, assisted/independent living uses and related facilities, and religious assembly facilities only.

d. LCO Development Standards

Minimum Lot Area	None
Perimeter Building Setbacks (feet)	
Front and Street	20
Side and Rear	10
Landscape Bufferyard Abutting a Street (feet)	20
Maximum Building Height (feet)	24
Maximum Lot Coverage	0.50

e. ROS Development Standards

The following development standards shall apply to all land, buildings and structures within the ROS land use district, except for any farming related uses and facilities existing prior to the effective date of the Continental Farms Specific Plan.

- i. Building Height: One-story and twenty four (24) feet.
- ii. Setbacks, Building: A landscape setback of not less than twenty (20) feet shall be maintained between all buildings and adjacent residential uses and public streets.
- iii. Landscape Bufferyard: A landscape bufferyard of not less than twenty (20) feet shall be maintained between all parking areas and adjacent public streets and residential districts or uses.

f. General Development Standards

- i. Existing Farming Uses and Operation: Notwithstanding the provisions in the Continental Farms Specific Plan, farming and agricultural operations remain fully permitted uses by right for the entirety of the Continental Farms Specific Plan area, until such time as specific areas are permitted for development in accordance with the approved Specific Plan. This expressly includes farming and agricultural operations in existence at the time of approval of the Specific Plan, expansion or changes to those uses, and any additional or alternative uses which comply with the generally accepted definition of agricultural use as defined in Arizona Revised Statutes or the Pima County Zoning Code.
- ii. Landscape, Buffering and Screening Standards: The Continental Farms Specific Plan shall comply with all landscaping, buffering and screening requirements as defined within **Section 18.73** of the Pima County Zoning Code, except where in conflict with a development standard, regulation or procedure defined within this Specific Plan, and with the following exceptions and additions:
 - a) **Section 18.73.040 Screening and Bufferyard Requirements**, and **Table 18-73-1 Bufferyard Requirements** of the Pima County Zoning Code shall not apply to this Specific Plan. The bufferyard requirements and table are specifically designed for the various zoning districts within the Pima County Zoning Code, which are not consistent with this Specific Plan. As such, the landscaping bufferyard standards applicable to the CFSP are defined within **Section II.F, Landscape and Buffer Plan** and the applicable development standards tables in **Section III.6**.

- b) Utilization of Existing Pecan Trees: Aside from any requirements or provisions defined with **Section 18.73** or other Sections of the Pima County Zoning Code, utilization of existing pecan trees within the development shall be permitted anywhere on the property, and can be used to comply with and/or supplement required landscape materials as defined within this Section.
 - c) Screening: Except for uses existing on the project site prior to the effective date of the CFSP, outdoor storage areas, service yards, refuse containers, ground-mounted mechanical equipment, loading docks and service bays shall be screened from street view and all adjacent properties by a solid wall to a minimum height of six (6) feet when adjacent to non-residential uses or districts and a minimum of eight (8) feet when adjacent to a residential use or district. All screen walls shall be designed and constructed of brick, slump block or masonry with a finished appearance or materials and colors that match or complement the primary building where applicable.
 - d) Screening from Streets: Except for uses existing on the project site prior to the effective date of the CFSP, parking areas and buildings with service bays facing the street shall be screened from public streets to a height of three-and-one-half (3.5) feet using any combination of solid screen wall or earth berm with landscaping.
- iii. Off-Street Parking and Loading Standards: The Continental Farms Specific Plan shall comply with all off-street parking and loading standards as defined within **Chapter 18.75** of the Pima County Zoning Code, except where in direct conflict with a development standard, regulation or procedure defined within this Specific Plan, and with the following exceptions and addition:
- a) Off-Street Parking Stalls: **Section 18.75.030.B**, *Off-Street Parking Requirements, Minimum Dimensions for Parking Stalls*, and **Section 18.75.040.D**, *Parking Lot Dimensions*, shall be modified as provided below. The purpose of these modifications is related to the principles of sustainability to reduce and limit the amount of permeable area (asphalt) that contributes to groundwater runoff and heat island effect. The standards reflect a slight reduction in stall depth which follows a societal pattern of smaller vehicles. In addition, the revised standards permit a vehicle overhang to allow the front 2-feet of a vehicle to overhang into a permeable landscaped area (under certain conditions) to further limit the amount of asphalt required.
 1. Compact Stall: 8 feet wide by 16 feet long with vehicle overhang permitted.
 2. Standard Stall: 9 feet wide by 18 feet long with vehicle overhang permitted.
 3. Parallel Parking: 8.5 feet wide by 22 feet long.
 4. Accessible Stall: Width regulated by Building Code. Depth of accessible parking stalls shall be the same as the depth required for Standard Stalls as defined above, including vehicle overhang.
 5. Angled Parking Stalls:
 - a) 60 degree: 10 feet wide curb length (width), 23 feet strip length, 18 feet two-way drive aisle, 17 feet one-way drive aisle.
 - b) 45 degree: 12 feet wide curb length (width), 26 feet 6 inch strip length, 18 feet two-way drive aisle, 13 feet one-way drive aisle.
 - c) 30 degree: 17 feet wide curb length (width), 32 feet 6 inch strip length, 18 feet two-way drive aisle, 12 feet one-way drive aisle.

6. Motorcycle Stalls: 6 feet wide by 9 feet long.
7. Bicycle Stalls: 3 feet wide by 8 feet long.
8. Vehicle Overhang: Where a required off-street parking space is designed to abut a landscape area that is a minimum of 6 feet wide or a sidewalk or pedestrian pathway that is a minimum of 6 feet wide (not including the curb width), the length of any such parking space may be reduced by 2.0 feet for spaces that provide concrete curbing adjacent to such landscape area or sidewalk in lieu of bumper barriers. All sidewalks shall have a minimum 4.0 feet clear space outside of overhang areas.

(b) Parking Modifications: The Continental Farms Specific Plan provides provisions for a mix of uses within the same and/or adjoining development parcels in some areas. As such, there may be justification to modify the overall parking requirements by providing shared parking facilities between uses that may have differing peak parking demands and/or providing additional parking analysis to determine the suitable number of parking spaces for individual and/or combined uses within a development.

Notwithstanding the provisions provided within **Section 18.75.050** of the Pima County Zoning Code, a parking modification may be granted administratively by the Planning Director if it is determined that a modification is justified based on the mixed-use characteristics of a particular development or cluster of developments and/or an hourly parking demand study is prepared by a registered traffic engineer for a specific use or cluster of uses. Additionally, if a developer proposes a unique use or circumstance in which the proposed use generates significantly less parking demand than required in the parking standards defined within this Specific Plan or **Chapter 18.75** of the Pima County Zoning Code (as applicable), the Planning Director shall be authorized to administratively approve the modified parking requirements requested by the applicant in conjunction with a parking study prepared by a registered traffic engineer for the specific use or uses. Appeals related to approval of a parking modification shall follow the provisions within **Section 18.93.060** of the Pima County Zoning Code.

iv. Roadway Frontage Standards: **Section 18.77**, *Roadway Frontage Standards* shall not apply to this Specific Plan as all roadway frontage setbacks and landscape bufferyard requirements are defined within the Specific Plan.

v. Setback and Projections

- a) Projections into required yards for structure and ornamental elements such as, but not limited to, bay windows, balconies, cornices, eaves, fireplaces, chimneys, mechanical equipment, air conditioners, and entertainment/seating niches may extend three (3) feet into any required yard provided that a minimum three (3) foot setback, or the minimum building code standard, whichever is greater, is maintained between the projection and the property line.
- b) Open, unenclosed porches, with or without a roof, may extend up to six (6) feet into any required front yard and twelve (12) feet into any required rear yard. Unenclosed porches within the rear yard shall maintain a minimum ten (10) foot setback from the rear property line.

- vi. Regulated Riparian Habitat: Any impacts to Regulated Riparian Habitat resulting from the development under the Specific Plan will be offset with appropriate mitigation in keeping with the standards set forth in the Pima County Riparian Habitat Protection Ordinance. Prior to disturbance of any Regulated Riparian Habitat under the Specific Plan, site specific field verification and mapping will be conducted to establish a baseline for impact assessment and mitigation planting. Mitigation planting for any disturbance to Regulated Riparian Habitat will be based on the site specific characteristics of impacted habitats in accordance with the Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines published by the Pima County Regional Flood Control District.

6. Zoning District Equivalency

The Continental Farms Specific Plan includes various land use districts that supersede the zoning districts defined within the Pima County Zoning Code. However, many of the regulations, provisions and procedures within the County Code apply to the project as defined within this section. Some of these regulations, provisions and procedures may be associated with specific zoning districts that do not exist within the Specific Plan. In order to ensure appropriate and consistent application of all applicable regulations, provisions and procedures, an assignment of zoning equivalency has been established between the Land Use Districts defined within the Specific Plan and appropriate zoning districts defined within the Pima County Zoning Code. If an applicable regulation, provision or procedure within the County Code references a specific zoning district(s), this table will be used to ensure the appropriate district standards apply.

Specific Plan Land Use District:	Pima County Code Equivalent Zoning District
SP/MU (Mixed Use):	CB-2 General Business Zone (18.45)
SP/LCO (Local Commercial/Office):	CB-1 Local Business Zone (18.43)
SP/MR (Mixed Residential):	CR-5 Multiple Residence Zone (18.29)
SP/RR-R (Rural Residential/Resort):	SR Suburban Ranch Zone (18.17) and MR Major Resort Zone (18.40)
SP/ROS (River Open Space):	no applicable district

7. How the Specific Plan Supersedes County Zoning Regulations

The Continental Farms Specific Plan supersedes the County zoning regulations by providing its own set of land use districts, permitted uses and development standards that are uniquely designed for the characteristics of this property and surrounding environment. All land use districts are customized for the project, therefore the zoning districts within Sections 18-09 through 18.51 defined within the County Zoning regulations do not apply. Additionally, various general development standards have been modified as defined in **Section 6.f** of **PART III** of this Specific Plan. This includes modifications to **Section 18.73**, *Landscaping, Buffering and Screening Requirements*, **Section 18.75**, *Off-Street Parking and Loading Standards*, and **Section 18.77**, *Roadway Frontage Standards*.

PART IV: Implementation & Phasing, Amendment Procedures and Design Guidelines

1. Implementation and Phasing/Development District

The Continental Farms Specific Plan is expected to be built over several decades. During this time, the existing pecan orchards will continue to be in operation as an active farm, and will be phased out incrementally as development occurs. Determination of the build-out horizon is based on multiple variables, including historic and projected residential and non-residential market absorption rates, other local and regional development opportunities, and infrastructure requirements. As proposed and described in more detail below, the steps in the development process will be as follows:

- a. Approval of the Specific Plan, River Master Plan and associated Development Agreement.
- b. Development of select parcels, as identified in **Figure 45** below, through the standard development plan review process as defined in the Specific Plan and the Pima County Zoning Code.
- c. Review and approval of the River Master Plan by FEMA, the Army Corp of Engineers and/or other local, state and federal agencies as applicable, and the issuance of a CLOMR for the river improvements.
- d. Master Block Plat for the entire Continental Farms Specific Plan property, including parcels that may have already been developed.
- e. Development Plans/Subdivision Plats, including updates to the Master Block Plat to reflect completed development projects.

Master Block Plat

A single master block plat for the entire Continental Farms Specific Plan area will be prepared after the required river master plan has been approved by the applicable local, state and federal agencies, and a Conditional Letter of Map Revision (CLOMR) has been issued by FEMA.

Prior to the issuance of any permits, this specific plan is subject to the approval of a Master Subdivision Block Plat for the entire site. The subdivision block plat shall make all dedications (including roads, sewer, drainage, trails, and open space), unless otherwise specified in a development agreement, and the plat shall identify all necessary improvements and provide a design and construction phasing plan. Upon submittal of the block plat, the studies, reports, information required by these specific plan conditions and the specific plan document itself shall be provided for review and approval of the applicable Pima County department or departments. Subsequent site development requires submittal of subdivision plats or development plans prepared in accordance with the subdivision block plat.

The Master Block Plat will allow flexibility within a framework for implementation of the infrastructure to adjust to changing market conditions, as determined by the Master Developer. The Master Developer is responsible for coordinating and completing the Master Block Plat and identifying phased infrastructure improvements through build-out. A development agreement and/or specific notes on block plats will provide assurances for the construction of phased infrastructure prior to or concurrent with remaining development.

When the Master Block Plat is prepared, it will consolidate all properties within the Continental Farms Specific Plan, including any Exception Parcels (see below) that may have already developed, into a single Master Block Plat. Any existing development already built on-

site within the Exception Parcels shall be accounted for within the Master Block Plat analysis/impacts, including on-site traffic.

There shall be no subdividing or lot splitting for residential purposes without the written approval of the Board of Supervisors.

Master Block Plat Exception Parcels

There are several areas within the property that are either currently outside the 100-year floodplain, or can be removed from the 100-year floodplain with fill or other design options prior to completion of the RMP improvements. These areas, as shown in **Figure 45, Master Block Plat Exception Parcels**, will be allowed to develop prior to the preparation of the Master Block Plat as outlined in item b of the development steps above. Each of these areas is adjacent to primary roadway infrastructure, and will be required to demonstrate how needed on-site and off-site improvements necessary for the development will be provided.

The exception parcels referenced in **Figure 45** and in subsequent narrative below may be issued a Certificate of Rezoning Compliance (C of C) prior to Master Block Plat approval. No building permits shall be issued until all applicable specific plan requirements for or affecting the site are satisfied and the Planning Director issues a C of C. A C of C may be issued prior to the Master Block Plat as described above for development parcels 6 and 7, and portions of 1, 3 and 5 as indicated by **Figure 45** if the Specific Plan.



Figure 45, Master Block Plat Exception Parcels

Development Districts

While the project is relatively large at 1,095 acres, the actual area of development is approximately one-third that size. As such, rather than define specific development phases, the

project is separated into four development districts, each with their own unique development and infrastructure requirements. These four development districts can “stand alone” from the standpoint of infrastructure, utilities, transportation, and open space. Each development district is identified on **Figure 46, Phasing/ Development District Plan**.

Table 20, Development District Site Data provides the approximate gross land area, projected open space, and the target and maximum residential unit count by district as defined within **Figure 46, Draft Phasing/Development District Plan**. This table will allow the Master Developer and Pima County staff to track the development progress by development district as the project develops over time. Once development begins, this table will be periodically updated by the Master Developer and will provide the total number of dwelling units allowed, platted, permitted, constructed, and the remaining number of units allowed to be developed based on the approved Specific Plan. This will enable the Master Developer to effectively manage the development over time, and will allow Pima County staff, Planning and Zoning Commission, and/or Board of Supervisors to obtain up-to-date information upon request of the Master Developer. In addition, as discussed in **PART IV: Section 6** of the Specific Plan, and in accordance with **Section 18.90.090.D** of the Pima County Zoning Code, the Master Developer will provide an annual Specific Plan Implementation Monitoring Report that summarizes this and other information as defined in Section 6 below.

Table 20, Development District Block Plat Site Data							
Development District Number	Parcels	Approx. Gross Acres	Target Res. Units	Max. Res. Units	Target Non-Res. SF (3)	Spa/ Resort Units	Projected Open Space (ac)
1	1, 2	77.8	250	330	150,000	0	28
2	3, 4, 133 acres of 8, 27 acres of 9	399.1	920	1,220	335,000	0	192
3	5, 6, 7	54.7	230	300	130,000	0	17
4	161 acres of 8, 401.7 acres of 9	563.1	100	125	0	200	477
Total		1,094.7	1,500	1,975	615,000	200	714

A. Development District 1

Development District 1 (DD1) includes all of Parcels 1 and 2, totaling 77.8 acres. DD1 represents all of the land within the Specific Plan north of Continental Road. This district includes a Mixed Use development parcel with a maximum of 330 residential units and an estimate of 150,000 square feet of non-residential uses. This district also includes approximately 28 acres of open space within and adjacent to the Santa Cruz River north of Continental Road.

Water can be served independently from a proposed waterline adjacent to the Continental Road right-of-way. As each additional development district is completed, the water system will be interconnected to provide additional redundancy. Sewer service will be provided by a gravity sewer connection to an existing 18” sewer line adjacent to the northwest corner

of DZ1. Drainage and river improvements will include fill placement and grading within Parcel 1, bank protection and terrace construction along the west side of the river from Continental Road to the north end of Parcel 1, rehabilitation/improvements to the West Loop Channel north of Continental Road, and the completion of the FEMA CLOMR/LOMR process for this area. Roadway improvements will consist of potential widening of Continental Road if/when demand is warranted based on the uses proposed to serve the property.

B. Development District 2

Development District 2 (DD2) includes all of Parcels 3 and 4 and portions of Parcels 8 and 9 as it related to river improvements, for a total of 399.1 acres of land. This district includes a 101.8 acre Mixed Use parcel with a maximum of 620 residential units and 335,000 square feet of non-residential, a 136.9 acre Mixed Residential parcel with a maximum of 600 residential units, and approximately 160 acres of the Santa Cruz River south of Continental Road. A total of 192 acres of open space will be provided within DD2.

Water will be served independently from a proposed waterline adjacent to the Continental Road right-of-way. As each development district is completed, the water system will be interconnected to provide additional redundancy. Sewer service will be provided by a gravity line in the Continental Road right-of-way that will drain to the existing 18" sewer line immediately west of this development district. Drainage and river improvements require fill placement and grading within parcels 3 and 4, bank protection and terrace construction along the west side of the river from the existing soil cement along Parcel 4 to Continental Road, extension of bank protection along the southern tip of Parcel 4, rehabilitation/improvements to the West Loop Channel south of Continental Road, and completion of the FEMA CLOMR/LOMR process. Roadway improvements will consist of potential widening of Continental Road if/when demand is warranted based on the uses proposed to serve the property.

C. Development District 3

Development District 3 (DD3) represents the land east of the Santa Cruz River and immediately adjacent to Whitehouse Canyon Road, and includes all of parcels 5, 6 and 7. This is the smallest of the three Development Districts at 54.7 acres, and includes up to 300 residential units and an estimated 130,000 square feet of non-residential development. Approximately 17 acres of open space will be provided within DZ3.

Water can be served independently off a proposed waterline adjacent to the Continental Road and Whitehouse Canyon Road rights-of-way. As each phase and development district is completed, the water system will be interconnected to provide additional redundancy. Sewer service can be provided by an existing 8" sewer line located in White House Canyon Road. A sewer easement may also be required through Parcel 5 if sewer service to DD4 is needed for the Spa/Lodge facility. Drainage and river improvements include the placement of bank protection along the adjacent tributaries and between the river and the south side of Parcel 5. Roadway improvements will consist of the extension of Campbell Avenue through the property from Whitehouse Canyon Road to the southern edge of the development district.

D. Development District 4

Development District 4 (DD4) includes 161.3 acres of Parcel 8 and 401.7 acres of Parcel 9, for a total of 563.1 acres. DD4 represents the lowest density land uses within the project and is located entirely on the east side of the Santa Cruz River corridor, south of DD3. This

Development District allows a maximum of 125 residential units and up to a 200-room boutique-style spa/lodge in a rural environment. Approximately 477 acres of this development district is designated as open space.

Water will be served by a new water line installed from Whitehouse Canyon Road through a waterline easement to be dedicated through Parcel 5 in DD3. This will most likely be located along the eastern edge of the property adjacent to the UPRR. If a Spa/Lodge is developed within Parcel 9, then a sewer line would need to extend through DD3 and can provide gravity service through connection to the 8" sewer line located in Whitehouse Canyon Road. If the Spa/Lodge is not developed, this parcel will be served by individual septic system for each residential unit. Drainage and river improvements will require local grading and erosion prevention measures to ensure that structures are elevated outside the floodplain. Roadway improvements will consist of either a new collector road from Whitehouse Canyon Road through the east side of Parcel 5 and 8, or a new collector road from the existing roadway easement from Camino de la Canoa into Parcel 9 from the east. A roadway easement across the UPRR will be required for this connection to occur.

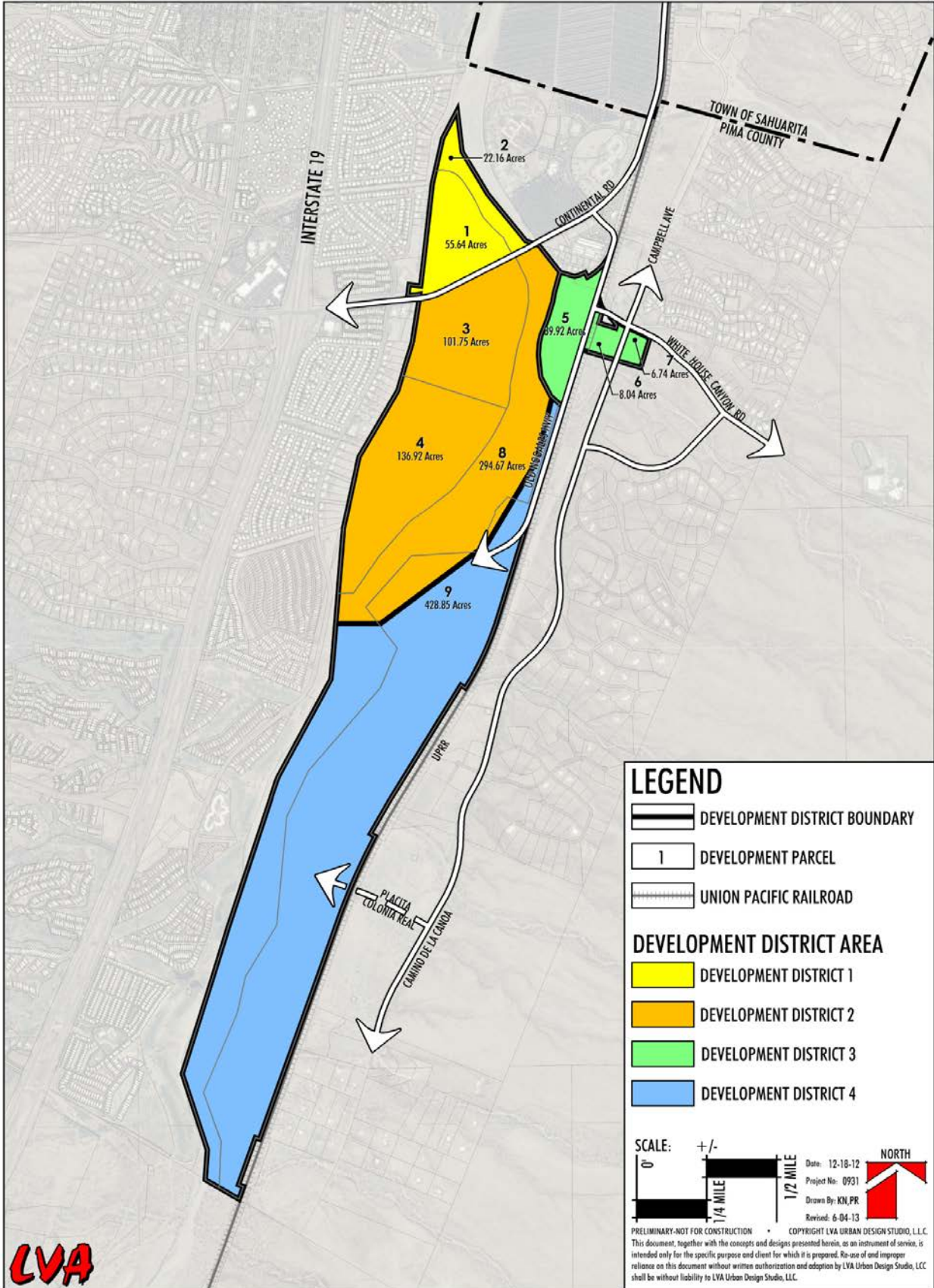


Figure 46, Draft Phasing/Development District Plan

2. Amendment Procedures

The following provisions provide criteria for the determination of non-substantial changes and amendments to the Continental Farms Specific Plan, as well as the procedures applicable to each.

A. Non-Substantial Changes

A non-substantial change is any interpretation, minor change or adjustment to the Specific Plan that does not substantially change the overall vision, purpose, development plan components, development standards or implementation components and procedures of the Specific Plan. Non-substantial changes shall be reviewed and acted upon by the Planning and Development Services Director as defined within **Section 18.91.100** of the Pima County Zoning Code. An applicant may submit a request for a non-substantial change prior to or concurrent with a development plan submittal so long as there is enough information provided with the request for the Planning and Development Services Director to make an informed decision. A non-substantial change is not considered an amendment to the Specific Plan, but may require text or map revisions if applicable. Non-substantial changes may include, but are not limited to the following scenarios:

- i) Adjustments to all roadway types or utility alignments that do not materially affect the overall development plan; or
- ii) Adjustments to land use district parcel boundaries that do not increase the total allowable density or intensity of the affected parcels, collectively; or
- iii) Allowance of a permitted or accessory use that is not specifically identified on the Permitted Use List, but is determined to be analogous to a use identified within the Permitted Use List; or
- iv) It is anticipated that over time, Pima County will be amending and/or revising its Zoning Ordinance and development regulations. If an existing County standard becomes more flexible through this amendment or revision process, the developer reserves the right to apply this new standard to the project through a Non-Substantial Change without a Public Meeting.
- v) Any other revision, adjustment or interpretation to the plan that does not qualify as a substantial change as defined within **Section 18.90.080.C.3.c** of the Pima County Zoning Code.

Procedures – Non-Substantial Change to the Specific Plan

A non-substantial change to the Specific Plan shall conform to the following procedures:

- i) The applicant(s) shall submit, to the Planning and Development Services Director, a letter and any applicable narrative and/or graphic exhibits (as necessary), which define the proposed change as well as a rationale statement that outlines the applicant's interpretation that the change meets the criteria as a Non-Substantial Change.
- ii) Within 15 calendar days of receipt of the request, the Planning and Development Services Director shall determine if the proposed change constitutes a Non-Substantial Change to the Specific Plan in accordance with the criteria listed above.
- iii) If the Planning and Development Services Director determines that the change does qualify as Non-Substantial, then it shall be acted upon administratively by the Planning and Development Services Director within 15 calendar days of this

determination. Decisions regarding non-substantial changes shall be subject to administrative appeal by the applicant to the Pima County Board of Supervisors. The Board of Supervisors shall hear an administrative appeal and render a decision based the following criteria: 1) is the change in general conformance with the approved Specific Plan; and 2) does the change have a detrimental impact to existing residents/property owners within 300 feet of the land area affected by the change. The Board of Supervisors decision shall be final.

B. Amendments to the Specific Plan

Amending the Specific Plan may be necessary from time to time for various reasons, including as a response to changing market or financial conditions, to reflect new development conditions, to respond to the specific or unique requirements of a potential user or builder on the property, or to address issues that were not contemplated in the approved plan. Amendments to the approved Specific Plan may be initiated by the Master Developer or land owner (for the property under ownership of the land owner) and may address the entire plan, or may be limited in its scope to a specific map(s), table(s), or narrative section(s) of the Specific Plan. Only the content of the specific amendment request may be considered and acted upon.

An amendment is a substantial change to the Specific Plan that has a material effect on the vision, purpose and intent, or master plan elements. A revision to the Specific Plan shall be considered an amendment if it meets the criteria defined within **Section 18.90.080.C.3.c** of the Pima County Zoning Code.

Procedures for Amendment to the Specific Plan

Amendments to the Specific Plan shall follow the procedures defined within the Pima County Zoning Code Chapter **18.90.080.C.3**.

3. Private Community Management

1) Master Association

A Master Association, or multiple Master Associations, (Master Association) shall be created to manage all Continental Farms common areas, including open space and private recreation facilities, as well as to administer private design guidelines for the project if applicable. The Master Association will govern the affairs of the community through a formal governance structure to be established by Master Association(s) bylaws.

2) Sub-Associations

In addition to the Master Association, sub-associations may be created to manage and maintain certain private improvements, such as common-area tracts, private streets, or other common improvements, that are directly associated with a development project or group of development projects. Although these may be within the boundaries of the Master Association, sub-association improvements may or may not be managed or maintained by a Master Association.

4. Design Guidelines

The Continental Farms Specific Plan shall comply with the following design standards for all new development occurring within Parcels 1, 3, 4, 5, 6 and 7 as applicable. Parcels 2

and 8 are within the river corridor where no development is permitted and Parcel 9 is a rural development parcel whereby these standards shall not apply.

A. Sustainability Standards:

1. Water Conservation

- a. Use smart irrigation controllers for common-area irrigation to more effectively manage water resources, minimizing waste and ensuring efficient use of water for irrigation of landscape material.
- b. Use water-conserving devices and building materials, including water-efficient plumbing fixtures and appliances.
- c. Use water-wise landscape design, including drought-tolerant landscape materials.
- d. Incorporate active and/or passive water harvesting techniques to collect rainwater runoff for use in landscape areas where practical. Landscape areas within raised curbing shall provide rainwater inlets where appropriate to facilitate water harvesting.

2. Environment

- a. Incorporate effective site design that recognizes and respects the natural environment, including protection of natural site features and resources.
- b. Consider natural view sheds and vistas in site design and orientation that will tie the community to the natural environment.
- c. While complying with the County's Dark Sky Ordinance, incorporate environmentally responsible lighting standards into development as lighting technologies evolve over time to ensure the protection of the regions' heritage for dark skies.
- d. Provide a network of open space, greenbelts and drainage corridors, including linkages for recreation and wildlife movement that are protected from development.
- e. Where practical, use emerging technologies for storm water management systems that can improve water quality, increase groundwater recharge, and nourish the watershed.
- f. Provide pedestrian-friendly street networks, bicycle paths, and employment opportunities in the community to mitigate impacts to air quality and microclimate.

3. Energy

- a. Promote energy-efficient construction standards as defined by the U.S. Green Building Council.
- b. Promote the use of Energy Star® appliances and efficient light bulbs that reduce energy consumption.
- c. Encourage the use of alternative energy options, such as solar, geothermal, biomass and other existing or future technologies in appropriate locations.
- d. Consider optimal solar orientation for building and landscape materials and design to minimize the heat gain and provide shade opportunities from the desert sun.

4. Transportation

- a. Provide an interconnected system of walkways, bike lanes and multi-use trails to promote alternative modes of travel such as walking and bicycling.

- b. Provide an internal street network designed to share the road with all modes of travel, including shared on-street bike lanes, tree-lined thoroughfares, and safe and convenient pedestrian crossings at strategic locations.
 - c. Provide bus stops and bus bays in the project at appropriate locations to support public transit service.
 - d. Provide bicycle racks and/or bicycle storage facilities at all major commercial and employment areas.
5. Materials and Resources
- a. Through a project-wide educational program, promote:
 - i. the use of environmentally benign and/or renewable materials for construction in the community.
 - ii. the use of locally-produced materials and resources where possible.
 - iii. comprehensive waste management techniques that strives to reduce landfill waste and promotes recycling and material reuse in the community.
6. Livability/Social Health
- a. Design neighborhoods to a pedestrian scale, with primary activity centers and civic uses within walking distance of residential areas to facilitate walking and bicycling as an alternative mode of transportation and means of physical activity.
 - b. Provide neighborhood gathering places within residential subdivisions, such as pocket parks, community gardens and/or other civic spaces for community gathering and social interaction.
 - c. Provide a variety of housing types and price ranges to promote residential diversity and affordability and to attract a wide range of economic levels to interact in the community.
7. Economic
- a. Provide state-of-the-art telecommunications infrastructure to promote local business opportunities throughout the development.
 - b. Encourage business development by promoting and marketing employment properties to a variety of business types within the mixed use development parcels.

B. Site Layout and Development Pattern:

- 1. Visual Connections/Vistas:
 - a. Frame or otherwise preserve important view corridors to the Santa Cruz River and/or the Santa Rita Mountains through the use of the following techniques:
 - i. the creative organization and design of buildings that provides periodic breaks and views, and/or
 - ii. the orientation of streets and open space corridors toward the river and/or mountains to maintain periodic views.
- 2. Relationship to Surrounding Development
 - a. Development shall be organized to create and frame usable outdoor spaces, including parks, plazas, walkways, open space and other features.
 - b. Loading docks, trash collection areas, and other similar features shall be located away or screened from primary vehicle and pedestrian circulation systems, open space corridors, and the Santa Cruz River.
- 3. Relationship to River

- a. Development adjacent to the Santa Cruz River shall incorporate design features that provide access to and visibility of the river to the maximum extent practicable. Such features may include, but not limited to:
 - i. balconies and porches;
 - ii. river-oriented entrances;
 - iii. riverbank enhancements;
 - iv. public art; and
 - v. outdoor plazas, seating and/or dining areas.
- 4. Relationship to Neighborhood Open Space
 - a. Single family homes shall be oriented to front onto adjacent parks and open spaces to the extent practical.
 - b. View fencing shall be provided where homes and lots back to open space.

C. Building Design and Character:

- 1. Materials:
 - a. Materials shall be compatible with the Sonoran Desert setting in terms of their appearance and demonstrated durability.
 - b. Primary building materials shall be durable and project an image of permanence, and shall include but not be limited to:
 - i. stucco;
 - ii. stone, brick, adobe, or other masonry products;
 - iii. steel;
 - iv. cast concrete;
 - v. split face or textured decorative block; or
 - vi. composite siding.
 - c. The following materials shall only be allowed as accept building materials:
 - i. aluminum or vinyl siding;
 - ii. sheet metal siding; and
 - iii. smooth-faced concrete block.
 - d. Tilt-up concrete panels shall be “skinned” or faced with one or more recommended building materials as defined above (C.1.b), or other aesthetic treatment.
 - e. The use of sustainable building materials and construction techniques is encouraged. These may include, but are not limited to the use of:
 - i. LEED (Leadership in Energy Efficiency and Design) standards for energy efficiency;
 - ii. Recycled or “green” building materials for residential development, as defined by the National Home Builders Association;
 - iii. The orientation of buildings to take advantage of solar energy and prevailing breezes.
- 2. Exterior Color:
 - a. Bland, monotonous color schemes comprised of variations on a beige palate shall be prohibited.
 - b. The incorporation of a distinctive color palate that reflects the rich range of colors found in the surrounding Sonoran Desert landscape is required.
 - c. White or similar light colors with a reflectivity of 70 percent or greater shall not be permitted as a primary exterior color for any structure.
- 3. Building Design:
 - a. Varied interpretations of Southern Arizona’s variety of southwestern and other architectural themes shall be provided to avoid a monotonous appearance and to allow for the creation of a unique character.

- b. Architectural detailing, such as the articulation of building facades, use of stone and other masonry materials, incorporation of awnings, balconies, and other detailing techniques shall be provided to provide visual interest and to establish a high standard of quality.
 - c. Equal attention shall be paid to all sides of a building. “Blank” walls absent of architectural detailing described above are not permitted.
 - d. Buildings shall be oriented towards the primary street frontage and the Santa Cruz River (where applicable) so that entrances and/or clearly marked breezeways to entrances are visible and accessible to pedestrians from adjacent sidewalks or trails.
4. Building Massing and Height
- a. The incorporation of a variety of building heights and forms shall be provided to create visual interest and establish a distinct identity.
 - b. The most intense concentrations of mass and height shall be focused within the Mixed-Use parcels on both sides of Continental Road.
 - c. Where dramatic variations in mass and height exist between mixed-use parcels and adjacent uses, transitions shall be provided by “stepping down” from the higher intensity use or increasing setbacks and open space along shared boundaries.

D. Circulation and Access:

- 1. Vehicular Circulation and Access
 - a. Vehicular circulation systems shall provide efficient on and off-site connections, disperse traffic, and accommodate a variety of modes of transportation including motor vehicles, pedestrians, bicycles, and potential transit vehicles.
 - b. Vehicular circulation systems shall be consistent with this Specific Plan and applicable State and County regulations.
- 2. Pedestrian Circulation and Access
 - a. An on-site system of pedestrian walkways shall be provided to establish direct visual and physical access and connections to and between the following:
 - i. The primary entrance or entrances to each building;
 - ii. Sidewalks, trails, or walkways on adjacent properties that extend to the boundaries shared with the development;
 - iii. The Santa Cruz River;
 - iv. An adjacent public park, open space, or other public or civic use including but not limited to schools, public recreation facilities, or government offices; and
 - v. Adjacent transit stops.
 - b. All sidewalks along major and collector streets shall be a minimum of 6 feet in width and detached from the curb.

E. Parking Design and Location:

- 1. Landscaping and Design:
 - a. All landscaping shall be in compliance with Chapter 18.73 (Landscaping, Buffering, and Screening Standards) of the Pima County Zoning Code except as modified in the Specific Plan.
 - b. The use of structured parking is allowed to minimize the visual impacts of surface parking and to promote a more efficient usage of land.
- 2. Location

- a. Parking areas shall be located behind buildings, distributed between the front and sides, or distributed between the front, sides and rear of buildings rather than solely in front of buildings.
- 3. Parking Structures
 - a. Parking structures shall incorporate a comparable level of architectural detailing and quality of material as found on the primary building(s) on the site.

F. Landscaping and Screening:

- 1. Landscaping
 - a. All landscaping must be in compliance with Chapter 18.73 (Landscaping, Buffering, and Screening Standards) of the Pima County Zoning Code except as modified within the Specific Plan.
 - b. Plants selected for landscaping shall be drought tolerant and shall enhance the image of Sonoran Desert landscape (except as provided in Section E.1.c below).
 - c. Existing Pecan trees are encouraged to be used to satisfy applicable landscape requirements, provided that provisions are made to address their unique water and maintenance requirements.
- 2. Streetscape
 - a. Major and collector streets shall incorporate distinct landscape features to highlight their importance.
 - b. Yards adjacent to local streets shall include drought tolerant shade trees (or existing pecan trees) to provide shade and a more comfortable pedestrian experience.
- 3. Parking Lot Landscaping
 - a. In an effort to reduce the heat island effect, parking lot islands shall contain drought tolerant shade trees (or existing pecan trees) in combination with shrubs and groundcover.
 - b. The perimeter of parking lots shall be screened from public streets and open space areas by any of the following methods:
 - i. A landscape hedge a minimum of three feet in height;
 - ii. A low decorative masonry wall or fence a minimum of three feet in height in combination with landscaping; or
 - iii. A landscaped buffer a minimum of 10 feet in width and that contains drought tolerant shade trees or existing pecan trees in combination with shrubs and groundcover.

G. Fences and Walls:

- 1. General
 - a. Continuous lengths of uninterrupted fence or wall planes adjacent to public streets and the Santa Cruz River shall be prohibited. A combination of techniques shall be used to provide visual relief, which may include but not be limited to:
 - i. Contrasting columns spaced no more than 100 feet apart;
 - ii. A landscaped buffer adjacent to the fence or wall that is a minimum of 10 feet in width and contains drought tolerant shade trees or existing pecan trees in combination with shrubs and groundcover.
- 2. Materials and Design
 - a. Fences and walls shall be constructed of durable, easily maintained materials such as, but not limited to:
 - i. Stucco;
 - ii. Adobe;

- iii. Stone or high quality simulated stone;
- ix. Wrought iron;
- v. Brick; or
- vi. Treated, stained or painted wood sections.
- b. Chain link, wire mesh, barbed wire, razor wire, or other similar products shall be prohibited where visible from adjacent public streets and adjacent public open space, including the Santa Cruz River.
- c. Fences and walls shall complement the color, materials, and scale of the associated building(s).

H. Parks, Open Space and Trails:

- 1. General
 - a. Public spaces, parks and greenways shall be designed to encourage community interaction and provide opportunities for active and passive recreation.
 - b. Public spaces shall be located so as to be visible from surrounding development and streets for a greater sense of security.
 - c. The incorporation of public art or other features is encouraged for all public spaces.
- 2. Treatment of the River's Edge
 - a. Treatment of the Santa Cruz River's edge shall be driven by the character of development in each adjacent development parcel:
 - i. Within the Mixed Use parcels, where a more urban character is desirable, terracing, formal walkways, overlooks, and other design elements should be integrated with adjacent development to provide a series of formal outdoor gathering spaces along the river's edge.
 - ii. In residential development parcels, a less formal, natural edge is desirable and shall be implemented through the incorporation of landscape and other techniques.

I. Gateways:

- 1. Sculptural icons or other decorative elements should be incorporated on all vehicular bridges to establish the Santa Cruz River as a recognizable and memorable landmark feature for Pima County.
- 2. The incorporation of additional aesthetic features that reflect the unique character associated with individual development parcels shall be provided.

J. Residential Development

- 1. Site/Block Layout
 - a. Streets and drives shall be designed to provide vehicular and pedestrian access and connectivity to and between adjacent neighborhoods, schools, parks, civic uses and/or activity centers.
 - b. Street connectivity shall be provided between residential neighborhoods, but only in ways that minimize vehicular cut-through traffic, discourage fast travel speeds and implement traffic "calming" techniques. Where cul-de-sacs are provided, a minimum 20' wide pedestrian connection and view corridor shall be provided where practical to connect adjacent uses.
 - c. To the extent practical, lots shall be oriented north/south to maximize solar benefits.
- 2. Building Design and Character
 - a. Single-Family Residential: Homes on lots greater than 50 feet in width shall include a variety of garage bay configurations when more than two front-

loaded garage bays are provided, including combinations of front-loaded, side-entry, recessed, staggered and/or rear entry garages. Further, a maximum of three front loaded garage bays shall be provided on such lots unless all front loaded parking bays in excess of three are screened from the street. For lots that are less than 50-feet in width, no more than two front-facing garage bays on the same plane shall be permitted.

- b. Multi-Family Residential: Large, blocky buildings with uniform facades shall be prohibited. Façade articulation shall be provided that incorporates elements such as balconies, bay or box windows, insets or other relief in the wall plane, porches, dormers, variations in materials or colors, variations in roof forms and/or other techniques.

K. Commercial and Employment

1. Consistent Development Theme

- a. The architectural design of buildings within a commercial or employment center, including freestanding pad buildings, shall have consistent or complimentary architectural theming in terms of character, materials, textures, color, and scale.

2. Site/Block Layout

- a. Where practical, buildings shall be oriented so that a primary entrance faces the street. Where immediately adjacent to the river corridor, additional building entrances or direct pedestrian connections between river walkways and primary building entrances shall be provided approximately every 660-feet of river corridor frontage, where practical.

3. Scale and Massing

- a. The perceived mass and scale of large commercial and employment buildings (exceeding 100,000 square feet) shall be reduced by incorporating design elements, such as variations in roof form and parapet heights, pronounced recesses and projections, wall plane off-sets, distinct changes in texture and color of wall surfaces, ground level arcades and second floor galleries/balconies, protected and recessed entries, vertical accents, focal points or other techniques.

4. Pedestrian Connectivity

- a. Primary pedestrian circulation routes shall be provided from adjoining streets to the primary buildings within the site. Pedestrian connectivity shall be provided to surrounding properties where appropriate.

5. Implementation Monitoring Report

A Continental Farms Specific Plan Implementation Monitoring Report (Monitoring Report) shall be prepared by the Master Developer to provide assurances to Pima County that the Specific Plan is being implemented in accordance with the approved plan. The Monitoring report will be prepared and updated annually by the Master Developer as development occurs on the project, and submitted to the Pima County Development Services Department, Planning Division. Additionally, if specifically requested by the Pima County Planning Director, an updated Monitoring Report may be submitted periodically for information purposes at a public hearing of the Planning and Zoning Commission and/or Board of Supervisors. The Monitoring Report shall provide the following information and documentation:

- 1) Project summary of the location and estimated development activity for the upcoming 12 months;
- 2) The number of dwelling units platted, permitted, constructed and the remaining number of approved units to be constructed, and the allocation of the balance of approved units;
- 3) A record of zoning violations within the project; and
- 4) Such items as shall be established by adopted county policy.
5. An accounting of the total amount of open space that has been provided to date within each development parcel; a record of the open space within each development parcel that has been provided since the last Monitoring Report; and the type of mechanism that provided the open space.

6. Future Annexation

In the event the subject property is annexed, the owner(s)/developer(s) shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contribution to, or construction of infrastructure, including without limitation, transportation, flood control or sewer facilities.

PART V: Conditions of Approval and Amendment Tracking

1. Purpose and Intent

The Continental Farms Specific Plan was approved by the Pima County Board of Supervisors on March 11, 2014. The approval was subject to several conditions that have been incorporated into this final Specific Plan document, and are provided in PART V, Section 2 below. As future amendments to this Specific Plan are approved over time, PART V will be amended to track and document all changes and any additional conditions of approval that may be associated with each amendment. This will provide an on-going record of the overall Specific Plan, and all amendments and revisions associated with it throughout the life of the project in a single location.

2. March 11, 2014 Board of Supervisors Conditions of Approval

On March 11, 2014, the Pima County Board of Supervisors unanimously approved the Continental Farms Specific Plan, subject to twenty-two (22) Conditions of Approval. Many of these conditions have been integrated into the body of this Specific Plan document as required by Condition #1 provided below; however, there are several conditions that are general in nature and do not fit into the specific text or graphic exhibit with the main body of the document. After each condition, a summary note referencing if and/or which Section of the Specific Plan the condition is addressed. In order to ensure all conditions are documented appropriately, all Conditions of Approval are provided below and shall be made a part of this Specific Plan.

1. Not more than 60 days after the Board of Supervisors approves the Specific Plan, the owner/developer shall submit to the Planning Director the specific plan document, including any necessary revisions of the specific plan document reflecting the final action of the Board of Supervisors, and the specific plan text and exhibits in an electronic format acceptable to the Planning Division.

Reference: PART V.2.1, (by reference in this section only)

2. Submittal of a development plan or acceptable site development plan, if determined necessary by the appropriate County agencies.

Reference: PART V.2.2, (by reference in this section only)

3. Recording of a covenant holding Pima County harmless in the event of flooding.

Reference: PART V.2.3, (by reference in this section only)

4. Provision of development related assurances as required by the appropriate agencies.

Reference: PART V.2.4, (by reference in this section only)

5. Prior to the preparation of the development related covenants and any required dedications, a title report (current to within 60 days) evidencing ownership of the property shall be dedicated to the Development Services Department, Document Services.

Reference: PART V.2.5, (by reference in this section only)

6. There shall be no subdividing or lot splitting for residential purposes without the written approval of the Board of Supervisors.

Reference: PART IV.1, Implementation and Phasing/Development District

7. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and another Pima County regulation not listed in Section 18.90.050B3, the more restrictive requirement shall apply.

Reference: PART III.1, Purpose and Intent

8. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's design standards shall be interpreted to implement the specific plan or relevant Pima County regulations.

Reference: PART III.1, Purpose and Intent

9. Prior to the issuance of any permits, this specific plan is subject to the approval of a Master Subdivision Block Plat for the entire site. The subdivision block plat shall make all dedications (including roads, sewer, drainage, trails and open space), unless otherwise specified in a development agreement, and the plat shall identify all necessary improvements and provide a design and construction phasing plan. Upon submittal of the block plat, the studies, reports, information required by these specific plan conditions and the specific plan document itself shall be provided for review and approval of the applicable Pima County department or departments. Subsequent site development requires submittal of subdivision plats or development plans prepared in accordance with the subdivision block plat. The exceptions parcels referenced in Figure 45 and condition #10 may be issued a C of C prior to Master Block Plat approval.

Reference: PART IV.1, Implementation and Phasing/Development District

10. No building permits shall be issued until all applicable specific plan requirements for or affecting the site are satisfied and the Planning Director issues a Certificate of Rezoning Compliance (C of C). A C of C may be issued prior to the master block plat as described in condition #9 for developed parcels 6 and 7, and portions of 1, 3, and 5 as indicated by Figure 45 in the Specific Plan.

Reference: PART IV.1, Implementation and Phasing/Development District

11. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing.

Reference: PART V.2.11, (by reference in this section only)

12. Transportation Department Requirements:

- A. All arterials, collector and local streets required for development shall be designed to provide sufficient capacity for the entire development of the specific plan site. All

development related internal transportation improvements for the specific plan shall be provided by the developer.

Reference: PART II.I, Transportation

- B. A Transportation Impact Study for the entire specific plan area shall be submitted for approval by the Department of Transportation prior to approval of the first plat for the specific plan site. The traffic impact study shall be updated with the submittal of each plat or development plan submitted within specific plan. The Transportation Impact Study shall address phasing and funding of the required improvements.

Reference: PART II.I, Transportation

- C. Prior to the approval of any development showing access onto Whitehouse Canyon Road, a transportation study will need to be approved addressing the intersection of Whitehouse Canyon Road and the Union Pacific Railroad right-of-way. Right-of-way shall be dedicated as necessary to implement roadway improvements on Whitehouse Canyon Road.

Reference: PART II.I, Transportation

- D. The property owner/developer(s) shall provide onsite and offsite improvements to Continental Road, Whitehouse Canyon Road, Camino De La Canoa, and Campbell Road as determined necessary by the Transportation Impact Study.

Reference: PART II.I, Transportation

- E. Each block shall be designed to establish coordinated pedestrian, bicycle and transit connection within the specific plan and for future connections beyond the limits of the specific plan.

Reference: PART II.I, Transportation

13. Regional Flood Control Requirements:

- A. Watercourse that are tributary to the SCR shall be designed to re-establish the natural features of the floodplain, including flood conveyance, flood attenuation, habitat restoration and recreation. Terraces similar to that proposed for the SCR should be used, if feasible.

Reference: Part II.D, Hydrology/River Master Plan

- B. The property owner(s) shall dedicate in fee-simple the post-development improved drainage ways associated with the Santa Cruz River and all tributaries with a base flood peak discharge of 5,000 cfs or more to Pima County Regional Flood Control District.

Reference: Part II.D, Hydrology/River Master Plan

- C. The remaining tributary watercourse shall be designated as necessary for drainage and riparian preservation (flood control) and open space purposes. Separate parcels or

private maintenance easements shall be created that establish and disclose the purpose and maintenance responsibility of these areas.

Reference: Part II.D, Hydrology/River Master Plan

- D. An easement for the De Anza trail shall be dedicated to the County if proposed to be located within the Specific Plan boundary as determined in the Master Plan for the Anza National Historic Trail.

Reference: Part II.D, Hydrology/River Master Plan

- E. A Development Agreement shall be created that establishes:

- 1) Maintenance responsibilities and financing for maintenance of the low flow channel improvements, erosion mitigation measures, overbank areas, including recreational areas, habitat and vegetation for the Santa Cruz River tributaries with base flood peak discharges over 5,000 cfs as well as privately maintained tributary watercourses.
- 2) Phasing of construction of erosion protection and overbank areas.
- 3) Potential cost sharing for projects that have an additional public benefit, such as protection of sewers, roadways, etc.

Reference: Part II.D, Hydrology/River Master Plan

- F. Post development improved drainage ways and floodplains associated with the SCR and tributaries shall be designated permanent open space.

Reference: Part II.D, Hydrology/River Master Plan

- G. Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) are required when changes to the FEMA Special Flood Hazard Area are proposed. CLOMRs shall be approved by the District and submitted to FEMA prior to approval of the Master Block Plat, approval of development for the Master Block Plat Exception Parcels (shown on Figure 45), or prior to approval of improvements within the Special Flood Hazard Area. LOMRs are required prior to Release of Assurances for subdivisions or Certificate of Occupancy for Development Plans.

Reference: Part II.D, Hydrology/River Master Plan

- H. When modifying a FEMA-designated floodway, approval of the LOMR by FEMA is required prior to the issuance of any building permits.

Reference: Part II.D, Hydrology/River Master Plan

- I. Existing agricultural berms shall not be relied upon to contain flows or to provide erosion mitigation.

Reference: Part II.D, Hydrology/River Master Plan

- J. The construction of bank protection is required prior the issuance of any building permits within the designated erosion hazard setback.

Reference: Part II.D, Hydrology/River Master Plan

- K. Off-Site improvements associated with the west breakout of the SCR, if determined to be required, shall be constructed prior to development of the adjacent Blocks.

Reference: Part II.D, Hydrology/River Master Plan

- L. All-weather access shall be provided to all lots to meet concurrency requirements.

Reference: Part II.D, Hydrology/River Master Plan

- M. Water conservation measures identified in the Preliminary Integrated Water Management Plan shall be implemented with the development. Where necessary, some measures may also be required to be included in the project's CC&Rs and a Final Integrated Water Management Plan shall be submitted to the District for review and approval at the time of development

Reference: Part II.D, Hydrology/River Master Plan

- N. If storm water detention is waived, on-site retention through first flush water harvesting shall be provided to enhance riparian vegetation. Where practicable, water harvesting shall be used to augment watercourse areas by creating additional vegetative buffer.

Reference: Part II.D, Hydrology/River Master Plan

- O. A Riparian Habitat Mitigation Plan shall be required for any disturbance to Pima County Regulated Riparian Habitat.

Reference: Part II.D, Hydrology/River Master Plan

14. Regional Wastewater Reclamation Department

- A. The owner/developer shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner/developer to that effect. By accepting this rezoning, the owner/developer acknowledges that treatment and conveyance capacity in the downstream sewerage system may not be available when new development within the rezoning area is to occur.

Reference: PART II,J, Sewer

- B. No more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review, the owner/developer shall obtain written documentation that sanitary sewerage treatment and conveyance capacity for the proposed development will be available when needed to serve the development.

Reference: PART II,J, Sewer

- C. The owner/developer shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system, provide the necessary treatment and conveyance capacity in the downstream public sewerage system via a mutually acceptable mechanism, or obtain authorization from the Pima County Department of Environmental Quality to utilize on-site sewage disposal facilities to develop the property.

Reference: PART II,J, Sewer

- D. The owner/developer shall prepare a written project detail of the rezoning area and appropriate off-site areas, at his or her sole expense, for the purposes of determining the routing and sizing of all off-site and on-site public sewers necessary to provide both capacity and treatment service to the rezoning area.

Reference: PART II,J, Sewer

- E. Upon approval of the written project details, the owner/developer shall enter into a master sewer service agreement with Pima County that specifies the improvements to be made to Pima County's public sewerage system and their timing.

Reference: PART II,J, Sewer

- F. The written project details must be approved by the Pima County Regional Wastewater Reclamation Department before the owner/developer submits for review any tentative plat, development plan, sewer construction plan, or request for building permit showing a connection to Pima County's public sewer system.

Reference: PART II,J, Sewer

- G. At the time of Block Platting, a financial analysis of all viable options shall be required to establish the method of sewer service and required capacity.

Reference: PART II,J, Sewer

- H. Unless authorized and approved by the Pima County Department of Environmental Quality to utilize on-site sewage disposal facilities within the rezoning area, the owner/developer shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.

Reference: PART II,J, Sewer

- I. The owner/developer shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.

Reference: PART II.J, Sewer

- J. The owner/developer shall enter into a written agreement addressing the funding, design and construction of off-site and on-site sewers to accommodate flow-through from any properties adjacent and up-gradient to the rezoning area that do not have adequate access to Pima County's public sewer system, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.

Reference: PART II.J, Sewer

- K. The owner/developer shall provide all weather, unrestricted vehicular access to all new public sewer manholes within the rezoning area. The owner/developer shall obtain all necessary public sewer easements within the rezoning area prior to approval of a master block plat, any tentative plat, development plan, sewer construction plan, or request for building permit at his/her own expense.

Reference: PART II.J, Sewer

- L. The owner/developer shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

Reference: PART II.J, Sewer

- 15. Department of Environmental Quality: The Department has no objection provided that on-site wastewater treatment and disposal shall be restricted to Parcel 9; residential lots greater than or equal to one acre in size.

Reference: PART II.J, Sewer

- 16. Natural Resources, Parks, and Recreation Department Requirements:

- A. Local area trails and neighborhood pathways shall be maintained by a Homeowners Association (HOA).

Reference: PART II.E.3, Enhanced Open Space

- B. Neighborhood pathways are not sidewalks and shall not be attached to curb on local streets. Sidewalks shall not be counted towards recreation credit.

Reference: PART II.E.3, Enhanced Open Space

- C. The Linear Greenway Park shall have amenities provided by the developer that may include seating area, picnic tables, shade structures, par course and vegetation.

Reference: PART II.E.3, Enhanced Open Space

- D. Pocket parks shall be constructed and maintained by a Homeowners Association in compliance with the amenities for parks less than one acre as stated in the Recreation Area Design Manual.

Reference: PART II.E.3, Enhanced Open Space

- E. Residential recreation areas requirements shall be met with land and amenities; in lieu fees will not be accepted unless a written request is approved by the Director of NRPR.

Reference: PART II.E.3, Enhanced Open Space

- F. Santa Cruz River Park RP005 shall be dedicated to Pima County after terracing is constructed for the Santa Cruz River and recreation elements are constructed as shown in Pima Regional Trail System Master Plan.

Reference: PART II.E.2, Natural Open Space

17. Cultural Resources Requirements: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. The human remains will be removed from the site by professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

Reference: PART II.N, Cultural Resources: Archaeological and Historic Sites

18. In the event the subject property is annexed, the owner(s) / developer(s) shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control or sewer facilities.

Reference: PART IV.6, Future Annexation

19. The property owner shall execute and record the following disclaimer regarding Prop207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title. 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(1)."

Reference: PART V.2.19 (by reference in this section only)

20. As described in the Specific Plan, much of Development Parcel 9 is identified as Agricultural Open Space. Allowed uses within this designation include active farming (including areas that can be temporarily fallow), agricultural preserves, or the land can be allowed to permanently go fallow and restore naturally to its pre-agricultural riparian

condition. Within 6 months of the adoption of the Specific Plan, Farmers Investment Co. (FICO) and the Coalition for Sonoran Desert Protection will develop management opportunities and strategies to facilitate restoration of sustainable native habitats areas of agricultural preserves, in the event that Farmers Investment Co or its successors in interest elect to change the proposed use of these areas to a permanently fallowed condition.

Reference: PART II.H.2, Habitat and Wildlife

21. Within 6 months of the adoption of the Specific Plan, FICO and the Coalition for Sonoran Desert Protection will develop plant palettes for the Santa Cruz River, the Development Parcel 9 drainage tributary channels, and the portions of the West Tributary Channels to emphasize riparian restoration and enhancement consistent with the requirements of this Specific Plan, taking into consideration any required pecan tree buffers and Identify opportunities to integrate wildlife-friendly features into the design of the Development Parcel 9 drainage tributary channel open space corridors. The applicant shall be responsible to provide the Pima County Planning Director a written update of the efforts within 6 months of adoption.

Reference: PART II.H.2, Habitat and Wildlife

22. The following Development Parcel 9 drainage tributary channels (as referenced in the Farmers Investment Co. Continental Farms River Master Plan Report, March 2013) will be located within open space corridors with the minimum widths specified below:
 - Drainage E-1100 will have a minimum set aside width of 1000 feet.
 - Drainage E-1200 will have a minimum set aside width of 600 feet.
 - Drainage E-1400 will have a minimum set aside width of 1000 feet.

Reference: PART II.E.3, Enhanced Open Space

In addition to the Conditions of Approval 1-22 listed above, Staff included the following language as part of additional materials to be included with the Board of Supervisors Action:

“Additionally, the applicant has begun discussions with staff to enter into a development agreement related to major flood control facility improvements and sewer services. Currently, the conditions of the specific plan contemplate a development agreement to be entered into at the time of block platting, however, staff is supportive of entering into an optional agreement at an earlier stage.”

3. **Record of Amendments**
(Placeholder for future amendments)