

Las Campanas

specific plan



a planned development by

THE WILLIAMSON GROUP, INC.



PLEASE NOTE: The Las Campanas Specific Plan has had multiple amendments since its original adoption; amendments that are not necessarily reflected in this document. For a complete history and status of the current specific plan requirements, customers need to check the Las Campanas Specific Plan files which are kept in the Development Services Department – Planning Division office.

RECORDED BY: OKG
DEPUTY RECORDER
2077 RD11
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CLERK OF THE BOARD



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TUCSON AZ 85701

ORDINANCE NO. 1992-117

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS;
RELATING TO ZONING; ADOPTING THE LAS CAMPANAS SPECIFIC
PLAN; AND AMENDING CO13-86-3, GREEN VALLEY COMMUNITY
PLAN AND PIMA COUNTY ZONING MAP 772 IN A PORTION OF
SECTION 10 OF T18S, R13E, G&SR B&M.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY,
ARIZONA:

SECTION 1. That the Las Campanas Specific Plan, attached as Exhibit A and incorporated
herein, is hereby adopted subject to the following requirements:

- A. Conformance to the conditions of Sections 4 and 5 of this ordinance.
- B. Satisfaction of the conditions of Sections 3, 6 and 7 of this ordinance.
- C. Amendment by the specific plan applicant of the specific plan document, as
may be necessitated by Board of Supervisors' action.

SECTION 2. That Co13-86-3, Green Valley Estates Community Plan, and Pima County
Zoning Map 772 are hereby amended to show SP (Specific Plan Zone, Ordinance #1992-
117).

SECTION 3. That this specific plan is subject to approval by the Pima County Board of
Supervisors of a development agreement, regarding the extension of Civic Center Drive
through the Green Valley Governmental Center, in the form attached to and incorporated
in this ordinance as Exhibit B.

SECTION 4. Prior to approval of a subdivision plat, development plan or construction plan,
this specific plan is subject to the following:

143

- 1 A. Submittal within five years of the effective date of this ordinance of an
2 acceptable master plat, which shall provide for the development-related
3 studies, assurances and dedications as adopted by the Board of Supervisors.
4 This time limit may be extended by resolution of the Board of Supervisors.
5
- 6 B. Submittal to the Property Management Division of the Department of
7 Transportation and Flood Control District of a title report providing evidence
8 of ownership of the property upon submittal of covenants, conditions,
9 restrictions and any required dedications for the master plat.
10
- 11 C. Requirements of the Department of Transportation (DOT/FCD):
12 1. A Transportation Improvement Financing and Implementation Plan
13 (TIFIP) for the specific plan area shall be required before any subdivision plat
14 or development plan is approved. The TIFIP, provided by the
15 owner/developer and to be approved by DOT/FCD, shall address the
16 provision of major routes within the area, the provision of capacity and route
17 continuity adjacent to and within the specific plan and the areas of
18 responsibility of the County, the primary developer and any subsequent
19 developers.
20 2. A comprehensive Transportation Impact Study provided by the owner
21 for the specific plan shall be submitted for approval by DOT/FCD with the
22 required TIFIP. The limits of study and scope of work shall be determined
23 by DOT/FCD. The results of the study shall be used to establish the phasing,
24 funding, and construction of needed infrastructure improvements.
25 3. All arterial, collector and local streets shall be designed to provide
26 sufficient capacity for ultimate development of the specific plan and area. All
27 roadway improvements shall be constructed to the ultimate design except
28 where a phased construction plan has been approved by DOT/FCD.
29 4. Road crossings over washes that are identified by the specific plan as
30 natural open space shall be designed to cross the floodplain with only minor
31 encroachment. Reduction in floodplain width may be acceptable to achieve
32 required on-site detention and to facilitate wildlife movement. The design of
33 the roadway shall be subject to the approval of DOT/FCD.
34
- 35 D. Requirements of the Flood Control District (DOT/FCD):
36 1. A Master Drainage Study shall be prepared and submitted by the
37 primary developer for review and approval by DOT/FCD prior to submission
38 and acceptance of any subdivision plat. The limits of study and scope of work
39 shall be developed by the primary developer and subject to approval by
40 DOT/FCD. At a minimum, the scope of work shall include evaluation of
41 detention/retention needs, evaluation of downstream impacts, financing,
42 phasing, restoration and mitigation for drainage modification.
43 2. All internal drainage improvements and any external drainage
44 improvements required to mitigate drainage impacts caused by development

1 of the specific plan as determined by the Master Drainage Study shall be
2 constructed at no cost to the District.

3 3. Detention/retention basins shall be designed in conformance with the
4 Pima County Stormwater Detention/Retention Manual.
5

6 E. Requirements of the Pima County Archaeologist:
7 A research and mitigation plan shall be submitted to the appropriate Pima
8 County staff for review prior to administrative review of a subdivision plat or
9 development plan.
10

11 F. Requirements of the Wastewater Management Department (WWMD):
12 A basin study shall be prepared by the property owner or agent and reviewed
13 and approved by WWMD. The basin study shall identify specific
14 requirements for any downstream augmentation required as a result of the
15 additional sanitary sewage flows generated from the development of this
16 property.
17

18
19 SECTION 5. Upon approval of a master plat, this specific plan is subject to the following:
20

21 A. Conformance with the regulations of this specific plan, as adopted, and all
22 applicable Pima County regulations not included or specifically addressed
23 within this specific plan.
24

25 B. Submittal of acceptable subdivision plats, which shall provide for
26 development-related studies, assurances and dedications, or development
27 plans, which shall provide for the development-related studies, assurances and
28 dedications by separate instruments.
29

30 C. Submittal to the Property Management Division of the Department of
31 Transportation and Flood Control District of a title report providing evidence
32 of ownership of the property upon submittal of covenants, conditions,
33 restrictions and any required dedications for any subdivision plat or
34 development plan.
35

36 D. Requirements of the Department of Transportation (DOT/FCD):
37 1. All public or private drainage structures, arterial, collector and local
38 streets shall conform to Pima County Road and Street Standards. Design
39 criteria including right-of-way widths, typical cross-sections, design speeds,
40 paving, utility locations, maximum design roadway slopes, access control, bike
41 paths, pedestrian ways or sidewalks shall be subject to approval by
42 DOT/FCD.

1 2. Public road access, acceptable to DOT/FCD, shall be provided
2 between Camino Casa Verde and Civic Center Drive through or adjacent to
3 Planning Area A.

4 3. The proposed collector roads (La Canoa Drive and Calle de Oro) shall
5 be constructed to provide sufficient capacity for the ultimate development as
6 well as to accommodate bicycle, golf cart and pedestrian usage.
7

8 E. Requirements of the Flood Control District (DOT/FCD):

9 No modification to the existing 100-year floodplains of washes identified on
10 the specific plan as natural open space shall be allowed except for roadway
11 and utility crossings. Pedestrian trails within the floodplains of natural washes
12 shall be permitted subject to an appropriate design and mitigation plan. A
13 mitigation plan for all natural open space crossings shall be prepared by the
14 primary developer and subject to approval by DOT/FCD.
15

16 F. Requirements of the Wastewater Management Department (WWMD):

17 1. The property owner or agent shall connect to the public sewer system
18 at the location and in the manner specified by WWMD.

19 2. The public sewer improvements shall be designed and constructed in
20 conformance with applicable Pima County standards and shall be completed,
21 inspected and released for service prior to the issuance of any building
22 permits.
23

24 G. Requirements of the Planning and Development Services Department (PDS):

25 1. This specific plan is restricted to no more than 1,590 dwelling units for
26 the entire specific plan site.

27 2. Washes of between 100 and 1,000 cfs shall be evaluated for
28 preservation or enhancement. Pima County reserves the right of final
29 approval of wash treatments within subdivision plats and development plans.

30 3. Preliminary development plans or tentative plats shall be accompanied
31 by a vegetation preservation plan prepared by a qualified horticulturist or
32 landscape architect and approved by PDS. The preservation plan shall specify
33 the methods of salvage, transplant, revegetation, irrigation and protection
34 from construction impacts.

35 4. Private streets shall be landscaped in accordance with the requirements
36 for public streets of Chapter 18.73 (Landscaping) of the Pima County Zoning
37 Code.

38 5. Planning areas shall not be divided between subdivision plats and the
39 maximum density of each plat shall be in conformance with the density
40 limitations of Policy #C.6 of the Santa Cruz Valley Area Plan (Co13-85-2).
41
42

1 SECTION 6. That this ordinance shall become effective on the day the last of the following
2 occurs:
3

- 4 A. The Las Campanas Specific Plan document has been revised to accurately
5 reflect the amendments as may be set forth in Subsection 1.C of this
6 ordinance.
7
- 8 B. A specific and accurate Surveyed Boundaries Map, which shall delineate all
9 land-use designations with measurable and surveyable lines, has been filed by
10 the applicant for this specific plan.
11
- 12 C. The property owner(s) of the specific plan have recorded covenants, subject
13 to review by PDS staff and approval by the County Attorney's Office, as
14 follows:
15 1. Holding Pima County harmless in the event of flooding; and
16 2. Agreeing that there shall be no further subdividing or lot-splitting of
17 the specific plan without the written approval of the Board of Supervisors.
18
- 19 D. Thirty-one days after the date the Chairman of the Board of Supervisors signs
20 this ordinance.
21
22

23 SECTION 7. That not more than 90 days after the Chairman of the Board of Supervisors
24 signs this ordinance, the applicant shall submit to the Board of Supervisors evidence of the
25 satisfaction of Subsections 6.A through 6.C of this ordinance.
26
27

28 SECTION 8. That all ordinances and parts of ordinances in conflict with this ordinance be
29 and the same are hereby repealed to the extent of such conflict.
30
31

32 SECTION 9. That the provisions of this ordinance shall be severable and that if any part
33 of this ordinance is held to be invalid or unconstitutional by a decision of any court of
34 competent jurisdiction, such decision shall not affect the validity of the remaining portions
35 of the ordinance.
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PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this
Fifteenth day of December, 1992.



Chairman, Board of Supervisors

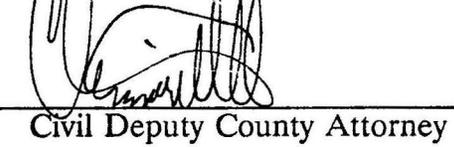
ATTEST:

Date Signed: 1-22-93



Clerk, Board of Supervisors

APPROVED AS TO FORM:



Civil Deputy County Attorney

Executive Secretary, Pima County
Planning and Zoning Commission

EXHIBIT B

LAS CAMPANAS SPECIFIC PLAN DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into this ____ day of _____, 1993, by and between PIMA COUNTY, a political subdivision of the State of Arizona ("County"), and WLC GREEN VALLEY LIMITED PARTNERSHIP, an Arizona Limited Partnership ("Developer").

RECITALS

A. Developer is the owner of the real property located in Pima County, Arizona, legally described in Exhibit "1" attached to this Agreement (the "Property"). The Property consists of approximately 532 acres.

B. Developer and County are entering into this Agreement pursuant to A.R.S. §§ 11-251(44), 11-825 and 11-1101, to provide for, among other things, certain terms, conditions, restrictions and requirements for the development of the Property.

C. Developer has filed with County a specific plan pursuant to A.R.S. § 11-825 known as the Las Campanas Specific Plan, which, among other things, sets forth the proposed development of the Property. County has conducted public hearings regarding the Specific Plan and this Agreement, and the County Board of Supervisors has issued its approval of both.

D. County currently owns land adjacent to the Property and has developed the same as the Green Valley Government Center ("Government Center").

E. Before the Property can be developed pursuant to the Specific Plan, adequate access to the proposed development must be obtained. The Property currently lacks such access. However, adequate access to the Property can be obtained by constructing a four lane road through the Government Center as set forth in the Specific Plan.

F. County and Developer desire to exchange land within and adjacent to the Government Center to provide adequate access to the Property and to provide for modifications to the Government Center to preserve and improve its current functions.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth in this Agreement, the parties state, confirm and agree as follows:

AGREEMENT

1. *Incorporation of recitals.*

The foregoing recitals are incorporated into this Agreement by this reference. The parties acknowledge and agree that said recitals are true and correct.

2. *Definitions.*

The following terms and phrases shall have the meanings set forth below:

"Access Road" - shall mean that portion of the four lane road depicted and described in the Specific Plan as "Civic Center Drive" from South La Canada Drive through the current boundaries of the Government Center.

"County" - shall mean the County of Pima, a political subdivision of the State of Arizona.

"Developer" - shall mean WLC GREEN VALLEY LIMITED PARTNERSHIP, an Arizona limited partnership and its successors, assigns and/or designees.

"Effective Date" - shall mean that date referred to in Section 7.1 below.

"Government Center" - shall mean the real property and all improvements thereto owned by County, situated adjacent to the Property and known as the Green Valley Government Center.

"Parcel One" - shall mean the real property conveyed to County pursuant to paragraph 3.1.

"Parcel Two" - shall mean the real property described in Exhibit 2.

"Property" - shall mean that certain approximately 532 acres of real property located in Pima County as legally described on Exhibit "1" to this Agreement.

"Specific Plan" - shall mean the Las Campanas Specific Plan, Co23-92-2, approved by the County Board of Supervisors on December 15, 1992 and adopted by Ordinance No. 1992-117.

3. *Exchange of land and dedication of Access Road.*

3.1 Conveyance to County. Developer shall convey to County the fee title to a portion of the Property adjoining the Government Center ("Parcel One"). Parcel One

shall have an area and appraised value greater than or equal to the area and appraised value of Parcel Two. The appraised value shall be determined by a qualified appraiser acceptable to County. Developer shall present a survey of the proposed conveyance to County. County shall decide in its reasonable discretion whether to approve the proposed conveyance and may reject such conveyance if the same does not meet the requirements of this paragraph or if it is not compatible with the Government Center as modified pursuant to the approved Site Modification Plan described in paragraph 4.3. County shall notify Developer of its decision within thirty days of receipt of the survey. County's approval shall be subject to the provisions of paragraphs 3.3 and 3.4 of this Agreement. The conveyance shall be pursuant to a deed in recordable form and shall be free and clear of all liens and encumbrances.

3.2 Conveyance to Developer. Not later than thirty days following the date of Developer's conveyance to County, County shall convey to Developer the fee title to the real property described in Exhibit 2 ("Parcel Two"). Such conveyance shall be pursuant to a deed in recordable form. Developer agrees to accept Parcel Two in its "As Is" condition subject to the provisions of paragraph 3.3.

3.3 Environmental Site Assessment. Before the exchange described in this Section and before commencement of the construction required by Section 4, Developer shall perform an environmental site assessment of the properties subject to the exchange with a scope of work approved by the County Attorney's Office Civil Division. The environmental site assessment shall be subject to approval by County. If the environmental site assessment recommends that additional investigations be conducted, Developer shall have a reasonable opportunity to conduct additional investigations. If the environmental site assessment or additional investigations indicate that Parcel One is subject to contamination, Developer shall have a reasonable opportunity to clean up the contamination. If the environmental site assessment recommends that additional investigations be conducted as to Parcel Two or if it indicates that Parcel Two is subject to environmental contamination, County shall have a reasonable opportunity to conduct the additional investigations and clean up the contamination if indicated. If the contamination is not cleaned up within a reasonable period, this Agreement may be terminated by County.

3.4 Compliance with Statutory Exchange Requirements. Before the exchange described in this Section, County shall appraise Parcel One and Parcel Two. If the appraised value of Parcel One is less than the appraised value of Parcel Two, the conveyances described in this Section shall not occur unless and until the legal description for Parcel One has been adjusted so that the appraised value of the Parcel One is at least equal to the appraised value of Parcel Two. At least thirty days before the exchange occurs, County shall publish notice in a newspaper of general circulation in Pima County describing the exchange and containing a legal description of the properties being exchanged.

3.5 Time of exchange. The exchange of property set forth in this Section shall be approved prior to commencement of the construction set forth in Section 4, but shall not occur unless and until Developer completes all of its obligations under Section 4.

3.6 Dedication of Access Road. At the time of completion of the exchange described in this Section, Developer shall dedicate to County and County shall accept for the use of the public the fee title to the Access Road and right of way. Such dedication shall be by a deed in recordable form and shall be free and clear of all liens and encumbrances.

4. *Construction of Access Road and modifications to Government Center.*

4.1 Construction of Access Road. Developer shall at its sole expense construct the four lane Access Road. The Access Road shall be constructed to Pima County Department of Transportation and Flood Control District standards and in the manner set forth in the Specific Plan. Prior to commencement of construction, Developer shall provide to County an acceptable survey and legal description of the Access Road and associated right of way.

4.2 Modifications to Government Center. Developer hereby acknowledges that the construction of the Access Road will require modifications to the Government Center including but not limited to possible relocation of the Arizona Department of Transportation, Motor Vehicle Division modular building and associated parking lot ("M.V.D. facilities"), relocation of the library parking lot and changes to access to and circulation within the Government Center.

4.3 Site Modification Plan. Within one year of the effective date of this Agreement, Developer shall submit to County a Site Modification Plan for the Government Center. The Site Modification Plan shall be subject to County's approval, which shall not be unreasonably withheld, and shall identify and plan for modifications to the Government Center required by the Access Road. Among other things, the Site Modification Plan shall specifically plan for the modification of access and circulation driveways and existing parking facilities within the Government Center and any associated modifications of existing site drainage, utilities and landscaping. The Modification plan shall also plan and provide for the relocation of the existing M.V.D. facilities if required. Developer shall consult with M.V.D. regarding this aspect of the Site Modification Plan, however, final approval of any planned relocation of M.V.D. facilities shall reside with County. In the event County does not approve of the Site Modification Plan submitted by Developer, it shall notify Developer in writing within thirty days of receipt of the plan and shall state its reasons for disapproval. Developer shall have an additional thirty days to modify the plan or submit a new site modification plan acceptable to County. No

development of the Property shall occur until County approves Developer's Site Modification Plan.

4.4 Completion of Government Center Modifications. Prior to any development within the Specific Plan, other than within Planning Areas "K" and "I" as shown in the Specific Plan, Developer shall undertake and complete at its sole expense the modifications to the Government Center in accordance with the approved Site Modification Plan. Completion of the modifications shall be subject to County's approval and acceptance, which shall not be unreasonably withheld. Developer shall pay to County all costs, losses and damages to County caused by the modifications to the Government Center, including but not limited to any costs associated with the possible relocation of M.V.D. facilities and any lost revenue from County's lease with M.V.D. Prior to Developer giving assurances as required in paragraph 4.5, County shall provide Developer a written estimate of such costs, losses and damages within thirty days of Developer's written request for the same. Payment of the amount of the actual costs, losses and damages shall be due and payable upon completion of the Access Road and modifications to the Government Center.

4.5 Assurances. To guarantee completion of the Access Road and the modifications to the Government Center and to guarantee payment of costs, losses and damages to County caused by the road construction and modifications, Developer shall provide to County assurances in a form acceptable to County prior to the commencement of construction. The total of the amount of the assurances shall equal the estimated costs of construction of the Access Road and modifications, as determined by County's Director of Transportation and Director of Facilities Management plus the estimated costs, losses and damages to County.

4.6 Costs of traffic signal light. Developer shall pay to County fifty percent of estimated costs for the construction of a traffic signal light at the intersection of South La Canada Drive and the Access Road. The estimated costs of the traffic signal light shall be determined by the Director of Transportation in his reasonable discretion. The amount due County under this paragraph shall be due and payable upon completion of the Access Road.

4.7 Time for Completion. Developer shall complete its obligations under this Section by no later than June 1, 1995, unless County approves a later date. Such approval shall be in writing and executed by both parties.

4.8 Permits. No permits for the Property other than those necessary to complete the Access Road and the modifications to the Government Center, shall be issued for any area other than for Planning Areas "K" and "I," until the Access Road and the modifications are completed and approved by County and Developer has paid to County the amounts due under paragraph 4.6.

5. *Default; cure period.*

Failure by either party to perform or otherwise act in accordance with any term or provision of this Agreement for a period of thirty days after written notice from the other party, shall constitute a default under this Agreement; provided, however, that if the failure or delay is such that more than thirty days would reasonably be required to perform such action or comply with any term or provision hereof, then such party shall have such additional time as may be necessary to perform or comply so long as such party commences performance or compliance within the thirty day period and diligently proceeds to complete such performance or fulfill such obligation. Said notice shall specify the nature of the alleged default and the manner in which said default may be satisfactorily cured, if possible. In the event such default is not cured within the thirty days, the non-defaulting party shall have all rights and remedies which may be available under law or equity, including without limitation, the right to specifically enforce any term or provision hereof and the right to institute an action for damages.

6. *Notices and filings.*

6.1 Manner of service. All notices, filings, consents, approvals and other communications provided for or given in connection with this Agreement shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by certified United States Mail, postage prepaid, return receipt requested, to:

County: Pima County
130 West Congress, 11th Floor
Tucson, Arizona 85701
Attn: County Administrator

copy to: Pima County Attorney's Office, Civil Division
32 North Stone Ave., Suite 1500
Tucson, Arizona 85701

Developer: WLC GREEN VALLEY LIMITED PARTNERSHIP.
7001 North Scottsdale Road, Suite 1027
Scottsdale, Arizona 85253
Attn: David Williamson

copy to: William Walker
The WLB Group
4444 East Broadway Blvd.
Tucson, Arizona 85711

or to such other addresses as either party designates in writing.

6.2 Mailing effective. Notices, filings, consents, approvals and communications given by mail shall be deemed delivered upon receipt or 72 hours following deposit in the U.S. mail, postage prepaid and addressed as set forth above, whichever occurs first.

7. *General.*

7.1 Signing and Effective Date. This Agreement will be executed immediately after County's adoption of the ordinance approving the Specific Plan, but shall not become effective until the expiration of the time period in which statutory and constitutional challenges of the County's approval of the Specific Plan must be made or, if such challenges are properly made, then only after the resolution of such challenges in favor of County's approval (the "Effective Date").

7.2 Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by County or Developer of the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

7.3 Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument.

7.4 Headings. The descriptive headings of the paragraphs of this Agreement are *inserted for convenience only and shall not control or affect the meaning or construction* of any of the provisions of this Agreement.

7.5 Exhibits. The following exhibits attached to this Agreement shall be deemed to have been incorporated in this Agreement by this reference with the same force and effect as if fully set forth in the body of this Agreement:

1. Legal Description of the Property
2. Legal Description of Parcel 2

7.6 Further acts. County and Developer shall execute and deliver all documents and perform all acts as reasonably necessary to carry out the matters contemplated by this Agreement.

7.7 Successors. The provisions of this Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties. Notwithstanding the foregoing, Developer's rights and obligations under this Agreement may only be assigned

by a written instrument, recorded in the Office of the Pima County Recorder expressly assigning such rights and obligations. If Developer assigns all its rights and obligations under this agreement, all personal liability of Developer shall terminate when Developer's assignee assumes such obligations. No assignment of Developer's obligations under this Agreement shall be effective until County approves the assignment, which approval shall not be unreasonably withheld.

7.8 Term. The term of this Agreement shall commence on the Effective Date and shall automatically terminate on the earlier of: (i) the 20th anniversary of the Effective Date or (ii) upon dedication to and acceptance by County of the Access Road and right of way. Developer shall have the right to terminate this Agreement only if and when Developer no longer has any obligations under this Agreement. Such termination shall be effective upon delivery to County of Developer's written notice of such termination. If termination occurs, County and Developer shall execute, acknowledge and record in the Office of the Pima County Recorder such termination statements and other documents reasonably required to confirm the termination and to remove this Agreement as an exception to title to the Property.

7.9 Indemnification. Developer shall indemnify, defend and hold harmless County, its officers, departments, employees and agents from and against any and all suits, actions, legal or administrative proceedings, claims, demands or damages of any kind or nature arising out of this Agreement which are attributed to any act or omission of the Developer, its agents, employees, or any one acting under its direction, control, or on its behalf, or any act or omission of County, its officers, departments, employees and agents, whether intentional or negligent, in connection with or incident to this Agreement. This indemnification shall survive the termination of this Agreement.

7.10 No partnership. Nothing contained in this Agreement shall create any partnership, joint venture or other arrangement between Developer and County.

7.11 Entire agreement. This Agreement together with all exhibits and attachments to it constitute the entire agreement between the parties pertaining to the subject matter of this Agreement. All prior and contemporaneous agreements, representations and understandings of the parties, oral or written, concerning the subject matter of this Agreement are superseded and merged in this Agreement.

7.12 Amendment. No change or addition is to be made to this Agreement except by a written amendment executed by County and Developer. Within 10 days after any amendment to this Agreement, such amendment shall be recorded in the Office of the Pima County Recorder.

7.13 Good standing; authority. Each of the parties represents and warrants to the other that: (i) it is duly formed and validly existing under the laws of Arizona, (ii) it is duly qualified to do business in the State of Arizona and is in good standing under applicable state laws, and (iii) the individuals executing this Agreement on behalf of the respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing.

7.14 Governing law. This Agreement shall be construed and interpreted under the laws of Arizona.

7.15 Recordation and effect. This Agreement shall be recorded in its entirety in the Pima County Recorder's Office not later than 10 days after its execution and shall constitute covenants that run with the land and are binding on successors in interest.

7.16 Development Rights. Upon Developer's commencement of construction required by Section 4, no future moratorium, ordinance, resolution or other land use rule, regulation or limitation shall apply to the development of the Property (or any portion thereof) during the term of this Agreement except as may be necessary to: (a) comply with any state or federal laws or regulations, provided that if any such state or federal law or regulation prevents or precludes compliance with any provision of this Agreement, such affected provision shall be modified as may be necessary in order to comply with such state or federal law or regulation, or (b) alleviate or otherwise contain a legitimate, bona fide threat to the health or safety of the general public, in which event such ordinance, rule or regulation imposed to contain or alleviate such threat shall be the least intrusive alternative possible and may be imposed only after public hearing and comment and shall not, in any event, be imposed arbitrarily.

7.17 No Developer representations. Nothing contained in this Agreement shall be deemed to obligate County or Developer to complete any part or all of the development of the Property.

7.18 Termination for conflict. County, pursuant to A.R.S. §38-511, may terminate this Agreement without penalty or further obligation within three years after its execution if any person significantly involved in initiating, negotiating, securing, drafting or creating the Agreement on behalf of County is, at any time while the Agreement or any extension of the Agreement is in effect, an employee or agent of any other party to the Agreement in any capacity or a consultant to any other party of the Agreement with respect to the subject matter of the Agreement.

7.19 Construction of agreement. This Agreement has been arrived at by negotiation and shall not be construed against either party to it or against the party who prepared the last draft.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

PIMA COUNTY

By Ed Moran
Chairman of the Board

ATTEST:

Jane Williams
Clerk of the Board

APPROVED AS TO FORM:

[Signature]
Deputy County Attorney

WLC GREEN VALLEY LIMITED PARTNERSHIP, an Arizona limited partnership

By [Signature]
Its Vice President

STATE OF ARIZONA)
County of Pima) ss.

The foregoing document was acknowledged before me the 29th day of January, 1992, by David J. Williamson, the Vice-President of WLC Green Valley Limited Partnership, an Arizona limited partnership on behalf of said limited partnership.

Kathleen Kanger
Notary Public

My commission expires:
March 19, 1996

EXHIBIT 1

EXHIBIT 1

Las Campanas
SPECIFIC PLAN BOUNDARY

That portion of Section 10, Township 18 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

BEGINNING at the Southwest corner of the said Section 10;

THENCE N 00°59'44" W, along the West line of the said Section 10, a distance of 2,688.93 feet to the West One-Quarter (W 1/4) corner;

THENCE N 00°29'12" W, along the said West line, a distance of 2,523.21 feet to a line 75.00 feet South of and parallel with the North line of the said Section 10;

THENCE S 89°26'15" E, along the said parallel line, a distance of 2,654.57 feet;

THENCE S 89°26'03" E, along the said parallel line, a distance of 2,554.14 feet to a line 75.00 feet West of and parallel with the East line of the said Section 10;

THENCE S 00°13'28" W, along the said parallel line, a distance of 970.34 feet to the Northeast corner of that Parcel recorded in Docket 4955 at Page 360, Pima County Recorder's Office, Pima County, Arizona;

THENCE N 89°46'32" W, along the North line of the said Parcel, a distance of 633.91 feet to the Northwest corner;

THENCE N 74°15'47" W, 54.17 feet to the Southeast corner of Wellsite E-3 recorded in Docket 7753 at Page 864;

THENCE N 00°00'00" W, 100.00 feet;

THENCE N 90°00'00" W, 100.00 feet;

THENCE S 00°00'00" E, 100.00 feet;

THENCE S 90°00'00" E, 96.31 feet;

THENCE S 74°15'47" E, 58.02 feet, to the West line of that Parcel recorded in Docket 4955 at Page 360;

THENCE S 00°57'36" E, along the said West line and the West line of that Parcel recorded in Docket 5161 at Page 521, a distance of 1,370.51 feet;

THENCE N 90°00'00" W, 154.99 feet, to the Northwest corner of Wellsite E-2;

THENCE S 00°00'00" E, 100.00 feet;

THENCE S 90°00'00" E, 100.00 feet;

THENCE N 00°00'00" W, 99.00 feet;

THENCE N 90°00'00" E, 55.01 feet to the West line of that Parcel recorded in Docket 5161 at Page 521;

THENCE S 00°57'36" E, along the said West line, a distance of 538.90 feet to the Northwesterly line of the San Ignacio de la Canoa Landgrant;

THENCE S 22°51'32" W, along the said line, a distance of 1,219.52 feet;

THENCE S 85°33'41" W, 490.36 feet;

THENCE N 00°00'00" W, 141.32 feet to the Northeast corner of Wellsite E-1;

THENCE N 90°00'00" W, 100.00 feet;

THENCE S 00°00'00" E, 100.00 feet;

THENCE S 90°00'00" E, 99.00 feet;

THENCE S 00°00'00" E, 42.40 feet;

THENCE N 85°33'41" E, 490.93 feet to the Northwesterly line of the said Landgrant;

THENCE S 22°51'32" W, along the said line, a distance of 452.18 feet to Mile Post 3;

THENCE S 23°16'49" W, along the said line, a distance of 817.92 feet to the South line of the said Section 10;

THENCE N 89°53'48" W, along the said South line, a distance of 263.24 feet;

THENCE N 00°00'00" E, 134.95 feet to the South line of Wellsite E-4;

THENCE N 90°00'00" E, 99.00 feet;

THENCE N 00°00'00" W, 100.00 feet;

THENCE S 90°00'00" W, 100.00 feet;

THENCE S 00°00'00" E, 234.95 feet to the South line of the said Section 10;

THENCE N 89°53'48" W, along the said line, a distance of 638.06 feet to the South One-Quarter (S 1/4) corner;

THENCE N 89°47'18" W, along the said South line, a distance of 2,659.24 feet to the POINT OF BEGINNING.

EXCEPT that portion of Esperanza Boulevard recorded in Docket 6440 at Page 936, Pima County Recorder's Office, Pima County, Arizona.

Containing 531.15 Acres, more or less.

Prepared by:

THE WLB GROUP, INC.

Kenneth E. Zismann
Kenneth E. Zismann, R.L.S.



EXHIBIT 2

EXHIBIT 2

PARCEL TWO

That portion of Section 10, Township 18 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the Northeast corner of the said Section 10;

THENCE S 00°13'28" W, along the East line of the said Section 10, a distance of 1,044.89 feet;

THENCE N 89°46'32" W, 75.00 feet to the POINT OF BEGINNING being the Northeast corner of that parcel, recorded in Docket 4955 at Page 360, Pima County Recorder's Office, Pima County, Arizona;

THENCE N 89°46'32" W, along the North line of the said Parcel, a distance of 458.18 feet;

THENCE S 50°12'53" E, 156.46 feet to a point of curvature of a tangent curve concave to the North;

THENCE Easterly along the arc of said curve, to the left, having a radius of 530.00 feet and a central angle of 036°58'45" for an arc distance of 342.07 feet to a point of reverse curvature of a tangent curve concave to the Southwest;

THENCE Southeasterly along the arc of said curve, to the right, having a radius of 25.00 feet and a central angle of 087°25'06" for an arc distance of 38.14 feet to a point of cusp on the East line of the said Parcel;

THENCE N 00°13'28" E, along the said East line, a distance of 245.49 feet to the POINT OF BEGINNING.

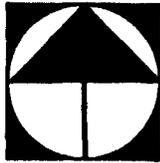
Containing 1.556 Acres (67,786 square feet), more or less.

Prepared by:

THE WLB GROUP, INC.

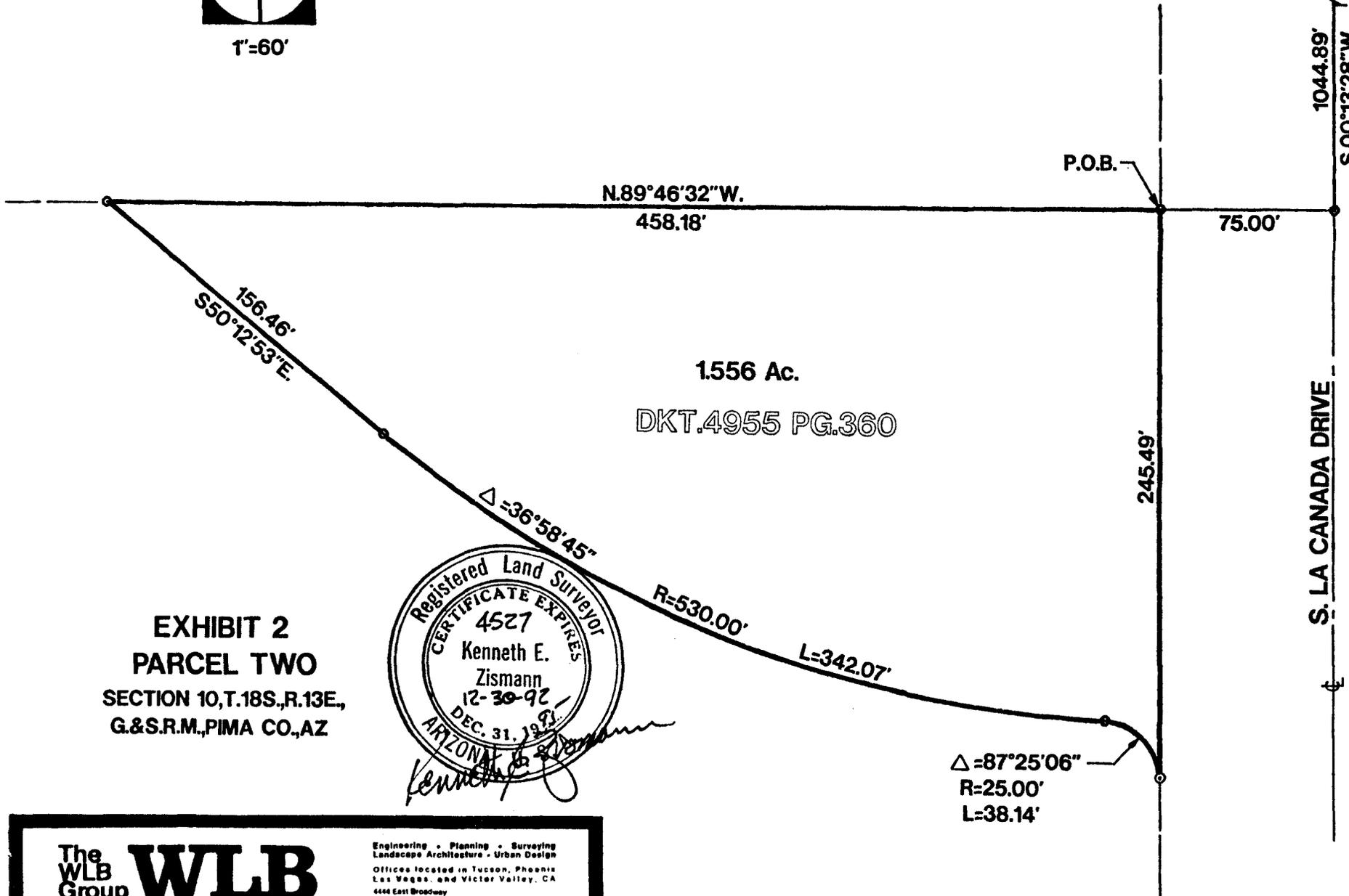
Kenneth E. Zismann
Kenneth E. Zismann, R.L.S.





1"=60'

3 2
10 11



1044.89'
S.00°13'28\"/>

P.O.B.

N.89°46'32\"/>
458.18'

75.00'

156.46'
S50°12'53\"/>

1.556 Ac.

DKT.4955 PG.360

245.49'

Δ=-36°58'45\"/>

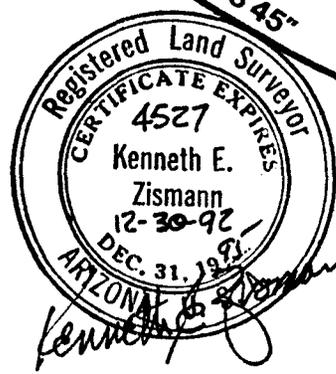
R=530.00'

L=342.07'

S. LA CANADA DRIVE

Δ=87°25'06\"/>
R=25.00'
L=38.14'

EXHIBIT 2
PARCEL TWO
SECTION 10, T.18S., R.13E.,
G.&S.R.M., PIMA CO., AZ



9481 667

The WLB Group Inc. **WLB**

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Landscape Architecture • Urban Design

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187030C-001-0103

EXHIBIT A

TO ORDINANCE 1992-117

Las Campanas

specific plan



a planned development by
THE WILLIAMSON GROUP, INC.



Co-23-92-2

Las Campanas Specific Plan

As Adopted January 12, 1993

(Formerly Known as
Green Valley Specific Plan)

PREPARED FOR:

THE WILLIAMSON GROUP, INC.
7001 North Scottsdale Road, Suite 1027
Scottsdale, Arizona 85253

PREPARED BY:

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4444 East Broadway Boulevard
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William W. Shaw, Ph.D.
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Transportation Engineering Consultants

WLB 187030-C-001-0103

Las Campanas Specific Plan

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I. OVERVIEW

The Las Campanas Specific Plan proposes development of a residential community on 532 acres located west of La Canada Drive and north of Esperanza Boulevard in Green Valley. This parcel is the largest privately owned undeveloped parcel within close proximity of the true center of Green Valley with all necessary basic infrastructure readily available and no major constraints to development.

The preliminary studies for this master planned residential development were originally done in the late 80's. The plan calls for approximately 1,590 residences built around an extensive open space network, and includes a site which was originally proposed as a new Civic Center for the Green Valley area. Green Valley Civic Center, Inc., a committee of Green Valley residents, attempted to raise the money to build the civic center but fell short of their goal. The current plan reserves a somewhat smaller area which Green Valley Civic Center, Inc. proposes to use as the site of a cultural center including theater and music facilities.

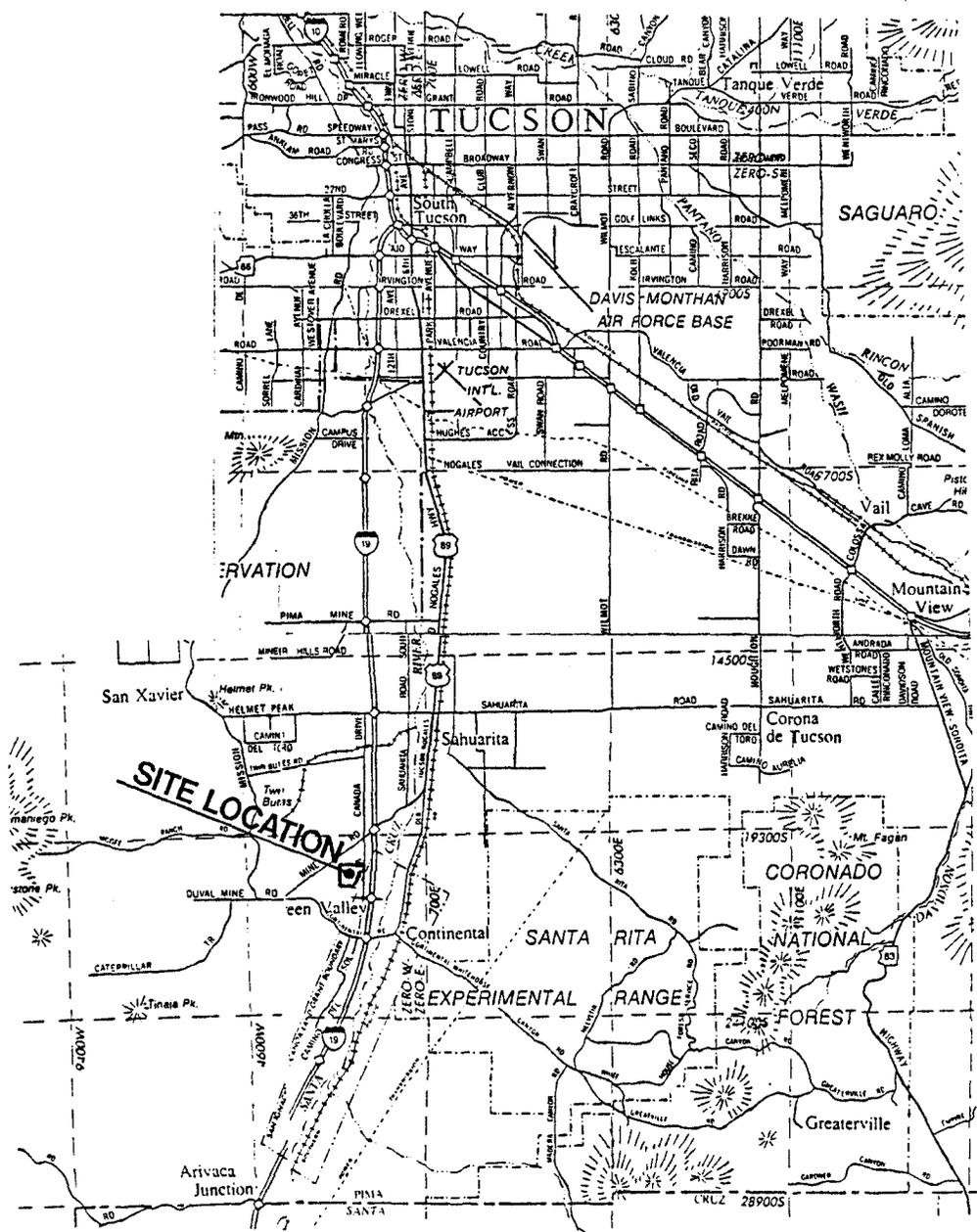
Las Campanas Specific Plan proposes a residential community designed to be compatible with the planning goals and objectives which have been put forth by Pima County and the residents of Green Valley, with specific recommendations from the Planning and Zoning Committee of the Green Valley Coordinating Council.

The development proposed by this Specific Plan will reflect the type of development and the design standards which are characteristic of Green Valley today. The overall residential density is expected to be 3 RAC, which is in line with both the current community density and the density projected in the Comprehensive Plan.

EXHIBIT I-1

LOCATION MAP

Las Campanas
specific plan



A planned development by
WLC GREEN VALLEY LIMITED PARTNERSHIP

The WLB Group **WLB**

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9481 677

II. STATEMENT OF FINDINGS

A. OBJECTIVES

The Las Campanas Specific Plan has been prepared to provide the framework and regulations for a master-planned development of approximately 532 acres located northwest of Esperanza Boulevard and La Canada Drive in the community of Green Valley. The objectives of the Specific Plan are:

1. To promote planned and cohesive development of a vacant parcel of land located within the developed area of Green Valley in order to accommodate projected population growth in areas adjacent to existing development, infrastructure and community services.
2. To provide a mix of land uses and a variety of housing types and opportunities in the setting of a master-planned community.
3. To establish standards for development which will be compatible with existing surrounding neighborhoods and will assure appreciation of property values for both new and existing development.
4. To implement the applicable policies of the Santa Cruz Valley Area Plan, the Green Valley Community Plan and the proposals of the Comprehensive Planning Process.
5. To preserve significant open space within Class II Washes and drainageways in order to enhance view corridors and recreation opportunities and to provide for wildlife habitat.
6. To provide opportunities for future development of a cultural center to serve the Green Valley community, by designating and providing a suitable parcel of land especially for this purpose.
7. To improve vehicular and pedestrian circulation through implementation of the Major Streets and Routes Plan and provision of golf cart, bicycle and pedestrian paths.

The objectives of the Las Campanas Specific Plan respond to the criteria listed in Section 18.90.030 E1 as follows:

- Preservation of open space

The Specific Plan is developed around an interconnected system of natural open space that will be preserved in undisturbed condition. This system includes all of the Class II Riparian Habitat on the site and captures the most attractive and heavily vegetated areas. This natural open space will provide habitat for attractive wildlife such as cottontail rabbits and quail while providing an interconnected trail system emphasizing the natural beauty of these areas.

Natural riparian areas are especially sensitive to disturbance or destruction during construction by heavy equipment. For this reason, extraordinary regulations are proposed to insure that the main portions of these corridors are protected as "no encroachment areas" (See section in Development Regulations).

- Development of areas with Significant Environmental Constraints

The primary strategy for protecting natural resources in this development focuses on preserving an interconnected system of natural undisturbed riparian vegetation. The natural diversity and productivity of these riparian communities cannot be fully repaired or replaced with replanting or transplanting efforts. For this reason, a minimum width of 200 feet along these corridors is designated a "no encroachment area" and the extraordinary regulations, which are detailed in the Development Regulations, will be enforced to insure that they are not disturbed by heavy equipment during construction.

The only significant environmental constraints within the Specific Plan area are the Class II washes. The Specific Plan provides superior regulatory control to protect and enhance the riparian corridors.

- Deviation from existing County Land Use Standards and Procedures

The development standards and procedures included in the Specific Plan differ in some instances from the existing County regulations, but will always meet or exceed the established standards as a means of providing a comprehensive and unified development program for the 532 acre parcel.

- Uniform Development Regulations

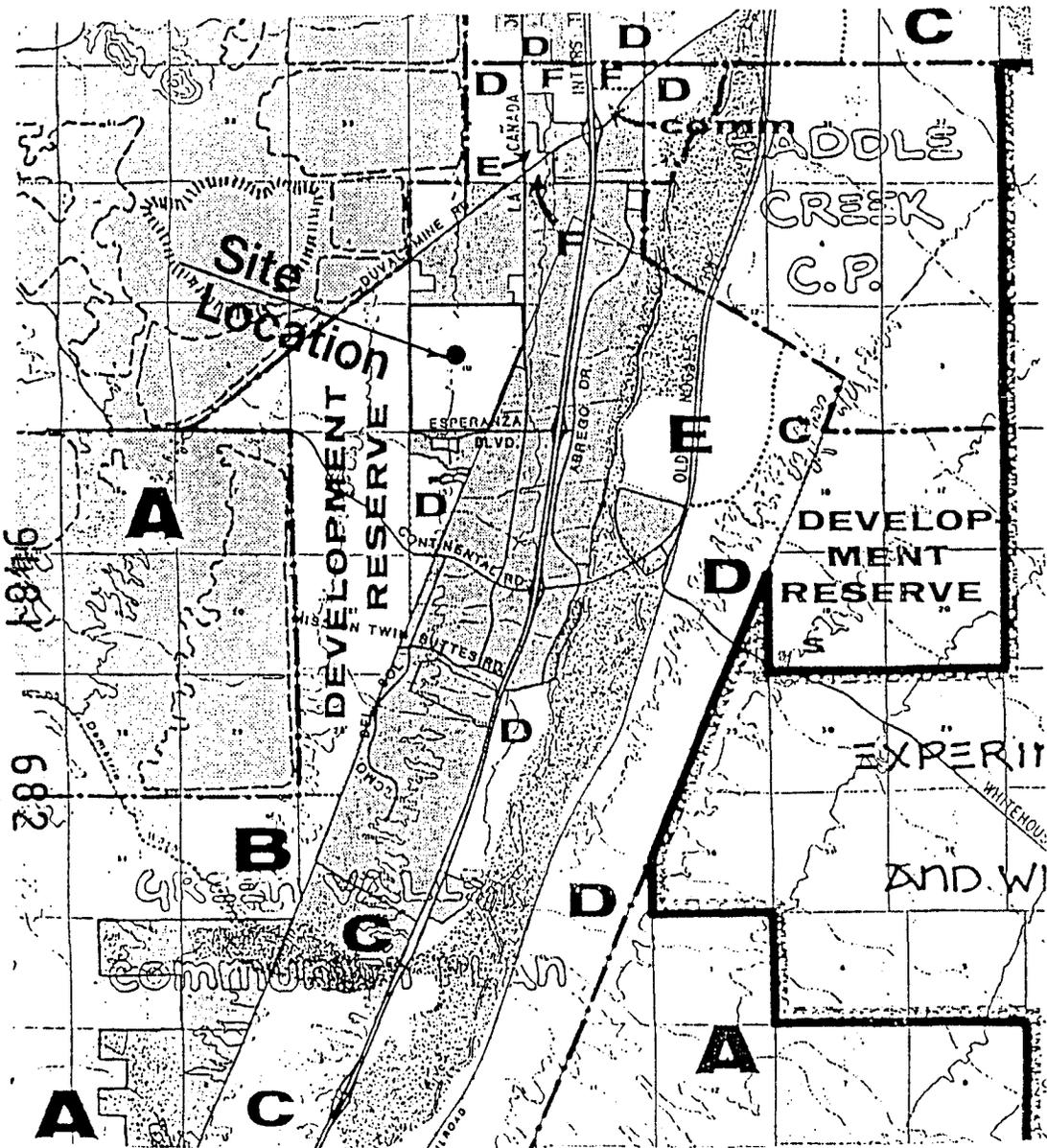
The Specific Plan establishes uniform regulations for land use, roads and other circulation elements, landscaping and other site development features.

B. LAND USE PLAN CONSISTENCY

The Las Campanas Specific Plan Area is included in the Santa Cruz Valley Area Plan as well as the Green Valley Community Plan, both of which have been subject to public review and input in recent updates. This Specific Plan conforms to both the Area and Community plans and will serve to implement their objectives. The Green Valley Community Plan identifies the Las Campanas Specific Plan Area as a "Town Center Special Planning Area", recognizing the intent to establish an Activity Center including civic and cultural functions, related commercial and recreational uses and a compatibly designed residential community.

This Specific Plan proposes to implement the special planning area concept through the location of a cultural center in the southeastern portion of the plan area to complement the existing governmental center on La Canada Drive. The cultural center site will be made available for future development of music and theater facilities and related activities.

This Specific Plan also conforms to Pima County Comprehensive Plan as adopted in October 1992, which indicates Neighborhood Activity Center on the northeast corner with Medium High Intensity Residential directly west of the Neighborhood Activity Center. The rest of the site is designated for residential development with an overall density of 3 RAC.



1"=1 mile



LEGEND

- MINING DUMP/POND
- MINING PIT.
- ACTIVE MINING AREA
- 100 YR FLOODPLAIN
- SHEETFLOW FLOODPLAIN
- COMMITTED LAND
- A** RURAL
- B** .25-1 RAL.
- C** 1-3 RAL.
- D** 3-6 RAL.
- E** 6-12 RAL.
- F** TR
- comm** COMMERCIAL
- S** SCHOOL
- P** PARK
- AREA PLAN BOUNDARY
- COMMUNITY PLAN BOUNDARY
- PLANNING AREA BOUNDARY

EXHIBIT II-1

**SANTA CRUZ
AREA PLAN**

Las Campanas
specific plan



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The WLB Group **WLB**

Engineers • Planners • Architects
Landscape Architects • Urban Design
Office located in Tucson, Arizona
and other offices in the U.S.
and Canada
Tucson, Arizona 85711

C. USE OF ALTERNATIVE PLANNING TOOLS

The alternative planning tools which are available do not meet the requirements of this development. Neighborhood and community plans lack the necessary specificity or regulatory control, and a standard rezoning does not afford the necessary flexibility and phasing options.

Since neighborhood and community plans do not confer zoning, it is necessary to use a more specific regulatory tool to implement a planned development. The standard County rezoning process was considered as an alternative but was found to be unsuitable for a number of reasons. The rezoning alternative does not allow sufficient flexibility to accommodate alternate land uses in response to environmental constraints or community needs and opportunities, while still maintaining uniform and cohesive standards throughout the plan area. The time frames which are established by conventional rezonings are also a problem when dealing with a large master-planned area which will be developed in phases over a number of years. The process of requesting time extensions is complicated and impractical because later phases of the project are put in jeopardy. Additional unwarranted time and effort are required of County staff, elected officials and the developer, with the likely result being a lack of continuity in the regulatory requirements and a weakening of the planned objectives.

D. BENEFITS OF SPECIFIC PLAN APPROACH

The use of the specific plan approach as the zoning tool for this project will benefit both the public and the developer. The community will benefit from the fact that the Las Campanas Specific Plan will serve to implement the policies and objectives of the adopted Community Plan and the Comprehensive Plan. Development of the area in a manner consistent with the community's wishes will be enforced through the Specific Plan Ordinance. The Specific Plan assures that future development within the planned area will be compatible with existing surrounding neighborhoods, that the circulation system is planned and constructed to meet the needs and requirements of the community, that recreation needs and open space requirements are met, that the retail and service requirements of the residents of the Specific Plan area are accommodated, and that utilities and other infrastructure are available as the need arises.

The specific plan is also a benefit to the developer because it provides the greatest degree of certainty as to the rules and requirements which must be adhered to throughout the life of the project. The development of a large master-planned community requires a significant commitment of resources over an extended period of time. It is necessary that the developer have some assurance that it will be possible to move forward with the planned development as it is originally envisioned and approved.

Along with continuity, the Specific Plan also allows for flexibility. The fact that a development such as this will be built out over a number of years means that there will be changes in market requirements and community focus during the life of the project. The Specific Plan permits a degree of flexibility within the overall framework in order to respond to these changes.

Since the specific plan is an ordinated zone, it is possible for each phase of the development to be implemented with confidence that the overall plan for the community will remain intact and that property values will be maintained. The density cap proposed for this development assures Green Valley residents that the overall character and density of their existing community will be replicated, while at the same time allowing for a variety of housing types and densities to be accommodated.

E. ENVIRONMENTAL SUITABILITY

The existing environmental conditions have been reviewed in the site analysis portion of the specific plan. The development plan attempts to respond to the significant environmental factors and mitigate possible adverse affects while taking advantage of development opportunities.

The site is characterized by a number of small braided washes which flow from west to east. Two of these washes appear to be more prominent and are shown on the County's Wildlife Habitat Map as "Major Segments Of Riparian Habitat Not Linked With Protected Areas". A third wash has been identified as significant by William Shaw, Ph.D, environmental consultant for the project. The Land Use Plan preserves the major portion of these washes within open space corridors making use of the riparian habitat for walking paths.

The site slopes gently at about 3 percent from the west to the east and the primary views are to the east and northeast. The change in elevation across the site will allow for the preservation of viewsheds from the higher western portions across lower elevations to the east. Views to the west are restricted by the tailings areas of the mines.

Water service for the project will be provided by the Green Valley Community Water Company which has an assured water supply. Landscaping within the common areas of the specific plan as well as private developments, will be restricted to low water use plants and xeriscape concepts. Wastewater service will be provided by Pima County Wastewater Management through their existing wastewater systems.

Vegetation on the site is typical of the Palo Verde-Cacti-Mixed Shrub series of the Arizona Upland Subdivision of the Sonoran Desert Scrub (Brown, 1982). Vegetation density along the washes is moderate to high and the Specific Plan commits to relocating or saving in place, salvageable trees and cacti. Individual sites will be surveyed for the presence of Tumamoc Globeberry vine in accordance with federal regulations.

Arizona Fish and Game Department's Data Management System has not identified any special status of federally endangered species or any unique

wildlife habitats on site. The washes and riparian areas which are included in the open space corridor will provide for wildlife habitat areas as well.

The Arizona State Museum's Archaeological Site Survey files show no sites in this section although there have been three linear surveys within the west half. They are recommending that an on-the-ground survey be conducted prior to ground modification activities.

F. LAND USE COMPATIBILITY

The development proposed by this Specific Plan will reflect the type of development and the design standards which are characteristic of Green Valley today. The overall residential density is expected to be 3 RAC, which is in line with both the current community density and the density projected in the Comprehensive Plan.

Existing land uses to the east of La Canada and south of Esperanza are typically single family and townhouse residences. Residential development within the Specific Plan will be of similar types and densities. On the northeast, the Specific Plan is bordered by the existing government center and commercial uses, a fire station and a church. Along the southeast, a drainage channel, powerline and La Canada Road separate existing residential development from the Specific Plan area. Land uses proposed in the Specific Plan along this eastern boundary are appropriate for the adjacent uses and site constraints. These uses include single family residential, higher density residential, neighborhood oriented commercial, and recreation and open space. The proposed cultural center is located in the southeast corner.

Along the southern boundary a large parcel of vacant land is zoned for commercial development. Other adjacent uses are residential.

The western boundary is formed by Camino del Sol with state owned vacant land to the west. Land uses to the north are mixed commercial, industrial and residential, and are generally more intense than those proposed in the plan. Residential uses planned along this boundary will be oriented toward the south and appropriate buffering will be provided.

G. PUBLIC INFRASTRUCTURE AND SERVICE SUITABILITY

A key feature of the Las Campanas Specific Plan is its location within the currently developed area of the community. As an "infill" development, use will be made of public services and utilities which are available nearby and will be extended to serve this project.

The Specific Plan area has been incorporated into the certificated area of the Green Valley Community Water Company which will provide domestic water service. The Specific Plan includes standards and phasing for required water system improvements. Sewer service will be provided by Pima County Wastewater Management which currently has capacity to serve. Other site improvements will be included in development of individual parcels.

H. ZONING CODE CONSISTENCY

This Specific Plan has been prepared in accordance with the guiding principals of the County Zoning Code as expressed in 18.01.030 A. Development within the Specific Plan will adhere to the provisions of the adopted Pima County Zoning Code unless otherwise authorized by this Specific Plan. The Las Campanas Specific Plan relies on the adopted County code as the basis for land use categories and regulations. The exceptions are that a greater range of residential uses will be allowed in each area subject to a density cap. Standards are established for the proposed Cultural Center development and alternate uses are proposed based on the eventual feasibility of the Center. Within the proposed land use categories, development standards will be generally consistent with those of the existing Pima County Zoning Code.

The Pima County Zoning Ordinance establishes the relative importance of the interests involved in applying the provisions of the Code to the Las Campanas Specific Plan. The criteria are "first, established conforming uses of adjacent or conforming properties having an equal or higher classification; second, the cost of tax supported and other public services to the area affected, and the increased or decreased share of this cost, which might be borne by said area if a proposed use or change of classification is permitted; and, third, the value of the proposed classifications and uses to the orderly development of the neighborhood or area affected."

The Specific Plan recognizes existing adjacent uses by proposing similar density development, open space or buffering along most of the Specific Plan boundaries. The cost to extend public service infrastructure to the site will be paid for by the developer on a pro-rata share basis for offsite improvements, as determined by the infrastructure studies to be completed prior to approval of more detailed development plans. The Las Campanas Specific Plan implementation, in compliance with the Pima County Comprehensive Plan, the Santa Cruz Valley Area Plan, and the Green Valley Community Plan will insure an orderly consistent development pattern is established over a large, currently vacant parcel located within the developed limits of Green Valley.

By establishing zoning for a large master planned community, the Specific Plan ensures that spot zoning will not occur.

III. SITE ANALYSIS

A. EXISTING LAND USES

1. This parcel is the largest privately owned undeveloped parcel within close proximity of the true center of Green Valley with all necessary basic infrastructure readily available and no major constraints to development.

The property is a 531.9 acre parcel (excluding well sites) located in Section 10, Township 18 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona. It is located approximately one-half mile west of Interstate 19 by way of Esperanza Boulevard through the original Green Valley Town Center. The property is bounded by Camino Casa Verde on the north, on the east by La Canada Drive, the Pima Government Center and the Canoa Land Grant boundary, the Esperanza Boulevard alignment and vacant CB-1 property on the south, and vacant State owned land on the west.

At present, there is development north of Camino Casa Verde which consists of Colonia De Los Alamos and Kachina Ridge Estates, and other mixed uses including the Carondelet Health Center. Just west of La Canada Drive in the southeast corner of Section 10 is a medium density residential subdivision, Tucson Green Valley Unit 2. Also, in the east central portion of the section along the west side of La Canada is the Pima County Government Center which consists of the library, justice courts, sheriff substation, miscellaneous governmental services and the White Elephant.

Directly south of Esperanza Boulevard is another medium density residential subdivision known as Green Valley Esperanza Estates, and an undeveloped area planned for offices, retail and health care. West of the property is approximately 1.5 square miles of unsubdivided native desert area owned by the State Land Trust.

2. The property is moderately to heavily vegetated with indigenous desert plants and grasses. The natural ground slopes from west to east with an average gradient of approximately 2.5 percent. The property is gently rolling with small to moderate size local washes running in an easterly direction across the site.

The site is undeveloped except for the four major wells sites excluded in fee, one booster site, a TEP transformer station, and the connecting water transmission lines which deliver water to the mines west of the site.

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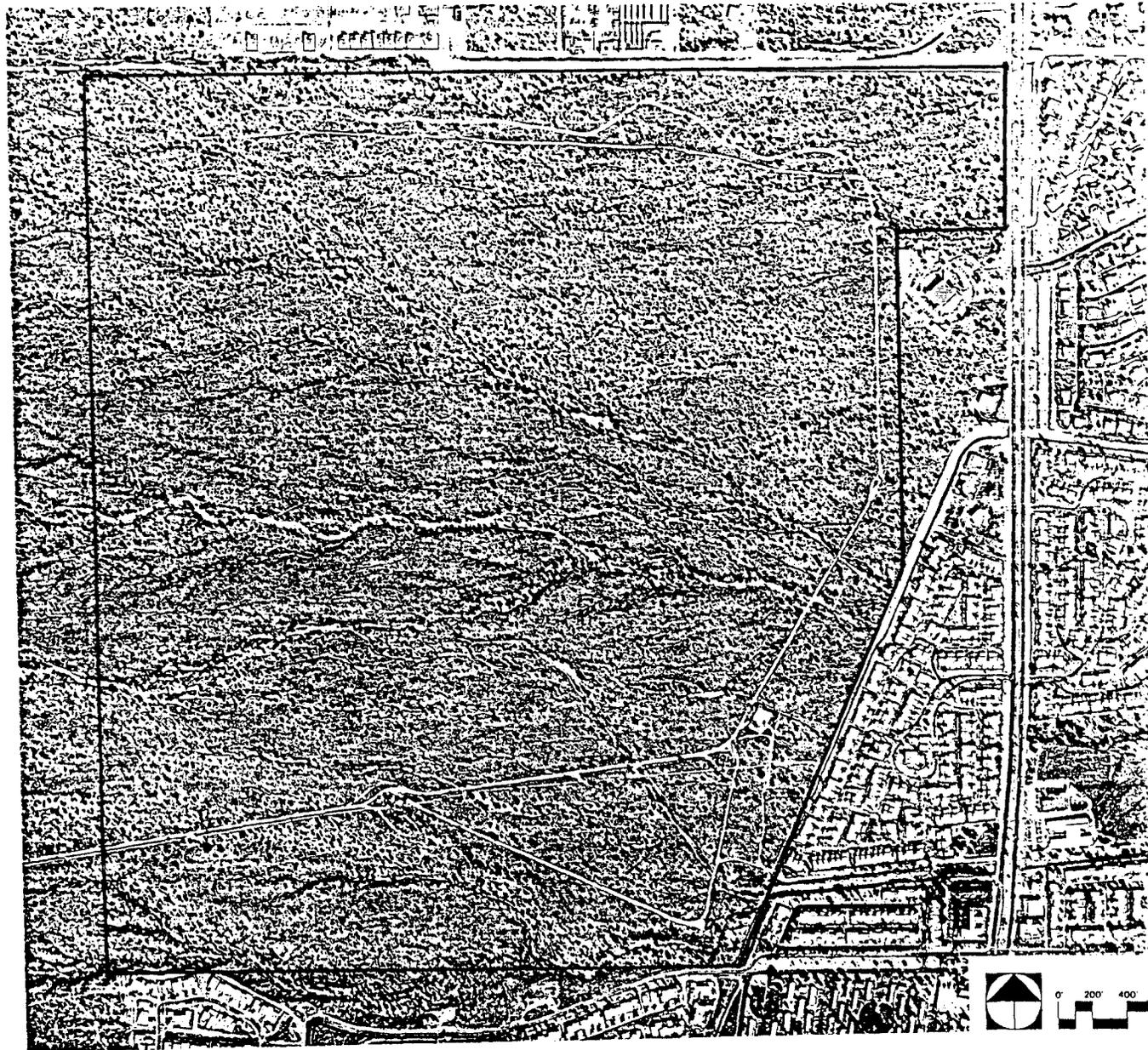


EXHIBIT III-1

AERIAL MAP

Las Campanas
specific plan



A planned development by
WLC GREEN VALLEY LIMITED PARTNERSHIP

The
WLB
Group

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**EXISTING ZONING
& LAND USE**

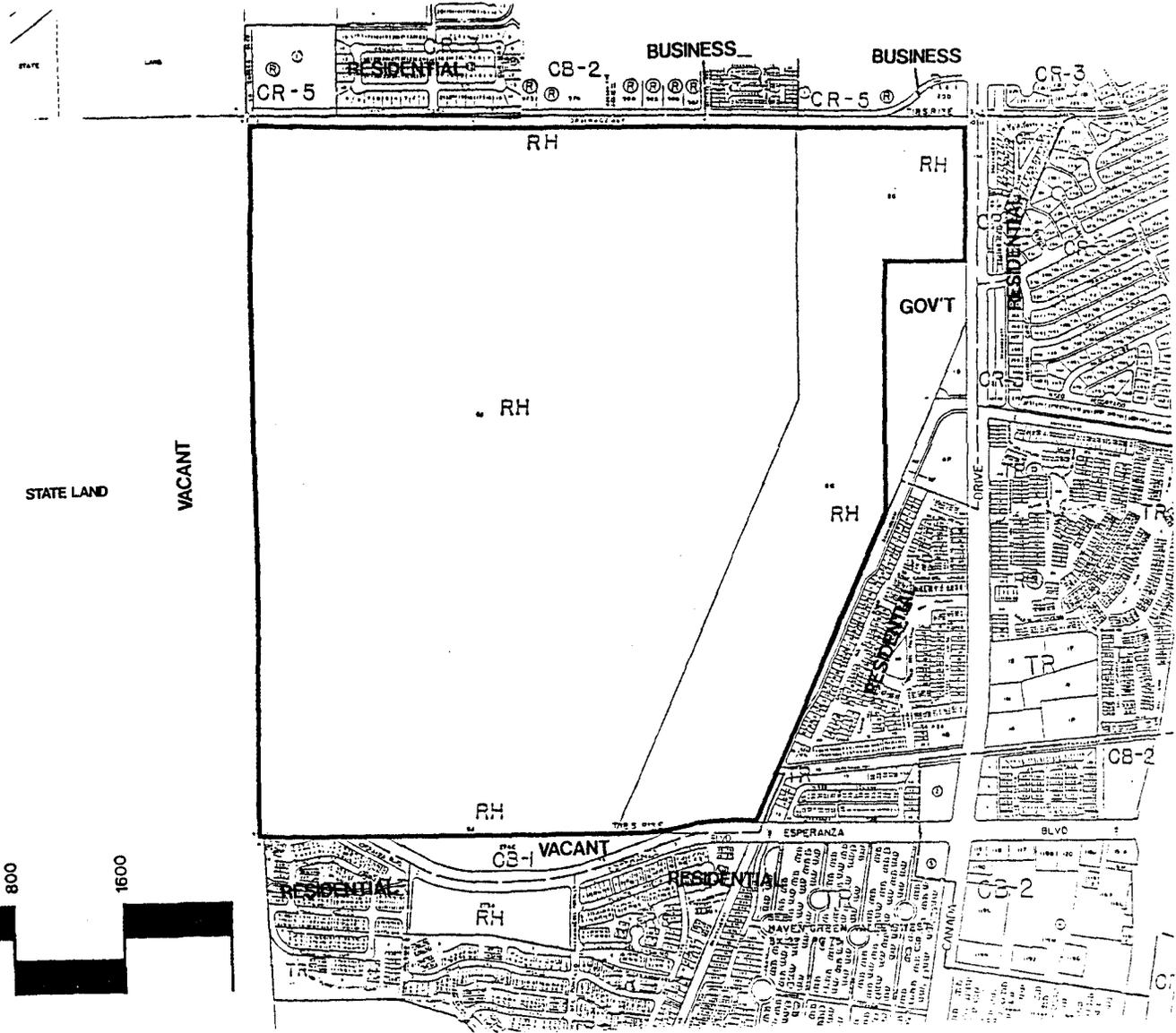
Las Campanas
specific plan



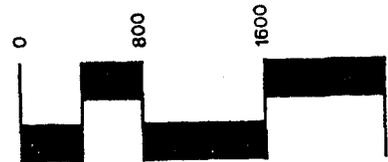
A planned development by
WLC GREEN VALLEY LIMITED PARTNERSHIP

The WLB Group **WLB**

Engineering Planning Consulting
Landscape Architecture Urban Design
Office located in Tucson, Arizona
222 North First Avenue, Suite 200
Tucson, Arizona 85702
Tel: 520-298-0211



9481 693



B. TOPOGRAPHY AND SLOPE ANALYSIS

The topography is moderately sloping from west to east at approximately 2.5 percent. The Average Cross Slope of the property is calculated to be 4.21. The elevation varies from 3068 at the west property line to 2916 at the northeast corner of the property near La Canada Drive. There are several small to medium size washes crossing the property and exiting along the east boundary into an existing drainage system. There are no protected peaks or ridges, or areas of 15% or greater slope.

Pre-development Average Cross Slope

$$\frac{I \times L \times .0023}{A} = \frac{2 \times 486804.13 \times .0023}{531.9} = 4.21$$

Where:

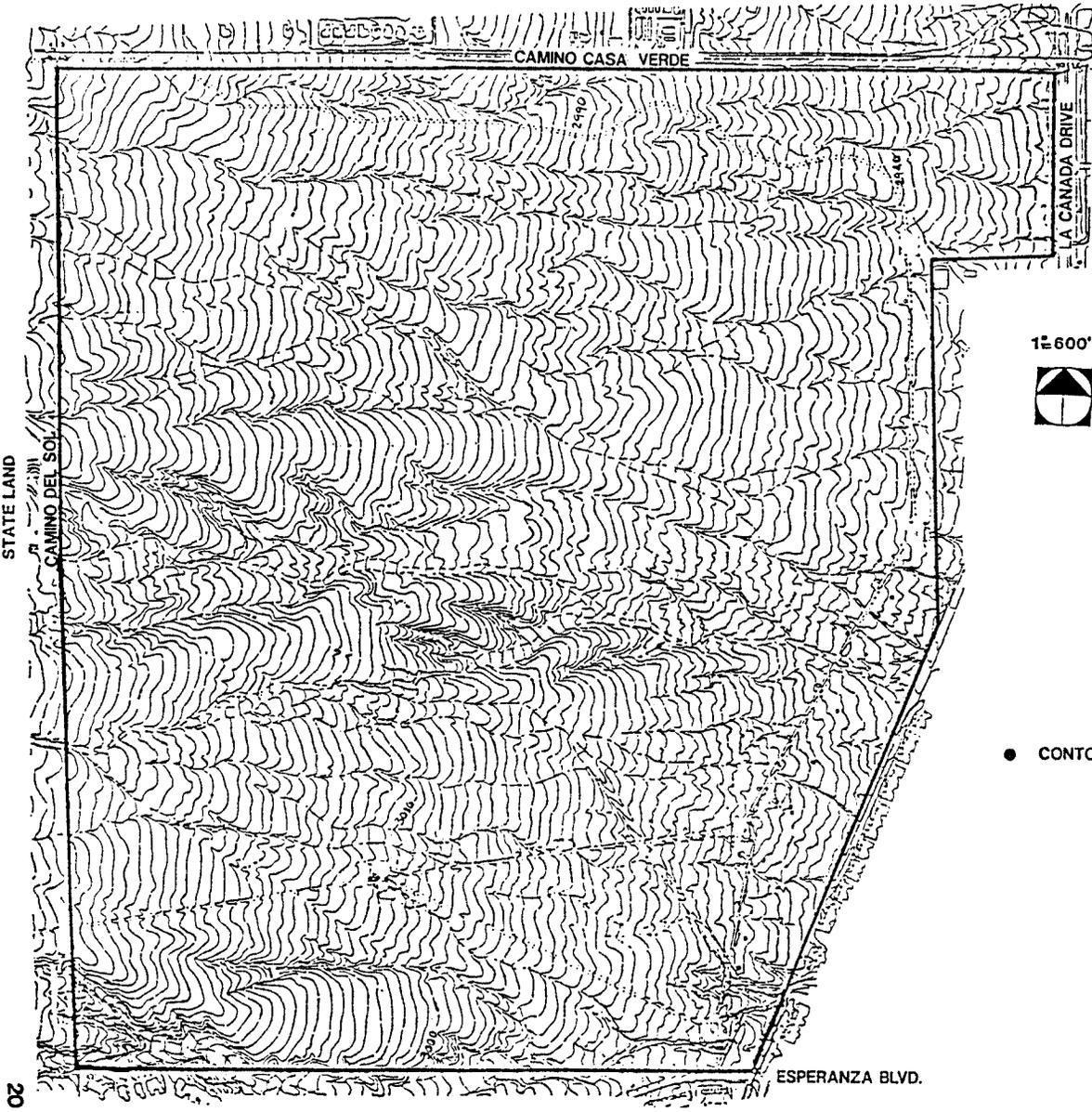
I = Contour Interval in feet

L = Combined length in feet of all contour lines measured on the site.

.0023 = Conversion of square feet into acres x 100

A = Project site area in acres

9481 695

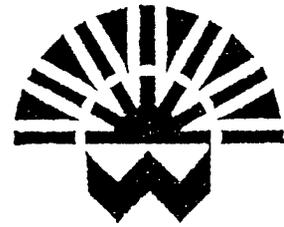


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EXHIBIT III-4

TOPOGRAPHY

Las Campanas
specific plan



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C. HYDROLOGY AND WATER RESOURCES

1. OFFSITE WATERSHEDS

The Green Valley Center property consists of 531.9 acres, excluding well sites. The property is impacted by 11 offsite watersheds. These watersheds range in size from 6.2 acres to 237.8 acres and drain from west to east impacting the project along its west property line. Four of these watersheds have their headwaters located within the Duval Mine tailings area. With the exception of the tailings area, the remainder of the offsite upstream watersheds are currently unsubdivided and are composed of moderate to well incised channels. It should be noted that the upstream offsite watersheds have been designated by Pima County as being in a balanced basin.

2. OFFSITE FEATURES

There are no significant offsite natural features contained in the upstream watersheds. The significant offsite man-made features are the tailings mounds of Duval Mine. These mounds cut off a portion of the natural upstream watersheds when they were formed and now serve as the upstream watershed boundary.

3. ACREAGE AND DISCHARGE OF WATERSHED

Those upstream offsite watersheds with 100-year discharges greater than 100 cubic feet per second (cfs) have associated drainage areas as follows: 26.2 acres, 26.6 acres, 39.9 acres, 102.8 acres, 136.8 acres, 153.7 acres and 237.8 acres. See the Hydrology Exhibit for the discharge point of each of these areas.

4. ONSITE HYDROLOGY

The project site encompasses several sand bottomed washes which convey runoff from the west towards the east. In the eastern half of the site, these washes bifurcate in sheet flow fashion, thus spreading the flow out and eventually intersecting with other washes. As a result, there are few well-defined washes which convey runoff entirely through the site in one natural drainage channel, and thus, floodplain limits are difficult to establish. Additionally, it should be noted that the two largest washes,

located centrally within the site, have been classified as Class II Habitat Washes per the Critical and Sensitive Biological Communities Map.

The washes on the site can be classified in two categories. The first category would contain washes conveying less than 1,000 cfs, with the second category being washes which convey greater than 1,000 cfs and/or classified as being Class II Habitat, of which two exist on the site. The second category of washes (Class II Habitat washes and washes over 1,000 cfs) are subject to the flood control policies within the Santa Cruz Valley Area Plan. These criteria include the maintenance of natural undisturbed wash environments and/or mitigation plans for washes which are modified. In addition, detailed hydraulic analyses analyzing changes in depths, water surface elevations and velocities due to encroachment are also required. The remaining washes fall under the standard Pima County Drainage Requirements.

A preliminary analysis consisting of a review of aerial photographs as well as Manning's and HEC-2 hydraulic cross-section ratings at various locations was conducted to determine the riparian and floodplain boundaries on the Class II Habitat Washes as well as the other on-site watercourses.

A review of Pima County's FIRM maps reveals that there are no federally mapped floodways or floodplains on this project. The following table shows the 100-year event peak discharges, assuming future development, both entering and leaving the site for the 100-year event, which exceed 100 cfs. These peak discharges were developed using Pima County's Hydrology Manual for Engineering Design and Floodplain Management.

**TABLE OF 100-YEAR PEAK DISCHARGES
ENTERING AND LEAVING THE SITE**

	CONC. POINT	DRAINAGE AREA (AC)	Q ₁₀₀ (cfs)
ENTERING	1	39.9	182
	2	26.6	118
	3	26.6	115
	4	237.8	930
	5	136.8	572
	7	102.8	412
	8	153.7	659
	9	103.0	340
	LEAVING	A	32.8
B		100.9	327
C		398.4	1248
D		490.3	1539
E		79.0	324
F		224.5	696
G		75.6	309
H		23.7	118

5. EXISTING DOWNSTREAM DRAINAGE CONDITIONS

Stormwater generated runoff that is discharged along the southern two-thirds of the site's eastern boundary is intercepted and conveyed by two collector channels which run around the perimeter of the adjacent downstream subdivisions. The first one, or Collector Channel No. 7, as it is called per previous Drainage Improvement Studies within Green Valley, is located at the southeast corner of the site, and has approximately 450 linear feet of existing collector channel running north adjacent to the property boundary. Runoff collected by this channel is then conveyed to the east where it encounters La Cañada Drive and is conveyed underneath through a five-cell, 10' x 5' RCBC. This channel is called Drainageway No. 7. Drainageway No. 7 continues to convey runoff to the east where it is taken underneath the Interstate down to the Santa Cruz River. Drainageway No. 7 is known to be undersized as it approaches the Santa Cruz River along the Haven Golf Club golf course. This reach of the channel consists of an unlined (earthen) cross-section. However, there are no undersized culverts between this project and the Santa Cruz River.

To the north of Drainageway No. 7, another collector channel, approximately 2,800 feet in length, intercepts and collects runoff from the site and conveys it north, eventually turning due east and conveying runoff underneath La Cañada Drive through a four-cell, 10' x 9' RCBC. This channel is known as Drainageway No. 6 and was constructed as part of an existing subdivision due east of the project site. This channel continues east underneath the Interstate and through another subdivision, ultimately confluencing with the Santa Cruz River. According to Pima County Staff, Box Culverts at the Interstate and Abrego Drive are known to be undersized for the necessary conveyance capacities. Drainageway No. 6 also has drainage problems at the Santa Cruz River where insufficient channel capacity exists. According to Pima County Flood Control District Staff, flooding problems have been documented within the residential area approximately 1,000 feet west of the Santa Cruz River.

Roughly 900 feet south of the north project boundary, along the east boundary and adjacent to La Canada Drive, onsite generated runoff is discharged from the site and conveyed underneath La Cañada Drive

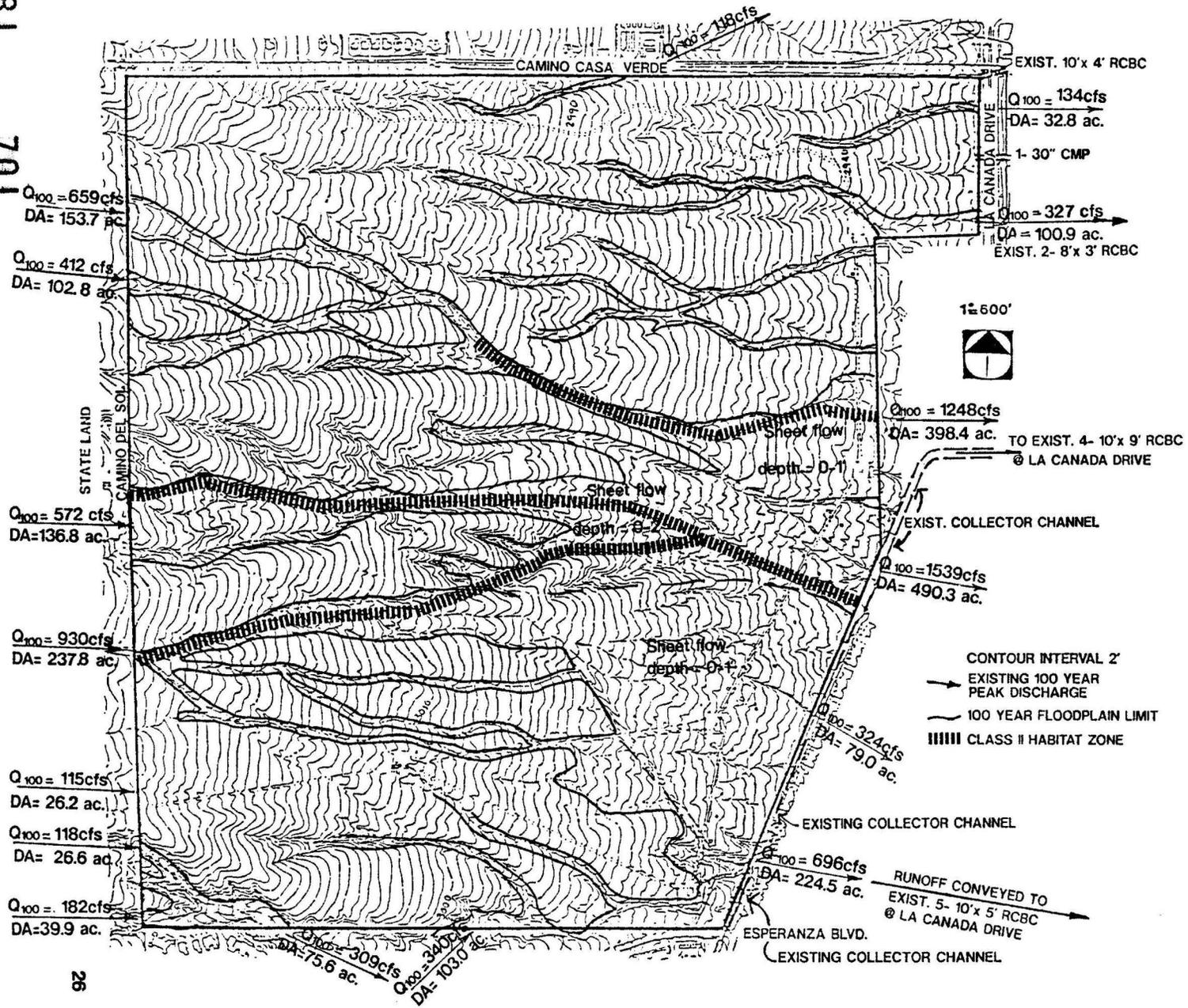
through a two-cell, 8' x 3' RCBC. Additionally, this runoff is directed around the Green Valley Governmental Center and carried east toward this culvert. Heading further north along the east boundary, a small portion of on-site generated runoff leaves the site through a 30 inch CMP, and is conveyed east underneath La Cañada Drive. At the northeast corner of the project site, onsite generated runoff impacts La Cañada Drive approximately 150 feet south of the north boundary line where it is then conveyed north until it is discharged through an existing one-cell, 10' x 4' RCBC underneath La Cañada Drive. All runoff leaving the northeast corner of the site is concentrated into Drainageway No. 5. Drainageway No. 5 is fully lined and conveys the runoff east to the Interstate and then north along the west side of the Interstate. This runoff confluences with Drainageway No. 4 and continues north to Drainageway No. 3. Once the runoff has entered Drainageway No. 3 the flow is conveyed east underneath the Interstate and to the Santa Cruz River. The culvert at the Interstate is undersized. However, according to Pima County/FCD staff no drainage problems are known to exist downstream of these culverts. See the Existing Hydrology Exhibit and the Downstream Drainage Aerial Photo for downstream collector channel alignments and culvert locations .

9481
701

EXHIBIT III-5

HYDROLOGY (EXISTING)

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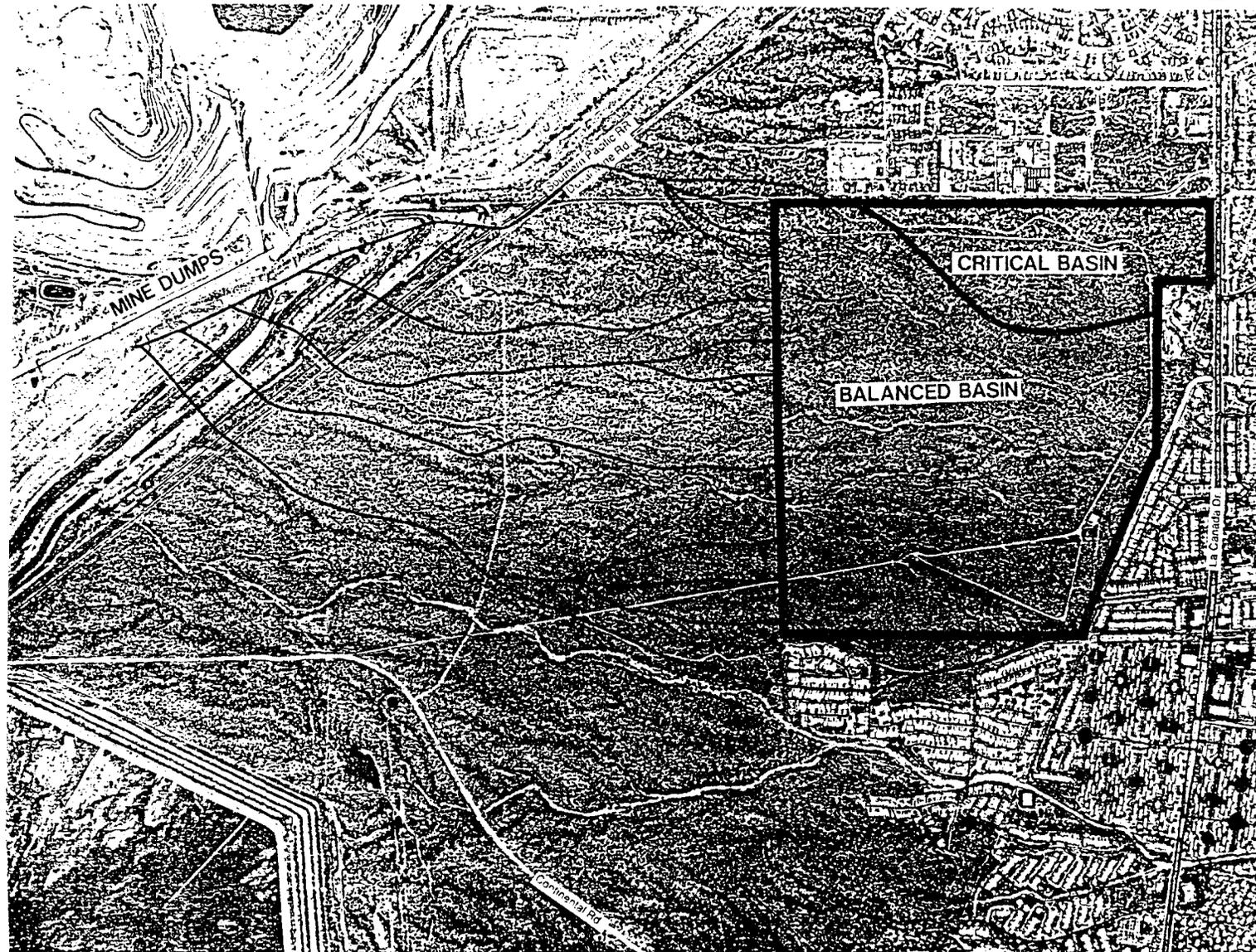
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EXHIBIT III-6

HYDROLOGY BASINS

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1997-2000
1997-2000

EXHIBIT III-6A

**DOWNSTREAM
DRAINAGE
AERIAL PHOTO**

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 310-206-1001
 310-206-1002
 310-206-1003
 310-206-1004
 310-206-1005
 310-206-1006
 310-206-1007
 310-206-1008
 310-206-1009
 310-206-1010

D. VEGETATION

1. a. The property lies within a large, arid region of southern Arizona known as "Sonoran Desertscrub." Within the Sonoran Desertscrub region there are seven subdivisions. The site lies in the Arizona Upland Subdivision. The vegetation on the site is representative of the Arizona Upland subdivision and includes the Foothill Palo Verde, Mesquites and Catclaw Acacia. Cacti are important in this subdivision as well. Ocotillo and an abundance of Triangle-leaf Bursage are also associated with the subdivision. Vegetation includes Mesquite and Palo Verde trees found both in the upland and riparian areas. The property has a high quality mix of several shrubs and mixed cacti species as well as native grasses and forbes.

This site can be classified into two major vegetative communities: upland and desert riparian communities. The upland portions of the site can be characterized as a grassy savanna with large but sparsely distributed mesquites, hackberries, acacias and foothills paloverdes. The understory is a mix of perennial shrubs, cacti, and grasses. There are no large saguaro cacti present. In parts of the site, exotic grasses are common (Lehman's Lovegrass) and other portions are predominantly native grasses.

The site is traversed by a dendritic pattern of washes that support riparian vegetation comprised of all of the tree species found in the upland portions, plus some species that are more dependent on moisture including blue palo verde and canyon ragweed. In addition to numerous minor drains, the interior portion of the site is traversed by three exceptional diversity of plants that is clearly discernable from aerial photographs. These areas were designated as Class II habitats and form the framework for a system of Natural Open Space.

No plants that are currently listed as threatened or endangered by the U.S. Fish and Wildlife Service are known to occur in this property. One listed species, Tumamoc Globeberry, could

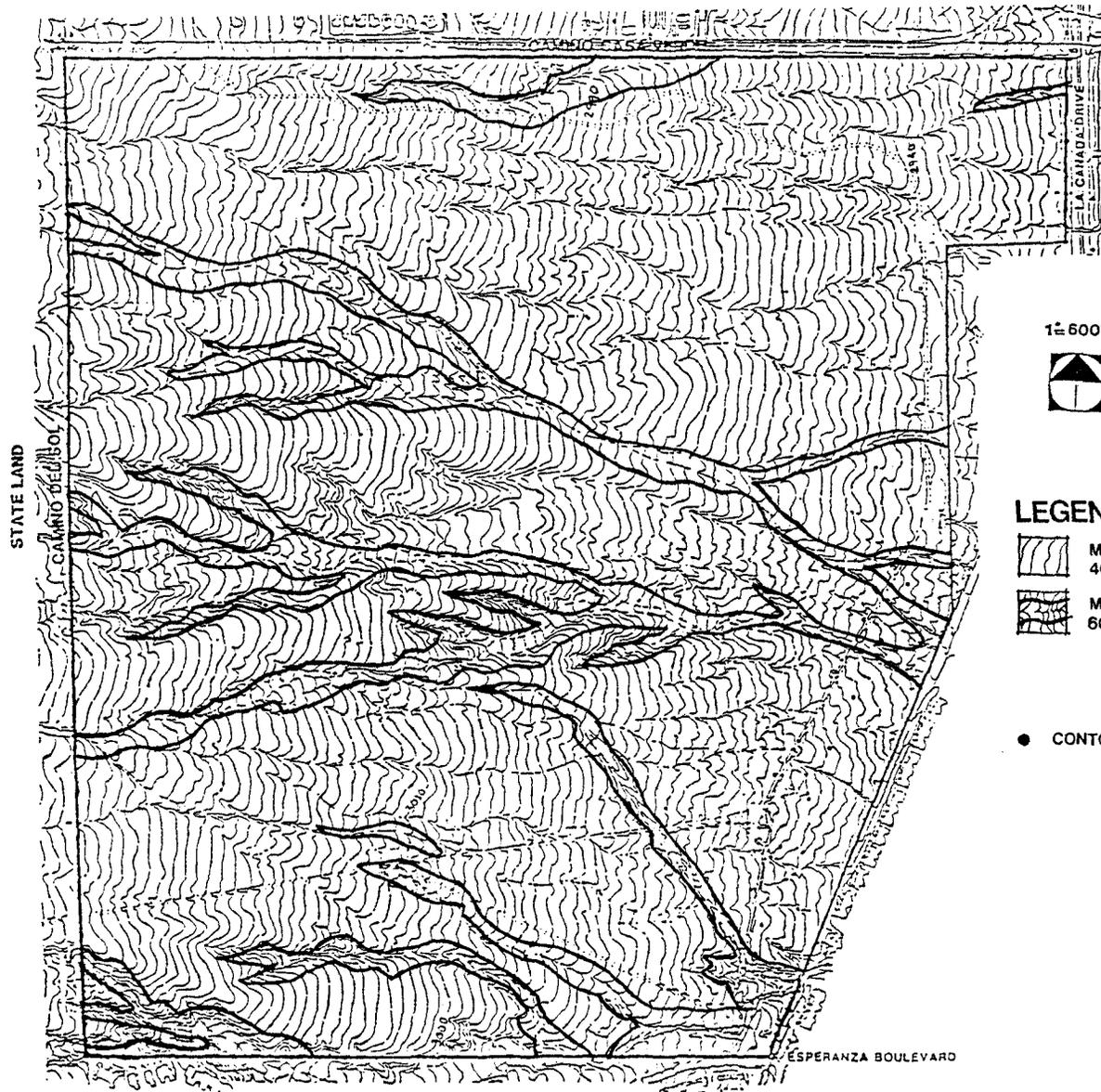
potentially occur on the site, but its presence is unlikely because this site is at the upper range of altitude where globeberries have been found.

- b. The Arizona Game and Fish Department's Data Management System has not identified any special status, federally endangered species or unique wildlife habitats. A copy of the letter can be found in the appendix.
 - c. Branching drainage patterns occur throughout the site with minor runnels lined by small trees and shrubs. These species of plants are generally the same as the community which covers the rest of the site, but the drainage pattern has a significant influence on their appearance. Some areas of heaviest vegetation along washes contribute to scenic value, buffering and soil stabilization.
2. Vegetation density was determined through the use of aerial photography and site verification.

Plant density overall cover are medium to high. Portions of the upland areas are rocky and support about 40-60% cover. Other upland areas have fine soils and these areas have responded to above average rainfall recently and support plant cover as high as 75%. Riparian areas support an average of over 80% ground cover.

91.81 705

31



1" = 600'



LEGEND

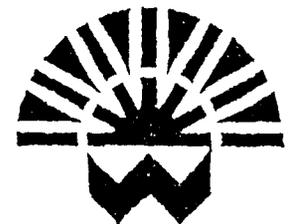
-  MEDIUM DENSITY
40% - 60% COVERAGE
-  MEDIUM HIGH DENSITY
60% - 80% COVERAGE

● CONTOUR INTERVAL 2'

EXHIBIT III-7

VEGETATION

Las Campanas
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 and Los Angeles, CA

E. WILDLIFE HABITAT

This site provides habitat for a variety of vertebrate species that are characteristic of Sonoran Desertscrub. Several large mammal species are likely to inhabit this area including desert mule deer, javelin, coyotes and bobcats. Small mammals include blackmail jackrabbit, desert cottontail rabbits, rock squirrels, ground squirrels, and packrats. Numerous other small mammals as well as reptiles and amphibians would be expected in this community. The presence of natural desert vegetation in close association with nearby residential developments creates ideal habitat for gambels quail and mourning doves. Other common bird species include verdin, cactus wrens, curvebill thrasher, roadrunner, phainopepla, and gila woodpecker.

The desert tortoise is a species which may be listed as threatened by the Fish and Wildlife Service in the future and which may occur on this property. However, the Sonoran race of this tortoise normally prefers rockier sites and this property is not likely to be important tortoise habitat.

The letter of confirmation from the Arizona Fish and Game Department Tucson Regional Office indicates that there are no areas of significant habitat or special status species located on the project site. A copy of the letter can be found in the Appendix.

F. SOILS

The project will not rely on septic systems. The soils encountered on this site are typical of those associated with alluvial fans and may be sandy and compressible. The soil survey prepared by the Soil Conservation Service indicates the probable occurrence of deep, well drained, sandy and gravelly loam. The sub-surface will likely vary from a sandy loam to gravelly, sandy clay. A complete soils analysis and foundation report shall be undertaken prior to a development program in order to make an exact determination of the nature and composition of the soils association.

A comprehensive environmental analysis has been made of the existing site with the conclusion that there are no hazardous materials represented in the samples

of soil from this site, or in the samples of ground water from one of the existing wells.

CONTINENTAL GRAVELLY LOAM - 11A

Continental gravelly loam, 1 to 8 percent slopes. This deep and well drained soil is on broad gently sloping fan terraces shallowly dissected by ephemeral drainageways. It formed in fine textured alluvium derived dominantly from granite, rhyolite, shale and limestone. Elevation is 2,400 to 3,200 feet. The average annual precipitation is 10 to 12 inches.

If this unit is used for homesite or urban development, the main limitations are shrink-swell potential. If buildings are constructed on this soil, properly designing foundations and footings and diverting runoff away from buildings help to prevent structural damage because of shrinking and swelling. The effects of shrinking and swelling can be minimized by using proper engineering designs and by backfilling with material that has low shrink-swell potential.

COMORO SANDY LOAM (Cm) - 210A

Comoro sandy loam, 2 to 8 percent slopes. This very deep somewhat excessively drained soil is on gently sloping fan terraces at the base of granitic mountains. It formed in mixed alluvium. Elevation is 2,900 to 4,600 feet. The average annual precipitation is 12 to 16 inches. This level and nearly level soil is on flood plains in the Santa Cruz Valley. Its profile is representative of the Comoro series.

Included in this unit are small areas of Arizo, Hayhook and Diaspar soils. Included areas make up about 15 percent of the total acreage.

Permeability of the Comoro soil is rapid. Available water capacity is low. Runoff is slow and the hazard of water erosion is slight. The hazard of wind erosion is moderately high.

This unit is used mainly for rangeland. Comoro soils are used for irrigated crops, urban development, desert range, as a source of material for engineering work and for wildlife areas and water supply.

HAYHOOK SANDY LOAM COMPLEX - 1A

Hayhook sandy loam, 1 to 5 percent slopes. This very deep and well drained soil is on gently sloping fan terraces incised by narrow drainageways. It formed in alluvium derived dominantly from granite. Elevation is 2,200 to 3,600 feet. The average annual precipitation is 10 to 13 inches.

Included in this unit are small areas of Anthony soils on alluvial fans, Sahuarita soils on fan terraces and Bucklebar and Sonoita soils on lower fan terraces and basin floors. Also included are small areas of Arizo soils in and along narrow drainageways. Included areas make up about 15 percent of the total acreage.

Permeability of this Hayhook soil is moderately rapid. Available water capacity is moderate. Runoff generally is medium, but the included soils in and near drainageways are subject to rare, very brief seasonal periods of flooding because of run-on from adjacent uplands. Shallow rills are in some areas, and deposition of soil around the vegetation in these areas is common. The hazard of water erosion is slight to moderate. The hazard of wind erosion is moderately high.

Most areas of this unit are used for rangeland. A few areas are used for homesites and urban development.

If this unit is used for homesite or urban development, the main limitations are the hazard of wind erosion in disturbed areas and seepage potential. Revegetating disturbed areas around construction sites as soon as possible helps to control wind erosion. Plants native to the area are most suitable for landscaping.

If the density of housing is moderate to high, community sewage systems are needed to prevent contamination of water supplies as a result of seepage from on site sewage disposal systems.

TUBAC SANDY LOAM - 36A

Tubac sandy loam, 0 to 2 percent slopes. This very deep and well drained soil is on nearly level basin floors and fan terraces. It formed in fine textured alluvium derived dominantly from granite, rhyolite, shale and limestone. Elevation is 2,200 to 3,400 feet. The average annual precipitation is 10 to 12 inches.

Included in this unit are small areas of Bucklebar and Mohave on fan terraces above Tubac soils, Riggs soils in drainageways and Yaqui soils on alluvial fans. The percentage varies from one area to another.

Permeability of the Tubac soil is slow. Available water capacity is high. Runoff is medium, and the hazard of water erosion is moderate. The hazard of wind erosion is moderately high.

Most areas of this unit are used for rangeland. A few areas are used for homesite and urban development.

If this unit is used for homesite or urban development, the main limitations are shrink-swell potential. If buildings are constructed on this soil, properly designing foundations and footings and diverting runoff away from buildings help to prevent structural damage because of shrinking and swelling. The effects of shrinking and swelling can be minimized by using proper engineering designs and by backfilling with material that has low shrink-swell potential.

HYDROLOGIC SOIL GROUP

An hydrologic soil group represents a group of soils having the same runoff potential under similar storm and cover conditions. Surface soils which materially affect the rate of runoff have been classified into four major groups according to the infiltration rate of each soil. The distribution of these soils in the Specific Plan area may be determined from the soils exhibit. These soils are defined as follows:

GROUP A: (Low runoff potential.) Soils having high infiltration rates even when thoroughly wetted and consisting chiefly of deep, well to excessively well

drainage sands or gravels. These soils have a high rate of water transmission. Group A soils are generally not found within Pima County, Arizona.

GROUP B: Soils having moderate infiltration rates when thoroughly wetted, consisting chiefly of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission.

GROUP C: Soils having slow infiltration rates when thoroughly wetted, consisting chiefly of soils with a layer that impedes the downward movement of water, or soils with moderately fine to fine texture and a slow infiltration rate. These soils have a slow rate of water transmission.

GROUP D: (High runoff potential.) Soils having a very slow infiltration rate when thoroughly wetted, consisting chiefly of clay soils with a high swelling potential; soils with claypan or clay layer at or near the surface; and shallow soils over nearly impervious materials. These soils have a very slow rate of water transmission.

G. VIEWSHEDS AND VISUAL ANALYSIS

Because of the location of the mine tailings to the west, the primary views and vistas are to the east. The area west of the site is vacant State owned land, and development of the site will affect only the foreground views of other surrounding development. The site will not be visible from Interstate 10 because of the lower elevation of the highway and the vegetation along the right-of-way.

Views onto and across the plan area were evaluated from adjacent offsite locations to the north, east and south. Because the site is fairly level and the relative elevations of surrounding development are for the most part lower, only the existing vegetation in the foreground of the site is highly visible. The exception is the northeast corner of the site which is visible to a greater depth from the higher adjacent property.

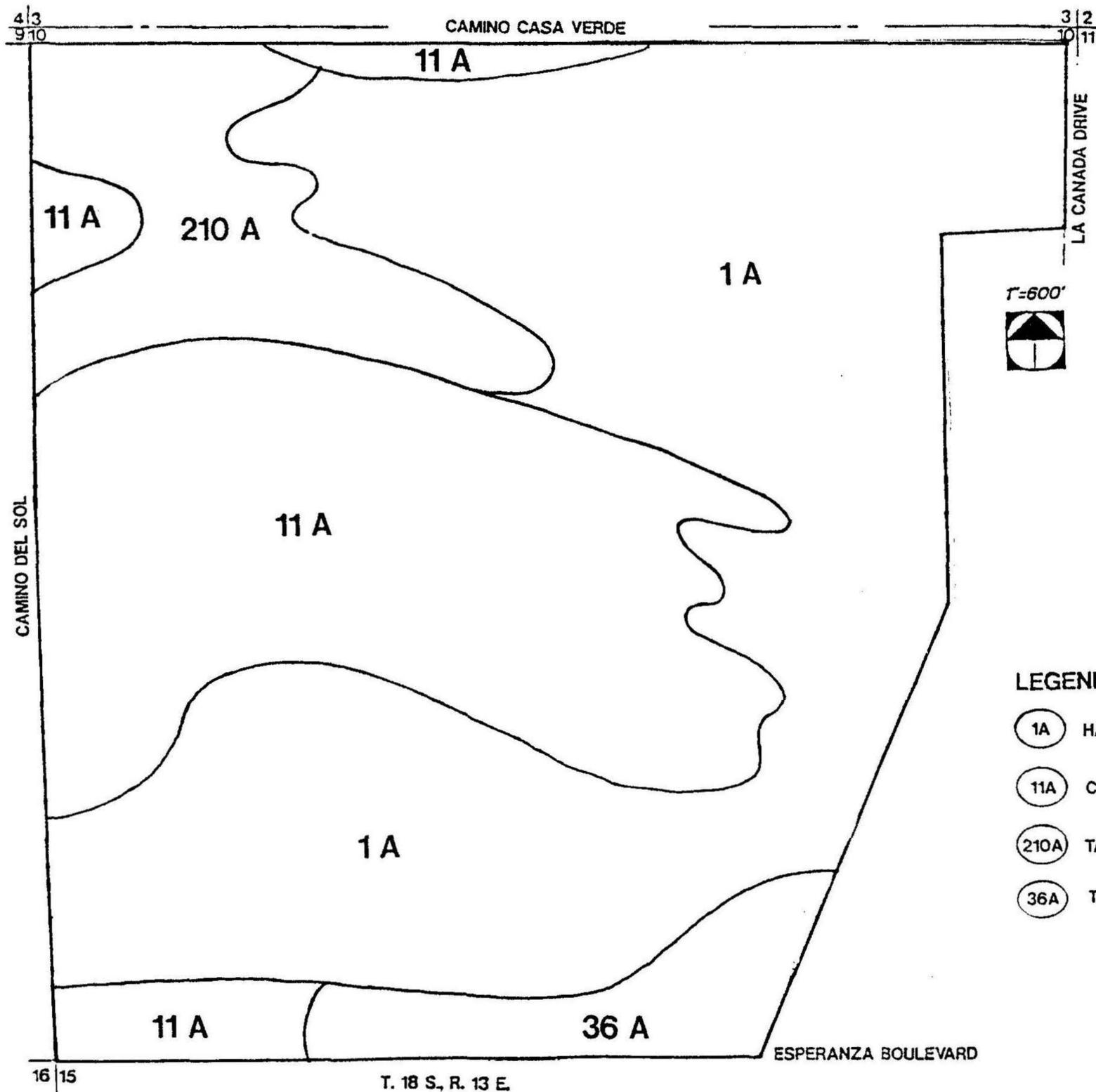
SOILS

Las Campanas
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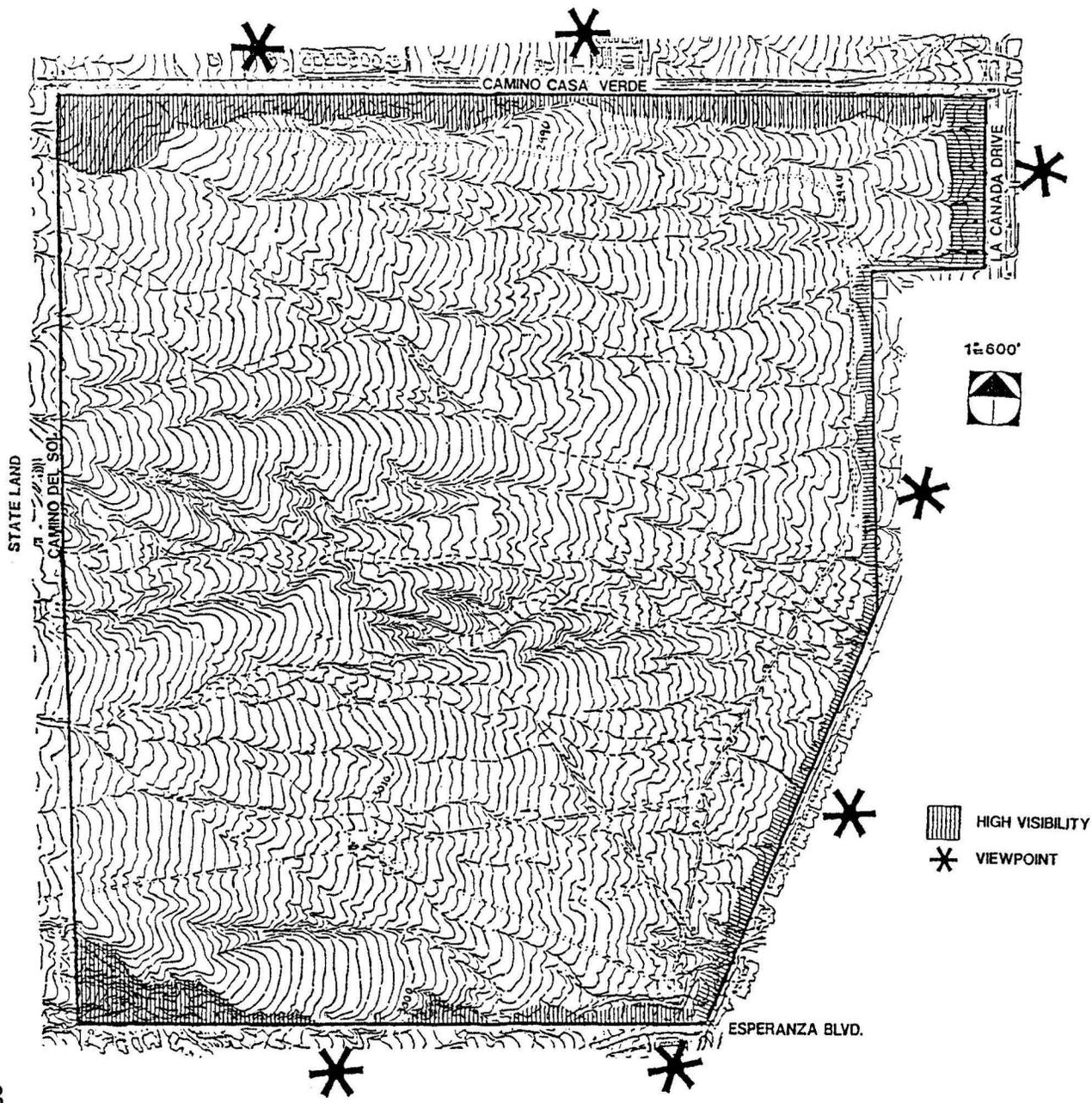


LEGEND

- 1A HAYHOOK SANDY LOAM 100% B
- 11A CONTINENTAL GRAVELLY LOAM 100% C
- 210A TANQUE SANDY LOAM 100% A
- 36A TUBAC SANDY LOAM 100% C

STATE LAND
9481
712

9481 1846
7113



III-9

VIEWSHEDS

Las Campanas
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H. TRAFFIC

Las Campanas is accessible to Interstate 19 via Esperanza Boulevard on the south, and to La Canada Drive on the east. The existing right-of-way of Esperanza Boulevard from I-19 to La Canada Drive is 150 feet, including four traffic lanes and a median. Esperanza Boulevard currently dead ends at the western edge of the project site. The August 1990 ADT east of La Canada Drive is 2,591. Typical capacity for service level D on a four lane collector is 35,000 ADT. In 1991, the ADT on La Canada Drive south of Esperanza Boulevard was 10,004 and north of Esperanza Boulevard, 8,929. The existing right-of-way is 150 feet including four travel lanes and a median. Service capacity is 35,000 ADT at Level D.

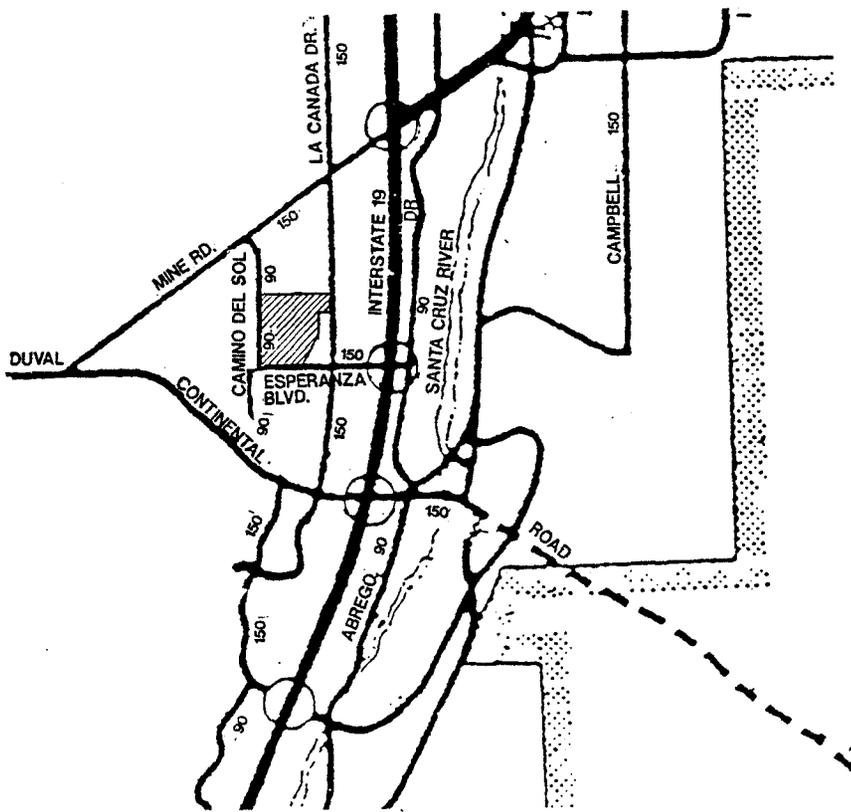
The Regional Traffic Plan proposes a major arterial, Camino del Sol, along the west property line, which will connect Duval Mine Road to the north with Continental Road to the south. The planned right-of-way for this road is 90 feet with projected capacity of 35,000 ADT at Level D.

To the north of the project Camino Casa Verde is a 35 foot paved partial right-of-way. The planned right-of-way is 75 feet.

Within the project the main entry road, Civic Center Drive is planned as a 110 foot right-of-way with four travel lanes, a median, a bicycle cart path, and sidewalk on each side. The projected capacity is 35,000 ADT at Level D. Two local collectors, Calle de Oro and La Canoa Drive are planned as 60 foot right-of-way with capacity of 12,000 ADT. In addition, a 50' right-of-way roadway between Planning Areas "B" & "C" will connect Civic Center Drive and Camino Casa Verde. Roadway cross-sections are included in Section V Development Standards.

**MAJOR STREETS
& ROUTES**

Las Campanas
specific plan



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01.811.715

I. SEWERS AND UTILITIES

Sewers

See Capacity Response letter from Pima County Wastewater Management.

Utilities

Tucson Electric Power Company will serve the property, and according to their representative, Tucson Electric Power Company has all necessary facilities and ample capacity to service the entire site when developed. However, depending on how actual development is phased, an offsite feeder line may be required in both Camino Casa Verde and Esperanza Boulevard. This proposed major 3-phase peripheral feeder may be overhead, however any onsite power single phase installation shall be underground.

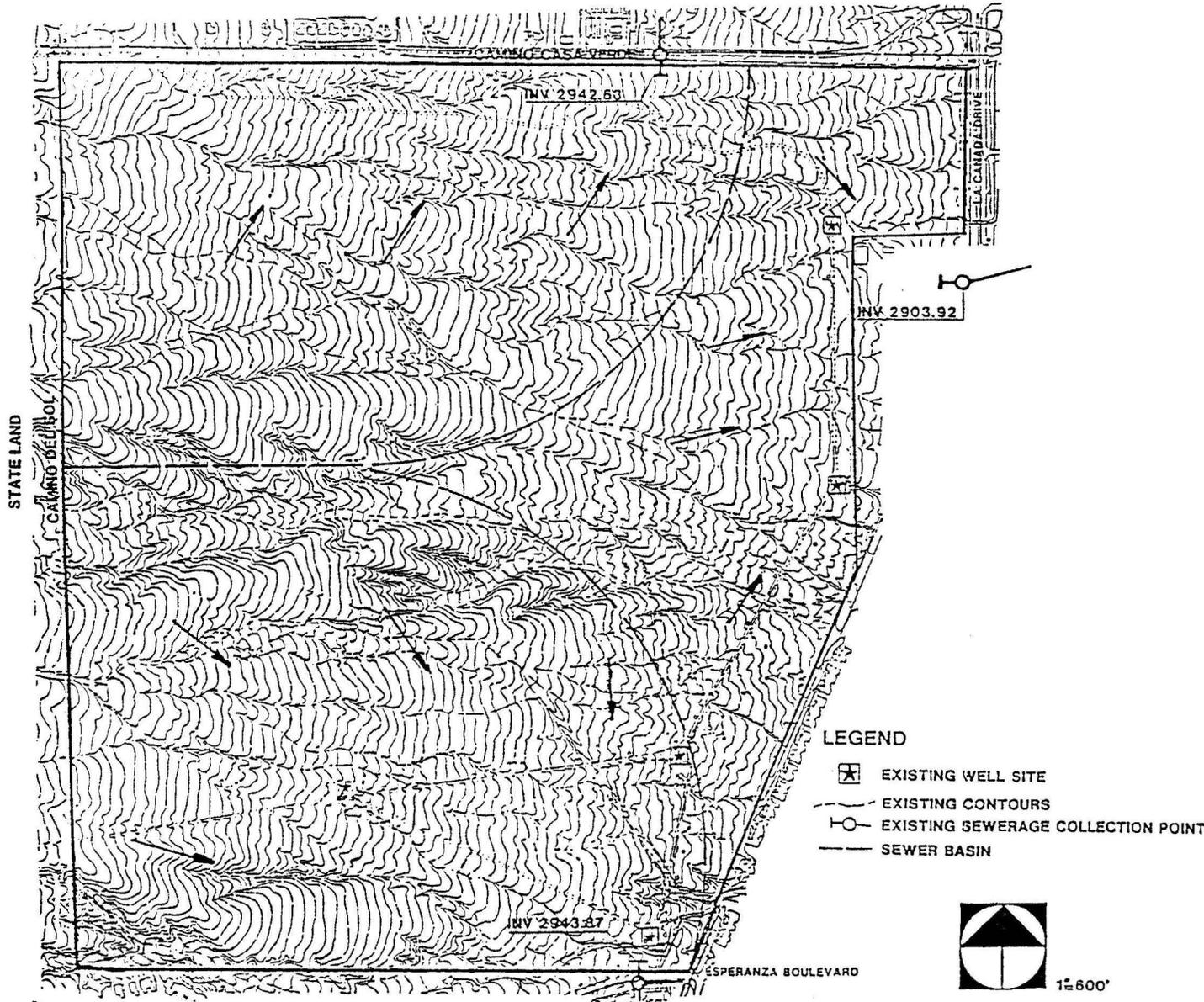
U.S. West Communication has a control office for facilities located on La Canada Drive just north of Esperanza Boulevard. According to their Green Valley Area representative, they will require a 4 inch PVC, 4 duct main line to serve the south half of the property along Esperanza Boulevard west of La Canada Drive. The north half of the site will require a 4 inch PVC, 4 duct main line from an existing facility located on La Canada Drive just south of the Green Valley Country Club Vistas sub-division. This line will run westerly through the Pima County Government Center to the site along the new public roadway.

Southwest Gas Company will provide natural gas to the property. They propose to serve the site by accessing the property at the southeast corner from an existing 4 inch main paralleling the southeasterly property line.

SEWER BASINS

Las Campanas
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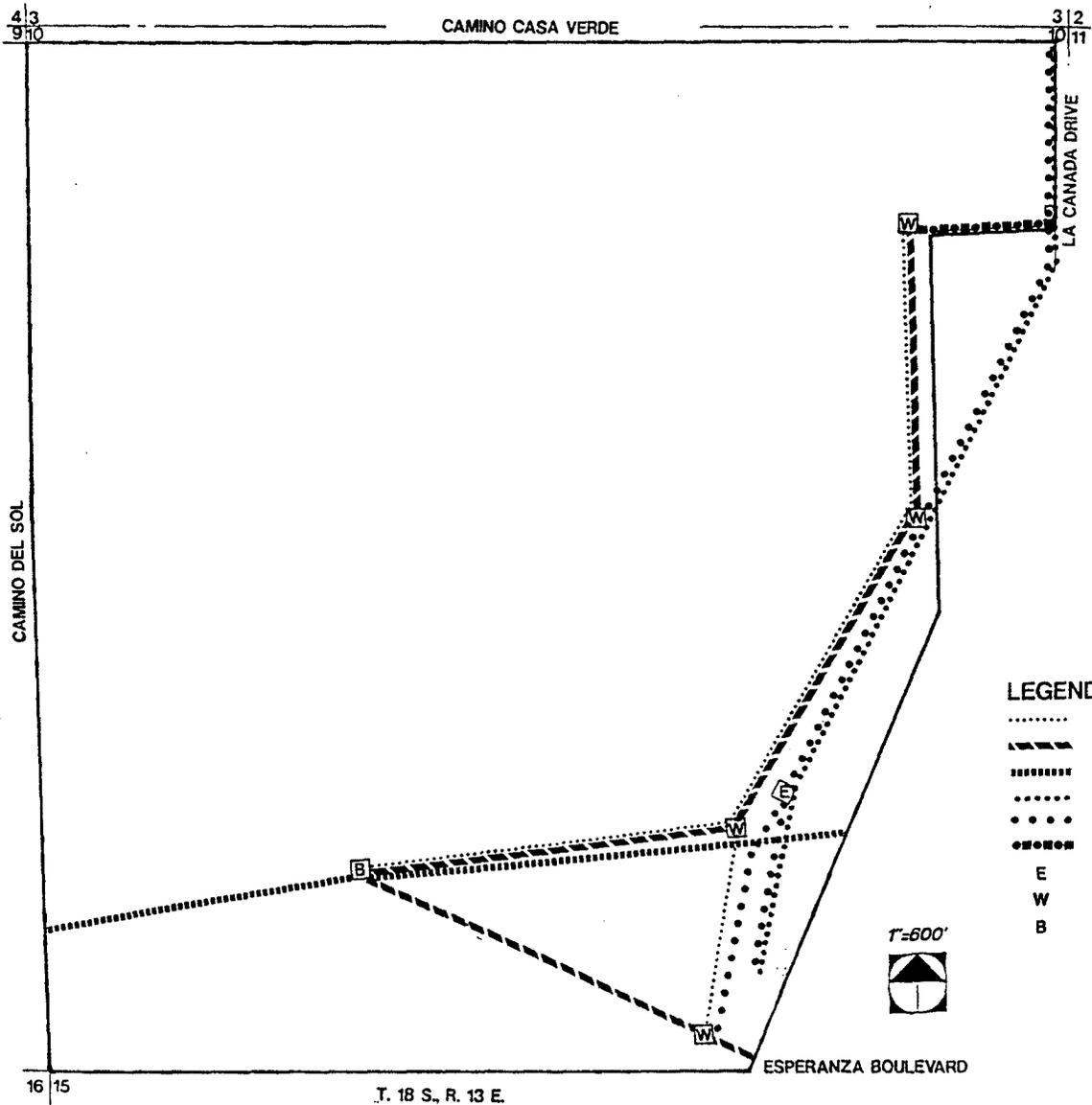
**EXISTING
UTILITIES**

Las Campanas
specific plan



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 Civil Engineers and Water Quality C.E.
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 Telephone: (408) 281-1200



- LEGEND**
- CYPRUS 4 KV
 - CYPRUS WATER
 - U.S. WEST
 - 14 KV
 - 46 KV
 - UNDERGROUND T.E.P.
 - E T.E.P. SUBSTATION
 - W WELL SITE
 - B BOOSTER STATION



9481 718

J. SCHOOLS

Because the project is planned as a retirement community, there will be no effect on schools.

K. RECREATION AND TRAILS

The Green Valley area has extensive recreation facilities associated with the retirement lifestyle. Most of these facilities are managed under the umbrella of Green Valley Recreation Inc. The Recreation Facilities map shows the location of the various types of facilities. The projected needs expressed in the Recreation Plan done by GVR have been taken into account in the planning for Las Campanas. The "Needs Assessment Survey of members of GVR" (1991) found that the highest percentage of participation was in fitness activities, exercise and sports. Swimming, walking, exercise and aerobics were among the most popular pastimes. In the hierarchy of uses, swimming and fitness take a great lead over other activities.

L. CULTURAL RESOURCES

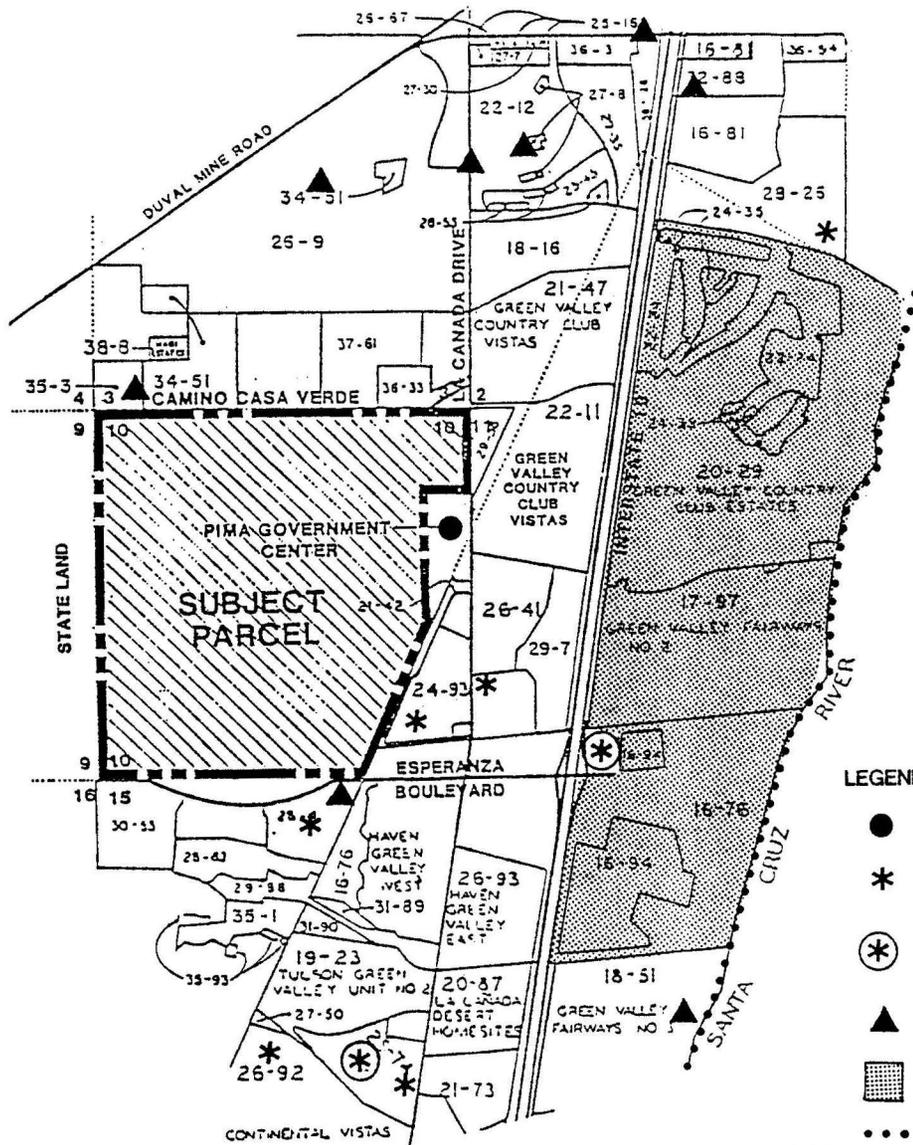
1. See letter from the Arizona State Museum in the appendix.
2. Although no surveys have been conducted and no previously recorded sites are known to exist on this parcel, a cultural resources survey will be completed for the entire specific plan area at one time per the recommendation of the Arizona State Museum.

M. COMPOSITE MAP

See exhibit.

RECREATION FACILITIES

Las Campanas
specific plan



LEGEND

- GOVERNMENT FACILITIES
- * GREEN VALLEY RECREATION NEIGHBORHOOD FACILITIES
- ⊛ GREEN VALLEY RECREATION COMMUNITY REC. COMPLEX
- ▲ NON- GREEN VALLEY RECREATION NEIGHBORHOOD FACILITIES
- ▨ GOLF COURSES
- ⋯ SANTA CRUZ RIVERPARK

SUBJECT PARCEL A PORTION OF SECTION 10, T-18-S, R-13-E, G.&S.R.B.&M., PIMA COUNTY, ARIZONA



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EXHIBIT III-13
RECREATION FACILITIES
Las Campanas Specific Plan
PIMA COUNTY, ARIZONA
1998

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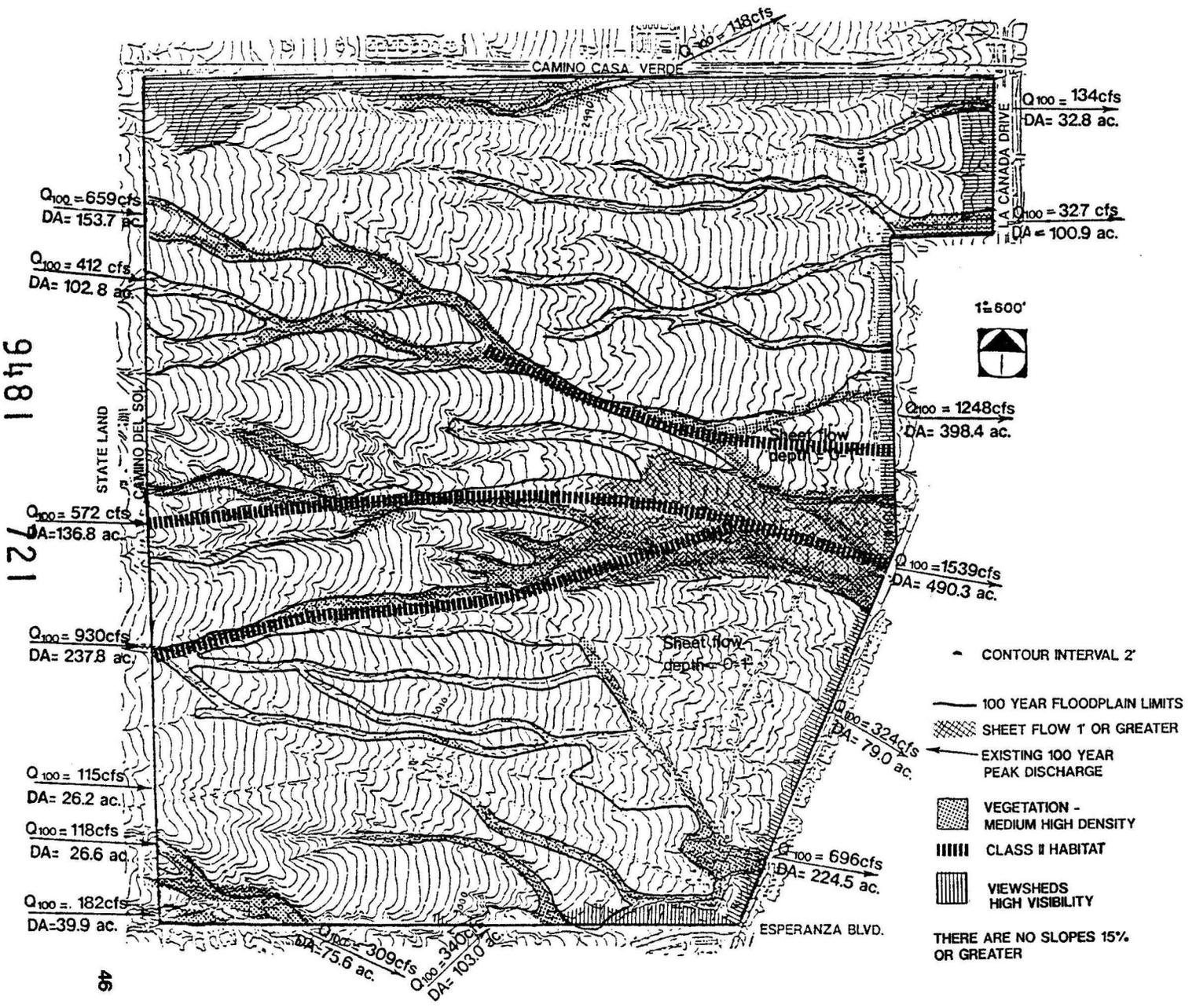
COMPOSITE

Las Campanas
specific pla



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IV. SPECIFIC PLAN

A. LAND USE PLAN

The Las Campanas Specific Plan proposes a planned residential community on a 532 acre parcel centrally located in Green Valley. The plan divides the area into planning areas which are shown on the Specific Plan map. The goal of the plan is to provide a variety of residential land use options which are integrated with, and served by, recreational and cultural facilities along with necessary neighborhood oriented commercial services.

The plan establishes residential land use categories in order to allow for a mix of housing types and densities to serve the current and future needs of the community. It is intended that the density ranges will be flexible enough to encourage variety and to provide for changing market trends as the project develops. The goal is to maintain an overall project density of 3 RAC, in keeping with the current Green Valley development and the proposed Comprehensive Plan. The densities shown on the Land Use Plan and the Land Use Table are calculated on the net acreage of each planning area, excluding the open space and roadways as shown. The Santa Cruz Valley Area Plan requires a density calculation based on a somewhat different definition of net acreage. Calculations based on this definition are provided at the end of this section.

The residential development will be positioned around an extensive open space network along the Class II washes which will afford recreation opportunities, preservation of riparian areas and open space, and enhancement of views and vistas on and across the site.

An additional focus of the plan is the development of a Cultural Center to serve the Green Valley area. Approximately 24 acres have been set aside in the southeastern part of the project, specifically for use as a theater and music complex. This property will be made available to Green Valley Civic Center Inc. when funding is raised for construction. An alternative residential use is proposed in the event development of the Center is not feasible.

Density calculations in accordance with the policies of the Santa Cruz Valley Area Plan and the Green Valley Community Plan, are shown below.

**LAS CAMPANAS SPECIFIC PLAN
LAND USE SUMMARY**

DESIGNATOR (ZONE)	USE	ACRES	MINIMUM AREA PER DU	MAXIMUM PERMITTED DU'S
NAC	Commercial	12.5	-	-
MHDR	Residential	34.6	2,420 s.f.	300
MDR	Residential	88.4	3,000 s.f.	530
LDR	Residential	266.5	6,000 s.f.	760
CULTURAL CENTER	Cultural Center	24.0	-	-
RF	Recreation/ Open Space	76.0	-	-
ROADS		30.0	-	-
TOTAL		532.0		1,590
Alternate use for Cultural Center is Residential (MDR)				

Acres are approximate based on planimeter measurement

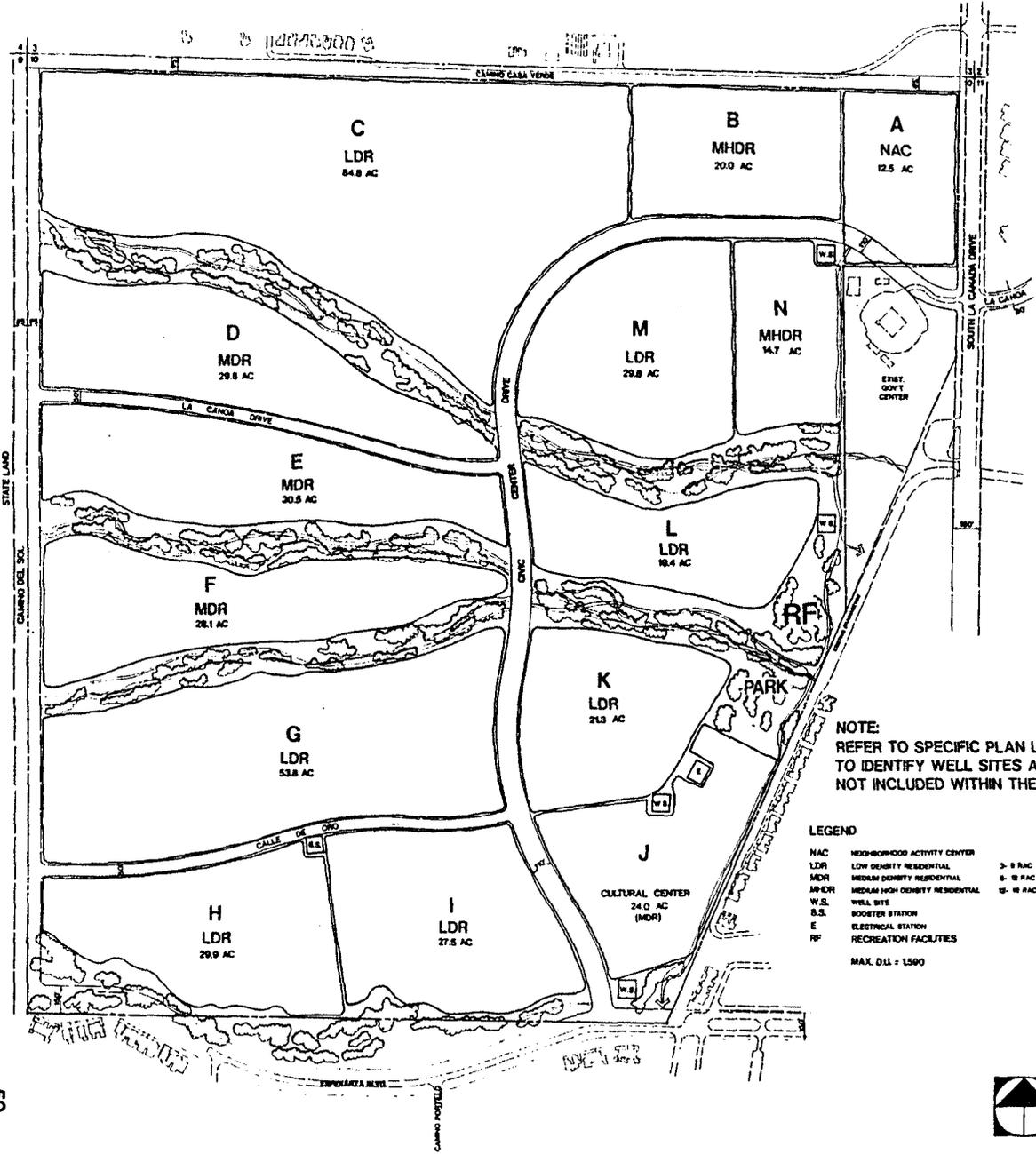
LAND USE PLAN

Las Campanas
specific plan



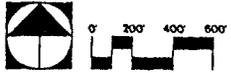
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 1000 East Broadway
 Tucson, Arizona 85711



NOTE:
REFER TO SPECIFIC PLAN LEGAL DESCRIPTION
TO IDENTIFY WELL SITES AND OTHER PROPERTY
NOT INCLUDED WITHIN THE SPECIFIC PLAN BOUNDARY.

- LEGEND**
- NAC NEIGHBORHOOD ACTIVITY CENTER
 - LDR LOW DENSITY RESIDENTIAL
 - MDR MEDIUM DENSITY RESIDENTIAL
 - MHDR MEDIUM HIGH DENSITY RESIDENTIAL
 - W.S. WELL SITE
 - B.S. BOOSTER STATION
 - E ELECTRICAL STATION
 - RF RECREATION FACILITIES
- 3 - 8 RAC
 8 - 12 RAC
 12 - 16 RAC
- MAX. D.U. = 1500



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Las Campanas
specific plan



LOW DENSITY ILLUSTRATIVE PLAN

SINGLE FAMILY DETACHED - 5 RAC

B. DRAINAGE CONCEPT PLAN

The proposed preliminary development plan for this project consists of mixed use residential, office and commercial areas. These land uses have been oriented on the site in such a way as to maintain, to as high a degree as possible, the site's existing flow patterns. This was done by orienting the individual parcels adjacent to the Class II Habitat Areas as well as the floodways of the natural drainage channels. In addition, corresponding with the Class II Habitat Washes, the riparian habitat and sand-bottom areas will be maintained intact and also act as a buffer to the residential and office areas. The overall effect of the development of this project on the existing drainage pattern will be minimal. The Class II Habitat areas were delineated through a review of the 1"=1000' scale critical and sensitive wildlife habitat maps, aerial photos and topography as well as by field visits by an environment consultant who originally established Pima County's Class II Habitat Maps. However, certain areas of breakout flow will be confined to main channel. Additionally, it is intended that onsite generated runoff will be collected in public regional detention/retention basins and conveyed from the site at or below pre-development levels.

A preliminary Hydraulic analysis has been performed which utilized Manning's ratings as well as HEC-II modeling in order to establish floodplain limits and allowable encroachment. This analysis supports encroachment into the overbank sheet flow floodplains. Due to the unconfined and braided nature of the washes on the site, several areas where the wash bifurcates will be confined to the spine wash area. These areas are located between the separate block areas and also the main primary water course washes which include the Class II Habitat Washes. The only encroachment proposed within the major Class II Habitat and riparian zone areas are for road crossing and utilities. The resulting undisturbed floodplain areas have widths which vary and are typically from 200 to 300 feet. The encroachment analysis utilized certain basic assumptions as to the resulting allowable flow depths and velocities which are in the range of 1 to 4 feet in depth and 5 to 8 fps velocities. These are values which are consistent with the majority of the existing depths and velocities.

More specifically, the 200 to 300 foot channel widths will provide for the conveyance of runoff through the project site without significantly increasing flow velocities or risking loss to riparian habitat. These wide channels will satisfy the riparian zone requirements, and will require only minimal

encroachment upon the 100-year floodplain limits, and in some areas, none at all.

The encroachment limits may be bank protected in areas of high erosion potential and/or where construction within the erosion hazard zone is necessary, otherwise the encroachment limits will be revegetated similar to the adjacent riparian habitat (See the Typical Encroachment Cross Section). In addition, a limited amount of floodplain encroachment will be necessary for the construction of all-weather road crossings and utilities.

Drainage within particular blocks will be handled on an individual parcel basis at the time of subdivision plat submission. Onsite drainage channels, and where necessary erosion protection, will be utilized to direct flow and control erosion processes. Some preliminary channel alignments within the blocks have been shown on the Drainage Concept as well as possible channel sections which are shown on the Encroachment Cross Section Exhibit. It should be noted that these alignments are only conceptual and subject to change at the time of subdivision plat submittal. In addition to the culverts shown on the Drainage Exhibit, smaller (pipe) culverts may be required for low magnitude flows which impact the roadways. These also will be identified at the time of individual block development. Finally, erosion protection will be provided downstream of all culverts which have erosive outlet velocities.

All development upstream of this project is subject to Pima County's Balanced Basin Requirements and therefore no increase in the runoff from pre-development levels will be allowed. In addition, upstream developments must discharge runoff onto this site at the same location as under existing conditions.

The project site itself has been designated by Pima County as containing both balanced and critical basins. The balanced basin designation applies to 75 percent of the site while the remainder is classified as a critical basin. Pima County's requirements for balanced basin designations are that the 2-, 10- and 100-year peak discharges will be detained to their pre-development levels; correspondingly, for critical basin designations, the 2-, 10- and 100-year peak discharges will be detained to a level 10 percent below the pre-development rates. In addition, commercial or residential developments of 3 RAC or greater density will be required to satisfy threshold retention requirements. These requirements

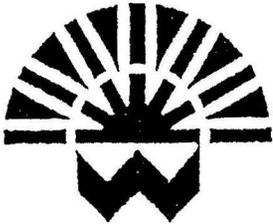
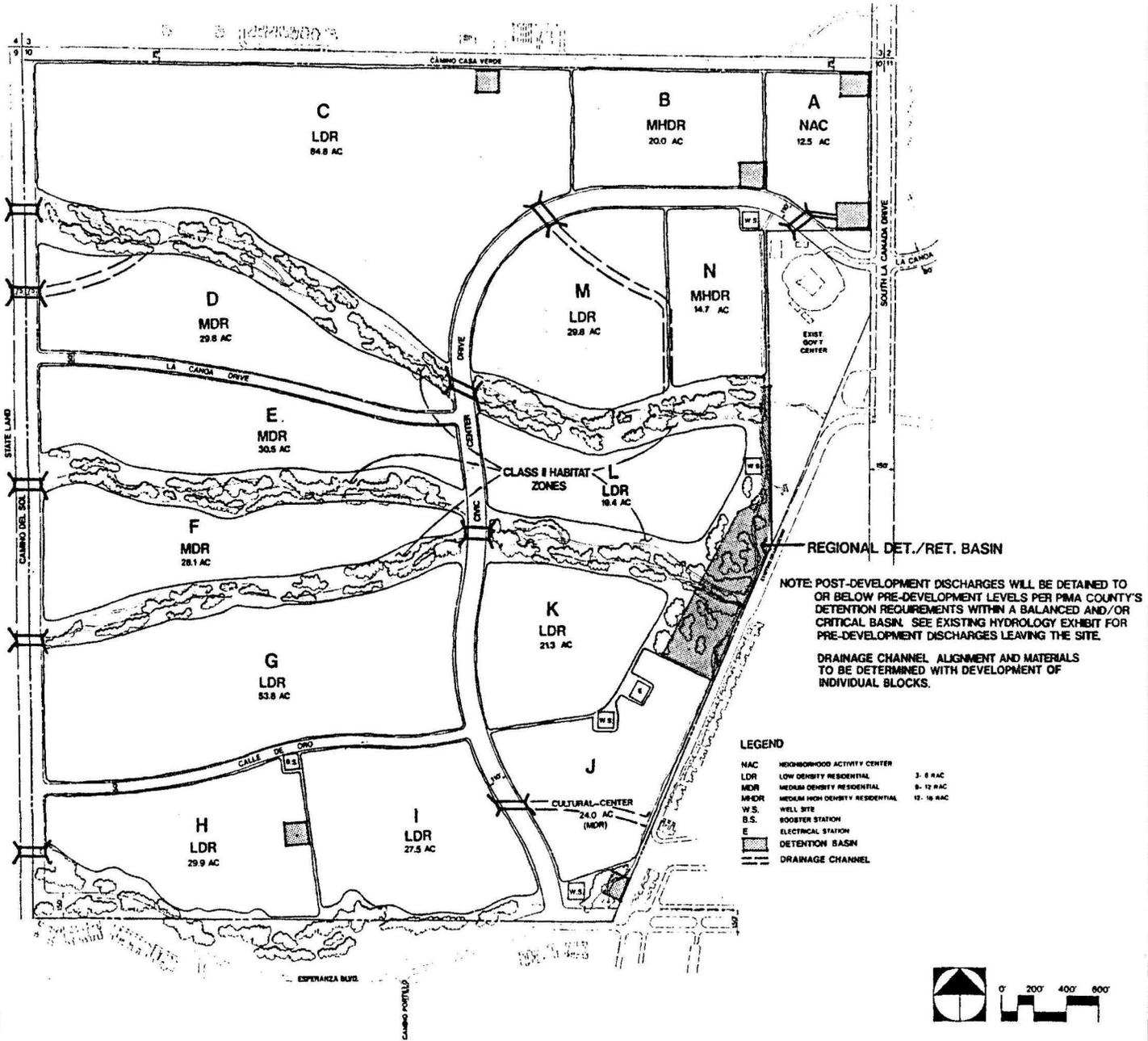
specify that the difference between the 5-year peak volumes from pre-development to post-development runoffs will be retained onsite.

In order to meet these detention/retention requirements a combination of individual and regional facilities will be used. It is proposed to place the larger detention/retention facilities at downstream locations along the eastern boundary in order to reduce any potentially negative impacts to the Class II Wash and Riparian areas. Please see the basin locations on the Drainage Concept Exhibit. Detention/retention facilities be public and thus maintained by Pima County. All of the basins will be designed according to Pima County's Stormwater Detention/Retention Manual. Additionally, recreation facilities may be located within the basins in accordance with County regulations. Should a recreation facility be constructed as part of a basin, it will contain terraces with low flow channels to convey intermittent runoff. Additionally, access for maintenance control shall be provided. Walking trails within the Class II washes will be designed in accordance with Pima County Flood Control policies and will minimize encroachment.

The Land Use Plan proposed in this Specific Plan conforms to all applicable area plans, basin management plans, river management plans and adopted County policies.

**DRAINAGE
CONCEPT**

Las Campanas
specific plan



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C. CIRCULATION PLAN

The property is bounded by Camino Casa Verde on the north, La Canada Drive to the east and Esperanza Boulevard alignment on the south. Regional traffic planning studies suggest a proposed major arterial road, Camino del Sol along the west property line, which will connect Duval Mine Road to the north with Continental Road to the south.

The major access points to the east will be to La Canada Drive in the northeasterly portion of the property, and to the south, connection to La Canada Drive via the westerly extension of Esperanza Boulevard. The other access points for the property will be on the west to the proposed Camino del Sol and on the north to Camino Casa Verde.

All onsite streets will be designed and constructed to provide sufficient capacity for the ultimate development as well as to accommodate bicycle, golf cart and pedestrian usage.

Interior lot layout shall be planned to prohibit lot frontage on major arterials or collectors, and shall discourage any double frontage lots.

The main access road for the project, Civic Center Drive, is classified as a minor arterial. The cross section will include four travel lanes with a 20' median, and an 8' bicycle/golf cart lane and 5' sidewalk on each side. This road will serve as a primary vehicular circulation corridor through the project and will link the local collectors and local streets with the major arterial on the east and south. The capacity at level D is 35,000 ADT. Typical cross-section as shown on Exhibit V-1.

The two local collector streets, Calle de Oro and La Canoa Drive, are planned to include two 14' travel lanes, a bike/cart lane, and sidewalks on either side within a 60' right-of-way. Typical cross-section is shown on Exhibit V-1.

Las Campanas Traffic Generator

The proposed development at Las Campanas would include a variety of residential, neighborhood commercial, office, and recreational uses. The various land use categories, the amount of land in each category, the associated trip generation rates, and the total trip generation are presented in the Table.

Trip Generation Rates

Trip Generation rates are generally consistent with those in the publication entitled Trip Generation Intensity Factors (TGIF), modified to reflect unique conditions of an age restricted community. All trip generation is computed at ultimate buildout.

The trip generation rate for Las Campanas is based on the experience at Sun City in Maricopa County and the Green Valley Travel Survey. The Sun City data indicates a daily vehicular tripmaking rate of 7.78 per dwelling unit for the single family dwelling units. The Green Valley Travel Survey results indicate that the tripmaking rate is 7.7 person trips in vehicles per dwelling unit, for trip made by members of the household but not taking into consideration trips by visitors, delivery vehicles, service vehicles, and similar non-household average vehicle trips. The Green Valley Travel Survey also indicates an average vehicle occupancy of 1.38 persons per vehicle for trips made by household members. Applying this vehicle occupancy rate to the 7.7 person trips, yield 5.6 vehicular trips per dwelling unit for trips made by household members. In this study, a rate of 7.7 vehicular trips per dwelling unit is used for planning purposes to provide a margin of safety and to be consistent with the Sun City single family rate.

Parcel #	Land Use	# of Units	Units	Average Weekday	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
A	Neighborhood Activity Center	50	1000 GSF	3,291	48	28	76	135	135	270
B	Congregate Care Center	200	D.U.	430	8	4	12	20	14	34
C	Residential-Single Family	250	D.U.	1,925	25	78	103	105	55	160
D	Residential-Single Family	160	D.U.	1,232	18	50	66	67	35	102
E	Residential-Single Family	170	D.U.	1,309	17	53	70	71	37	108
F	Residential-Single Family	150	D.U.	1,155	15	47	62	63	33	96
G	Residential-Single Family	160	D.U.	1,232	16	50	66	67	35	102
H	Residential-Single Family	80	D.U.	616	8	25	33	34	18	52
I	Residential-Single Family	80	D.U.	616	8	25	33	34	18	52
J	Theater/Music Hall	1000	Seat	400	0	0	0	200	0	200
K	Residential-Single Family	60	D.U.	462	6	19	25	25	13	38
L	Residential-Single Family	50	D.U.	385	5	16	21	21	11	32
M	Residential-Single Family	80	D.U.	616	8	25	33	34	18	52
N	Residential-Multi Family	100	D.U.	784	6	36	42	42	23	65
O	Park	11	Acre	25	23	9	32	12	22	34
Project Total		2,601		14,478	209	465	674	830	467	1,397

**RETIREMENT COMMUNITY PEAK HOUR TRIPS
11:00 AM - NOON**

Land Use	# of Units	Units	In	Out	Total
Neighborhood Activity Center	50	1000 GSF	163	200	363
Residential-Single Family	1240	D.U.	475	604	1,079
Residential-Multi Family	100	D.U.	39	49	88
Project Total	1,390		677	853	1,530

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**Bolduc,
Smiley &
Associates, Inc.**

**NUMBER OF VEHICULAR TRIPS &
RETIREMENT COMMUNITY
PEAK HOUR TRIPS**

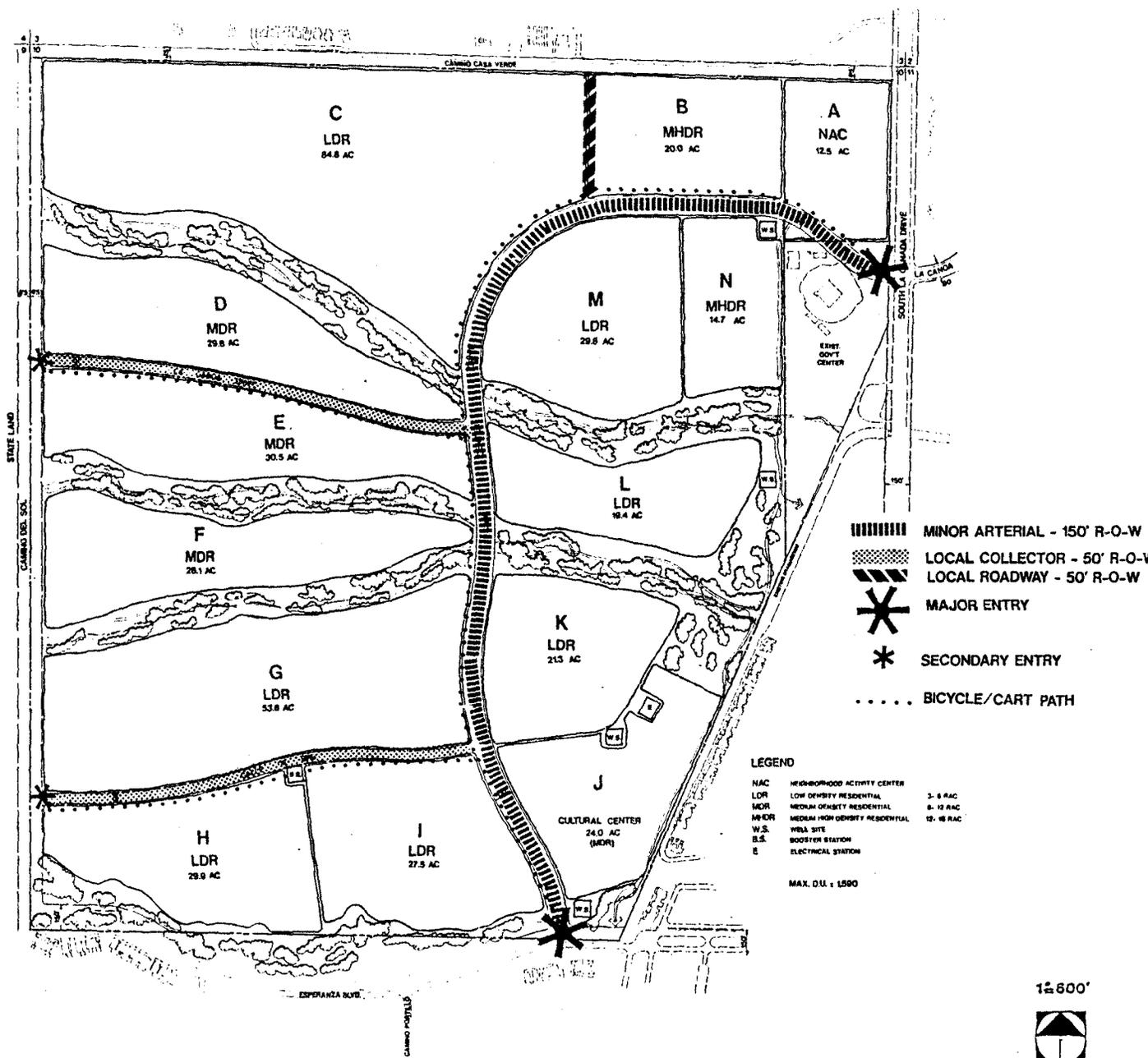
The access points onto La Canada and Esperanza have been planned in order to provide circulation from the proposed development onto the two existing major arterials which are adjacent to the project. The access onto La Canada will be at an existing median cut which currently provides access to the Government Center. A conceptual alignment through the Government Center has been approved by PCDOT. An agreement between the Master Developer and Pima County will be necessary to implement the required property exchange as shown on the exhibit. The Master Developer will be responsible for construction of the proposed roadway improvements. The final roadway design through the Government Center will be subject to Pima County Department of Transportation approval.

It is anticipated that the traffic generated by this project along with the current and future traffic on La Canada Drive will necessitate construction of a traffic signal at this intersection at some point in the future. The Traffic Impact Study required for the rezoning will analyze the need and timing for signalization and intersection improvements. Financing of transportation improvements will be determined by PCDOT based on the proportion of projected impact.

The access at Esperanza has been located at the eastern corner of the plan area in order to minimize impact on the existing residential development at the western end of Esperanza. The plan shows the proposed 150' right-of-way required by Pima County which enters the property at the southeast and southwest. The central portion of Esperanza is separated from the southern project boundary by a parcel of privately owned commercially zoned land. The existing configuration of Esperanza Boulevard will allow for direct access from the east onto Civic Center Drive. The ultimate extension of Esperanza to the west and Camino del Sol north to Duval Mine Road will provide linkage to Las Campanas from all areas of the community.

CIRCULATION
CONCEPT

Las Campanas
specific plan



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1:600'



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D. UTILITY PLAN

UTILITIES

Tucson Electric Power Company will serve the property, and according to their representative, Tucson Electric Power Company has all necessary facilities and ample capacity to service the entire site when developed. However, depending on how actual development is phased, an offsite feeder line may be required in both Camino Casa Verde and Esperanza Boulevard. This proposed major 3-phase peripheral feeder may be overhead, however any onsite power single phase installation shall be underground.

U.S. West Communication has a control office for facilities located on La Canada Drive just north of Esperanza Boulevard. According to their Green Valley Area representative, they will require a 4 inch PVC, 4 duct main line to serve the south half of the property along Esperanza Boulevard west of La Canada Drive. The north half of the site will require a 4 inch PVC, 4 duct main line from an existing facility located on La Canada Drive just south of the Green Valley Country Club Vistas sub-division. This line will run westerly through the Pima County Government Center to the site along the new public roadway.

Southwest Gas Company will provide natural gas to the property. They propose to serve the site by accessing the property at the southeast corner from an existing 4 inch main paralleling the southeasterly property line.

SEWER AND SOLID WASTE

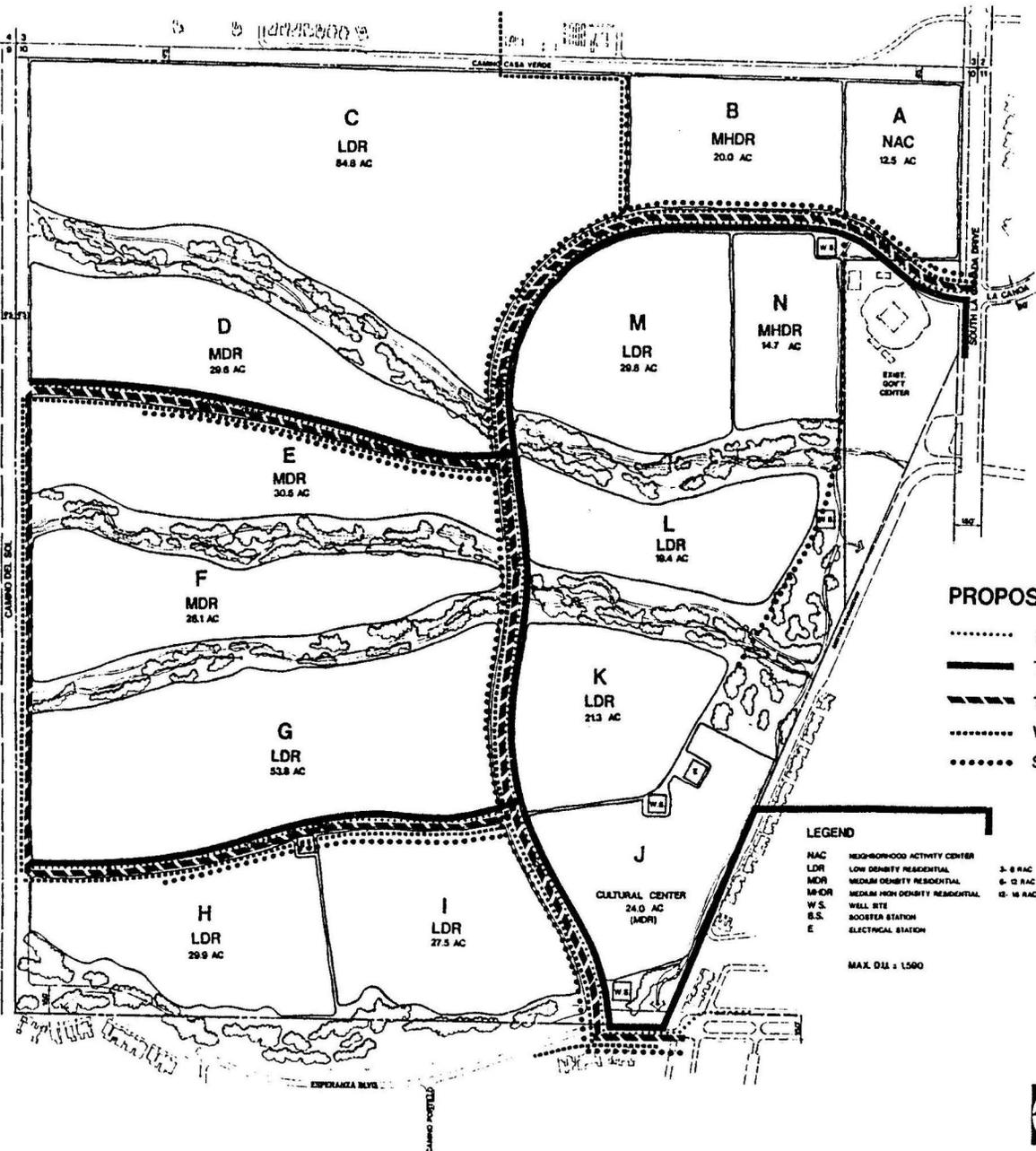
Because of the slope of the terrain and the location and size of the three existing downstream sewer system lines, the site will be sewered as three separate basins. Since there is undeveloped upstream properties that in the future may require sewer service, it is required that the sewer for this property be designed to provide flow through capacity, thereby making the development eligible for "participating hook-up rates." At the time of platting, a formal sewer basin study will analyze the alignment and sizing of sewers planned for flow through, and verify the adequacy of the existing downstream system. At that time, a sewer service agreement can be completed to secure the capacity within the system.

POTABLE WATER

Community Water Company of Green Valley has extended their certificated and franchise area to include this property, with the right and obligation to provide domestic and fire flow. The water company will provide water for the development of Las Campanas on a phased basis. Since the Community Water Company does not have existing facilities to provide this service, the developer has entered into an agreement for the installation of those facilities necessary to provide adequate service to the project. This infrastructure will include some offsite main extensions, an additional well site, pressure reducing stations and possibly an additional storage reservoir. The developer will provide an on-site looped water system for the project. The Community Water Company of Green Valley has the necessary 100-year assured water supply.

**UTILITY
CONCEPT
PLAN**

Las Campanas
specific plan



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E. ENVIRONMENTAL RESOURCES CONCEPT PLAN

The primary strategy for environmental protection involves the protection of a significant portion of the property in natural open space. These undisturbed areas are supplemented by revegetated detention/retention facilities and other open space areas to provide a total of more than 15% open space. The Specific Plan responds completely and thoroughly to the site's existing hydrologic conditions. The existing Class II washes are being left, by and large, in their natural undisturbed state except for road and utility crossings and limited encroachment for channelization and bank protection. The identified ecological resource areas have been used to define the boundaries of the open space network. Where encroachment occurs, it shall be mitigated in accordance with the mitigation measures stated herein.

Slope throughout the site is very gentle and the washes are not deeply incised. As a result, the distinction between riparian and upland zones is variable and frequently indistinct. However, the general form of the major riparian corridors can be readily mapped based on vegetative density that is visible from aerial photographs. The procedure for designating areas to be preserved as natural open space was as follows:

1. Identify major corridors that are either previously designated as Class II habitats or which deserve Class II status because they support well developed riparian vegetation.
2. Designate a corridor for protection that captures the richest vegetation and that no case is less than 200 feet across. The 200' minimum insures that even in areas where the corridor of riparian vegetation is narrower than 200 feet, the protected area will be of adequate width to accommodate movements of sensitive animals.

WASHES, NATURAL HABITAT AND VEGETATION

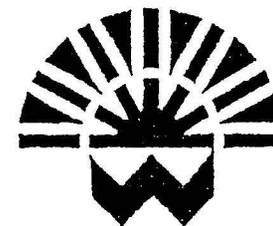
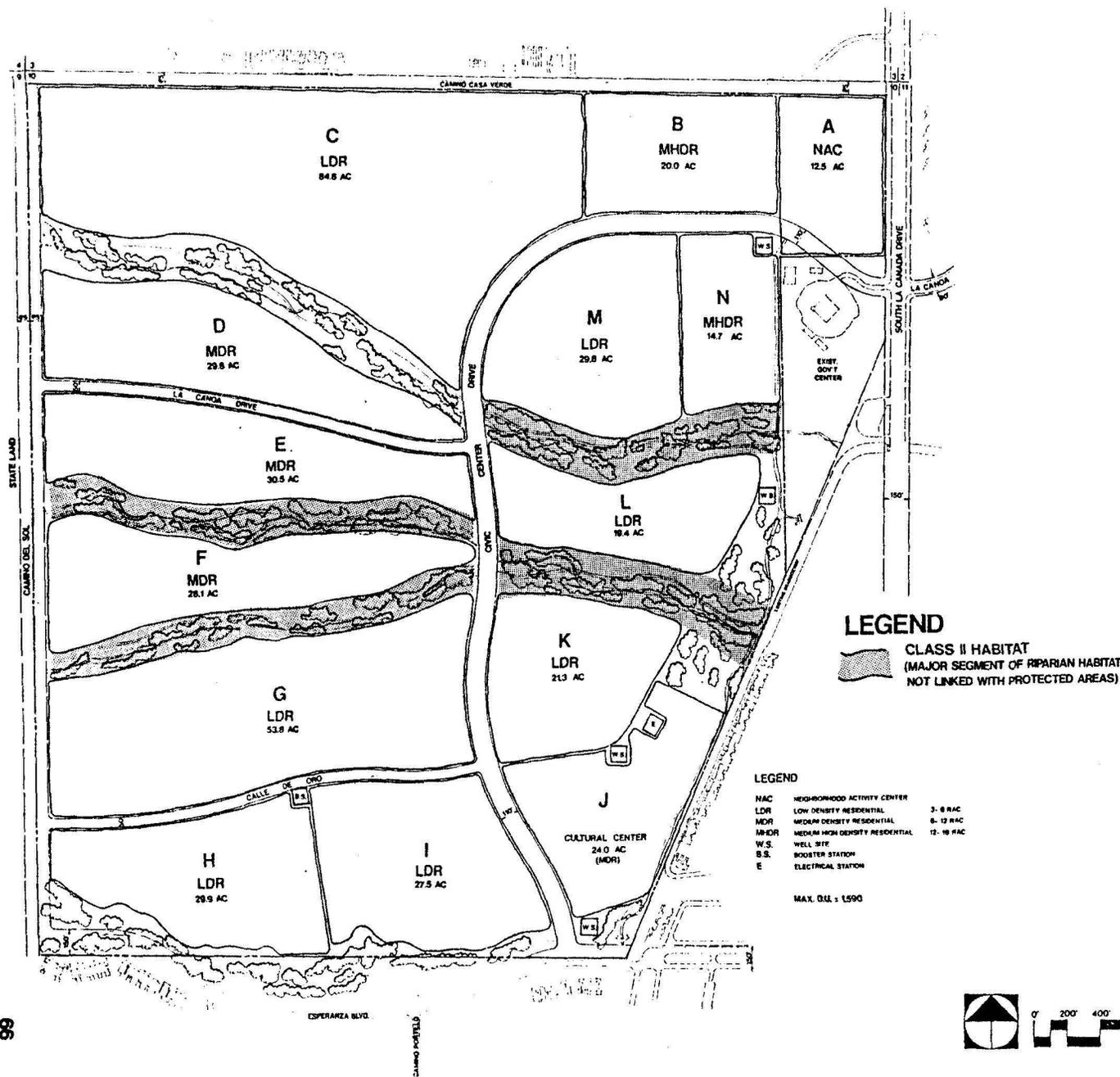
The land use plan provides for protection of significant areas of natural habitat in open space corridors along the Class II washes, detention/retention facilities and other open space areas. The vegetation on the site is most significant along the major drainageways. The major riparian corridors will be maintained in a natural state where feasible or enhanced with native vegetation. In areas to be developed, specimen trees and cacti which are identified to be salvageable, will

be relocated onsite to revegetate and enhance landscaping along roadways, pedestrian, bike and cart paths, buffer yards, entry features and in natural areas. During construction, natural areas and areas to be developed at a later time will be protected as described in the Development Regulations in order to prevent encroachment. All non-built areas disturbed by grading, will be revegetated with native or drought tolerant vegetation.

Landscaping throughout the project will be restricted to native desert and drought tolerant plant species. The re-developed drainage and detention/retention areas will be landscaped appropriately with plant materials able to withstand inundation. These areas will be designed as multiple use recreation nodes including both active recreation facilities and passive recreation opportunities. The Arizona Game and Fish Department has not indicated that any special status species of plants or animals are likely to be found in this area. However, open space corridors and associated washes and drainage areas will provide a protected habitat for desert creatures.

**CRITICAL &
SENSITIVE
BIOLOGICAL
COMMUNITIES**

Las Campanas
specific plan



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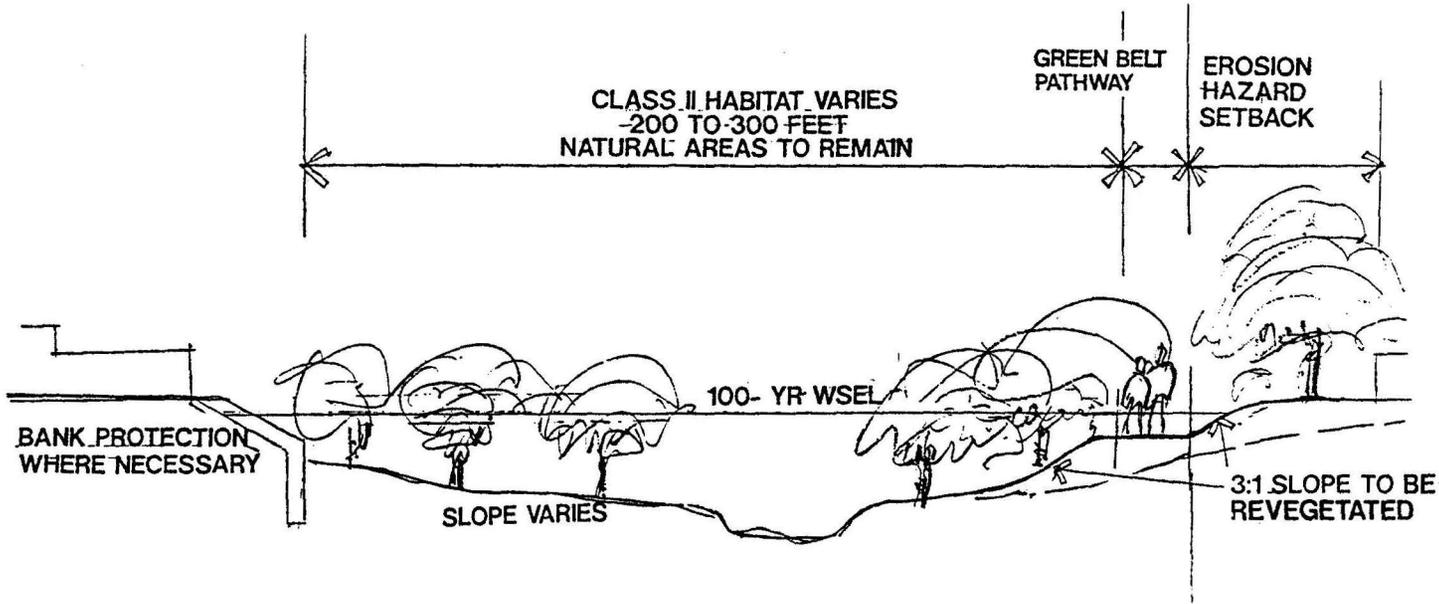


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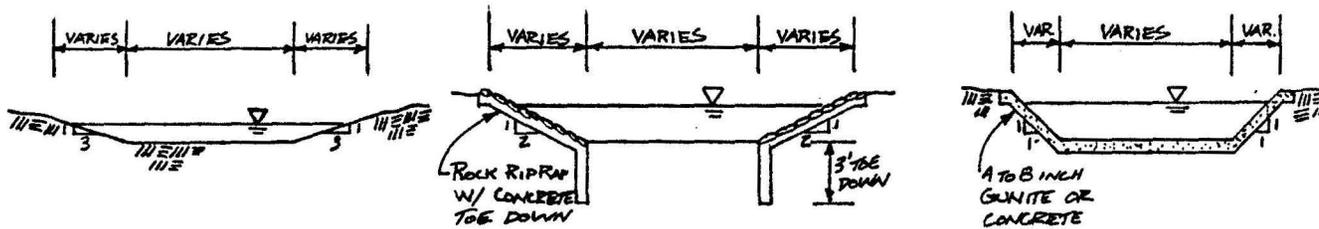
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GREEN BELT PATHWAY



TYPICAL CROSS SECTION



INTERBLOCK DRAINAGE CHANNELS

EXHIBIT IV-7

ENCROACHMENT CROSS SECTION

Las Campanas
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VIEWSHEDS

The open space system will also serve to preserve and enhance views from residential areas in the project as well as the views across and onto the site from surrounding neighborhoods. The primary views are to the east and northeast toward the Catalinas. The views across the site from the residential development to the south will not be significantly affected by this project because of the vacant commercial land along Esperanza Boulevard. To the west of the Specific Plan area is a large tract of vacant state owned land. Foreground views of the site from surrounding areas will be affected.

Visual impact of this project on surrounding residential development will be minimal. The Colonia de los Alamos subdivision north of the project is developed at a density similar to that proposed in the Specific Plan. The right-of-way for Camino Casa Verde and the perimeter wall of the subdivision, provide a buffer between the developments, and the Specific Plan proposes no direct access toward the north. Other development on the north is commercial.

Although westerly views from the Green Valley Country Club Vistas Townhomes to the northeast will include the proposed neighborhood commercial area, the 150' right-of-way of La Canada along with a 50' drainageway, the building setback and lower elevation of the Townhomes will mitigate the visual impact.

The Green Valley Townhomes, known as Casa Poloma, are located directly across a drainageway on the southeast of the project. Their views to the west will remain unchanged or be enhanced by the natural area, recreation facility and detention/retention facilities proposed along the eastern project boundary.

The northerly views from Green Valley Esperanza Estates to the south of the project will include the 150' right-of-way of Esperanza and the washes and open space buffer proposed in the plan.

ARCHAEOLOGY

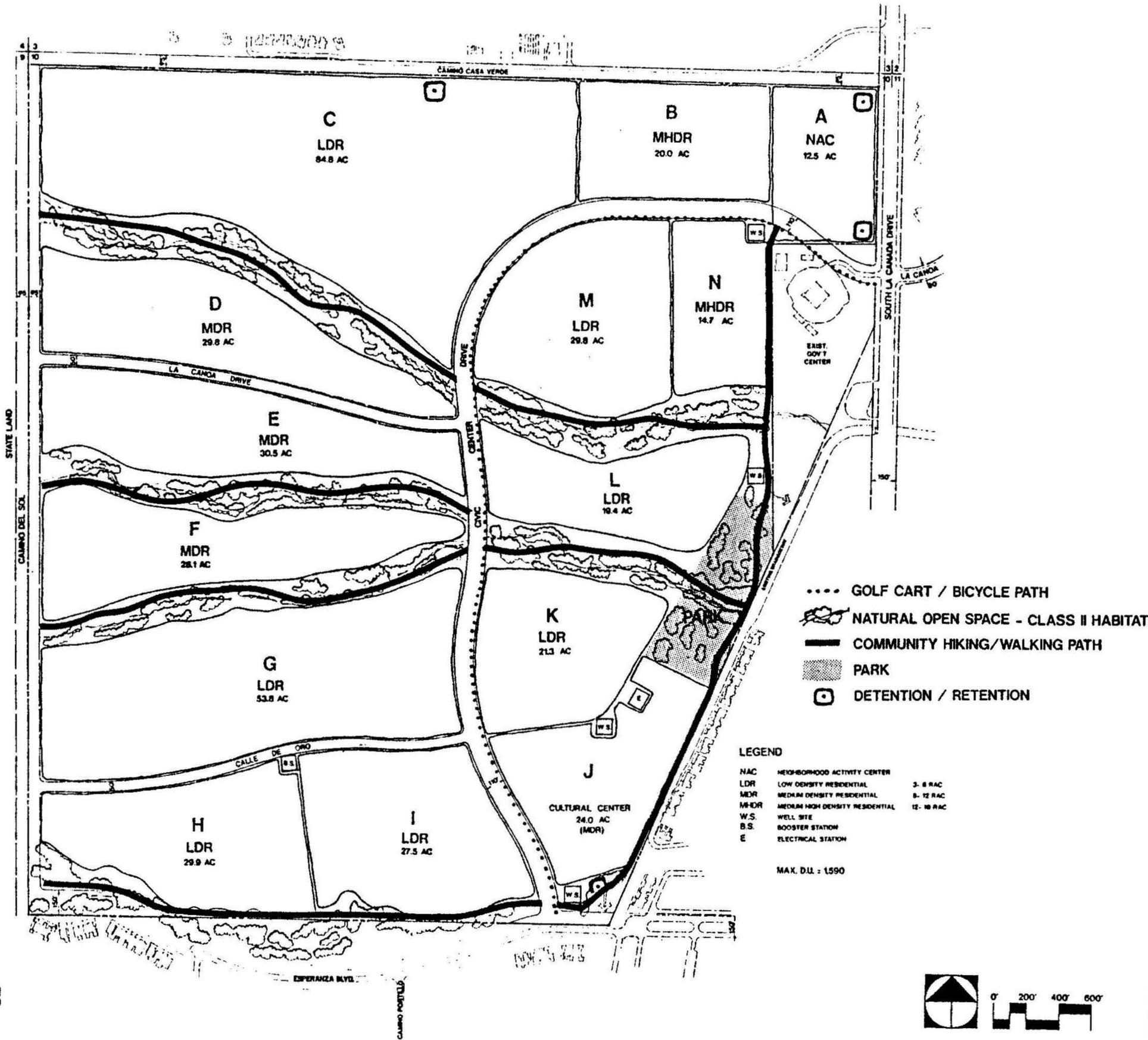
The Arizona State Museum has recommended that an on-the-ground survey of the site be undertaken prior to any ground modification activities. This survey will be required at the time of individual development plan or plat approval and prior to construction. Any additional studies or mitigation measures which are recommended as a result of the survey will be undertaken by the master developer or builder as agreed upon. Regulations for cultural resources survey and mitigation are included in the Development Regulations, Section H.

F. RECREATION CONCEPT PLAN

Las Campanas is a community built around the recreation amenities provided by the open space corridors as well as the proposed cultural center. An approximately 11 acre recreation facility will be developed within the open space area along the eastern boundary. This facility will include a swimming pool and club house and other activities such as putting greens, volleyball, croquet and walking tracks along with picnic areas and an outdoor amphitheater. Additional recreation elements include the golf cart path system, and bike and pedestrian paths linking residential areas to civic, cultural and commercial activity centers. These facilities will provide for the needs, as projected by GVR, for future activities, exercise and sports, especially swimming and walking. Funding, construction and maintenance will be the responsibility of the Master Developer.

**OPEN SPACE,
TRAILS &
RECREATION**

Las Campanas
specific plan



A planned development by
WLC GREEN VALLEY LIMITED PARTNERSHIP

The WLB Group **WLB**

Engineering • Planning • Surveying
Landscape Architecture • Green Design

OFFICES LOCATED IN LOS ANGELES, PHOENIX,
LAS VEGAS, AND VICTORIA, CANADA. CA
LAND USE DIVISION
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V. DEVELOPMENT REGULATIONS

A. GENERAL PROVISIONS

These regulations provide the mechanism for implementation of the land uses and development concepts of the Specific Plan. Wherever possible the adopted Pima County zoning regulations have been relied upon.

1. **CONFORMANCE TO EXISTING REGULATIONS:** This Specific Plan incorporates all applicable adopted Pima County ordinances, existing or as may be adopted except as specifically addressed within this Specific Plan.
2. **DETERMINATION OF USES:** If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for or to be clearly understandable, those regulations of the Pima County Zoning Code in effect at the time of the Specific Plan adoption that are applicable are as follows:

LDR:	Closest equivalent is CR-5
MDR:	Closest equivalent is CR-5
MHDR:	Closest equivalents are CR-5 for single family detached and TR for other uses
NAC:	Closest equivalent is CR-5 for single family detached, TR for other residential and office uses and CB-1 for commercial uses.
3. **MODEL HOMES:** Model Homes are allowed in all residential area in accordance with 18.09.090 without restriction on number.
4. **PARKING:** Parking requirements shall be in accordance with Chapter 18.75 of the Pima County Zoning Code.
5. **TEMPORARY REAL ESTATE SALES OFFICES:** Temporary Real Estate Offices are allowed in all areas in accordance with Section 18.17.020A8.

6. **RELIGIOUS FACILITIES:** Religious facilities are permitted within all land use categories.

B. DEFINITIONS

1. Dwelling Unit Cap The maximum number of dwelling units permitted in the Specific Plan.
2. Congregate Care Facility A residential complex that provides assisted living conditions for individuals who are semi-independent, but need additional support such as meals and/or medical assistance.
3. Gross Acres or Area The total acreage or area.
4. Maximum Density The maximum number of residences per gross acre (RAC) allowed for a development area or portion thereof, as permitted by the applicable land use classification.
5. Minimum Landscape Coverage The minimum area, by percent, of the gross area being developed which is required to be landscaped, including all required buffers, trees, shrubs, ground cover, hydroseeded areas and preserved and/or salvaged native plants.
6. Planning Area A designated sub-area of the Specific Plan for which land uses and densities are specified.

C. LAND USE STANDARDS

1. LDR - LOW DENSITY RESIDENTIAL

a. USES PERMITTED:

- (1) Single Family Dwelling and Dwelling Group or Townhomes.
- (2) Recreation Facilities

b. GENERAL DEVELOPMENT STANDARDS:

- (1) Minimum Lot area: 6,000 square feet.
- (2) Maximum Density: 6 RAC and shall not exceed the overall Specific Plan dwelling unit cap of 1,590 units.
- (3) Minimum Lot width: 60 feet
- (4) Minimum Building Setback:
 - Front: 20 feet
 - Side: none
 - Rear: 10 feet
- (5) Maximum Lot Coverage: 50 percent
- (6) Maximum Building Height: Not to exceed 24 feet
- (7) Accessory structures in accordance with 18.29.040.

2. MDR - MEDIUM DENSITY RESIDENTIAL

a. USES PERMITTED:

- (1) Single Family Dwelling and Dwelling Group or Townhomes.
- (2) Recreation Facilities

b. GENERAL DEVELOPMENT STANDARDS:

- (1) Minimum Lot area: 3,000 square feet.
- (2) Maximum Density: 12 RAC and shall not exceed the overall Specific Plan dwelling unit cap of 1,590 units.
- (3) Minimum Lot width: 30 feet
- (4) Minimum Building Setback:
 - Front: 20 feet
 - Side: none
 - Rear: 10 feet
- (5) Maximum Lot Coverage: 50 percent
- (6) Maximum Building Height: Not to exceed 24 feet
- (7) Accessory structures in accordance with 18.29.040.

3. MHDR - MEDIUM HIGH DENSITY RESIDENTIAL

a. **USES PERMITTED:**

- (1) As allowed in MDR - Medium Density Residential
- (2) Duplex or Multiple dwelling unit
- (3) Congregate Care
- (4) Recreation Facilities
- (5) Professional Offices
- (6) Municipal Uses

b. **GENERAL DEVELOPMENT STANDARDS:**

(1) **SINGLE FAMILY RESIDENTIAL:**

As provided in MDR - Medium Density Residential.

(2) **DUPLEX OR MULTIPLE DWELLING UNIT:**

- (a) Minimum Site Area: Ten thousand square feet
- (b) Maximum Density: 18 RAC and shall not exceed the overall Specific Plan dwelling unit cap of 1,590 units.
- (c) Minimum Site Width: 30 feet
- (d) Minimum Site Building Setback:
 - Front: 20 feet
 - Side: None
 - Rear: 10 feet
- (e) Minimum Landscape Coverage: 10 percent of gross site area
- (f) Maximum Building Height: 24 feet or 2 story

(3) **CONGREGATE CARE:**

- (a) Minimum Site Area: Two acres
- (b) Maximum Density: One guest room per two thousand square feet of the site area.
- (c) Maximum Height: not to exceed 24 feet
- (d) Maximum Site Coverage: 40 percent of gross site area
- (e) Minimum Site Setback:
 - Front: 20 feet
 - Side: 10 feet each side
 - Rear: 10 feet

- (f) Minimum Landscape Coverage: 10 percent of gross site area

- (4) **ACCESSORY STRUCTURES:**
In accordance with 18.29.040

4. NEIGHBORHOOD ACTIVITY CENTER

a. USES PERMITTED:

- (1) As allowed in MHDR - Medium High Density Residential
- (2) Restaurant/drinking establishment
- (3) Recreation Facilities
- (4) Commercial: As permitted in 18.43.030 (CB-1)
- (5) Professional offices
- (6) Municipal Uses
- (7) Medical Facilities
- (8) Accessory Building or Use (not involving open storage)

b. GENERAL DEVELOPMENT STANDARDS:

- (1) Residential: As provided in MHDR - Medium High Density Residential
- (2) Non-Residential
 - (a) Minimum Lot Area: none
 - (b) Minimum Lot Width: none
 - (c) Maximum Building Coverage: 60 percent at ground level
 - (d) Maximum Building Height: not to exceed 24'
 - (e) Minimum Site Building Setbacks:
 - Front: 20 feet
 - Side: none
 - Rear: 25 feet
 - (f) Where the non-residential use abuts a residential use, screening and bufferyards shall be required in accordance with 18.73.040
 - (g) Minimum Distance Between Buildings: 10 feet
 - (h) Minimum Landscape Coverage: 10 percent of gross site area

- (3) Accessory Structures: In accordance with 18.43.070, subject to 24 foot height limitations

5. CULTURAL CENTER

a. USES PERMITTED:

- (1) Civic & Cultural Facilities
- (2) Governmental Facilities
- (3) Recreation Facilities
- (4) Amphitheater
- (5) Accessory Food & Liquor Licensed Facilities
- (6) Ancillary Retail Commercial

b. GENERAL DEVELOPMENT STANDARDS:

- (1) Building Height for Civic & Cultural Facilities shall not exceed 24 feet
- (2) Other uses as provided in NAC - Neighborhood Activity Center

6. RF - RECREATION FACILITIES & OPEN SPACE

a. USES PERMITTED:

- (1) Recreation Facilities
- (2) Recreation Center
- (3) Ancillary uses to public or private facilities in accordance with 18.07.040A2

- (4) Open Space
- (5) Regulatory Control Structures

b. GENERAL DEVELOPMENT STANDARDS:

- (1) As provided in Neighborhood Activity Center - Non-Residential.

D. ROADWAY STANDARDS

The primary street system for Las Campanas consists of Civic Center Drive, La Canoa Drive and Calle de Oro. Civic Center Drive will function as the main access road for the project and will have a 110 foot right-of-way, including four travel lanes a 20 foot median, and bike/cart lanes and sidewalks on each side.

La Canoa and Calle de Oro are local collectors and will have a 60 foot right-of-way including two 12 foot travel lanes and a 14' center turn lane, sidewalks on each side, and a bike/cart lane on one side. No parking will be allowed on the arterial or collectors. See right-of-way cross sections exhibit. In addition, a 50' right-of-way will be provided between Planning Areas "B" & "C", for a connection between Civic Center Drive and Camino Casa Verde.

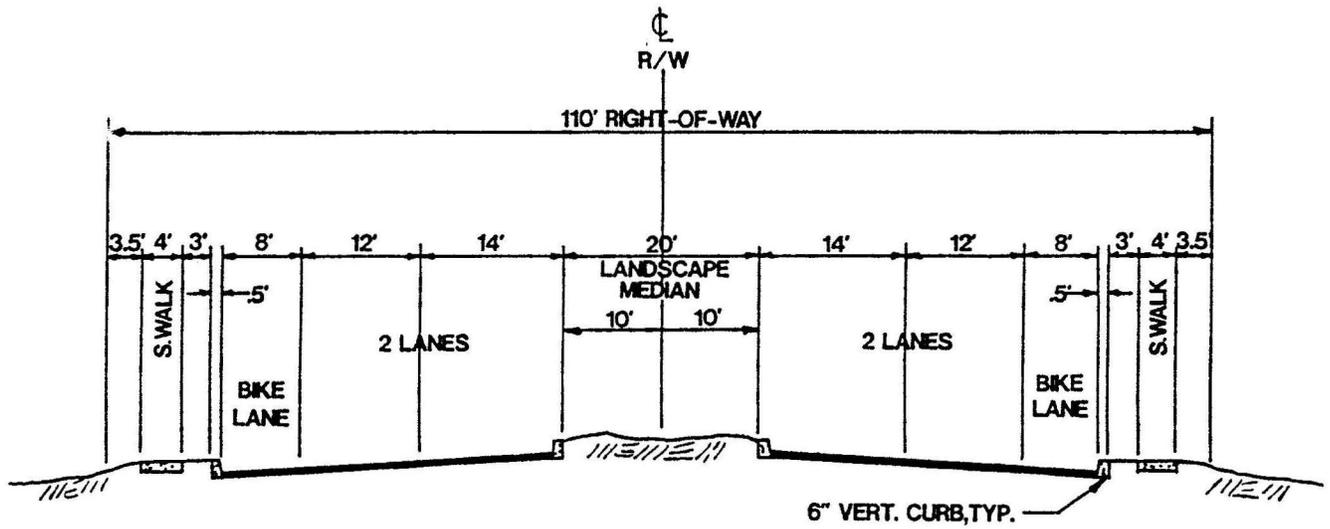
All streets will be public and will be designed and built to Pima County standards.

Road crossings over washes that are identified by the Specific Plan as natural open space shall be designed to cross the floodplain with only minor encroachment. Reduction in floodplain width may be acceptable to achieve required on-site detention and to facilitate wildlife movement. The design of the roadway shall be subject to the approval of the PCDOT/FCD.

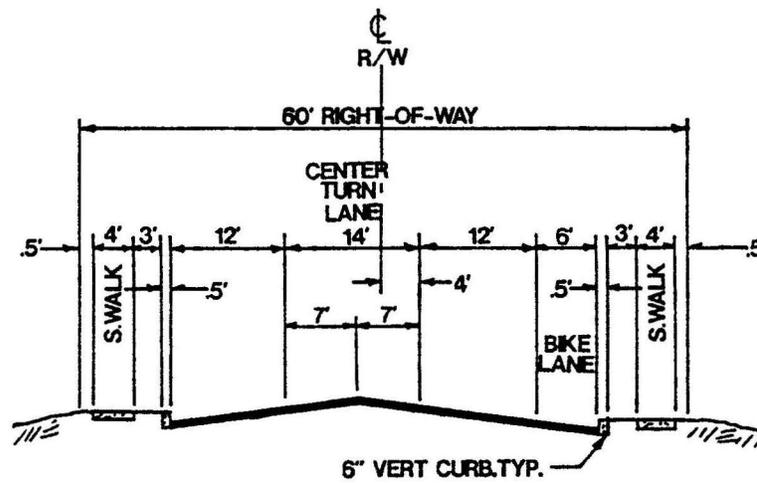
No direct residential access or parking will be allowed on arterial or collector roads.

E. INFRASTRUCTURE STANDARDS

All public and private utilities will be designed and built in accordance with the standards and regulations of Pima County and the State Health Department.



110' RIGHT-OF-WAY SECTION



60' RIGHT-OF-WAY SECTION

F. NATURAL RESOURCES

The site's existing Class II washes will be minimally disturbed by grading activities. The vast majority of these areas will be left in their natural condition. Road and utility crossings and limited bank protection represent the primary features of the development which will encroach into the mapped Class II washes. Crossings through the washes shall be avoided whenever reasonably possible to reduce their aggregate impact upon these areas. The total number of proposed crossings was held to a minimum to reduce their aggregate impact upon the washes.

The Plan Area was studied to identify those areas which contain significant riparian habitat resources. These areas were determined based on the presence of species composition, densities and volume. These areas are adjacent to the Class II washes. These primary riparian resource areas identified on Exhibit IV-9 in the appendix, shall be preserved in place with a minimum of disturbance. The approximate physical location of the boundary line between those areas to remain natural and ungraded, is shown on this Exhibit prepared by Dr. Shaw. Once identified on the ground, and taking into account permitted encroachments for road and utility crossings and limited flood control as discussed in the plan, these resource areas shall be protected during construction as required herein. All disturbed areas shall be mitigated as required herein.

During the development program when grading is necessary, the mature trees and cactus will be salvaged and relocated for use on the site. A program of vegetation salvage, landscape and replanting as described in the Environmental Resources Concept Plan, will be developed in accordance with the Arizona Native Plant laws, to provide a significant enhancement to the development. Walking trails within the Class II Washes will be designed in accordance with Pima County Flood Control Policies and encroachment will be minimized.

Many of the largest native trees on the site will be preserved within the protected natural corridors. In addition, however, scattered throughout the parts of the site that will be graded are potentially salvageable mesquite and palo verde trees as well as various desert shrubs and cacti (cholla, prickly pear, fishhook barrel). Although none of these specimens are unusual or rare and there are no saguaros present, especially attractive individual mesquite trees and cacti will be salvaged and used for revegetating areas that are disturbed during construction, such as

detention/retention basins, and for enhancing portions of the natural corridors that currently lack large trees. This salvaged stock will be supplemented by additional nursery stock using native desert and drought tolerant plant species as required by the vegetation salvage and replanting plan.

All development plans and final plat submittals shall include a vegetation salvage and replanting plan. The plan shall address areas of the site to be preserved, methods for minimizing disturbance to the remainder of the site, and mitigation for the loss of plant material and habitat. In areas where the natural vegetation will be disturbed, the plan shall identify the means of preservation or mitigation, and discuss the quantities of materials by species that will be salvaged for reuse on the site, and made available for use in other areas.

Where nursery stock is used to augment native vegetation, the minimum size of nursery grown material shall conform with Pima County Landscape Design Manual, Chapter 18.73 of the Zoning code. Areas where mitigation is appropriate include bufferyards, retention/detention basins and individual residential lots. In addition to the trees, shrubs and cacti identified, flowering annuals perennials may be identified and returned to the site through hydroseeding.

Prior to the commencement of any construction activity on a lot, the Owner and Builder shall provide a detailed plan as to the manner in which the natural desert will be protected, and the areas to which all construction activity will be confined. This plan shall identify the methods for protection, such as fencing, flagging, rope, barricades, or other means, to be set up prior to commencement of construction.

The minimum 200 foot "no encroachment areas" along the riparian corridors will be protected by enforcing the following measures in order to assure that damage is not done by heavy equipment during construction.

- a. Entire protected area will be flagged and roped.
- b. Where needed, temporary fencing will be erected to exclude heavy equipment.
- c. Contractors will be educated concerning the need to preserve these areas and penalties will be assessed for encroachment.

G. LANDSCAPE PROGRAM

Landscaping within the project will be provided by the master developer and the builders in order to assure appropriate buffering between uses, to enhance the streetscape both visually and functionally, to preserve and enhance the natural desert vegetation and to assist in the mitigation of drainage impacts.

Landscape design should be consistent at major entry points and along arterial and collector streets. All plant materials in public and common areas will be drought resistant in accordance with the SAWARA Low Water Use Plant List. Drainage and retention/detention areas will be incorporated into recreation facilities and landscaped areas wherever possible and will be landscaped with native plants salvaged on site and other plant materials appropriate for riparian habitats.

Landscaping and buffering including areas adjacent to the existing well sites, will be required to provide appropriate buffering on-site in accordance with Chapter 18.73 (Landscaping Standards).

STREETSCAPES

There will be three different types of streetscaping within the Specific Plan are: Primary; Secondary and residential. Civic Center Drive will have primary streetscaping. La Canoa Drive and Calle de Oro will have secondary streetscaping. The streetscape for these corridors is intended to develop a colorful desert scene with a variety of plant types. A recommended plant palette is included in the appendix.

Bicycle paths and pedestrian trails shall be integrated with the street system, and adjacent developments where possible.

1. Entries and Nodes

Entry statements serve to identify and direct circulation through various developments. Entry statements shall include appropriate signage, architecturally integrated with the development design, and accent trees and plantings.

The Primary Entry Statements occur along La Canada and Esperanza. These entry statements shall be located on either side of the roadway as you enter into the project.

The Secondary Entry Statements will identify individual subdivision or neighborhoods. The design of these statements shall be similar to the Primary Statements but smaller in scale.

2. Retention/Detention/Drainageways/Open Space Areas

Retention/detention areas shall be designed and utilized as multi-purpose areas for drainage, open space, active and passive recreation, etc. Landscaping shall include berming and revegetation with drought tolerant plant.

H. CULTURAL RESOURCES

1. In the event that archaeological or historical sites are found, a research design and mitigation plan will be prepared and implemented. The research design and mitigation plan will be submitted to Pima County staff for review prior to administrative review of a subdivision plat. The field work phase of mitigation, involving scientific excavation and documentation of sites subject to impacts by the development, shall be completed by a professional archaeologist prior to the issuance of a grading permit and prior to the start of construction.
2. The management and treatment of any archaeological and historical sites found within the Las Campanas Specific Plan area shall be consistent with the provisions of the Cultural Resources Regulations that are detailed below.

Cultural Resource Regulations: Archaeological & Historical Sites:

The Master Developer will require that all documents and activities relevant to the management, preservation and data recovery (scientific excavation) of archaeological and historical resources will be prepared and undertaken by a professional archaeologist. Research designs and mitigation plans will be reviewed by Pima County staff and the State

Historic Preservation Office. All documents requiring such review will be submitted prior to or at the time a development plan or plat is submitted to Pima County. Off-site developments and ancillary construction will also be investigated and evaluated and treated by the same criteria as cultural resources within the Specific Plan boundaries.

- a. Site Survey: A cultural resources field survey shall be completed for the entire Specific Plan area by a professional archaeologist, and any sites encountered shall be recorded in accordance with guidelines established by the Arizona State Museum and the State Historic Preservation Office.
- b. Archaeological Testing: For those archaeological and historical sites that will be impacted or destroyed by the proposed development, sufficient sub-surface test excavations will be conducted to establish the research potential of the site and the nature and extent of the archaeological deposits. The goals of the testing will be to provide salient information for the development of a research design as well as establishing a cost effective and efficient data recovery plan.
- c. Research Design & Mitigation Plan: The cultural resources within the Specific Plan area shall be encompassed by a comprehensive research design and mitigation plan to meet the requirements of the Specific Plan as well as the Grading Ordinance. The research design will delineate productive areas of scientific investigation that may be pursued given the information the sites can yield and provide direction to the development of a mitigation plan. The mitigation plan will detail strategies for the management of the subject cultural resources and it will include a plan of work for implementation that may include further testing, sampling strategies, in-place preservation and protection, interpretive exhibits, and data recovery (scientific excavation and documentation, followed by analyses, report preparation, and curation) for those sites to be impacted or destroyed by the proposed development.

If the development activities are phased, a mitigation plan and plan of work will be developed for each planning area of the Specific Plan that contains cultural resources. In the event that an archaeological site spans more than one planning area, a single plan of work will be prepared and implemented for the entire archaeological site, regardless of planning unit boundaries.

- d. Implementation of Mitigation & Data Recovery Plans: The approved mitigation and data recovery plans will be implemented prior to any ground disturbing activities for development. Documentation will be forwarded to Pima County that the relevant portion(s) of the mitigation plan have been implemented and the field work completed by a professional archaeologist. This documentation will be submitted prior to or at the time of application for a grading permit. Analyses, report preparation and curation are mitigation tasks that will be completed by the professional archaeologist following the field work phase of the data recovery effort.

- e. Cultural Resource Protection: (1) Unless specifically indicated in the mitigation plan for those archaeological sites to be affected or destroyed by the proposed development, no physical disturbance (including collection of artifacts or excavation) of archaeological or historical sites will be permitted. (2) Cultural resources identified for in-place preservation that will not be impacted by development activities will be protected. This may include periodic inspection of sites and the use of fences or other physical barriers. (3) Unrecorded archaeological materials unearthed during construction activities by the builder, contractors, or individuals will be reported promptly to the Master Developer and County Archaeologist. Reasonable and cost efficient measures will be taken to document these archaeological features and materials by a professional archaeologist. (4) Except as necessary for avoidance and protection of the cultural resources, the Master Developer will restrict information on the location and nature of the cultural resources within the Master Plan area. No site will be promoted for public or private access unless so stipulated in the mitigation plan.

- f. Human Burials: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during scientific excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State law requires that the Arizona State Museum be notified of the discovery of these remains so that appropriate arrangements can be made for their repatriation and reburial by cultural groups who claim cultural or religious affinity to them. The human remains will be removed from the site pending the review, consultation, and decision of the affected cultural groups and the Arizona State Museum.

- g. Technical and Professional Standards & Guidelines: All aspects of the archaeological mitigation and data recovery efforts will be conducted by a professional archaeologist using accepted professional standards and practices consistent with guidelines included in the Advisory Council on Historic Preservation 1980 Handbook; guidelines for Recovery of Scientific, Prehistoric, Historic, and Archaeological Data: Methods, Standards, and Reporting Requirements (36CFR66, dated January 28, 1977); the Standards of Research Performance of the Society of Professional Archaeologists; and the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation (Federal Register, dated September 29, 1983).

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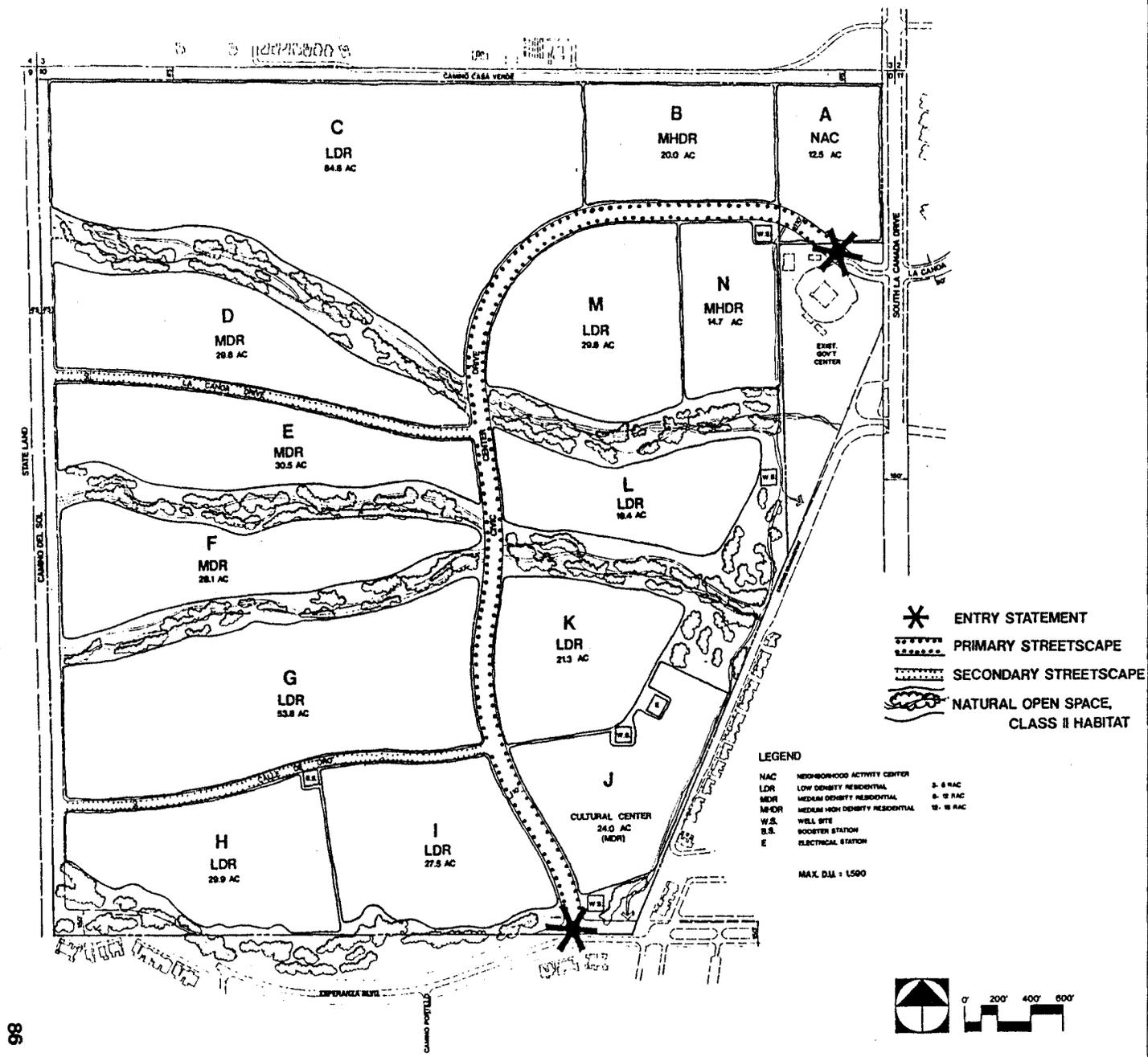


EXHIBIT V-2

LANDSCAPE CONCEPT

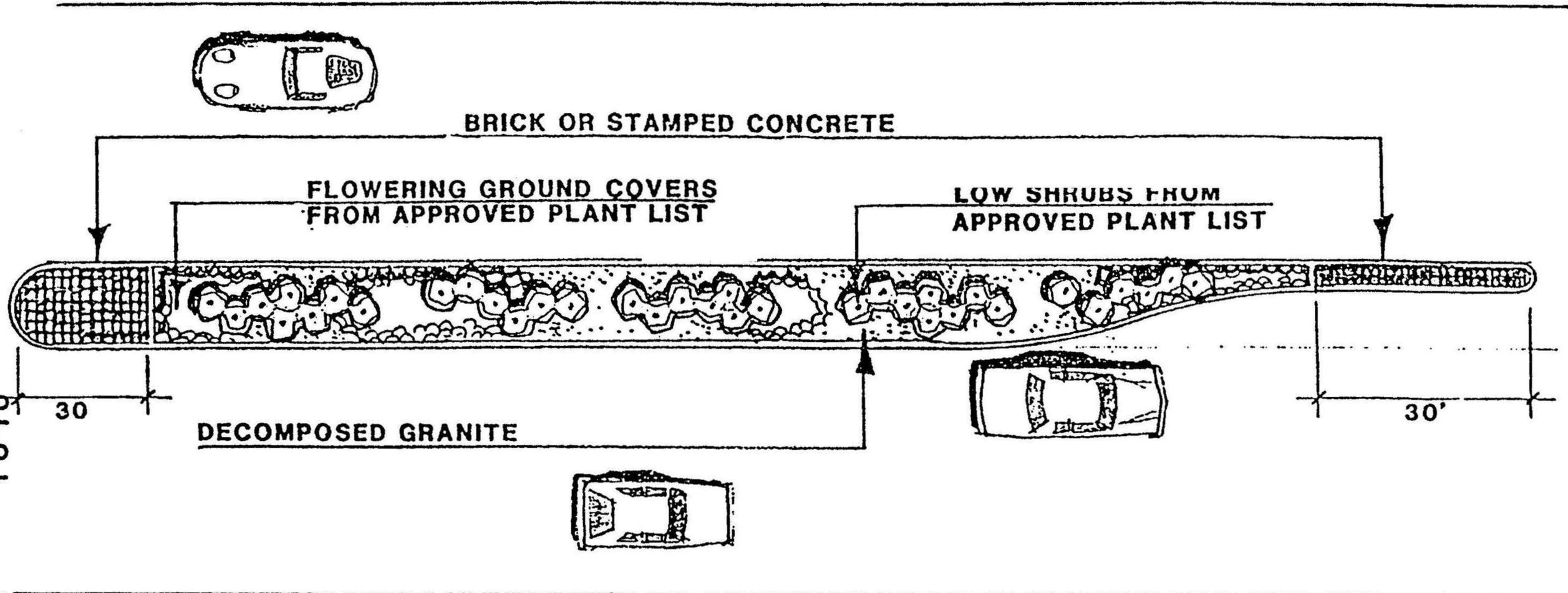
Las Campanas
specific plan



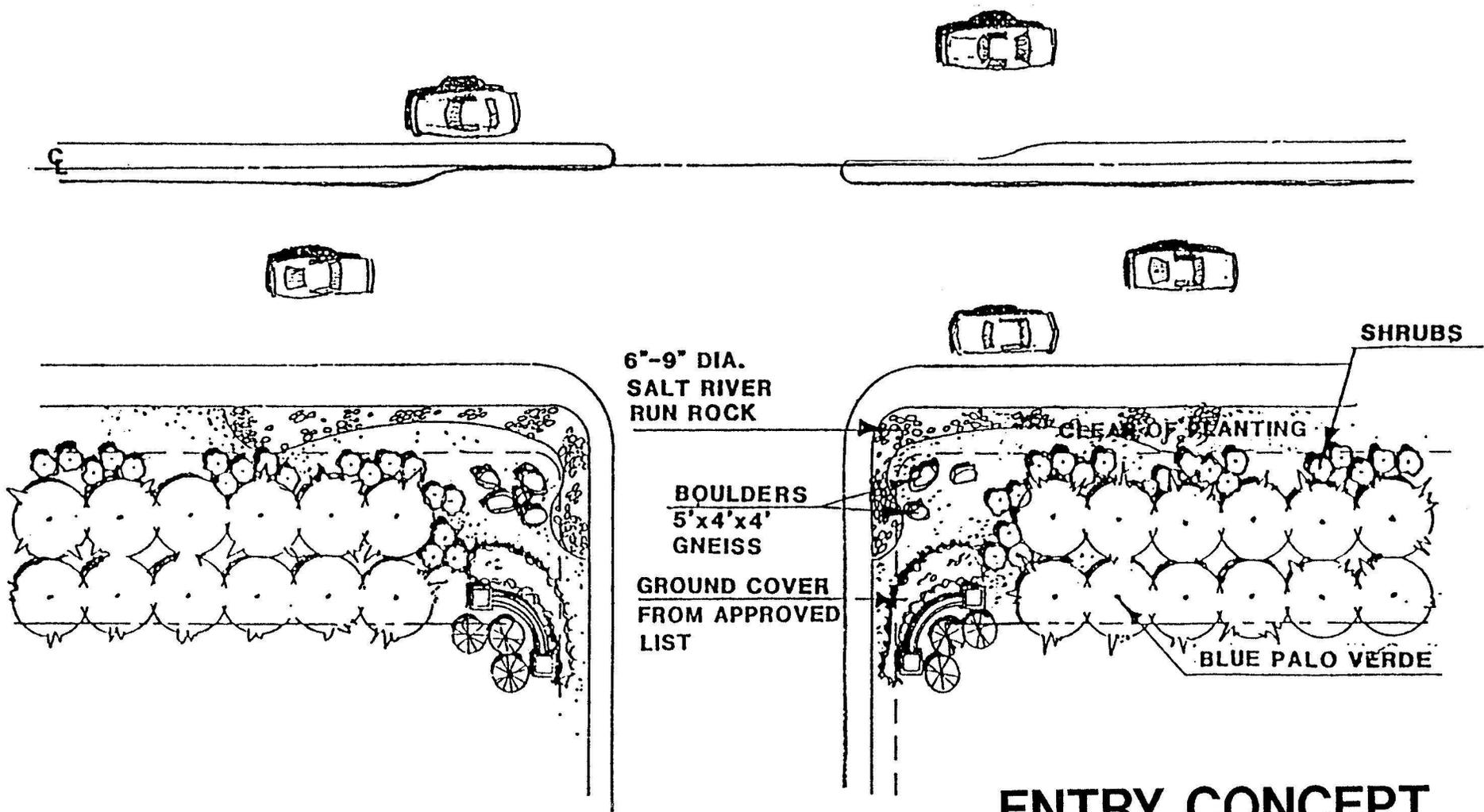
A planned development by
WLC GREEN VALLEY LIMITED PARTNERSHIP

The WLB Group

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Graphic Design • Interior Design
Architectural and Interior Lighting •
Site and Land Development
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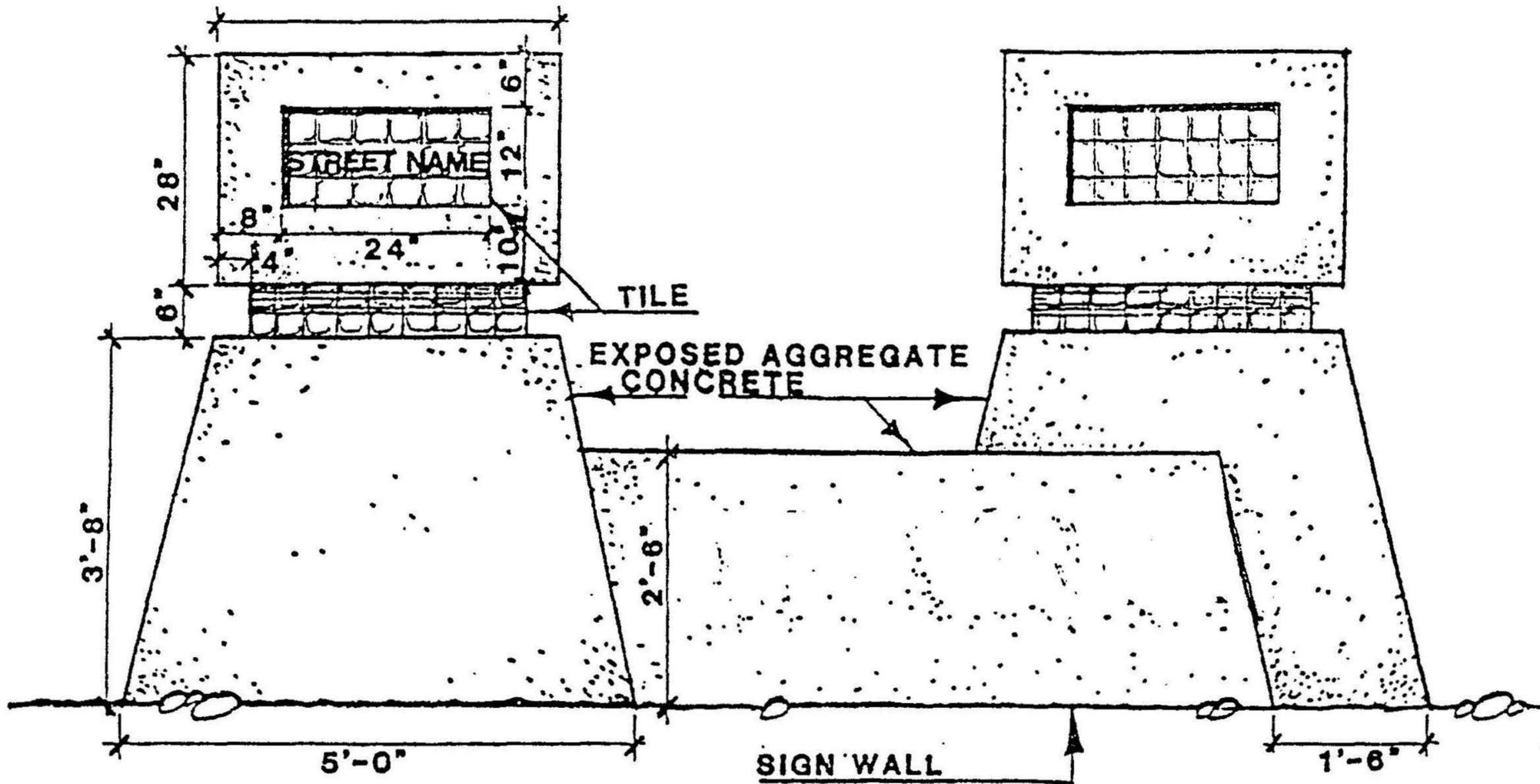
TYPICAL MEDIAN TREATMENT



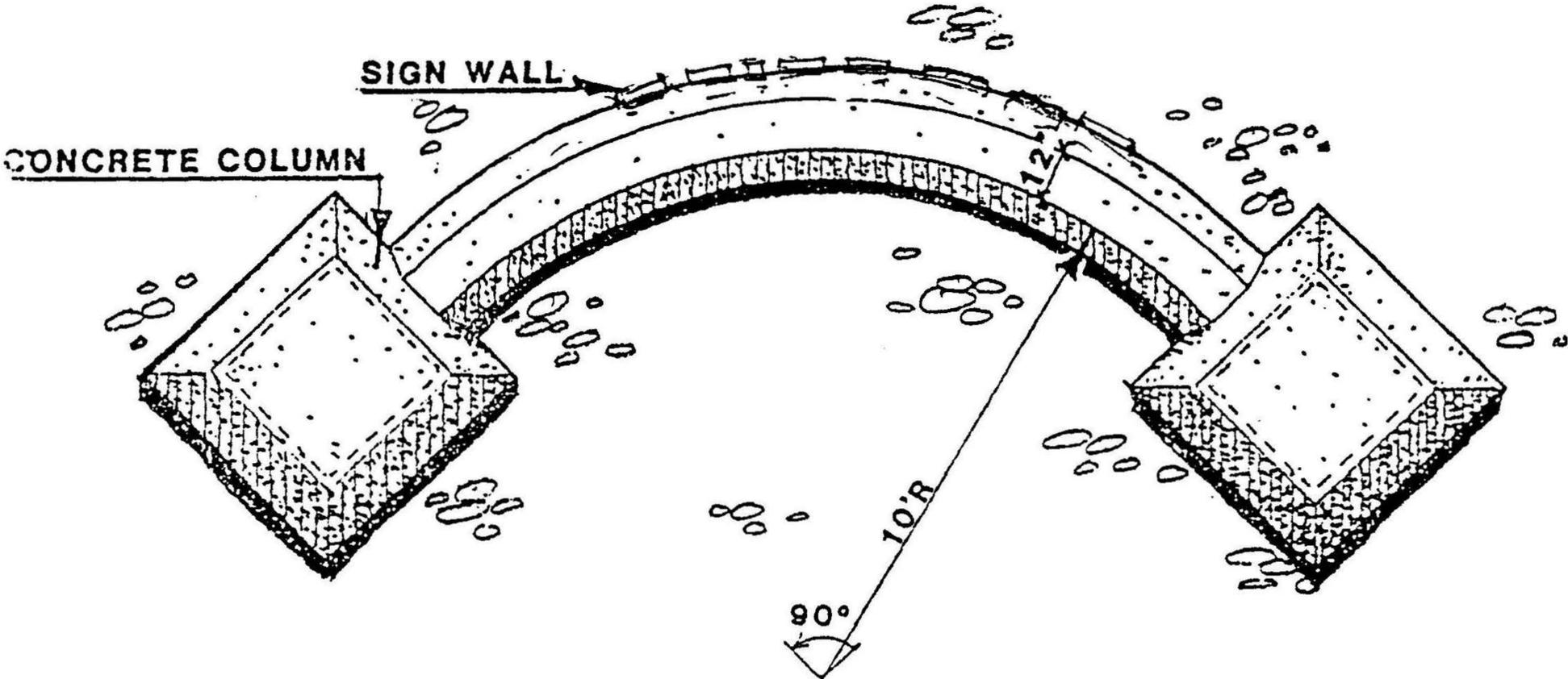
ENTRY CONCEPT

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ELEVATION



PLAN VIEW

ENTRY MONUMENT CONCEPT

PLAN ADMINISTRATION

A. AUTHORITY AND SCOPE

The Las Campanas Specific Plan is a regulatory document which provides the standards and rules which will govern the development of the Specific Plan area. The Specific Plan has been prepared in accordance with Title 18, Chapter 18.90 of the Pima County Zoning Code, and establishes the zoning for the parcel legally described herein. The Arizona Government Code, Title 11, Chapter 6, Article 2, Section 11-825 authorizes Pima County to adopt Specific Plans by ordinance.

B. PLAN ADMINISTRATION

1. The Specific Plan will be administered by Pima County through the Planning and Development Services Department.
2. All future amendments to the Specific Plan will be evaluated in terms of the substantial and insubstantial change criteria found in Chapter 18.90.
3. Minor modifications in the boundaries and acreage of planning areas or adjustments due to final roadway alignment, drainage (including detention/retention) and subdivision design may occur during the platting or development plan process for master blocks or individual developments, and shall not require an amendment to the Specific Plan. Plats or development plans adopted pursuant to this Specific Plan shall take precedence over the surveyed boundaries map.
4. The Specific Plan may be amended through the same process by which it was adopted originally in accordance with the Pima County Zoning Code.

C. PHASING & IMPLEMENTATION PLAN

1. RESPONSIBLE PARTIES

Responsibility for the implementation of the improvements for Las Campanas will be shared by the master developer and the builder.

The **master developer**, The Williamson Company, is responsible for insuring that the basic infrastructure facilities are planned and constructed to serve the development areas within the Las Campanas Specific Plan.

The **builder** is the purchaser of a development area, or portions of a development area, who will either build or provide for building within their areas of ownership.

2. PHASING PLAN

The Las Campanas Specific Plan will be developed in five phases. The purpose of the phasing plan is to identify the infrastructure requirements related to proposed development, rather than to impose a sequence. This flexibility is necessary in order to allow development of the Specific Plan to respond to changes in market conditions and provide the desired variety of housing opportunities. As long as the necessary infrastructure and other development related requirements are provided, any phase or combination of sub-phases may be undertaken at any time. All phasing or combinations of sub-phases shall be subject to Pima County approval. All phasing of drainage and road improvements shall be subject to PCDOT & FCD approval. Phasing will also include needed construction of adjacent roads.

The first phase is identified as Planning Areas A & B and Civic Center Drive off of La Canada to serve these planning areas.

Phase 2 is Planning Areas I, J, K, the eastern portion of H (as shown on the Phasing Plan), Civic Center Drive from Esperanza north to serve

these areas, the detention/retention basins as required by development, and the associated portions of the open space and Calle del Oro.

Phase 3 includes the eastern portion of Planning Areas D, F, and G, (as shown on the Phasing Plan) L, the associated portion of Civic Center Drive, La Canoa Drive and the associated drainage and open spaces improvements.

Phase 4 is the eastern portion of Planning Areas C, Planning Areas M & N, the remainder of Civic Center Drive and associated drainage and open space improvements. (See Phasing Plan.)

Phase 5 is the western portion of Planning Areas D, E, F, G, & H, associated drainage and open space improvements and portions of La Canoa Drive and Calle del Oro, along with Camino del Sol (as required).

3. GENERAL IMPLEMENTATION RESPONSIBILITIES

Implementation of the Las Campanas Specific Plan shall be the responsibility of the master developer and the builders, except as noted. The master developer shall be responsible for engineering and implementation of the spine infrastructure systems. The spine infrastructure systems are defined as those systems which are necessary to provide for development of the individual development areas. These include major drainage improvements as shown on the drainage plan, the primary access road, the two collector streets and their associated streetscapes, major open space and recreation facilities, the trunk sewer, water mains, electric lines, gas lines and cable television in the major streets. The builder is responsible for implementation of those facilities within each of the development areas, and ancillary facilities within the spine infrastructure system that would be damaged or destroyed by secondary development if installed by the master developer.

4. CIRCULATION PHASING PLAN

All streets within the Specific Plan will be public. Construction of partial roadway sections will be allowed so long as minimum safety and service standards are upheld.

The master developer will be responsible for construction of the first phase of the entry road from La Canada to serve Planning Area B. Initial construction of the entry road will be 34 feet of pavement providing two travel lanes and a bike/cart lane with curbs and sidewalks on one side. This will provide sufficient access for the planned congregate care development.

As other phases are proposed for development, the subdivision plat or development plan shall include a traffic impact statement of sufficient detail to identify: the transportation improvements required by the proposed development; the cumulative requirements of development to date; and the projected impact on the requirement for development of future phases of the overall circulation system of the Specific Plan.

The master developer will be responsible for implementation of the major entry road from La Canada Drive to Esperanza and the two residential collector roads, unless otherwise specified in agreements between the master developer and the builder. The Master Developer will contribute to the traffic signalization as required on a "fair share" basis. The builders will be responsible for design and construction of all other local streets. The layout of local streets will be determined through the subdivision process. All streets must meet Pima County standards and the roadway standards established by the Specific Plan.

5. PUBLIC FACILITIES PHASING PLAN

- a. **WATER:** Development of the first phase will require the installation of a water line from La Canada Drive to the development.

As other phases are proposed for development, onsite water mains within the dedicated streets as shown on the Specific Plan,

will be provided by the master developer in accordance with the provisions of the Specific Plan. Required offsite water improvements will be the responsibility of Community Water Company in accordance with their 1988 agreement with the Williamson Group. Onsite water lines and hook-ups within the parcels will be the responsibility of the individual builders.

- b. **SEWER:** Development of the first phase will require the installation of a sewer line from La Canada Drive along Civic Center Drive to the development.

As other phases are proposed for development, the main trunk sewer lines and other system improvements required by Pima County Wastewater Management will be provided by the master developer in accordance with the provisions of the Specific Plan. Onsite lines and hook-ups within the parcels will be the responsibility of the builders. Phasing of sewer improvements will generally coincide with the phasing of the street system.

- c. **UTILITIES:** Electric, telephone and natural gas service will be provided in accordance with the established tariffs of the utility companies maintaining the various improvements, and the regulations and provisions of the Arizona Corporation Commission. Utility phasing will be determined by each utility company according to their requirements.

6. DRAINAGE IMPROVEMENTS PHASING PLAN

The implementation of drainage improvements will be as necessary and appropriate to provide protection to development of infrastructure and planning areas in accordance with the Drainage Concept Plan and Pima County criteria. It is the intent that the major washes are to remain in their natural condition where appropriate, or be enhanced when necessary to protect improvements and adjacent development.

The master developer will be responsible for drainage improvements associated with the construction of the three major roadways. The builder will be responsible for implementing drainage improvements

required for the parcel to be developed, and shall contribute proportionally to the cost of the offsite detention/retention facilities that benefit that parcel.

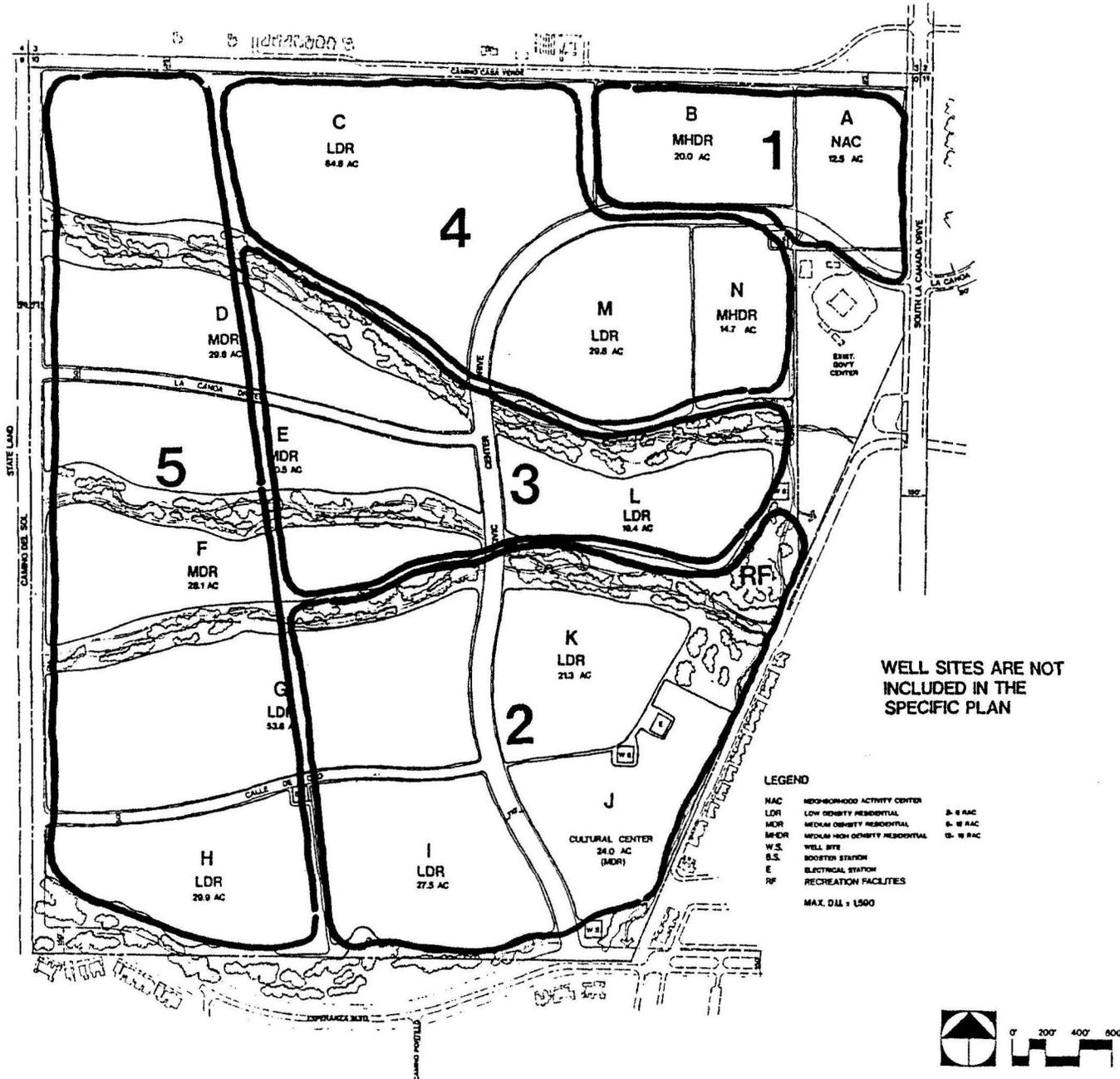
D. DEVELOPMENT REVIEW

The Las Campanas Development Review Board shall be established in order to assure that development within the Specific Plan area is consistent in quality and design, and conforms to the adopted regulations and policies.

The Development Review Board (DRB) will be established by the master developer, and membership will be comprised of the master developer and/or its designated representative(s). The scope and authority of the DRB will be established in its by-laws. These by-laws, along with written procedures for project review, will be prepared by the master developer prior to submittal to Pima County of the first plat or development plan. All plans, plats or development plans must be submitted to the DRB and receive written approval from the Board prior to submittal to the County.

PHASING PLAN

Las Campanas
specific plan



A planned development by
WLC GREEN VALLEY LIMITED PARTNERSHIP



The WLB Group **WLB**

Architects • Planners • Engineers
Landscape Architects • Urban Design
20000 - 100000 in Tucson, Phoenix
1000 - 10000 in Los Angeles, CA
1000 - 10000 in San Francisco, CA
1000 - 10000 in San Diego, CA
1000 - 10000 in San Jose, CA

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E. TRANSFER OF DENSITY

1. The dwelling unit cap for the Las Campanas Specific Plan is established at 1,590 residences. The designated planning areas within the Specific Plan shall be developed at densities consistent with or less than those permitted in the plan except as provided for in a density transfer.

A transfer of density from one planning area to another shall be permitted as provided herein:

- (1) The overall dwelling unit cap of 1,590 units shall not be exceeded except as permitted by an amendment to the Specific Plan approved by the Board of Supervisors in accordance with Chapter 18.90 of the Zoning Code.
- (2) The transfer of density shall not increase the density of the planning area receiving the units beyond the maximum allowed for the land use classification of that planning area.
- (3) The number of dwelling units in a planning area shall not exceed the capacity of the roads and infrastructure unless provision is made at the time of density transfer to provide the additional capacity as required at the time of development.

F. MONITORING

The Las Campanas Development Review Board shall submit a monitoring report to Pima County on a yearly basis. The report shall document development activity and improvements which have taken place in the previous year, and shall include a monitoring report in the approved form.

Co23-92-2

Date _____

Las Campanas Specific Plan
MONITORING REPORT

1	2	3	4	5	6	7
ZONE	ACRES	MAXIMUM PERMITTED D/U	D/U UTILIZED	D/U REMAINING	D/U GAINED/ LOST	TRANSFERRED FROM/TO (ZONE)
TOTALS	532	1590				



PIMA COUNTY
 WASTEWATER MANAGEMENT DEPARTMENT
 201 NORTH STONE AVENUE
 TUCSON, ARIZONA 85701-1207

GEORGE A. BRINSKO
 Director

August 11, 1992

PH: 740-6500

The WLB Group
 4444 East Broadway
 Tucson, Arizona 85711

Attention: Mark Taylor, P.E.

CAPACITY RESPONSE NO. 92-29

We have reviewed your request of August 11, 1992, 1992 regarding the availability of sewer service for the following proposed use and property:

The development of 1,600 residential units and 54 acres of commercial use in the 533 acres located northwest of the intersection of Esperanza and La Canada.

Under existing conditions (actual developments and commitments for service through approved Sewer Service Agreements), there is capacity for this proposed development in the downstream sewerage system and in the existing twelve-inch line, I-83-222, located in Camino Casa Verde.

This response is not to be construed as a commitment for conveyance capacity allocation, but rather an analysis of the existing sewerage system as of this date.

Should you desire to enter into a Sewer Service Agreement, a Development Plan or Tentative Plat, showing the preliminary sewer layout for the proposed project, must be submitted and approved.

Please note that you may be asked to prepare and submit for review a sewer basin study and that the outfall sewer required to serve your development may have to be oversized based on the results of the basin study.

To qualify as a public conveyance system, flow must be by gravity to an existing public sewer system.

Should you desire additional information regarding this subject, please contact this office (740-6500).

Very truly yours,

Willie Hanson
 Sr. Civil Engineering Assistant

WH:lo

Copy: Project File
 PCDEQ
 Read/Reference Files (2)



THE UNIVERSITY OF
ARIZONA
TUCSON ARIZONA

Tucson, Arizona 85721
(602) 621-6281
FAX (602) 621-2976

June 4, 1992

Ms. Linda E. Polito
Project Planner
THE WLB GROUP, INC.
4444 East Broadway Boulevard
Tucson, AZ 85711

Dear Linda:

Thank you for your letter of May 21st requesting an archaeological site file check for your project, Green Valley/Espananza (WLB No. 187030-C-001-0102) which is located at T18S R13E Section 10.

The Archaeological Site Survey Files at the Arizona State Museum have been consulted with the following results. There have been no sites reported for this section although there have been three linear surveys within the west half. Because of the size of the subject parcel and the limited type of survey, the Arizona State Museum recommends that this parcel be surveyed in full. Therefore the Arizona State Museum recommends that an on-the-ground survey be conducted on this property prior to any ground modification activities. Clearance on this property would not be recommended until after archaeological investigations have been completed by a qualified (based on standards established by the State Historic Preservation Office) archaeologist.

If you have any questions concerning this statement, please feel free to contact me at 621-4011.

Sincerely,

Sharon F. Urban
Sharon F. Urban (Miss)
Public Archaeologist

THE STATE OF ARIZONA



GAME & FISH DEPARTMENT

2221 West Greenway Road, Phoenix, Arizona 85023-4399 (602) 942-3000

Governor
Fife Symington

Commissioners:
Gordon K. Whiting, Central, Chairman
Larry Taylor, Yuma
Elizabeth T. Woodin, Tucson
Arthur Porter, Scottsdale
Phillip W. Ashcroft, Eagar

Director
Duane L. Shroufe

Deputy Director
Thomas W. Spalding

553 N. Greasewood Rd., Tucson, AZ 85745 (602) 628-5376

29 June 1992

Ms. Linda E. Polito
The WLB Group
4444 E. Broadway
Tucson, Arizona 85711

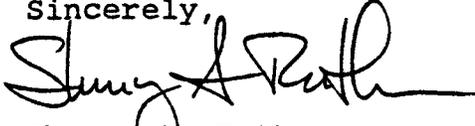
Dear Ms. Polito

Re: Site Analysis for Property at Tangerine Road and I-10; T11S, R11E, Section 36 and T11S, R12E, Section 31. (WLB No. 191031-B-001-0101)

We have reviewed the above-referenced project for potential impacts to state-listed threatened and endangered species, habitats of special concern, and wildlife resources in the project area. We offer the following comments.

The Department's Heritage Data Management System was accessed. There are no known locations of any special status species reported for the area to be impacted by the proposed project. Neither is the proposed project expected to affect any special or unique habitats.

We do, however, suggest that revegetative and landscaping activities utilize native plant species, especially in sizeable common areas if and when they are incorporated into site design. We also encourage that common areas remain as interconnected as possible. Although these areas are not likely to provide habitats for larger wildlife species such as deer and javelina, they do provide habitats for many of the smaller, native species including songbirds, reptiles, and small mammals.

Sincerely,

Sherry A. Ruther
Habitat Specialist
Tucson Regional Office

SAR/

cc: Richard A. Gerhart, Region V Habitat Program Manager

RECOMMENDED PLANT PALETTE

RECOMMENDED PLANT PALETTE

TREES

Canopy, and Street Trees

Pecan	<i>Carya illinoensis, many cvs.</i>
Blue Palo Verde	<i>Cercidium floridum</i>
Arizona Ash	<i>Fraxinus velutina</i>
Thornless Honeylocust	<i>Gleditsia triancanthos</i>
Ironwood	<i>Olneya tesota</i>
Pine sp.	<i>Pinus sp.</i>
Pistache	<i>Pistacia atlantica</i>
Mesquite	<i>Prosopis sp.</i>
Heritage Oak	<i>Quercus virginiana 'Heritage'</i>
African Sumac	<i>Rhus lancea</i>

Parking Areas Trees

Blue Palo Verde	<i>Cercidium floridum</i>
Silver Dollar Gum	<i>Eucalyptus polyanthemos</i>
Mexican Palo Verde	<i>Parkinsonia aculeata</i>
Chilean Mesquite	<i>Prosopis chilensis</i>
Pine sp.	<i>Pinus sp.</i>

Accent Trees

Acacia sp.	<i>Acacia sp.</i>
Blue Palo Verde	<i>Cercidium floridum</i>
Desert Willow	<i>Chilopsis linearis</i>
Oleander Tree	<i>Nerium oleander (standard)</i>
Pine sp.	<i>Pinus eldarica</i>
Texas Ebony	<i>Pithecellobium flexicaule</i>
Willow Pittosporum	<i>Pittosporum phillyraeoides</i>
Palm sp.	<i>Washingtonia sp. & Phoenix sp.</i>

SHRUBS

General Shrubs

Catclaw Acacia	<i>Acacia greggii</i>
Saltbush	<i>Atriplex sp.</i>
Red Bird of Paradise	<i>Caesalpinia pulcherrima</i>
Yellow Bird of Paradise	<i>Caesalpinia gilliesii</i>
Fairy Duster	<i>Calliandra eriophylla</i>

Feathery Cassia
Silvery Cassia
Shrubby Senna
Desert Hackberry
Bush Dalea
Hopbush
Brittlebush
Mexican Honeysuckle
Bush Lantana
Creosote
Texas Ranger
Wolfberry
Oleander
Tobira
Autumn Sage
Jojoba
Texas Mountain Laurel
Arizona Rosewood

Cassia artemisioides
Cassia phyllodinea
Cassia wislizenii
Celtis pallida
Dalea pulcherima
Dodonaea viscosa
Encelia farinosa
Justicia ghiesbreghtiana
Lantana camara
Larrea tridentata
Leucophyllum frutescens
Lycium berlandieri
Nerium oleander
Pittosporum tobira sp.
Salvia greggii
Simmondsia chinensis
Sophora secundiflora
Vauquelinia californica

Accent Shrubs

Saguaro
Desert Spoon
Ocotillo
Red Aloe
Cholla Varieties
Prickly Pear
Soaptree
Spanish Bayonet
Yucca

Carnegiea gigantea
Dasyliirion wheeleri
Fouquieria splendens
Hesperaloe parviflora
Opuntia sp.
Opuntia sp.
Yucca elata
Yucca aloifolia
Yucca species

GROUNDCOVERS

Sand Verbena
Trailing Acacia
Dwarf Coyote Bush
Desert Marigold
Indigo Bush
Trailing Lantana
Myoporum
Mexican Primrose
Baja Primrose
Verbena
Desert Zinnia

Abronia villosa
Acacia redolens
Baccharis pilularis
Baileya multiradiata
Dalea greggii
Lantana montevidensis
Myoporum parvifolia
Oenothera berlandieri
Oenothera drummondii
Verbena gooddingii
Zinnia pumila

VINES

Queen's Wreath
Creeping fig
Cat Claw

Antigonon leptopus
Ficus pumila
Macfadyena unguis-cati

RIPARIAN PLANTS

Trailing acacia
Desert Willow
Trailing Indigo Bush
Hopbush
Texas Ranger
Mesquite
Texas Mountain Laurel

Acacia redolens
Chilopsis linearis
Dalea greggii
Dodonaea viscosa
Leucophyllum frutescens sp.
Prosopis sp.
Sophora secundiflora

OASIS PLANTS

Annual flowers
Mediterranean Fan Palm
Citrus
Bermuda grass
Pineapple Guava
Carolina Jasmine
Primrose Jasmine
Crape Myrtle
Bush Lantana
Arizona sycamore
Pomegranate
Indian Hawthorne
Asian Jasmine
Star Jasmine
Vinca

Varies
Chamaerops humilis
Citrus sp.
Cynodon dactylon
Feijoa sellowiana
Gelsemium sempervirens
Jasminum mesnyi
Lagerstroemia indica
Lantana camara
Platanus wrightii
Punica granatum
Raphiolepis indica
Trachelospermum asiaticum
Trachelospermum jasminoides
Vinca major

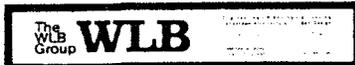


NOTES

1. ENCRDACHMENT INTO THE NATURAL OPEN SPACE SHALL BE ALLOWED ONLY FOR ROADWAY AND UTILITY CROSSINGS, PEDESTRIAN TRAILS, INLETS FOR LOCAL DRAINAGE, AND DRAINAGE IMPROVEMENTS REQUIRED TO PRESERVE OR ENHANCE RIPARIAN VEGETATION, SUBJECT TO AN APPROPRIATE DESIGN AND MITIGATION PLAN.
2. AREAS ADJACENT TO ROADWAY AND UTILITY CROSSINGS MAY BE GRADED AS REQUIRED FOR CONSTRUCTION BUT SHALL BE RESTORED IN ACCORDANCE WITH THE APPROVED MITIGATION PLAN.
3. OPEN SPACE AREAS SHALL BE PROTECTED FROM CONSTRUCTION IMPACTS IN ACCORDANCE WITH THE PROVISIONS OF THE SPECIFIC PLAN.
4. MINOR ADJUSTMENTS TO THE BOUNDARIES OF OPEN SPACE MAY BE MADE IN THE FIELD AS REQUIRED TO PRESERVE SIGNIFICANT VEGETATION.

- LEGEND**
- BOUNDARY
 - NATURAL AREAS
 - RESTORATION AREA

WILLIAM SHAW P.C. ENVIRONMENTAL CONSULTANT



Las Campanas
OPEN SPACE EXHIBIT

4/14/1992
WLB NO. 187030E-001716U



WLB No. 187030-C-001-0101X
July 17, 1992
Revised July 27, 1992
Page 1

Las Campanas
SPECIFIC PLAN BOUNDARY

That portion of Section 10, Township 18 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

BEGINNING at the Southwest corner of the said Section 10;

THENCE N 00°59'44" W, along the West line of the said Section 10, a distance of 2,688.93 feet to the West One-Quarter (W 1/4) corner;

THENCE N 00°29'12" W, along the said West line, a distance of 2,523.21 feet to a line 75.00 feet South of and parallel with the North line of the said Section 10;

THENCE S 89°26'15" E, along the said parallel line, a distance of 2,654.57 feet;

THENCE S 89°26'03" E, along the said parallel line, a distance of 2,554.14 feet to a line 75.00 feet West of and parallel with the East line of the said Section 10;

THENCE S 00°13'28" W, along the said parallel line, a distance of 970.34 feet to the Northeast corner of that Parcel recorded in Docket 4955 at Page 360, Pima County Recorder's Office, Pima County, Arizona;

THENCE N 89°46'32" W, along the North line of the said Parcel, a distance of 633.91 feet to the Northwest corner;

THENCE N 74°15'47" W, 54.17 feet to the Southeast corner of Wellsite E-3 recorded in Docket 7753 at Page 864;

THENCE N 00°00'00" W, 100.00 feet;

THENCE N 90°00'00" W, 100.00 feet;

THENCE S 00°00'00" E, 100.00 feet;

THENCE S 90°00'00" E, 96.31 feet;



WLB No. 187030-C-001-0101X
July 17, 1992
Revised July 27, 1992
Page 2

THENCE S 74°15'47" E, 58.02 feet, to the West line of that Parcel recorded in Docket 4955 at Page 360;

THENCE S 00°57'36" E, along the said West line and the West line of that Parcel recorded in Docket 5161 at Page 521, a distance of 1,370.51 feet;
THENCE N 90°00'00" W, 154.99 feet, to the Northwest corner of Wellsite E-2;

THENCE S 00°00'00" E, 100.00 feet;

THENCE S 90°00'00" E, 100.00 feet;

THENCE N 00°00'00" W, 99.00 feet;

THENCE N 90°00'00" E, 55.01 feet to the West line of that Parcel recorded in Docket 5161 at Page 521;

THENCE S 00°57'36" E, along the said West line, a distance of 538.90 feet to the Northwesterly line of the San Ignacio de la Canoa Landgrant;

THENCE S 22°51'32" W, along the said line, a distance of 1,219.52 feet;

THENCE S 85°33'41" W, 490.36 feet;

THENCE N 00°00'00" W, 141.32 feet to the Northeast corner of Wellsite E-1;

THENCE N 90°00'00" W, 100.00 feet;

THENCE S 00°00'00" E, 100.00 feet;

THENCE S 90°00'00" E, 99.00 feet;

THENCE S 00°00'00" E, 42.40 feet;

THENCE N 85°33'41" E, 490.93 feet to the Northwesterly line of the said Landgrant;

THENCE S 22°51'32" W, along the said line, a distance of 452.18 feet to Mile Post 3;

THENCE S 23°16'49" W, along the said line, a distance of 817.92 feet to the South line of the said Section 10;

THENCE N 89°53'48" W, along the said South line, a distance of 263.24 feet;

THENCE N 00°00'00" E, 134.95 feet to the South line of Wellsite E-4;

THENCE N 90°00'00" E, 99.00 feet;
THENCE N 00°00'00" W, 100.00 feet;
THENCE S 90°00'00" W, 100.00 feet;
THENCE S 00°00'00" E, 234.95 feet to the South line of the said Section 10;
THENCE N 89°53'48" W, along the said line, a distance of 638.06 feet to the
South One-Quarter (S 1/4) corner;
THENCE N 89°47'18" W, along the said South line, a distance of 2,659.24
feet to the POINT OF BEGINNING.

EXCEPT that portion of Esperanza Boulevard recorded in Docket 6440 at Page 936,
Pima County Recorder's Office, Pima County, Arizona.

Containing 531.15 Acres, more or less.

Prepared by:

THE WLB GROUP, INC.

Kenneth E. Zismann
Kenneth E. Zismann, R.L.S.

