



**K**

**ROCKING K**

**AMENDED  
SPECIFIC PLAN**

CO23-96-02

*As Approved by  
PZC + BOS*

*Consolidated '06/07*



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Pima County Development Services Department  
Attn: Janet Emel  
Public Works Building, 2nd Floor  
201 North Stone Avenue  
Tucson, AZ 85701

**AMENDED AND RESTATED ROCKING K DEVELOPMENT AGREEMENT**

THIS AMENDED AND RESTATED ROCKING K DEVELOPMENT AGREEMENT (the "**Agreement**") by and between the COUNTY OF PIMA, ARIZONA, a body politic of the State of Arizona (the "**County**") and ROCKING K DEVELOPMENT CO., an Arizona corporation ("**Developer**") (collectively, "**the Parties**"), is entered into this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

**RECITALS**

A. Rocking K Development Co. is the developer of that certain master planned community commonly known as Rocking K (the "**Property**"), which is generally located south of Saguaro National Park and surrounds the Old Spanish Trail in Pima County, Arizona, and is depicted on **Exhibit A** attached hereto and incorporated by this reference. The Property consists of approximately 4,500 acres of real property that is currently built or planned for residential and mixed-use development.

B. The Pima County Board of Supervisors approved the Rocking K Specific Plan, Co23-90-1, (the "**Specific Plan**") by Ordinance No. 1990-129 on December 18, 1990 and the First Amendment to Rocking K Specific Plan, Co23-96-2, by Ordinance 1997-69 on September 16, 1997.

C. The Rocking K Phase One Development Agreement (the "**Development Agreement**") was recorded on February 18, 1992 in Docket 9228, Page 558, and subsequently rerecorded at Docket 9230, Page 896 to provide for obligations and phasing for infrastructure for the Specific Plan. The First Amendment to the Development Agreement (the "Amended Development Agreement") was recorded on December 17, 1996 in Docket 10443, Page 2194, to adjust boundaries, modify land uses and infrastructure plans accordingly.

D. The Specific Plan and the Development Agreement require the Developer to construct certain off-site roadway improvements, including the extension of Valencia Road from Houghton to Old Spanish Trail and improvements to Old Spanish Trail (the "**Valencia Road**").

**Improvements**”). The Development Agreement requires the Developer to phase and sequence the construction of the Valencia Road Improvements based upon the number of Equivalent Dwelling Units (“**EDUs**”) on the Property as it is developed.

E. On April 8, 2003, the County adopted amended Roadway Development Impact Fees by Ordinance 2003-40 (the “**Roadway Impact Fees**”) pursuant to A.R.S. § 11-1102. The Property is included in the Roadway Impact Fees’ Rincon Valley Benefit Area (the “**Rincon Valley Benefit Area**”). The Rincon Valley Benefit Area Plan identifies the Valencia Road Improvements and certain portions of the Off-Site Roadway Improvements (defined below) as projects eligible for expenditure of Roadway Impact Fees.

F. On January 15, 2008, the Parties entered into the Rocking K Development Agreement (Valencia Road Improvements) (the “**Valencia Road Development Agreement**”) recorded on January 22, 2008 in Sequence 20080140926. The purpose of the Valencia Road Development Agreement was to establish the scope of work for the Valencia Road Improvements and identify the mechanisms by which the funding of the portion of the Valencia Road Improvements located in the County would be implemented.

G. The Developer has submitted and the County has approved an Off-Site Improvement Analysis for Rocking K prepared by Psomas (Project No. 7ROC100101) dated February 2011 (the “**Traffic Report**”). A copy of the Traffic Report and the County approval letter is on file in the Rocking K Specific Plan File, Co23-96-2, in the Development Services Department. The Traffic Report details all of the off-site roadway improvements that are required to be constructed by Developer in connection with the development of the Property, which include but are not limited to the Valencia Road Improvements (the “**Off-Site Roadway Improvements**”). The Traffic Report also contains certain required phasing, sequencing and dwelling unit triggers for the construction of the Off-Site Roadway Improvements which are based upon actual traffic and safety needs and which differ than those currently set forth in the Development Agreement, the amended Development Agreement and the Valencia Road Development Agreement.

H. The Parties desire to enter into this Amended and Restated Rocking K Development Agreement to establish the scope of work for the Off-Site Improvements and the revised phasing, sequencing and dwelling unit triggers for the construction of the Off-Site Roadway Improvements as set forth in the Traffic Report and identify the mechanisms by which the funding of the portion of the Off-Site Roadway Improvements located in the County will be implemented.

I. The Parties acknowledge that performance by Developer under this Agreement effectuates only a portion of the public improvements identified and required by the Specific Plan and does not serve to satisfy all the requirements of the Specific Plan.

### **AGREEMENT**

NOW THEREFORE, in consideration of the mutual promises, terms, covenants and conditions set forth herein, the Parties hereto state, confirm and agree as follows:

1. **Authority.** The Parties are entering into this Agreement pursuant to A.R.S. 11-1101.
2. **Incorporation of Recitals and Exhibits.** The Recitals stated above and the exhibits attached hereto are incorporated by this reference into this Agreement.
3. **Amendment/Restatement of Development Agreement.** This Amended and Restated Agreement supersedes and replaces in its entirety the Rocking K Phase One Development Agreement (1992), the First Amendment to Rocking K Phase One Development Agreement (1996) and Rocking K Development Agreement (Valencia Road Improvements) (2008).
4. **Off-Site Roadway Improvements.**
  - 4.1 Developer shall construct the Off-Site Roadway Improvements as shown in the Traffic Report, depicted on **Exhibit B**. Developer shall design, engineer and construct the Off-Site Roadway Improvements (the “**Off-Site Roadway Improvements Work**”) in accordance with City (where applicable) and County design standards. Before construction, the Developer shall submit the design plans for the Off-Site Roadway Improvements to the County for review and approval. The County has substantially approved the construction plans for the Valencia Road portion of the Off-Site Roadway Improvements Work as prepared by MMLA PSOMAS. The cost of the Off-Site Roadway Improvements Work includes, but is not necessarily limited to, right-of-way acquisition, design fees, and all costs of construction, such as construction materials, supplies, supervision and labor and reimbursable expenses, and excavation, grading and haul costs associated with the Off-Site Roadway Improvements Work.
  - 4.2 The County shall inspect the Off-Site Roadway Improvements located in the unincorporated County (the “**County Off-Site Roadway Improvements**”) and, if the County finds that the County Off-Site Roadway Improvements were completed in substantial conformance with the approved plans and in compliance with all applicable County standards, the County shall approve the County Off-Site Roadway Improvements. County shall not withhold its approval of the County Off-Site Roadway Improvements unreasonably.
  - 4.3 Upon completion of the County Off-Site Roadway Improvements, the Developer’s engineer shall provide to the County as-built drawings and shall certify that the County Off-Site Roadway Improvements were constructed in accordance with the approved plans.
  - 4.4 The developer shall dedicate any rights-of way necessary for construction of the off-site improvements to Pima County at no cost to the County.

- 4.5 The Developer shall, at the completion of construction, provide the County a warranty from the contractor stating that the County Off-Site Roadway Improvements will be free from any material defect for a period of two years from the date the County accepts maintenance of the last County Off-Site Roadway Improvements completed by the Developer. The warranty shall run to the benefit of the Developer and the County.
- 4.6 Upon County inspection and approval of the County Off-Site Roadway Improvements, the County shall accept the County Off-Site Roadway Improvements for maintenance and shall maintain the County Off-Site Roadway Improvements at no cost to the Developer.
- 4.7 The Parties agree that, under A.R.S. §28-6713(G) et seq., the Developer can perform the County Off-Site Roadway Improvements on a negotiated contract basis in lieu of obtaining public bids for the construction and it shall not be a requirement that the County Off-Site Roadway Improvements be publicly bid in order for the same to be dedicated to and accepted by the County. The Developer shall be diligent in negotiating the costs for the County Off-Site Roadway Improvements that are reasonable and consistent with the cost of work of similar nature within the County. The Developer shall provide the County with a copy of the contractor's estimate of total costs for review prior to the notice to proceed to the construction. Notwithstanding the foregoing, the Developer agrees that should a bidding process be desired, the Developer shall bid the construction.
- 4.8 The Developer shall provide in the contract with the Developer's contractor that the contractor shall defend and indemnify the County to the same extent as the Developer, and shall also require that the County be named as an additional insured in any insurance policy contract.

5. **Off-Site Roadway Impact Fee Credits.**

- 5.1 Impact fees collected from within the Property shall be held in the Rincon Valley Benefit Area account but shall be allocated to the Property (the "Rocking K Collected Roadway Impact Fees"). As Developer designs and constructs eligible County Off-Site Roadway Improvements, the Rocking K Collected Roadway Impact Fees shall be used to reimburse Developer for such eligible costs. If there are not sufficient Rocking K Collected Roadway Impact Fees to pay the full cost to design and construct the eligible County Off-Site Roadway Improvements, then Developer shall be entitled, at its election, to either: (i) reimbursement from future Rocking K Collected Roadway Impact Fees; or (ii) credits against the Roadway Impact Fees for such costs pursuant to A.R.S. § 11-1102. The amount of credit shall not exceed the amount of the Roadway Impact Fees assessed to and collected from the Property. Credits shall be granted on a first come, first served basis as building permits are requested

at the then current amount of the Roadway Impact Fee. If the Roadway Impact Fee changes, credits granted to later building permits shall equal the new Roadway Impact Fee. The total amount of reimbursement or credits shall not exceed the total eligible costs.

6. **Timing of Off-Site Roadway Improvements Work**

6.1 Notwithstanding anything to the contrary in the Development Agreement, the Developer shall be required to construct the Off-Site Roadway Improvements in phases and based upon triggers as set forth in the Traffic Report. The Developer may begin the initial phase of the Off-Site Roadway Improvements at any time after the Parties execute this Agreement but shall not be required to begin the initial phase until the triggers set forth in the Traffic Report. Once the Developer begins construction of the each phase of the Off-Site Roadway Improvements as set forth in the Traffic Report, the Developer shall complete construction of that phase within a reasonable amount of time, not to exceed two (2) years. In order to facilitate the Developer's construction of the Off-Site Roadway Improvements within the designated timeframe, the County shall make all reasonable effort to review and approve the plans for the County Off-Site Roadway Improvements in an expeditious manner consistent with standard County plan review procedure. The Developer and the County acknowledge and agree that the timing for completion of construction of the Off-Site Roadway Improvements could be delayed for reasons beyond the control of the Developer, such as delays caused by the City or utility companies.

7. **No Moratorium.** No future moratorium or ordinance, resolution or other land use rule, regulation or limitation on development of the Property, or any portion thereof, shall apply to the development of the Property during the term hereof except as may be necessary to (i) 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 provisions 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 (ii) alleviate or otherwise contain a legitimate, bona fide threat to the health or safety of the general public, in which event any ordinance, rule or regulation to be imposed in an effort to contain or alleviate such threat may be imposed only after public hearing and comment and shall not, in any event, be imposed arbitrarily. Nothing in this Agreement shall be interpreted to restrict any development rights obtained by Rocking K pursuant to common law based on investment in the Property.

8. **Appointment of Representatives.** County and Developer each shall designate and appoint a representative to act as a liaison between County and its various departments and Developer. The initial representative for the County shall be the County Manager, and the initial representative for Developer shall be its Project Manager as identified by Developer from time to time in writing to the County.

The representatives shall be available at all reasonable times to discuss and review the performance of the parties to this Agreement and the development of the Property pursuant to the Specific Plan.

9. **Effective Date and Term.** The effective date of this Agreement (the “**Effective Date**”) is the date the Agreement is signed by the County. The term of this Agreement is twenty (20) years from the effective date..
10. **Binding Effect; Recording.** All of the provisions of this Agreement shall inure to the benefit of and be binding upon the Parties, their successors and assigns pursuant to A.R.S. § 11-1101 and the laws of the State of Arizona. All provisions hereof shall inure to the benefit of and be binding upon successors and assigns of the Parties hereto. The Developer’s rights and obligations hereunder may be assigned to any person or entity that has acquired the Property or any portion thereof by written instrument expressly assigning such rights and obligations. The Developer shall notify the County prior to the effective date of any such assignment. Within ten (10) days of the execution hereof, this Agreement shall be recorded in the office of the Pima County Recorder for Pima County, Arizona.
11. **Representations.** The Developer represents, warrants and covenants to the County that the Developer has full power and authority to enter into this Agreement and any other documents contemplated by this Agreement and to carry out its obligations hereunder and there under, and the persons executing this Agreement on behalf of the Developer are duly authorized so to do.
12. **Waiver.** No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the County or the 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.
13. **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 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 so that the signatures of all parties may be physically attached to a single document.
14. **Notices.** Any notice to be given or served (and any election to be made or delivered) upon any party hereto in connection with this Agreement must be in writing and shall be deemed to have been given and received (or made and delivered) three (3) days after a Certified or Registered letter containing such notice (or selection), properly addressed, with postage prepaid, is deposited in the United States mail; and if given otherwise than by Registered or Certified mail, it shall be deemed to have been given (or made) when delivered to and received by the party to whom it is addressed. Such notice shall be given to the parties at the following addresses:

If to Developer:

Diamond Ventures, Inc.  
2200 E. River Road, Suite 115  
Tucson, AZ 85718  
Attn: Robert Tucker

With a copy to:

Diamond Ventures, Inc.  
2200 E. River Road, Suite 115  
Tucson, AZ 85718  
Attn: Chad Kolodisner

If to County:

Pima County Dept. of Transportation  
Public Works Building, 4th Floor  
201 North Stone Avenue  
Tucson, Arizona 85701  
Attn: Priscilla Cornelio

With a copy to:

Pima County Attorney's Office  
Civil Division  
32 North Stone  
Tucson, Arizona 85701  
Attn: Regina Nassen

A party may change the address at which the party shall receive notice pursuant to this Agreement by giving written notice of such new address in the same manner as any other notice shall be given in accordance with this section.

15. **Captions and Recitals.** The article and section headings appearing in this Agreement are inserted as a matter of convenience and are for reference purposes only, and in no way control or affect the meaning or construction of any of the provisions hereof. The recitals set forth at the beginning of this Agreement are hereby acknowledged and incorporated as though fully set forth herein.
16. **Entire Agreement.** This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the Parties, oral or written, are hereby superseded and merged herein.
17. **Governing Law.** This Agreement shall be construed and interpreted under the laws of Arizona and is subject to the provisions of A.R.S. § 38-511.
18. **No Partnership; Third Parties.** It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between the parties hereto. No term or provision of this

Agreement is intended to, or shall be for the benefit of any person, firm, organization or corporation and no such other person, firm, organization or corporation not a party hereto shall have any right or cause of action, except as specifically set forth herein.

19. **Default.** In the event of any default or other non-performance of any term or provision of this Agreement, the non-defaulting party shall be entitled to all remedies at law or in equity, including the right to enforce this Agreement by action for specific performance or to file an action for damages, which rights and remedies shall be cumulative and not exclusive.
20. **Attorney's Fees.** If any party defaults hereunder, the defaulting party shall pay the other party's reasonable attorney's fees, expert witness fees, deposition and trial transcript costs and costs of court or other similar costs or fees paid or incurred by the other party by reason of or in connection with the default (whether or not legal or other proceedings are instituted). In the event any party hereto finds it necessary to bring an action at law or other proceeding against any other party to enforce any of the terms, covenants or conditions hereof or any instrument executed pursuant to this Agreement or by reason of any breach hereunder, the party prevailing in any such action or other proceeding shall be paid all costs and reasonable attorney's fees by the other party, and in the event any judgment is secured by such prevailing party, all such costs and attorney's fees shall be included in any such judgment, attorney's fees to be set by the court and not by the jury.
21. **Further Assurance.** Each party agrees to execute such further documents, instruments and other writing and to perform such acts as either party may reasonably request in order to fully effectuate the purpose of this Agreement.
22. **Construction.** The terms and provisions of this Agreement represent the results of negotiations between the County and the Developer, each of which has been represented by counsel of its own choosing, and none of which have acted under any duress or compulsion, whether legal, economic or otherwise. Consequently, the terms and provisions of this Agreement shall be interpreted and construed in accordance with their usual and customary meanings, and no party shall be deemed to have drafted this Agreement for purposes of construing any portion of this Agreement for or against any party.
23. **Severability.** If any provision, other than the financing provisions, of this Agreement is declared void or unenforceable, such declaration shall have no effect on those portions of the Agreement not declared void. If the financing provisions of this Agreement are declared void or unenforceable, this Agreement shall terminate.
24. **Effect of Annexation.** If the Property is annexed into the City's corporate limits, the Parties acknowledge that (a) Developer shall have no obligation to pay the Roadway Impact Fee to the County for development that is permitted for





SCALE: 1" = 300'

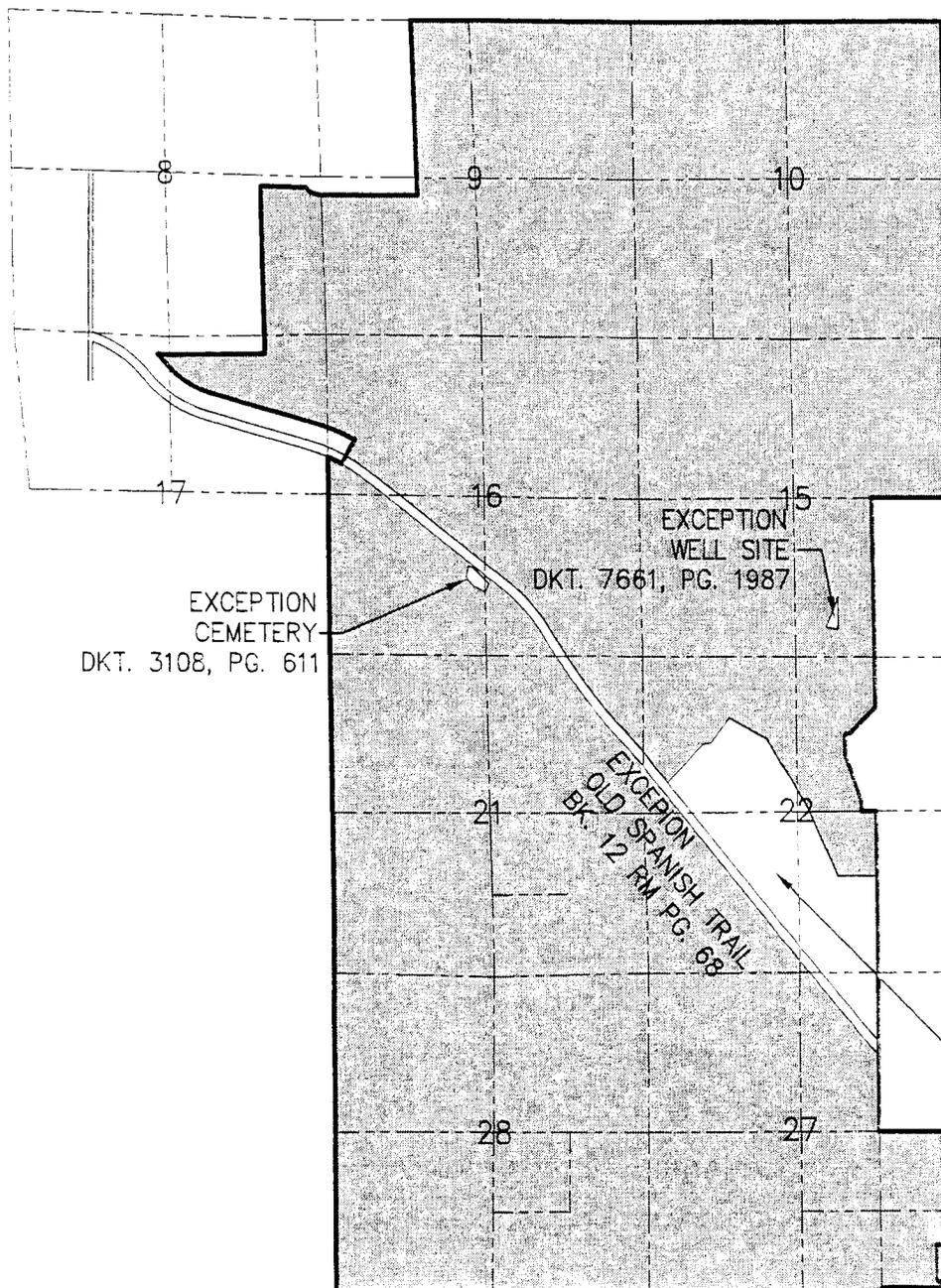


EXHIBIT A  
VALENCIA ROAD DEVELOPMENT  
AGREEMENT BOUNDARY

A PORTION OF SECTIONS 8 THRU 10, 15 THRU 17,  
 21, 22, 27 AND 28, TOWNSHIP 15 SOUTH, RANGE 16 EAST,  
 GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

**PSOMAS**

800 E. Wetmore Road, Suite 110  
 Tucson, AZ 85719  
 (520) 292-2300 (520) 292-1290 fax  
 www.psomas.com

90072-174

DATE: Dec. 07 • DRAWN BY: mrf

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## EXHIBIT A

### LEGAL DESCRIPTION Valencia road development agreement boundary

Portions of Sections 8 thru 10, 15 thru 17, 21, 22, 27 and all of Section 28, Township 15 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

**BEGINNING** at the southwest corner of said Section 28;

**THENCE** upon the west line of said Section 28, N 00°02'32" E a distance of 2632.38 feet to the west one-quarter corner;

**THENCE** continuing upon said west line, N 00°13'39" W a distance of 2636.91 feet to the southwest corner of Section 21;

**THENCE** upon the west line of said Section 21, N 00°00'22" E a distance of 2644.00 feet to the west one-quarter corner;

**THENCE** continuing upon said west line, N 00°25'00" W a distance of 1150.12 feet;

**THENCE** continuing upon said west line, N 00°23'42" W a distance of 1483.50 feet to the southwest corner of Section 16;

**THENCE** upon the west line of said Section 16, N 00°12'49" W a distance of 2640.72 feet to the west one-quarter corner;

**THENCE** continuing upon said west line, N 00°12'33" W a distance of 622.43 feet to the southwesterly right-of-way of Old Spanish Trail, recorded in Book 12 of Road Maps at Page 68, records of Pima County, Arizona, lying on the arc of a non-tangent curve concave southwesterly, a radial line of said curve through said point having a bearing of N 23°52'53" E;

**THENCE** southeasterly upon the arc of said right-of-way curve, to the right, having a radius of 2514.23 feet and a central angle of 5°46'44" for an arc length of 253.58 feet to a non-tangent line;

**THENCE** N 29°40'05" E a distance of 451.00 feet to a point on the arc of a non-tangent curve concave southwesterly a radial line of said curve through said point having a bearing of N 29°39'41" E

**THENCE** northwesterly upon the arc of said curve, to the left, having a radius of 2965.23 feet and a central angle of 13°55'19" for an arc length of 720.51 feet to a non-tangent line;

**THENCE** N 74°14'49" W a distance of 1825.62 feet to a point on the arc of a non-tangent curve concave northeasterly a radial line of said curve through said point having a bearing of S 15°44'04" W;

**THENCE** northwesterly upon the arc of said curve, to the right, having a radius of 1533.86 feet and a central angle of 35°47'51" for an arc length of 958.33 feet to a point of reverse curvature of a tangent curve concave southwesterly;

**THENCE** northwesterly upon the arc of said curve, to the left, having a radius of 2285.86 feet and a central angle of 3°45'02" for an arc length of 149.63 feet to a non-tangent line;

**THENCE** S 87°31'44" E a distance of 179.05 feet;

**THENCE** N 89°04'21" E a distance of 1642.60 feet;

**THENCE** N 01°11'25" W a distance of 2774.10 feet;

**THENCE** S 88°41'14" E a distance of 765.37 feet to a point on the arc of a non-tangent curve concave northeasterly, a radial line of said curve through said point having a bearing of S 54°20'51" W;

**THENCE** southeasterly upon the arc of said curve, to the left, having a radius of 301.00 feet and a central angle of 55°55'03" for an arc length of 293.76 feet to a non-tangent line;

**THENCE** S 01°34'12" E a distance of 0.16 feet;

**THENCE** S 89°41'13" E a distance of 1609.82 feet;

**THENCE** N 01°43'33" W a distance of 2943.36 feet to the north line of said Section 9;

**THENCE** upon said north line, N 89°56'10" E a distance of 998.85 feet;

**THENCE** continuing upon said north line, S 89°20'47" E a distance of 2747.82 feet to the northwest corner of said Section 10;

**THENCE** upon the north line of said Section 10, N 89°39'08" E a distance of 2649.62 feet;

**THENCE** continuing upon said north line, N 89°39'56" E a distance of 2650.50 feet to the northeast corner of said Section 10;

**THENCE** upon the east line of said Section, S 00°34'06" E a distance of 2644.76 feet;

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**THENCE** continuing upon said east line, S 00°32'47" E a distance of 2641.74 feet to the northeast corner of said Section 15;

**THENCE** upon the north line of said Section 15, S 89°35'15" W a distance of 75.00 feet;

**THENCE** parallel with and 75.00 feet west of the east line of said Section 15, S 00°06'39" E a distance of 2642.13 feet to the north line of the southeast one-quarter of said Section;

**THENCE** upon said north line, S 89°36'48" W a distance of 1246.87 feet to the east line of the of the west one-half of said Section 15;

**THENCE** upon the east line, S 00°33'08" E a distance of 2629.85 feet to the north line of the said Section 22

**THENCE** upon the east line of the west one-half of the northeast one-quarter of said Section 22, S 00°23'28" E a distance of 849.15 feet;

**THENCE** S 44°53'47" W a distance of 616.52 feet;

**THENCE** S 89°10'41" W a distance of 80.00 feet;

**THENCE** S 00°09'18" E a distance of 342.07 feet;

**THENCE** S 19°30'04" E a distance of 797.54 feet;

**THENCE** S 05°29'14" E a distance of 179.69 feet to the north line of the southeast one-quarter of said Section 22;

**THENCE** upon said north line, N 89°23'20" E a distance of 227.76 feet to the east line of the west one-half of the southeast one-quarter of said Section;

**THENCE** upon said east line, S 00°02'45" W a distance of 2662.25 to the north line of said Section 27;

**THENCE** upon the east line of the west one-half the northeast one-quarter of said Section 27, S 00°03'41" E a distance of 1361.77 feet;

**THENCE** continuing upon said east line, S 00°03'37" E a distance of 1271.91 feet to the center-east one-sixteenth corner;

**THENCE** upon the south line of said northeast one-quarter of Section 27, N 89°40'11" E a distance of 1230.30 feet to the west right-of-way of Camino Loma Alta, recorded in Book 10 Road Maps at Page 23, records of Pima County, Arizona;

**THENCE** upon said west right-of-way, S 00°46'01" E a distance of 1885.68 feet to the northeast corner of the parcel of land recorded in Docket 11525 at Page 3494, records of Pima County, Arizona;

**THENCE** upon the north line of said Parcel, S 89°42'34" W a distance of 300.01 feet to the northwest corner of said Parcel;

**THENCE** upon the west line of said Parcel, S 00°46'01" E a distance of 600.02 feet to the southwest corner of said Parcel;

**THENCE** upon the south line of said Parcel, N 89°42'46" E a distance of 65.00 feet to the northwest corner of the parcel of land recorded in Docket 11907 at Page 4667, records of Pima County, Arizona;

**THENCE** upon the west line of said Parcel recorded in Docket 11907 at Page 4667, S 00°46'01" E a distance of 110.00 feet to the north right-of-way of Voyager Road recorded in Book 54 of Maps & Plats at Page 35 and Scriveners Error Docket 11690 at Page 267, records of Pima County, Arizona;

**THENCE** upon said north right-of-way, S 89°42'31" W a distance of 1010.65 feet to the east line of the southwest one-quarter of the southeast one-quarter of said Section 27;

**THENCE** upon said east line, S 00°26'02" E a distance of 45.00 feet to the south line of said Section 27;

**THENCE** upon said south line, S 89°41'08" W a distance of 1321.75 feet to the south one-quarter corner;

**THENCE** continuing upon said south line of Section 27, S 89°41'27" W a distance of 2641.96 feet to the southeast corner of Section 28;

**THENCE** upon the south line of said Section 28, S 89°44'29" W a distance of 1326.67 feet to the east one-sixteenth corner;

**THENCE** continuing upon said south line, S 89°45'10" W a distance of 1326.47 feet to the south one-quarter corner;

**THENCE** continuing upon said south line of Section 28, N 89°44'59" W a distance of 1311.39 feet to the west one-sixteenth corner;

**THENCE** continuing upon said south line, N 89°42'09" W a distance of 1312.99 feet to the **POINT OF BEGINNING**.

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**EXCEPTING THEREFROM:**

The Academy Village, recorded in Book 50 of Maps and Plats at Page 84, records of said Pima County.

**FURTHER EXCEPTING:**

Old Spanish Trail Right-of-way, recorded in Book 12 Road Maps at Page 68, records of said Pima County.

**FURTHER EXCEPTING:**

Cemetery, recorded in Docket 3108 at Page 611, records of said Pima County,

**FURTHER EXCEPTING:**

Well Site, recorded in Docket 7661 at Pages 1716 & 1987 records of said Pima County.

Total acreage after removal of exceptions:  
4546 +/- acres.

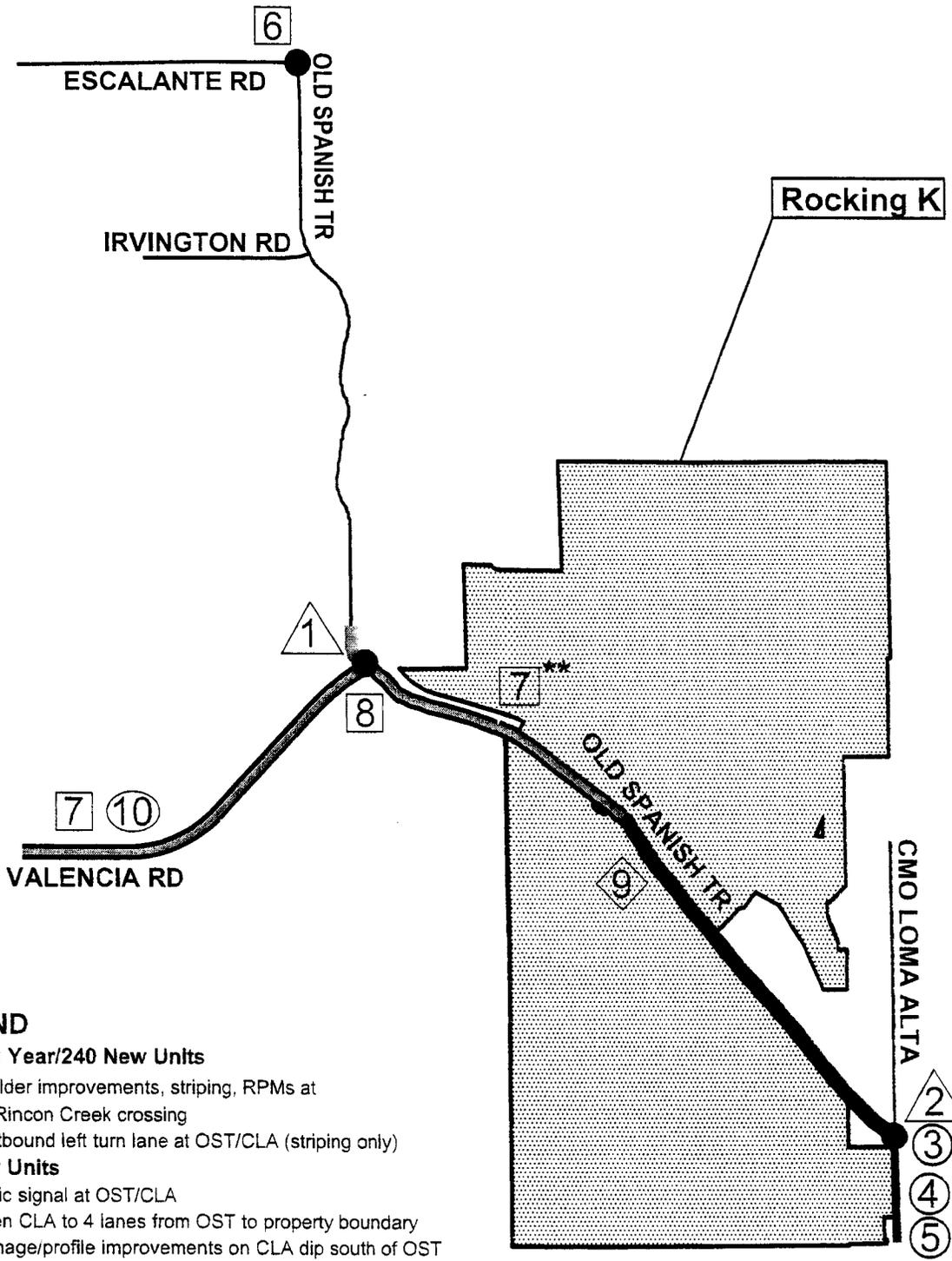
**See attached Exhibit B**

Prepared by:  
PSOMAS



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Ernest Gomez AZ. R.L.S. 27739



**LEGEND**

**Opening Year/240 New Units**

- ▲ Shoulder improvements, striping, RPMs at Rincon Creek crossing
- ▲ Westbound left turn lane at OST/CLA (striping only)

**480 New Units**

- ③ Traffic signal at OST/CLA
- ④ Widen CLA to 4 lanes from OST to property boundary
- ⑤ Drainage/profile improvements on CLA dip south of OST

**1,440 New Units**

- ⑥ Eastbound right turn lane at OST/Escalante\*
- ⑦ Construct Valencia Road extension as 2-lane roadway\*\*
- ⑧ Traffic signal at OST/Valencia

**1,920 New Units**

- ⑨ Widen OST to 4 lanes from Valencia Road to CLA

**3,840 New Units**

- ⑩ Widen Valencia Road to 4 lanes

▨ 2-lane roadway  
 ▬ 4-lane roadway

\* If necessary to avoid LOS E prior to construction of Valencia Road extension  
 \*\* 1.2 mi of improvements on OST (east of Valencia Road) can be constructed with this phase or with improvement #9 at 1,920 new units (per Traffic Report)

**ROCKING K  
 DEVELOPMENT  
 AGREEMENT**

**EXHIBIT B  
 OFF-SITE ROADWAY  
 IMPROVEMENTS**

**PSOMAS**  
 AUGUST 2011



**PIMA COUNTY  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

201 N. Stone Avenue, 2nd Floor  
Tucson, Arizona 85701-1207

**JUDITH A. PATRICK**  
Director

PHONE: (520) 740-6800  
FAX: (520) 623-5411

To: Co23-96-2 File

From: Jim Mazzocco,   
Planning Official

Thru: Judith A. Patrick,   
Development Services Director

Date: August 27, 1997

Re: Co23-96-2 (Rocking K Specific Plan First Amendment)  
Policy Memorandum

---

This memorandum provides policy guidance for understanding the requirements and obligations of the Rocking K Specific Plan ordinance (#1990-129, as amended). *i.e. ORD. 1997-69*

**Section 1, Condition #8**

For the purpose of this condition, "development" means structures and buildings as defined in the Pima County Zoning Code but not including "infrastructure". Infrastructure means streets, alleys, roadways, water lines, sewer lines and other utilities. Development does include infrastructure in subsection B of this condition. The mitigation techniques identified in subsection B are those found in Chapter 18.61 (HDZ) of the Zoning Code.

**Section 1, Condition #9**

The purpose of this condition is to limit grading in large-lot subdivisions. "Large-lot subdivisions" are those with minimum lot areas of 17,424 square feet and greater. This condition also applies to single-family detached lots of 17,424 square feet and greater within other subdivisions.

**Section 1, Condition #10**

This condition requires the review and approval of a Master Platting and Improvements Phasing Schedule before, or concurrent with, the review and approval of a master plat.

The Schedule is a document which defines the specific sequence of events with respect to the overall development of the specific plan and with respect to the required special studies

of the specific plan. At a minimum, the Schedule tabulates the events (studies, plans, plats), cross-references the source section of the ordinance or specific plan document and identifies the responsible party (primary or secondary developer). The Schedule may also include remarks, where desired, to amplify a topic or procedure. The Schedule does not provide either anticipated or required dates for these events.

A Master Plat Phasing Exhibit will accompany the Schedule. The Exhibit will depict the number and approximate boundaries of future master plats for the specific plan. The boundaries will consider significant natural features (e.g., Rincon Creek floodplain, public roads) and present land ownership (private, State Trust land). The boundaries should be located such that they divide responsibility for a significant study area, public dedication or private maintenance responsibility. Minor boundary adjustments may be made to the exhibit with the approval of the Planning Official.

The Master Plats are subdivision plats which establish blocks subject to future resubdivision or development plans, provide required dedications to the public, and identify on-site improvements that will service the blocks and mandated off-site improvements that will also serve the greater community (§18.90.020.A.1). The Master Plats are the responsibility of the primary developer(s) of the specific plan.

**Section 1, Condition #12**

This condition requires two access points into the State Trust property in the northwest area of the specific plan. They may be located along the west boundary or the west half of the south boundary of the State Trust property with the written approval of the State Land Department.

**Section 1, Condition #14**

The requirements of the Parks and Recreation Department are presented in an agreement between the Parks Director and Rocking K Development signed September 1, 1997 and which is incorporated as Exhibit B to the ordinance which adopted the Rocking K Specific Plan First Amendment.

**Section 3, Subsection B.1**

On July 15, 1997, the Board of Supervisors directed staff to resume enforcement of this condition.

**Section 3, Subsection B.2**

See policy statement of Section 1, condition #10 regarding master plats.

**Section 3, Subsection B.6**

The requirements of the Pima County Cultural Resources Manager as adopted in 1990 are supplemented and clarified by the Pima County Cultural Resources Manager as follows:

A. The management of cultural resources, including prehistoric and historic sites and buildings, shall be consistent with the provisions of the Cultural Resource Regulations provided in the specific plan document and the Cultural Resource Policies provided in the Pima County Comprehensive Plan.

B. Requirements for site survey, research design preparation, mitigation plans and their implementation that include site preservation and protection and/or data recovery, and plans

for the treatment of human remains, as well as other policies, are therein set forth and shall be followed.

C. Prior to the issuance of grading permits for affected project planning units, it will be demonstrated that the appropriate cultural resource mitigation plans have been implemented as approved.

**Section 3, Subsection C.6.b**

The maximum of 5,672 dwelling units includes the number of dwelling units allocated by the 1990 specific plan to the State Trust land within the specific plan.

**Section 3, Subsection C.6.d**

The property owner has evaluated the residential density allocations of the revised specific plan and has certified in writing [TO BE PROVIDED] that the residential density allocations of the revised specific plan do not exceed the base densities assigned to the various planning areas of the (now-rescinded) Rincon Valley Area Plan. Therefore, the Development Amenities of the Rincon Valley Area Plan policy document are not applicable and are not required for any master plat or subdivision plat. (For purpose of this clarification, "revised specific plan" means that part of the Rocking K specific plan which was rezoned in 1990 and was included in the 1996 First Amendment.)

**Section 3, Subsection C.6.e**

For purpose of this subsection, "adjacent" means the sharing of a common boundary with an OS planning unit.

**Section 3, Subsection C.6.i**

The Town/Town Center has been renamed the Town Village Center in the 1996 specific plan document. A preliminary development plan will be prepared for the Town Village Center. Exhibit B to this policy memorandum depicts the planning units included in this condition, which are planning units 38, 44, 47 and 48 as depicted within the specific plan document.

**Section 3, Subsection C.6.i(1)**

The Townsite design standards established by the Rincon Valley Area Plan are character (height, bulk, mass, theme), landscape and open space.

**Section 3, Subsection C.7**

The requirements of the Parks and Recreation Department are presented in an agreement between the Parks Director and Rocking K Development signed September 1, 1997 and which is incorporated as Exhibit B to the ordinance which adopted the Rocking K Specific Plan First Amendment.

F. ANN RODRIGUEZ, RECORDER  
RECORDED BY: KLK  
DEPUTY RECORDER  
0681 ROOC  
P0230  
PIMA CO CLERK OF THE BOARD



DOCKET: 10635  
PAGE: 1545  
NO. OF PAGES: 42  
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09/22/97  
ORDIN 16:28:00  
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TUCSON AZ 85701

ORDINANCE 1997- 69

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3  
4 AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS;  
5 RELATING TO ZONING; AMENDING ORDINANCE 1990-129; AMENDING  
6 THE ROCKING K SPECIFIC PLAN TO ADD, REVISE AND DELETE CERTAIN  
7 ZONING REQUIREMENTS; REZONING APPROXIMATELY 1,126 ACRES  
8 FROM RH AND GR-1 TO SP.  
9

10  
11 *The Pima County Board of Supervisors finds and declares that:*  
12

- 13 1. On December 18, 1990, the Pima County Board of Supervisors adopted Ordinance  
14 1990-129 rezoning from RH, SR and GR-1 to SP that certain property referred to as  
15 the Rocking K Specific Plan (the "Specific Plan").  
16  
17 2. On September 27, 1996, the owners of the Specific Plan applied for a rezoning from  
18 RH and GR-1 to SP of approximately 1,126 acres (the "property") adjacent to the  
19 Specific Plan and amendment of the Specific Plan to include the property, which  
20 proposed changes are incorporated in attached Exhibit A (which has not been  
21 recorded but may be viewed at the office of the Pima County Development Services  
22 Department Planning Division).  
23  
24 3. On September 27, 1996, the owners of the Specific Plan applied to amend the  
25 Specific Plan to add, revise and delete certain zoning requirements for the Specific  
26 Plan excluding the approximately 760 acres referred to as the State Trust Land and  
27 the approximately 1,775 acres referred to as the Saguaro National Park Expansion  
28 Area but including approximately 3 acres within the expansion area for an  
29 educational facility.  
30  
31 4. On December 10, 1996, the Pima County Board of Supervisors approved the First  
32 Amendment of the Specific Plan (the "First Amendment"), which rezoned the  
33 property and amended the Specific Plan to add, revise and delete certain zoning  
34 requirements.  
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*Now, therefore, be it ordained by the Pima County Board of Supervisors:*

**Section 1.** That the First Amendment is hereby adopted, subject to the following conditions:

1. Recording of a covenant holding Pima County harmless in the event of flooding.
2. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
3. Provision of development related assurances as required by the appropriate agencies.
4. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Department of Transportation, Real Property Division.
5. Adherence to all applicable requirements, standards and procedures as established within the Specific Plan as amended by the First Amendment.
6. Building permits shall be issued based on the specific plan approved by this Ordinance when all applicable specific plan requirements are satisfied and the Planning Official issues a Certificate of Compliance.
7. A covenant shall be included with subdivision plats north of Old Spanish Trail which requires a rural southwestern ranching style of architecture for single-family detached residences. The covenant shall be enforced by the applicable homeowners association.
8. All development within 200 feet of the planned right-of-way for Old Spanish Trail and all nonresidential development between this corridor and the south boundary of the modified 100-year floodplain of the Rincon Creek shall be submitted to the Pima County Design Review Committee for review and approval in accordance with the following Comprehensive Plan Special Area Plan policies:
  - A. Development shall be designed to be visually harmonious in form, line, color and texture with its natural surroundings;
  - B. Development, including infrastructure, shall apply appropriate mitigation techniques such as desert varnish, innovative grading methods, boulder and rock replacement, in addition to implementing required revegetation policies;
  - C. Development within the viewshed area along Camino Loma Alta and Old Spanish Trail shall be screened with landscape buffers which utilize native plant materials or earth berms. Land uses and buffers shall be positioned to allow for views of the Saguaro National Park and of the mountains through the intervening developed areas.
9. There shall be no mass grading of residential lots in subdivisions with a gross density of 2.5 or less residences per acre. Grading shall be limited to areas used for primary and accessory residential uses.
10. This specific plan is subject to approval by the Planning Official, with the written concurrence of the directors of the Transportation and Flood Control District and

- 78 Wastewater Management departments, of a master platting and improvements  
79 phasing schedule for the entire specific plan. This schedule shall reference the  
80 master studies necessary for preparation of the master plat and shall identify the  
81 necessary improvements and dedications (including roads, sewer, drainage, trails and  
82 open space).
- 83 11. Construction Monitoring: On-site monitoring of all aspects of site mass grading  
84 north of Old Spanish Trail shall be provided during project development by the  
85 Rincon Institute or an equivalent, independent third-party entity, to ensure protection  
86 of the designated natural open space areas. The Rincon Institute shall also review  
87 the siting of construction fencing and flagging prior to the start of site mass grading  
88 and shall make recommendations to the developer as needed. Interest group parties  
89 may contact the Rincon Institute to arrange guided site visits consistent with sound  
90 safety practices. The Rincon Institute may interact with the golf course architect to  
91 ensure the environmental integrity of the golf courses during construction.
- 92 12. Two access points shall be provided to the State Trust land parcel. They will be at  
93 locations as approved and accepted by the State Land Department. Access shall be  
94 by dedicated right-of-way or irrevocable right-of-way easement.
- 95 13. Golf course irrigation shall be from a renewable water supply such as effluent,  
96 reclaimed water or Central Arizona Project water. Where effluent or reclaimed  
97 water is not physically available or cannot reasonably be made available, ground  
98 water use for golf course irrigation is permitted provided the ground water  
99 consumption by the golf course is offset when practicable through Central Arizona  
100 Project water replenishment or recharge (Pima County Code 18.59.030.A.1).
- 101 14. Adherence to the requirements presented in the agreement between the Parks  
102 Director and Rocking K Development signed September 1, 1997 and which is  
103 incorporated as Exhibit B to this ordinance.

104  
105 **Section 2.** That the approximately 1,126 acres described as part of the First Amendment, which  
106 amends Pima County Zoning Maps No. 131, 132, 180 and 181, are hereby rezoned from RH and  
107 GR-1 to SP.

108  
109  
110 **Section 3.** That Ordinance 1990-129, Section 1, imposing conditions on the Rocking K #2  
111 Specific Plan, is hereby amended to read:

112  
113 That the Rocking K #2 Specific Plan, attached as Exhibit A and incorporated herein, is hereby  
114 adopted subject to the following conditions:

115  
116 A. As provided in the Phase One Development Agreement, there shall be no development of  
117 the specific plan beyond Phase One until and after further development agreements are entered  
118 into for the construction of infrastructure improvements necessary to serve future phases of

119 development or County accepts other assurances that such infrastructure improvements will be  
120 constructed.

121

122 B. Prior to approval of any subdivision plat, development plan or issuance of a building  
123 permit, this specific plan is subject to the following:

124 1. No further subdividing or lot-splitting shall be allowed without the written approval  
125 of the Board of Supervisors, except for any subdividing or lot-splitting that may be  
126 required to convey a portion of the specific plan for inclusion within the Saguaro National  
127 Monument.

128 2. Submittal of an acceptable master plat which shall provide for development-related  
129 studies, assurances and dedications as established by the development agreement identified  
130 in Section 1.D and any related conditions that may be adopted by the Board of  
131 Supervisors. A title report providing evidence of ownership of the property shall be  
132 submitted to the Property Management Division of the Department of Transportation and  
133 Flood Control District prior to the preparation of covenants, conditions and restrictions,  
134 and any required dedications.

135 3. Requirements of the Department of Transportation (DOT/FCD):

136 a. A Transportation Improvement Financing and Implementation Plan (TIFIP) for  
137 the specific plan area. The TIFIP, provided by the owner/developer and, if  
138 acceptable, to be approved by DOT/FCD, shall address the provision of major routes  
139 within the area, the provision of capacity and route continuity adjacent to and within  
140 the specific plan and the areas of responsibility of the County, the primary developer  
141 and any subsequent developers. The required TIFIP shall be used in conjunction  
142 with the infrastructure requirements of the development agreements.

143 b. A comprehensive Traffic Impact Study Report provided by the owner for this  
144 specific plan shall be submitted for approval to DOT/FCD with the required TIFIP.  
145 The limits of study and scope of work shall be determined by DOT/FCD. The results  
146 of the study shall be used to establish the phasing, funding, and construction of  
147 needed infrastructure improvements.

148 c. The required comprehensive traffic impact study report shall provide up to  
149 date traffic projections and estimates of traffic volumes that will be used to size and  
150 establish proper locations of roadway circulation routes needed to serve the specific  
151 plan and the surrounding Rincon Valley area. Any revisions to the Major Streets and  
152 Scenic Routes Plan dictated by the traffic impact study report or by the roadway  
153 circulation routes of the specific plan shall need to be reviewed and approved by  
154 Pima County.

155 4. Requirements of the Flood Control District (DOT/FCD):

156 a. A master drainage study shall be prepared and submitted by the primary  
157 developer for review and approval by DOT/FCD. The limits of study and scope of  
158 work shall be developed by the primary developer and subject to approval by the  
159 DOT/FCD. At a minimum, the scope of work shall include evaluation of

- 160 detention/retention needs, financing, phasing, restoration and mitigation for drainage  
161 modification within the boundaries of the specific plan.
- 162 b. The Rincon Creek River Management Plan and the Rincon Creek Restoration  
163 Plan shall be prepared and submitted by the primary developer for review and  
164 approval by DOT/FCD prior to submission and acceptance of any subdivision plat,  
165 development plan or road/sewer/utility improvement plan within the existing Rincon  
166 Creek 100-year floodplain. The limits of study and scope of work shall be developed  
167 by the primary developer and subject to approval by DOT/FCD. At a minimum, the  
168 scope of work for these plans shall include limits, types and phasing of flood control  
169 and restoration improvements along Rincon Creek. A flood-control easement shall  
170 be dedicated to the Pima County Flood Control District for that portion of the Rincon  
171 Creek identified as "Rincon Creek Restoration Plan" within the specific plan  
172 document. The easement shall provide for all necessary flood control, riparian  
173 preservation, public trails access and equestrian purposes. In association with  
174 dedication of the easement, an agreement shall be entered into between the Flood  
175 Control District and the primary developer which shall require further easement  
176 dedications and/or relinquishment of easement property to be dedicated upon  
177 completion of the Rincon Creek River Management Plan and Rincon Creek  
178 Restoration Plan. Said boundary adjustments shall be for the purpose of furthering  
179 implementation of these plans.
- 180 c. A groundwater monitoring plan and groundwater withdrawal schedule for the  
181 length of the Rincon Creek shall be prepared by the primary developer and included  
182 in the Rincon Creek Restoration Plan. The plan purpose and schedule shall be to  
183 manage groundwater levels in the vicinity of the Rincon Creek for preserving  
184 riparian vegetation within the creek environment.
- 185 d. Revisions to the flood control report and additional flood control conditions  
186 may be required after further specific plan reviews by the Flood Control District.
- 187 5. Requirements of the Wastewater Management Department (WWMD):
- 188 a. Prior to the initiation of any development within the specific plan, the public  
189 gravity sanitary sewer shall be constructed from the down-gradient boundary of the  
190 specific plan to an acceptable point of connection with an existing 18-inch public  
191 sewer or financial assurances reasonably acceptable to Pima County will be provided  
192 as described in the Phase One Development Agreement. In addition to this  
193 minimum off-site requirement, easements and/or rights-of-way shall be acquired at  
194 no cost to Pima County for said facility, and shall be of sufficient width to  
195 accommodate at least one future parallel main sewer. The easement shall be  
196 reserved for the installation of sanitary sewers only.
- 197 6. Requirements of the Pima County Archaeologist:
- 198 a. The management of cultural resources, including prehistoric and historic sites,  
199 shall be consistent with the provisions of the Cultural Resource regulations as  
200 provided in the specific plan document.

- 201                    b.     Requirements for site survey, research design preparation, mitigation plans and  
202                    their implementation site preservation and protection, and data recovery, as well as  
203                    other policies, are therein set forth and shall be followed.  
204                    c.     Prior to ground modification activities, an on-the-ground archaeological survey  
205                    and appropriate mitigation measures shall be conducted on the subject property. A  
206                    cultural resources mitigation plan for any identified archaeological sites on the  
207                    subject property shall be submitted at the time of, or prior to the submittal of any  
208                    tentative plat or development plan. The mitigation plan shall be prepared and  
209                    reviewed as described in the Pima County site analysis requirements.  
210
- 211     C.     All subdivision plats, development plans or building permits are subject to:
- 212             1.     Provision of development-related assurances as required by the applicable agencies.  
213             2.     Dedication of necessary rights-of-way for roads and drainage by subdivision plat or  
214             by separate instrument if the property is not to be subdivided.  
215             3.     Requirements of the Department of Transportation (DOT/FCD):  
216                 a.     All aspects of traffic planning and road design for this specific plan shall be  
217                 related to and consistent with the TIFIP and Traffic Impact Study.  
218                 b.     All arterial, collector and local streets shall be designed for ultimate capacity  
219                 to service forecasted traffic demand on these facilities. All roadway improvements  
220                 shall be constructed to the ultimate design except where a phased construction plan  
221                 has been approved by DOT/FCD.  
222                 c.     Road crossings over washes that are identified by the Land Use Plan as natural  
223                 open space shall be designed to cross the floodplain with only minor encroachment.  
224                 Reduction in floodplain width may be acceptable to achieve required on-site  
225                 detention and to facilitate wildlife movement. The design of the roadway shall be  
226                 subject to the approval of DOT/FCD.  
227             4.     Requirements of the Flood Control District (DOT/FCD):  
228                 a.     All internal drainage improvements and any external drainage improvements  
229                 required to mitigate drainage impacts caused by development of this specific plan as  
230                 determined by the Master Drainage Study shall be constructed at no cost to the  
231                 District.  
232                 b.     No modification to the existing 100-year floodplains of washes identified on  
233                 the Land Use Plan as natural open space shall be allowed except for roadway and  
234                 utility crossings. An appropriate mitigation plan shall be prepared by the primary  
235                 developer and subject to approval by DOT/FCD for these crossings.  
236             5.     Requirements of the Wastewater Management Department (WWMD):  
237                 Developers of individual subdivision plats or development plans shall be required to  
238                 enter into individual Sewer Development Agreements with the County.  
239             6.     Requirements of the Planning and Development Services Department (PDS):  
240                 a.     The design guidelines of Chapter IV of the specific plan shall be used when  
241                 not in conflict with adopted County regulations.

- 242 b. This specific plan is restricted to no more than 5,672 dwelling units for the  
243 entire specific plan site.
- 244 c. A supplementary site analysis shall accompany all tentative plats and  
245 development plans for land located north of Rincon Creek. The site analysis shall be  
246 prepared in accordance with the adopted County Site Analysis Policy, as may be  
247 amended, shall include the applicable design elements and guidelines of this specific  
248 plan and shall be used for evaluation of compliance with this specific plan. For land  
249 within one mile of the Saguaro National Park, the site analysis shall address the  
250 performance standards of Chapter 18.67 (Buffer Overlay Zone) and a copy of the  
251 analysis shall be submitted to the Superintendent of the Saguaro National Park for  
252 review.
- 253 d. All subdivision plats shall include conditions identifying which development  
254 amenities established by the Rincon Valley Area Plan are applicable to the plat and  
255 the means by which the amenities are to be provided in development of the plat.
- 256 e. Review and approval of a golf course development plan for the OS (Open  
257 Space) zoning classification shall be required prior to the approval of any adjacent  
258 subdivision plat or development plan and prior to the issuance of any permits for the  
259 golf course. The development plan shall be prepared in accordance with Chapter  
260 18.59, Golf Course Overlay Zone, with the exception of the rezoning and ordinance  
261 adoption provisions, and the specific plan regulations for the OS zoning  
262 classification.
- 263 f. Washes of between 100 and 1,000 cfs shall be evaluated for preservation or  
264 enhancement. Pima County Department of Transportation and Flood Control  
265 District reserves the right of final approval of wash treatments within subdivisions  
266 and development plans.
- 267 g. The site-specific methods proposed for implementation of the Xeriscape  
268 principles, as included in Chapter III of the specific plan, shall be noted on each  
269 applicable subdivision plat or development plan.
- 270 h. Visual Mitigation Study: Review and approval of a visual study, as described  
271 in Chapter III of the specific plan, shall be required prior to approval of a  
272 subdivision plat or development plan located within Visual Zones 1 or 2 or within  
273 the Buffer Overlay Zone. The study shall:
- 274 1) include simulations or photo-illustrations of the pre-development and  
275 post-development views of the project; and
- 276 2) demonstrate conformance with the Visual Resources Protection  
277 regulations and how site design and specific mitigation techniques have  
278 minimized the visual impact of the proposed development when viewed from  
279 foreground and middle ground.
- 280 I. Townsite Preliminary Development Plan: A preliminary development plan  
281 shall be prepared in accordance with Chapter 18.91 (Rezoning) for the Town Center.  
282 PDS review and approval of the plan shall be required prior to approval of a tentative

283 plat or development plan or issuance of a building permit for the Town Center. The  
284 preliminary development plan shall:

- 285 1) incorporate the Townsite design standards established by the Rincon  
286 Valley Area Plan;
- 287 2) include a development agreement between the master developer and  
288 Pima County for the transportation and shuttle management system established  
289 by the area plan. This agreement shall be a covenant on all subdivisions within  
290 the Town Center; and
- 291 3) include the by-laws establishing the organizational structure and  
292 responsibilities of a Town Center management association. These by-laws  
293 shall be a covenant on all commercial subdivisions and a condition of all  
294 development plans within the Townsite.

295 j. Review and approval by PDS of a site-specific vegetation preservation and  
296 mitigation plan and program shall be required. The plan shall address the:

- 297 1) preservation, inventory, evaluation, salvage and transplant of significant  
298 vegetation;
- 299 2) revegetation, irrigation and long-term maintenance of all disturbed, non-  
300 built areas; and
- 301 3) identification of preserved areas and the methods used to protect those  
302 preserved areas from construction impacts.

303 k. Review and approval of the detailed design for the Lower Rincon Creek  
304 Restoration Plan shall be required prior to approval of a subdivision plat or  
305 development plan which includes as part of its drainage improvements any  
306 encroachment or modification of the 100-year floodplain of Rincon Creek.

307 7. Requirements of the Parks and Recreation Department (PRD):

308 Adherence to the requirements presented in the agreement between the Parks  
309 Director and Rocking K Development signed September 1, 1997 and which is  
310 incorporated as Exhibit B to this ordinance.

311 8. Air Quality Impact Analysis Reports

- 312 a. The developer shall not be entitled to receive County permits for the  
313 construction of structural improvements within the specific plan site that result in  
314 greater than 700 equivalent dwelling units unless and until completion of an Air  
315 Quality Impact Analysis Report and approval of said report by the Pima County  
316 Department of Environmental Quality. The report shall include an analysis of traffic  
317 generated, estimation of the emissions produced, and estimation of the effect on air  
318 pollution concentrations and their impact on the surrounding environment.
- 319 b. If the report demonstrates adverse impacts or degradation of air quality  
320 attributable to development of this specific plan, the developer shall not be entitled  
321 to receive County permits for the construction of any structural improvements within  
322 the specific plan site that result in greater than 1,250 equivalent dwelling units unless  
323 and until completion of an Air Quality Impact Analysis Report and approval of said

324 report by the Pima County Department of Environmental Quality. The report shall  
325 include an evaluation of all potential air quality mitigation measures which could be  
326 implemented by the developer, estimation of the emissions reductions potentially  
327 achievable by each measure, and a selection of those measures to be implemented by  
328 the developer to offset any incremental emissions identified in the report.  
329

330 **Section 4.** That the Rocking K Specific Plan, set forth in Exhibit A to Ordinance #1990-129, is  
331 hereby deleted and that the Rocking K Specific Plan First Amendment, with proposed changes  
332 are incorporated in attached Exhibit A (which has not been recorded but may be viewed at the  
333 office of the Pima County Development Services Department Planning Division), is hereby  
334 adopted, subject to amendment by the specific plan applicant of Exhibit A, as necessitated by  
335 Board of Supervisors' action, as follows:  
336

337 1. That Chapter III, Subsection III-E(VLDR).II.E, of the First Amendment, set forth in  
338 Exhibit A to this Ordinance, is hereby amended on page III-5, to read:  
339

340 VLDR: Very Low Density Residential  
341

342 II. Development Standards - General  
343

344 E. Building Setback from Saguaro National Park Boundary: 300 feet,  
345 except as may be approved by the Board of Supervisors in accordance  
346 with Section 18.67.060 of the Zoning Code.  
347

348 2. That Chapter III, Subsection III-E(LDR).II and III, of the First Amendment, set forth  
349 in Exhibit A to this Ordinance, are hereby amended on page III-6, to read:  
350

351 LDR: Low Density Residential  
352

353 II. Development Standards - Single Family Detached  
354

355 B. Minimum Area Per Dwelling Unit: 7,000 square feet.  
356

357 III. Development Standards - Single Family Attached  
358

359 A. Minimum Site Area: 7,000 square feet  
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361 B. Average Area Per Dwelling Unit: 3,500 square feet.  
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363 C. Minimum Setback Requirement: None. Zero lot-line siting of dwelling  
units on individual lots is permissible subject to Pima County Building  
Codes (Title 15)

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3. That Chapter III, Subsection III-E(MDR).II.D, of the First Amendment, set forth in Exhibit A to this Ordinance, is hereby amended on page III-8, to read:

MDR: Medium Density Residential

.....  
II. Development Standards - Single Family Detached

- .....  
D. Minimum Setback Requirements for Single Family Attached, Duplex and Multi-Family Dwellings: None. Zero lot-line siting of dwelling units on individual lots is permissible subject to Pima County Building Codes (Title 15).

4. That Chapter III, Subsection III-E(Commercial).III.B, of the First Amendment, set forth in Exhibit A to this Ordinance, is hereby amended on page III-17, to read:

C: Commercial

.....  
III. Development Standards:

.....  
B. Residential

- .....  
3. Minimum Setback Requirements for Single Family Attached, Duplex and Multi-family Dwellings: None. Zero lot-line siting of dwelling units on individual lots is permissible subject to Pima County Building Codes (Title 15).

5. That Chapter III, Subsection III-E(OCR).II.B, of the First Amendment, set forth in Exhibit A to this Ordinance, is hereby amended on page III-20, to read:

OCR: Office Commercial Residential

.....  
II. Development Standards:

A. Residential

- .....  
3. Minimum Setback Requirements for Single Family Attached, Duplex and Multi-family Dwellings: None. Zero lot-line siting of dwelling units on individual lots is permissible subject to Pima County Building Codes (Title 15).

404 **Section 5.** That the Legal Description of the Rocking K Specific Plan, set forth in the Surveyed  
405 Boundaries Map accepted by the Board of Supervisors on May 12, 1992, is hereby amended by  
406 adding the legal description of the First Amendment, as shown in Attachment C to this ordinance  
407 and incorporated herein by this reference.

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410 **Section 6.** That Pima County Zoning Maps 131, 132, 180 and 181 in portions of sections 15, 16,  
411 21, 22, 27 and 28 of T15S, R16E, G&SR B&M are hereby amended to the SP (Specific Plan  
412 Zone) as shown on the entitled "Amendments # \_\_, \_\_, \_\_, and \_\_ to Pima County Zoning Maps  
413 131, 132, 180 and 181, respectively," contained in Attachment D to this ordinance and  
414 incorporated herein by this reference.

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417 **Section 7.** That this ordinance shall become effective on the day the last of all of the following  
418 occurs:

419

- 420 A. The Planning Official's certification that the Rocking K Specific Plan document has  
421 been revised to accurately reflect the amendments set forth in this ordinance.  
422 B. The Planning Official's certification that the Surveyed Boundaries Map accepted by  
423 the Board of Supervisors on May 12, 1992, has been revised to accurately reflect the  
424 amendments set forth in Section 2 and 6 of this ordinance.  
425 C. Thirty-one days after the date the Chairman of the Board of Supervisors signs this  
426 ordinance.

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429 **Section 8.** Not more than 60 days after the Chairman of the Board of Supervisors signs this  
430 ordinance, the Developer shall submit to the Planning Official the revised Rocking K Specific  
431 Plan document, accurately incorporating all the amendments set forth in this ordinance, and the  
432 revised Surveyed Boundaries Map referred to in the preceding Section.

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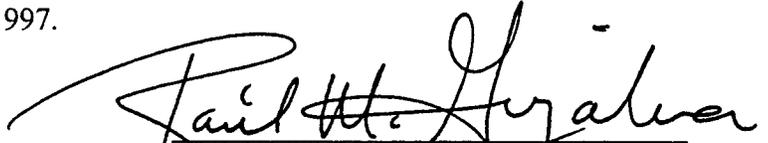
435 **Section 9.** That all ordinances and parts of ordinances in conflict with this ordinance be and the  
436 same are hereby repealed to the extent of such conflict.

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439 **Section 10.** That the provisions of this ordinance shall be severable and that if any part of this  
440 ordinance is held to be invalid or unconstitutional by a decision of any court of competent  
441 jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance.  
442 If, for any reason, this ordinance does not become effective or is ruled invalid in its entirety,  
443 Ordinance #1990-129 and the Rocking K Specific Plan shall be deemed in full force and effect  
444 as originally adopted.

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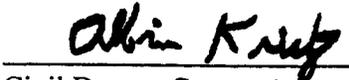
PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this  
16th day of September, 1997.

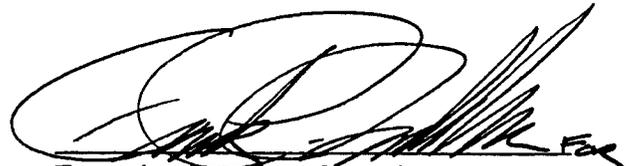
  
\_\_\_\_\_  
Chairman, Board of Supervisors  
Date: SEP 16 1997

ATTEST:

  
\_\_\_\_\_  
Clerk, Board of Supervisors

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Civil Deputy County Attorney

  
\_\_\_\_\_  
Executive Secretary, Pima County  
Planning and Zoning Commission

**ATTACHMENT A**  
**TO**  
**ROCKING K SPECIFIC PLAN**  
**(FIRST AMENDMENT)**

Attachment A is the Rocking K Specific Plan (First Amendment) document approved by the Pima County Board of Supervisors on December 10, 1996. The document is not recorded but may be viewed at the office of the Pima County Development Services Department, Planning Division, at the following address:

County-City Public Works Building  
201 N. Stone Avenue, 2nd Floor  
Tucson, AZ

**ATTACHMENT B**  
**TO**  
**ROCKING K SPECIFIC PLAN**  
**(FIRST AMENDMENT)**



# MEMORANDUM

Parks and Recreation Department Clerk's Note:

Documents submitted  
at Board Meeting 9-2-97

TO: C. H. Huckelberry, County Administrator

FROM: *Dan F.*  
Dan Felix, Director

DATE: September 2, 1997

SUBJECT: Board of Supervisors Regular Agenda Item 23A - Rocking K Trail Alignment

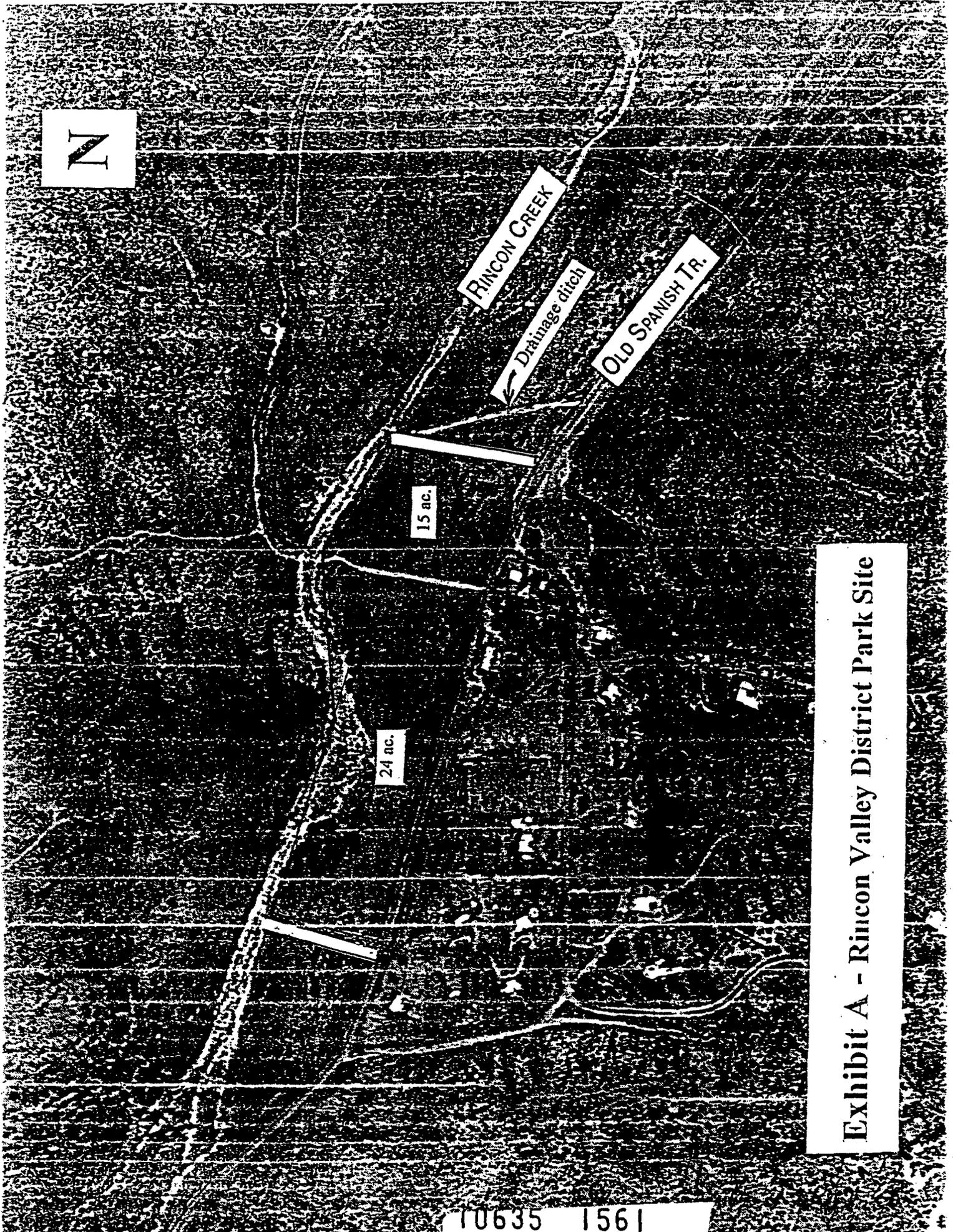
The department has been negotiating trails and park sites within the Rocking K Ranch development in accordance with the Eastern Pima County Trails Master Plan. Each trail alignment was specified and dedications were verified. General conditions regarding trail surveying, trail maintenance, and trail concept plans were identified and agreed upon by both parties.

The president of Rocking K Development and I have signed the agreement. However, I am providing Exhibit A that will be included as part of the agreement for the public meeting record. The developer's engineer received the exhibit late on Friday and had no objection. The park issues have been resolved subject to insertion of Exhibit A as part of the signed agreement. I am available to respond to questions.

/gt

Attachment: As stated.

cc: Members, Board of Supervisors



**Exhibit A - Rincon Valley District Park Site**

10635 1561

Pima County Parks and Recreation Department  
1204 West Silverlake, Tucson, AZ 85713 (520) 740-2690

## Rocking K Ranch Trails and Park Sites Agreement

*This agreement details the trails, trails-related facilities and park sites to be implemented within the Rocking K Ranch development in accordance with the Eastern Pima County Trail System Master Plan and commitments made to Pima County by the Rocking K Development Corporation. The items of agreement in this document are based on the 1990 and 1996 Rocking K Ranch Specific Plans, the Parks and Recreation Department's 12/9/96 Rocking K Specific Plan Memo accepted by Rocking K Development Corp. on 12/10/96, and the outcome of meetings conducted with Rocking K Development Corp.'s planning consultant, McGovern, MacVittie, Lodge and Associates, Inc. (MMLA) and Rocking K principal Chris Monson. The contents of this document supersede all previous agreements on these subjects.*

### **Trail #60 - Monument Boundary Trail**

The Eastern Pima County Trail System Master Plan describes the Monument Boundary Trail as a 9.0 mile-long path that connects the Rincon Creek with Saguaro National Park's Madrona Ranger Station. This trail crosses Rocking K Ranch in two principal areas—its northeast and northwest quadrants. The trail traverses the 700-acre State Trust Land parcel located between these segments of the Rocking K project, and generally parallels the southern boundary of Saguaro National Park (as depicted by the Eastern Pima County Trail System Master Plan base map). **Per agreement with the developer, the alignment of the Monument Boundary Trail has been revised to the following configuration:** the trail will connect on its western end with the trailhead parking facility to be constructed in the project's northwest corner above the proposed western entrance road (as shown on the Gage Davis concept drawing). The trail will then proceed east, generally paralleling the east-west segment of the entrance road for a short distance, and then connect with the existing (east-west) primitive backcountry or "pioneer" road that bisects the 700-acre State Trust Land parcel (the exact alignment of the trail from the west trailhead to its connection with the "pioneer" road will be determined in the field by Pima County and the developer). After crossing the State Trust Land parcel, the trail will continue on or near the primitive backcountry road bed across the northeastern quadrant of the Rocking K site, and tie into Saguaro National Park, with the exact location to be determined in consultation with the park. The trail will be located within a 20' wide corridor to be dedicated fee simple to Pima County. The trail will be a natural-surface path, and will serve hikers, equestrians and mountain bicyclists.

### **The "Monument Boundary" Trailhead**

This trailhead parking facility will be located in the far northwest corner of the development just north of the project's "West Gate" access drive noted above. Access to the trailhead facility will come from the Old Spanish Trail right-of-way. Rocking K Development Corp. has agreed to

provide on a fee-simple basis a mutually agreed-upon site for the trailhead of up to 1.25 acres in size (but not less than 1 acre), and also to construct the trailhead's parking area, probably at the time the west entry roadway is constructed by the developer to take advantage of economies of scale. Pima County recognizes that the subject trailhead property is not included in the Rocking K Specific Plan area, and that the developer is providing the site and constructing the lot not as a requirement mandated by Pima County, but at his discretion to ensure that the facility is established in a manner compatible with the larger Rocking K Ranch development. Pima County Parks and Recreation expects that this site is the only property (in addition to the trail alignments outlined elsewhere in the document) that it will require for public purposes in the area, and does not anticipate the need to secure additional property as future plans for the Rocking K Ranch non-Specific Plan development area are submitted. The trailhead parking lot, which may be located north of the Jeremy Wash, will be sized to accommodate a minimum of 20 cars and 5 horse rigs. The trailhead parking area, which will be dedicated to and maintained by Pima County, will be landscaped with native vegetation (with a naturally vegetated-buffer separating the lot from the west entry drive). The developer also agrees to provide electric power to the site. Pima County will assume responsibility for the installation of an electric gate system and an emergency telephone. The proposed location of this trailhead facility is identified on the Gage Davis concept map.

#### **Trail #A-31 - Western Perimeter Trail**

The Western Perimeter Trail is a new trail proposed by the developer that will connect the planned Rincon Valley District Park with the Monument Boundary Trail. The trail will leave the District Park site from its northern edge, cross Rincon Creek, generally parallel the north-south segment of the west entry drive and ultimately link with the Monument Boundary Trail. The Parks and Recreation Department and the developer have agreed to locate this trail on the primitive dirt road bed that already exists in the area and is capable of providing the necessary linkage (minor adjustments to the alignment may be made in the field by Pima County in consultation with the developer to remedy substandard siting decisions made by those who originally constructed the road). The trail will be located within a 20' wide corridor that will be dedicated fee-simple to Pima County by the developer. The Western Perimeter Trail will be developed and maintained as a natural-surface trail for use by pedestrians, equestrians and mountain bicyclists.

#### **Trail #263 - Rocking K Trail**

The Rocking K Trail is identified in the Eastern Pima County Trail System Master Plan as a 2.5 mile-long cross-country trail connecting Old Spanish Trail to an access point on the boundary of Saguaro National Park. The nature of the development envisioned for the Rocking K project will require that the location of this trail be significantly modified, and the Department has agreed to work with the developer to change its alignment as follows: The western end of the revised-alignment Rocking K Trail will connect with the Rincon Creek Trail (both the trail on the south bank of the Creek *and* the trail in the creek bed), with the connection(s) occurring west of the bridge across the Rincon Creek that will be built by the developer. The trail will cross under the bridge on a structure to be constructed by the developer to the north side of the Creek. Once on the north side of the Creek, the trail, traveling in a northeasterly direction, will traverse the

development's planned natural open space corridor, cross the east-west access drive to be built nearby, and ultimately connect with the trailhead facility to be developed near the southern boundary of the Saguaro National Park East Expansion Area (at the northern end of the Camino Loma Alta right-of-way). The trail shall be located in a natural open space corridor a minimum of 50' wide and as far from the access road right-of-way as possible. The trail--which will be a natural-surface path open to hikers, mountain bicyclists, and equestrians--will be situated within a 20' strip of land that will be dedicated fee simple to Pima County (within the natural open space corridor).

#### Trail # 62 - Rincon Creek Trail(s)

The Rincon Creek Trail consists of two separate recreational trails: a continuous trail in the bed of the Creek, and a trail along the southern bank of the creek. Both cross the entire length of the Rocking K Ranch development, and are intended to form a critical link between the Pantano River Park to the Camino Loma Alta right-of-way. The bed of the Rincon Creek will be dedicated fee simple to Pima County to accommodate the trail in its bed, and a strip of land approximately 50' wide along the southern bank of the creek (generally within the Rincon Creek restoration corridor) will be dedicated fee simple to Pima County to accommodate the south bank trail. Pima County understands and agrees that it may be necessary to vary the width of the 50' corridor in some places to accommodate development features, but as noted in the Department's December 9, 1996 memo, the corridor in no location will be less than 25' in width. In addition, where the south bank trail (the "Rincon Creek Greenway") parallels the golf course, the developer shall work with Pima County to install a buffer of natural vegetation between the trail and the course to insulate trail users from golf course play. The trail in the bed of the creek will be used by equestrians and pedestrians, and the trail along the bank of the creek--which will be developed as a wide, meandering, natural-surface, linear park-type trail--will be shared by equestrians, pedestrians and bicyclists. Pima County Parks and Recreation will work closely with the Rincon Institute and the developer in the planning and implementation of both trails.

#### Trail # 67 - Old Spanish Trail

This trail will be located along the Old Spanish Trail right-of-way adjacent to the Rocking K Ranch project site. The trail will be located within the public right-of-way to the extent that space is available; if the right-of-way is too narrow to accommodate the road improvements necessitated by the development *and* the trail, the developer shall provide sufficient additional space along the northern edge of the right-of-way to accommodate the trail (as depicted on the Gage Davis concept drawing). In addition, the developer will be asked to accommodate the trail with curb cuts and other similar improvements as indicated. The trail itself will be developed as a natural surface multi-use singletrack trail at the expense of Pima County. The developer's planning consultant (MEMLA) has suggested that Pima County consider developing the trail on the south side of Old Spanish Trail, with some of the trail possibly being located on the former Spanish Trail road bed. This alternative will be investigated by Parks Department staff; if the trail is ultimately developed on the south side of Old Spanish Trail, a fee-simple dedication will be required to locate the trail on the former road bed, which is part of the Rocking K Ranch property.

### **Trail # 272 - Camino Loma Alta Trail**

This trail is located in the Camino Loma Alta right-of-way adjacent to the Rocking K project site and will be developed as a natural surface multi-use singletrack trail at the expense of Pima County. If applicable, Pima County will ask that the developer accommodate the trail with curb cuts and other improvements as necessary.

### **"Town Center" Public Parking Area**

The developer shall provide a specially-designated 10 space public parking area in the vicinity of the development's "Town Center" (Planning Area #47) to serve as a supplemental staging area for the Rocking K trail system. This parking area may be contiguous to, or a part of, the Town Center's commercial parking facility, but must be made distinct from the other parking areas through the use of signage, natural vegetation, or another form of buffer. Pima County expects that these spaces will be provided in addition to the minimum code requirements, unless the county agrees to waive this requirement and allow the spaces to count against the code minimum. The 10 spaces must also be clearly signed as parking for trail system access only, and directional signage shall be installed along the principal access road directing the public to the staging area.

### **"Town Center" Connector Trail**

The "Town Center" Trail will link the "Town Center" Public Parking Area with the Rocking K Trail System. The trail will be a shared-use paved or natural surface pathway approximately 10' in width that parallels the development's principal access road and connects the Town Center parking area with the Rincon Creek Trail(s) at the bridge site. The trail could be extended into the development as depicted on the Gage Davis concept map, and connect with the proposed Western Perimeter Trail on the west side of the project area. The "Town Center" Trail will be located within a 20' corridor along the east side of the principal access road that will be dedicated fee-simple to Pima County, with the western edge of the 20' corridor to be located a minimum of 10' from the ultimate paved edge of the roadway.

### **Trails South of Old Spanish Trail**

Two trails on the Rocking K Ranch site south of Old Spanish Trail identified as a part of the Rincon Valley Subregional Trails Planning process, and the developer agrees to accommodate these trails at a future date as development on the Ranch occurs. The first trail is a north-south alignment that begins at Old Spanish Trail immediately south of the Rocking K Town Center area and travels in a southerly direction, terminating on the project's boundary with the Antler Crest development. The ultimate alignment of the trail is flexible and will be sited to the mutual satisfaction of the developer and Pima County. This natural surface trail, which will likely connect to the "Town Center" Trail north of Old Spanish Trail, will likely be a natural surface trail and should be open to bicycles, equestrians and pedestrians. Details about the trail, including the size of the corridor in which it will be located and how the trail will be conveyed to the public, will be determined at an appropriate future date.

The second trail begins south of Old Spanish Trail and travels in a southerly direction generally along the project's western property line to the project's southern boundary. The alignment of the trail is flexible and will be sited to the mutual satisfaction of the developer and Pima County. As

with the first trail, this trail will be developed with a natural surface and also be open to shared use. Details about the trail, including the size of the corridor in which it will be located and how the trail will be conveyed to the public, will be determined at an appropriate future date.

### Rincon Valley District Park Site

Rocking K Development Corporation will provide to Pima County a 39-acre site acceptable to Pima County Parks and Recreation to facilitate the development of a county district park. The site will be located south of the Rincon Creek and generally north of the present location of the Rincon Creek General Store (see attached Exhibit A). Pima County Parks and Recreation will work with the developer to create an appropriate buffer to insulate the park from golf course play. The park's features will include a substantial trailhead facility to serve the area's trail system (including the Rincon Creek Greenway), and may also include the following: turf ball fields for baseball, softball and soccer, basketball courts, picnic sites, a playground/tot lot, restrooms, ramadas, a parking area, and a maintenance building. The cost of developing the park will be borne by Pima County. The park's water, sewer, road access and electric power requirements should be taken into consideration when engineering for the Rocking K development occurs, and sufficient potable water, sewer and electrical service shall be made available by the developer immediately adjacent to the park site. Road improvements and flood control mitigation measures undertaken in the area shall accommodate the needs of the park site as well. *DM*

### Recreational Trails in the Remainder of the Development

Pima County strongly recommends that a network of trails be developed along the principal roadways throughout the remainder of the development, particularly in the residential area of the project south of Old Spanish Trail. These pathways, which could be paved or natural surface (but not concrete sidewalks), would ideally be separated from the roadway and support pedestrian and bicycle use. A trail system of this sort would be an outstanding quality-of-life enhancement for the Rocking K Ranch project, and such amenities have proven popular with the home-buying public.

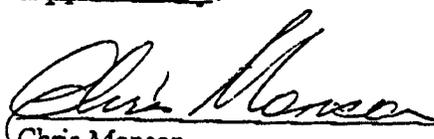
### General Provisions:

- The trails, park sites and facilities discussed in this agreement shall be identified on all applicable plans, plats, concept drawings and other documents produced as a part of the Rocking K Ranch development process. The Parks and Recreation Department's Parks Analyst for Trails and Open Space shall be consulted, and ideally integrated into the design process, as these plans are produced.
- The cost of surveying and staking each of the fee-simple trail corridors, trailhead and district park sites listed in this document will be borne by the developer. Final staked trail alignments must be reviewed and approved by Pima County's Parks Analyst for Trails and Open Space prior to survey, but approval of the trail alignments will not be unreasonably denied.

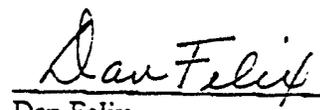
- Maintenance on all trails owned by Pima County will be performed by the Pima County Parks and Recreation Department or its assigns, which may include volunteers from local trails organizations. If the adjacent property owners wish to maintain the trails at a standard higher than the Pima County minimum, they may be allowed to do so by agreement with the Parks and Recreation Department.

Pima County Parks and Recreation will assume responsibility for developing and installing signage on all trails owned by Pima County. The Department will consult with Rocking K Development Corp. and/or its successors to ensure that the signs are compatible with the standards and design concept for the community.

Approved by:

  
 Chris Monson  
 President, Rocking K Development Corporation

8/29/97  
 Date

  
 Dan Felix  
 Director, Pima County Parks and Recreation Department

9/1/97  
 Date

Revised 8/15/97



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# MEMORANDUM

## PARKS AND RECREATION DEPARTMENT

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To: C.H. Huckelberry, County Administrator  
From: *Dan Felix*  
Dan Felix, Director  
Date: September 8, 1997  
Re: Pima County - Rocking K Trails and Park Sites Agreement

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The following information addresses the issues raised in Supervisor Bronson's 9/4/97 memo regarding the Rocking K Trails and Park Sites Agreement:

1. The Civil Division of the Pima County Attorney's Office has not reviewed the agreement for enforceability and fairness to Pima County. However, the provisions of the agreement were developed by the Department's Planning Division (Steve Anderson/Jim Mullady), and mirror the kinds of conditions and requirements applied to projects of this sort on a regular basis. This agreement will be incorporated into the Rocking K ordinance, and will be as enforceable as any other provision of that document.
2. Four trailhead facilities are planned for construction either on or in proximity to the Rocking K Ranch project. These facilities include the Monument Boundary Trailhead in the northwest corner of the project area (the developer is providing the land and paving the lot), the Rincon Valley District Park Trailhead (a large lot will be built by Pima County in a corner of the 39-acre District Park parcel that will be provided by the developer), the Town Center Trailhead (a small lot to be built by the developer adjacent to the project's Town Center commercial area), and the Camino Loma Alta Trailhead, which will be established by Saguaro National Park at the northern end of Camino Loma Alta with county advice and assistance within the county-owned right-of-way. None of the trails on the Rocking K Ranch site will require a nine-mile walk to gain trailhead access. We believe that the distance concern cited in Supervisor Bronson's memo relates to the issue of access to Saguaro National Park's Madrona Ranger Station, which is a separate matter not related to the Rocking K agreement. The Madrona access issue is being considered as a part of the Rincon Valley Subregional Trails Planning Process, which is presently underway.
3. Pima County is ultimately responsible for the maintenance of the Rocking K trail corridors and trailheads because the corridors will be owned by Pima County. However, the Department plans to extend its Adopt-A-Trail program to these trails and will use volunteers wherever possible to help maintain them. The surrounding homeowners associations will be contacted and

encouraged to participate in the program, as will the Lowe Company, the firm that will be developing the resort hotel on the Rocking K site.

4. Each of the trails described in the agreement will be located within corridors at least 20' wide that will be dedicated fee simple to Pima County. The county will be the sole owner of the corridors, and will possess deeds for the property. The cost of surveying the trail corridors will be borne entirely by the developer, and Pima County has final approval authority for each corridor written into the agreement. There are two exceptions to the 20' corridor pattern: the first is the Rincon Creek Trail and Greenway (page 3 of the agreement), which involves the dedication of the entirety of the bed of the Rincon Creek to Pima County, *as well as* the dedication of a corridor generally 50' wide (and no less than 25' wide) along the southern bank of the Creek for the development of a linear park-type shared-use recreational trail. The other exception is the two trails south of Old Spanish Trail (page 4 of the agreement) that were recently identified for protection by participants in the Rincon Valley Subregional Trails Planning Process. These trails, which, when sited, will cross the section of the Rocking K Ranch development south of Old Spanish Trail, are not presently listed on the Eastern Pima County Trail System Master Plan. They were added to the Rocking K agreement with the concurrence of the developer within the last month, and decisions regarding these trails--i.e. exact locations, corridor widths and method of conveyance to the public--will be determined when the plat for the this part of the development is submitted to Pima County.

5. The agreement was formulated by PCPRD Parks and Recreation Analysts Steve Anderson and Jim Muilady in consultation with Natural Resource Park Superintendent Gale Bundrick and the Director Dan Felix. The agreement is based on the Eastern Pima County Trail System Master Plan, work done to date on the forthcoming Rincon Valley Subregional Trails Plan, and the Department's standards regarding the dedication and development of county parks and park facilities. Considerable public input was involved in the creation of both the Eastern Pima County Trail System Master Plan and the Rincon Valley Subregional Trails Plan (which is expected to be finished in October). Input was also provided by Pima Trails Association, local Rincon Valley residents and property owners, and Saguaro National Park.

# Rocking K Development

---

Chris Monson  
President

September 12, 1997

Mr. Chuck Huckelberry  
Pima County Administrator  
130 W. Congress, 11th Floor  
Tucson, Arizona 85701

Mr. Dan Felix  
Director  
Pima County Parks and Recreation  
1204 W. Silverlake Road  
Tucson, Arizona 85713

**Re: Rocking K Ranch Trails and Park Sites Agreement**

Dear Chuck and Dan,

As a follow up to our meeting yesterday, this letter will outline the resolutions and agreements reached and commitments made. This letter of agreement should be considered an addendum to the agreement referenced above signed by Dan on September 1, 1997 and by me on August 29, 1997.

## **Maintenance of Trailheads and 39 Acre Park**

Pima County shall be responsible for all maintenance associated with the trailheads and the 39 acre park within the limits of the Parks and Recreation Department's annual budget.

## **Public Trails on Rocking K Maintenance**

Pima County shall provide Rocking K public trails with the base level of maintenance afforded all public trails by the Pima County Parks and Recreation Department within the limits of the Department's annual budget.

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Mr. Chuck Huckelberry  
Mr. Dan Felix  
September 12, 1997  
Page 2

Rocking K Development will incorporate into its Master CCR's (Covenants, Conditions and Restrictions) requirements that maintenance "above" the County's base maintenance level will be the responsibility of the landowners within the Rocking K Development.

I believe these points cover the agreements and understandings reached yesterday. Please acknowledge below your agreement.

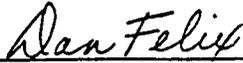
Sincerely,

**Rocking K Development Co.**

  
Chris Monson  
President

**Acknowledged and Agreed To By:**

  
\_\_\_\_\_  
Chuck Huckelberry

  
\_\_\_\_\_  
Dan Felix

**ATTACHMENT C**  
**TO**  
**ROCKING K SPECIFIC PLAN**  
**(FIRST AMENDMENT)**

August 15, 1997  
MMLA #90072-50-75

**Rocking K Specific Plan Amendment Area Legal Description**

A portion of Sections 8, 10, 15-17, 21, 22, and 27, Township 15 South, Range 16 East, Gila & Salt River Meridian, Pima County, Arizona, described as follows:

**BEGINNING** at the the northeast corner of said Section 10;

**THENCE** S 00°33'28" E along the east line of said Section 10 for a distance of 5,286.36 feet;

**THENCE** S 89°35'17" W 75.00 feet;

**THENCE** S 00°06'37" E 2,340.98 feet;

**THENCE** S 89°37'50" W 1,544.48 feet;

**THENCE** S 00°32'57" E 2,931.12 feet;

**THENCE** S 00°09'34" W 721.17 feet;

**THENCE** S 44°54'47" W 375.39 feet;

**THENCE** S 89°42'33" W 252.99 feet;

**THENCE** S 00°10'04" E 691.14 feet;

**THENCE** S 19°30'50" E 811.85 feet;

**THENCE** S 05°30'00" E 419.03 feet;

**THENCE** N 89°23'17" E 207.26 feet;

**THENCE** S 00°28'10" W 728.30 feet;

**THENCE** S 89°33'28" W 1,012.22 feet;

**THENCE** S 89°34'05" W 983.32 feet;

**THENCE** S 05°13'28" E 264.82 feet;

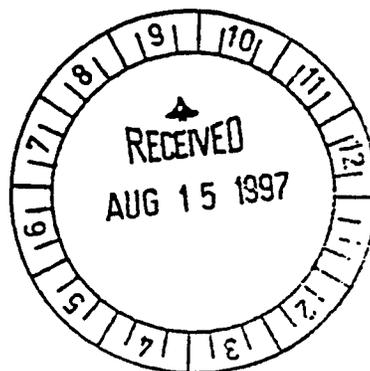
**THENCE** S 00°21'50" E 1,060.25 feet;

**THENCE** S 89°45'05" W 651.37 feet;

**THENCE** S 00°04'29" W 659.47 feet;

**THENCE** S 89°43'43" W 706.24 feet;

**THENCE** N 00°13'11" E 360.08 feet;



THENCE N 01°13'25" W 1,617.39 feet;

THENCE S 89°59'55" W 1,923.85 feet;

THENCE S 00°41'07" E 1,318.63 feet;

THENCE N 89°59'50" W 1,033.13 feet;

THENCE S 89°50'20" W 2,331.10 feet;

THENCE N 00°00'11" E 891.27 feet;

THENCE N 89°59'40" E 2,629.77 feet;

THENCE N 00°08'50" W 2,050.01 feet;

THENCE N 89°59'40" E 2,480.44 feet;

THENCE N 10°25'22" W 306.48 feet;

THENCE N 89°42'33" E 869.19 feet;

THENCE N 00°05'23" E 1,249.77 feet;

THENCE S 89°52'12" W 664.73 feet;

THENCE N 00°08'44" E 348.08 feet;

THENCE N 89°45'51" W 1261.31 feet;

THENCE S 00°04'19" W 651.82 feet;

THENCE N 89°50'40" W 1,373.40 feet;

THENCE N 00°08'50" W 756.50 feet;

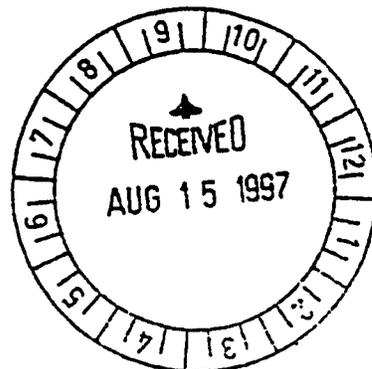
THENCE N 00°18'07" W 1,103.10 feet;

THENCE N 00°18'08" W 571.64 feet;

THENCE N 52°23'33" W 2,714.70 feet, to the point of curvature of a tangent curve, concave southwesterly;

THENCE northwesterly, along the arc of said curve to the left, having a radius of 2,965.25 feet and a central angle of 21°51'34", for an arc distance of 1,131.30 feet, to a point of tangency;

THENCE N 74°15'07" W 1,825.65 feet, to the point of curvature of a tangent curve, concave northeasterly;



THENCE northwesterly, along the arc of said curve to the right, having a radius of 1,533.88 feet and a central angle of 35°47'55", for an arc distance of 958.37 feet, to a point of reverse curvature with a curve;

THENCE northwesterly, along the arc of said curve to the left, having a radius of 2,285.88 feet and a central angle of 03°47'02", for an arc distance of 150.97 feet, to a point of intersection with a non-tangent line;

THENCE S 87°31'39" E 197.79 feet;

THENCE N 89°03'58" E 1,624.53 feet;

THENCE N 01°10'44" W 2,773.81 feet;

THENCE S 88°41'07" E 764.85 feet, to a point of intersection with a non-tangent curve, concave northeasterly, a radial line of said curve through said point having a bearing of S 54°20'59"W;

THENCE southeasterly, along the arc of said curve to the left, having a radius of 301.00 feet and a central angle of 55°55'15", for an arc distance of 293.78 feet, to a point of intersection with a line radial to said curve;

THENCE S 01°34'16" E along said radial line a distance of 0.16 feet;

THENCE S 01°34'17" E 2,313.20 feet;

THENCE S 89°44'20" E 2,629.25 feet;

THENCE S 89°23'55" E 2,625.71 feet;

THENCE N 00°45'00" W 1,312.16 feet;

THENCE S 89°54'04" E 1,327.04 feet;

THENCE N 00°39'00" W 1,319.24 feet;

THENCE N 89°47'33" E 1,329.26 feet;

THENCE N 00°33'03" W 2,637.18 feet to the north line of said Section 10;

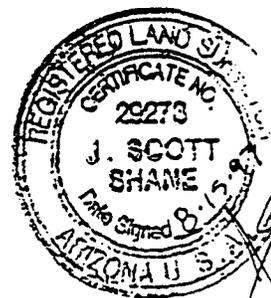
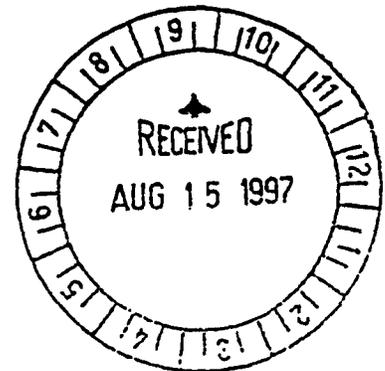
THENCE N 89°39'46" E along said north line a distance of 2,650.52 feet, to the POINT OF BEGINNING;

Containing 2,030.92 acres, more or less.

Prepared by:  
MMLA, Inc.

J. Scott Shane, R.L.S

10635 1575



August 06, 1997  
MMLA #90072-68-75

**Rocking K Amended Specific Plan Rezoning Areas Legal Description**

That portion of Section 16, Township 15 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows;

**COMMENCING** at the west quarter corner of said Section 16;

**THENCE** N 00°12'26" W along the westerly line of said Section 16 a distance of 622.49 feet to the southwesterly right of way line of Old Spanish Trail as shown in Book 12 of Road Maps at Page 68, Records of Pima County, Arizona;

**THENCE** N 86°55'47" E 301.00 feet to the **POINT OF BEGINNING** on the northeasterly right of way line of said Old Spanish Trail;

**THENCE** N 29°40'04" E 301.00 feet to a point on the arc of a non-tangent curve concave to the southwest, a radial line of said curve through said point having a bearing of N 29°40'04" E and said curve being 301.00 feet northeasterly of and concentric with said northeasterly right of way line;

**THENCE** southeasterly along the arc of said concentric curve, to the right, having a radius of 2965.25 feet and a central angle of 07°56'23" for an arc distance of 410.90 feet to a point of tangency on a line 301.00 feet northeasterly of and parallel with said northeasterly right of way line;

**THENCE** S 52°23'33" E along said parallel line a distance of 2714.70 feet;

**THENCE** S 00°18'08" E 381.51 feet to said northeasterly right of way line;

**THENCE** N 52°23'33" W along said northeasterly right of way line a distance of 2949.10 feet to a point of curvature of a tangent curve concave to the southwest;

**THENCE** northwesterly along said northeasterly right of way line and along the arc of said curve, to the left, having a radius of 2664.25 feet and a central angle of 07°56'23" for an arc distance of 369.19 feet to the **POINT OF BEGINNING**;

Containing 22.264 acres, more or less.

**TOGETHER WITH:**

That portion of the northeast quarter of Section 21 and the northwest quarter of Section 22, Township 15 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows;

**COMMENCING** at the northwest corner of said Section 22;

**THENCE** S 00°08'44" W along the westerly line of said northwest quarter a distance of 99.48 feet to the **POINT OF BEGINNING**;

**THENCE S 89°45'51" E 301.00 feet to a line 301.00 feet easterly of and parallel with said westerly line;**

**THENCE S 00°08'44" W along said parallel line a distance of 348.08 feet to a line 201.00 feet northerly of and parallel with the southerly line of the north half of the northwest quarter of said northwest quarter;**

**THENCE N 89°52'12" E along said parallel line a distance of 664.73 feet to a line 301.00 feet easterly of and parallel with the easterly line of the west half of the northwest quarter of said northwest quarter;**

**THENCE S 00°05'23" W along said parallel line a distance of 1249.77 feet to a line 401.00 feet southerly of and parallel with the southerly line of the northwest quarter of said northwest quarter;**

**THENCE S 89°42'33" W along said parallel line a distance of 869.19 feet to the northeasterly right of way line of Old Spanish Trail as shown in Book 12 of Road Maps at Page 68, Records of Pima County, Arizona;**

**THENCE N 39°43'33" W along said right of way line a distance of 1116.71 feet to a point of curvature of a tangent curve concave to the northeast;**

**THENCE northwesterly along said right of way line and along the arc of said curve, to the right, having a radius of 10755.07 feet and a central angle of 02°55'53" for an arc distance of 550.26 feet to a line 301.00 feet westerly of and parallel with the westerly line of the east half of the northeast quarter of said northeast quarter;**

**THENCE N 00°04'19" E along said parallel line a distance of 315.05 feet to a line 551.00 feet northerly of and parallel with the southerly line of the north half of the northeast quarter of said northeast quarter;**

**THENCE S 89°45'51" E along said parallel line a distance of 960.31 feet to the POINT OF BEGINNING;**

Containing 50.051 acres, more or less.

**TOGETHER WITH:**

That portion of the southwest quarter and the southeast quarter of Section 22 and the northeast quarter of Section 27, Township 15 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows;

**COMMENCING** at the northeast corner of said Section 27;

**THENCE S 89°43'46" W along the northerly line of said Section 27 a distance of 1305.63 feet to the POINT OF BEGINNING** at the northeast corner of the northwest quarter of said northeast quarter;

**THENCE** S 00°03'45" E along the easterly line of said northwest quarter a distance of 1146.02 feet to a point on the northeasterly right of way line of Old Spanish Trail as shown in Book 12 of Road Maps at Page 68, Records of Pima County, Arizona, said point being on the arc of a non-tangent curve concave to the northeast, a radial line of said curve through said point having a bearing of S 49°16'27" W;

**THENCE** northwesterly along said right of way line and along the arc of said curve, to the right, having a radius of 1242.87 feet and a central angle of 01°00'00" for an arc distance of 21.69 feet to a point of tangency;

**THENCE** N 39°43'33" W along said right of way line a distance of 3567.88 feet to a line 301.00 feet northerly of and parallel with the northerly line of the southeast quarter of said southwest quarter;

**THENCE** N 89°34'05" E along said parallel line a distance of 985.20 feet to a line 301.00 feet northerly of and parallel with the northerly line of the southwest quarter of said southeast quarter;

**THENCE** N 89°33'28" E along said parallel line a distance of 1309.14 feet to the westerly line of Rincon Desert Estates according to the plat recorded in Book 16 of Maps and Plats at Page 87, Records of Pima County, Arizona;

**THENCE** S 00°02'36" W along said westerly line a distance of 1632.17 feet to the **POINT OF BEGINNING**;

Containing 73.128 acres, more or less.

**TOGETHER WITH:**

That portion of the east half of Section 15 and the east half of Section 22, Township 15 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows;

**COMMENCING** at the northeast corner of said Section 22;

**THENCE** N 89°58'07" W along the northerly line of the northeast quarter of the northeast quarter of said Section 22 a distance of 1317.64 feet to the **POINT OF BEGINNING** at the northwest corner of said northeast quarter of the northeast quarter;

**THENCE** S 00°09'34" E along the westerly line of said northeast quarter of the northeast quarter a distance of 847.09 feet;

**THENCE** S 44°54'47" W 619.67 feet;

**THENCE** S 89°12'40" W 80.00 feet;

**THENCE** S 00°10'04" E 342.08 feet;

**THENCE** S 19°30'50" E 797.54 feet;

**THENCE S 05°30'00" E 179.68 feet;**

**THENCE N 89°22'33" E 227.74 feet to the northwest corner of Rincon Desert Estates according to the plat recorded in Book 16 of Maps and Plats at Page 87, Records of Pima County, Arizona;**

**THENCE S 00°02'36" W (S 00°24'30" W record) along the westerly line of said Rincon Desert Estates a distance of 1030.15 feet to a line 301.00 feet northerly of and parallel with the northerly line of the southwest quarter of the southeast quarter of said Section 22;**

**THENCE S 89°33'28" W along said parallel line a distance of 301.01 feet to a line 301.00 feet westerly of and parallel with said Rincon Desert Estates;**

**THENCE N 00°02'36" E along said parallel line a distance of 728.18 feet;**

**THENCE S 89°22'33" W 199.62 feet;**

**THENCE N 05°30'00" W 419.10 feet;**

**THENCE N 19°30'50" W 811.85 feet;**

**THENCE N 00°10'04" W 691.14 feet;**

**THENCE N 89°12'40" E 255.23 feet;**

**THENCE N 44°54'47" E 372.24 feet to a line 301.00 feet westerly of and parallel with the westerly line of the northeast quarter of the northeast quarter of said Section 22;**

**THENCE N 00°09'34" W along said parallel line a distance of 721.17 feet to a line 301.00 feet westerly of and parallel with the westerly line of the east half of the southeast quarter of said Section 15;**

**THENCE N 00°32'57" W along said parallel line a distance of 2931.12 feet to a line 301.00 feet northerly of and parallel with the northerly line of said east half of the southeast quarter;**

**THENCE N 89°37'50" E along said parallel line a distance of 1544.48 feet to the westerly right of way line of Camino Loma Alta as shown in Book 10 of Road Maps at Page 59, Records of Pima County, Arizona;**

**THENCE S 00°06'37" E along said right of way line a distance of 301.00 feet to the northerly line of said east half of the southeast quarter;**

**THENCE S 89°37'50" W along said northerly line a distance of 1241.17 feet to the northwest corner of said east half of the southeast quarter;**

**THENCE S 00°32'57" E along the westerly line of said east half of the southeast quarter a distance of 2630.19 feet to the POINT OF BEGINNING;**

Containing 57.593 acres, more or less.

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**TOGETHER WITH:**

Those portions of Section 16, Section 21, the west half of Section 22 and the northwest quarter of Section 27, Township 15 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows;

**BEGINNING** at the southwest corner of said Section 16;

**THENCE** N 00°12'49" W along the westerly line of said Section 16 a distance of 2640.54 feet to the west quarter corner of said Section 16;

**THENCE** N 00°12'26" W along said westerly line a distance of 622.49 feet to the southwesterly right of way line of Old Spanish Trail being a point on the arc of a non-tangent curve concave to the southwest, a radial line of said curve through said point having a bearing of N 23°53'18" E;

**THENCE** southeasterly along said right of way line and along the arc of said curve, to the right, having a radius of 2514.25 feet and a central angle of 13°43'09" for an arc distance of 602.02 feet;

**THENCE** S 52°23'33" E along said right of way line a distance of 2344.79 feet;

**THENCE** S 11°37'30" W 231.17 feet to the westerly line of the Rincon Cemetary as described in Docket 3108 at Page 611, Records of Pima County, Arizona;

**THENCE** S 15°53'30" E along said westerly line a distance of 50.00 feet to the southwesterly line of said property;

**THENCE** S 45°41'30" E along said southwesterly line a distance of 160.04 feet;

**THENCE** S 61°05'00" E along said southwesterly line a distance of 215.82 feet to the easterly line of said property;

**THENCE** N 23°55'00" E along said easterly line and its northerly extension a distance of 230.15 feet to said southwesterly right of way line of Old Spanish Trail;

**THENCE** S 52°23'33" E along said right of way line a distance of 261.84 feet to a line 301.00 feet easterly of and parallel with the westerly line of the southeast quarter of said Section 16;

**THENCE** S 00°18'08" E along said parallel line a distance of 1100.26 feet to a line 301.00 feet easterly of and parallel with the westerly line of the northwest quarter of the northeast quarter of said Section 21;

**THENCE** S 00°08'50" E along said parallel line a distance of 759.34 feet to a line 551.00 feet northerly of and parallel with the southerly line of the northwest quarter of the northeast quarter of said Section 21;

**THENCE** S 89°50'40" E along said parallel line a distance of 1373.40 feet to a line 301.00 feet westerly of and parallel with the westerly line of the east half of the northeast quarter of the northeast quarter of said Section 21;

**THENCE** N 00°04'19" E along said parallel line a distance of 89.74 feet to said southwesterly right of way line of Old Spanish Trail being a point on the arc of a non-tangent curve concave to the northeast, a radial line of said curve through said point having a bearing of S 52°10'02" W;

**THENCE** southeasterly along said right of way line and along the arc of said curve, to the left, having a radius of 10905.07 feet and a central angle of 01°53'35" for an arc distance of 360.28 feet to a point of tangency;

**THENCE** S 39°43'33" E along said right of way line a distance of 1383.98 feet to a line 599.00 feet northerly of and parallel with the southerly line of the northeast quarter of said Section 21;

**THENCE** S 89°59'40" W along said parallel line a distance of 2480.44 feet to a line 301.00 feet easterly of and parallel with the westerly line of the east half of said Section 21;

**THENCE** S 00°08'50" E along said parallel line a distance of 2050.01 feet to a line 1451.00 feet southerly of and parallel with the southerly line of the north half of said Section 21;

**THENCE** S 89°59'40" W along said parallel line a distance of 2629.77 feet to a line 301.00 feet easterly of and parallel with the westerly line of said Section 21;

**THENCE** S 00°00'11" W along said parallel line a distance of 891.27 feet to a line 301.00 feet northerly of and parallel with the southerly line of the southwest quarter of said Section 21;

**THENCE** N 89°50'20" E along said parallel line a distance of 2331.10 feet to a line 301.00 feet northerly of and parallel with the southerly line of the southeast quarter of said Section 21;

**THENCE** S 89°59'50" E along said parallel line a distance of 1033.13 feet to a line 301.00 feet westerly of and parallel with the westerly line of the east half of the southeast quarter of said Section 21;

**THENCE** N 00°41'07" W along said parallel line a distance of 1318.63 feet to a line 301.00 feet northerly of and parallel with the southerly line of the north half of the southeast quarter of said Section 21;

**THENCE** N 89°59'55" E along said parallel line a distance of 1622.78 feet to the easterly line of said Section 21;

**THENCE** continue N 89°59'55" E 301.07 feet to a line 301.00 feet easterly of and parallel with the westerly line of said Section 22;

**THENCE** S 01°13'25" E along said parallel line a distance of 1617.39 feet to a line 301.00 feet easterly of and parallel with the westerly line of said Section 27;

**THENCE** S 00°13'11" W along said parallel line a distance of 360.08 feet to a line 301.00 feet northerly of and parallel with the southerly line of the north half of the northwest quarter of the northwest quarter of said Section 27;

**THENCE** S 89°43'43" W along said parallel line a distance of 301.01 feet to the westerly line of

said Section 27;

**THENCE N 00°13'11" E** along said westerly line a distance of 358.87 feet to the southeast corner of said Section 21;

**THENCE N 01°13'25" W** along the easterly line of said Section 21 a distance of 1318.95 feet to the northeast corner of the southeast quarter of the southeast quarter of said Section 21;

**THENCE S 89°59'55" W** along the northerly line of the southeast quarter of the southeast quarter of said Section 21 a distance of 1324.59 feet to the northwest corner of the southeast quarter of the southeast quarter of said Section 21;

**THENCE S 00°41'07" E** along the westerly line of the southeast quarter of the southeast quarter of said Section 21 a distance of 1318.65 feet to the southwest corner of the southeast quarter of the southeast quarter of said Section 21;

**THENCE N 89°59'50" W** along the southerly line of said Section 21 a distance of 1336.98 feet to the south quarter corner of said Section 21;

**THENCE S 89°50'20" W** along the southerly line of said Section 21 a distance of 2632.90 feet to the southwest corner of said Section 21;

**THENCE N 00°00'11" E** along the westerly line of said Section 21 a distance of 1494.09 feet to a line 1150.00 feet southerly of and parallel with the southerly line of the north half of said Section 21;

**THENCE N 89°59'40" E** along said parallel line a distance of 2628.98 feet to the westerly line of the east half of said Section 21;

**THENCE N 00°08'50" W** along said westerly line a distance of 1180.00 feet to a line 30.00 feet northerly of and parallel with the southerly line of the north half of said Section 21;

**THENCE S 89°59'40" W** along said parallel line a distance of 1476.07 feet to a line 1150.00 feet easterly of and parallel with the westerly line of the north half of said Section 21;

**THENCE N 00°24'06" W** along said parallel line a distance of 1120.03 feet to a line 1150.00 feet northerly of and parallel with the southerly line of the north half of said Section 21;

**THENCE S 89°59'40" W** along said parallel line a distance of 1150.03 feet to the westerly line of the north half of said Section 21;

**THENCE N 00°24'06" W** along said westerly line a distance of 1483.42 feet to the **POINT OF BEGINNING**;

Containing 443.169 acres, more or less.

**TOGETHER WITH:**

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That portion of Section 27, the southeast quarter of Section 28 and the south half of Section 22, Township 15 South, Range 16 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows;

**BEGINNING** at the southeast corner of said Section 28;

**THENCE** S 89°44'35" W along the southerly line of said southeast quarter a distance of 1326.67 feet to the westerly line of the southeast quarter of said southeast quarter;

**THENCE** N 00°06'50" E along said westerly line a distance of 1321.31 feet to the northerly line of the southeast quarter of said southeast quarter;

**THENCE** N 89°50'49" E along said northerly line a distance of 1329.29 feet to the westerly line of said Section 27;

**THENCE** N 00°13'42" E along said westerly line a distance of 1318.92 feet to the west quarter corner of said Section 27;

**THENCE** N 00°13'11" E along said westerly line a distance of 2280.65 feet to a line 301.00 feet northerly of and parallel with the southerly line of the north half of the northwest quarter of the northwest quarter of said Section 27;

**THENCE** N 89°43'43" E along said parallel line a distance of 1007.25 feet to a line 301.00 feet westerly of and parallel with the easterly line of the northwest quarter of the northwest quarter of said Section 27;

**THENCE** N 00°04'29" E along said parallel line a distance of 358.46 feet to the southerly line of said Section 22;

**THENCE** continue N 00°04'29" E along said parallel line a distance of 301.00 feet to a line 301.00 feet northerly of and parallel with the southerly line of said Section 22;

**THENCE** N 89°45'05" E along said parallel line a distance of 651.37 feet to a line 301.00 feet westerly of and parallel with the easterly line of the west half of the southeast quarter of the southwest quarter of said Section 22;

**THENCE** N 00°21'50" W along said parallel line a distance of 1060.25 feet to the southwesterly right of way line of Old Spanish Trail;

**THENCE** S 39°43'33" E along said right of way line a distance of 3349.64 feet to a point of curvature of a tangent curve concave to the northeast;

**THENCE** southeasterly along said right of way line and along the arc of said curve, to the left, having a radius of 1392.87 feet and a central angle of 07°44'16" for an arc distance of 188.10 feet to the non-tangent easterly line of the southwest quarter of the northeast quarter of said Section 27;

**THENCE** S 00°03'45" E along said easterly line a distance of 1272.24 feet to the northerly line of

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the northwest quarter of the southeast quarter of said Section 27;

**THENCE S 89°39'37" W** along said northerly line a distance of 1305.27 feet to the westerly line of the northwest quarter of the southeast quarter of said Section 27;

**THENCE S 00°04'13" E** along said westerly line a distance of 1319.49 feet to the southerly line of the northwest quarter of the southeast quarter of said Section 27;

**THENCE N 89°40'43" E** along said southerly line a distance of 1313.31 feet to the easterly line of the southwest quarter of the southeast quarter of said Section 27;

**THENCE S 00°25'11" E** along said easterly line a distance of 1319.89 feet to the southerly line of said Section 27;

**THENCE S 89°41'47" W** along said southerly line a distance of 1321.36 feet to the south quarter corner of said Section 27;

**THENCE S 89°41'14" W** along said southerly line a distance of 2641.83 feet to the **POINT OF BEGINNING**;

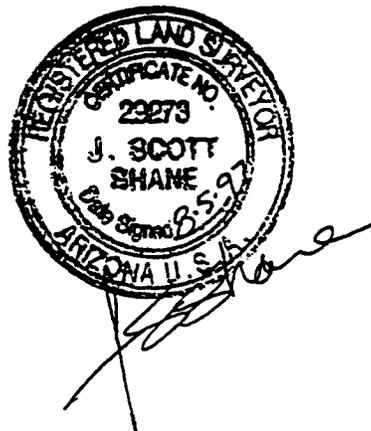
Containing 473.021 acres, more or less.

Total acreage is 1,119.226 acres, more or less.

Prepared by:

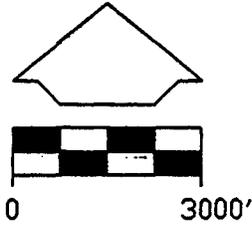
MMLA, Inc.

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J. Scott Shane, R.L.S

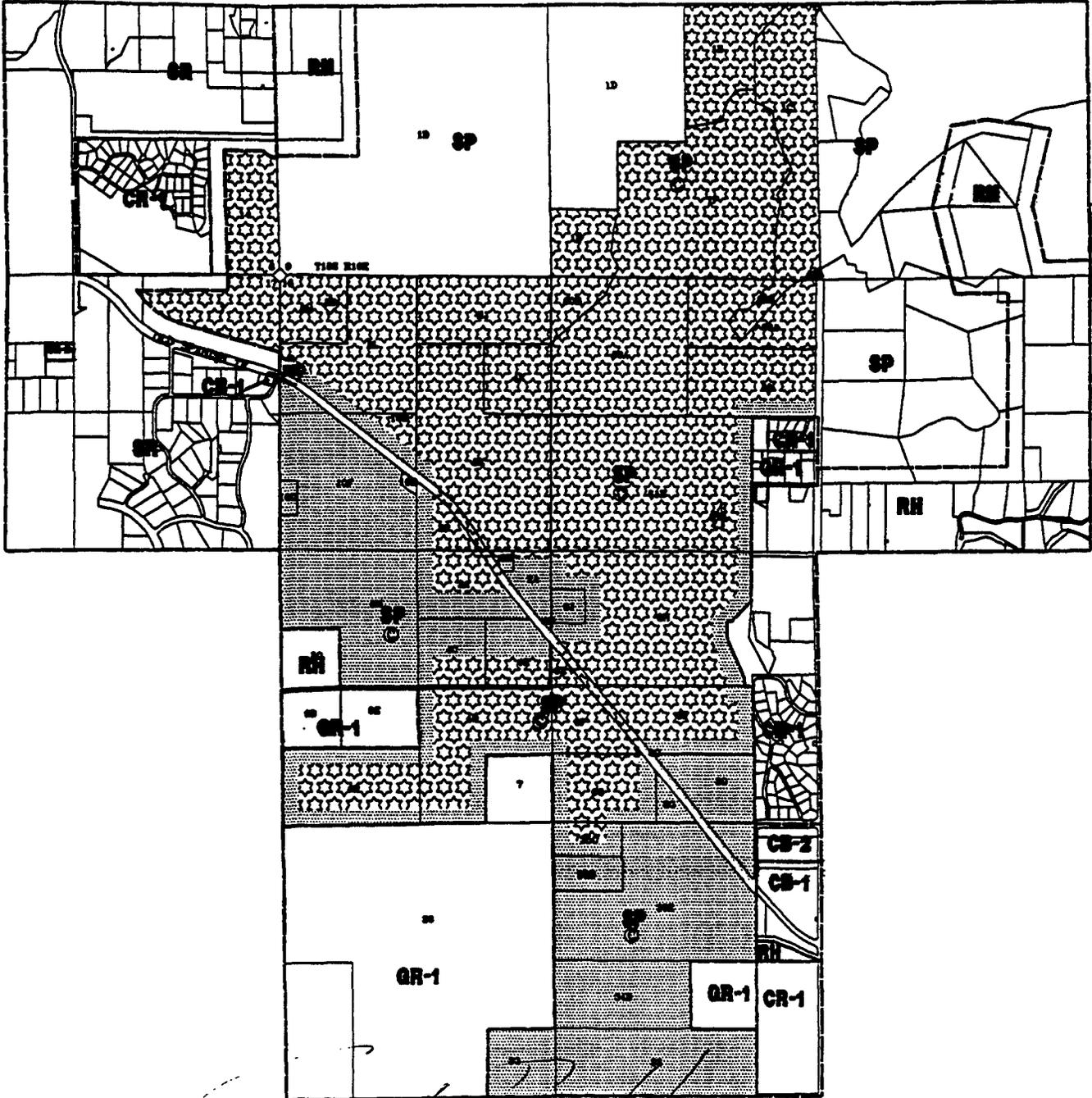


**ATTACHMENT D**  
**TO**  
**ROCKING K SPECIFIC PLAN**  
**(FIRST AMENDMENT)**

AMENDMENT NO's 5,7,3,4,10 BY ORDINANCE NO. 1997-69  
 TO PIMA COUNTY ZONING MAP NO's 130,131,132,180,&181 TUCSON, AZ.  
 PORTIONS OF SEC's 15,16,21,22,27, AND 28 OF T15S R16E.



ADOPTED 9-16-97 EFFECTIVE 9-16-97



*[Handwritten signature]*

EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE      CO23-96-2  
 FROM RH & GR-1 1119.23 ac± **hatched** AMENDED AREA 2032.92 ac±      CO23-90-1  
 sp-AUGUST 15, 1997      CO7-96-15

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## **SECTION II DEVELOPMENT PLAN**

### **II-A. INTRODUCTION**

Widely known as a cattle and horse ranch since the early 1900's, Rocking K occupies a central location within the Rincon Valley in eastern Pima County, about one mile east of the City of Tucson. The site's land forms vary from desert grassland in the southern reaches to rocky saguaro forests in the northern portions. Rincon Creek bisects the property as it flows west toward Pantano Wash. Once an established riparian habitat, Rincon Creek has been diminished by agricultural activities. Within the Rocking K site, other riparian habitats associated with drainage connecting to Rincon Creek, are home to diverse and abundant wildlife.

The Rocking K Specific Plan presents a unique opportunity to create a community Master Plan of regional significance. The site's location, adjacent to Saguaro National Park, and the diversity of its environmental resources require a comprehensive approach to its planning and development. This approach is reinforced by the expectations and commitments of the greater Tucson community and the developer of Rocking K. The Tucson community has a tradition of recognizing its connection to the landscape and stressing quality of life issues.

The Rocking K Specific Plan was developed within the context of emerging regional trends, reflected in the Pima County Comprehensive Plan Land Use Element. The urban pattern of the Tucson region has shifted from a central downtown activity center to a series of activity centers dispersed throughout the region. The community continues to place great emphasis on natural open space, protection of natural resources and air quality. These values are central to the desire for a high quality of life and are integrated into the Rocking K Specific Plan.

The Pima County Comprehensive Plan recognize that the Rincon Valley is located within the Tucson Urban fringe; that the location is highly desirable for residential, employment, and recreation uses, and that growth and development will occur in the area. The Rocking K Specific Plan provides a program to manage growth while enhancing the unique themes of the valley, consistent with the Pima County Comprehensive Plan.

The overall goal of the Rocking K Specific Plan is to implement the goals and policies of the Pima County Comprehensive Land Use Plan. As such, the primary land use goal is provision of a mixed-use community with a variety of lifestyle options, including resorts. Corollary land use goals include protection of wildlife and significant natural features, air

quality, scenic resources and recreational amenities; and the protection and enhancement of the quality of life of current and future residents.

## **II-B. LAND USE PLAN**

The Rocking K site contains approximately 3,878 acres and approximately 736 acres of State of Arizona Trust Lands. Figure II-1a and 1b illustrates the land use planned for the Rocking K development.

A continuous system of natural and functional open space will link the Rocking K project with recreational areas of the Rincon Creek, Saguaro National Park and greater Rincon Valley. Designated public, non-motorized, multi-use trails in Rocking K, (including cycling), will provide an interconnected trail system for recreation and service use. The open space system in the area north of Rincon Creek will be designed to enable wildlife movement, protect significant habitats, provide for drainage, and preserve significant peaks and ridges.

The methodology used to create the Land Use Plan is based on a marriage of careful site planning respectful of the inherent environmental qualities of the site and the desire to create a community with a sound economic foundation. This is necessary to implement the aggressive environmental agenda identified for Rocking K. Economic and environmental protection are the same for the Rocking K Specific Plan, not one at the sacrifice of the other. Sensitive hillside areas will be left undisturbed or contain only very low density residential sites. Major washes will typically be retained as natural open space or rehabilitated and enhanced where past agricultural practices altered them. Residential densities in the Specific Plan are low with homesites clustered in small enclaves separated by open space areas designed to form linkages throughout the plan. The focal point of the built environment will be the Town Village Center situated on Old Spanish Trail near the Rocking K Ranch headquarters.

The maximum number of dwelling units permitted within the Rocking K Specific Plan is 5,631, which results in an overall density of 1.5 dwellings per acre. The Specific Plan can generally be divided into three sub-areas for descriptive purposes: 1) North of Rincon Creek extending north to the Specific Plan boundary with the Saguaro National Park, 2) The Rincon Creek Area extending south to Old Spanish Trail and, 3) The areas south of Old Spanish Trail.

SAGUARO NATIONAL PARK

**ROCKING K**  
Specific Plan Modification

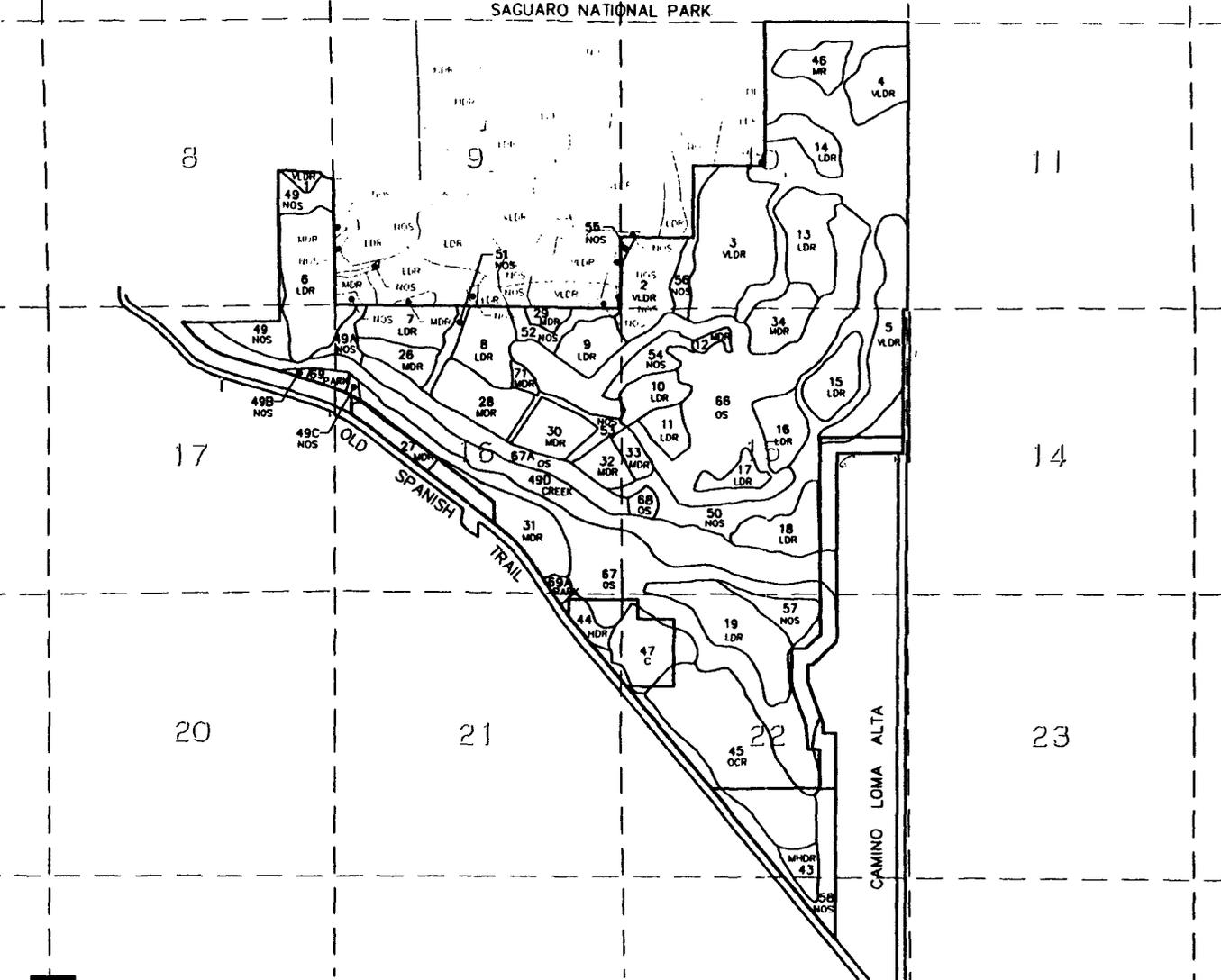
**LEGEND**

-  Sites A-D and Modification Area
-  Planning Unit Land Use Designator
-  Existing Specific Plan (State Land)

- VLDR Very Low Density Residential
- LDR Low Density Residential
- MDR Medium Density Residential
- MHDR Medium-High Density Residential
- HDR High Density Residential
- OCR Office-Commercial-Residential
- MR Major Resort
- C Commercial
- PARK Park
- OS Open Space (Golf)
- NOS Natural Open Space
- CREEK Rincon Creek

Note: See Land Use Table For Acreage



**LAND USE PLAN**

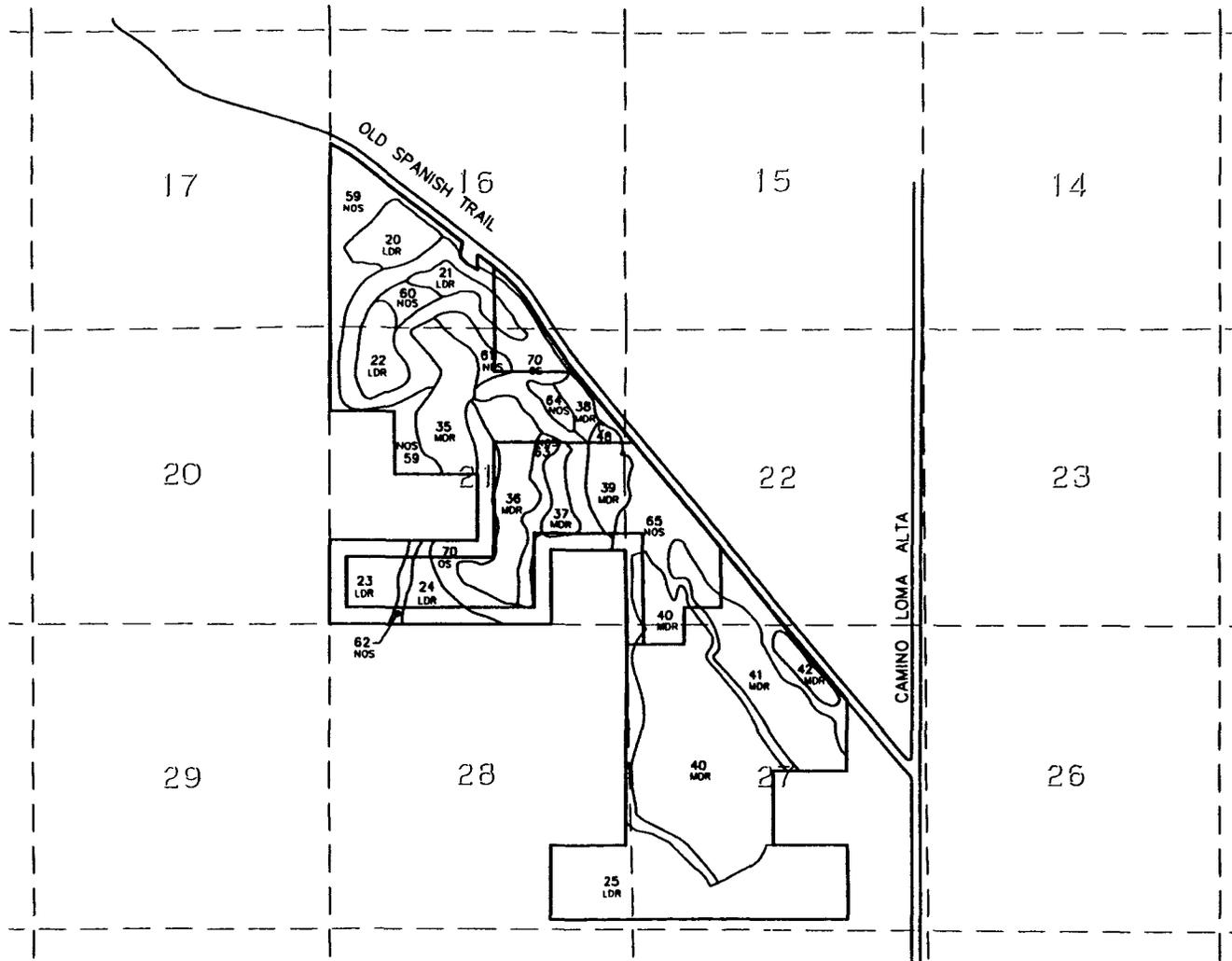
Figure 11-1a

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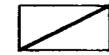
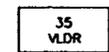


# ROCKING K

## Specific Plan Modification



### LEGEND

-  Sites E and F, and Modification Area
-  Planning Unit Land Use Designator

- VLDR Very Low Density Residential
- LDR Low Density Residential
- MDR Medium Density Residential
- MHDR Medium-High Density Residential
- HDR High Density Residential
- OCR Office-Commercial-Residential
- C Commercial
- PARK Park
- OS Open Space (Golf)
- NOS Natural Open Space
- CREEK Rincon Creek

Note: See Land Use Table For Acreage

## LAND USE PLAN

Figure 11-1b



1) **North of Rincon Creek:**

The most environmentally sensitive portion of the Specific Plan Area is the foothill area north of Rincon Creek. The number of dwelling units proposed for this 2,038 acre area is 2,257 resulting in a maximum average density of 1.1 dwelling units per acre. These figures include 736 acres of planned State Land.

Land uses in the area include a variety of residential types, ranging from very low density mountain estate homesites to medium density and patio home projects. These residential planning areas are intertwined with an extensive system of large open space areas. One of the Rocking K golf courses will be located in the foothills area and a portion of the Creek golf course will be north of the Creek. Use of the density transfer concept is permitted on the residential sites to protect natural environmental resources and to integrate open spaces into the residential areas.

One resort is planned north of Rincon Creek, and is located on approximately 21 acres in the north east section of the Rocking K site in a valley hidden from sight.

2) **South of Rincon Creek:**

The area south of Rincon Creek to Old Spanish Trail is dominated by the Rincon Creek and its associated floodplain and low ridges at the east end of the area. Open space uses including natural and rehabilitated areas, golf, parks, trails and drainage facilities will occupy the floodplain areas. Prior to any activity in the floodplain, an extensive study will be prepared and submitted to Pima County for review. The floodplain area and its associated uses will form a linear open space corridor over 2.5 miles long. Residential uses at low and medium densities are planned at the edges of the corridor with pedestrian access to trail facilities within the corridor.

The Village Center is the commercial focal point of the Plan and is located adjacent to Old Spanish Trail. The Village Center includes employment, support commercial, community services, civic and cultural uses within a pedestrian-oriented environment.

Immediately east of the Village Center is the retirement community known as the Arizona Senior Academy. The retirement community's close proximity to the Village Center with its community services will facilitate non-motorized circulation and promote a healthy interdependence. West of and adjacent to the Village Center

will be small areas of higher density residential which will also enhance the viability of the Center and emphasize pedestrian linkages.

This planning area south of Rincon Creek to Old Spanish Trail encompasses about 648 acres, with a maximum number of dwelling units at 1,152, resulting in a density of 1.8 dwelling units per acre.

3) South of Old Spanish Trail:

The land uses south of Old Spanish Trail will be predominantly residential at low and medium densities. A golf course is planned which will be a part of the linked open space system and also serve to buffer adjacent properties located outside the Specific Plan. A small commercial area is planned adjacent to Old Spanish Trail near the Village Center Area.

The south area is 1,192 acres in size and will have a maximum number of 2,222 dwelling units. The maximum density will be 1.8 dwelling units per acre.

A continuous system of natural and functional open space will link the Rocking K project with recreational areas of the Rincon Creek, Saguaro National Park and greater Rincon Valley. Designated public, non-motorized, multi-use trails in Rocking K, (including cycling), will provide an interconnected trail system for recreation and service use. The open space system in the area north of Rincon Creek will be designed to enable wildlife movement, protect significant habitats, provide for drainage, and preserve significant peaks and ridges.

Table II-1 lists and summarizes the land use areas by major sub-areas.

The Land Use Designations shown on the Land Use Plan (Figures II-1a and II-1b) are:

- Very Low Density Residential (VLDR)

Allows single family detached homes at a density of less than one unit per acre.

- Low Density Residential (LDR)

Allows single family detached and single family attached homes at a density of one to less than four units per acre.

- **Medium Density Residential (MDR)**

Allows residential land uses at a density of four to less than eight units per acre. Typical developments under this category may include single family detached, single family attached, patio homes and townhouse developments.

- **Medium-High Density Residential (MHDR)**

Allows single family and multifamily detached and attached homes at a density of eight to less than twelve units per acre. Typical developments under this category may include low profile patio homes or apartment projects.

- **High Density Residential (HDR)**

Allows multifamily attached homes at a density of greater than twelve units per acre. Typical developments under this category may include higher profile, probably multi-story, apartment or condominium-type projects. Densities under this category shall at no time exceed 18 units per acre, as measured for the individual development.

- **Office-Commercial-Residential (OCR)**

Allows for a continuing care retirement community, consisting of detached and attached multiple and single family facilities with the associated dining, medical/wellness, recreational, social, educational, cultural and library facilities. In association with the Academy which shall provide educational and scientific seminars, symposiums and workshops, cultural, literary, and artistic performances, including lectures, art exhibitions, concerts, the necessary facilities to support the production of education materials such as cable television, CD-ROM, videotapes and other audio/visual productions.

All residential categories also allow golf courses, when designed as extensions of adjacent open space areas, and parks or open space areas.

- **Commercial ( C )**

Allows primary retail; commercial professional/semi-professional office use; cultural and civic uses; residential.



- **Major Resort (MR)**  
Allows for major destination resorts and associated recreational facilities including golf courses.
- **Open Space (OS)**  
Allows for recreational uses in an open space setting, including public and private golf courses, parks, trails, or other recreational uses.
- **Natural Open Space (NOS)**  
Allows undisturbed natural open space; hiking and equestrian trails; interpretive signage; road crossings; underground utility lines.
- **Protected Peaks and Ridges**  
Designates land forms subject to protection under Pima County's Hillside Development Ordinance. No specific land use classification has been provided for Protected Peaks and Ridges.

## **II-C. OPEN SPACE AND RECREATION PLAN**

The open space and recreation system is a major organizing element of the Rocking K Specific Plan. Figure II-2a and 2b illustrates the Open Space and Recreation Plan. This plan delineates the Pima County Planned "Primary" trail system only. The Plan provides for approximately 2,500 acres of natural and other open space, consisting of a linked combination of passive open space areas maintained in their natural form, and functional open space areas designed for active recreational use. This figure does not include the natural open space required for each planning unit.

About 46 percent of the Specific Plan site is designated open space. The planned trail network has been coordinated with the Pima County Trails Master Plan, and the access points into the Park have been approved by the Park Superintendent.

According to general planning guidelines, for each 1,000 residents, 2.5 acres of neighborhood park and 5 acres of district park should be provided. Pending approval of the Parks and Recreation Department (PRD), natural open space areas in excess of the guideline requirements may be used to meet up to 60% of the required park acreage, based on two acres of designated open space per one acre of required park land.

Neighborhood park sites are not identified in the Specific Plan, in order to maintain sufficient flexibility for the developer and PRD to respond to changes in Rincon Valley demographics. Currently PRD requires at least three years lead time for park acquisition and funding. To work within this constraint, a monitoring and status report, described in Section V (Plan Administration/Implementation), will be designed to keep PRD informed of the implementation status of the Specific Plan. The Specific Plan anticipates that some neighborhood parks may be developed in conjunction with schools.

The Specific Plan guidelines suggest that the service area for neighborhood parks not exceed ½ mile radius from the park. Due to the emphasis on providing natural open space in the area north of Rincon Creek and the corresponding lower residential densities, it is unlikely that neighborhood park locations will meet this guideline. However, the extensive public trail system provided throughout the open space areas north of Rincon Creek, should satisfy the intent of the recreation guidelines to provide convenient recreational opportunities and protected natural open spaces. It is expected that neighborhood parks will be conveniently located to meet the radius guidelines whenever possible or practical.

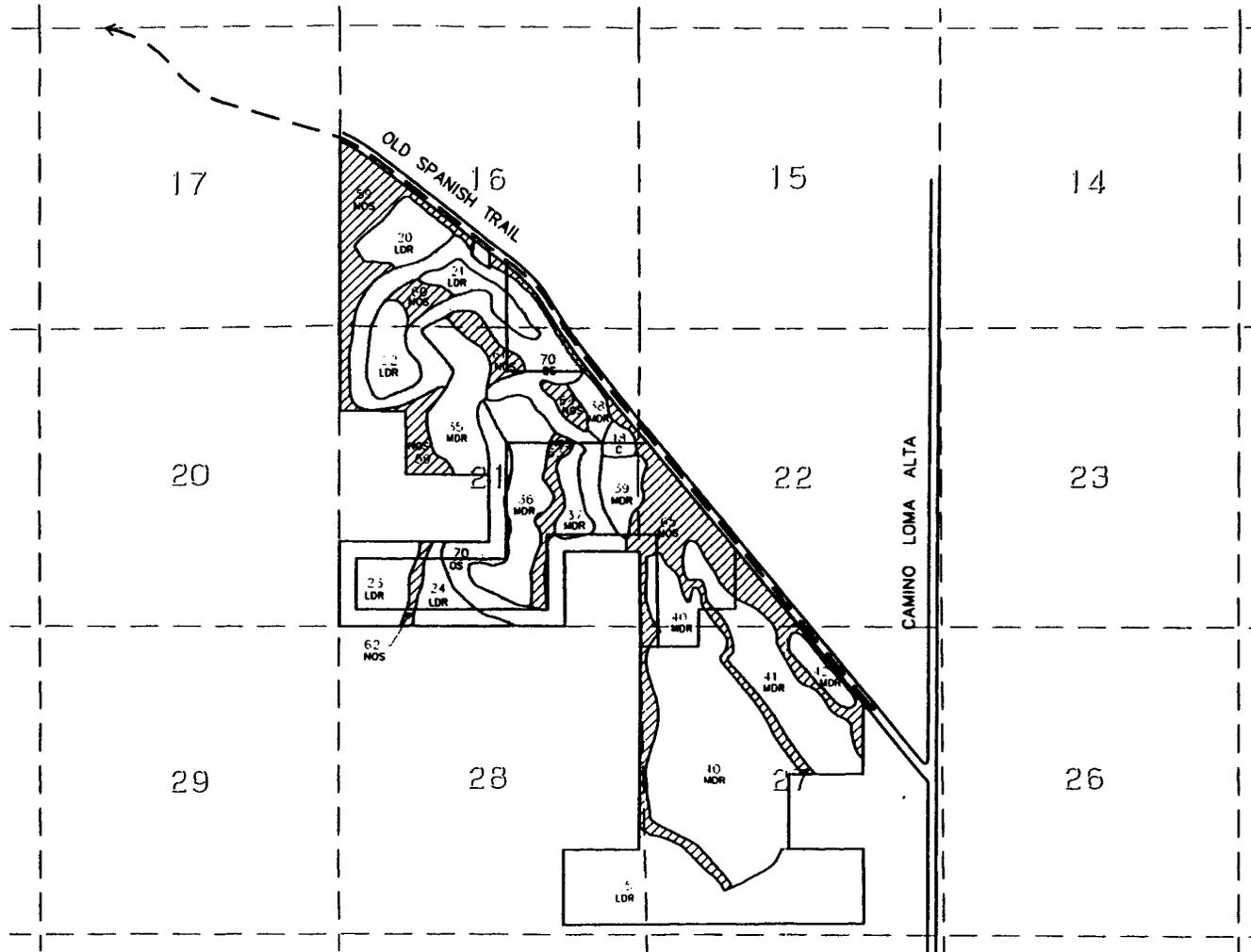
Open space commitments of the Specific Plan include:

- Provision of a continuous, interlinked open space system, with both natural and functional open space areas.
- Natural open space will be designated to form a cohesive, unified whole. Where applicable, natural open space will be located to provide linkages to and integration with regional open space systems, adjacent natural open space areas, and public parks preserves and trails.
- Functional open space will be designed to provide areas for active and passive recreation. Functional open space may include nature trails, exercise trails and active recreation and golf areas and will be designed to provide visual relief, shade, screening, and buffering.
- Where appropriate, both natural and functional open space areas will be designed to allow wildlife movement and enhance wildlife habitats.
- Where appropriate, placement of functional open space areas adjacent to natural open space areas, to integrate the two types and to expand the enjoyment of both types of open spaces.



# ROCKING K

Specific Plan Modification



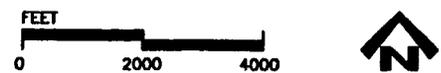
**LEGEND**

-  Connector Trail
-  Local Trail
-  Golf Course
-  Major Natural Open Space
-  Planning Unit Land Use Designator

**OPEN SPACE/  
RECREATION**

**Figure II-2b**

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- Provision of a multi-use (non-motorized) trail system within the Rocking K open space network, including public access trails to the Saguaro National Park and Rincon Creek. Public access shall be provided at the time of platting of the adjacent property.

## **II-D. RINCON CREEK RESTORATION PLAN**

### **Background**

Rincon Creek serves as the principal drainage feature within the Rocking K property. It enters the property near Camino Loma Alta in the southwest portion of the site, flows generally in a westerly direction for a distance of about two miles until it leaves the property immediately before crossing Old Spanish Trail. Over the last century, much of the Rincon Creek floodplain has been modified for agricultural purposes. Perhaps the most drastic changes occurred in the late 1950's when the entire floodplain was cleared and leveled. At that time, retention dams were constructed at the mouths of all of the tributaries of Rincon Creek, and all remaining riparian vegetation in the floodplain was removed.

Although not continuously used for cultivation, most of the floodplain on the Rocking K property has remained nearly void of trees and shrubs. However, both upstream and downstream from the cultivated floodplain within the Rocking K property, a relatively thick canopy of native riparian vegetation can be found along both banks of the Rincon Creek, particularly in those areas located immediately upstream from Camino Loma Alta, outside of the Specific Plan boundary. This belt of native riparian vegetation beginning at the point where the Creek emerges from the foothills about 0.7 miles upstream from Camino Loma Alta, averages about 600 feet in width, including the stream bed and stream banks.

### **Purpose and Objectives**

The purpose of the Rincon Creek Restoration Plan is to establish a riparian environment along the Rincon Creek through revegetation of disturbed lands. The Plan, an integral part of the long-term development of the Rocking K site, is based on the following objectives:

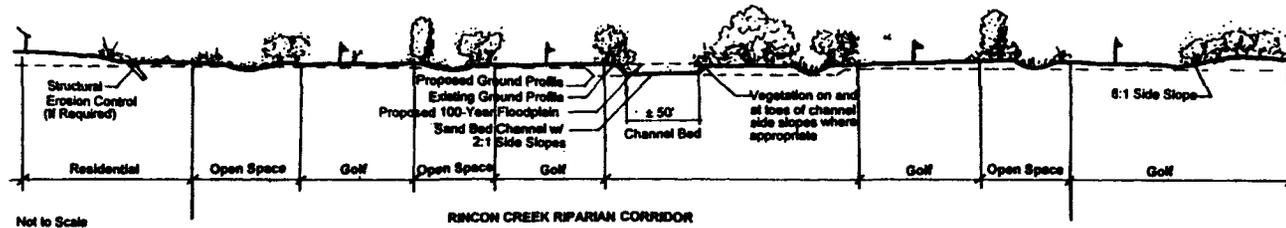
- Create a stream channel which replicates the Rincon Creek.
- Reintroduce indigenous trees and shrubs within cleared areas of the floodplain, to blend with the existing character of the Creek outside the Rocking K site, and to provide a wildlife corridor and habitat.

- **Control flood water and related erosion without the use of visually or physically intrusive structures.**
- **Phase implementation of restoration to minimize disruption of the environment and to maximize cost effectiveness.**
- **Develop guidelines for compatible recreational uses and golf course development adjacent the renewed riparian environment.**
- **Average width of 600 feet with variations permitted.**

### **Concept Plan**

Included with this Specific Plan is a Concept Plan for enhancement of Rincon Creek. Figure II-3. This Figure represents conceptual cross-sections of typical corridors within the creek bed. The concept plan reflects the incorporation of several land uses within the floodplain area including drainage conveyance facilities, golf course uses, revegetation areas, trails, roadway crossings, and utilities. Prior to implementation of the Plan, the Rincon Creek River Management Plan, detailed engineering studies, and design plans including restoration plans, golf course plan and trail plans will be submitted to Pima County for review and approval.

**ROCKING K**  
Specific Plan Modification



Not to Scale

RINCON CREEK RIPARIAN CORRIDOR

NOT TO SCALE



**CONCEPTUAL CROSS SECTIONS  
OF RINCON CREEK**

**Figure II-3**

The actual implementation of the Rincon Creek Restoration Plan will be undertaken as a sequence of activities. Phasing of the restoration plan will be linked to development of related elements of the project, and will occur generally in an upstream to downstream direction. The remaining floodplain areas adjoining the Creek shall remain in private ownership.

1) **Channel Reshaping:**

An integral part of the long-term development of the Rocking K property involves reshaping the channel within the existing 100-year floodplain of the Rincon Creek. The performance standards shall serve as guidelines and are as follows:

- a. Channel reshaping shall only occur if a significant riparian-woodland/wildlife-habitat corridor remains or is available for establishment after restoration of the Creek. The riparian corridor shall include the Creek beds, banks, and associated erosion-hazard setbacks. A minimum set back from the channel to the edge of the riparian corridor and the width of the corridor will be determined by the Rincon Creek Management Plan.
- b. Channel reshaping within the existing 100-year floodplain of the Rincon Creek shall not increase downstream flood peaks, water surface elevations, flow velocities, or substantially reduce groundwater recharge or flood-storage areas.
- c. Any channel reshaping or habitat re-creation which occurs within the existing floodplain of the Rincon Creek will incorporate more natural, smooth-flowing forms that replicate the existing, undisturbed plan-form and cross-sectional geometry of the Creek outside of the plan area. This is as opposed to the use of standard, soil-cement stabilized, trapezoidal sections which have been previously employed extensively along the major watercourses in the Tucson Basin in conjunction with the channelization of such streams for flood-control purposes. Standard exposed soil-cement and concrete bank stabilization techniques will not be used.
- d. Open space concepts will be implemented as a component of the Rincon Creek Restoration Plan and any channel reshaping within the 100-year floodplain will generally consist of a more natural reshaping and modification of the stream channel and adjoining 100-year floodplain.

- e. As part of the planned channel modifications along the Rincon Creek within the Rocking K property, the existing overly broad, low flow stream channel of the Creek will be narrowed, where practicable, and provided with a more sinuous flow path characteristic of the historical plan-form and cross-sectional geometry of the Rincon Creek which existed prior to major human disturbance. It is estimated that such a channel will be capable of conveying somewhere between a 2-year to 5-year flood; which represent flow and sediment discharges more or less equal in magnitude to the more frequent flow and sediment discharges entering the Plan area from the existing, undisturbed Creek system located upstream of Camino Loma Alta.
- f. Outside of and immediately adjacent to the planned reconstructed stream channel, there will be revegetation and habitat restoration. In addition, revegetation of the banks of the Creek channel will be provided, where appropriate, in an attempt to improve streambank stability and correspondingly reduce erosion potential during runoff events.
- g. In order to replicate a natural, fluvial system that will enhance visual qualities, maintain stream stability, and provide improved continuity for both streamflow and sediment transport, the reconstructed, low-flow channel of the Creek will be permitted to wander within the restored riparian corridor and associated floodplain.
- h. In those limited areas where erosion control will be required, measures will be needed to protect stream crossings or artificial terraces and recreational open spaces located within the floodplain. The erosion control will be constructed of materials and will utilize techniques that produce an unobtrusive form of stabilization, such as revegetated buried rock rip-rap or biotechnical linings.

## 2) Vegetation and Wildlife Habitat:

The plan provides for a restored riparian-woodland corridor along the Rincon Creek within the Rocking K property. The performance standards pertaining to vegetation and wildlife are as follows:

- a. The average width of the existing upstream riparian corridor, including the stream bed and stream banks of the Creek is approximately 600 feet. The restored corridor including recreation uses will average 600 feet in

width, including the stream bed and stream banks of the Creek. The total restored area is estimated to be 115 acres.

- b. The restoration shall establish a riparian woodland dominated by native trees species. The species mix shall include native mesquite, walnut, ash, hackberry, sycamore and cottonwood. It shall also include open areas and understory typical of a healthy desert riparian ecosystems. The renewal shall consist exclusively of native species, indigenous to the site.
- c. Within the restoration area, tree species shall be planted to constitute a majority of the area, by cover, at maturity. A majority of all of the tree species planted will be mesquites.
- d. Within the restoration area, shrub species shall be planted to constitute a reasonable portion of the area by cover at maturity. Fifty percent of the shrub species shall be selected to function as understory. The remaining shrub species shall be selected to serve as transition or open sun plantings. Shrubs shall be planted in a random, natural pattern. All shrub species selected shall be native and indigenous to Rincon Creek.
- e. The entire restoration area, with the exception of the stream bed, shall be hydro-seeded with a seed selection which contains appropriate understory and transition annual and perennial species including grasses, forbes and shrubs.
- f. Cacti shall be planted where naturally appropriate, especially in transition and open sun areas.
- g. Tree and shrub species shall be planted in the stream bed at the toe of the stream bank, as is evident in existing conditions along Rincon Creek east of Camino Loma Alta.
- h. The restored area not covered by tree species shall be distributed naturally as openings in the forest generally in contiguous parcels, with open areas averaging more than one-quarter of an acre.
- i. Over time, some trees and shrubs will die through competition for sun and water. Trees and shrubs that die shall be evaluated for replacement, by the applicable management authority. However, if trees are damaged during floods due to the natural meandering of the reconstructed channel, those trees shall not be replaced. Bank stabilization techniques as

suggested elsewhere in this plan may be employed if deemed necessary to protect the corridor in those areas. Dead plant materials shall be allowed to remain, unless they constitute an immediate threat to public health and welfare. If there is significant vegetation loss due to wildfires, insect infestations or other natural agents, the nature and extent of the loss will be evaluated to determine what, if any, revegetation strategies are necessary.

- j. Irrigation schedules and conditions shall be instituted to ensure that trees and shrubs develop a root structure characteristic of riparian woodland species. Plants with higher water requirements, such as cottonwoods, sycamores, ash and walnuts shall be placed to take advantage of man-made or natural hydrologic conditions that would concentrate or provide additional water. Irrigation systems will include spray, drip and in some instances flood irrigation technology.

3) **Adjacent Land Uses:**

Beyond the restored riparian-woodland corridor, and within the shallow floodplain, remaining areas of the proposed floodplain will be used for neighborhood and linear parks, natural and functional open space, golf courses, and a limited amount of additional development such as school playgrounds and related uses. No habitable structure will be constructed within the floodplain. All of these proposed land uses will be planned and designed to form a cohesive, unified whole, in which both open space and varied urban uses will be integrated and connected with the proposed trail systems and adjoining riparian woodland corridor. Uses shall conform to the requirements of the Pima County Floodplain and Erosion Hazard Management Ordinance. The overall design of this unique area will provide visual relief, shade, screening, buffering, and other environmental amenities. All uses will allow wildlife movement and provide mitigation and wildlife-habitat enhancement, to the maximum practical extent possible.

A concept plan and cross-section depict the Rincon Creek Restoration. The plan shows how the Creek and both its immediately adjacent and floodway-fringe areas will appear following planned modifications and encroachments, including the selective placement on non-intrusive erosion-control materials and renewal of the riparian corridor. Areas adjacent to the Rincon Creek within the Rocking K property, but especially the restored riparian-woodland corridor, which includes the Creek itself, will be a very positive, natural-appearing, environmental amenity for the Rincon Valley. The following standards apply to land uses within the proposed Rincon Creek floodplain:

- a. **There will be only one major road crossing the Rincon Creek within the Rocking K Specific Plan.**
- b. **Road crossings, including those roads crossing the tributaries north of Rincon Creek, shall be designated to allow movement by wildlife.**
- c. **The following uses within the restored riparian-woodland corridor are anticipated:**
  - (1) **hiking and interpretive nature trails, not to exceed six feet in width;**
  - (2) **sitting areas for birdwatching and contemplation;**
  - (3) **signage for the interpretive nature trails.**
- d. **Within the floodplain outside the restored riparian woodland the following uses are anticipated:**
  - (1) **golf courses and other active outdoor recreational uses such as polo, soccer, football, baseball fields, and related school recreational uses;**
  - (2) **parking, restroom, concession and nature interpretive facilities intended for use solely by the permitted recreational uses;**
  - (3) **multi-purpose trails for non-motorized use;**
  - (4) **equestrian facilities;**
  - (5) **picnic areas and playgrounds.**
- e. **Multi-purpose, non-motorized trails are allowed to cross the riparian-woodland corridor. Multi-purpose non-motorized trails that do encroach shall be no greater than eight feet in width.**

**4) Financial Responsibilities:**

**Financing the design, construction and maintenance of the Rincon Creek Restoration will be a significant undertaking. The Rincon Creek restoration will be financed in conjunction with development of adjacent lands in an upstream to downstream**

manner. Funding options include direct financing by the Master Developer, payments toward the restoration by buyers of parcels adjacent to the renewal area and throughout the Rocking K Specific Plan boundaries, improvement districts, impact fees or other financing sources.

5) **Implementation and Phasing:**

The actual implementation of the Rincon Creek Restoration Plan will be undertaken as a sequence of mutually dependent activities, within a reasonably practicable time frame. The timing of the implementation of the Rincon Creek Restoration Plan in relationship to the timing of the implementation of other elements of the Rocking K Specific Plan is, in large part, dependent upon economic and market factors that are not reliably quantifiable at the present time. The sequence of implementation is discussed as follows:

- It is expected that the restoration will conceivably be initiated by development of the golf course adjacent to Rincon Creek. The restoration will consist of shaping and modeling of the stream bed and stream banks, placement of gabions or other erosion control devices, planting of the stream bed and stream banks on each side of the centerline of the stream bed, and shaping, modeling and planting of some of the tributaries.

6) **Management:**

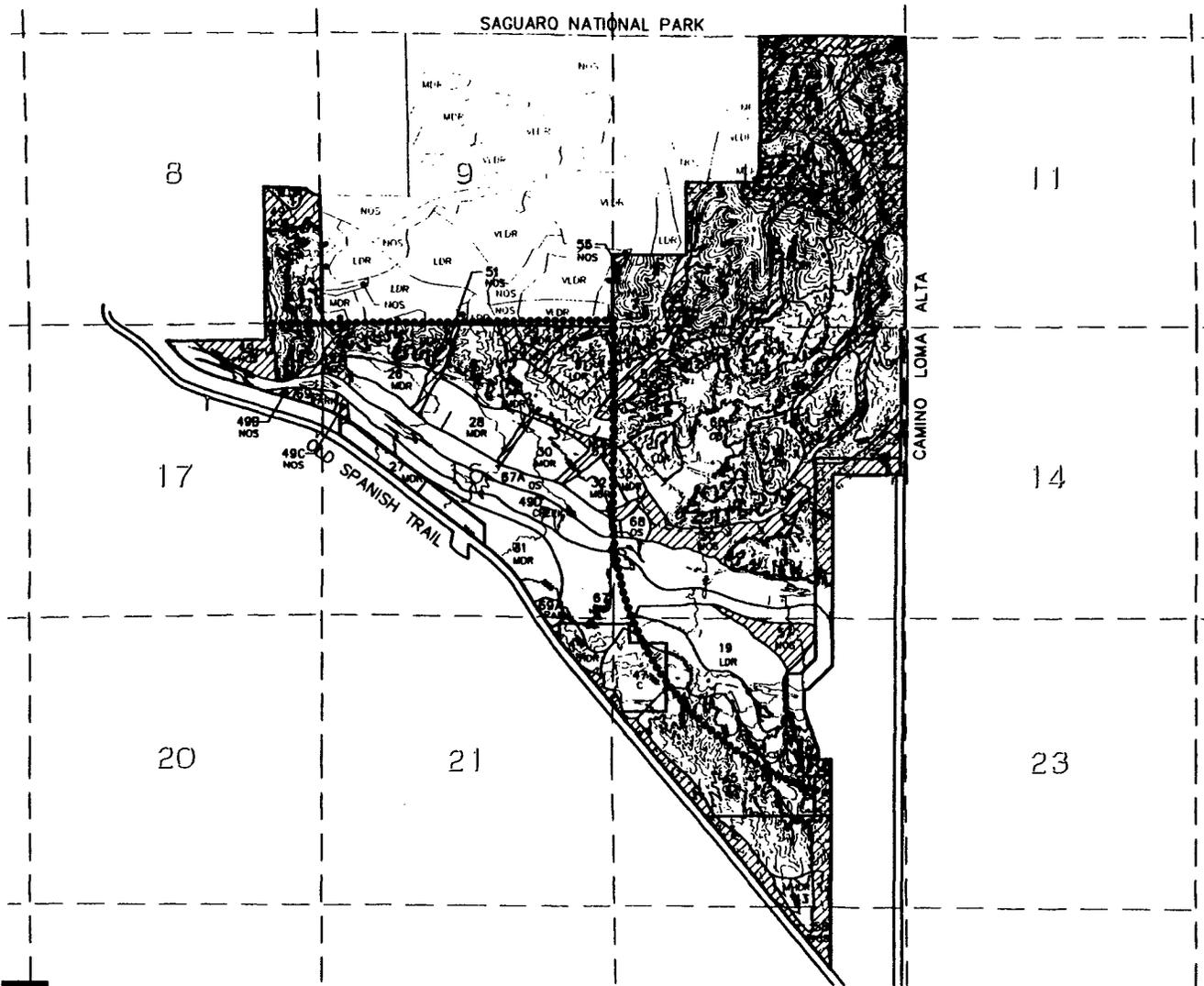
When all segments of the renewal project are completed once parcels are developed adjacent to the proposed floodplain, the low-flow channel of the Rincon Creek may be donated to Pima County. The remaining floodplain areas of the Creek shall remain in private ownership. However, flood-control easements shall be granted to Pima County which cover these remaining floodplain areas.

## **II-E. ENVIRONMENTAL RESOURCES CONCEPT PLAN**

As identified and discussed in the Site Analysis in Section I, the Rocking K site contains a wide variety of environmental resources. Figure II-4a and 4b are a composite map illustrating these resources. One of the objectives of the Rocking K Specific Plan is protection and enhancement of significant environmental resources.

# ROCKING K

Specific Plan Modification



**LEGEND**

-  Protected Peaks and Ridges
-  Major Open Space (Golf Course)
-  Major Natural Open Space (Includes Protected Peaks and Ridges)
-  Buffer Overlay Area
-  Planning Unit Land Use Designator
-  Existing Specific Plan (State Land)

## ENVIRONMENTAL CONCEPT PLAN

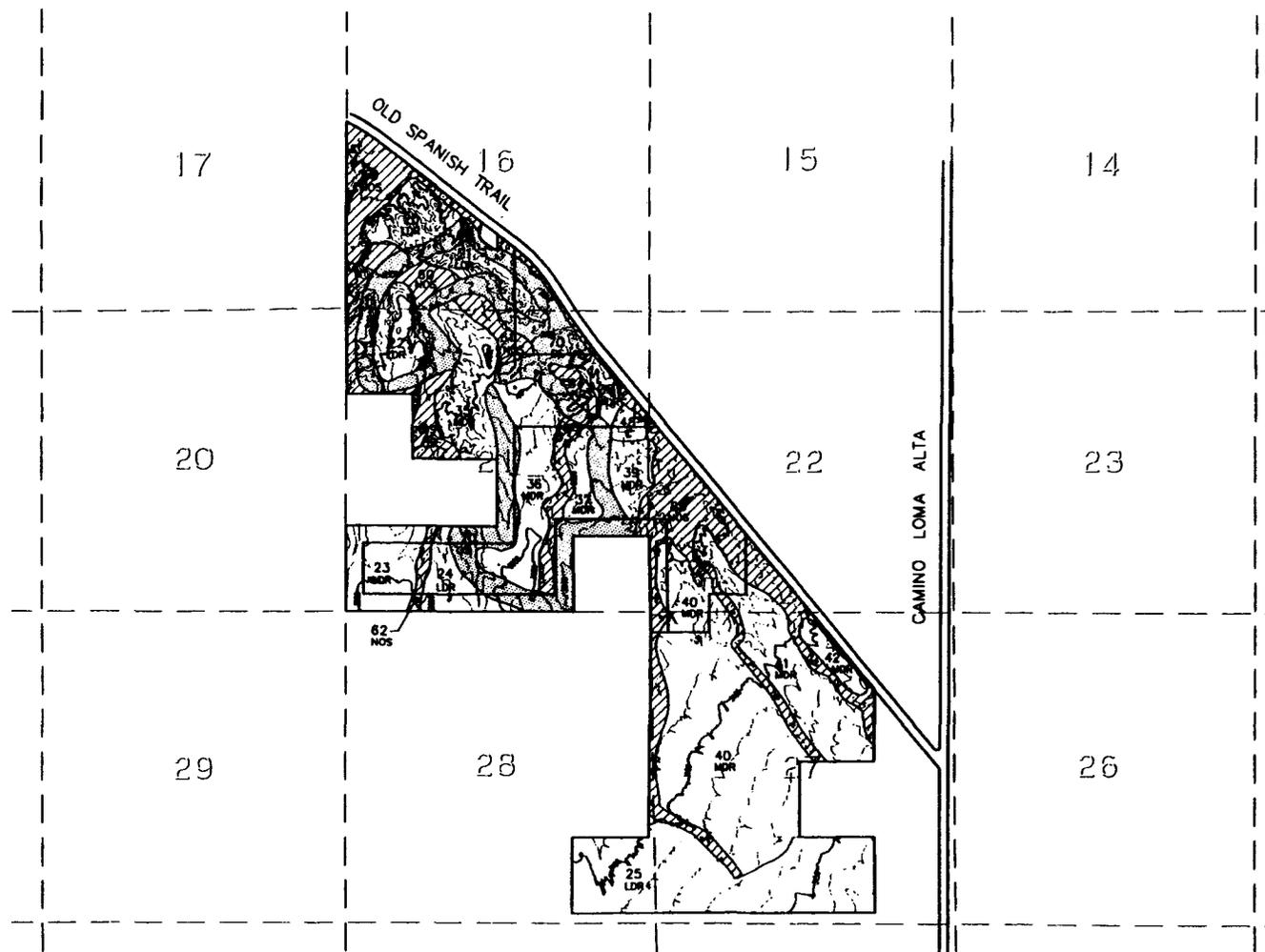
Figure II-4a

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# ROCKING K

## Specific Plan Modification



### LEGEND

-  Major Open Space (Golf Course)
-  Major Natural Open Space (Includes Protected Peaks and Ridges)
-  Planning Unit Land Use Designator
-  Existing Specific Plan (State Land)

## ENVIRONMENTAL CONCEPT PLAN

Figure II-4b



These resources, and the methods proposed for protection and enhancement, are:

**1. Cultural Resources**

An archaeological survey for the Rocking K site has been conducted and a number of significant cultural sites have been identified. These sites have been mapped and assigned Arizona State Museum numbers. Measures that will be employed to protect these cultural resources generally include reconnaissance, excavation and preservation. These measures will be identified through preparation and approval of the Cultural Resources Research Design.

**2. Viewsheds/Scenic Resources**

The visual characteristics of the Rocking K site were studied through the use of a computer model, as discussed in Section I. Based on this study the site was divided into visual management zones as illustrated on Figure II-5a and 5b. Visual Zone 1 is the most often seen from off-site viewpoints. As this figure indicates, nearly all of the visually sensitive areas are located in the portion of the site north of Rincon Creek, mostly within the area subject to the Buffer Overlay Zone.

Visual resources can be protected through careful control of building and development design. Generally, the most visually significant element of building design is color. Appropriately colored structures can usually blend in with their surroundings even when other factors are at odds with the surroundings. For most structures, color is usually the only design element that can be perceived from a distance. Grading and site preparation must also be performed in a sensitive manner. With these considerations in mind, various regulations designed to mitigate the visual impacts of development are included in the Rocking K Specific Plan. These regulations are addressed in detail in Section III, the Land Use Regulations and Standards.

**3. Vegetation and Wildlife**

As described in Section I, the Site Analysis for the Modification Area, vegetation and wildlife habitats were documented and evaluated based on existing information and field verification. Vegetation is a fairly static indicator of the more dynamic wildlife populations. As such, vegetative communities were used as indicators of wildlife habitats and populations.

Wildlife watering areas, which correlate in some instances to Shaw's wetland designation on the Critical and Sensitive Biological Communities Map, are identified

on the Environmental Concept Plan. In all cases but one, these areas are naturally occurring bedrock and sand catchments which contain water for extended periods of time. Wildlife use these areas by digging in the sand to find water. These areas are indicated by the presence of wetland species such as cottonwoods or willows and the presence of fresh animal tracks and diggings. These watering areas will be preserved in the natural open space system, and will be avoided by all utilities, road crossings and where possible, trails. Long term maintenance of these areas is insured by protection of the existing drainage conditions. The southern most watering area identified on the plan results from a man-made sand bed tank. No special maintenance provisions are required for its continued existence.

Another important natural resource on Rocking K are the dense, healthy stands of saguaros identified by the Site Analysis section. Where high and medium densities of these saguaros exist, effort will be made to avoid disturbing the saguaros, and the environmental conditions that contribute to their health, such as surface water flow patterns and protective vegetation. Development in high and medium saguaro density areas will be clustered to minimize impact to major saguaro concentrations. A Preservation Plan, as detailed in Section IV, the Design Guidelines, shall be submitted at the time of development plan or tentative plat submittal for all parcels containing high or medium saguaro densities. Transplanting of saguaros shall be considered the least desirable preservation alternative.

Additional wildlife protection and habitat mitigation regulations are prescribed for all areas of the Specific Plan. These regulations are addressed in Section III, the Land Use Regulations.

#### **4. Air Quality Resources**

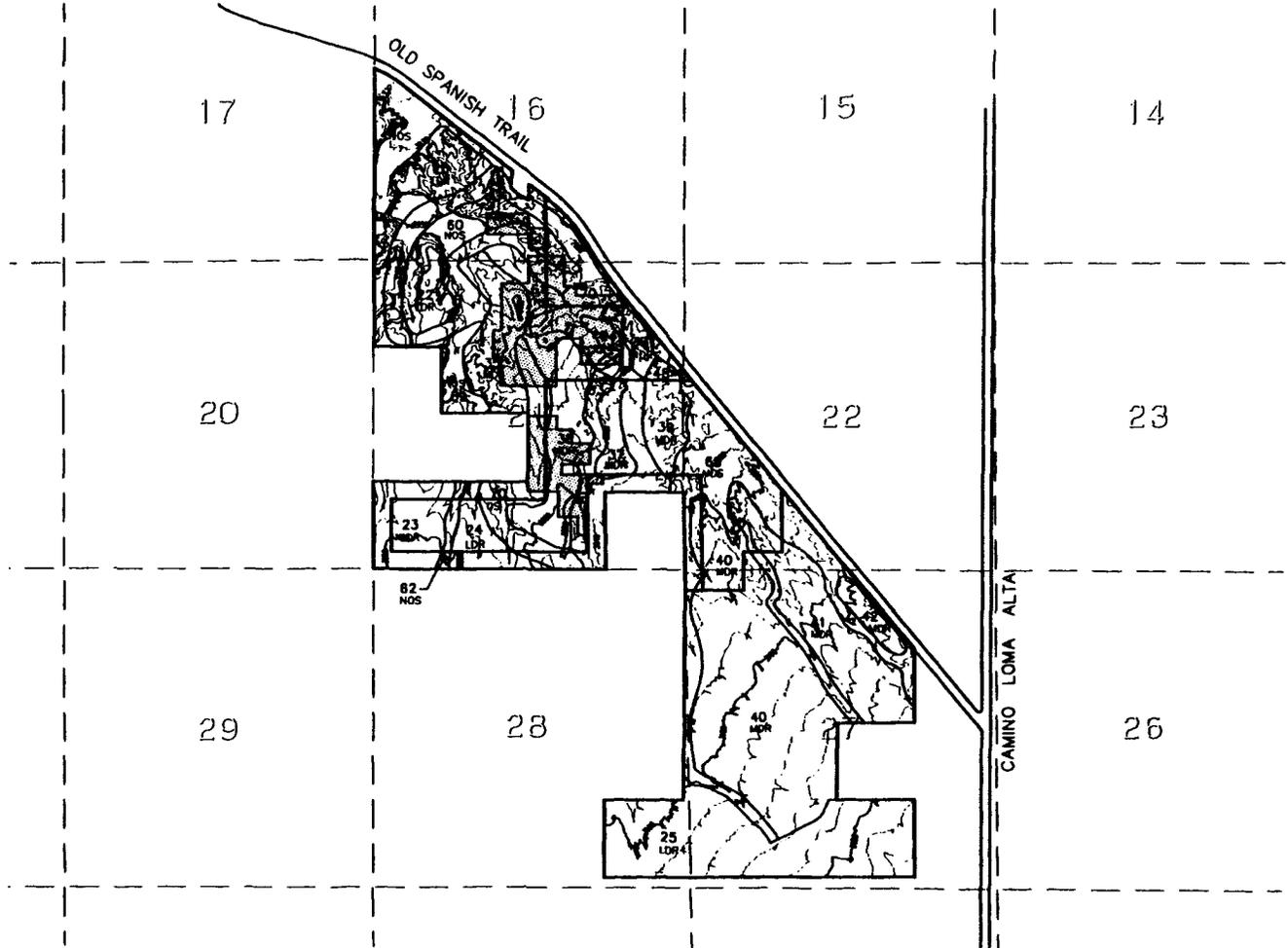
Several aspects of the Rocking K Specific Plan affect future air quality. First, the land use pattern concentrates development within a Village Center. The Village will contain virtually all needed community services, and will be strongly linked by pedestrian paths, bicycle paths, and hiking trails with the higher density residential development immediately within and surrounding the Village. Concentration of uses and non-automobile connections facilitate access to these services by transit or non-vehicular means.

Second, within the Village Center, significant employment opportunities are planned. This land use pattern allows residents to work in the relative proximity, thereby facilitating shorter and fewer vehicle trips.



# ROCKING K

## Specific Plan Modification



### LEGEND

-  Zone 2  
High Visual Sensitivity
-  Planning Unit  
Land Use Designator

### VISUAL MANAGEMENT ZONES

Figure 11-5b

  
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Third, concentration of commercial, office, and higher density residential development could allow reduction of the overall parking requirements (design guidelines suggest this option), thereby reducing the energy and material used, and attendant pollution resulting from paving of excessive expanses of parking lots. The concentration of uses and limitation of parking areas will also greatly encourage the use of car pools and other forms of mass transportation. Although the parking needs can be lessened by concentrating compatible uses, there is no intent to reduce the parking provided below that is required by the Pima County Zoning Code.

Fourth, and very significant, large areas of natural vegetation and riparian habitat will be protected and renewed. Vegetation increases the environment's capacity to absorb pollutants.

As with any new development in Pima County, the Rocking K development includes plans to reduce vehicle emissions and control dust pollution and other construction source pollutants. Newly constructed streets, roadways and driveways will be paved or dust stabilized according to Pima County standards.

An air quality impact study has been prepared by the Pima County Department of Environmental Quality for the Rocking K Specific Plan. The executive summary of the results of this study are provided in the Appendix to the Specific Plan document.

#### **5. Solar Access**

The use of passive and active solar energy systems is encouraged in commercial, residential and institutional uses throughout Rocking K. Residential uses will be encouraged to take advantage of solar energy strategies. Deed restrictions will not preclude use of solar technology.

### **II-F. THE RINCON INSTITUTE**

An independent, non-profit corporation, called the Rincon Institute, has been created to provide environmental education and open space maintenance services for the Rocking K community. Initiated subsequent to approval of the Specific Plan, the mission of the organization is to offer professional guidance for the environmentally sensitive development of the Rincon Valley. The institute will assume a variety of non-regulatory roles, working cooperatively with the Master Developer and other landowners, land managers, government authorities, and concerned residents in the area to demonstrate that the Rincon Valley can accommodate sustainable urban development in a manner that is both environmentally sensitive and economically sound. The creation of a non-profit

organization to provide the environmental education, land stewardship, and environmental leadership presents a tremendous opportunity to ensure sensitive development and long-term natural resource stewardship in the fastest-growing part of the Tucson metropolitan area. In addition to the benefits that it will bring to the Rincon Valley and the Tucson metropolitan area, it promises to have far-reaching implications for communities throughout the country as a model for development that occurs in sensitive areas.

## **II-G. CIRCULATION**

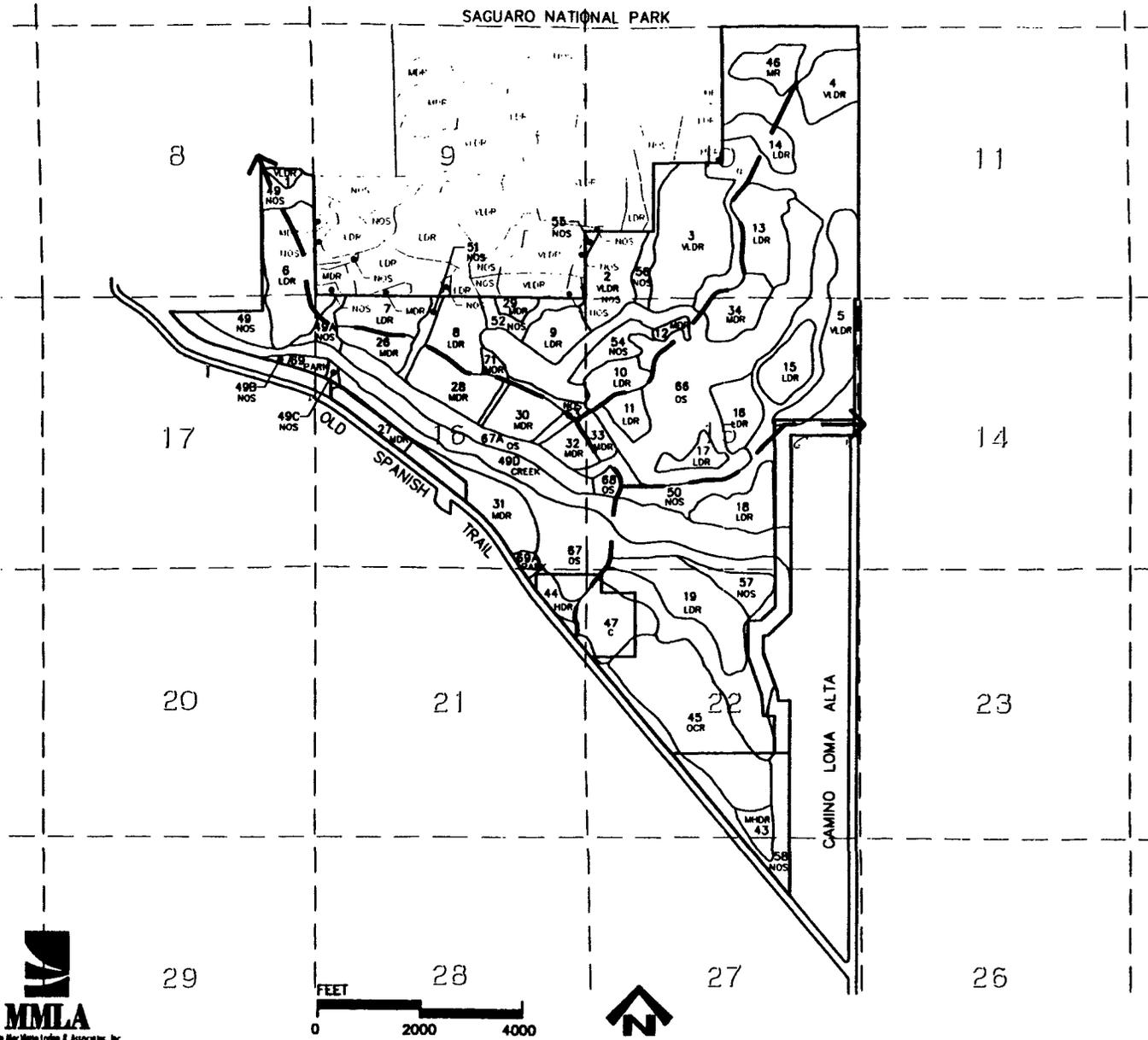
The circulation plan for the Rocking K site, shown on Figure II-6a and 6b, is designed for two functions: connection of the Rocking K community with the existing arterial street system serving the Tucson Metropolitan area; and provision of safe, convenient access to all areas within the Specific Plan district.

The 1994 Metropolitan Transportation Plan (MTP) serves as an guide for the future roadway network in eastern Pima County. Proposed improvements in the MTP relevant to the Rincon Valley and Rocking K include: extension of Valencia Road east from Houghton Road across Pantano Wash to Old Spanish Trail; upgrading of the existing portion of Old Spanish Trail, from the proposed Valencia Road extension southeast to Camino Loma Alta, to a principal arterial; and upgrading of Camino Loma Alta from its intersection with Old Spanish Trail south to Vail Road (Colossal Cave Road), and Vail Road from Camino Loma Alta southwest to Interstate-10, to principal arterials. In order to accommodate the proposed principal arterial designations for Old Spanish Trail and Camino Loma Alta, the intersection of Old Spanish Trail and Camino Loma Alta may need to be realigned.

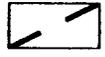
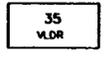
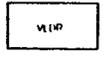
The Rocking K circulation plan is based upon the MTP, and the Major Streets and Routes Plan, and was developed using regional transportation modeling techniques of the Pima Association of Governments (PAG). The Rocking K circulation system is designed for the anticipated buildout of the Rocking K Specific Plan. Actual roadway improvements will be gradually phased as needed over the expected 15-year development horizon to meet specific needs as development occurs. Roadways in the circulation system were classified based on the ultimate expected traffic demand. Where expected traffic volumes varied for segments of continuous roadway, street classifications were standardized based on the highest expected volume so that street widths would not be irregular. Based on the proposed Circulation Plan for the Rocking K Specific Plan, amendments to the Pima County Major Streets and Routes Plan may be necessary. An update of the previously approved Traffic Impact Study will be prepared and submitted to Pima County for review after the approval of the Rocking K Specific Plan. A roadway access to the State Land parcel will be provided.

SAGUARO NATIONAL PARK

**ROCKING K**  
Specific Plan Modification



**LEGEND**

-  Minor Collector
-  Planning Unit Land Use Designator
-  Existing Specific Plan (State Land)

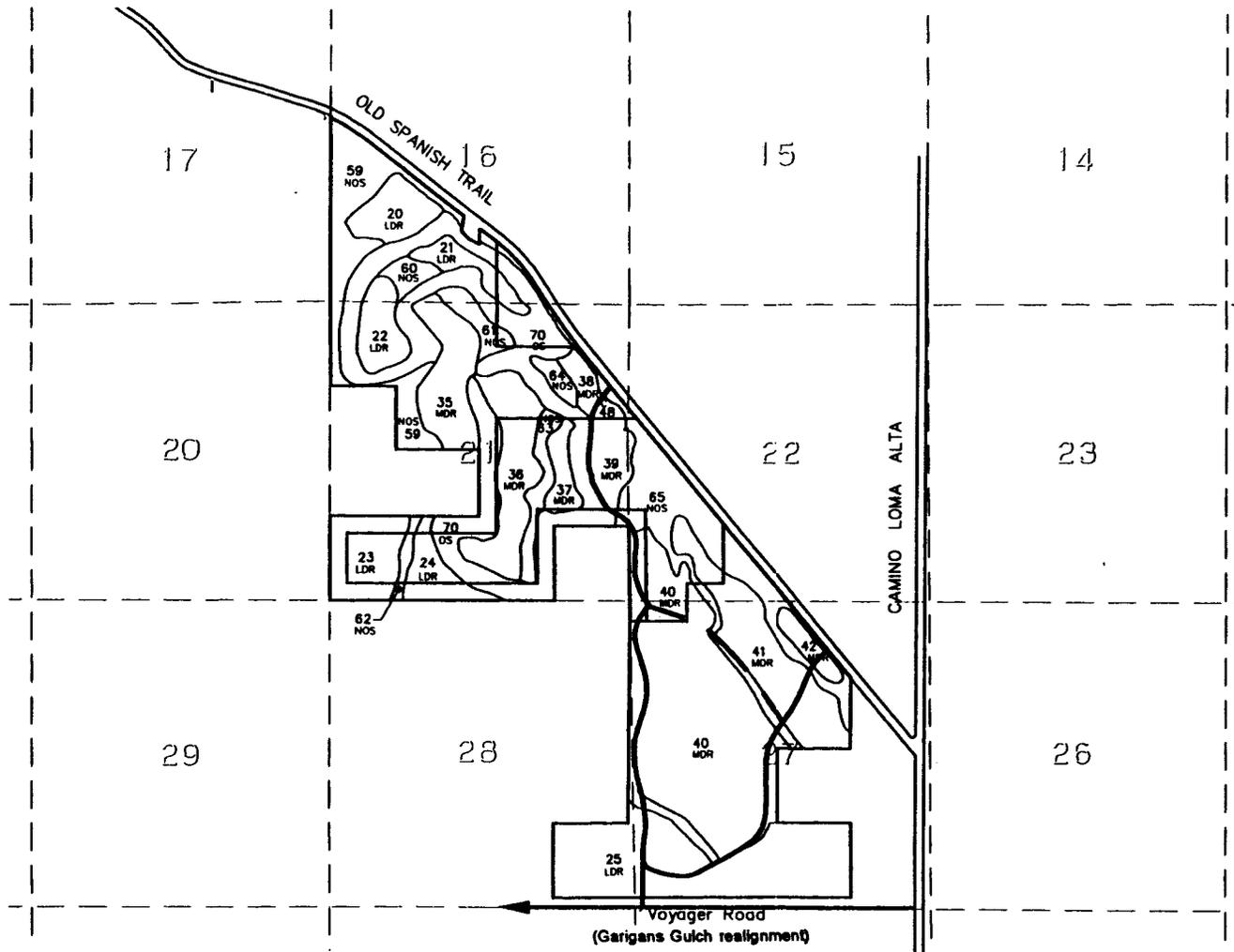
**CIRCULATION PLAN**

Figure **II-6a**

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# ROCKING K

Specific Plan Modification



**LEGEND**

-  Major Collector
-  Minor Collector
-  Planning Unit Land Use Designator

**CIRCULATION PLAN**

**Figure 11-6b**

**MMLA**  
 McGowan MacVette Lodge & Associates, Inc.  
 800 E. Valencia Rd., Ste. 110  
 Tucson, AZ 85719  
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 Fax (520) 292-1290



A Transportation Improvement Financing and Implementation Plan (TIFIP) including a development agreement for the Specific Plan area will be completed subsequent to Specific Plan approval. The implementation plan will address the provision of major routes within the area, roadway capacity, and continuity with roadways adjacent to the district; and will identify the specific responsibilities of the County, the Master developer, and any subsequent developers.

Financing of transportation improvements within the Rincon Valley benefit area as identified by Pima County Department of Transportation in May 1996, will require payment of impact fees at the rate of \$1,550 per equivalent demand unit. Based on this rate, the Rocking K Specific Plan will contribute approximately \$8 million dollars toward funding of transportation improvements at build out.

- The Rocking K street classifications and standards are shown in Table II-2, and standard street cross sections are included in Figure II-7.

**TABLE II-2: STREET CLASSIFICATION**

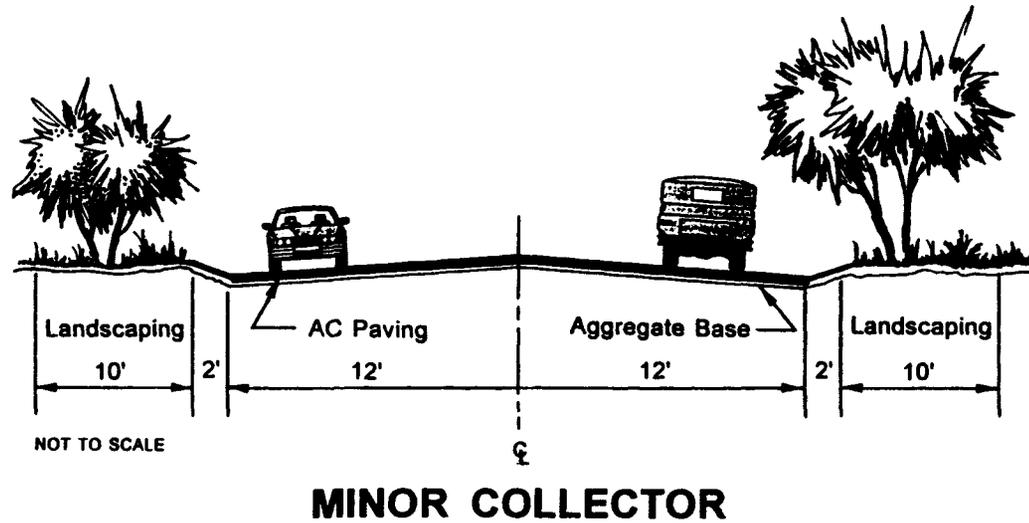
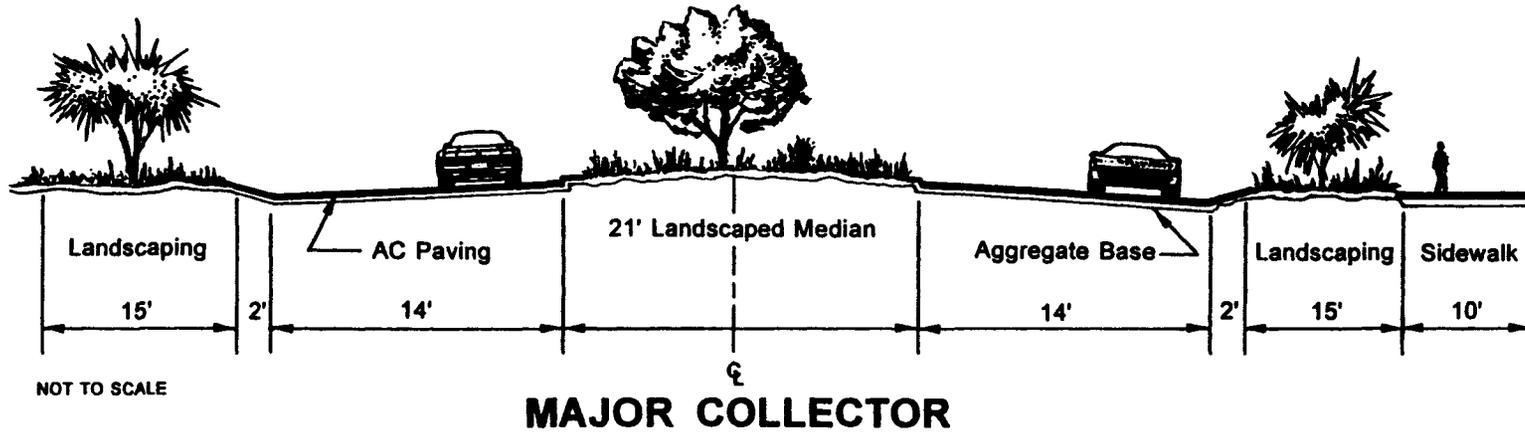
Roadway	Design Speed	Posted Speed	Driving Lanes	Median	Highest Expected Volume
Major Collector	45	35	2	Yes	12,000
Minor Collector	35	30	2	No	5,000
Local	25	25	2	No	2,500

- Major Collector

Major collectors consist of two driving lanes separated by a landscaped median within a 95-foot right-of-way, including a landscaped area on both sides and a 10-foot pedestrian way on one side. Local access is allowed.

- Minor Collector

Minor collectors consist of two curbed travel lanes with a higher design speed than local streets. ROW width is 50 feet, plus the necessary additional area to



**ROADWAY  
CLASSIFICATIONS**

**Figure II-7**

accommodate slopes and drainage, accommodating two 12-foot lanes (24 feet total pavement width), and 10 feet of additional area beyond the curbs on both sides.

- **Local Streets**

Local streets will be consistent with Pima County's Subdivision Street Standards (May 1989), or as may be approved on a limited case-by-case basis by the Architectural Review Committee and Pima County. Local streets are not shown on the Specific Plan.

- **Cul-de-Sac Provisions**

The use of cul-de-sac streets is encouraged in order to:

1. Minimize roadway crossings of natural open space;
2. Discourage through traffic on residential streets;
3. Enhance neighborhood crime prevention by decreasing potential access points.

There shall be no maximum cul-de-sac length; however, the maximum number of lots served by a single cul-de-sac shall be 100. Cul-de-sac turnarounds shall be in accordance with Pima County's Subdivision Street Standards. Additional roadway design standards for traffic safety shall be provided when deemed necessary by the County Department of Transportation and Flood Control District during subdivision plat or development plan review.

- **Roadways Within the Buffer Overlay Zone**

The width of all roadways within the one mile buffer zone shall not exceed thirty-four feet of paved surface, including bike lanes or twenty feet of paved surface with bike lanes separate from the roadway. Scenic pullouts shall be created where appropriate, alternating sides of roadways to accommodate both travel lanes. Pullouts should accommodate a minimum of three vehicles, and should be located to incur the least amount of environmental impact. A larger right-of-way is allowable in circumstances where a divided roadway would create less environmental damage and create less visual impact. In either event, total width of paved surface shall not exceed thirty feet for both travel lanes.

A design speed of 45 miles per hour for arterial streets and 35 miles per hour for major collector streets shall be used in the buffer area. A design speed of 25 miles per hour shall be used for local streets and minor collectors.

### **Bikeways and Multi Use Trails**

In many cases, bikeways are included as specifically-marked paved areas within the standard street cross sections. In some areas, due to the natural terrain or environment, bikeways will be separated from the roadway. Separate bikeways are particularly appropriate with roadways where the pavement width is limited.

Other multi-use trails, separate from the roadway system, will be provided within the Rocking K project. The regional and primary trail components are discussed in more detail in subsection, "C. Open Space/Recreation."

## **II-H. PUBLIC SERVICES PLAN**

### **1. Water System**

Water service for Rocking K project will be provided by the Spanish Trail Water Company. Additionally, an interconnection agreement has been negotiated with the City of Tucson to enable Rocking K to use CAP water already allocated to this area. The interconnection agreement will be executed following approval of the Specific Plan.

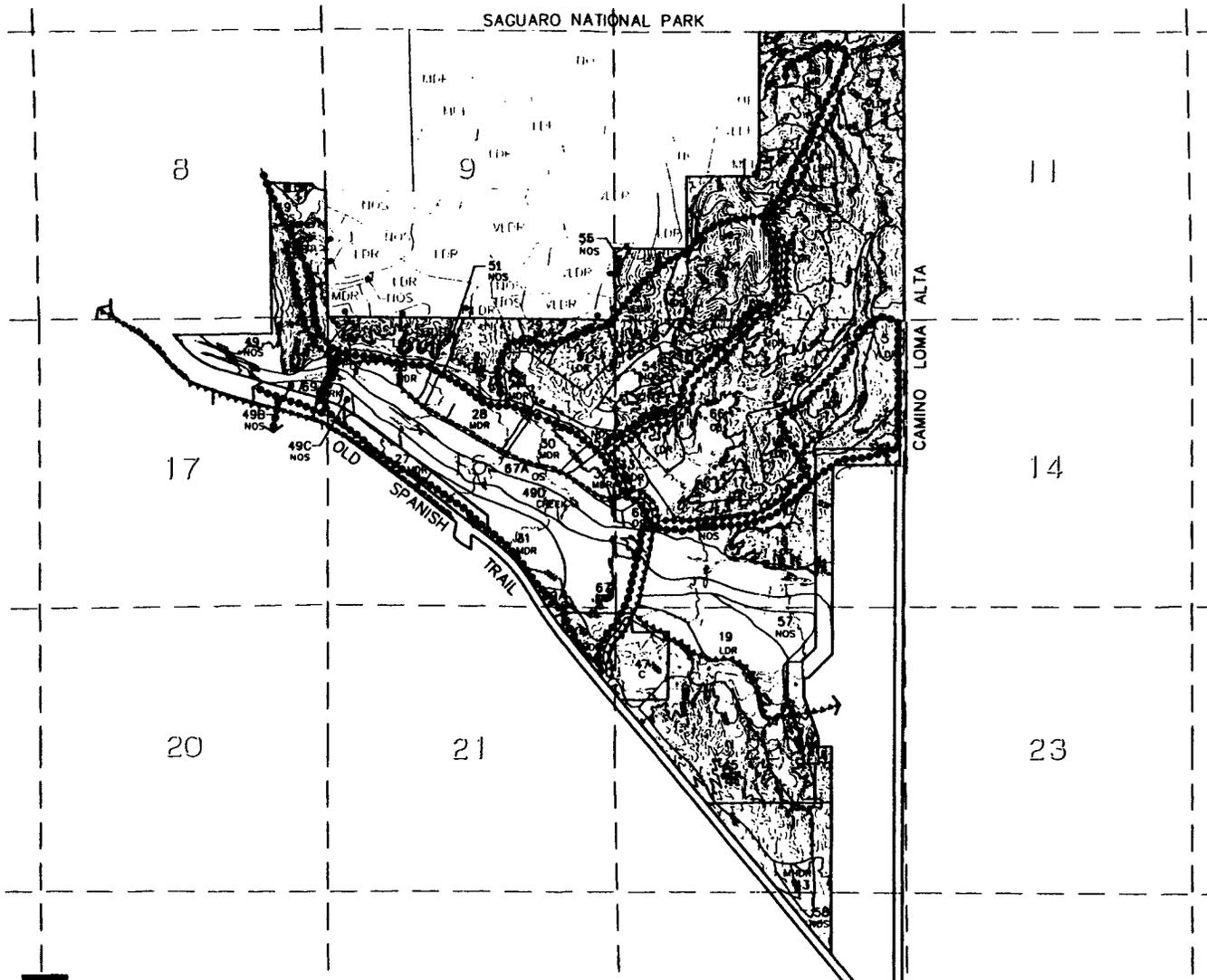
The water distribution system, as shown on Figure II-8a and 8b, will be generally aligned with the roadway system. The primary distribution system will require 12-inch water mains to accommodate the projected land uses. Based on standard engineering practices, pressure regulatory or reducing valves will be required where mains cross pressure zones, and shut-off valves will be required at an average interval of approximately 800 feet and at all points of main intersections. Fire hydrants will be spaced according to standard engineering practices and criteria.

The Rocking K site encompasses four pressure zones. To adequately serve the site, necessary storage tanks and booster pumps will be included in the system design. Water storage tanks will be designed to blend in with the existing terrain and vegetation.

Existing well sites will be used to serve the initial development phases of the Rocking K site. As water demands increase, additional wells will be provided. Location of new wells will be determined with two principal considerations: DWR well spacing standards, and recharge recapture. Careful site selection can minimize cumulative drawdown impacts and can simultaneously maximize the efficiency of the natural recharge system.

# ROCKING K

Specific Plan Modification



**LEGEND**

-  Water
-  Public Sewer
-  Private Sewer
-  Planning Unit  
Land Use Designator
-  Existing Specific Plan  
(State Land)

## WATER AND SEWER PLAN

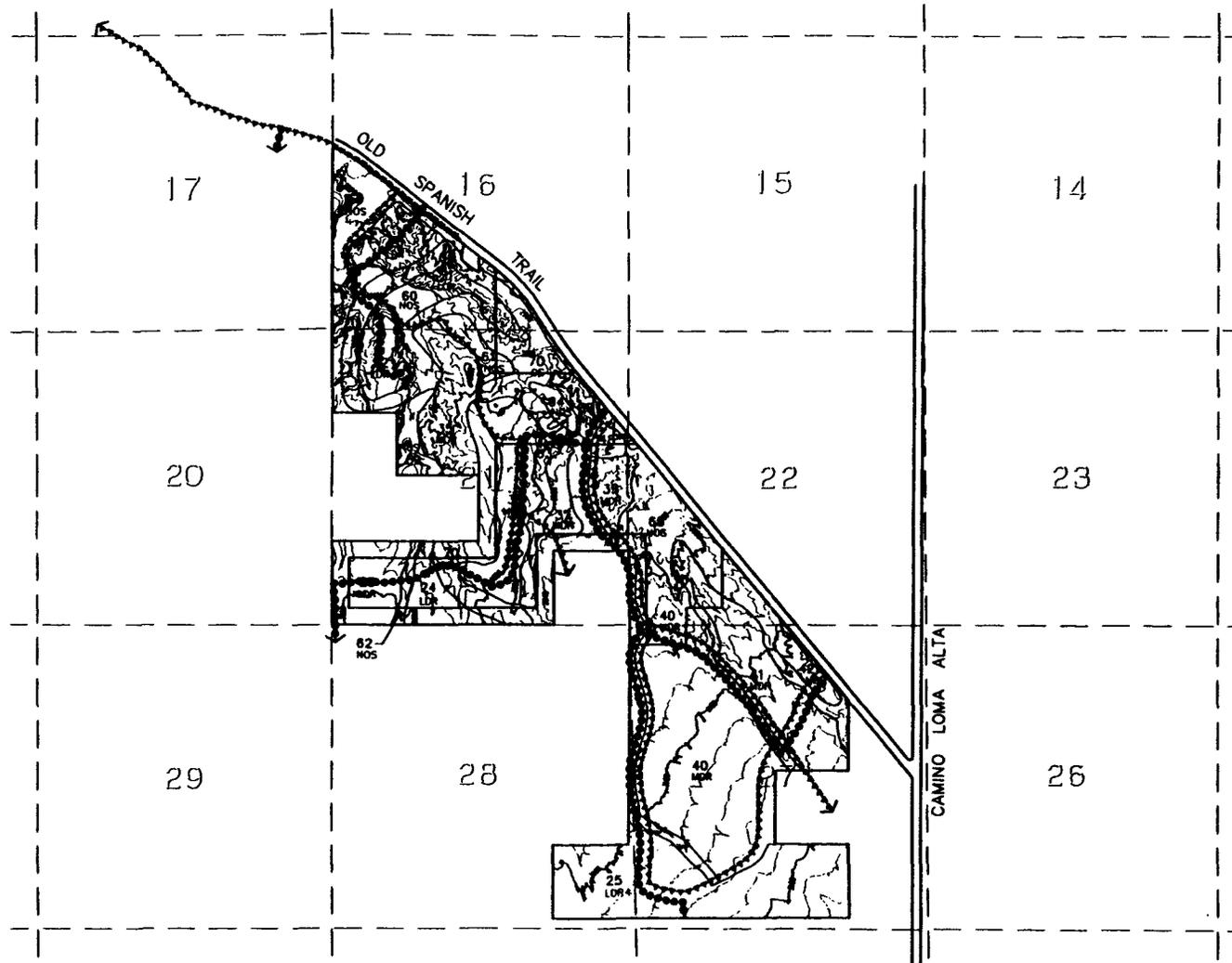
Figure II-8a

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# ROCKING K

Specific Plan Modification



**LEGEND**

-  Water
-  Public Sewer
-  Private Sewer
-  Planning Unit Land Use Designator
-  Existing Specific Plan (State Land)

## WATER AND SEWER PLAN

Figure II-8b

**MMLA**  
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 Fax (520) 291-1290



## **2. Sewer System**

The Rocking K development will be serviced by a combination of public and private sewerage conveyance facilities. At present, the nearest sewer line is located 4½ miles northwesterly of the site at Millmar Road east of Harrison Road. A public gravity interceptor sewer will be extended from the then existing upstream terminus to the Rocking K site to provide sewage conveyance into the Pima County public sanitary sewer system.

Sewage conveyance facilities on-site will either be public or private (subject to Pima County Wastewater Management's approval), depending on whether the sewer mains provide for upstream flow through. The on-site system is generally shown in Figures II-8a and 8b, and consists primarily of gravity mains ranging in size from 6" to 18" in diameter.

An option is under consideration to construct an on-site public wastewater reclamation facility (WRF), to receive the development's initial flows. The WRF will be designed, constructed and funded by the developer, and would remain in use only until sufficient tributary flows are available to ensure adequate flow velocities in the trunk sewer. A design report will be prepared and submitted to Pima County for review and approval prior to construction the treatment facility. The design report will determine the plant's capacity, operating parameters and establish a development threshold for removing it from service and construction of the required downstream on-site and off-site trunk sewer. It is recognized that a prerequisite to the issuance of a construction permit for a wastewater reclamation facility will be the design and approval of the construction documents for the downstream trunk sewer, the acquisition of the required easements/rights-of-way; and the provision of funding in the normal manner in accordance with standard Pima County policies for the downstream gravity conveyance trunk sewer facilities.

## **3. Utilities**

Electric service shall be provided by Tucson Electric Power Company. Gas service will be provided by Southwest Gas Corporation from existing supply lines in the area. Telephone service shall be provided by U.S. West. All utility lines (except those exceeding 115 KV within the Buffer Overlay Zone and those exceeding 46 KV in the rest of the Specific Plan site) shall be installed underground.

#### **4. Schools**

The Rocking K development is located within the Vail School District. The exact locations of new schools within the plan area are not identified in the Specific Plan. The Rocking K developer, however, will enter into an agreement with the Vail School District to dedicate school sites on an as-needed basis. This assures that an adequate number of schools are provided in appropriate locations throughout the project. An agreement in principle has already been reached with the Vail School District. This agreement, which will be finalized following approval of the Specific Plan, will include the elements of the Draft Agreement in Appendix C.

### **II-I. DRAINAGE CONCEPT PLAN**

It is the intent that significant washes and creeks shall be maintained in their natural state, with the exception of modification to the floodplain of Rincon Creek, as described in the Rincon Creek Restoration Plan. It is also the intent to manage runoff to enhance groundwater recharge and to prevent additional runoff downstream. General policy areas which address these issues are as follows:

#### **General Drainage Facilities**

Within the Rocking K property, it is intended that all proposed development will be designed and built with engineering design sensitivity to existing drainage patterns, both upstream and downstream of the planning area. Right-of-way for Old Spanish Trail shall be elevated to protect it from overflows, but shall be designed so as to conform to the overall goals of the Rincon Creek Restoration Plan and comply with the Pima County Floodplain and Erosion-Hazard Management Ordinance. Any upgrading of Old Spanish Trail will be designed and constructed in a manner which will cause no quantifiable impacts upon the riparian woodland within the lower reaches of Rincon Creek. Consequently, prior to construction, any upgrading of Old Spanish Trail shall be evaluated as a part of the Rincon Creek River Management Plan.

During the projected build-out period for Rincon Valley, many significant large-scale and small-scale drainage improvements will be required. Most of these drainage improvements will be designed and constructed in conjunction with future roadway and development projects. Because of the relatively large geographical area covered by the Rocking K Specific Plan, each of these numerous drainage improvements have only been qualitatively identified at the present time. In this regard, future drainage improvements can be broadly classified as enhanced natural washes, constructed channels, roadway crossings, floodplain modifications, and neighborhood threshold-retention basins. The specific design elements

associated with each of these possible drainage improvements will be thoroughly analyzed prior to submittal of a roadway improvement plan for a development plan or tentative plat which includes such drainage improvements.

The proposed Drainage Concept Plan for the Rocking K property is included as Figure II-9a and 9b. This Figure depicts the planned drainage improvements within the Rocking K property in a conceptual way. Detailed descriptions of specific improvements, such as the Rincon Creek Restoration Plan, are provided in subsequent sections of the Specific Plan text, to the extent that they are known at this time.

### Tributaries to Rincon Creek

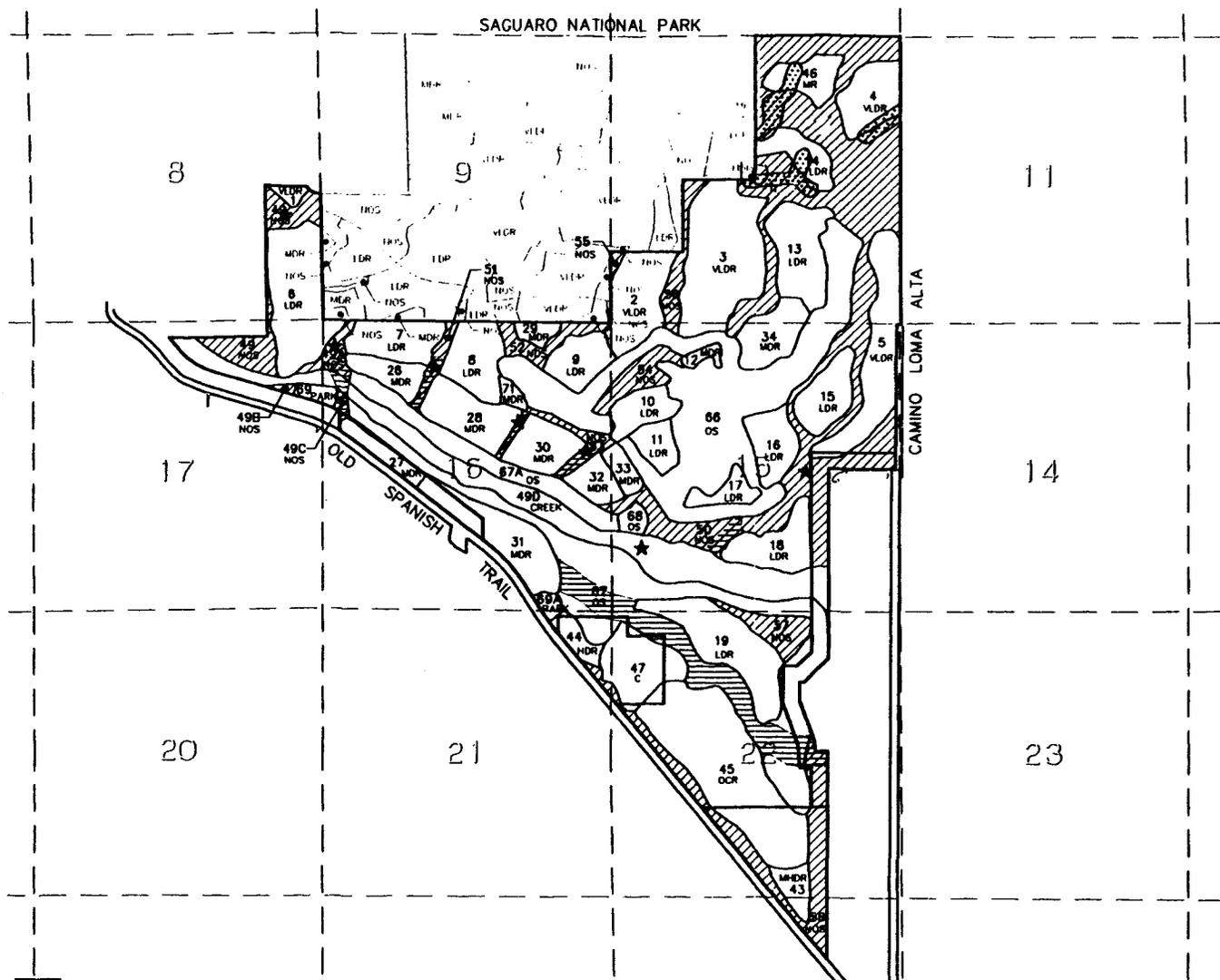
Besides adding to the textural quality of the panoramic views of the Rincon Valley, the tributaries to Rincon Creek are important for two reasons. First, and quite obviously, these tributaries form the natural network of drainageways that collect storm runoff from the adjoining watersheds and convey it to Rincon Creek. Secondly, many of the larger tributaries typically contain higher densities of vegetation that create an environment suitable for wildlife habitat and for wildlife movement between Saguaro National Park and Rincon Creek.

In order to help preserve the existing wildlife-movement corridors, those watercourses having 100-year flood peaks greater than 1,000 cfs, and those watercourses falling within natural open space, will be preserved in their natural state. Minor modifications to those watercourses, may be needed for roadways, utility crossings, and functional open space. Smaller tributaries having washes with 100-year peak discharges smaller than 1,000 cfs may be altered. (Figure II-10).

Similarly, in the interest of minimizing the impact of roadway crossings on these tributary watercourses, all new roadway crossings of tributary washes will be engineered and designed for minimal disturbance. Certain new roadway crossings may be sized to accommodate only the 10-year flood, thereby allowing larger floods to safely overtop the roadway.

# ROCKING K

## Specific Plan Modification



### LEGEND

-  Enhanced Natural Wash
-  Floodplain Modification \*
-  Open Space (Golf)
-  Natural Open Space
-  Protected Peaks and Ridges
-  Planning Unit  
Land Use Designator
-  Existing Specific Plan  
(State Land)

\*Preliminary subject to detailed Engineering Studies.

## DRAINAGE CONCEPT PLAN

Figure 11-9a

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Natural washes that have been identified on the adopted Riparian Habitat Classification Maps provided by the Pima County Flood Control District, and which are within the one-mile-wide buffer zone (located adjacent to the boundary of Saguaro National Park), will be preserved in accordance with Performance Standard 18.67.050.K of the Pima County Buffer Overlay Zone Ordinance and will be reconnected to Rincon Creek where previously disrupted. Site inventory of drainage impacts will be made and presented at such time as a development plan is submitted for each development block of the plan area.

The principal tributaries south of Rincon Creek will be left natural, wherever possible. However, the two tributaries with flows that exceed 1,000 cfs south of Rincon Creek will be modified in order to provide areas for functional open space, such as golf. Where disturbed, the wash areas to remain natural will be restored and enhanced with indigenous, native vegetation. The existing bed and banks of the washes along with adjacent riparian vegetation will be preserved. However, floodway fringe areas will be integrated with golf uses to provide for a well conceived transition from functional to natural open space uses. Where transition areas occur, attendant reclamation of native vegetation will occur through an enhancement of water supplies augmented by adjacent functional open space uses.

Natural-wash systems and existing disturbed or degraded areas may be enhanced during future development in order to improve that overall character of the associated riparian vegetation and wildlife habitat. Enhancement of the natural-wash systems may occur partly through an augmented water supply associated with attendant reclamation, rather than just solely from the additional storm runoff produced by the formation of new impervious surfaces. Enhancement plans for tributary washes shall be prepared at the time of the development of the Master Drainage Plan for the Rocking K Specific Plan area, and shall be submitted to Pima County for review and approval prior to their use within the Plan area.

#### Threshold-Retention Facilities

Except for the lower density, residential developments (i.e., less than 3 RAC), each new development within the Rocking K Specific Plan area will include one or more small-scale, neighborhood threshold-retention facilities as part of their planned drainage improvements. The specific design of each of these new facilities will be done in accordance with the design criteria and multi-use concepts presented in the Pima County "Stormwater Detention/Retention Manual" (1987). Plant materials used in the retention basins will be selected for their potential to survive periodic inundation as well as to survive on intermittent and irregular naturally occurring floodwater, after plant establishment.

It should also be noted that it is the preference of both the Master Developer and Pima County to incorporate regional or neighborhood multi-purpose retention facilities into

project designs, wherever feasible. Accordingly, basin sites shown on Figure II-11 shall be combined to form larger, multi-purpose facilities whenever and wherever possible, alleviating the need for numerous small scale retention/detention facilities.

Detailed information regarding threshold-retention facilities will be presented at the time of each tentative plat submittal which includes such drainage improvements. However, as a general indicator of the areal extent and location of such facilities within the Rocking K Specific Plan area, Figure II-11 depicts areas which are likely to be set aside for the future installation of such threshold-retention facilities. The location of these facilities were developed based upon the existing soils, topographic consideration, and proposed land uses within the Rocking K Specific Plan area in accordance with the guidelines and criteria presented within the Pima County "Stormwater Detention/Retention Manual." Detention will be considered an optional method for achieving retention goals, especially in functional open space areas.

**TABLE II-3:  
ESTIMATED THRESHOLD RETENTION BASIN VOLUMES FOR MAXIMUM  
ALLOWABLE DEVELOPMENT DENSITIES (ACRE-FEET PER ACRE)\***

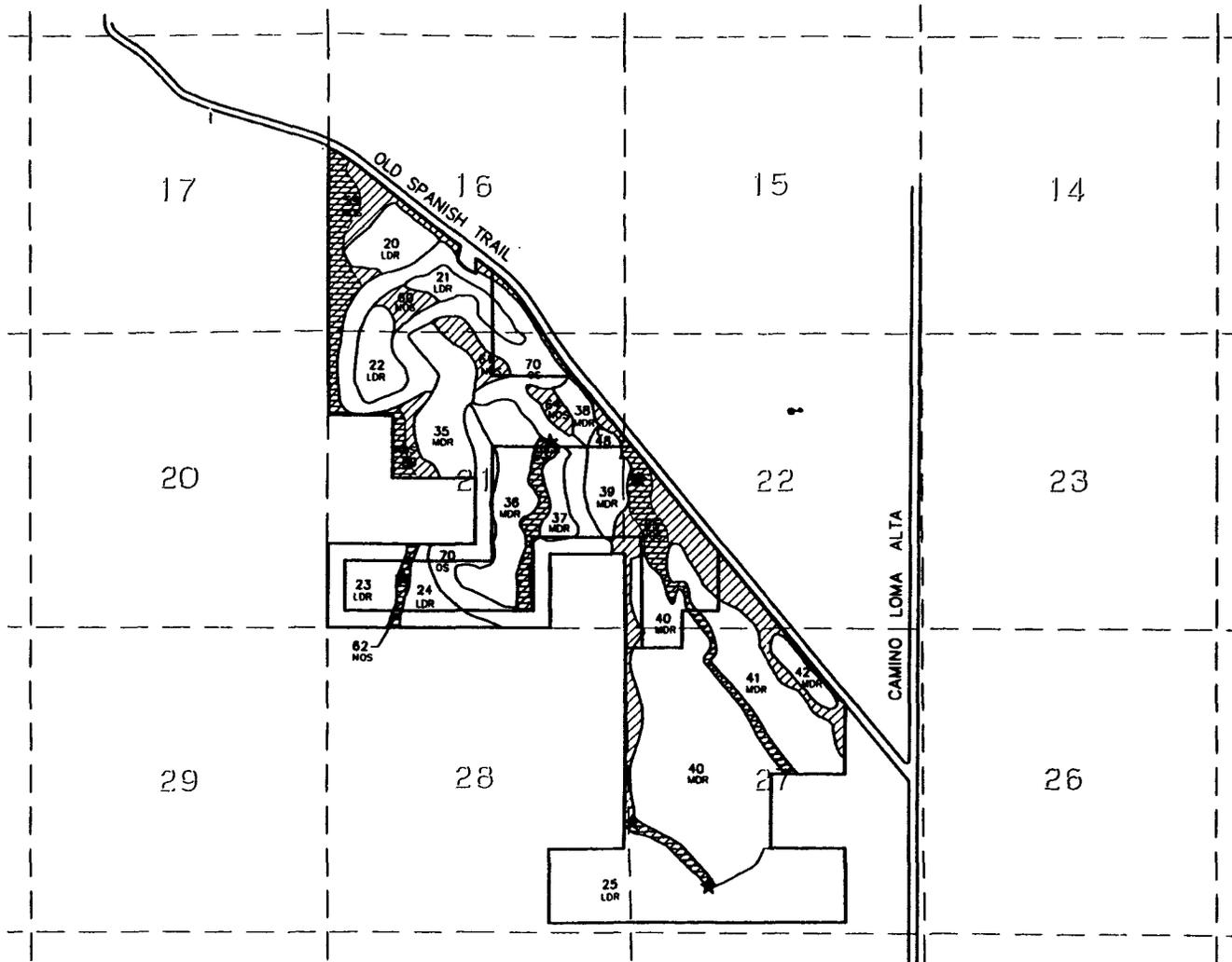
Land Use Designation	Development Density (RAC)	Hydrologic Soil Types		
		Type "B"	Type "C"	Type "D"
"VLDR"	<1	0.000	0.000	0.000
"LDR"	1-4	0.029	0.025	0.023
"MDR"	4-8	0.044	0.036	0.030
"MHDR"	8-12	0.062	0.051	0.042
"HDR"	12-18	0.079	0.065	0.053

\*For example, 80 acres of Medium High Density Residential development (MHDR) at maximum allowable density (i.e., 12 RAC) on Type "C" Soils will require  $80 \times 0.051 = 4.080$  acre-feet of storage volume in order to satisfy the minimum Threshold Retention Basin requirements.

The extent and various types of planned conveyance-oriented drainage improvements within the Plan area are classified as "Enhanced Natural Washes," and "Floodplain Modifications." Descriptions of what each of these broad, drainage-improvement categories entail are provided below:

# ROCKING K

## Specific Plan Modification



**LEGEND**

-  Enhanced Natural Wash
-  Floodplain Modification \*
-  Open Space (Golf)
-  Natural Open Space
-  Planning Unit Land Use Designator

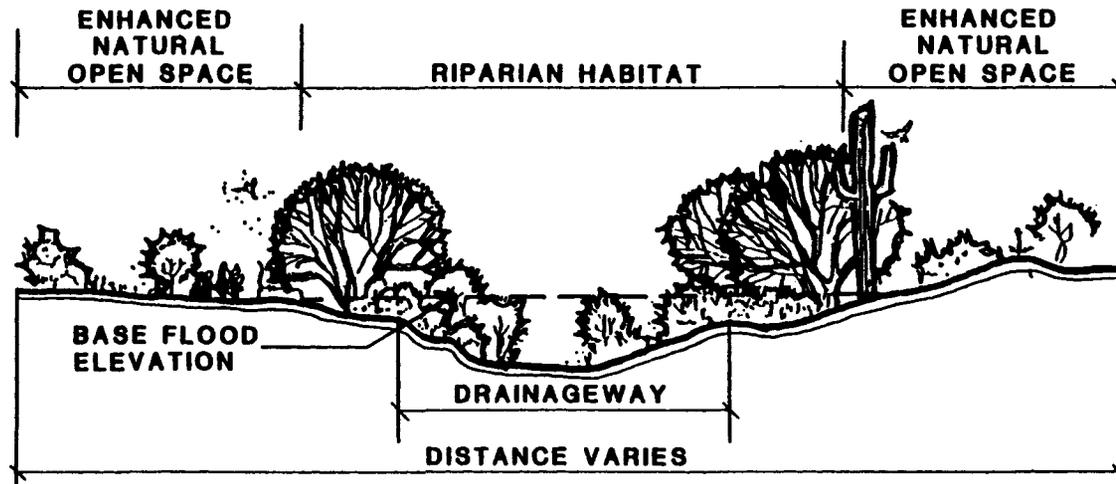
\*Preliminary subject to detailed Engineering Studies.

## DRAINAGE CONCEPT PLAN

Figure II-9b

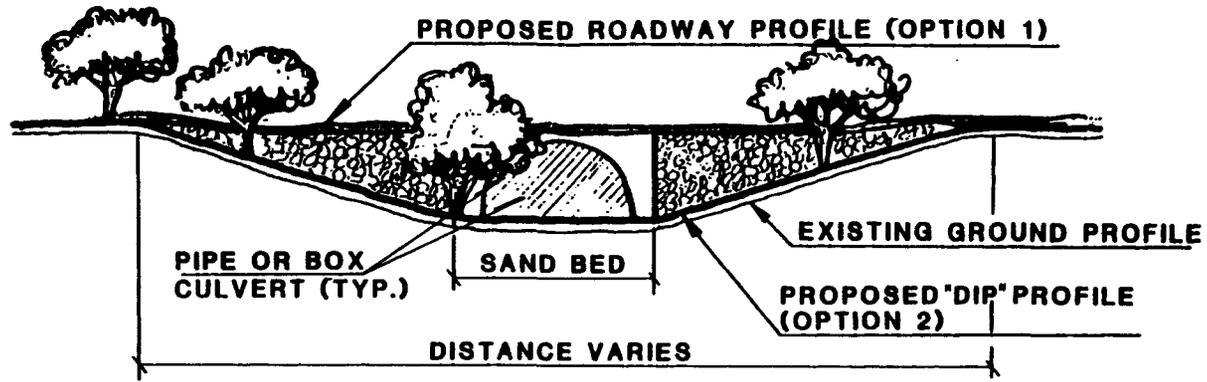
**MMLA**  
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**ENHANCED  
NATURAL WASH**

**Figure II-10**



1. **Enhanced Natural Washes.** These drainage improvements will generally be located within the outwash areas below the mountain pediments that more or less surround the Rincon Creek and its associated geologic floodplain. The enhancement of formerly natural washes will occur through the removal of the artificial barriers to flow, such as defunct "stock tanks," which have impacted natural riparian corridors; the reclamation of the extended areas of vegetation benefiting from adjacent functional open space; and the restoration and enhancement of the riparian-woodland/wildlife-habitat corridor that naturally adjoined the wash prior to intervention by man in the recent past. Any encroachment into floodplain associated with such natural- wash systems will be accomplished in compliance with the Pima County Floodplain and Erosion Hazard Management Ordinance.

Any alterations to washes whose peak discharges do not exceed 1000 cfs during a 100-year flood shall be done in conformance with Pima County Drainage Design Criteria. The details for such alterations shall be prepared in conjunction with either the Master Drainage Plan for the Specific Plan area or the Rincon Creek River Management Plan, and shall be reviewed and approved at that time by Pima County.

2. **Floodplain Modifications.** These types of drainage improvements are minor in nature, and will only be associated with roadway, sewer, and utility crossing which may occur during the course of development. To maintain the integrity of the natural-wash systems which may be affected by roadway crossings, any bridge-crossing structure installed will be done so only after it has been designed so as to integrate it into the existing cross-sectional geometry of the wash in the manner that will minimize stream channel instability. This can be most easily accomplished by the placement of a bridge-crossing structure that has a cross-sectional area for flow conveyance with horizontal and vertical dimensions more or less equal to those of the cross-sectional area of the natural wash which it is spanning. In areas where peak-discharge rates are low enough to avoid the use of bridge-crossing structures, at-grade crossings should be designed to match the cross-section of the watercourse to the maximum extent possible in order to minimize stream channel instability. In the case of either a bridge-crossing structure or an at-grade crossing, any attendant stabilization measures to be installed for purposes of erosion control will be done only to the extent absolutely necessary upstream and downstream to minimize stream channel instability. In addition, only non-intrusive construction materials, such as rip-rap, gabions, lower-strength soil cement, etc., will be utilized in conjunction with such erosion-control measures.

The installation of sewers and utility crossings will only occur after a complete analysis of the scour and lateral-migration potentials of the affected natural-wash systems have been undertaken. This will guarantee the stability of the sewers and

utility crossings and minimize stream channel instability by eliminating the need for erosion control measures necessary to protect such improvements.

The locations of the "Floodplain Modifications" associated with roadway, sewer, and utility crossings (i.e., to the extent that they are known at this time), are included in Figure II-11.

**SECTION III  
LAND USE REGULATIONS AND STANDARDS**

**III-A. INTRODUCTION**

Development Regulations are the land use and related controls which guide the implementation of the Rocking K Specific Plan. The regulations include standards for developed land uses and open space. Pima County Ordinances regarding landscaping, buffering and screening, off-street parking and loading, sign standards, and grading standards will be adhered to. Additional buffering guidelines are proposed in the Design Guidelines and Policies, Section IV.

**III-B. GENERAL DEFINITIONS**

Pima County Zoning Code definitions and usage will be applied to the Rocking K Specific Plan, except as follows:

- 1) **Buffer Overlay Area:**  
Areas of site within one mile of Saguaro National Park subject to the Buffer Overlay Zone Ordinance.
- 2) **Rocking K Architectural Review Committee:**  
The body initially appointed by the Master Developer, that administers the design review process.
- 3) **Master Developer:**  
The entity responsible for insuring the basic infrastructure facilities are planned and constructed.
- 4) **Planning Unit:**  
An area identified on the Land Use Plan with specified development regulations such as VLDR.

- 5) **Natural Open Space:**  
An area of land, essentially undisturbed and not occupied by any structures and minimum man-made impervious elements, except roadways, pedestrian, and non-motorized access trails, that is set aside, dedicated or reserved by recorded plat or covenant running with the land for public or private enjoyment as a preservation or conservation area. Natural open space may include private, public or commonly owned areas.
- 6) **Functional Open Space:**  
For land within the buffer overlay zone; a land area designed and intended for active recreational use and enjoyment. Any uses in this category shall function, to the greatest extent possible, to allow wildlife movement and provide mitigation and wildlife enhancement opportunities.
- For land within the remainder of the Specific Plan, open space that is a designed element of the development and has a functionally described and planned use as an amenity for the direct benefit of the residents of the development. Man-made impervious surfaces shall not exceed three percent of the total designated as open space in the Specific Plan.
- 7) **Single Family Detached Dwelling:**  
A building containing a single dwelling unit not physically attached or connected to another dwelling unit.
- 8) **Single Family Attached Dwelling:**  
A building containing a single dwelling unit which is attached to one or other dwelling units such as a duplex, attached patio home or townhouse.
- 9) **Multifamily Dwelling:**  
A building owned by a single entity, containing two or more dwelling units.

10) **Site Coverage:**

The area of a site covered by a building's footprint. Covered patios, trellises and shade structures are excluded from the footprint if any are open on at least two sides.

### **III-C. INTERPRETATION**

The Chief Zoning Inspector of Pima County shall be responsible for rendering interpretations of the Rocking K Specific Plan. The determination shall be based on consistency with the intent of the Specific Plan zoning category, the context of the relevant Planning Area, health and safety issues, and public welfare.

### **III-D. GENERAL PROVISIONS**

#### Measurement of Building Setbacks

Front, rear and side yard building setbacks shall be measured from the building foundation to the property line. Patios, trellises, atriums, and other similar structures which are open on a minimum of two sides, may protrude into the yard area, a maximum of one-half of the required yard.

#### Density Transfer

At the time of Specific Plan adoption, every planning unit shall be designated by a unique identifier and the area contained within it shall be stated. Planning units are to consist of only one specific plan land use designation.

The maximum number of dwelling units of any planning unit shall be limited to that permitted by the minimum area per dwelling unit requirement of the land use designation of that planning unit.

The minimum natural open space requirements shall be separately satisfied for (a) the area within the Buffer Overlay Zone in accordance with Chapter 18.67, and (b) each of the planning units in accordance with the specific plan land use regulations and standards for the classification in which located.

**Pima County Zone Equivalency**

The Rocking K Specific Plan land use designations and their closest equivalent Pima County zones are as follows:

**Rocking K Specific Plan**

**Land Use Designation**

**Pima County Zone**

VLDR	CR-1
LDR	CR-3
MDR	CR-4
MHDR	CR-5
HDR	CR-5
OCR	TR
MR	MR
C	CB-1
OS	n/a
NOS	n/a

**III-E. LAND USE DESIGNATIONS**

Rocking K Specific Plan Land Use Designations are modeled after the closest applicable Pima County Zoning Districts and are generally consistent therewith. Where necessary for open space preselection and preferential site planning it may be desirable to apply the provisions and flexibility of the Cluster Development Option, the Lot Reduction Option, and the Lot Development Option for residential development. This Specific Plan shall abide by all applicable Pima County Regulations. Nothing contained in this Specific Plan is intended to supersede the Buffer Overlay Zone Ordinance. However, it is expected that the Land Use Plan as proposed, will require variances from the setback requirement as outlined within the Pima County Buffer Overlay Zone regulations.

Following are the general development regulations for the Specific Plan Land Use Designations.

**VLDR: Very Low Density Residential**

- I. Permitted Uses
  - A. Single Family Detached Dwelling,
  - B. Accessory structures and uses,
  - C. Churches,

- D. Home occupations,
- E. Public park,
- F. Public, private and parochial schools
- G. Parks, playground or athletic field subject to the design standards contained in the OS Planning Unit.;
- H. Temporary real estate office;
- I. Golf Courses, when designed as extensions of golf courses contained in an adjacent Planning Unit with an OS Land Use Designation, subject to the design standards contained therein.

**II. Development Standards - General**

- A. Minimum Lot Area: 36,000 square feet
- B. Minimum Area per Dwelling Unit: 36,000 square feet
- C. Minimum Lot Width: 50 feet
- D. Minimum Yard Requirements:
  - 1. Front: 30 Feet
  - 2. Side: 10 Feet
  - 3. Rear: 40 Feet
- E. Building Setback from Saguaro National Park Boundary: 300 feet, except as may be approved by the Board of Supervisors.
- F. Building Height Limitations: 34 Feet
- G. Required natural open space: 50% of the total area of each planning unit shall be set aside as undisturbed, preserved natural open space. In no case, however, shall the open space requirement reduce the amount of land available for density calculations.
  - 1. Deeded, private land, which qualifies as linked natural open space, may be gifted, donated or dedicated to a governmental or other private non-profit organization. Such land, if accepted upon dedication, shall qualify as a conservation easement. The conservation easements proposed for dedication must be illustrated on final plats or development plans.
  - 2. Grading must be limited specifically to the building envelope, yard, utility services areas and related access points. Architecture shall be designed to compensate for the natural grade.

**III. Development Standards - Detached Accessory Buildings**

- A. Permitted Coverage: Five percent of the total area of the rear and side yards.
- B. Maximum Height: 24 feet

- C. **Minimum Distance Requirements**
  - 1. To principal buildings: 7 feet
  - 2. To front lot line: 30 feet
  - 3. To side and rear lot lines: 4 feet

**IV. Development Options:**

Cluster, Lot Reduction, and Lot Development Options may be used in accordance with Section 18.09.040 through 18.09.060 if the proposed development meets all requirements of the Rocking K Specific Plan.

**LDR: Low Density Residential**

**I. Permitted Uses**

- A. Single Family Detached Dwellings.
- B. Single family attached dwellings.
- C. Temporary real estate office: In accordance with Section 18.17.020A8 (SR Suburban Ranch Zone);
- D. Golf Courses, when designed as extensions of golf courses contained in an adjacent Planning Unit within an OS Land Use Designation, subject to the design standards contained therein.
- E. Parks and Recreation Fields, subject to the design standards contained in the OS Planning Unit.

**II. Development Standards - Single Family Detached**

- A. Minimum Lot Area: 7,000 square feet
- B. Minimum Lot Width: 40 feet
- C. Minimum Yard Requirements:
  - 1. Front: 20 feet
  - 2. Side: 8 feet each
  - 3. Rear: 25 feet
- D. Building Height Limitations: 34 Feet
- E. Required natural open space: 40% of the total area of each planning unit shall be set aside as undisturbed, preserved natural open space. In no case, however, shall this open space requirement reduce the amount of land available for density calculations.
  - 1. Deeded, private land, which qualifies as linked natural open space, may be gifted, donated or dedicated to a governmental or other private non-profit organization. Such land, if accepted upon dedication, shall qualify as a conservation easement. The

conservation easements proposed for dedication must be illustrated on final plats or development plans.

2. Grading must be limited specifically to the building envelope, yard, utility services areas and related access points. Architecture shall be designed to compensate for the natural grade.

**III. Development Standards - Single Family Attached**

- A. Minimum Lot Area: 3,500 square feet
- B. Minimum Lot Width: 50 feet
- C. Minimum Yard Requirements:
  1. Front: 20 feet for garage 10 feet for principal building
  2. Side: 0 feet each
  3. Rear: 20 feet
- D. Building Height Limitations: 34 Feet
- E. Required natural open space: 40% of the total area of each planning unit shall be set aside as undisturbed, preserved natural open space. In no case, however, shall this open space requirement reduce the amount of land available for density calculations.
  1. Deeded, private land, which qualifies as linked natural open space, may be gifted, donated or dedicated to a governmental or other private non-profit organization. Such land, if accepted upon dedication, shall qualify as a conservation easement. The conservation easements proposed for dedication must be illustrated on final plats or development plans.
  2. Grading must be limited specifically to the building envelope, yard, utility services areas and related access points. Architecture shall be designed to compensate for the natural grade.

**IV. Development Standards - Detached Accessory Buildings**

- A. Permitted Coverage: Five percent of the lot.
- B. Maximum Height: 24 feet
- C. Minimum Distance Requirements
  1. To Principal Buildings: 7 feet
  2. To Front Lot Line: 50 feet
  3. To Side Lot Line: 8 feet
  4. To Rear Lot Line: 4 feet

- V. **Development Options:**  
Cluster, Lot Reduction, and Lot Development Options may be used in accordance with Section 18.09.040 through 18.09.060 if the proposed development meets all requirements of the Rocking K Specific Plan.

**MDR: Medium Density Residential**

- I. **Permitted Uses**
- A. **Single Family Detached Dwellings;**
  - B. **Single Family Attached Dwellings;**
  - C. **Multiple dwelling;**
  - D. **Temporary real estate office: In accordance with Section 18.17.020A8 (SR Suburban Ranch Zone).**
  - E. **Golf Courses, when designed as extensions of golf courses contained in an adjacent Planning Unit with an OS Land Use Designation, subject to the design standards contained therein.**
  - F. **Parks and Recreation Fields, subject to the design standards contained in the OS Planning Unit.**
  - G. **Educational and office uses - restricted to Planning Unit #68 as shown on the approved Land Use Plan per Co23-90-1.**
- II. **Development Standards**
- A. **Minimum Site Area: 5,000 square feet**
  - B. **Average Area per Dwelling Unit:**
    - 1. **Single Family Detached Dwelling: 5,000 square feet**
    - 2. **Single Family Attached Dwelling, Duplex Multi. Family: 2,500 square feet**
  - C. **Minimum Yard Setbacks Single Family Detached Dwellings:**
    - 1. **Front: 20 feet**
    - 2. **Side: 0 feet each**
    - 3. **Rear: 10 feet**
  - D. **Minimum Yard Setbacks Single Family Attached, Duplex and Multi. Family Dwellings:**
    - 1. **Front: 10 feet to principal building, 20 feet to garage**
    - 2. **Side: Subject to Building Code**
    - 3. **Rear: 10 feet**

- E. **Minimum Site Requirements, Multi. Family:**
  - 1. **Front: 20 feet**
  - 2. **Side: 10 feet**
  - 3. **Rear: 20 feet**
- F. **Building Height Limitations: 34 feet**
- G. **Required natural open space: 25% of the total area of each planning unit shall be set aside as undisturbed, preserved natural open space. In no case, however, shall this open space requirement reduce the amount of land available for density calculations.**
  - 1. **Deeded, private land, which qualifies as linked natural open space, may be gifted, donated or dedicated to a governmental or other private non-profit organization. Such land, if accepted upon dedication, shall qualify as a conservation easement. The conservation easements proposed for dedication must be illustrated on final plats or development plans.**
  - 2. **Grading must be limited specifically to the building envelope, yard, utility services areas and related access points. Architecture shall be designed to compensate for the natural grade.**

**III. Development Standards - Detached Accessory Structures**

- A. **Permitted Coverage: Maximum 20% of the lot area.**
- B. **Height limitation: 15 feet**
- C. **Minimum Setback Requirements:**
  - 1. **From Principal Buildings: 7 feet**
  - 2. **From Property Lines: In accordance with applicable Pima County Building Codes.**

**IV. Development Options:**

Cluster, Small Lot and Lot Development Options may be utilized in accordance with Sections 18.27.050 and 18.27.060 of the Pima County Zoning Code, if the proposed development meets the requirements of the Rocking K Specific Plan.

**MHDR: Medium High Density Residential**

**I. Permitted Uses:**

- A. **Uses permitted in MDR.**
- B. **Golf Courses, when designed as extensions of golf courses contained in an adjacent Planning Unit with an OS Land Use Designation, subject to the design standards contained therein.**

- C. Parks and Recreation Fields, subject to the design standards contained in the OS Planning Unit.

**II. Development Standards**

- A. Minimum Site Area: 5,000 square feet
- B. Average Area per Dwelling Unit:
  - 1. Single Detached Dwelling: 5,000 square feet
  - 2. Multiple Dwellings: 2,000 square feet
- C. Minimum Yard Setbacks for Single Family Detached Dwellings:
  - 1. Front: 20 feet
  - 2. Side: 0 feet
  - 3. Rear: 15 feet
- D. Minimum Site Setbacks for Single Family Attached Dwellings:
  - 1. Front: 20 feet
  - 2. Side: 8 feet
  - 3. Rear: 20 feet
- E. Minimum Site Setbacks: Multi. Family
  - 1. Front: 20 feet
  - 2. Side: 10 feet each
  - 3. Rear: 20 feet
- F. Building Height Limitations: 34 feet
- G. Required natural open space: 15% of the total area of each planning unit shall be set aside as undisturbed, preserved natural open space. In no case, however, shall this open space requirement reduce the amount of land available for density calculations.
  - 1. Deeded, private land, which qualifies as linked natural open space, may be gifted, donated or dedicated to a governmental or other private non-profit organization. Such land, if accepted upon dedication, shall qualify as a conservation easement. The conservation easements proposed for dedication must be illustrated on final plats or development plans.
  - 2. Grading must be limited specifically to the building envelope, yard, utility services areas and related access points. Architecture shall be designed to compensate for the natural grade.

- III. **Development Standards - Detached Accessory Buildings**
  - A. **Permitted Coverage: Maximum 20% of lot area.**
  - B. **Height Limitation: 15 feet**
  - C. **Minimum Setback Requirements**
    - 1. **From Principal Buildings: 7 feet**
    - 2. **From Property Lines: In accordance with applicable Pima County Building Codes.**
  
- IV. **Development Options:**

Small lot subdivision and lot development options may be utilized in accordance with Section 18.29.050 and 18.29.060 of the Pima County Zoning Code, if the proposed development meets the requirements of the Rocking K Specific Plan.

**HDR: High Density Residential**

- I. **Permitted Uses**
  - A. **Multi. Family dwellings.**
  - B. **Golf Courses, when designed as extensions of golf courses contained in an adjacent Planning Unit with an OS Land Use Designation, subject to the design standards contained in the OS Planning Unit.**
  - C. **Parks and Recreation Fields, subject to the design standards contained in the OS Land Use Designation elsewhere in this section.**
  
- II. **Development Standards - Residential**
  - A. **Minimum Site Area: 10,000 square feet**
  - B. **Average Area per Dwelling Unit: 1,500 square feet**
  - C. **Minimum Site Width: 60 feet**
  - D. **Minimum Site Setbacks:**
    - 1. **Front: 20 feet**
    - 2. **Side: 10 feet**
    - 3. **Rear: 25 feet**
  - E. **Maximum Height: 34 feet**
  - F. **Minimum Distance Between Main Buildings: 14 feet**
  - G. **Required natural open space: 5% of the total area of each planning unit shall be set aside as undisturbed, preserved natural open space. In no case, however, shall this open space requirement reduce the amount of land available for density calculations.**
    - 1. **Deeded, private land, which qualifies as linked natural open space, may be gifted, donated or dedicated to a governmental or other**

private non-profit organization. Such land, if accepted upon dedication, shall qualify as a conservation easement. The conservation easements proposed for dedication must be illustrated on final plats or development plans.

2. Grading must be limited specifically to the building envelope, yard, utility services areas and related access points. Architecture shall be designed to compensate for the natural grade.
- H. Development plans for development within or adjacent to the townsite shall include provisions for pedestrian and bicycle linkages into the Village Center.

III. Development Standards - Detached Accessory Buildings

- A. Maintenance structures not to exceed 1,200 square feet in area may be permitted within site setbacks in accordance with Pima County Building Codes.
- B. Other accessory structures, such as carports, are permitted at a minimum of 7 feet from principal structures, at a maximum of 20% lot coverage, and with setbacks from lot lines in accordance with Pima County Building Codes.

**C: Commercial**

I. Description

This Land Use Designation is intended as the main retail commercial, cultural, civic, educational, and supporting office/service commercial center comprising the Village Center.

II. Permitted Uses

- A. Any use as permitted in HDR;
- B. The following uses, as restricted in Section 18.43.020A:
  1. Air conditioning, heating, and ventilating fixtures or supplies: Retail, all within enclosed building;
  2. Antique store;
  3. Apparel Store;
  4. Art needlework or hand-weaving establishment;
  5. Art gallery or store: The "patio" architectural design concept is allowed;
  6. Art or drawing supply store;
  8. Auto parking lot (within or without a building);

9. Automobile accessories, parts and supplies; provided, that there is no installation, repair, rebuilding, modification, or outside storage of parts on the premises;
10. Automobile tires, batteries and accessories installation in conjunction with a department store;
11. Bakery;
12. Bank;
13. Barber shop;
14. Beauty shop;
15. Bicycle shop: No sales or servicing of motor scooters or motorcycles;
16. Billiard or pool hall;
17. Book, newspapers, or magazine store;
18. Burglar alarm service;
19. Cafe or lunchroom;
20. Catering service;
21. Church;
22. Cigar store;
23. Cleaning, dyeing, laundry collection agency;
24. Confectionery store;
25. Custom dressmaking, millinery, hemstitching or pleating;
26. Custom weaving or mending;
27. Dealer in coins, stamps or similar collector's items;
28. Delicatessen;
29. Dental laboratory;
30. Department store;
31. Drugstore;
32. Dry goods or notions store;
33. Electrical appliance store;
34. Feed store: No sales or storage of hay;
35. Fix-it shop, small appliances;
36. Florist shop;
37. Frozen food locker;
38. Fruit or vegetable store;
39. Furniture store;
40. Garage: For public storage only;
41. Gift, curio, or novelty shop;
42. Grocery store;
43. Hardware store;
44. Hotel;
45. House furnishing store;

46. Ice cream store: The "patio" architectural design concept is allowed;
47. Interior decorator;
48. Jewelry and watch repair;
49. Jewelry store;
50. Laundromat, laundry and dry cleaning units, provided the same occupy no more than three thousand square feet of gross floor area;
51. Leather goods store;
52. Library: Rental or public;
53. Liquor store: For packaged sales only, including wine tasting;
54. Locksmith;
55. Meat, fish or dressed poultry market, provided no live poultry are kept on premises;
56. Mechanical and electronic games arcade: In districts containing a minimum of four commercial acres and at least seven thousand eight hundred square feet at net leasable area;
57. Medical laboratory;
58. Messenger office;
59. Music, phonograph or radio store;
60. Office; Business, professional or semi-professional;
61. Orthopedic appliances (trusses, wheelchairs, etc.);
62. Pet grooming;
63. Pet shop;
64. Photograph studio;
65. Photographic supply store;
66. Plant nursery: All landscape contractor's supplies, fertilizers and chemicals shall be stored indoors;
67. Plumbing fixtures and supplies: Retail, all within enclosed building;
68. Postal station;
69. Pressing establishment;
70. Reducing salon: Not to include massage establishments;
71. Refreshment stand;
72. Religious rescue mission or temporary revival;
73. Safe depository;
74. School: Barber or beauty culture;
75. School: Business;
76. School; Dancing;
77. School; Dramatic;
78. School; Handicraft, painting or sculpture;
79. School: Music;
80. Shoe repair shop;

81. Shoe store;
  82. Sidewalk sales associated with existing retail business, lasting no longer than three days, in any thirty-day period;
  83. Sporting goods, hunting and fishing equipment store;
  84. Station: Bus or stage;
  85. Stationery store;
  86. Tailor shop;
  87. Taxicab stand;
  88. Taxidermist;
  89. Theater: Except drive-in or outdoor theater;
  90. Tool or cutlery sharpening;
  91. Toy or hobby shop;
  92. Trust company;
  93. Upholstery shop and supplies;
  94. Variety store;
  95. Veterinary outpatient clinic for small animals:
    - a. No boarding allowed;
    - b. Overnight confinement for clinic treatment permitted for a maximum of five animals;
  96. Wallpaper sales, paper hanging;
  97. Water, telephone or telegraph distribution installation or electrical receiving or distribution station (within or without a building);
  98. Other similar enterprise or business of the same class, which in the opinion of the Architectural Review Committee as evidenced by resolution of record, is not more obnoxious or detrimental to the welfare of the particular community than the enterprises or business above enumerated.
- C. Retail sale, rental or display of:
1. Clothing or accessories;
  2. Household appliances;
  3. Office equipment and business machines: Repair work permitted, but limited to no more than twenty-five percent of gross floor area of the business;
  4. Oxygen equipment for medical outpatient uses;
  5. Painting equipment or supplies, including varnish;
  6. Secondhand goods: Personal, furniture, books, magazines; no secondhand auto parts;
  7. Venetian blinds;
  8. Window shades.

- D. Accessory building or use (not involving open storage): When located on the same building site.
- E. Administrative, engineering, scientific research and development, design or experimentation facility, and such treatment, processing, and fabrication as may be necessary thereto; provided, that:
  - 1. All such operations be completely housed within buildings located on a site of not less than ten thousand square feet;
  - 2. All such buildings shall be set back not less than twenty-five feet from any property line abutting a residential zone;
  - 3. A dust-proofed, off-street parking area be provided for all vehicles incidental to said operation;
  - 4. One additional parking space be provided for each three persons regularly employed on said premises;
  - 5. Buffering and screening provided in accordance with Chapter 18.73, Landscaping, Buffering and Screening Standards;
  - 6. Any activity conducted on said premises shall be free of dust, noxious smoke, fumes, odors or unusual vibrations or noise discernible beyond the property line;
  - 7. The architecture of all structures shall be compatible with the surrounding area; and
  - 8. All open areas of an improved lot shall be maintained in a dust-free condition by landscaping with trees, shrubs, suitable ground cover, undisturbed natural growth, or by covering with material that will provide an all-weather surface.
- F. Restaurant, including a restaurant liquor license:
  - 1. Upon condition that the cocktail lounge or bar has no separate outside entrance;
  - 2. A dance floor with a maximum of two hundred square feet is permitted for a customer dancing only; and
  - 3. The applicant shall provide the zoning inspector with an approved Type I conditional use permit.
- G. Trailer or manufactured or mobile unit for temporary office use: Only during the construction of a permanent building not to exceed a period of twelve months.
- H. The following uses, as restricted in Section 18.43.020B of the Pima County Zoning Ordinance:
  - 1. Blueprinting;
  - 2. Photostating;
  - 3. Engraving, photo-engraving;
  - 4. Duplicating, mimeographing, multi-graphing;

5. Addressographing;
6. Newspaper office;
7. Printing or publishing.

**III. Development Standards:**

- A. **Non-residential - As per section 18.45.050 of the Pima County Zoning Code, except that the maximum building height shall be fifty-four (54) feet for commercial uses in the Town Center; all other development within this classification is limited to a maximum building height of 39 feet.**
- B. **Residential**
  1. **Minimum Site Area: 10,000 square feet**
  2. **Average Area per Dwelling Unit: 1,000 square feet**
  3. **Minimum Lot Width: 60 feet**
  4. **Minimum Yard Setbacks:**
    - a. **Front: 20 feet**
    - b. **Side: 7 feet each**
    - c. **Rear: 25 feet**
- C. **Maximum Height: 34 feet, in areas restricted by the Hillside Development Zone, no building shall exceed two stories.**
- D. **Minimum Distance Between Main Buildings: 14 feet**
- E. **Required natural open space: 5% of the total area of each planning unit shall be set aside as undisturbed, preserved natural open space. In no case, however, shall this open space requirement reduce the amount of land available for density calculations.**
  1. **Deeded, private land, which qualifies as linked natural open space, may be gifted, donated or dedicated to a governmental or other private non-profit organization. Such land, if accepted upon dedication, shall qualify as a conservation easement. The conservation easements proposed for dedication must be illustrated on final plats or development plans.**
  2. **Grading must be limited specifically to the building envelope, yard, utility services areas and related access points. Architecture shall be designed to compensate for the natural grade.**

- III. **Development Standards - Detached Accessory Buildings**
  - A. **Permitted Coverage: Forty percent of the total site area.**
  - B. **Maximum Building Height: 24 feet.**
  - C. **Minimum Yard Setbacks:**
    - 1. **To principal building: 7 feet**
    - 2. **To front lot line: 20 feet**
    - 3. **To side lot lines: 0 feet**
    - 4. **To rear lot line: 4 feet**

**OCR: Office Commercial Residential**

- I. **Permitted Uses**
  - A. **Any use as permitted in MHDR;**
  - B. **Additional uses permitted:**
    - 1. **Private school;**
    - 2. **College or governmental structure;**
    - 3. **Community service agency**
    - 4. **Library or museum;**
    - 5. **Playground or athletic field;**
    - 6. **Hospital or sanatorium;**
    - 7. **Clinic or dispensary;**
    - 8. **Club;**
    - 9. **Private club or lodge (nonprofit);**
    - 10. **Community storage garage**
    - 11. **Child Care Center;**
    - 12. **Professional or semi-professional office;**
    - 13. **Real estate office;**
    - 14. **Insurance adjuster's office, which may include a drive-through facility;**
    - 15. **Motel or hotel, together with the following accessory uses located on the premises and having no exterior entrance closer than one hundred feet to a public street:**
      - a. **Retail shops,**
      - b. **Personal services,**
      - c. **Recreational facilities,**
      - d. **Restaurant,**
      - e. **Beverage service**

16. Administrative, engineering, scientific research, design or experimentation facility, and such processing and fabrication as may be necessary thereto, provided:
  - a. All such operations be completely housed within buildings located on a site of no less than ten thousand square feet,
  - b. All such buildings shall be set back not less than twenty-five feet from any property line abutting a residential zone,
  - c. A dust-proofed off-street parking area be provided for all such vehicles incidental to said operation,
  - d. One additional such parking space be provided for each three persons regularly employed on said premises,
  - e. Buffering and screening is provided in accordance with Chapter 18.73, Landscaping, Buffering and Screening Standards,
  - f. There is no manufacturing or warehousing of goods for sale at wholesale or retail, and
  - g. Any activity conducted on said premises shall be free of dust, noxious smoke, fumes, odors or unusual vibrations or noise;
17. Nonexpressed residential uses: All residential uses not expressly permitted in any other residential zone and which are not otherwise unlawful, injurious to the general health or welfare, or specifically excluded;
18. Retail uses;
19. Nursing homes, and congregate care facilities, with the accessory uses of dining, medical, wellness and recreational facilities;
20. Churches;
21. Colleges, Universities, School - private, parochial, and public.
22. Golf Courses, when designed as extensions of golf courses contained in an adjacent Planning Unit with an OS Land Use Designation, subject to the design standards contained in the OS Planning Unit;
23. Parks and recreation fields.

## **II Development Standards**

### **A. Residential**

- 1. Minimum Site Area: 10,000 square feet**
- 2. Average Area per Dwelling Unit: 1,000 square feet**
- 3. Minimum Lot Width: 60 feet**
- 4. Minimum Yard Setbacks:**
  - a. Front: 20 feet**
  - b. Side: 7 feet each**
  - c. Rear: 25 feet**
- 5. Maximum Height: 34 feet, in areas restricted by the Hillside Development Zone, no building shall exceed two stories.**
- 6. Minimum Distance Between Main Buildings: 14 feet**
- 7. Required natural open space: 5% of the total area of each planning unit shall be set aside as undisturbed, preserved natural open space. In no case, however, shall this open space requirement reduce the amount of land available for density calculations.**
  - a. Deeded, private land, which qualifies as linked natural open space, may be gifted, donated or dedicated to a governmental or other private non-profit organization. Such land, if accepted upon dedication, shall qualify as a conservation easement. The conservation easements proposed for dedication must be illustrated on final plats or development plans.**
  - b. Grading must be limited specifically to the building envelope, yard, utility services areas and related access points. Architecture shall be designed to compensate for the natural grade.**

- B. Non-residential - As per Section 18.45.050 of the Pima County Zoning Code, except that the maximum building height shall be fifty-four (54) feet for commercial uses in the Village Center; all other development within this classification s limited to a maximum building height of 39 feet.**

### **III. Development Standards - Detached Accessory Buildings**

- A. Permitted Coverage: Forty percent of the total site area.**
- B. Maximum Building Height: 24 feet.**

- C. Minimum Yard Setbacks:
  - 1. To principal building: 7 feet
  - 2. To front lot line: 20 feet
  - 3. To side lot lines: 0 feet
  - 4. To rear lot line: 4 feet

**MR: Major Resort**

**I. Permitted Uses**

- A. Major resort.
- B. Accessory uses:
  - 1. Convention facilities, such as conference and banquet rooms;
  - 2. Restaurants and drinking establishments;
  - 3. Retail and service establishments;
  - 4. Swimming pools and spas;
  - 5. Game Courts such as tennis and racquetball;
  - 6. Fitness and exercise centers;
  - 7. Practice putting course;
  - 8. Other provisions:
    - a. Accessory uses shall be operated primarily for guests of the major resort;
    - b. No sign identifying an accessory use shall be visible from a public street; and
    - c. No entrance to an accessory use shall face a public street.

**II. Development Standards**

- A. Minimum Site Area: Twenty acres;
- B. Maximum Height: Fifty-four feet;
- C. Maximum Density: One guest room per two thousand square feet of site area;
- D. Maximum Building Coverage: Fifty percent.
- E. Minimum Site Setback: In accordance with Chapter 18.40 (Major Resort) of the Pima County Zoning Code;
- F. Landscaping, Buffering and Screening: In accordance with Chapter 18.40 (Major Resort) of the Pima County Zoning Code;
- G. Off-street Parking: In accordance with Chapter 18.40 (Major Resort) of the Pima County Zoning Code;
- H. Exterior Lighting: In accordance with the County Light Pollution Code (Title 15).

**OS: Open Space**

**I. Purpose**

Areas designated OS on the Specific Plan Map are intended to expand the adjacent natural open space system and be designed to accommodate functional open space with active recreation areas and uses where grass and turf is the predominant ground surface.

**II. Permitted Uses**

- A. Golf Courses, public and private including one accessory use of clubhouse, practice range and maintenance facility.
- B. Parks
- C. Recreation Fields
- D. Swimming Pools
- E. Tennis Courts
- F. Commercial or Private Equestrian Facilities

**III. Development Standards**

- A. Golf Courses shall be designed following the objectives and guidelines contained in subsection VI.F of this Specific Plan. The performance standards contained in Pima County Zoning Code Section 18.59.030 shall also be used as design guidelines.
- B. Parks and recreation fields shall be designed to minimize the use of potable water, to blend with the surrounding and adjacent natural vegetation and topography, and to be buffered from adjacent residential areas relative to non-related traffic and noise.

**NOS: Natural Open Space**

**I. Purpose**

The primary purpose of the NOS Zone is to provide a continuous system of natural open space linkages throughout the major wash system and to link with a regional riverpark system. All areas designated natural space on the Specific Plan Map will be preserved in a natural and undisturbed state, except as designated in this section. The natural open space includes riparian corridors, significant slopes, protected peaks and ridges, and significant upland areas.

**II. Permitted Uses**

- A. Hiking and equestrian trails.**
- B. Interpretive signage.**
- C. Roadways**
- D. Underground Utility-Line Crossings.**
- E. Golf and Accessory Uses to golf courses where golf intersects natural open space linkages.**

**III. Development Standards**

- A. Hiking and equestrian trails shall be located along open space corridors and their extensions into open space preserves. Trails in steep slope areas shall be located in response to the natural topography and will be illustrated on topographic maps at the time of development plan and subdivision plat submittal.**
  
- B. Hiking Trail Standards**
  - 1. Hiking trails shall be either dirt, decomposed granite or other approved material.**
  - 2. Minimum width: 2 feet**
  - 3. Maximum width: 10 feet**
  
- C. Equestrian Trails Standards**
  - 1. Equestrian trails shall be dirt paths or other approved materials.**
  - 2. Minimum width: 5 feet**
  - 3. Maximum: 12 feet**
  
- D. Open Space Corridors**
  - 1. Designated open space will be flagged or temporarily fenced during construction with the limit of grading lines established no more than 20 feet beyond construction areas. Grading lines shall be designated on tentative plats and development plans.**
  - 2. Boundaries of designated natural open space shall be identified on the final plat and may be described in either covenants running with land, conservation easements pursuant to A.R.S. 33-27, et. seq., or dedication to and acceptance by the county. The selection of the preservation mechanism shall be at the discretion of the developer, with the county retaining the prerogative of accepting or not accepting proposed open space dedications. Natural open space shall be contiguous, and not be enclosed by fences or walls.**

- E. General**
1. Peaks and ridges designated on the Specific Plan map are to remain as natural open space.
  2. Recreational user easements are to be provided for hiking and equestrian trails in open space corridors at the time of subdivision platting in conjunction with Parks and Recreation Department requirements.
  3. Private natural open space which abuts other natural areas must not be fenced.
- F. Utilities, Paved Pathways and Roads**
1. Utility and road encroachments in natural open space shall conform to revegetation, wildlife movement and preservation regulation specified in succeeding parts of Section V. Road construction within natural open space is not preferable, but is permitted if no other practical alternative is available. Utility lines which run parallel to natural washes shall be permitted within attendant 100-year flood plains, if no other practical alternative exists. Disturbed acreage must be properly revegetated.
  2. All utility and road crossings within the Buffer Zone shall conform with the performance standards specified in the Buffer Overlay Zone Ordinance (Chapter 18.67).
  3. At grade, low flow channel crossings are encouraged for all roadways. Bridges or culverts shall be designed to allow for wildlife movement, particularly deer and javelina.
  4. Utility and road crossings shall be designed and mitigated in order to protect and restore, as much as is practicable, the hydraulic, vegetative visual and wildlife values of the pre-existing condition.
  5. At grade, low flow channel crossings are encouraged for all roadways. Roadway crossings shall be constructed to allow for wildlife movement.
  6. Joint trenches and parallel easements shall be used where possible.
  7. Roadway design speeds shall not exceed 35 mph, and road widths shall not exceed 34 feet in paved width, including required bike lanes. Appropriate cautionary signage must indicate the possible presence of wildlife on the roadway.
  8. Roadways and parking areas, if curbed, must use curb faces which slope back at a 45 degree angle or more from the vertical.
  9. Periodic scenic or safety pull-outs may be provided instead of continuous shoulders along roadways.

### **III-F. SPECIAL HABITAT PROTECTION REGULATIONS AND STANDARDS**

The following sections catalog the regulations for protection and mitigation of habitat values. These regulations address plan element components such as roadway design, landscaping, revegetation, and development practices.

#### **General Vegetation and Wildlife Regulations**

The following are general regulations affecting all residential development within the Rocking K Specific Plan:

- 1) Natural areas to be preserved shall be protected during project construction by use of a fence or other appropriate means, or through on-site monitoring by a qualified construction biologist. Fencing may also be used to protect revegetated areas during establishment. Upon completion of construction and establishment of vegetation all protective fencing shall be removed.
- 2) Saguaros that will be impacted by development shall be transplanted, if health, age and location permit.
- 3) Within the 300' Buffer Overlay Zone resource buffer, or within natural open space or linked functional open space outside of the resource buffer, dogs, cats and other domesticated animals shall be contained or on leash at all times.
- 4) Tentative plats, final plats, and development plans should consistently define the boundaries of riparian habitat. Boundaries of riparian habitat will be determined by the width of the natural floodplain or outside edge of riparian vegetation, whichever is greater for washes with 100-year flows greater than 100 cfs. The outside edge of the riparian vegetation is defined as the point where there is a marked change in species composition or the amount (volume) of vegetation. Riparian habitat or vegetation is defined by the habitat descriptions in Section I D (Site Analysis - Vegetation) of this Specific Plan.
- 5) Areas disturbed during construction, which are identified in the site analysis as consisting of riparian vegetation, shall be revegetated.
- 6) The keeping of domestic animals shall be in accordance with the equivalent County zones. Commercial or private equestrian facilities are permitted uses in the OS

Land Use Designations. In all other zones, they shall be subject to the equivalent procedures of the Pima County Zoning Code.

- 7) Threatened or Endangered Animal Species:
  - a. Prior to issuance of a construction permit for a parcel north of Rincon Creek, that parcel must be surveyed for the presence of threatened and endangered animal species identified in the Site analysis, Section I, or species being considered for listing such as Gila monster (Heloderma Suspectum) and Desert tortoise (Gopherus agassizi).
  - b. If threatened or endangered species are encountered during the survey, an appropriate preservation or mitigation plan must be developed. The Plan must be submitted as part of a development plan, or tentative plat submittal.
  - c. Threatened or endangered species encountered during the construction process shall be protected and their location carefully monitored until they are out of danger or until appropriate measures have been taken to relocate the animals, as per the conditions and stipulations of the mitigation plan.
- 8) Construction activities shall be temporarily curtailed, if special interest species such as great horned owls or hawks are observed nesting in an area to be impacted by construction.
- 9) The presence of the following listed plants shall be determined for each development impacted area prior to development plan or tentative plat. A preservation plan shall be submitted for those parcels containing the listed plants:
  - a. *Neolloydia ericocentra* var. *Erectocentra*
  - b. *Graptopetalum rusbyi*
  - c. *Sisyrinchium cernuum*
  - d. *Lysiloma microphylla*
  - e. *Bumelia lanuginosa*
  - f. *Salix taxifolia*
  - g. *Acaia millefolia*

For those instances where lots will be sold and custom homes will be built at a later date by the lot owner, the preservation plan shall be deferred until the building

plans are submitted for permitting. However, the preservation plan shall still be required prior to approval of the tentative plat or development plan, for roadways and other non-lot areas proposed to be disturbed by development.

- 10) Grading must be limited specifically to the building envelope, yard, utility services areas and related access points. Architecture shall be designed to compensate for the natural grade.
- 11) Roadways and parking areas, if curbed, must use curb faces which slope back at a 45 degree angle or more from the vertical.
- 12) Periodic scenic or safety pull-outs may be provided instead of continuous shoulders along roadways.
- 13) Vegetation, including trees and shrubs shall be allowed within four feet of the edge of the paved surface of the roadway to provide cover and protection for wildlife.
- 14) At grade, low flow channel crossings are encouraged for all roadways. Bridges or culverts shall be designed to allow for wildlife movement, particularly deer and javelina.
- 15) Planning units which fall in whole or part within the WMZ shall aggregate their required natural open space, to the greatest extent possible, with the designated natural open space adjacent to that unit within the WMZ. In addition, that unit shall aggregate natural open space with the required natural open space of adjacent units.

### **Revegetation Regulations**

The following regulations govern revegetation of disturbed areas within the Specific Plan area.

- 1) All areas disturbed during land development, with the exception of areas governed by other policies, such as those governing landscaping of project entries and private areas, must be replanted with native plant species at densities and proportions consistent with the former undisturbed natural condition or with adjacent undisturbed natural desert areas. Revegetation plans for riparian areas must be derived from similar undisturbed habitats upstream or downstream.

- 2) Areas eligible for vegetation enhancement include: Project entry statements, riparian areas adjacent to functional open space, functional open space areas, areas within a platted parcel used for visual screening and buffering and any existing disturbed riparian area, and roads.
- 3) Areas that are rip-rapped or stabilized by other mechanical means shall also be revegetated according to the appropriate revegetation policies enumerated in # 1) above.

#### **Landscape Regulations Affecting Wildlife**

- 1) North of Rincon Creek, single-family residential turf areas must be limited to less than 1000 sq. ft. per residential unit and enclosed within private walled areas. For attached and multifamily units, turf areas must not comprise more than twenty percent of the total area landscaped.
- 2) Native desert plants from the approved list in the Buffer Overlay Zone Ordinance must be used for all landscaping outside of walled patio areas. Prohibited plant materials listed in the Buffer Overlay Zone Ordinance may not be used. Non-natives, other than those on the prohibited plant list, can be used within walled patio areas.
- 3) Landscaping must abide by the seven xeriscape principles promoted by the Southern Arizona Water Resources Association (SAWARA). Those principles include: use of drought tolerant plant species, well conceived water conserving design, harvesting rainfall, use of appropriate irrigation technology, soil improvement including mulches, reduction in turf, and proper maintenance. Rainwater falling on the roofs, driveways, patios and sidewalks of individual residential sites should be retained on each site to supplement landscape irrigation through water harvesting. In addition, water falling on streets and roads should be harvested for supplemental watering.

### **III-G. CULTURAL RESOURCE REGULATIONS**

- 1) An archaeological research design will be prepared for the entire Specific Plan area to guide the management of cultural resources, including both prehistoric and historic sites. The research design shall be prepared by a professional archaeologist and submitted to, and reviewed by, the Arizona State Historic Preservation Office

and the Pima County Archaeologist. The research design shall be prepared and finalized prior to the preparation of mitigation plans.

- 2) A mitigation plan will be prepared for each planning unit of the Specific Plan that contains archaeological or historic sites. In the event, a cultural resource spans more than one unit, a single mitigation plan shall be prepared and implemented for the entire resource regardless of planning unit boundaries. The research design and all subsequent mitigation plans must be prepared by a professional archaeologist and submitted to and reviewed by the Arizona State Historic Preservation Office and the Pima County Archaeologist, at or prior to the time of plat or development plan submittal. The mitigation plan shall address site protection and preservation for those sites that can be avoided. For those sites that will be impacted by the development, the mitigation plan shall detail the plan of work for data recovery, including site testing, excavation, analyses, report preparation and curation of artifacts.
- 3) All proposed development projects with cultural resources shall be presented for review to the County Archaeologist to ensure that measures recommended by the research design and mitigation plan have been implemented prior to any ground disturbing activities. The submittals shall consider and include the following: a description of the proposed project and associated activities, a statement of projected impacts to cultural resources, and the implemented measures for mitigation of those impacts. This shall be submitted at or prior to application for a grading permit.
- 4) No person shall excavate in or upon, collect materials from, or otherwise disturb any historic or prehistoric archaeological site within the Specific Plan boundaries unless so authorized by the Master Developer as directed by the approved research design and mitigation plan.
- 5) Unless otherwise specified in the approved research design and mitigation plan, all cultural resources occurring in designated natural open space areas shall be preserved and protected in place.
- 6) All off site easements utilized by the master developer or other agents to provide services or access to the Specific Plan area must be surveyed for the presence of archaeological or historic sites. Mitigation measures consistent with those applied to the Specific Plan area shall be implemented prior to ground disturbance.

- 7) Protection of resources not directly affected but potentially threatened by the indirect impacts of proposed activities shall be accomplished by the use of some form of fencing or other appropriate barrier, or through on-site monitoring by a qualified archaeologist.
- 8) At the time of construction, individuals or contractors responsible for any ground-disturbing activities shall report promptly to the Master Developer, the County Archaeologist, and the State Historic Preservation Office the existence of any archaeological or historical site or materials discovered in the course of such activities, and shall take reasonable steps to secure their preservation. This shall apply to construction activities both off-site and on-site that are related to the development of the Specific Plan area.
- 9) A cultural resource survey shall be conducted for the State Trust Lands prior to development of the research design. Mitigation plans shall be prepared and implemented prior to any ground-disturbing activity for sites located on State Trust lands.
- 10) No cultural resource shall be identified for public access, display, or interpretive activities without prior consideration of impacts to the resource.
- 11) Existing structures shall be evaluated to determine their potential status as a historic resource. Mitigation plans and implementation measures shall be consistent with other cultural resource regulations.

### **III-H. UTILITIES**

- 1) Within the Buffer Overlay Zone, all new or relocated utility lines will be underground, with the exception of electrical lines carrying in excess of 115 KV.
- 2) In all other areas of the Specific Plan, all new or relocated utility lines will be underground, with the exception of electrical lines carrying in excess of 46 KV.
- 3) Parallel utilities, whether above or below ground, shall be permitted within a natural wash or through natural open space areas only if no practical alternative is available.

### **III-I. BUFFER OVERLAY ZONE REGULATIONS**

To assist the Specific Plan user, the following information from Chapter 18.67 of the Pima County Zoning Code is provided for reference to the Rocking K Specific Plan, Buffer Overlay Zoning Ordinance.

- 1) **Building Color, Reflective Finish**  
Exterior treatments and colors shall be muted and blend with the local colors and textures. Screening with vegetation shall be used if color cannot be modified. No highly reflective finishes are permitted. Mechanical equipment shall be screened and painted to reduce visibility.

- 2) **Fences and Walls**  
A fence or wall shall not exceed four feet in height unless it encloses an area of less than one half acre, or a horse corral, dog kennel, swimming pool or spa.

A fence or wall shall not be constructed: a) to delineate property boundaries; and b) in a matter to impede wildlife movement through natural open space from and to offsite locations.

Barbed wire fence: a) the fence shall contain no more than four strands of wire; b) the bottom wire shall be barbless and the upper three wires may be barbed; and c) the top wire shall be no more than forty-eight inches from the ground surface, and the bottom wire shall be no lower than sixteen inches from the ground.

- 3) **Lighting**  
External lighting shall be limited to that necessary to provide the functional requirements of safety, security and identification.

High-pressure sodium and mercury vapor lighting shall not be used.

Light standards shall not exceed forty-two inches in height, except for fully shielded lighting that is attached to a building.

Light standards shall be spaced to create isolated pools of light rather than a contiguous, saturated condition.

Tennis court and horse corrals are exempt from lighting performance standards, but shall conform to Chapter 15.12.

All lighting sources shall be fully shielded to reduce dispersal of ambient light.

**4) Parking Lots**

Parking Lots in non-residential areas shall be located and screened by vegetation so that visibility from roadways and public preserves is reduced to the greatest extent.

**5) Setback**

No structure which is not completely obscured from the public preserve by existing natural features and no private driveway or road shall be placed within three hundred feet of Saguaro National Park.

**6) Utilities**

All new and relocated utility lines shall be placed underground unless the relocated line is a one hundred fifteen kilovolts or greater transmission line.

All utility lines relocated due to improvement projects shall be placed underground unless such relocated line is a forty-six kilovolt (or greater) transmission line.

All utility lines (including sanitary sewers) shall be joint trenched where possible, and located beneath paved portions of roadways or within twenty-five feet of the edge of the paved portions whenever possible.

**7) Vegetation**

All landscape materials shall conform to the Landscape Design Manual, pursuant to Section 18.73.030.

**Common Areas:** a) only plant materials on the approved list shall be planted in recorded common areas; b) a landscape or revegetation theme shall be established emphasizing the preservation and enhancement of native plant species; and c) natural open space common areas shall be further limited to onsite species.

**Private Areas:** a) Private Area means a land area adjacent to a structure, enclosed by a fence, wall or native vegetation screening, and not exceeding one half acre; and b) any plant not on the prohibited plant list may be planted in a private area,

except that--No non-native species of plant whose mature height may reasonably be expected to exceed the ridgeline of the highest adjacent structure shall be planted in a private area.

Golf courses may be planted with Bermuda grass.

Siting: a) to the fullest extent possible, buildings and other improvements shall be sited so as not to disturb native trees, shrubs or cacti; b) where removal of plant material cannot be avoided, all reasonable efforts shall be made to relocate this plant material in the Buffer Overlay Zone; c) nursery-grown native species may be planted in lieu of salvaging mature onsite material at a 3:1 ratio, however, at least thirty percent of the onsite material shall be salvaged when physical conditions permit; d) should revegetation and replanting be necessary, only plant materials listed in the approved plant list shall be used in public, recreation or common areas; and e) the restrictions of this subsection shall be imposed as covenants running with the land.

8) Trails

Public access to trails identified in the Pima County Trails Access Plan shall be provided.

9) Washes

Washes identified on the critical and sensitive biological communities maps, and other washes identified in the site analysis by the criteria applied in the maps, shall be left in their predevelopment state, subject to the following exceptions and requirements:

a) Disturbance in the wash area shall be permitted in association with roadway, utility and trail crossings, however:

1. Encroachment for these crossings shall not reduce the width of the critical and sensitive wash area by more than twenty percent at any cross-section of the critical and sensitive area.
2. Additional reduction may occur only when necessary to provide flood water retention requested by Pima County Flood Control District or to provide for larger drainage structures.

3. Erosion protection shall only be permitted to protect fill slopes required for roadway, utility and trail crossings.

b) Construction impacts may affect up to ten percent of the low-flow channel length where defined channels exist, or up to ten percent of the length of the centerline of flow where braided or undefined channels exist, provided that:

1. A mitigation plan for any construction impacts within the critical and sensitive wash areas shall be submitted to the subdivision coordinator with a tentative plat or development plan.

2. The mitigation plan shall reflect redevelopment wildlife habitat and visual conditions as a baseline, and provide for post-development replacement with species on the approved plant list, with a similar spatial arrangement that will result in reestablishment of predevelopment habitat conditions.

10) **Habitat Restoration or Enhancement**

Where determined to be biologically appropriate because of ecological benefits through the site analysis on a case-by-case basis, requests for special exceptions to the performance standards of Section 18.67.050, including limited reductions in natural open space requirements, may be granted by the Board of Supervisors, after review by the adjacent public preserve manager, in exchange for restoration or enhancement of Class I and II riparian or upland habitat, which provided, in the opinion of the Board, an equivalent satisfaction of the purposes of this chapter.

Detailed plans for proposed restoration or enhancement shall be provided. The plans shall include:

a) A description of existing habitat and quantification by a standard biological technique of biological value.

b) A proposed restoration/enhancement program.

c) The quantification of biological value of the proposed plan as compared to the existing situation pursuant to paragraph "a." of this subdivision.

d) Short-term and long-term maintenance plans.

- e) Specific known examples of the successful application of such techniques as they relate to the species proposed for planting in a given location such as riparian or upland habitat.

Such requests, and a determination of appropriate incentives, if any, shall be considered pursuant to Section 18.67.060.

11) **Natural Open Space**

Fifty percent of the area of the subdivision or development plan within the Buffer Overlay Zone shall be preserved as natural open space. The natural space shall form an interconnected system.

The selection and treatment of this natural open space requirement shall consist of the following: a) Ninety percent of all Class I habitat area; b) the balance shall be comprised of primarily Class I or Class II habitat if available or functional open space; and c) Class I Habitat included beyond the ninety percent shall be credited as double the acreage.

Boundaries of designated natural open space shall be surveyed and identified on the final plat or, where a plat is not required, may be described in: a) covenants running with the land; b) conservation easement pursuant to Arizona Revised Statutes Section 33-271, et. seq; and c) dedication to and acceptance by the County for the county parks system as natural open space. In Master Planned Developments, boundaries of designated natural open space shall be surveyed and identified on a master subdivision plat.

12) **Visual Quality**

All development in areas identified as having high visual sensitivity shall have minimal visual impact. Development in these areas shall be designed to be in harmony with the form, line, color, texture, and scale of the existing landscape.

All development in areas identified as having medium visual sensitivity shall remain subordinate to the existing landscape when viewed in the middle ground (one fourth to two miles). Development in these areas shall be designed to be in harmony with the form, line, color and scale of the existing landscape.

RECORDED BY: JEB  
DEPUTY RECORDER  
2012 RD15



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# SPECIFIC PLAN

C023-90-1

**K**

**ROCKING K**

**ORDINANCE #1990-129**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY; RELATING TO ZONING; ADOPTING THE ROCKING K #2 SPECIFIC PLAN; AND AMENDING Co13-87-1, RINCON VALLEY AREA PLAN AND PIMA COUNTY ZONING MAPS 130, 131, 132, 179, 180, 181, 236 and 237 IN ALL OR PORTIONS OF SECTIONS 8, 9, 10, 11, 12, 14, 15, 16, 17, 21, 22 AND 27 OF T15S, R16E AND PORTIONS OF SECTIONS 7 AND 18 OF T15S, R17E, G&SR B&M.**

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

**SECTION 1. That the Rocking K #2 Specific Plan, attached as Exhibit A and incorporated herein, is hereby adopted subject to the following conditions:**

**A. Amendment by the specific plan applicant of the specific plan document, as may be necessitated by Board of Supervisors' action, within 30 days of specific plan ordinance adoption, as follows:**

**1. Amend the zoning classifications of State Trust land in Sections 9 and 10, Township 15S, Range 16E, to the zoning classifications as presented to the Planning and Zoning Commission, except that planning units #7 and 10 are changed to the NOS (Natural Open Space) zoning classification.**

**2. Amend pages V-12, 13 and 14, section V-E, the C (Commercial) and R&D (Research and Development) zoning classifications, to delete all references to residential development within these zoning classifications.**

**3. Amend page V-12, section V-E, the C (commercial) zoning classification, to read:**

**"III. Development Standards: Nonresidential**

**"As per Section 18.45.050 of the Pima County Zoning Code, except that the maximum building height shall be 54 feet for commercial uses in the Town Center; all other development within this classification is limited to a maximum building height of 39 feet."**

**B. Amendment by Pima County of Co13-87-1, Rincon Valley Area Plan, from the recommendations as shown on the plan map to SP (Specific Plans, Ordinance #1990-129).**

**C. Within one year of adoption of this ordinance, this specific plan is subject to:**

**1. Approval by the Pima County Board of Supervisors of The Phase One Development Agreement which shall specify in detail the off-site infrastructure**

improvements necessary for the implementation of Phase 1 of the specific plan, in the form attached to and incorporated in this Ordinance as Exhibit B.

2. Referral to the Planning and Zoning Commission for consideration of amendment or repeal if a development agreement is not approved by the Board of Supervisors within one year of the date of adoption of this ordinance.

D. As provided in the Phase One Development Agreement, there shall be no development of the specific plan beyond Phase One until and after further development agreements are entered into for the construction of infrastructure improvements necessary to serve future phases of development or County accepts other assurances that such infrastructure improvements will be constructed.

E. Prior to approval of any master plat, subdivision plat, development plan or issuance of a building permit, this specific plan is subject to the following:

1. No further subdividing or lot-splitting shall be allowed without the written approval of the Board of Supervisors, except for any subdividing or lot-splitting that may be required to convey a portion of the specific plan for inclusion within the Saguaro National Monument.

2. Submittal of an acceptable master plat which shall provide for development-related studies, assurances and dedications as established by the development agreement identified in Section 1.D and any related conditions that may be adopted by the Board of Supervisors. A title report providing evidence of ownership of the property shall be submitted to the Property Management Division of the Department of Transportation and Flood Control District prior to the preparation of covenants, conditions and restrictions, and any required dedications.

3. Requirements of the Department of Transportation (DOT/FCD):

a. A Transportation Improvement Financing and Implementation Plan (TIFIP) for the specific plan area. The TIFIP, provided by the owner/developer and, if acceptable, to be approved by DOT/FCD, shall address the provision of major routes within the area, the provision of capacity and route continuity adjacent to and within the specific plan and the areas of responsibility of the County, the primary developer and any subsequent developers. The required TIFIP shall be used in conjunction with the infrastructure requirements of the development agreements.

b. A comprehensive Traffic Impact Study Report provided by the owner for this specific plan shall be submitted for approval to DOT/FCD with the required TIFIP. The limits of study and scope of work shall be determined by DOT/FCD. The results of the study shall be used to establish the phasing, funding, and construction of needed infrastructure improvements.

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

a. A master drainage study shall be prepared and submitted by the primary developer for review and approval by DOT/FCD. The limits of study and scope of work shall be developed by the primary developer and subject to approval by the DOT/FCD. At a minimum, the scope of work shall include evaluation of detention/retention needs, financing, phasing, restoration and mitigation for drainage modification within the boundaries of the specific plan.

- b. The Rincon Creek River Management Plan and the Rincon Creek Restoration Plan shall be prepared and submitted by the primary developer for review and approval by DOT/FCD prior to submission and acceptance of any subdivision plat, development plan or road/sewer/utility improvement plan within the existing Rincon Creek 100-year floodplain. The limits of study and scope of work shall be developed by the primary developer and subject to approval by DOT/FCD. At a minimum, the scope of work for these plans shall include limits, types and phasing of flood control and restoration improvements along Rincon Creek. A flood-control easement shall be dedicated to the Pima County Flood Control District for that portion of the Rincon Creek identified as "Rincon Creek Restoration Plan" within the specific plan document. The easement shall provide for all necessary flood control, riparian preservation, public trails access and equestrian purposes. In association with dedication of the easement, an agreement shall be entered into between the Flood Control District and the primary developer which shall require further easement dedications and/or relinquishment of easement property to be dedicated upon completion of the Rincon Creek River Management Plan and Rincon Creek Restoration Plan. Said boundary adjustments shall be for the purpose of furthering implementation of these plans.
- c. A groundwater monitoring plan and groundwater withdrawal schedule for the length of the Rincon Creek shall be prepared by the primary developer and included in the Rincon Creek Restoration Plan. The plan purpose and schedule shall be to manage groundwater levels in the vicinity of the Rincon Creek for preserving riparian vegetation within the creek environment.
5. Requirements of the Wastewater Management Department (WWMD):
- a. Prior to the initiation of any development within the specific plan, the public gravity sanitary sewer shall be constructed from the down-gradient boundary of the specific plan to an acceptable point of connection with an existing 18-inch public sewer, as described in the Phase One Development Agreement. In addition to this minimum off-site requirement, easements and/or rights-of-way shall be acquired at no cost to Pima County for said facility, and shall be of sufficient width to accommodate at least one future parallel main sewer. The easement shall be reserved for the installation of sanitary sewers only.
6. Requirements of the Pima County Archaeologist:
- a. The management of cultural resources, including prehistoric and historic sites, shall be consistent with the provisions of the Cultural Resource regulations as provided in the specific plan document.
- b. Requirements for site survey, research design preparation, mitigation plans and their implementation, site preservation and protection, and data recovery, as well as other policies, are therein set forth and shall be followed.
7. Requirements of the Planning and Development Services Department (PDS):  
A Letter of Agreement in accordance with the Vail School District memorandum of July 20, 1990, shall be provided to Pima County.

- F. All subdivision plats, development plans or building permits are subject to:**
- 1. Provision of development-related assurances as required by the applicable agencies.**
  - 2. Dedication of necessary rights-of-way for roads and drainage by subdivision plat or by separate instrument if the property is not to be subdivided.**
  - 3. Requirements of the Department of Transportation (DOT/FCD):**
    - a. All aspects of traffic planning and road design for this specific plan shall be related to and consistent with the approved Rincon Valley Transportation Analysis.**
    - b. All arterial, collector and local streets shall be designed for ultimate capacity to service forecasted traffic demand on these facilities. All roadway improvements shall be constructed to the ultimate design except where a phased construction plan has been approved by DOT/FCD.**
    - c. Road crossings over washes that are identified by the Land Use 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 DOT/FCD.**
  - 4. Requirements of the Flood Control District (DOT/FCD):**
    - a. All internal drainage improvements and any external drainage improvements required to mitigate drainage impacts caused by development of this specific plan as determined by the Master Drainage Study shall be constructed at no cost to the District.**
    - b. No modification to the existing 100-year floodplains of washes identified on the Land Use Plan as natural open space shall be allowed except for roadway and utility crossings. An appropriate mitigation plan shall be prepared by the primary developer and subject to approval by DOT/FCD for these crossings.**
  - 5. Requirements of the Wastewater Management Department (WWMD):**

**Developers of individual subdivision plats or development plans shall be required to enter into individual Sewer Development Agreements with the County.**
  - 6. Requirements of the Planning and Development Services Department (PDS):**
    - a. The design guidelines of Chapter VI of the specific plan shall be used when not in conflict with adopted County regulations.**
    - b. This specific plan is restricted to no more than 10,000 dwelling units for the entire specific plan site; a maximum of 7,000 dwelling units shall be permitted north of the Rincon Creek floodplain. The dwelling-unit cap of the VLDR zoning classification is 1,002 dwelling units; the dwelling unit-cap of the LDR zoning classification is 492 dwelling units.**
    - c. A supplementary site analysis shall accompany all tentative plats and development plans for land located north of the 100-year floodplain of Rincon Creek. The site analysis shall be prepared in accordance with the adopted County Site Analysis Policy, as may be amended, shall include the applicable design elements and guidelines of this specific plan and shall be used for evaluation of compliance with this specific plan. For land within one mile of the Saguaro National Monument, the site analysis shall address the**

performance standards of Chapter 18.67 (Buffer Overlay Zone) and a copy of the analysis shall be submitted to the Superintendent of the Saguaro National Monument for review.

d. All subdivision plats shall include conditions identifying which development amenities established by the Rincon Valley Area Plan are applicable to the plat and the means by which the amenities are to be provided in development of the plat.

e. Review and approval of a golf course development plan for the OS (Open Space) zoning classification shall be required prior to the approval of any adjacent subdivision plat or development plan and prior to the issuance of any permits for the golf course. The development plan shall be prepared in accordance with Chapter 18.59, Golf Course Overlay Zone, with the exception of the rezoning and ordinance adoption provisions, and the specific plan regulations for the OS zoning classification.

f. Washes of between 100 and 1,000 cfs shall be evaluated for preservation or enhancement. Pima County Department of Transportation and Flood Control District reserves the right of final approval of wash treatments within subdivisions and development plans.

g. The site-specific methods proposed for implementation of the Xeriscape principles, as included in Chapter V of the specific plan, shall be noted on each applicable subdivision plat or development plan.

h. **Visual Mitigation Study:** Review and approval of a visual study, as described in Chapter V of the specific plan, shall be required prior to approval of a subdivision plat or development plan located within Visual Zones 1 or 2 or within the Buffer Overlay Zone. The study shall:

1) include simulations or photo-illustrations of the pre-development and post-development views of the project; and

2) demonstrate conformance with the Visual Resources Protection regulations and how site design and specific mitigation techniques have minimized the visual impact of the proposed development when viewed from foreground and middle ground.

i. **Townsite Preliminary Development Plan:** A preliminary development plan shall be prepared in accordance with Chapter 18.91 (Rezoning) for the Town/Town Center as shown on the Rincon Valley Area Plan. PDS review and approval of the plan shall be required prior to approval of a tentative plat or development plan or issuance of a building permit for the Town/Town Center. The preliminary development plan shall:

1) incorporate the Townsite design standards established by the Rincon Valley Area Plan;

2) include a development agreement between the master developer and Pima County for the transportation and shuttle management system established by the area plan. This agreement shall be a covenant on all subdivisions within the Town/Town Center; and

3) include the by-laws establishing the organizational structure and responsibilities of a Town Center management association. These by-laws shall be a covenant on all commercial subdivisions and a condition of all development plans within the Townsite.

j. Review and approval by PDS of a site-specific vegetation preservation and mitigation plan and program shall be required. The plan shall address the:

- 1) preservation, inventory, evaluation, salvage and transplant of significant vegetation;
- 2) revegetation, irrigation and long-term maintenance of all disturbed, non-built areas; and
- 3) identification of preserved areas and the methods used to protect those preserved areas from construction impacts.

k. Review and approval of the detailed design for the Lower Rincon Creek Restoration Plan shall be required prior to approval of a subdivision plat or development plan which includes as part of its drainage improvements any encroachment or modification of the 100-year floodplain of Rincon Creek.

7. Requirements of the Parks and Recreation Department (PRD):

a. **Neighborhood Parks:** Three neighborhood parks shall be dedicated within the specific plan area. One park shall be located in the area south of Old Spanish Trail and west of Camino Loma Alta. The second park shall be located in the area north of Old Spanish Trail, south of the Rincon Creek, and west of Camino Loma Alta. The third park site shall be in the area north of Rincon Creek, east of Camino Loma Alta, and south of the Buffer Overlay Zone boundary. The specific locations of the parks shall be mutually acceptable to the primary developer and PRD. The sites shall be identified in the parks, trails, and natural resource management plan to be developed by the primary developer in conjunction with PRD and the Rincon Institute within one year of the adoption of the ordinance. Each park site shall be dedicated at the time that the plat of any adjacent or surrounding property is approved. If a park site is not developed by PRD within seven years after the plat which dedicates the park is recorded, ownership of the park site shall revert to the primary developer. If a park site is adjacent to a Vail School site, the size of the park shall be a minimum of five acres. Otherwise, the park shall be a minimum of ten acres. The Vail School District and PRD have pledged to work together in developing school/park facilities in the specific plan.

b. **Open Space/Trails:**

- 1) The primary developer shall dedicate a 30-foot wide easement in the Rincon Creek bed for equestrian and hiking purposes within one year of the adoption of this ordinance.
- 2) Land adjacent to the Rincon Creek bed designated in the Lower Rincon Creek Plan Area shall be dedicated within five years or when the adjacent golf course is developed, whichever comes first. The Rincon Creek River Management Plan shall identify appropriate lands for an integrated, multi-use, non-motorized trail on each side of the Rincon Creek. Additional dedication for the river park will be made from lands designated Open Space, where it is not physically possible to construct the river park within the Lower Rincon Creek Plan Area.
- 3) The primary developer shall provide an integrated multi-use non-motorized trail system within the Rocking K open space network,

including a public access trail to the Saguaro National Monument and the Rincon Creek as shown in Exhibit IV-2 of the specific plan. The access shall be provided at the time of platting any adjacent property.

8. **Air Quality Impact Analysis Reports**

a. The developer shall not be entitled to receive County permits for the construction of structural improvements within the specific plan site that result in greater than 700 equivalent dwelling units unless and until completion of an Air Quality Impact Analysis Report and approval of said report by the Pima County Department of Environmental Quality. The report shall include an analysis of traffic generated, estimation of the emissions produced, and estimation of the effect on air pollution concentrations and their impact on the surrounding environment.

b. If the report demonstrates adverse impacts or degradation of air quality attributable to development of this specific plan, the developer shall not be entitled to receive County permits for the construction of any structural improvements within the specific plan site that result in greater than 1,250 equivalent dwelling units unless and until completion of an Air Quality Impact Analysis Report and approval of said report by the Pima County Department of Environmental Quality. The report shall include an evaluation of all potential air quality mitigation measures which could be implemented by the developer, estimation of the emissions reductions potentially achievable by each measure, and a selection of those measures to be implemented by the developer to offset any incremental emissions identified in the report.

**SECTION 2.** That Pima County Zoning Maps 130, 131, 132, 179, 180, 181, 236 and 237 in all or a portion of sections 8, 9, 10, 11, 12, 14, 15, 16, 17, 21, 22 and 27 of T15S, R16E and portions of sections 7 and 18 of T15S, R17E, G&SR B&M, are hereby amended to the SP (Specific Plan) zone as shown on the entitled "Amendments #4, 5, 2, 2, 3, 4, 2 and 1, by Ordinance #1990-129 to Pima County Zoning Maps 130, 131, 132, 179, 180, 181, 236 and 237, respectively", by reference made a part hereof.

**SECTION 3.** That, in reference to State of Arizona Trust lands within the Rocking K #2 Specific Plan, compliance with all conditions of this ordinance relevant to the Trust lands is the responsibility of the buyers, ultimate developers or long-term lessees or their successors, and not the State of Arizona.

**SECTION 4.**

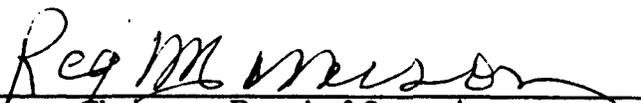
A. That this ordinance shall become effective from and after the day that the Board of Supervisors, by majority vote, verifies that all of the following has occurred:

1. The Rocking K #2 Specific Plan document, Exhibit A, has been revised within 30 days of ordinance adoption as may be necessitated by Board of Supervisors' action;
2. A covenant holding Pima County harmless in the event of flooding has been recorded;

3. The applicant has submitted to Pima County a specific and accurate Surveyed Boundaries Map for the Rocking K #2 Specific Plan, which shall delineate all land-use development block boundaries with measurable and surveyable lines which can be reproduced on the property itself, in order to allow the physical location of features deemed important for location and preservation and which would avoid misunderstandings in future interpretations of this specific plan.

B. Notwithstanding Subsection A of this section, this ordinance shall not become effective sooner than 30 days or later than 120 days from and after its adoption.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this Eighteenth day of December, 1990.

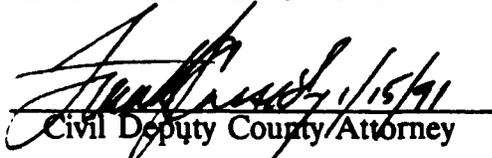
  
Chairman, Board of Supervisors

Date: JAN. 15, 1991

ATTEST:

  
Clerk, Board of Supervisors

APPROVED AS TO FORM:

  
Civil Deputy County Attorney

  
Executive Secretary, Pima County  
Planning and Zoning Commission

RECORDED BY: JEB  
DEPUTY RECORDER  
2012 RD15



P0230  
PIMA CO CLERK OF THE BOARD

TUCSON AZ 85701

DOCKET: 9228  
PAGE: 558  
NO. OF PAGES: 19  
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02/18/92  
AG 13:18:00  
PICKUP  
AMOUNT PAID \$ 10.00

**Pima County**

**Rocking K Phase One Development Agreement**

*This Development Agreement is being  
re-recorded to insert Specific Plan  
and Ordinance erroneously omitted*

9228

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896

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*Rocking K Phase One Development Agreement*

This development agreement ("Agreement") is entered into the 15 day of ~~JANUARY~~, 199~~0~~<sup>1</sup> by and between PIMA COUNTY, a political subdivision of the State of Arizona ("County"), and ROCKING K DEVELOPMENT CO., an Arizona corporation ("Rocking K").

**RECITALS**

- A. Rocking K is the <sup>authorized agent of the</sup> owner of the real property located in Pima County, Arizona, legally defined on Exhibit "A" attached hereto ("the Property"). The Property consists of approximately 4,500 acres.
- B. Rocking K and County are entering into this Agreement to provide for, among other things, the terms, conditions, restrictions and requirements for the construction and funding of public infrastructure to serve the first 3,250 Equivalent Dwelling Units on the Property. The period of time in which the first 3,250 Equivalent Dwelling Units are to be constructed is referred to in this Agreement as "Phase One."
- C. In Phase One, the Property is proposed to be developed as follows:

Starting Year	Development Phase	Equivalent Dwelling Units	Agreement Reference
1993-95	Subphase A - Mica Mountain Resort and north golf courses	700	3.4(b)(ii) 3.4(b)(iii) 3.4(b)(i)
1995-97	Subphase B - 60,000 square foot commercial	100	3.4(b)(iv)
1995-96	Subphase C - 450 dwelling units (north of Rincon Creek)	450	3.4(b)(iv)
1996-99	Subphase D - 900 dwelling units (south of Rincon Creek)	900	3.4(b)(iv)
1996-99	Subphase E - 500 dwelling units (north of Rincon Creek)	500	3.4(b)(vi)
	Subphase E - Rocking K Ranch Resort and south golf courses	600	3.4(b)(vi)
	<b>TOTAL</b>	3,250	

The foregoing development schedule is conceptual and subject to change in Rocking K's sole and absolute discretion, so long as any change is consistent with the Specific Plan and this Agreement, as may be amended.

D. Prior to the date of this Agreement, (i) Rocking K filed with County the Specific Plan which, among other things, set forth the proposed development of the Property, (ii) County has conducted public hearings on the Specific Plan and this Agreement and (iii) the County Board of Supervisors has issued its approval of the Specific Plan. County and Rocking K acknowledge that this Agreement will be executed immediately after County's adoption of the ordinance approving the Specific Plan and the expiration of the time period in which statutory and constitutional challenges of County's approval of the Specific Plan must be made or, if such challenges are properly made, then after the resolution of such challenges in favor of County's approval.

E. County and Rocking K desire to provide in this Agreement for (i) Rocking K's assurances to County that the Property and the Infrastructure Improvements will be developed in accordance with the provisions of this Agreement and the Specific Plan and (ii) County's assurances to Rocking K that it will be permitted to develop the Property in accordance with the Specific Plan.

F. County and Rocking K acknowledge and agree that the development of the Property pursuant to this Agreement will result in planning and economic benefits to County and its residents by (i) requiring the development of the Property to be consistent with the Specific Plan, (ii) increasing tax and other revenues to County based upon, among other things, the construction of improvements on the Property and the use of the Property for business purposes, and (iii) creating jobs through the development of the Property and through the operation of new businesses on the Property. County and Rocking K further acknowledge that the development of the Property pursuant to this Agreement will significantly benefit Rocking K by providing it with (i) the ability to develop the Property in accordance with the Specific Plan and (ii) County's cooperation with Rocking K's development of the Property in accordance with the Specific Plan.

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

***AGREEMENT***

***1. Incorporation of recitals.***

The foregoing Recitals are incorporated into this Agreement by this reference.

## **2. Definitions.**

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

***Commencement of construction.*** That date upon which ground is broken in connection with the construction of an Infrastructure Improvement.

***Equivalent Dwelling Unit.*** One single family residence, two resort guest rooms, or 600 square feet of commercial space.

***Four Lane Road and Bridge.*** The Two Lane Road and Bridge widened to four lanes.

***Phase One Improvement Plan.*** The plan for the Phase One Infrastructure Improvements to be constructed for the Property (attached hereto as Exhibit "B").

***Phase One Infrastructure Improvements.*** The Two Lane Road and Bridge, the Four Lane Road and Bridge, the Rocking K off-site public sanitary sewerage facilities and the Old Spanish Trail Improvements.

***Rincon Valley Area Plan.*** The Rincon Valley Area Plan map and policies adopted by County on March 21, 1989, and readopted on April 4, 1989, for the real property commonly known as the Rincon Valley.

***Specific Plan.*** The specific plan for the development of a substantial portion of the Property, as adopted by County concurrently with its approval of this Agreement (copy of the Specific Plan attached hereto as Exhibit "C").

***Structural Improvement.*** Any structural improvement except those used in connection with any infrastructure improvement and any improvements or alterations of the house existing on the Property on the date of execution of this Agreement.

***Two Lane Road and Bridge.*** Valencia Road from Houghton Road to Old Spanish Trail and Old Spanish Trail from Valencia Road to the Property, including the bridge over the Pantano Wash.

## **3. Infrastructure.**

### **3.1 Old Spanish Trail Improvement Plan.**

Within six months after execution of this Agreement, Rocking K shall cause to be conducted, prepared and submitted to County an engineering evaluation of Old Spanish Trail to determine what safety and all-weather access improvements to that portion of Old Spanish Trail located between the Property and Escalante Road need to be done to accommodate the increased traffic generated by the development of the

first 700 Equivalent Dwelling Units on the Property ("Old Spanish Trail Improvement Plan"). Such improvements are generally described on the list attached as Exhibit D. It is understood and agreed that the Old Spanish Trail Improvement Plan is intended to determine the minimum safety and all-weather access improvements to Old Spanish Trail necessary to meet the increased traffic noted above and not to determine the improvements necessary to increase the traffic capacity of Old Spanish Trail. If County disapproves of the Old Spanish Trail Improvement Plan, it shall promptly notify Rocking K in writing of such disapproval, which notification shall set forth in reasonable detail the portions of the Plan disapproved by County and the reason for such disapproval. If County has reasonably disapproved of the Plan, Rocking K shall amend the Plan to address the matters that formed the basis of County's disapproval.

### ***3.2 Harrison-Pantano Service Area Wastewater Plan.***

Within twelve months after execution of this Agreement, Rocking K shall cause to be conducted, prepared and submitted to County a wastewater management plan ("Harrison-Pantano Service Area Wastewater Plan") that evaluates alternative methods of providing sanitary sewerage service to the entire Harrison-Pantano Wastewater Reclamation Facility service area (including, among other areas, the Specific Plan and the entire Rincon Valley) and includes a plan for financing the construction of the infrastructure, including the Phase One improvements required in this Agreement and beyond, which are necessary to provide such sanitary sewerage facilities. The Plan shall include, but not be limited to:

- (a) an evaluation of alternatives providing sanitary sewer service for the Harrison-Pantano Wastewater Reclamation Facility service area;
- (b) a recommended plan of action, including phasing of future improvements; and
- (c) a detailed financial plan indicating a financial structure for the funding of future sanitary sewer infrastructure to serve the Harrison-Pantano Wastewater Reclamation Facility service area.

If County disapproves of the Harrison-Pantano Service Area Wastewater Plan, it shall promptly notify Rocking K in writing of such disapproval, which notification shall set forth in reasonable detail the portions of the Plan disapproved by County and the reason for such disapproval. If County has reasonably disapproved of the Plan, Rocking K shall amend the Plan to address the matters that formed the basis of County's disapproval.

### **3.3 Required minimum infrastructure.**

Below are descriptions of the infrastructure improvements ("Infrastructure Improvements") described with more particularity and specificity in the Phase One Improvement Plan attached hereto as Exhibit "B" ("Phase One Improvement Plan") that must be constructed prior to the development of the Equivalent Dwelling Units on the Property as provided in Paragraph 3.4(b):

(a) Construction of the safety improvements designated in the Old Spanish Trail Improvement Plan ("Old Spanish Trail Improvements"). The actual cost of the Old Spanish Trail Improvements will be set forth in the Old Spanish Trail Improvement Plan, but is currently estimated by Rocking K to be \$223,000.00 (1990 dollars).

(b) Construction of a two lane extension of Valencia Road from Houghton Road to Old Spanish Trail and a two lane bridge over the Pantano Wash ("Two Lane Road and Bridge"). The actual cost of the Two Lane Road and Bridge will be determined by transportation studies conducted after the execution of this Agreement, but is currently estimated by Rocking K to be \$4,555,000.00 (1990 dollars).

(c) Construction, in accordance with the provisions of the Harrison-Pantano Service Area Wastewater Plan, of a sewer line along the Pantano Wash from the eighteen-inch sewer in Millmar Road to the Property. The sewerage facilities ("Phase One Rocking K off-site public sanitary sewerage facilities") shall be sufficient to fully service an estimated 3.3 million-gallons-per-day of peak wet weather flow or 1.5 million-gallons-per-day-of average dry weather flow. The Harrison-Pantano Service Area Wastewater Plan as approved by County shall be used to determine the extent to which the Phase One Rocking K off-site public sanitary sewerage facilities have been oversized to serve the development of property other than the Property, and to the extent to which it is oversized, Rocking K shall receive appropriate credits against the sewer connection fees it will be obligated to pay County in connection with the development of the Property during Phase One pursuant to the connection fee ordinance in effect at the time of application for connection fee credits. The actual cost of the Phase One Rocking K off-site public sanitary sewerage facilities will be determined by the Harrison-Pantano Service Area Wastewater Plan, but is currently estimated by Rocking K to be \$1,520,000.00 (1990 dollars).

(d) Augmentation of the Harrison Road sewer, from Millmar Road to the north bank of the Pantano Wash, to convey 1.5 million-gallons-per-day average dry weather flow and associated peak wet weather flow. The specific reaches which may require augmentation are conceptually depicted on Exhibit E.

Actual requirements shall be determined by the Harrison-Pantano Service Area Wastewater Plan, at a cost currently estimated by Rocking K to be \$60,000.00 (1990 dollars).

(e) Widening of the Two Lane Road and Bridge from two lanes to four lanes ("Four Lane Road and Bridge"), at a cost currently estimated by Rocking K to be \$2,990,000.00 (1990 dollars).

**3.4 Responsibility for funding and construction of Phase One Infrastructure Improvements.**

(a) *Responsibility; funding; reimbursement.* Rocking K shall be responsible for causing the Infrastructure Improvements required by Paragraph 3.4(b) to be constructed. The parties contemplate that the Infrastructure Improvements may be completed (i) pursuant to an improvement district (or, if permissible, a community facilities district), (ii) pursuant to a development fee ordinance, (iii) with regard to the Phase One Rocking K public sanitary sewerage facilities, at its own expense pursuant to a sewer development agreement, (iv) at Rocking K's own expense, or (v) any combination of the foregoing. County shall have no obligation to construct the Phase One Infrastructure Improvements. Any Infrastructure Improvements which are constructed by an improvement district, community facilities district or by adoption of a development fee ordinance which includes all of the property as a Benefit Area, shall no longer be the responsibility of Rocking K to the extent so constructed. Nothing in this Agreement shall be construed to limit the reimbursement from development fees to Rocking K or County of any costs of construction of the Infrastructure Improvements.

**(b) Phasing of Infrastructure Improvements.**

(i) *Phase One Rocking K off-site public sanitary sewerage facilities.* Rocking K shall not be entitled to receive County permits for the construction of any Structural Improvement on the Property unless and until commencement of construction of the Phase One Rocking K off-site public sanitary sewerage facilities (see Paragraph 3.3(c)) or Rocking K has provided County with financial assurances reasonably acceptable to County that such construction will be completed. Occupancy permits shall not be issued for any Structural Improvement until it has been connected to the public sanitary sewerage system in a manner acceptable to County.

(ii) *Old Spanish Trail Improvement Plan.* Rocking K shall not be entitled to receive County permits for the construction of any Structural Improvement on the Property that results in any Equivalent Dwelling Units on the Property unless and until the completed Old Spanish Trail Improvement Plan has been approved by County.

(iii) *Old Spanish Trail Improvements.* Upon the completion of the Old Spanish Trail Improvement Plan, County and Rocking K shall mutually determine the number of Equivalent Dwelling Units that may be developed prior to the construction of the Old Spanish Trail Improvements. After such determination, Rocking K shall not be entitled to receive County permits for the construction of any Structural Improvements on the Property that result in greater than the number of Equivalent Dwelling Units on the Property mutually determined by Rocking K and County as provided below unless and until the commencement of construction of the Old Spanish Trail Improvements or Rocking K has provided County with financial assurances reasonably acceptable to County that such construction will be completed. The number of Equivalent Dwelling Units mutually determined by County and Rocking K to be permitted on the Property because of the Old Spanish Trail Improvements shall be that number that causes the number of average daily trips on Old Spanish Trail to reach 9,000, applying usage standards and guidelines commonly used by County for such improvements.

(iv) *Two Lane Road and Bridge.* Rocking K shall not be entitled to receive County permits for the construction of any Structural Improvement on the Property that results in greater than 700 Equivalent Dwelling Units on the Property unless and until commencement of construction of the Two Lane Road and Bridge or Rocking K has provided County with financial assurances reasonably acceptable to County that such construction will be completed.

(v) *Air Quality Study Requirements.* Rocking K shall not be entitled to receive County permits for the construction of any structural improvement on the Property that results in greater than 700 Equivalent Dwelling Units on the Property unless and until completion of an Air Quality Impact Analysis Report and approval of said report by the Pima County Department of Environmental Quality. The Air Quality Impact Analysis Report shall include an analysis of traffic generated, estimation of the emissions produced, estimation of the effect on air pollution concentrations, and their impact on the surrounding environment. If the report demonstrates adverse impact or degradation of the air quality attributable to the Rocking K development, Rocking K shall not be

entitled to receive County permits for the construction of any structural improvement on the Property that results in greater than 1,250 Equivalent Dwelling Units on the Property unless and until completion of an Air Quality Impact Mitigation Plan and approval of said plan by the Pima County Department of Environmental Quality. The Air Quality Impact Mitigation Plan shall include an evaluation of all potential air quality mitigation measures, necessary to meet applicable Federal, State, or County requirements, which could be implemented by Rocking K, estimation of the emissions reductions potentially achievable by each measure, and selection of those measures to be implemented by Rocking K to offset any incremental emissions identified in the Air Quality Impact Analysis Report.

(vi) *Four Lane Road and Bridge.* Rocking K shall not be entitled to receive County permits for the construction of any Structural Improvement on the Property that results in greater than 2,150 Equivalent Dwelling Units on the Property unless and until commencement of construction of the Four Lane Road and Bridge or Rocking K has provided County with financial assurances reasonably acceptable to County that such construction will be completed.

(c) *First Phase only.* Rocking K shall not be entitled to receive County permits for the construction of any Structural Improvement resulting in greater than 3,250 Equivalent Dwelling Units unless a development agreement providing for the construction of infrastructure improvements necessary to serve further phases of development of the Property is entered into by County or County receives other assurances that such infrastructure improvements will be constructed.

(d) *Modification of times.* The times for the construction of the Infrastructure Improvements may be shortened or lengthened or the permitted number of Equivalent Dwelling Units increased or decreased by a formal written amendment to this Agreement if:

(i) Rocking K and County so agree;

(ii) With respect to the Two Lane Road and Bridge and the Four Lane Road and Bridge, actual trips generated by the Equivalent Dwelling Units are determined by County measurement, under usage standards and guidelines commonly used by County in connection with such improvements, to be more or less than anticipated on the date of execution of this Agreement; or

(iii) With respect to the Phase One Rocking K off-site public sanitary sewerage facilities, County determines, pursuant to a study funded by Rocking K using standards and guidelines commonly used by County in connection with sewerage facilities, that more or fewer Equivalent Dwelling Units can be accommodated within the one million-gallons-per-day allocated to Phase One.

**4. *Infrastructure dedication; operation; maintenance.***

Each Infrastructure Improvement not constructed by County shall be constructed in a good and workmanlike manner and in accordance with all applicable laws, codes, ordinances and design standards and, after approval by County in accordance with applicable laws, codes, ordinances, rules and regulations, dedicated to County. Thereafter, County shall be solely responsible for the operation and maintenance of the Infrastructure Improvement.

**5. *Development rights.*** County and Rocking K hereby agree and acknowledge that

5.1 Until the completion of construction of the Phase One Rocking K off-site public sanitary sewerage facilities, Rocking K shall have no right to construct any of the Structural Improvements set forth in Recital C above.

5.2 Upon approval of the Old Spanish Trail Improvement Plan, Rocking K shall have the right to construct Structural Improvements on the Property that results in the number of Equivalent Dwelling Units mutually determined by Rocking K and the County pursuant to Paragraph 3.4(b)(iii).

5.3 Upon the Commencement of Construction of the Old Spanish Trail Improvements, Rocking K shall have the right to construct Structural Improvements on the Property that result in 700 Equivalent Dwelling Units, subject to adjustment as provided in Paragraph 3.4(c).

5.4 Upon the Commencement of Construction of the Two Lane Road and Bridge, Rocking K shall have the right to construct Structural Improvements on the Property that result in up to and including 2150 Equivalent Dwelling Units, subject to adjustment pursuant to Paragraph 3.4(c).

5.5 Upon the Commencement of Construction of the Four Lane Road and Bridge, Rocking K shall have the right to construct Structural Improvements on the Property that result in up to and including 3250 Equivalent Dwelling Units, subject to adjustment pursuant to Paragraph 3.4(c).

5.6 No future moratorium or ordinance, resolution or other land use rule, regulation or limitation on the rate, timing or sequencing of the Phase One development of the Property, or any portion thereof, shall apply to the development of the Property

during the term hereof except as may be necessary to (i) 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 (ii) alleviate or otherwise contain a legitimate, bona fide threat to the health or safety of the general public, in which event any ordinance, rule or regulation to be imposed in an effort to contain or alleviate such threat may be imposed only after public hearing and comment and shall not, in any event, be imposed arbitrarily. It is understood that Rocking K and County may enter into future agreements which entitle Rocking K to receive permits for development of future phases of the Plan upon construction, or financial assurance of construction, of the public infrastructure necessary to serve the future phases. Nothing in this Agreement shall be interpreted to restrict any development rights obtained by Rocking K pursuant to common law based on investment in Phase One.

5.7 This Agreement is not intended to limit the right of the voters to affect the Rocking K Specific Plan by referendum. If the Rocking K Specific Plan is disapproved by referendum, this Agreement shall automatically terminate.

6. *Representatives; default; cure period.*

6.1 *Appointment of representatives.*

County and Rocking K each shall designate and appoint a representative to act as a liaison between County and its various departments and Rocking K. The initial representative for County shall be the County Manager, and the initial representative for Rocking K shall be its Project Manager, as identified by Rocking K from time to time in writing pursuant to Paragraph 7.1. The representatives shall be available at all reasonable times to discuss and review the performance of the parties to this Agreement and the development of the Property pursuant to the Specific Plan.

6.2 *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 thereof 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/or the right to institute an action for damages.

**7. Notices and filings.**

**7.1 Manner of serving.**

All notices, filings, consents, approvals and other communications provided for herein or given in connection herewith 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, if to:

County: Pima County  
130 West Congress, 11th Floor  
Tucson, Arizona 85701  
Attn: Enrique Serna, Manager  
Jane Williams, Clerk

copy to: Pima County  
110 West Congress, 9th Floor  
Tucson, Arizona 85701  
Attn: Pima County Attorney

Rocking K: Rocking K Development Co.  
2200 East River Road, Suite 115  
Tucson, Arizona 85718  
Attn: Mr. Chris Monson

copy to: Streich Lang  
1500 Security Pacific Bank Plaza  
33 North Stone Avenue  
Tucson, Arizona 85701-1413  
Attn: Steven A. Betts, Esq.  
Scott K. Henderson, Esq.

or to such other addresses as either party hereto may from time to time designate in writing and deliver in a like manner.

**7.2 Mailing effective.**

Notices, filings, consents, approvals and communication given by mail shall be deemed delivered upon receipt or twenty-four hours following deposit in the U.S. mail, postage prepaid and addressed as set forth above, whichever first occurs.

### **7.3 *Future phases.***

It is acknowledged and agreed that the future development of the Rocking K Specific Plan area beyond Phase One will require agreements for future phases to provide for, among other things, the terms, conditions, restrictions and requirements for the construction and funding of future public Infrastructure Improvements. The future public Infrastructure Improvements that are anticipated on the date of execution of this Agreement include, but are not limited to a three million-gallons-per-day wastewater treatment and reclamation facility, and associated pumping and conveyance facilities, to serve the area in which the Property is located and to replace the temporary allocation of one million-gallons-per-day conveyance capacity loaned from other County facilities to serve the Rocking K Specific Plan Phase One area; provided, however, that the size of the plant and the amount of the loaned capacity will be determined by the Harrison-Pantano Service Area Wastewater Plan pursuant to Paragraphs 3.2 and 3.3(c). It is acknowledged and agreed that the future Infrastructure Improvements will serve areas of the Property that include, among other areas, the areas served by the Infrastructure Improvements made in Phase One.

## **8. *General.***

### **8.1 *Waiver.***

No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by County or Rocking K 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.

### **8.2 *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.

### **8.3 *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 hereof.

### **8.4 *Exhibits.***

The following exhibits attached hereto shall be deemed to have been incorporated herein by this reference with the same force and effect as if fully set forth in the body hereof:

- A. Legal Description of the Property
- B. Phase One Improvement Plan
- C. Specific Plan
- D. General Description of Old Spanish Trail Improvements
- E. Reaches of Harrison Road sewer, from Millmar Road to the north bank of the Pantano Wash, which may require augmentation

#### **8.5 *Further acts.***

Each of the parties hereto shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement. Without limiting the generality of the foregoing, County shall cooperate in good faith and process promptly any requests and applications for plat or permit approvals or revisions, and other necessary approvals relating to the development of the Property by Rocking K and its successors.

#### **8.6 *Successors.***

Except as provided in Paragraph 8.13, all of the provisions hereof shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto. Notwithstanding the foregoing, Rocking K's rights and obligations hereunder may only be assigned by a written instrument, recorded in the Official Records of Pima County, Arizona, expressly assigning such rights and obligations. In the event of a complete assignment by Rocking K of all rights and obligations of Rocking K hereunder, all of Rocking K's obligations hereunder shall terminate effective upon the assumption by Rocking K's assignee of such obligations. Nothing in this Agreement shall operate to restrict Rocking K's ability to assign less than all of its rights and obligations under this Agreement to those entities that acquire any portion of the Property. County hereby agrees that Rocking K's obligations under this Agreement shall not be enforceable against future owners of less than all of the Property who do not expressly assume such obligations as provided above; provided, however, that such owners may not construct Structural Improvements on its portion of the Property that results in an increase in the number of Equivalent Dwelling Units beyond that number permitted under this Agreement.

#### **8.7 *Term.***

Except as provided below, the term of this Agreement shall commence on the date of execution by both parties hereto and shall automatically terminate on the fiftieth anniversary of such date; provided, however, that either party hereto shall have the

right to extend the term hereof for one additional period of fifty years upon written notice delivered to the other at least one year prior to the expiration hereof. Rocking K shall have the right to terminate this Agreement if the zoning applicable to the Property is changed from that set forth in the Specific Plan. Such termination shall be effective upon delivery to County of Rocking K's written notice of such termination. In the event of such a termination, County and Rocking K shall execute, acknowledge and record in the Official Records of Pima County such termination statements and other documents reasonably required to remove this Agreement as an exception to title to the Property.

If prior to the fifth anniversary of the execution of this Agreement (the "reversion date"), Rocking K has failed to commence construction of any Structural Improvement on the Property, County may terminate this Agreement. If, because of then-existing market and other economic conditions, Rocking K reasonably believes that it is not feasible to commence development of the Property in accordance with the Specific Plan prior to the reversion date, Rocking K shall notify the County in writing of such belief on or before the reversion date. In such event, the reversion date shall be automatically extended for a period of five years.

#### **8.8 *No partnership.***

It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other arrangement between Rocking K and County.

#### **8.9 *Entire agreement.***

This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are hereby superseded and merged herein.

#### **8.10 *Amendment.***

No change or addition is to be made to this Agreement except by a written amendment executed by the parties hereto. Within ten days after any amendment to this Agreement, such amendment shall be recorded in the Official Records of Pima County, Arizona.

#### **8.11 *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 party on whose behalf each such individual is signing.

**8.12 *Governing law.***

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

**8.13 *Recordation and effect.***

This Agreement shall be recorded in its entirety in the Official Records of Pima County, Arizona, not later than ten days after its execution and shall constitute covenants that run with the land and are binding on successors in interest, subject to Paragraph 8.6.

**8.14 *No Rocking K representations.***

Nothing contained in this Agreement shall be deemed to obligate County or Rocking K to complete any part or all of the development of the Property.

**8.15 *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.

**8.16 *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 Reg T. Morrison  
Chairman of the Board

ATTEST:

Jane Williams  
Clerk of the Board

APPROVED AS TO FORM:

Frank Cassidy  
Deputy County Attorney

ROCKING K DEVELOPMENT CO.,  
as authorized agent for and on behalf\*

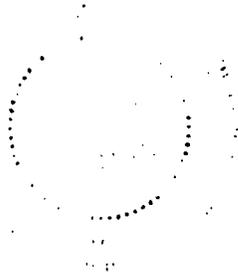
By Chris Monson  
Its President

STATE OF ARIZONA )  
County of Pima ) ss.

The foregoing document was acknowledged before me the 15<sup>TH</sup> day of January,  
1990, by Chris Monson, the President of ROCKING K DEVELOPMENT  
CO., an Arizona corporation.

Catherine F. Korson  
Notary Public

My commission expires:  
9.30.93



\*of Rocking K Holdings Limited Partnership  
and Rincon Valley Holdings Limited  
Partnership, both of which are Arizona  
limited partnerships

# ROCKING K SPECIFIC PLAN

CO23-90-1

*Submitted to*  
Pima County  
Department of Planning and Development Services  
130 West Congress Street  
Tucson, Arizona 85701

*Prepared for*  
Rocking K Development  
2200 E. River Road, Suite 115  
Tucson, Arizona 85718

*Prepared by*  
McGovern, MacVittie, Lodge & Dean, Inc.  
3505 N. Campbell Ave., Suite 501  
Tucson, Arizona 85719  
(602) 326-3996

Simons, Li & Associates  
110 S. Church, #170  
Tucson, Arizona 85701  
(602) 884-9594

SWCA Inc.  
1602 Ft. Lowell Rd.  
Tucson, Arizona 85719  
(062) 325-9294

Streich, Lang, Weeks & Cardon  
33 N. Stone Avenue  
Tucson, Arizona 85701  
(602) 628-1419

January 15, 1991

*Questions regarding this Specific Plan  
document may be addressed to*  
Lance R. MacVittie  
McGovern, MacVittie, Lodge & Dean, Inc.

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## **SECTION I EXECUTIVE SUMMARY**

The Rocking K Specific Plan provides for the comprehensive well-planned development of a mixed-use, resort-oriented community. The project is located about one mile east of the Tucson city limits. Consistent with the purpose of a Specific Plan as defined in Chapter 18.90 of the Pima County Zoning Ordinance, the Rocking K Specific Plan serves as a bridge between the County's Comprehensive Plan and an individual development project. More precisely, because the Rocking K Specific Plan is consistent with the land use concept and policies of the Rincon Valley Area Plan, the Specific Plan serves as a method to implement the adopted Rincon Valley Area Plan on the Rocking K site.

### **A. PLAN GOALS**

The Rocking K Specific Plan was developed within the context of emerging regional trends of urban growth. As Tucson has grown, the urban metropolitan area has gradually shifted from a downtown activity center to a variety of centers throughout the region, each providing residential, resort, recreational, service and employment uses. The Rocking K Specific Plan provides for a unique and attractive Rincon Valley community based on these goals:

- Provide a balanced community with a variety of enjoyable lifestyle options, consistent with the Pima County Comprehensive Plan and the Rincon Valley Area Plan.
- Protect and enhance valuable environmental resources, including significant natural open space areas.
- Integrate open space and recreational opportunities throughout the Rocking K project.
- Maintain sensitivity to the environment and to surrounding land uses in all aspects of planning and development.
- Allow for quality development which will enhance the tax base, create job opportunities, contribute to the long term economic health of Pima County and boost Tucson's identity as a destination resort city.
- Provide a well-conceived, cost-effective, and fair approach for providing infrastructure and public services.
- Provide for development that is realistically attuned to local market economics and able to respond to anticipated demographic growth patterns and land use needs.

- Plan for a maximum projected population of about 24,000 people over the next 25 years.
- Maintain the economic viability of the project and ensure that implementation is achievable.
- Plan for a 25-year development horizon.
- Respond to fluctuations in development with appropriate phasing.

## **B. REGIONAL AND HISTORIC CONTEXT**

Located roughly one mile east of the Tucson city limits, the Rocking K site consists of approximately 4450 acres in the Rincon Valley, generally south of Saguaro National Monument, on both sides of Old Spanish Trail, and straddling Rincon Creek. The regional setting of Rocking K--north and east of I-10 in the rapidly growing southeast Tucson area and in close proximity to the Saguaro National Monument, Coronado National Forest, and Colossal Cave County Park--is unique. The natural terrain of the Rocking K and the site's proximity to natural public preserves create a highly desirable residential, resort and recreational location.

Rocking K is currently closer to three of Tucson's major employment centers including Tucson International Airport, Davis Monthan Air Force Base and the I-10/IBM eastside corridor, than are other suburban areas of Tucson.

Historically, the Rincon Valley was dominated by ranching and agriculture, with some additional small-scale mining and quicklime production. While some ranches, including Rocking K, have survived as large land holdings, the trend since the 1960s has been towards scattered private residential development.

## **C. EXISTING LAND USE AND ZONING**

Topography of the Rocking K site varies from gently rolling semi-desert grassland in the southern portion to rocky foothills with saguaro forests in the northern corners. Once a rich riparian habitat, Rincon Creek has been diminished by past agricultural abuse and overgrazing. The site does contain a number of other riparian habitats, associated with drainages connecting to Rincon Creek.

The Rocking K site is privately owned, with the exception of about 770 acres which are State of Arizona Trust Lands. The Rocking K property is presently being used for grazing. The site is currently zoned Rural Homestead (RH) and Suburban Ranch (SR), with some other low density residential zoning (GR-1). Portions of the site are conditionally zoned for other residential and commercial uses. The provisions of the Pima County Buffer Overlay zoning district apply to some areas within the northern

portion of the Rocking K property. With the exception of Saguaro National Monument to the north and several nearby residential subdivisions, surrounding land uses and zoning are similar to those onsite.

#### **D. MAJOR FEATURES OF THE SPECIFIC PLAN**

##### **1) Land Use:**

Rocking K is planned to be a mixed-use, resort oriented community. The Rocking K Specific Plan follows the same goals as the Rincon Valley Area Plan, which calls for an urban center with employment, recreation, shopping and homes all onsite. Therefore, it includes a variety of residential densities and areas; four resorts; four 18-hole golf courses; specialty and community retail; research and development; and a resort village center with office, retail, and higher density residential. A total of about 212 acres (or less than 5% of the entire project) is set aside for commercial development, with 87 acres devoted to research and development and 23 acres slated for offices. The resort sites will total approximately 149 acres. The land uses planned for Rocking K will provide abundant recreational opportunities, integrated with a wide variety of options to live and work in the community.

The Land Use Element of the Rocking K Specific Plan delineates the type, extent and location of land uses within the project. The land uses proposed are consistent with the broader framework established by the Rincon Valley Area Plan. However, both the density and the number of homes proposed for Rocking K are significantly lower than allowed by the Area Plan. The overall density within the Rocking K is about 2.25 homes per acre. The total maximum number of residential units is 10,000.

Planning for large areas brings with it the ability to balance land uses with the sensitive demands of the natural environment, all the time striving to plan for a highest possible quality of life. At Rocking K, the desert can be preserved, permanent public access provided, and wildlife habitats preserved or restored all because of the master-planned concept. And because Rocking K is a comprehensive master plan for an area that is large and still relatively undeveloped, special significant amenities can be included. In Rocking K's plan, these amenities include, among others, permanent preservation of hundreds of acres of natural open space, provision of miles of public hiking trails, and the restoration of Rincon Creek to its historic riparian condition with a canopy of native trees and shrubs.

Similarly, the flexibility associated with comprehensive planning provides an ability to plan for land uses that are compatible with adjoining properties, thereby

providing a benefit to adjacent land owners by permanently establishing planned land uses.

Piecemeal zoning of smaller, unintegrated developments and disjointed wildcat subdividing do not offer these advantages. Instead of enhancing the environment, they actually diminish it. Often, they prohibit public access, fence off wildlife corridors, destroy the native terrain by turning domestic animals loose, and, overall, fail to plan for any long-term public needs and goals and close options for future planning.

Land uses within the Rocking K Specific Plan can be broadly characterized as two major districts, located to the north and south of Rincon Creek.

a. North of Rincon Creek:

Land uses north of Rincon Creek include a variety of residential types, from very low density mountain estate lots to medium density multifamily and patio home projects. These are intertwined within an extensive system of natural and functional open space areas. Two golf courses and a portion of a third will be located north of Rincon Creek. Limited areas of high density residential are located primarily next to the golf courses. The density transfer concept is used on the residential sites to protect natural environmental resources and to integrate open spaces into the residential areas. In total, 7,000 homes are planned for the area north of Rincon Creek.

Two resorts are planned north of Rincon Creek. The Lodge at Deer Camp is a 55-acre resort planned to take advantage of the area's natural beauty and lush vegetation. Visitors here can enjoy hiking, horseback riding and bird watching. The non-golf oriented resort is located in the northeastern corner of the Rocking K, near the Saguaro National Monument. Mica Mountain Resort, with adjacent golf and recreational facilities, is located on 42 acres in the north central section of the Rocking K site. Mica Mountain is located in a bowl and is not visible to the Lower Rincon Valley.

Also located north of Rincon Creek are a few sites designated for commercial and research and development. As called for in the Rincon Valley Area Plan, these parcels are located near and around a planned arterial street running north of and approximately parallel to Rincon Creek.

b. South of Rincon Creek:

The area south of Rincon Creek is dominated by the focal point of the Specific Plan--the Village at Rincon Creek. The Village includes commercial development to support the community's residents and resort visitors. Two resorts are also planned around the Village site. The Rocking K Ranch Resort, situated on 19 acres at the existing Rocking K Ranch headquarters, will focus on equestrian activities. A second resort, the Rincon Creek Resort & Conference Center, is located on 33 acres in the eastern portion of the Village area. Medium and higher density residential uses are also integrated with the Village concept. A total of 3,000 residential units are permitted south of Rincon Creek. One of the golf courses will be built south of Rincon Creek in the vicinity of the Village and serve as a unifying link between the residential areas and two resorts.

2) Open Space and Recreation:

Due to the significance of the site's natural topography and vegetation, the proposed open space and recreation system is a major organizing element of the Rocking K Specific Plan. The Plan provides substantial acres of open space. First is a linked combination of natural open space areas, making up 50%-60% of the entire Rocking K project. In fact, more open space than required by the Rincon Valley Area Plan is included in this Rocking K Specific Plan. The second part of open space is functional open space, which includes golf courses, parks, and public access trails, all providing a variety of recreational opportunities within the Rocking K project. Only treated effluent will be used to water the golf courses.

Park sites are tentatively designated in the Specific Plan, including Rocking K's commitment to a 40-acre Pima County park south of the Rincon Creek. This park will also serve as a trailhead for Rocking K's system of multi-use trails. Other park plans will remain flexible to respond to actual development patterns and to planning and acquisition needs of the Pima County Parks and Recreation Department. In broad terms, open space commitments in the Specific Plan include:

- Provision of a continuous, interlinked open space system, with both natural and functional open space areas.
- Placement of functional open space areas adjacent to natural open space areas, to integrate the two types and to expand the enjoyment of both types of open spaces.

- Provision of a multi-use trail system within the Rocking K open space network, including public access trails to the Saguaro National Monument and Rincon Creek. Trails will include bike paths, horse trails, and hiking trails.
- Restoration of Rincon Creek with a natural vegetation system.
- Use of clustering and density transfer concepts to maximize the preservation of natural areas.
- Establishment of a community open space education system by the Rincon Institute.
- Use of "rural" roadways and limits on walls and fences to minimize disruption of natural areas and to visually blend new development with the natural landscape.

3) **Rincon Creek Restoration:**

Rincon Creek serves as the principal drainage feature within the Rocking K property. Due to past modifications for cultivation use, much of the floodplain is nearly void of trees and shrubs. However, both upstream and downstream from the cultivated floodplain within the Rocking K property, a relatively thick canopy of native riparian vegetation can be found along both banks of the Creek.

As an integral part of long-term development of the Rocking K site, restoration of the Rincon Creek will be undertaken, based on the following objectives:

- Create a stream channel which replicates the Rincon Creek.
- Re-introduce native trees and shrubs within cleared areas of the floodplain, to blend with the existing character of the Creek outside the Rocking K site, and to provide a valuable wildlife corridor and habitat.
- Control flood water and related erosion without the use of visually or physically intrusive structures.
- Phase implementation of restoration to minimize disruption of the environment and to maximize cost effectiveness.
- Develop guidelines for recreational uses and some golf course development along the restored riparian environment.

- Establish programs to educate residents and recreational users on their role in preserving the restored environment.

The actual implementation of the Rincon Creek Restoration Plan will be undertaken as a sequence of activities, within as short a time frame as reasonably practical. Phasing of the plan will be linked to development of related elements of the project and will occur generally in an upstream to downstream direction. As segments of the project are completed, the low-flow channel and the renewed riparian habitat may be donated to Pima County. The remaining floodplain areas adjoining the Creek shall remain in private ownership.

4) The Rincon Institute:

To assure that the Rocking K project is developed and maintained in an environmentally sensitive manner, the Rincon Institute, an independent, non-profit corporation, will be established upon approval of the Rocking K Specific Plan. The Institute will be preliminarily funded by the Rocking K project. It will perform five principal functions:

- Provide environmental education for residents, employees and visitors.
- Restore and manage degraded habitats.
- Monitor compliance with deed restrictions related to environmental protection and natural resource conservation.
- Protect and manage undeveloped land donated or dedicated for public open space purposes.
- Provide technical assistance to individuals and organizations on matters related to land conservation and development.

5) Circulation:

The circulation system within the Rocking K site consists of a roadway system and a trail system. The location of roadways and roadway standards proposed in the Rocking K Specific Plan are consistent with the Pima County Association of Governments Major Streets and Routes Plan, as amended in the Rincon Valley Area Plan.

The roadway circulation system is planned to contain both urban and rural streets. Urban streets will include multi-purpose lanes for bikeways or emergency parking, and may include curbs, gutters, sidewalks and landscaping on both sides. Rural

streets will carry smaller volumes of traffic and will not include bike lanes, curbs, gutters or sidewalks.

The multi-use trail system planned for Rocking K is designed to provide linkages throughout the site's open space network. It has been developed with significant input from the Saguaro National Monument and from the Steering and Advisory Committees of the Eastern Pima County Trails Master Plan Project.

6) **Public Services and Utilities:**

- **Water**

Water service for the Rocking K project will be provided by the Spanish Trail Water Company. Additionally, an interconnection agreement is being negotiated with the City of Tucson to enable Rocking K to use CAP water already allocated to this area. The water distribution system will be generally aligned with the proposed roadway system.

To conserve water, Rocking K will water its golf courses with treated effluent. Currently, effluent is about four miles away from Rocking K in Lincoln Park.

Rocking K will also adopt several water saving policies. These include planting native, low-water use trees and shrubs; establishing strict turf-watering limits; and encouraging residents and resort visitors to save water.

- **Sewer**

The Pima County Wastewater Management Department has agreed to provide necessary sewer service to the Rocking K development in accordance with existing policies and procedures.

- **Other Utilities**

Electric, telephone and gas service will conform to the assumptions and policies identified in the Rincon Valley Area Plan. All electric utility lines less than 46 KV within the Specific Plan and less than 115 KV within the Buffer Overlay Zone shall be installed underground to help preserve the area's natural beauty.

- **Schools**

The Rocking K development is located within the Vail School District. The exact locations of schools are not identified in the Specific Plan. The

Rocking K developer, however, has agreed to enter into an agreement with the Vail School District to donate school sites on an as-needed basis. This will assure that an adequate number of schools are provided in appropriate locations throughout the project.

7) **Infrastructure:**

Infrastructure improvements will be necessary to provide for the service needs of future residents within both the Rocking K Specific Plan area and surrounding areas. Onsite and offsite infrastructure will be constructed as needed in support of the uses anticipated in each of the development phases. Infrastructure includes sewer, roads, and drainage. A Development Agreement addressing the extent of infrastructure and cost allocation, between the Master Developer and Pima County is being prepared and is expected to be ready in draft form prior to the Planning and Zoning Commission public hearing. Transportation and sewer improvements will be addressed in the Development Agreement.

Once the Plan is approved and before approval of further development plans or subdivision plats within the Rocking K area, the Development Agreement will be finalized. Generally Rocking K Development will pay a pro rata share of necessary offsite transportation improvements and the full cost of those onsite facilities solely benefiting Rocking K Development.

Sewer improvements will be funded in the normal manner in accordance with standard Pima County policies. The developer will construct the necessary offsite sewer conveyance capacity to serve the Rocking K Specific Plan.

Water system improvements for the private water company to serve the new development will be made by the water company at no cost to Pima County. Finally, the costs associated with delivery of effluent (treated water) are incorporated into the cost structure of water and are, therefore, not a cost burden on Pima County.

**E. REGULATIONS AND STANDARDS**

1) **Zoning Classifications:**

Zoning classifications designated in the Revised Rocking K Specific Plan are generally consistent with the existing Pima County zoning districts.

2) **Amenity Bonuses and Density Transfers:**

The Rincon Valley Area Plan establishes base minimum residential densities within land units identified as Planning Areas. To develop areas at densities

greater than the specified base, the developer must provide specific amenities. Specific amenities may be converted to additional allowed density. The considerable amenity package provided in the Rocking K Specific Plan allows for densities greater than the base established by the Area Plan but not exceeding overall or cap densities of the Rincon Valley Area Plan.

The density transfer technique is also used in the Rocking K project. This concept permits flexibility in distributing the total number of units throughout the project site. Within Planning Areas, the density transfer concept allows clustering of residences on a limited portion of the site, thereby maximizing open space and public access. Density transfers also give the developer a certain degree of flexibility to respond to market needs and site conditions, while ensuring that the overall project density does not exceed approved levels.

## **F. DESIGN GUIDELINES**

### **1) Architectural Review:**

Design guidelines are included in the Specific Plan to establish a basic framework for development consistency within the Rocking K project. As part of the design guidelines, an Architectural Review Committee will be established to evaluate and approve all proposals for development in the Specific Plan area. Covenants, conditions, and restrictions, based on the Rocking K design guidelines, will also ensure a high standard of project-wide design.

The architectural theme for the Rocking K community is based on integrating all structures with the natural desert environment. Architectural themes of the southwest, as well as other building types respecting the desert surroundings, will be encouraged. All architectural elements, including color and building materials, will be subject to approval of an Architectural Review Committee.

### **2) Village at Rincon Creek Design:**

The Village at Rincon Creek will serve as a focal point and meeting place for the community, with an emphasis on pedestrian travel. While automobiles may continue to be a primary means of access to The Village at Rincon Creek, parking areas will not dominate the scale or orientation of land uses within the Center.

Prior to development of The Village at Rincon Creek, a master design plan will be prepared, based upon these objectives:

- Maximize transit use, bicycling and walking.
- Minimize focus on automobile.

- Minimize large expanses of paved parking lots.
- Relate design of The Village to the surrounding natural environment.

3) **Golf Course Design:**

Golf courses in the Rocking K project will be designed to minimize water use. They will use the natural landscape setting to the greatest degree possible, while minimizing intrusion into the natural vegetation and habitat. All golf courses will be watered with treated effluent.

4) **Landscape Preservation:**

All development plans and final subdivision plat submittals within the Rocking K project will present a landscape preservation plan with the required site analysis. The plan will identify areas of the site to be preserved in their natural state and propose methods to avoid disturbing the site, including plans for salvage and reuse of vegetation.

**G. IMPLEMENTATION AND PHASING**

1) **Phasing:**

The Rocking K Specific Plan will be implemented in phases over the next 25 years beginning in 1992 and ending in 2017. To permit enough flexibility to respond to changing market conditions and an unpredictable economy, general phases of implementation are projected as follows:

- **Phase I            1992-2001**

Phase I development will include the Rocking K Ranch Resort, Mica Mountain Resort, and two of the Rocking K golf courses, one north and one south of Rincon Creek. Residential areas both north and south of Rincon Creek, particularly parcels related to the golf courses and resorts, may also be developed. Additionally, selected office and commercial/R&D parcels will be developed. Restoration of Rincon Creek will begin. Trailheads and the trails system will be started, and the 40 acre park site will be dedicated to Pima County.

- **Phase II            2001-2010**

During Phase II, The Lodge at Deer Camp, associated recreational areas, and nearby residential sites will be developed. A new golf course (south of Rincon Creek) will be built. Work will start on The Village at Rincon

Creek, including some areas of medium density residential. Restoration of Rincon Creek will continue.

- Phase III 2010-2017

The final phase of development will include completion of The Village at Rincon Creek, including the Rincon Creek Resort and areas of higher density residential. By the year 2017 the final golf course will be built. During Phase III, restoration of Rincon Creek will be completed. Remaining residential areas will be built.

2) Review Procedures:

Techniques which will be used to assure that the policies, objectives and guidelines of the Revised Rocking K Specific Plan are carried through the 25 years of actual development are as follows:

- Architectural Review Process
- Design Review Committee
- Subdivision Plat Review
- Development Plan Review
- Developer Assurance Agreements
- Plan Monitoring Status System

## H. SUMMARY

Much notice has been given to Rocking K's status as "the largest rezoning case" in Pima County. Obviously, it is no longer an issue in Pima County as to if Tucson will grow, only how much. Just as important for the entire community is, if we're to have growth, how do we plan for it--today and even 25 years and beyond into the future?

When approved, Rocking K could become the model for development that is sure to come. This plan includes innovative approaches and a sincere responsibility to public and environmental concerns. Among its hallmarks:

- The Rincon Institute. A non-profit group to provide education to visitors, residents and area employees.

- **Restoration of Rincon Creek.** An area that's been terribly overgrazed will be restored with a canopy of native trees, at no cost to the taxpayers.
- **Protection of valuable wildlife habitats.** When property is privately owned, only a master-planned approach can place restrictions on fences and domestic animals to help protect wildlife habitats in Pima County.
- **Permanent natural open space.** More than half of the entire Rocking K is permanently preserved as natural open space.
- **Public hiking trails.** Miles of public hiking trails will connect private land to previously inaccessible public lands.
- **Responsible water policies.** Water resources have been verified. Water-saving policies will be adopted for Rocking K-area resorts and residents. Golf courses will be watered with treated effluent.
- **An up-front commitment to infrastructure.** Rocking K will pay for its onsite infrastructure. It will also pay its share of offsite infrastructure.
- **A true master-planned community.** As called for by the Rincon Valley Area Plan, the Rocking K Specific Plan includes jobs, recreation, social activities, schools, and shopping as part of its master-planned development of homes and resorts.

**SECTION II  
STATEMENT OF FINDINGS**

**A. INTRODUCTION**

The Rocking K Specific Plan proposes a master planned community of approximately 4,450 acres. Use of the Specific Plan process allows the large mixed-use community to be comprehensively planned and designed, providing an integrated, cohesive and phased approach to the development of the Rocking K site. Because portions of the Rocking K site are included within the Buffer Overlay Zone, use of the Specific Plan process is also consistent with the County's policy which states that the Specific Plan is the preferred planning tool for lands within the buffer overlay zone.

The Rocking K Specific Plan establishes the type, location, density and character of development for the site and will function as a guide for development of the Rocking K community.

**B. OBJECTIVES**

The objectives of the Rocking K Specific Plan recognizes development issues; the landowner's and developer's goals; and County policies and requirements. The objectives include:

- Provide a balanced, mixed-use, mostly self-contained community with a variety of lifestyle options, consistent with the Pima County Comprehensive Plan and the Rincon Valley Area Plan.
- Protect and enhance significant environmental resources, including natural open space features.
- Integrate open space and recreational opportunities throughout the development.
- Maintain sensitivity to the environment and to surrounding land uses in all aspects of planning and development.
- Allow for development which will enhance the tax base, job opportunities and contribute to the economic health of Pima County.
- Provide a well-conceived, cost-effective approach for providing infrastructure and public services.

- Provide for development that is attuned to local market economics, and able to respond to anticipated demographic growth patterns and land use needs.
- Plan for a maximum projected population of about 24,000 people over the next 25 years.
- Maintain the economic viability of the project and ensure that implementation is achievable.
- Plan for a 25-year development horizon.
- Respond to fluctuations in development with appropriate phasing.

Section 18.90.030.e.1 of the Pima County Zoning Ordinance includes the following criteria to which the Specific Plan goals should be related:

- Preservation of Open Space

Through the Specific Plan process, which allows for comprehensive planning of a large area, open space within the Rocking K site can be designed and preserved in contiguous, interconnected units. As such, use of the Specific Plan offers an advantage over conventional zoning which often results in a disjointed patchwork of open space areas or pathways.

- Development of Areas with Significant Environmental Constraints

The Rocking K site contains a wide variety of significant environmental features. These include:

- Rincon Creek Riparian Area, which was heavily altered by farm development in the late 1950's.
- Abundant saguaros among rocky slopes and adjacent to riparian areas.
- Heavily vegetated washes with bedrock water catchments, interconnected with Saguaro National Monument and Rincon Creek.
- Wildlife habitats, particularly in areas adjacent to the Monument.
- Steep rocky slopes and visually sensitive ridges.

- A five-mile northern property boundary shared with Saguaro National Monument.
- Unclassified archaeological resources.

Use of the Specific Plan allows uniform, project-wide standards to be established for environmentally sensitive areas.

- Deviation from Existing County Land Use Standards and Procedures

To ensure that the Rocking K goals of sensitivity to the environment and enhancement of natural features can be achieved, standards and procedures included in the Plan occasionally differ from, but always meet or exceed, existing Pima County standards and procedures.

### C. SUBSTANTIAL PLAN CONFORMANCE

The Rocking K Specific Plan is located in eastern Pima County, entirely within the area included in the Rincon Valley Area Plan. In accordance with the Pima County Specific Plan Ordinance, and as discussed in detail below, the Rocking K Specific Plan is in substantial conformance with both the Comprehensive Plan of Pima County and the County land use plan applicable to the Specific Plan district--in this case the Rincon Valley Area Plan.

1) Pima County Comprehensive Plan:

The Conceptual Land Use Element of the Pima County Comprehensive Plan, adopted by the Pima County Board of Supervisors September 5, 1989, is intended to "guide growth [in the County] in a coordinated and unified manner." Towards this aim, the Land Use Element includes both a land use map illustrating desired land use patterns, along with sixty policy objectives which serve as more detailed guidelines for implementation of the Plan. Not all sixty policy statements are pertinent to actions by a builder/developer, and, therefore, are not reflected in the Specific Plan. Those policies defined applicable were enumerated by Planning Department staff by memorandum dated June 29, 1990. The Rocking K Specific Plan is substantially consistent with both the land uses depicted on the Plan Map and with the applicable policy guidelines of the Plan.

The Pima County Comprehensive Plan land use map specifies three land use areas--"County Urban Planning Sector," "Mountain Foothills Segments," and "Linear River Parks"--within the Rocking K site. Approximately the southern one-half of the Rocking K site is within the designated Urban Planning Sector,

bisected by the Linear River Park designation which approximately follows the location of Rincon Creek on the Rocking K site. The northern portion of the site, located near the Saguaro National Monument, falls within the area designated as Mountain Foothills Segment.

According to the Comprehensive Plan, a County Urban Planning Sector will include a variety of land uses including a "wide choice of residential lots; activity centers containing commercial, retail and other business services; areas designated for institutional, health, and educational facilities; parks and open space, and sensitive areas that will never be developed." The Comprehensive Plan also notes that "most all of the future development of eastern Pima County will occur within the area bounded by these [urban planning] sectors" and that "activity centers within urban planning sectors will absorb new growth at higher densities so pressure of peripheral expansion into the surrounding desert may be relieved and existing residential neighborhoods may remain at traditional densities." The Plan notes that the Linear River Parks designated within urban planning sectors are to enhance "recreational opportunities along major drainageways" and that "dedications for linear river parks will be required of new developments along major rivers." In contrast with the Urban Planning Sector, the Comprehensive Plan defines the Mountain Foothills Segments as areas where "open space characteristics of development sensitive lands in the vicinity of public resource management units will be preserved." Within these areas, buildings and roadway configurations are to be visually limited to blend with the natural landscape.

The land use patterns proposed in the Rocking K Specific Plan can be broadly characterized as two districts, closely corresponding with those envisioned for the area in the Land Use Element of the Pima County Comprehensive Plan. The area located generally in the north one-half of the site, within the area designated as Mountain Foothills Segment on the Comprehensive Plan, is planned predominantly for a variety of lower density residential areas, including very low density mountain estates, interspersed within large natural open space corridors. Two of the Rocking K resorts are situated in the north section of the property, below the Saguaro National Monument, and are planned to blend with the natural beauty of the area. A small amount of higher density residential is proposed for scattered sites near recreational amenities. These proposed land uses are consistent with the low density, non-invasive uses advocated by the County Plan. In addition, the Rocking K Specific Plan proposes "rural" street standards for this area. Designed to recognize the natural environment, these "rural" streets are consistent with the Comprehensive Plan's call for roadways which are harmonious with the natural landscape.

The southern portion of Rocking K, located within the designated Urban Planning Sector, contains a mixture of more intensive land uses, including two additional resorts and golf courses, selected R&D employment sites, and a variety of residential densities and housing types from lower and medium density individual homes to higher density patio home and apartment sites.

Consistent with the concept of an activity center for the Urban Planning Sector, the Rocking K Specific Plan proposes a village, known as the Village at Rincon Creek. The village includes some of the higher density residential areas, and some commercial development to support the community's residents and resort visitors. It will also provide employment opportunities.

Within the village, large areas of natural and functional open space are intertwined. The Rincon Creek, which has been altered through past farming use, is planned to be renewed as part of the open space area of Rocking K. In keeping with Linear River Park concept espoused in the Comprehensive Plan, a 40-acre regional park site, located south of the Creek, will be provided to the County and a multi-use trail system will be developed to link the open space features within the Rocking K site and to provide connections to other regional trail systems. This combination of land uses is consistent with the intent for future development of the Urban Planning Sectors, as discussed in the County's Comprehensive Plan.

The Rocking K Specific Plan is also consistent with applicable policies of the Pima County Comprehensive Plan. While many of the policies are aimed at government or public sector actions, those which may be applicable to the Rocking K Specific Plan (as enumerated in the memo dated June 29, 1990 from Pima County Planning & Development Services) are listed below, with a brief discussion of how proposals included in the Rocking K Specific Plan will meet these objectives. Where possible, similar policies and objectives have been combined for discussion purposes.

#### 8. Capital Improvement Programming

Policy #8 of CLUE states, "Capital improvement programs shall be integrated with long range land use plans to the maximum practical extent possible considering the uncertainty of changing market and growth trends. Bond issues, voted upon and paid for by the public, will be executed as advertised in conformance with adopted capital improvement programs."

There are no programmed capital improvements or a Capital Improvement Program adopted pursuant to the Rincon Valley Area Plan.

In order to provide the capital improvement information, a study is ongoing through the Pima County Manager's Office. The study known as "The Infrastructure Study" will specify the nature, extent, and preliminary cost of infrastructure improvements necessary for the road system and sewer system to serve future populations within the RVAP. It will also determine approximately what portion of those improvements are necessary to accommodate the Rocking K Specific Plan.

Finally, the Infrastructure Study will produce a draft Development Agreement covering funding and phasing of infrastructure construction. The development agreement, in draft form, will be available by the Planning and Zoning Commission's public hearing and provided as part of the Appendix of this report.

Page VII-1, page 2 of the Specific Plan states that the Transportation Improvement Financing and Implementation Plan, as identified in Section 3.D.13. (page 11) of the Rincon Valley Area Plan policies shall be required before any subdivision plat or development plan is approved. Referring once again to Section VII of the Rocking K Specific Plan (page 2), the General Implementation Sequence Table identifies the Transportation Improvement Financing and Implementation Plan (TIFIP) to be completed after the Specific Plan is approved but before submittal of any subdivision plats or development plans. Page I-11 of the Specific Plan states that the development agreement, which has been largely substituted for the TIFIP is being prepared and is expected to be ready in draft form prior to the Planning and Zoning Commission public hearing. The bottom paragraph on page I-11 states that the development agreement will be finalized before any further development within the Rocking K area.

10. Assessment of Infrastructure Costs

CLUE Policy #10 states, "Pima County will project the cost of providing additional public services and facilities necessary to implement land use plans and will develop fair and equitable sources to revenue to ensure their implementation. Pima County

will seek authority to assess reasonable development impact fees. Without impact fee authority, the developments that are consistent with adopted plans and policies and that are willing to pay for needed public facilities, will be given preferential consideration to proceed.

The infrastructure study described under CLUE #8 with its associated development agreement will produce a formula to equitably assess the cost to provide infrastructure for the road system and sewer system. The formula will reflect recently enacted State legislation enabling Pima County to assess development impact fees. Costs for the water system improvements for the private water company serving Rocking K are governed by rules of the Arizona Corporation Commission which require the developer to initially pay for the system improvements with a partial cost rebate for 10 years after the improvements are in service.

In several places within the Specific Plan for Rocking K, it is stated that Rocking K Development will pay for development of those onsite facilities solely benefiting Rocking K Development and a pro rata share of the necessary offsite infrastructure improvements. This is stated on page I-11 and I-12. It is also stated on page II-7, under discussion of this CLUE Policy. Also, the referenced development agreement discussed under CLUE #8 will address the question of cost sharing for infrastructure. The draft development agreement will be provided as part of the Rocking K Specific Plan as an appendix item.

Finally, the costs associated with delivery of effluent (treated water) are incorporated into the cost structure of water and, therefore, not a cost burden on Pima County.

#### 16. Land Consumption

The Specific Plan provides for a self-sustaining activity center, the Village at Rincon Creek, which contains the higher density residential areas of the Rocking K site, along with commercial and retail opportunities designed to support the community's residents and resort visitors. Employment opportunities will also be provided by these commercial areas, and by the four planned resorts and the specified R&D sites located in the Rocking K

community. Recreation opportunities will be provided throughout the community--in a 40-acre regional park south of Rincon Creek to be dedicated to the County, in 4 planned golf courses, and in numerous natural and functional open spaces located throughout the community and linked with a multi-use trail system.

19. Air Quality

CLUE Policy #19 addresses the goal of ensuring that the quality of the region's air will improve in the next twenty years. Particular attention is focused on the relationship between future land use planning and capital improvement programming.

The issue of air quality has been raised in the past. A letter from Mr. Charles Huckelberry, Deputy County Manager, (dated June 26, 1990) proposed an independent study of the air quality impacts of developing the Rocking K area. This study has been funded by Rocking K Development through the County Manager's Office and is ongoing. The draft results of this study are expected to be available prior to public hearing by the Planning & Zoning Commission. Study results will be included as an appendix item within the Rocking K Specific Plan.

The Rocking K Specific Plan does not propose any industrial uses for the area. The proposed R&D land use roughly corresponds to Pima County's CPI Zone which provides for "research and development laboratory, large headquarter office and modern non-nuisance industrial uses."

21. Assured Water Supply

The groundwater and other hydrogeologic conditions within Rocking K are summarized in reports by Leonard Halpenny (August, 1985 and May, 1986). Significant groundwater recharge takes place within Rincon Creek and its tributaries and the Rincon and Tanque Verde Mountain fronts. Rincon Creek contains a well defined channel in its floodplain. The floodplain is underlain by unconsolidated silt, sand and fine gravel. These soils are highly permeable and allow water to percolate readily into the groundwater reservoir. The recharge rates of the lower Rincon Creek, specifically from Camino Loma Alta to the Old Spanish

Trail crossing (within Rocking K), are extremely high and are among the highest in the Tucson Basin (Halpenny, August, 1985).

Rocking K lies within the Tucson Active Management Area of the Arizona Department of Water Resources.

Supply and Demand. The total annual potable water demand (assuming one hundred percent of the approved densities) by landowners within the Rocking K Specific Plan area will be less than 3,500 acre feet per year. The Arizona Department of Water Resources has determined that 4,400 acre feet per annum is available from the Rincon Creek aquifer to enable the overlying landowners to obtain certificates of assured water supply; in addition, a CAP subcontract in the amount of 3,027 acre feet per annum has been offered to the Spanish Trail Water Co. The combined supply of 7,427 acre feet per annum is more than sufficient to meet the potable water demands of the Rocking K Specific Plan. (See the attached letter from Ms. Katherine Jacobs, Director of the Tucson Active Management Area, Arizona Department of Water Resources, regarding the water sufficiency for the demands of the previous Specific Plan which have since decreased by almost 25%.)

Recharge. The most authoritative hydrological analysis of the Rincon Valley conclude that some 4,540 acre feet per annum is recharged into the Rincon Creek aquifer. While the DWR assured water supply finding disregards all recharge, the fact is that annual recharge has been determined by Mr. Leonard Halpenny to exceed annual groundwater withdrawals of 4,400 acre feet per annum. Extended drought will result in seasonal or annual lowering of local groundwater tables. But normal and high flow years will make up for these temporary drawdowns.

Rincon Valley Water Supply. Contrary to the belief of some, planning and zoning decisions do not result in the allocation of the underlying groundwater supply. No action the Board of Supervisors can take with respect to the Specific Plan can bind the Department of Water Resources to the issuance of Certificates of Assured Water Supply. Arizona water law provides that water may be allocated on a first come, first serve basis, and the submission of subdivision plats for property within the Rincon Valley area is the only mechanism for committing the available underground

supplies. Owners of property that does not have an underlying water supply would need to move water from an adjacent aquifer to where it is needed whether or not there is action on the Specific Plan.

The Spanish Trail Water Co. overlays approximately 1/2 of the Rincon Valley aquifer, and other landowners overlying the aquifer have as much right to the water underlying their property as do the landowners of the Rocking K Ranch.

A number of assured water supply studies have been performed for land in the Rincon Valley. Several thousand units have been approved based upon the pumping of groundwater under the X-9 Ranch. A small subdivision has been approved for the Thunderbird Ranch. Forty-four hundred acre feet has been approved for landowners to be served by the Spanish Trail Water Co. The Spanish Trail Water Co. has more water resources than will be needed by the landowners within its service area. Indeed, if other lands in the Rincon Valley were developed with similar water conservation objections (109 gallons per capita per day), Spanish Trail could serve the water demands of 32,000 people in addition to the water demands of the Specific Plan area.

As future property in the Rincon Valley is subdivided, landowners will need either to do their own hydrological studies that indicate additional groundwater reserves are available to those developments, or obtain contracts for Central Arizona Project water, as the Spanish Trail Water Co. and the Del Lago Water Co. have done, or seek to be served by a municipality that is deemed to have an assured supply, i.e., Tucson Water.

Finally, the State Land Department has over 10,000 acre feet of CAP water available to its holdings in southern Arizona that it could use to develop its property in the Rincon Valley.

Vail Valley. The hydrology finding for the Horizon Land Co. project assumes that 909 acre feet of groundwater will be pumped to serve some 4600 units. The hydrology study submitted for the Del Lago Water Co. indicates that the project overlies the Tucson Basin. Because the Horizon development is upstream along the Pantano south of the confluence of the Rincon Creek in the

Pantano, it is not hydrologically possible for water uses at Rocking K to impact the water levels at Del Lago, or vice versa.

Water Conservation. DWR's management plans are not optional. As currently proposed, the amount of water consumed by customers of Spanish Trail Water Co. may not exceed 121 gallons per capita per day by 1995. No assured water supply will be issued unless DWR finds that the proposed development will be able to meet its water conservation goals. Simply by projecting the impact of the new building code requirement of 1.6 gallon toilet fixtures, and by reducing the total projected irrigation requirement due to native landscaping produces a realistic projection of 109 gallons/capita/day. A progressive water rate such as is used by Tucson Water would undoubtedly cause the gallon per capita per day uses to fall even further.

22. Water Quality

Water quality within the basin will be maintained through a variety of methods. New development within the plan will utilize wastewater treatment facilities rather than septic systems which are in use for the existing development within the Rincon Valley area. In addition, any development within the proposed R&D land uses will have to meet Pima County discharge standards.

It should be noted that stringent irrigation requirements have recently been adopted by the Arizona Department of Water Resources which severely penalizes golf course operators for using excess water and thus creating runoff on their golf courses. The state-of-the-art irrigation systems include moisture sensors which determine when to turn on irrigation systems and at what point to turn them off, resulting in minimal runoff from the golf courses.

24. Scenic Routes

CLUE Policy #24 provides for enhancement of designated scenic route corridors. It further provides that scenic route panoramas and vistas will be preserved and that specific construction design, landscaping, screening, and site development standards, within rural scenic route corridors shall be established. The Rocking K Specific Plan contains one designated scenic route. Old Spanish Trail is designated as a scenic route on Pima County's Major Streets and

Routes Plan. The Land Use Plan (Exhibit IV-1) of the Specific Plan indicates the predominant land use along the frontage of Old Spanish Trail is open space. In limited cases, adjacent uses include high density residential near the town center area of the Plan. Designation of open space and public park uses along Old Spanish Trail will preserve and enhance the function of the scenic route.

In addition to the land use designations along Old Spanish Trail, the circulation element of the Specific Plan (beginning on page IV-35) makes numerous references to provision of landscaping on one or both sides of all streets within the Rocking K Plan. The proposed roadway cross sections indicated on Exhibits IV-9a, IV-9b, and IV-9c, indicate a landscaped parkway area adjacent to the street improvements. Roadways within the Buffer Overlay Zone of the Plan will be designed to meet the scenic criteria established by the Pima County Buffer Overlay Zone Ordinance. These provisions can be found in Paragraph J, starting on page V-28.

Rural streets within the northern scenic portion of the site may be designed to carry smaller volumes of traffic and may not include curbs, gutters, or sidewalks, in order to minimize intrusion into the natural environment. In accordance with the Circulation policies in the Rincon Valley Area Plan, design criteria for roadways shall be subject to approval by the Pima County DOT/ FCD. The Rincon Valley Area Plan also requires that "existing significant vegetation and, where necessary, additional landscaping shall be integrated in the design of roadway medians and shoulders." Roadway standards within Rocking K will meet these requirements.

## 26. Soil Conservation

CLUE Policy #26 provides two criteria related to soil conservation. The first is that development projects will be designed and constructed so as to minimize soil erosion, and the second criteria is that soil capabilities and constraints will be compatible with new development design. Soil erosion is generally attributed to runoff during construction phases of a project and after construction is completed from unprotected slopes. The Design Guidelines of the Rocking K Specific Plan provide development standards relating to site grading to minimize soil erosion. The provisions relating to site grading criteria are found on page VI-5 and page VI-8.

A soil analysis with a discussion of capability or development is discussed as part of the site analysis, beginning on page III-34. A comparison of the soil analysis with the Land Use Map (Exhibit IV-1, page IV-3) indicates that the most intensive land uses are proposed for areas under soil Category 1. This includes the town center area and the adjacent areas around the town center. Category 2, which is the next most suitable soil category for development, includes the R&D zoned area and residential areas proposed for medium density and high density residential. Soils that contain the most restrictive conditions for urban development are reflected on the Land Use Plan by provisions for the lowest density residential and provision of natural open space. The exception to this are the two resorts proposed at the north edge of the Specific Plan. While these resorts are proposed for areas under soil Category 4, the resorts themselves represent unique land uses.

**27. Wildlife**

Large natural open space corridors are an integral feature of the Revised Rocking K Specific Plan. While portions of these natural open space areas will contain a multi-use trail system designed to link the Rocking K community, it is intended that they will also serve to protect and enhance wildlife habitats and provide wildlife corridors not impacted by development. Land uses planned for the northeast portion of the Rocking K site, predominantly very low and low density residential and a resort focused on the natural environment, are designed to have minimal disruption of significant wildlife habitats.

**33. Recreational Opportunities**

Due to the significance of the site's natural topography and vegetation, the open space and recreation system is a major organizing element of the Specific Plan. Two thirds of the total plan area is open space, consisting of a linked combination of passive open space areas maintained in or restored to their natural form, and functional open space areas designed and intended for active recreational use and enjoyment. The functional open space areas will include golf courses, and a 40-acre regional park (to be donated to Pima County) designed to provide recreational opportunities not only for Rocking K residents and visitors, but

more broadly to residents of the Rincon Valley and the Tucson metropolitan area.

40. Housing Affordability

CLUE Policy #40 is directed toward provision of affordable residential units consistent with lifestyle expectations of the residents of the community. The Policy further directs that Pima County shall provide economic incentives and ease regulations and procedures where appropriate to builders of affordable units. Rising housing costs will be reduced to the maximum extent feasible through positive actions of the County.

To a great extent, Policy #40 is directed toward actions by Pima County. The Rocking K Specific Plan addresses the goals, to the extent it can, by providing for a diverse mix of residential opportunities, ranging from very low density mountain estates to high density homes and multi-family dwellings consistent with the environmental constraints of the site. An examination of the Land Use Plan (page IV-2) indicates residential densities ranging from less than 1 unit per acre up to a maximum of 18 units per acre. In Section V, the land use regulations for the different zoning classifications reflect the density shown on Land Use Plan. Very low density residential (VLDR) has a minimum lot area of 36,000 square feet and represents the lowest density residential zone within the Plan. The provisions of VLDR are found on page V-5 and a portion of V-6. The highest density for a residential zoning category within the Plan is found on page V-11. Zoning category, high density residential (HDR) provides for multi-family dwellings using a density factor of 1 unit per 1,500 square feet. Housing affordability will be enhanced through use of the cluster option in site planning the residential developments. Use of the cluster option will result in lessening the extent of utility construction which will result in decreased cost for housing within the Plan area. The cluster option is provided for on page V-6, V-8, and V-9.]

The Plan also provides for a variety of employment opportunities, many located in the Village at Rincon Creek. Employment opportunities will therefore be located in proximity to residential opportunities, particularly higher density areas also located within the Village at Rincon Creek.

**47. Nonresidential Performance Standards**

The Rocking K Specific Plan will provide for a high-quality development which is respectful of the natural environment, and existing and proposed land uses. The architectural theme for the Rocking K community is based on integrating all structures with the natural desert environment. Themes of the southwest, as well as other building types respecting the desert surroundings, will be encouraged. Design guidelines intended to establish a basic framework for development within the project are included in the Specific Plan, and an Architectural Review Committee will be established to evaluate and approve all proposals for development. Covenants, Conditions and Restrictions will be prepared and recorded to ensure conformance with the design guidelines.

Development within the R&D Zone of the Specific Plan will be subject to the performance standards found in Pima County's CPI Zone as indicated in Section V, page V-13. Additionally, proposed development within the R&D Zone and the Resort areas must be reviewed by the Design Review Committee to ensure compatibility between the nonresidential land uses and the neighboring residential land uses.

**48. Auto Work Trip Reduction**

CLUE Policy #48 is primarily directed towards programs by governmental entities to reduce work trips made by automobiles with only one passenger. Incentive programs are discussed within the policy, including the use of public transit, car pools, van pools, bicycles, and pedestrian access. To the extent possible, Rocking K Specific Plan provides for elements of this policy without having the actual jurisdiction to require future occupants to car pool or use public transit. An examination of the Land Use Plan indicates that both employment opportunities and residential land uses are provided within the plan area. Employment is provided through the development and operation of the four resort areas. Also the Village and the research and development nodes will supply significant employment within the Plan area. Provision of employment in proximity to residential areas provides the opportunity for employees to live in close proximity to their place of employment.

The Rocking K Specific Plan also provides for alternative modes of transportation. An extensive trail system is provided within the Plan area. The trail system is shown on Exhibit IV-2 (page IV-9). Bicycle facilities are also provided within the proposed major roadways in the urban portion of the Plan. Bikeways are indicated on Exhibit IV-9a and IV-9b (pages IV-40 and -41).

49. Trip Length Reduction

Consistent with the requirements of the Rincon Valley Area Plan, a transportation study was completed upon approval of the area plan. An update of the study will be prepared after the Specific Plan is approved. In addition to trip generation and distribution, traffic flows, and necessary roadway improvements, this study will address how alternate modes of transportation will be incorporated into the development. Incentives for use of transit or non-vehicular transportation, and methods to reduce the average trip length may also be addressed in the study. The multi-use trail system will provide for bicycle and pedestrian linkages throughout the community, and the Village at Rincon Creek will be designed to maximize pedestrian interaction. Provisions for transit facilities will also be included within the Village center.

55. Solid Waste Disposal

CLUE Policy #55 is directed toward minimizing a number of people at risk to environmental hazards caused by the handling of solid waste. This policy encourages "vigorous regulation of the storage and disposal of solid waste." Policy #55 is related to the functions of government which has the authority for regulating the storage and disposal of solid waste. The Specific Plan does not propose a solid waste disposal site; therefore, future residents of the Specific Plan area will not be exposed to health hazards due to their proximity to solid waste disposal sites. Solid waste disposal will be in accordance with adopted Pima County regulations and standards. Since the Rocking K Specific Plan is located within the unincorporated area of the County, collection of the solid waste will be by private contractor. Disposal will be in designated disposal sites operated by either Pima County or the City of Tucson.

2) **The Rincon Valley Area Plan:**

Like the Pima County Comprehensive Plan, the Rincon Valley Area Plan consists of both a land use map and a textual element listing general implementation policies. The Rocking K Specific Plan is substantially consistent with both of these.

The Rincon Valley Area Plan land use map designates a resort site below the Saguaro National Monument in the northeast sector of the Rocking K site. One of the Rocking K resorts is planned in this location. Around the resort and within the northern portions of the site, residential areas of very-low and low density are designated, transitioning southerly to medium-low, medium, and medium high density residential areas to the southwest portions of the site. Around the Rincon Creek, a Town Center is designated.

The land uses proposed in the Rocking K Specific Plan, range from lower density residential uses in the northeast to medium and higher densities in the southwest, with a town center (identified as the Village at Rincon Creek) located south of Rincon Creek, are consistent with those as depicted on the Area Plan land use map. The Specific Plan also provides for restoration of Rincon Creek and provision of a 40-acre public park along the creek, consistent with the Linear Park designated along Rincon Creek on the Area Plan land use map. Finally, large corridors of natural open space are planned to be interlinked with a multi-use trail system, consistent with the trails/bikeways designated on the Area Plan land use map.

The Rocking K Specific Plan is also in general conformance to the General Implementation Policies included in the text of the Rincon Valley Area Plan. Essentially, the Rincon Valley Area Plan establishes minimum residential densities within land units identified as "Planning Areas." To develop Planning Areas at densities greater than the specified base, the developer must provide amenities. Specific amenities are converted to allow additional density. A considerable amenity package based upon the Specific Plan provisions is provided in the Rocking K Specific Plan. These amenities will allow for densities greater than the base established by the Area Plan, but not exceeding overall or cap densities for the Planning Areas of the Rincon Valley Area Plan.

Following are responses to the specific concerns and questions raised by Pima County Planning staff regarding the relations of the Rocking K Specific Plan to the General Implementation Policies of the Rincon Valley Area Plan.

- **Policy III-A.1.b. Development Amenities:**  
The Rincon Valley Area Plan provides for increases in the prescribed minimum planning area densities by inclusion of certain amenities. The Rocking K Specific Plan includes provisions to provide natural and functional open spaces (Amenities A, B and C), restoration of disturbed habitats (Amenity D), use of the cluster option (Amenity F), protection of archaeological resources (Amenity G), energy conservation (Amenity H) and provision of school sites for Vail School District (Amenity I).

The Specific Plan identifies which development amenities are planned to be used. It does not, however, state how many additional units are provided by use of the Development Amenities. (See Page V-2.)

In the case of Amenities A, B, C and D (which relate to provision of open space for A, B and C and restoration of disturbed habitats for D) the acreage cannot be determined until very detailed plans for the site are prepared. These plans do not normally occur until after Specific Plan approval and concurrently with development plans for each individual planning unit within a planning area. In the case of Development Amenities F, G, H and I, the density bonus is awarded solely on the use of the particular provision. For example, Amenity F, Use of Clustering Technique, results in an additional 0.5 RAC added to the base density since we are committing to using cluster techniques within the Rocking K Specific Plan. It is possible then to commit to use of Amenities F, G, H and I and know that the use of these amenities result in a total increase in the base density of 2 RAC at this time.

Calculation of the actual amount of additional density and additional amenities is discussed starting on page V-2. The Land Use Plan (page IV-3 indicates extensive areas of natural open space and open space. Also, open space is required and would be eligible for crediting towards Amenity A in each of the zone regulations shown in Section V. For example, page V-5, Subsection II, Paragraph G., requires that 50% of each planning unit in the VLDR zone be set aside as undisturbed natural open space. Within LDR the percentage is 40% (page V-5); within MDR the percentage is 25% (page V-9); and within MHDR the percentage is 15% (page V-10). The high density residential category requires 5% of the total area of each planning unit be set aside as natural open space (page V-20).

Amenity D, Restoration of Disturbed Habitats, (page IV-54) of the Specific Plan indicates that existing disturbed or degraded areas may be enhanced

during future development in order to improve that overall character of the associated riparian vegetation and wildlife habitat.

Amenity F, Use of the Clustering Techniques, is provided for in Section V of the Specific Plan.

Amenity G, Protection of Cultural Resources, is included in Section V (page V-26) of the Specific Plan. Section V is devoted to provisions to address cultural resources.

Amenity H, Energy Conservation, is provided for in the Plan by encouragement of the use of solar applications. The Plan states in a number of places that solar applications are encouraged and further states that Covenants, Conditions and Restrictions for buildings within the Rocking K Specific Plan may not specifically exclude provisions for solar energy applications.

Amenity I, Provision of School and Public Park Sites, is addressed within the Plan. Within the Appendices, (Appendix E) is a section titled, "Elements of Agreement with Vail School District." Within this agreement, Rocking K Development will provide school sites as needed for the Vail School District.

- Policy III-A.1.c. Density Transfer:

The RVAP policy relating to density transfers indicates that proposed densities may be translated into any residential zoning classification. It also provides that net densities within a specific development may be greater than the maximum density range for the planning area as indicated on the RVAP, provided that the total number of dwelling units within a planning area may not exceed the total number permitted by the RVAP.

Density ranges for Planning Areas enumerated in the Area Plan are reflected in the Specific Plan. Table II-1 provides a comparison between the Area Plan densities and the Specific Plan. The Rocking K Specific Plan establishes the maximum number of units within the plan area at 11,738. This figure is less than permitted by the Rincon Valley Area Plan.

At the time of specific plan adoption, every planning unit shall be designated by a unique identifier and the area contained within it shall be stated. Planning units are to consist of only one Rincon Valley Area Plan (RVAP) planning area category and only one specific plan zoning

classification. Planning units may be designated as any one of the Specific Plan residential zoning classifications, regardless of the RVAP planning area category.

For each of the RVAP planning areas, the particular development amenities that are to be used to increase the permitted residential density from the base density up to the maximum density for that planning area shall be determined, so that the maximum allowable number of dwelling units for each RVAP planning area can be computed. From these, the number of dwelling units that are transferred from lower density planning areas to higher density planning areas shall be specified.

**TABLE II-1: COMPARATIVE LAND USE TABLE**

Area Plan Land Use	Acres	Dwelling Unit Projections		
		Area Plan		Specific Plan
		Minimum	Maximum	
Resort (R)	119	0	0	0
Very Low (VL) (0.2 - 0.5 RAC)	895	(1) 179	448	448
Low (L) (0.3 - 2.0 RAC)	1,650	495	3,300	3,300
Medium Low (ML) (1.0 - 4.0 RAC)	378	378	1,512	1,200
Medium (M) (3.0 - 5.5 RAC)	123	369	676	375
Medium High (MH) Residential Commv/Emp (5.0 - 6.5 RAC)	562	2,810	3,653	2,569
Town (T) (6.5 and greater)	(2) 683	2,229	(3) 6,174	2,000
Town Center (TC)	40	152	(4) 1,360	108
<b>TOTALS</b>	<b>4,450</b>	<b>6,812</b>	<b>17,123</b>	<b>16,000</b>

**NOTES:**

1. Existing RH Zoning at 0.2 RAC is used to determine base (minimum) density.
2. Includes approximately 340 acres of Restored Rincon Creek.
3. The Town Planning Area does not have a specific density cap. For analysis purposes, a practical cap of 18 units/acre (not including Rincon Creek) is used.
4. The Town Center Planning Area does not have a specific density cap. For analysis purposes, a practical cap of 34 units/acre is used.

The resulting distribution of maximum dwelling units among the RVAP planning areas shall be subject to the substantial change provision of the specific plan ordinance, limiting the further transfer from lower density to higher density planning areas to a maximum of 10% for any planning area during the platting process.

The maximum number of dwelling units of any planning unit shall be limited to that permitted by the minimum area per dwelling unit requirement of the zoning classification of that planning unit.

The minimum natural open space requirements shall be separately satisfied for (a) each of the planning areas in accordance with the adopted RVAP policies, (b) the area within the Buffer Overlay Zone in accordance with Chapter 18.67, and (c) each of the planning units in accordance with the specific plan land use regulations and standards for the zoning classification in which located.

The 300-foot area abutting Saguaro National Monument can be a donor area only and areas designated VL on the RVAP can only be donor areas.

The Rocking K Specific Plan provides in several locations for provisions relating to transfer of density. Page II-26 of the Specific Plan, Policy III-A.1.c. Density Transfer, indicates that dwelling units can be transferred from lower density residential Planning Areas shown on the area plan to higher density residential Planning Areas. Page I-12 and I-13 include references to the fact that the transfers will not exceed approved levels. Page V-2, Transfer of Dwelling Units, indicates that dwelling units may be transferred into planning units with equal or less restrictive land use designations.

• Policy III-A.5. Employment:

Employment within the proposed development will be provided by the four resorts planned; by commercial uses, including manufacturing and laboratory facilities within the research and development zone; and by commercial development within the designated commercial areas. Each of the resorts, with their associated golf courses, are expected to employ 300 to 600 people. An additional 2,000 to 3,000 jobs will be situated in the research and development areas of the Plan. The commercial, office, and retail elements of the Village area, when fully developed, will supply jobs for an additional 1,000 people. These jobs can be filled from future residents of the Rocking K Specific Plan or the RVAP areas. The RVAP,

as well as the Rocking K Specific Plan, provides for a broad range of residential unit types, which should provide for a meaningful range in residential housing costs. The composition of the jobs provided in the Rocking K Specific Plan are anticipated to range from highly paid executive and managerial positions through middle level management positions to jobs represented by the lower end of the wage scale. Housing for job holders within the Rocking K Specific Plan is possible within the Specific Plan area itself and/or within the RVAP.

Several hundred construction jobs will also be provided continuously through the life of the project.

- **Policy III-D.13. Transportation Financing Agreement:**

In response to a request from the Assistant County Manager, the Rocking K developer is undertaking an Infrastructure Study to identify onsite and offsite infrastructure needs, including roadway improvements, associated with this proposed project. This study will include an analysis of development impact fees and other possible methods for financing the necessary improvements. The elements of the required Transportation Financing Agreement will be based on the results of this study.

- **Policy III-I. Economic Development:**

The Economic Development Policy (RVAP Policy III-I) requires that an employment phasing plan shall be developed at the time of rezoning.

The Rocking K Specific Plan includes a phasing plan, identifying general timing for development of both residential and non-residential sites. In accordance with the provisions of the Area Plan, residential and non-residential growth rates shall be reviewed every five years by Pima County to monitor the balance of land uses.

The employment phasing plan will be a part of the Rocking K Implementation Plan found in Section VII of the Rocking K Specific Plan. Page VII-11 includes the phasing summary. Phase 1 includes two major employment areas--the Mica Mountain Resort and the Rocking K Ranch Resort with two associated golf courses. Phase 1 also includes selected office, commercial, and research and development parcels which will be developed along with residential areas both north and south of Rincon Creek. Phase 2, beginning in the year 2001 and continuing to 2010, will include construction of a third major resort (The Lodge at Deer Camp) and

an additional golf course. Implementation of the Village at Rincon Creek will also be started at Phase 2. The Village will include commercial uses. The final phase starting in the year 2010 to 2017 will result in the completion of the Village at Rincon Creek, including the fourth resort known as the Rincon Creek Resort and Conference Center. The fourth golf course will be developed during Phase 3, along with the remaining residential areas.

A fiscal impact study is being prepared by the University of Arizona through the County Manager's Office. The results of the study are (will be) included in the Appendix.

- **Policy IV-B.2. Habitat Protection:**

The Rocking K Specific Plan includes large corridors of natural open space intertwined throughout the project. These natural open space areas will provide for undisturbed wildlife habitats and for continuous, unimpeded movement of wildlife throughout the project.

- **Policy IV-B.5. Environmental Education:**

The Rincon Institute is intended to be an independent, non-profit corporation which will be established pursuant to the Specific Plan. One of its functions will be to provide environmental education for residents, employees and visitors. The Specific Plan will contain details regarding the Institute, including provisions for establishing its Board of Directors. The Board of Directors will be charged with performing the specified functions, including environmental education activities.

- **Policy IV-C. The Townsite:**

The Village at Rincon Creek will serve as a focal point and meeting place for the community, with an emphasis on pedestrian travel. Prior to development of the Village at Rincon Creek, a master design plan will be prepared to ensure conformance with the Area Plan goals for a townsite as provided in Table VII-1. This master design plan will address the required open space provisions, appropriate buffers to existing development, and the required Transportation Management System.

## **D. ALTERNATIVE PLANNING TOOLS**

The use of the Specific Plan process is clearly the most appropriate method for implementing the Rocking K master planned community. Because the Rocking K Specific Plan is consistent with applicable County plans, it serves as a bridge from the Pima County Comprehensive Plan and the Rincon Valley Area Plan to actual development of an individual site.

The Specific Plan process permits a landowner or developer to comprehensively plan a large area, and to tailor development regulations of the area while taking into account the individual circumstances of the site. Upon approval, it provides appropriate zoning, while ensuring long-term commitment to the specified land uses and development standards.

Although land use policies such as neighborhood and community plans also offer an opportunity to comprehensively plan large areas, they do not confer zoning upon approval, but rather serve as policy guides for future development. Traditional rezoning would be procedurally cumbersome for a project of this size and complexity. More importantly, traditional rezoning does not offer the advantage of tailoring standards to special site circumstances, nor does it allow for a comprehensive approach to coordinate growth.

## **E. COMMUNITY BENEFITS**

Planning for large areas brings with it the ability to balance and integrate land uses while maintaining sensitivity to the natural environment and overall quality of life. Because the Rocking K Specific Plan is a comprehensive master plan for a large, relatively undeveloped area, a significant amenity package and wide areas of recreational and natural open space can be included. Similarly, the flexibility associated with comprehensive planning provides an ability to plan for land uses compatible with adjoining property, which also benefits adjacent land owners. Piecemeal zoning and smaller, unintegrated developments do not offer these advantages.

The Rocking K Specific Plan offers a long term commitment to quality, integrated development of a large area. While long range plans provide an overview of the type of development envisioned for the area, approval of the Specific Plan increases both the landowner's and community's certainty regarding future land uses.

A fiscal impact study is being prepared by the University of Arizona, under the direction of the County Manager's Office. The study will provide an analysis of the costs and revenues to government associated with implementatin of a resort-based community. The executive summary of the study is (will be) included as an appendix to the Specific Plan.

## **F. ENVIRONMENTAL SUITABILITY**

The Specific Plan area contains a wide variety of environmental features. Topography ranges from broad, flat semi-desert grassland to paloverde/saguaro communities perched on steep, rocky slopes. Within the upper riparian areas there are small tinajas and sheltered wash bottoms that provide water and cover for wildlife. Lower riparian areas contain deciduous woodlands with a very high wildlife value. Many areas adjacent to Saguaro National Monument on rocky slopes contain significant stands of saguaros and other cacti on rocky slopes.

In general, the upland area south of Rincon Creek has the lowest environmental sensitivity. This area, which includes some minor washes, has a relatively low wildlife value. Vegetation is generally in transition, due to heavy overgrazing during the last century. Most of the land in this area is considered suitable for development. Development standards for this area focus on preservation of significant washes and landforms.

A major riparian woodland around Rincon Creek was altered by cultivation and other agricultural uses during the late 1950's. There are some very small pockets of emerging riparian vegetation that exist today. However, much of the area remains classified as post agricultural, with non-native vegetation. The Specific Plan proposes to renew the Rincon Creek.

In general, areas of the highest environmental value include riparian communities and the paloverde/saguaro stands in the area north of Rincon Creek. High wildlife values, steep slopes, and a substantial contribution to the visual character of the site make these areas most sensitive to development. The Specific Plan ensures that a major portion of these areas will be preserved and protected.

In addition to vegetation and wildlife considerations, visual quality is a significant factor in defining the development suitability of the site. Preserving wildlife habitats contributes to maintaining the visual character of the site. Varied terrain, significant vegetation, and the backdrop of Saguaro National Monument provide other opportunities to optimize the site's visual resources. Visual mitigation standards are included in the Plan to minimize visual intrusions.

Overall, environmentally sensitive areas within the site are interspersed with other areas which are highly suitable for development. The Specific Plan, therefore, includes standards which allow for appropriate development while taking care to preserve the integrity of the natural resources.

## **G. LAND USE CONTEXT COMPATIBILITY**

The existing development pattern in the Rincon Valley area around the Rocking K site is characterized by single-family detached homes on both subdivided lots and unsubdivided parcels. Currently, much of the area is undeveloped or unoccupied land.

The land use plan for Rocking K indicates like or similar land use designations as are found outside the Plan area. For the most part, existing low density residential development outside the Plan is adjacent to natural open space, functional open space of low density residential development. Where the RVAP proposes high density, more intense uses, the Rocking K Plan reflects those uses. Against the Saguaro National Monument, the Plan proposes natural open space or very low density residential development with a 300-foot building setback from the Monument. Also, two environmentally sensitive resort areas are proposed along the 5-mile frontage with the Monument.

A 301-foot area around the Rocking K Specific Plan was created in response to an Appeals Court Decision, known as Rotter vs Coconino County. The effect of the Appeals Court decision, which occurred in June 1990, raised a great deal of confusion regarding the calculation of protest and voting rules by the Board of Supervisors. In order to address the confusion, it was decided to withdraw the Specific Plan area by 301 feet.

At this time, no firm decision has been made regarding the disposition and use of the 301 feet. When the State law is clarified, either through an appeal of the Rotter case to the Supreme Court or by amendment to the Arizona Revised Statutes, a decision will be made concerning the disposition of the 301 feet. It seems likely that a portion of the 301-foot area will be included in a future rezoning request to Pima County. Other portions of the 301-foot strip will be developed in accordance with their underlying zoning or included with natural open space areas within the Specific Plan.

At such time as the State law affected by the Rotter vs Coconino case is resolved, a review of the 301-foot area disposition will be appropriate. For the time being we can only address those areas and land uses within the revised boundaries of the Rocking K Specific Plan as initiated by the Planning and Zoning Commission.

Although most of the Rincon Valley area is zoned in a rural/holding type zone, the area has been planned for more intense development for the past 20 years. It is inevitable that the first major development within a previously planned but substantially undeveloped area will represent a dramatic change in the scattered low density development pattern. The Rocking K Specific Plan is in substantial conformance to both the Pima County Comprehensive Plan and the Rincon Valley Area Plan, both recently adopted statements

of public policy regarding development of this area. As such, the plan is compatible with the planned land use context of the area.

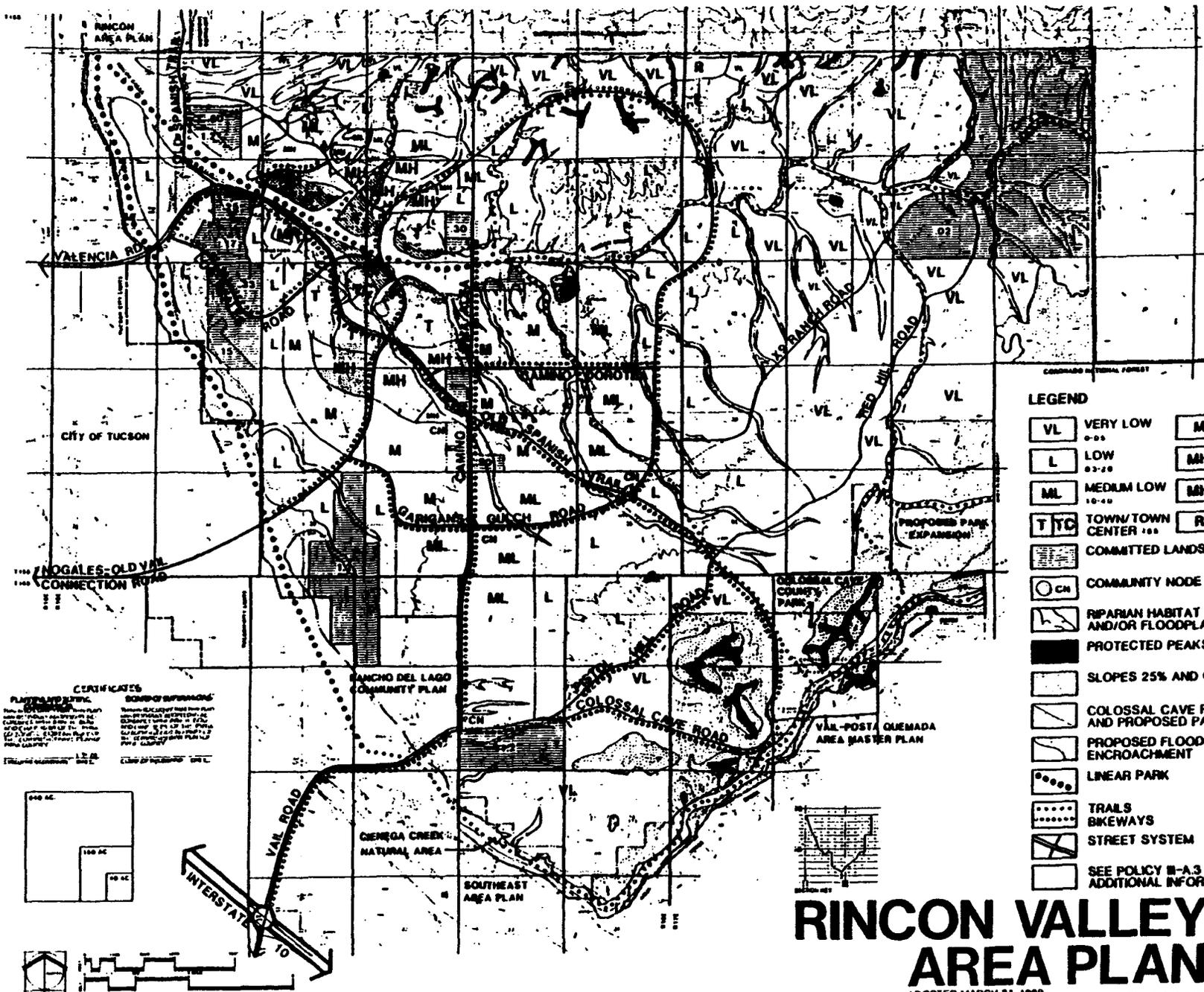
#### **H. PUBLIC SERVICES SUITABILITY**

In order to develop the proposed land uses as indicated in the Rincon Valley Area Plan, including the master planned community proposed in the Rocking K Specific Plan, extensive modifications and upgrading of the onsite and offsite infrastructure will be necessary. The owners of Rocking K acknowledge that the proposed development with its associated population will demand urban services and, therefore, extensive infrastructure improvements in the future. As enumerated previously in Paragraph C, page 3, steps have been initiated to provide for the infrastructure.

#### **I. ZONING CODE CONSISTENCY**

The Pima County Zoning Ordinance establishes the relative importance of the interests involved in applying the provisions of the Zoning Code and, therefore, presumably, the interests of the Rocking K 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."

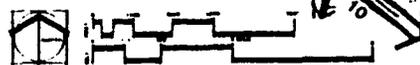
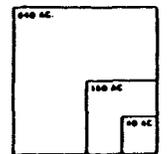
The Specific Plan recognizes existing adjacent uses by proposing similar density development and/or open space designations along most of the Specific Plan boundaries. The cost to extend public service infrastructure to the site will be paid for by the developer on a pro-rata share basis for offsite improvements, as determined by the infrastructure studies to be completed prior to approval of more detailed development plans. The Rocking K Specific Plan implementation, in compliance with the Pima County Comprehensive Plan and the Rincon Valley Area Plan will insure an orderly consistent development pattern is established over a substantial area of the Rincon Valley.



LEGEND

- VL VERY LOW 0-55
- L LOW 03-20
- ML MEDIUM LOW 10-50
- T/Tc TOWN/TOWN CENTER 100
- COMMITTED LANDS
- CN COMMUNITY NODE
- RIPARIAN HABITAT AND/OR FLOODPLAIN LIMITS
- PROTECTED PEAKS AND RIDGES
- SLOPES 25% AND GREATER
- COLOSSAL CAVE PARK AND PROPOSED PARK EXPANSION
- PROPOSED FLOODPLAIN ENCROACHMENT
- LINEAR PARK
- TRAILS BIKWAYS
- STREET SYSTEM
- SEE POLICY II-A.3 FOR ADDITIONAL INFORMATION
- M MEDIUM 20-55
- MH MEDIUM HIGH 50-55
- MH MEDIUM HIGH FRINGE 30-55
- R RESORT

**CERTIFICATES**  
**PLANNING AND ZONING**  
 The City of Tucson is authorized to issue all the following certificates and zoning certificates for the City of Tucson.  
 The City of Tucson is authorized to issue all the following certificates and zoning certificates for the City of Tucson.



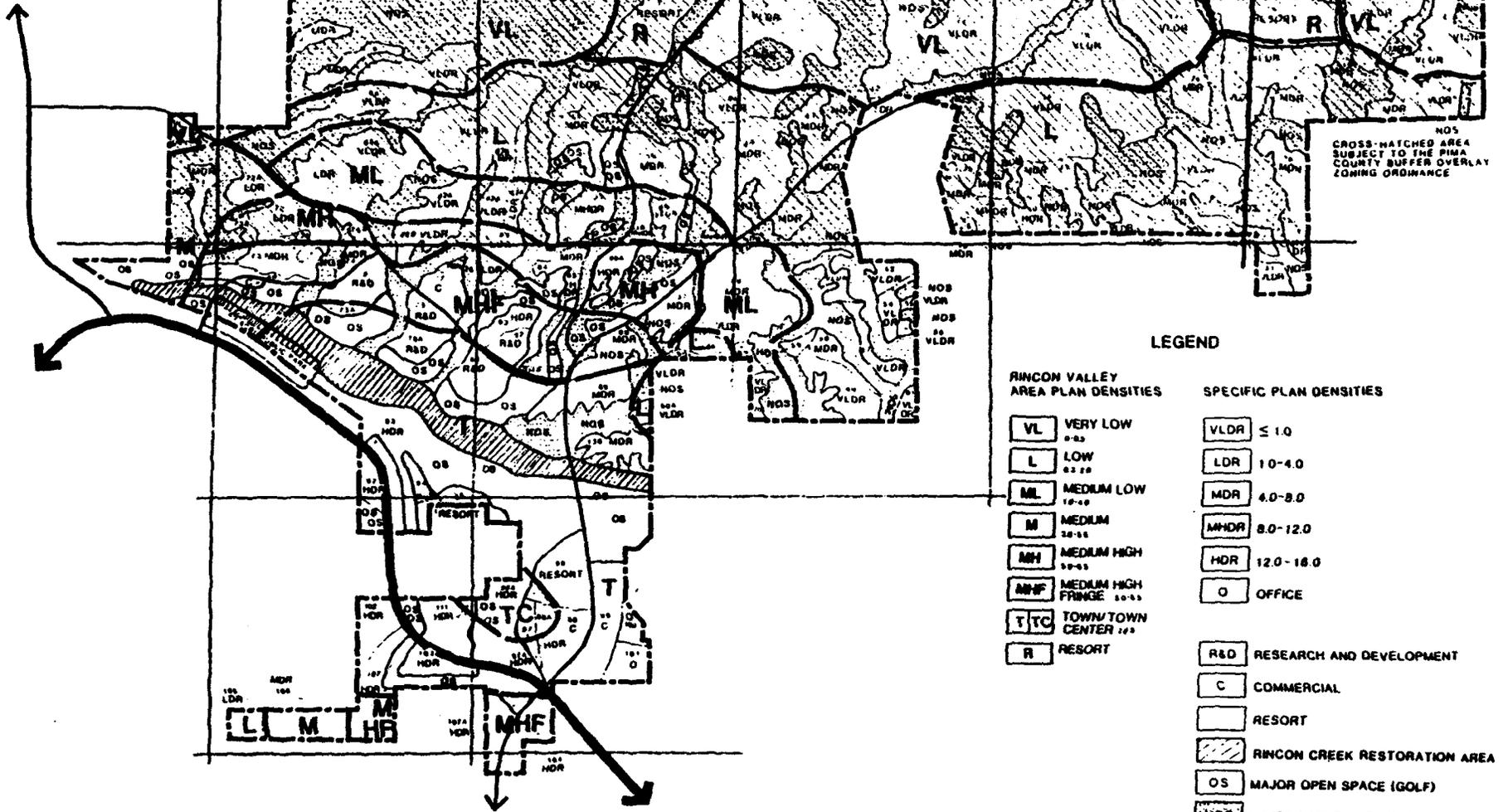
# RINCON VALLEY AREA PLAN

ADOPTED MARCH 21, 1989  
 READOPTED APRIL 4, 1989

EXHIBIT II-1

SAGUARO NATIONAL MONUMENT

0-166 2-177



LEGEND

RINCON VALLEY  
AREA PLAN DENSITIES

- VL** VERY LOW  
0-0.5
- L** LOW  
0.5-1.0
- ML** MEDIUM LOW  
1.0-2.0
- M** MEDIUM  
2.0-5.0
- MH** MEDIUM HIGH  
5.0-12.0
- MHF** MEDIUM HIGH FRINGE  
10-15
- TTC** TOWN/TOWN CENTER  
12.0
- R** RESORT

SPECIFIC PLAN DENSITIES

- VLDL** ≤ 1.0
- LDR** 1.0-4.0
- MDR** 4.0-8.0
- MHDR** 8.0-12.0
- HDR** 12.0-18.0
- O** OFFICE
- R&D** RESEARCH AND DEVELOPMENT
- C** COMMERCIAL
- RESORT**
- OS** MAJOR OPEN SPACE (GOLF)
- NOS** MAJOR NATURAL OPEN SPACE
- PPA** PROTECTED PEAKS AND RIDGES
- 1** PLANNING UNIT I.D. NUMBER

11-30

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EXHIBIT 11-2

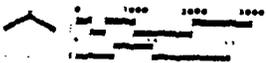


EXHIBIT 11-2  
**AREA PLAN TRANSLATION  
ROCKING K SPECIFIC PLAN**

## **SECTION III SITE ANALYSIS**

The Site Analysis identifies and describes the existing characteristics and conditions of Rocking K Specific Plan area, in conformance with the requirements set forth by the Pima County Planning and Development Services Department, in their policy dated April 6, 1989 and as augmented by staff's requests.

### **A. EXISTING LAND USES**

#### **1. Regional Context**

Rocking K is located in the southeast of the Tucson metropolitan area, approximately one mile east of the Tucson City limits, south of the Saguaro National Monument, and roughly six miles north of Interstate-10. Tucson International Airport is located approximately twelve miles west of the Rocking K site. Rocking K's regional context is shown in Exhibit III-1.

#### **2. Existing Zoning and Land Use - Onsite**

The majority of the Rocking K site is zoned Rural Homestead (RH). Other areas are zoned Rural Residential (GR-1) and SR (Exhibit III-2). Approximately 850 acres are conditionally zoned for Suburban Ranch (SR), Single Residence (CR-1), Multiple Residence (CR-5) and Rural Village Center (RVC).

The Rocking K site is presently used primarily for grazing. Existing development is limited to several buildings that previously served as the ranch facilities. Existing land use is shown on Exhibit III-3.

#### **3. Existing Zoning and Land Use - Site Vicinity**

Existing zoning of property located within one-quarter mile radius of the Rocking K site is as follows:

Properties located to the west of Rocking K are zoned Rural Homestead (RH), Suburban Ranch (SR), Single Residences (CR-1), with areas conditionally zoned for Suburban Ranch (SR), Single Residence (CR-3), and Local Business (CB-1). Saguaro National Monument, a federal natural preserve area zoned IR, is located along the north boundary. Properties located to the east are zoned predominately Rural Homestead (RH) with small areas of Single Residence (CR-1) and Rural Residence (GR-1). Properties located to the south are zoned predominately Rural

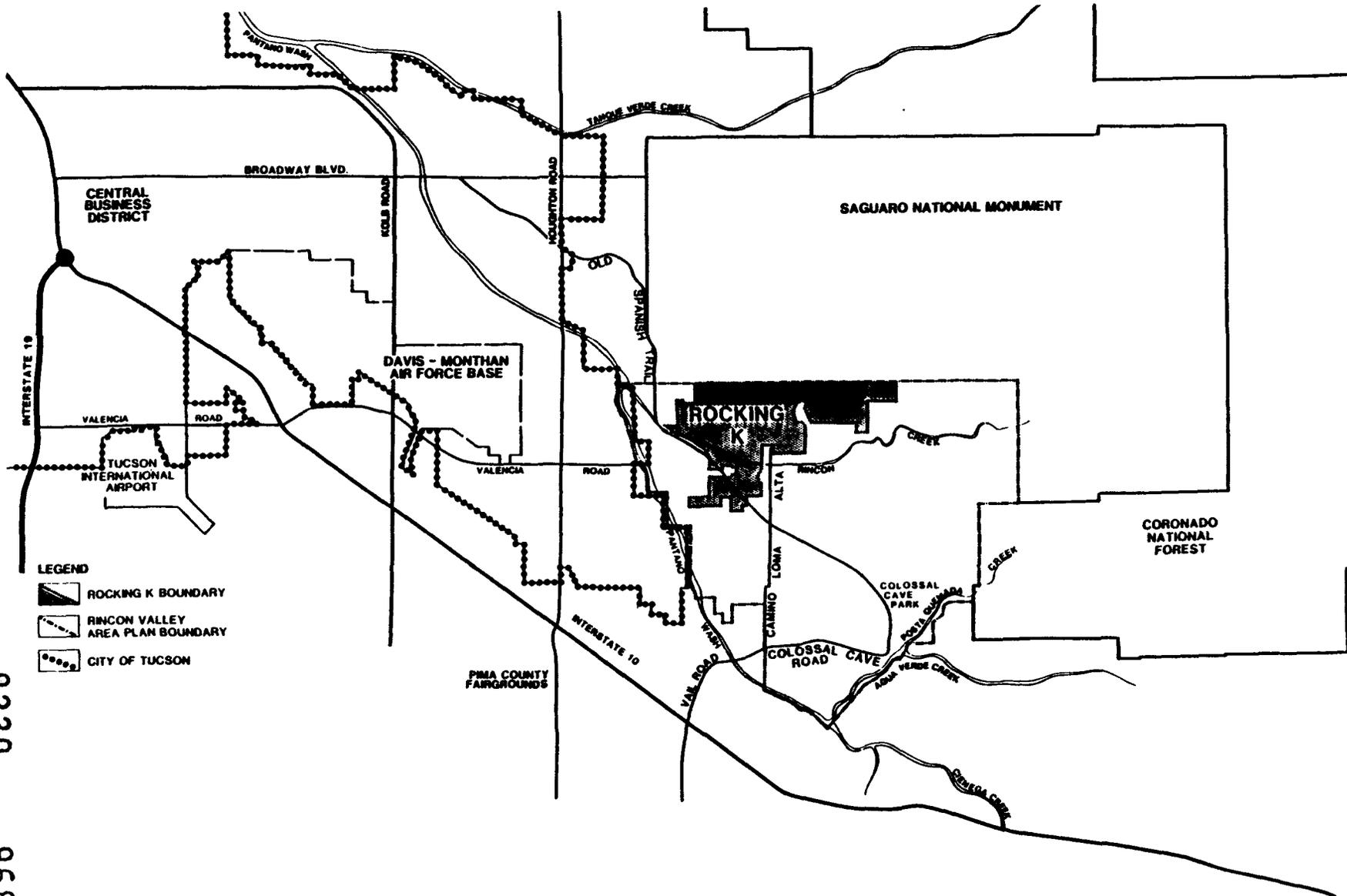
Residence (GR-1) with a small area of General Business (CB-2). Existing zoning is shown on Exhibit III-2.

Existing land uses within one-quarter mile of the Rocking K site include low density residential, grazing or abandoned grazing land and one commercial site (Exhibit III-3). Saguaro National Monument is located immediately to the north. X9 Ranch and a small subdivision, Caserio Viejo, are located immediately to the east.

Thunderhead Ranch, a residential subdivision with single family homes on one acre lots, Rancho Pequeños, Rocking K Ranch Estates, and the Rincon Creek General Store lie to the west and south.

#### **4. Existing Wells**

According to records from the Arizona Department of Water Resources (ADWR) there are no wells located within 100-feet of the Rocking K Specific Plan boundary and eight wells located within the Rocking K site. All eight of these wells within the Rocking K boundary fall within the franchise area of Spanish Trail Water Company. (Exhibit III-4).



- LEGEND**
-  ROCKING K BOUNDARY
  -  RINCON VALLEY AREA PLAN BOUNDARY
  -  CITY OF TUCSON



EXHIBIT III-1  
**REGIONAL CONTEXT**  
**ROCKING K SPECIFIC PLAN**

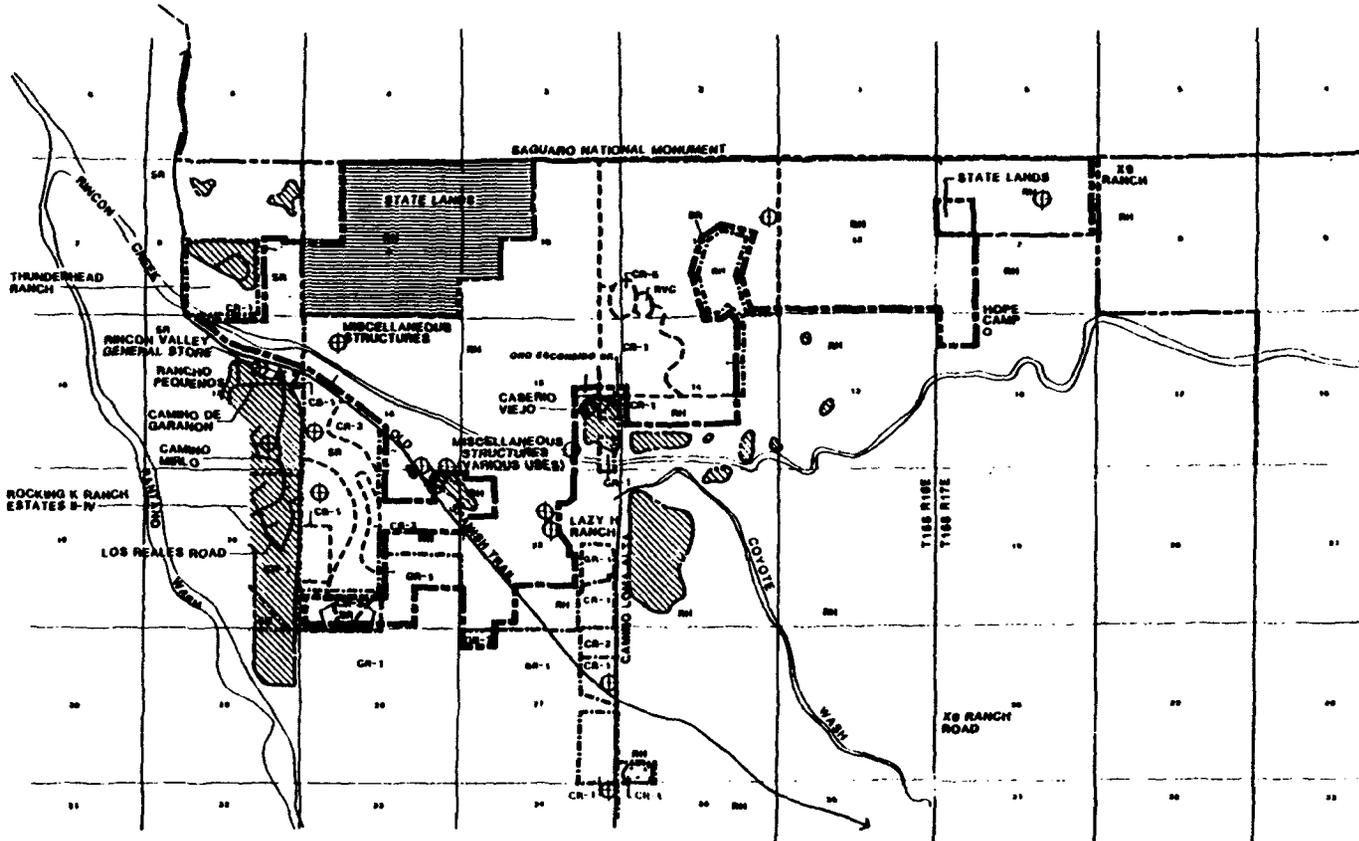


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III-5

EXHIBIT III-3



**LEGEND**

- EXISTING COMMERCIAL DEVELOPMENT
  - EXISTING INDUSTRIAL DEVELOPMENT
  - EXISTING RESIDENTIAL DEVELOPMENT
  - EXISTING STRUCTURES
  - EXISTING PAVED ROAD
  - EXISTING WELL SITES
  - COMMITTED LANDS
  - GRAZING LEASE
  - SPECIFIC PLAN BOUNDARY
  - SAGUARO NATIONAL MONUMENT
- ZONING**
- EXISTING ZONING DIVISION
  - CONDITIONAL ZONING DIVISION
- RESIDENTIAL**
- RURAL HOMESTEAD ZONE  
18/ 180,000 SQ. FT.
  - SUBURBAN RANCH ZONE  
18/ 144,000 SQ. FT.
  - RURAL RESIDENTIAL ZONE  
18/ 36,000 SQ. FT.
  - SINGLE RESIDENCE ZONE  
18/ 36,000 SQ. FT.
  - SINGLE RESIDENCE ZONE  
18/ 6,000 SQ. FT.
  - MULTIPLE RESIDENCE ZONE  
18/ 6,000 SQ. FT.
- COMMERCIAL**
- RURAL VILLAGE CENTER ZONE
  - LOCAL BUSINESS ZONE
  - GENERAL BUSINESS ZONE
- INDUSTRIAL**
- INDUSTRIAL / WAREHOUSING ZONE

EXHIBIT III-3

# EXISTING LAND USE, ONSITE AND OFFSITE ROCKING K SPECIFIC PLAN



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III-6

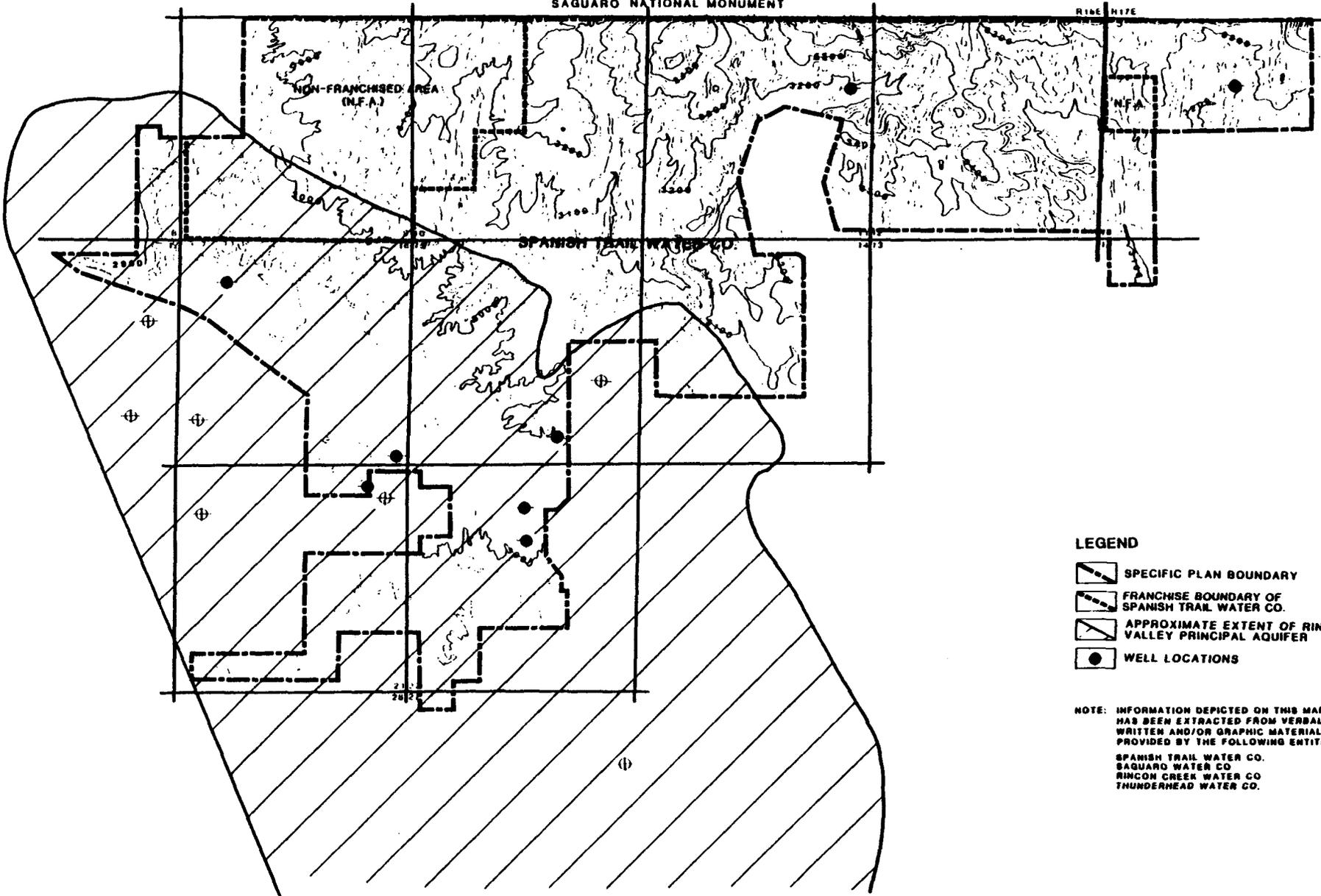
SAGUARO NATIONAL MONUMENT

R16E N17E

NON-FRANCHISED AREA (N.F.A.)

N.F.A.

SPANISH TRAIL WATER CO.



LEGEND

-  SPECIFIC PLAN BOUNDARY
-  FRANCHISE BOUNDARY OF SPANISH TRAIL WATER CO.
-  APPROXIMATE EXTENT OF RINCON VALLEY PRINCIPAL AQUIFER
-  WELL LOCATIONS

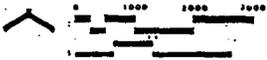
NOTE: INFORMATION DEPICTED ON THIS MAP HAS BEEN EXTRACTED FROM VERBAL, WRITTEN AND/OR GRAPHIC MATERIAL PROVIDED BY THE FOLLOWING ENTITIES:

- SPANISH TRAIL WATER CO.
- SAGUARO WATER CO.
- RINCON CREEK WATER CO.
- THUNDERHEAD WATER CO.

EXHIBIT III-4

# EXISTING WELL SITES ROCKING K SPECIFIC PLAN

EXHIBIT III-4



## B. TOPOGRAPHY & SLOPES

### 1. Topographic Characteristics

Topography of the Rocking K site ranges from gently undulating lowlands to the rugged foothills of Tanque Verde Ridge and the Rincon Mountains. Elevations range from just over 3400 feet along the northern boundary to approximately 2900 feet at the western edge (Exhibit III-5). Much of the Rocking K site is gently to moderately sloping land (zero to fifteen percent) traversed by a number of ephemeral drainageways (Exhibit III-6). Rincon Creek, a significant landform feature, flows west through the Rocking K site, towards its confluence with Pantano Wash.

In the northern portions of the site, there are several restricted peaks and ridges, and areas with slopes over fifteen percent. Rock outcrops are found in limited areas along the northern boundary of the site. These outcrops extend north of the Rocking K site into Saguaro National Monument.

The average cross slope calculations are as follows:

$$A \quad \text{Area} \quad = \quad 4450 \text{ AC}$$

$$I \quad \text{Contour Int.} \quad = \quad 100 \text{ FT}$$

$$L \quad \text{Contour Length}$$

Elevation	2900	3,000'
	3000	49,000'
	3100	47,000'
	3200	48,500'
	3300	55,000'
	3400	12,000'
	3500	<u>1,000'</u>
		215,500'

$$\text{Percent Cross Slope} = \frac{I \times L \times .0023}{A}$$

$$= \frac{100 \times 215,500 \times .0023}{4,450}$$

$$\text{Percent Cross Slope} = 11.14$$

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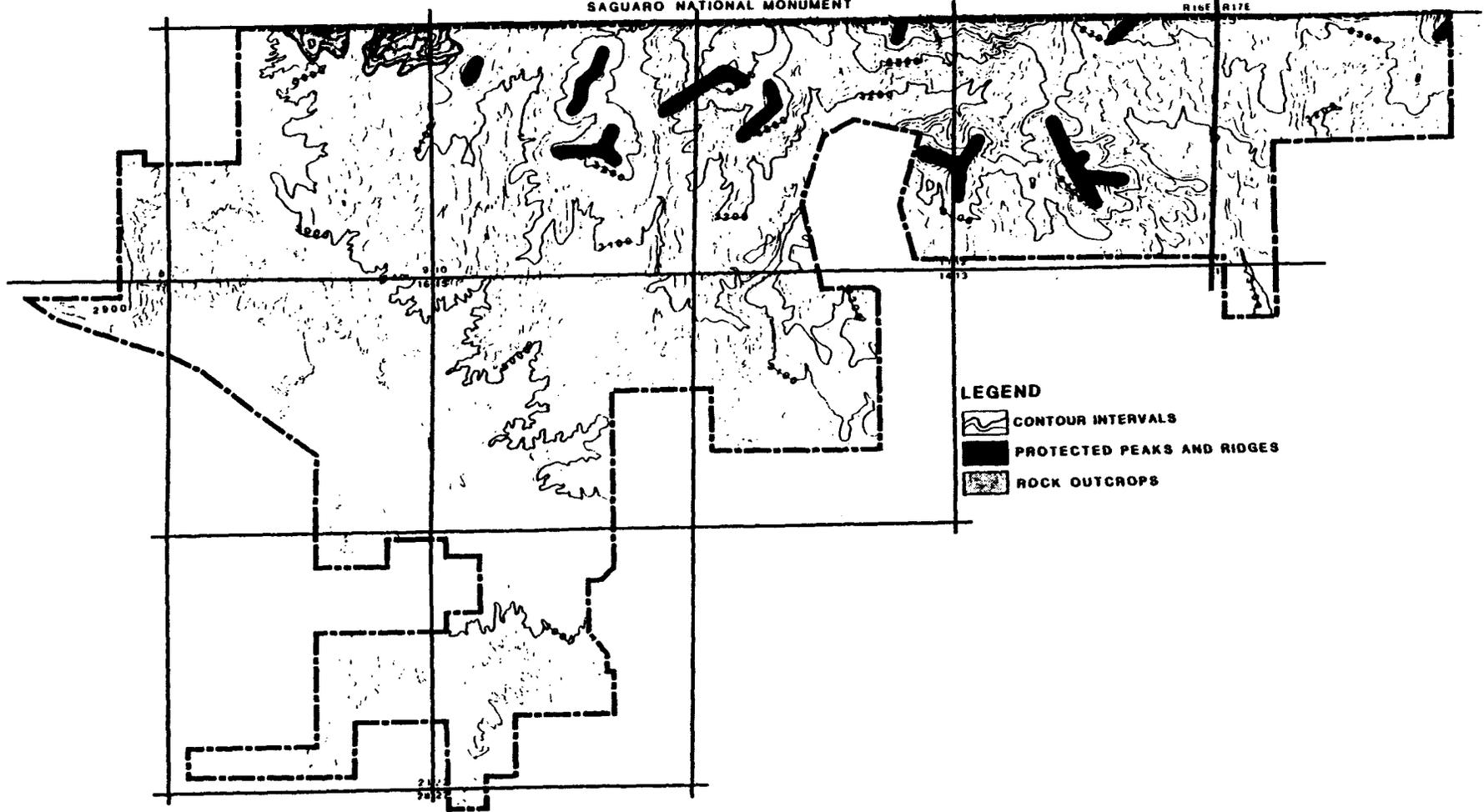
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III-8

EXHIBIT III-5

SAGUARO NATIONAL MONUMENT

R16E R17E

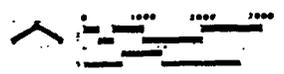


LEGEND

-  CONTOUR INTERVALS
-  PROTECTED PEAKS AND RIDGES
-  ROCK OUTCROPS

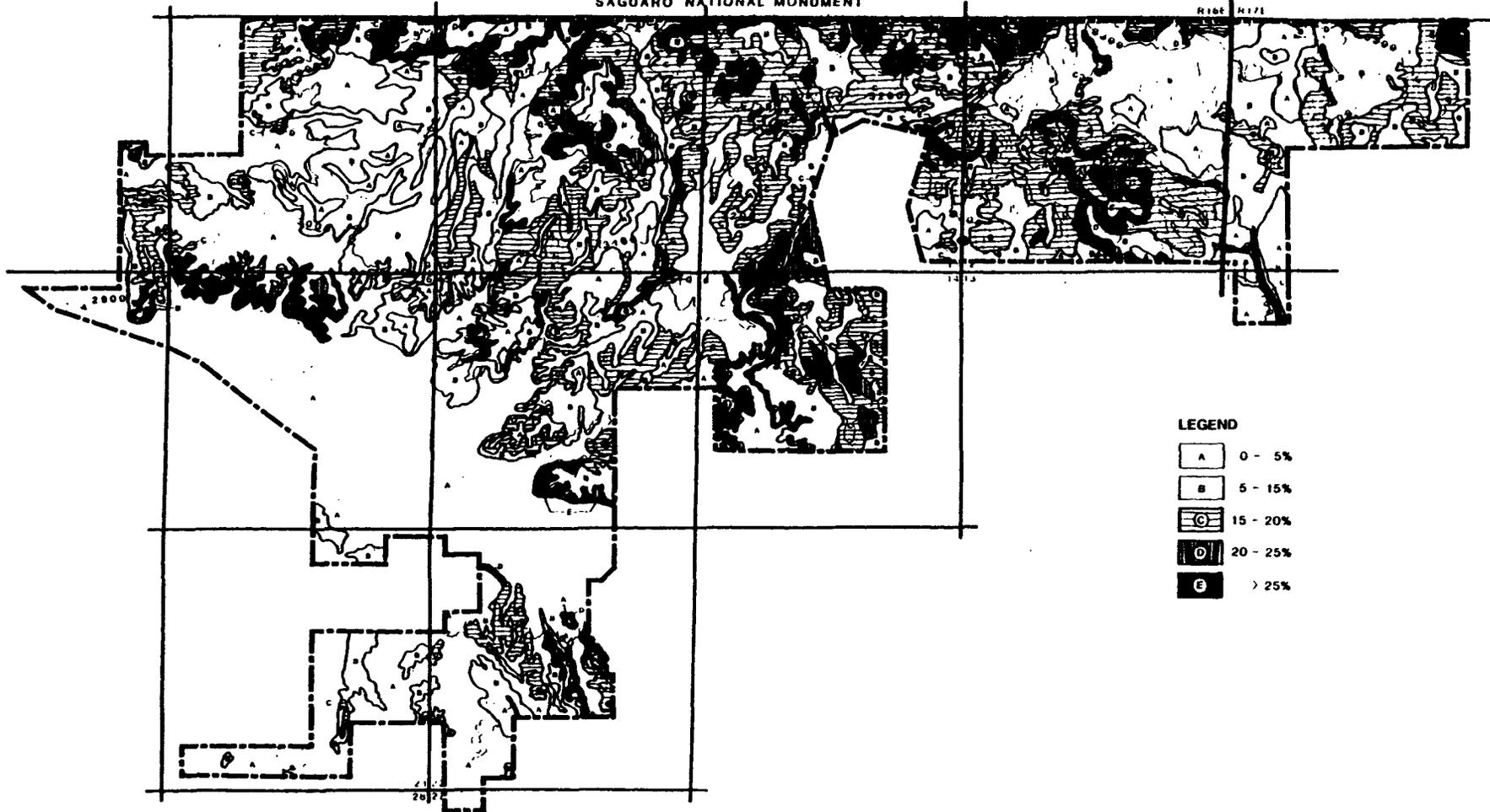
EXHIBIT III-6

# TOPOGRAPHY ROCKING K SPECIFIC PLAN



SAGUARO NATIONAL MONUMENT

R164 R171



LEGEND

- A 0 - 5%
- B 5 - 15%
- C 15 - 20%
- D 20 - 25%
- E > 25%

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III-9

EXHIBIT III-6

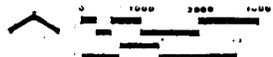


EXHIBIT III-6  
**SLOPE**  
**ROCKING K SPECIFIC PLAN**

## C. HYDROLOGY

Rincon Creek forms the major drainage feature within the Rocking K property. It generally flows in a westerly direction through the center of the Rincon Valley before it joins the larger Pantano Wash. The watershed area for Rincon Creek as it exits the property is about 80 square miles (Exhibit III-7).

Both the Pima Flood Control District (PFCD) and the Federal Emergency Management Agency (FEMA) have established regulatory 100-year flood discharges for Rincon Creek. The regulatory flood peak for Rincon Creek above its confluence with Pantano Wash is 21,000 cubic feet per second (cfs). Upstream from its confluence with Coyote Wash, Rincon Creek has a regulatory discharge of 18,500 cfs; whereas, the regulatory discharge for Rincon Creek decreases to 16,000 cfs upstream of Sentinel Wash (east of Rocking K). These agencies have also prepared maps showing the limits of the regulatory floodplain and floodway of Rincon Creek.

Estimates of existing 100-year flood discharges for many of the larger watercourses tributary to Rincon Creek have been made based upon the Pima County Hydrology Method. These estimated 100-year discharges are summarized on Exhibit III-8.

In accordance with amended guidelines developed in conjunction with Pima County Staff prior to submittal of the Rocking K Specific Plan, the floodplain boundaries for only those watercourses in Rocking K having 100-year peak discharges greater than 1000 cubic feet per second (cfs) have been estimated.

Many of the larger watercourses flowing into Rincon Creek have earthen embankments at their confluences with Rincon Creek. These embankments were constructed and used to impound runoff for watering cattle and other livestock.

Soil characteristics in the area are variable, and have rainwater infiltration rates ranging from moderate in those areas found near the large, regional watercourses to almost impermeable in those areas near the mountain fronts (see Section F, Soils).

Native riparian vegetation can be found along most of the tributary watercourses within Rocking K. Significant portions of the Rincon Creek Floodplain located downstream of, or west of, Camino Loma Alta have been graded and cleared of large riparian vegetation in order to make the area better suited for cultivation uses. Rincon Creek forms a relatively narrow, shallow channel where it flows through the center of this disturbed area. Because this narrow channel has a capacity less than a 10-year flood, the 100-year floodplain affecting the area is much wider than the corresponding 100-year floodway. However, about one mile upstream of this disturbed area (east of Rocking K), the 100-year floodway and 100-year floodplain of Rincon Creek are essentially coterminous, and have coincident boundaries.

Downstream of this disturbed area and just upstream of the "dip" crossing of Old Spanish Trail (i.e., west of the Rocking K Specific Plan area), the existing character of the Rincon Creek changes to what can best be described as a very broad, braided system of numerous low-flow channels which serve to rapidly spread out floodwaters and attenuate flood peaks. Presently, Old Spanish Trail essentially offers a minor impediment to the downstream movement of floodwaters, since it "dips" through this reach of the Rincon Creek and its associated flood plain.

Approximately 1.5 miles downstream of the western boundary of Rocking K, the Creek has its confluence with the larger Pantano Wash drainage system. Currently, a well-defined head cut is propagating up the Rincon Creek due to a lowering of the base level of the Pantano Wash. However, this head cut is presently well downstream of Old Spanish Trail and the western boundary of the Rocking K Specific Plan area, and consequently does not pose a threat to the Plan area. Due to the scale of Exhibit III-8, the floodplain and floodway limits for Rincon Creek shown thereon are only approximate. However, detailed floodplain mapping prepared by the Federal Emergency Management Agency for Rincon Creek should be used to identify the existing floodplain and floodway limits of the Creek during the preparation of the Rincon Creek River Management Plan.

Although the floodways of the tributary watercourses whose peak discharges during a 100-year flood exceed 1000 cfs have not been evaluated, their corresponding floodplains, illustrated on Exhibit III-8 of the Plan, are generally coterminous with said Floodway limits.

Shallow sheet-flooding areas are not shown on the Plan if the 100-year peak discharges producing the sheet-flooding areas are less than 1000 cfs.

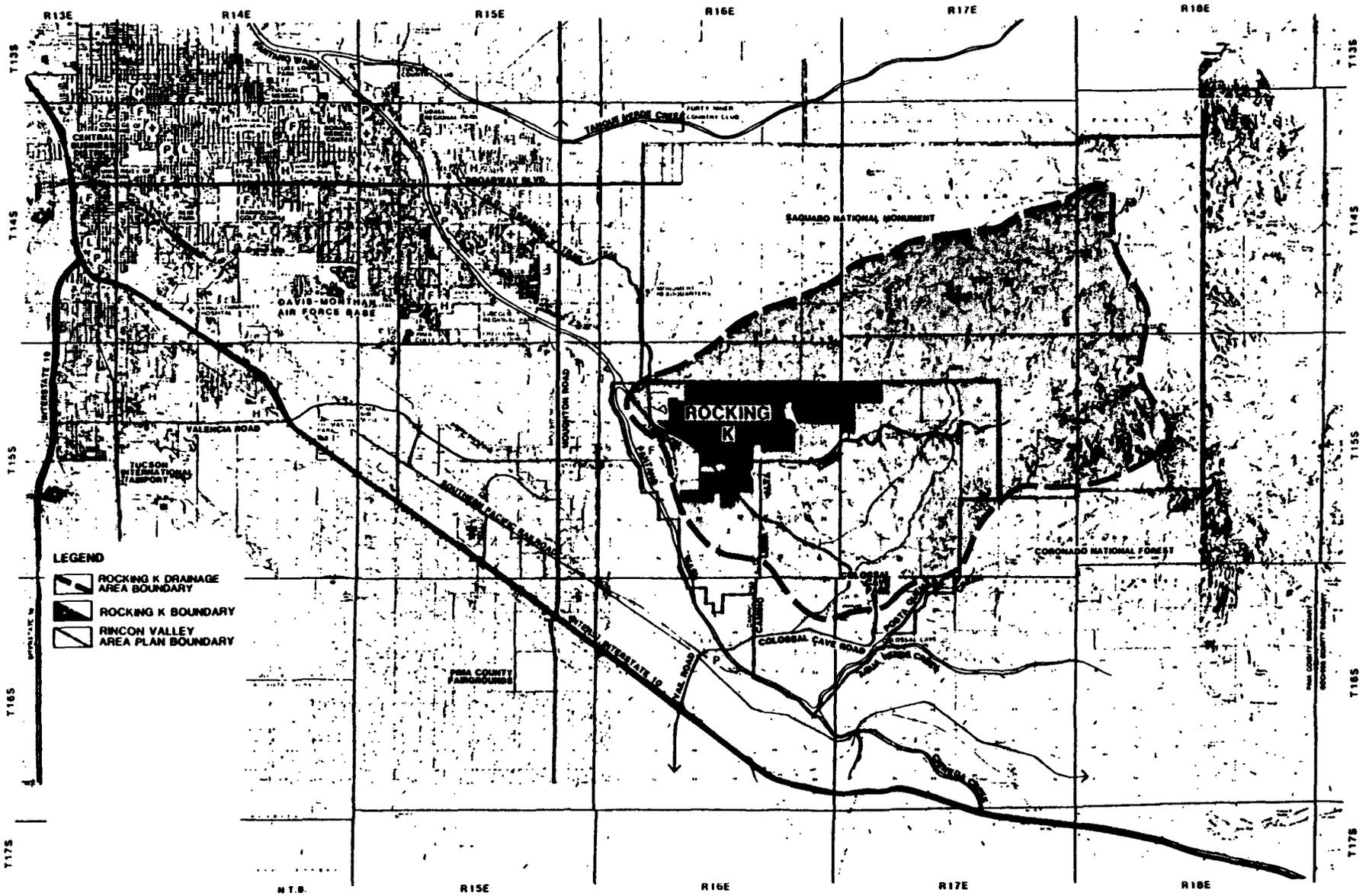
The Tucson Active Management Area (TAMA) encompasses the entire planning area. There are no river-management or basin-management plans for the area. In addition, there are no balanced or critical basins identified by Pima County for the planning area; nor are any anticipated to be identified, since the major flood-conveyance systems within the planning area will remain in their natural states, with their adjoining floodplains competent to convey both existing and future flood peaks.

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III-12

EXHIBIT III-7



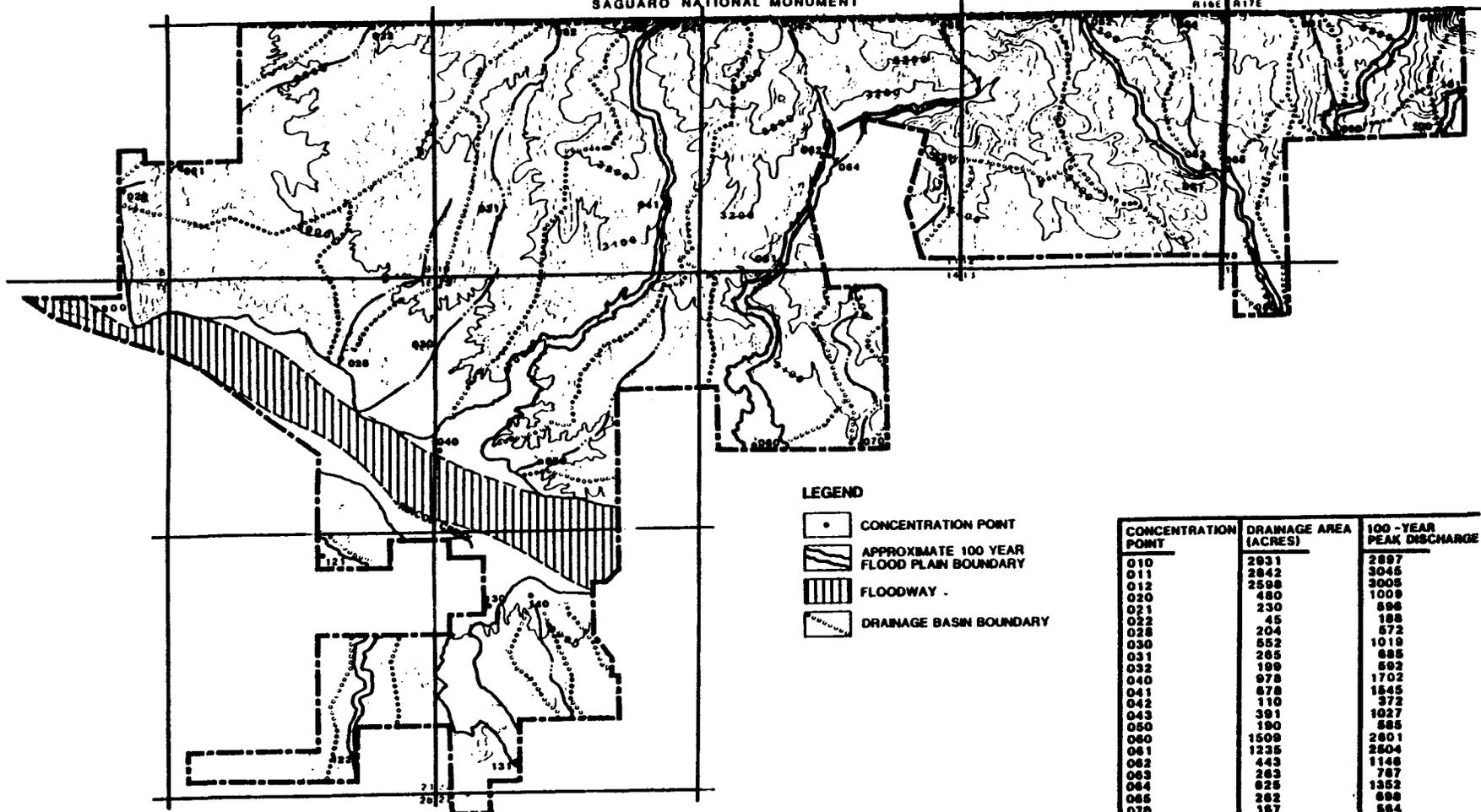
- LEGEND**
- ROCKING K DRAINAGE AREA BOUNDARY
  - ROCKING K BOUNDARY
  - RINCON VALLEY AREA PLAN BOUNDARY



EXHIBIT III-7  
**WATERSHEDS**  
**ROCKING K SPECIFIC PLAN**

SAGUARO NATIONAL MONUMENT

R16 R17



LEGEND

- CONCENTRATION POINT
- ▨ APPROXIMATE 100 YEAR FLOOD PLAIN BOUNDARY
- ▧ FLOODWAY
- ▤ DRAINAGE BASIN BOUNDARY

CONCENTRATION POINT	DRAINAGE AREA (ACRES)	100-YEAR PEAK DISCHARGE
010	2931	2897
011	2842	3045
012	2558	3005
020	480	1009
021	230	596
022	45	188
028	204	672
030	552	1019
031	265	688
032	199	592
040	978	1702
041	878	1645
042	110	372
043	391	1027
050	190	585
060	1509	2601
061	1235	2504
062	443	1148
063	263	787
064	825	1352
065	262	698
070	157	564
080	1476	3106
081	748	1685
082	443	1103
083	458	996
084	358	845
085	112	490
090	1753	3080
091	189	635
092	1584	2777
100	898	1609
101	654	1477
120	1861	2199
121	1049	1683
122	836	1726
130	1842	2676
131	1208	2422
140	290	660

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III-13

EXHIBIT III-8

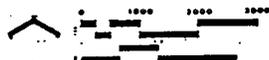


EXHIBIT III-8  
ON-SITE HYDROLOGY  
ROCKING K SPECIFIC PLAN

## **D. VEGETATION**

### **1. Inventory**

#### **a. Vegetative Communities**

The Rocking K site lies mainly in a transitional area between two major biomes: the Arizona Upland Subdivision of the Sonoran Desertscrub and the Semidesert Grassland (Brown, 1982). Plant species characteristic of each of these biomes often occur intermixed in many of the plant communities found on the property. In general, the communities range from fairly typical Sonoran Desertscrub communities in higher elevations to areas dominated by plants of Semidesert Grassland in lower areas with less relief (Exhibit III-9). All of the areas dominated by Semidesert Grassland plants contain some typically Sonoran Desertscrub species such as saguaro cactus. Apparently because of soil conditions and microclimate, Sonoran Desertscrub communities occur at higher elevations than do those of Semidesert Grassland, a condition opposite the normal pattern.

Two other major biomes, Sonoran Riparian Deciduous Forest and Woodland and Sonoran Riparian Scrubland, occur along the numerous washes within the site. Sonoran Riparian Deciduous Forest and Woodlands, characterized by taller and usually more numerous trees than scrublands, are generally restricted to larger washes. A portion of the site, generally around the Rincon Creek, has been cultivated and abandoned. Vegetation within this area has been classified as abandoned agriculture/disturbed.

Except for disturbed areas, transitions between most of the five major vegetation types and their subdivisions are generally gradual and indistinct. Sonoran Desertscrub gradually grades into Semidesert Grassland; Riparian Woodlands grade into Riparian Scrublands; and Riparian Scrublands grade into Sonoran Desertscrub or Semidesert Grassland. These gradual transitions are difficult to measure and depict on vegetation maps. As with virtually all vegetation maps, Exhibit III-9, shows well-defined boundaries which over-simplify the complexities of the actual vegetation distribution. It is important to note that vegetation classifications such as these are based almost entirely on dominant or characteristic species; the densities and distributions of plants may vary widely within the same community type.

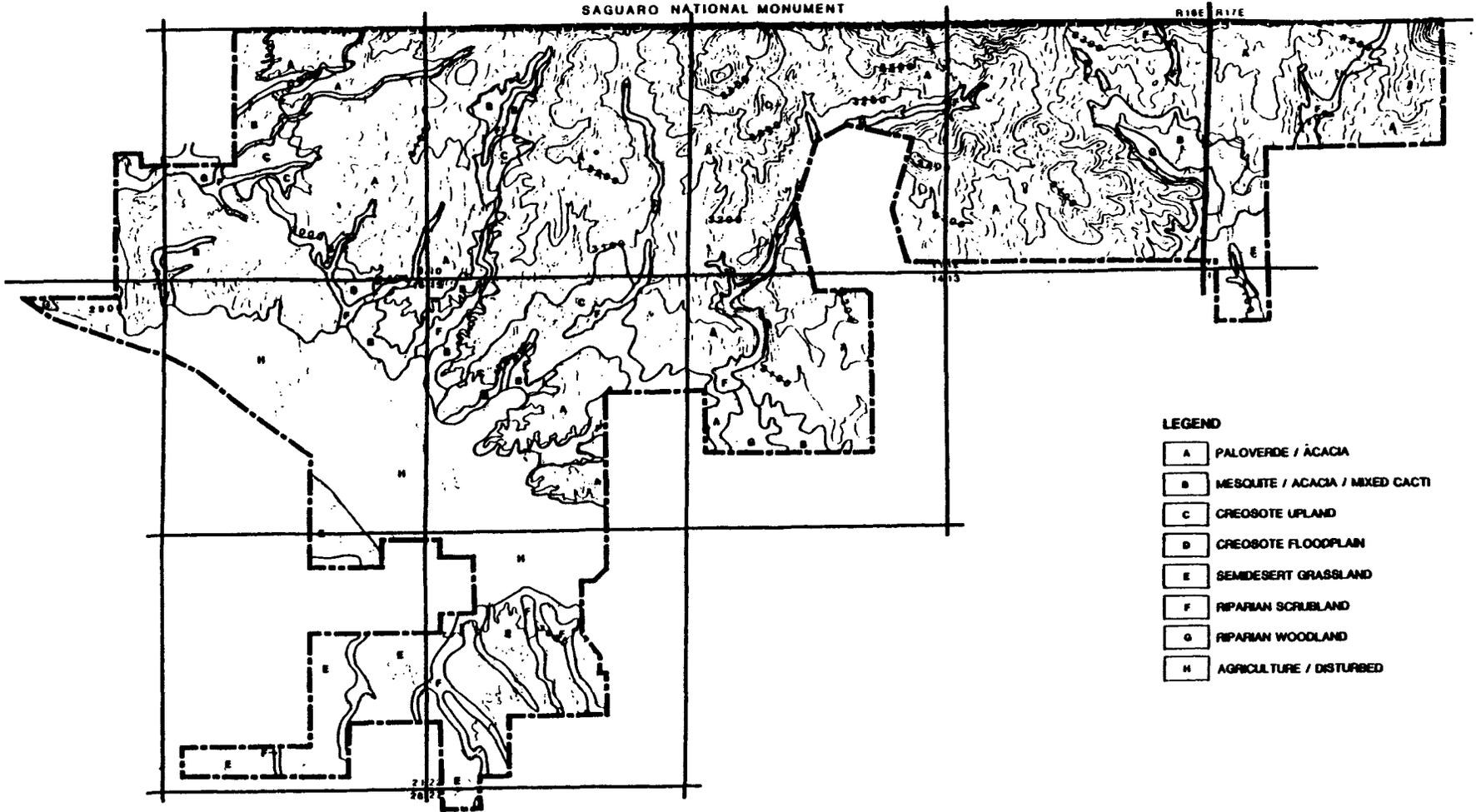
SAGUARO NATIONAL MONUMENT

R16E R17E

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III-15



LEGEND

- A PALOVERDE / ACACIA
- B MESQUITE / ACACIA / MIXED CACTI
- C CREOSOTE UPLAND
- D CREOSOTE FLOODPLAIN
- E SEMIDESERT GRASSLAND
- F RIPARIAN SCRUBLAND
- G RIPARIAN WOODLAND
- H AGRICULTURE / DISTURBED

EXHIBIT III-9

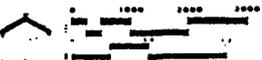


EXHIBIT III-9  
**VEGETATION COMMUNITIES  
 ROCKING K SPECIFIC PLAN**

The major vegetative communities found within Rocking K, described in more detail, include:

**Sonoran Desertscrub:**

Plant communities of the Upland Subdivision of the Sonoran Desertscrub biomes cover most of the property north of Rincon Creek and along the western edge of the site. Fingers of Sonoran Desertscrub extend along ridgetops into Semidesert Grassland on the eastern end of the property. Three major subdivisions of Sonoran Desertscrub/Paloverde/Acacia, Mesquite/Acacia/Mixed Cacti, and Creosote Upland/Floodplain--are present on the property.

The Paloverde/Acacia Community is the largest (approximately 51% of the site) and occurs primarily on rockier soils with greater relief or on ridgetops extending into other habitats. This community dominates northern portions of the site. Dominant plants of this community are foothill paloverde, (*Cercidium microphyllum*) whitethorn acacia (*Acacia constricta*) and saguaro (*Carnegiea gigantea*). The size and number of paloverdes generally decreases from east to west as does the number of saguaros. This community is bordered by and grades into the Mesquite/Acacia/Mixed Cacti and Creosote Bush communities on its southern and western edges.

The Mesquite/Acacia/Mixed Cacti Community occurs on gently sloping lands with more soil than the Palo Verde/Acacia community. Velvet mesquite (*Prosopis juliflora*), catclaw acacia (*Acacia greggii*) and whitethorn acacia are the dominant trees and shrubs and account for about thirty percent of the total vegetation volume in the area where volume was measured. The dominant plant over much of this community is burroweed (*Isocoma tenuisecta*) which accounts for nearly fifty percent of the volume of vegetation in the measured area. This species is characteristic of areas that have been subjected to overgrazing by livestock. Many species of cacti are present and numerous including chainfruit cholla (*Opuntia fulgida*), staghorn cholla (*O. versicolor*), prickly pear (*O. phaeacantha*), desert Christmas cactus (*O. leptocaulis*) and fishhook barrel cactus (*Ferocactus wislizenii*). This community occurs as a transition between Palo Verde/Acacia and Semidesert Grassland communities and is also frequently present on the edges

of floodplains between Palo Verde-Acacia and riparian communities.

A vegetative community dominated by creosote bush (*Larrea divaricata*) is present on the property and is designated on Exhibit III-9 as creosote upland and creosote floodplain. This community occurs on upland rocky slopes within or adjacent to the Palo Verde/Acacia community. The creosote bushes in this area are generally small (less than one meter tall) and fairly scattered. No volume transects were done in these areas but most of the perennial plants found in this community occur in small numbers. Creosote accounts for more than seventy percent of the total vegetation volume. A wash running through the area from south to north supports several trees and shrubs such as velvet mesquite, whitethorn acacia, desert hackberry (*Celtis pallida*) and foothill paloverde.

#### Semidesert Grassland:

Plant communities of the Semidesert Grassland biomes occupy most of the property south of Rincon Creek. As described above, the area within Rocking K which is classified as Semidesert Grassland is really a transitional area between Sonoran Desertscrub and Semidesert Grassland. Plants characteristic of Semidesert Grassland, such as banana yucca (*Yucca baccata*), soaptree yucca (*Yucca elata*), and perennial grasses are more dominant on the eastern edge of the property. The number of plants characteristic of Sonoran Desertscrub, such as saguaro and creosote bush, increase eastward until they become dominant on the eastern edge of the property.

#### Riparian Woodlands and Riparian Scrublands:

As previously indicated, Riparian Woodlands and Riparian Scrublands grade into one another and into adjacent habitats. These communities are classified based not only on species, but also on the density and size of plants. As such, adjacent habitats may contain the same species but in lower densities.

The Riparian Scrubland communities are dominated primarily by velvet mesquite, and catclaw and whitethorn acacias. Other species of plants found in these habitats which are not commonly found in

upland habitats include Goodding willow (*Salix gooddingii*), seepwillow (*Baccharis glutinosis*), canyon ragweed (*Ambrosia ambrosoides*), and tall perennial grasses. None of these species, however, are very common or widely distributed in riparian habitats on the property.

Riparian Woodland communities on the site are mainly dominated by velvet mesquite.

The first area of Riparian Woodland occurs along Rincon Creek at the extreme west end of the property. This woodland is similar to the woodland below Deer Camp but has shorter trees spaced at greater distances.

Two areas of Riparian Woodland occur along a major drainage that runs past Deer Camp southwest and then south into Rincon Creek. The upland portion, between Deer Camp and the crossing of a major east-west dirt road is dominated by velvet mesquite, catclaw acacia, netleaf hackberry and graythorn. These four species together accounted for nearly ninety percent of the total vegetation volume measured. The total vegetation volume in this area was the highest measured on the site. The lowland portion occurs near the southern edge of the property line just above Rincon Creek. This area is dominated by tall (up to nine meter) mesquites with numerous catclaw and whitethorn acacias.

The two remaining areas of Riparian Woodland are dominated by mesquites. One is on the east end of the property along part of the wash running near Hope Camp (outside of the property) and into Rincon Creek. The other is on the western edge of the property east of Thunderhead Ranch. These two woodlands appear to be the least well-developed and to have the lowest vegetation volume.

#### Abandoned Cultivation/Disturbed:

Most of the floodplain around Rincon Creek was cleared and previously used for farming. Since most farming use has been abandoned, this area is now covered primarily with Russian thistle (*Salsola kali*) and burrobrush (*Hymenoclea monogyra*). Other species of perennial plants found in this habitat are burroweed, catclaw acacia, tree tobacco (*Nicotiana glauca*), velvet mesquite, desert willow (*Chilopsis linearis*), desert broom (*Baccharis*

sarothroides), graythorn (*Zizyphus obtusifolius*), wolfberry (*Lycium* sp.) and saltbush (*Atriplex* sp.). Larger trees are restricted primarily to the edges of normally dry Rincon Creek, either as isolated single trees or in small clusters.

b. Saguaros and Other Special Interest Species

Saguaro densities on the Rocking K property were estimated from counts of saguaros visible on aerial photos. To assess accuracy, field counts were made in several areas and compared to counts made from the photos. On the average, it appears that about sixty percent of saguaros were visible on aerial photographs; percentages on individual plots ranged from twenty-eight to eighty-four. Smaller percentages of saguaros are visible on photographs in areas with dense vegetation.

Rocking K was divided into three zones of saguaro density (Exhibit III-10). Density estimates for these zones include corrections for those plants not visible on, aerial photos. In general, saguaro densities over the southern portion of the property are low, while extensive saguaro forests occur on rocky foothills in the Palo Verde/Acacia community in the northern portions of the property. Densities in these areas are high. Field observations of the medium and high density saguaro populations north of Rincon Creek indicate a wide range of age class distribution. In many areas where there is the wide range of age-classes, the population is dominated by young (less than 6') to middle aged (6' to 12') saguaros. This range and distribution of age classes indicates an exceptionally healthy and possibly expanding saguaro population.

Special-interest Species:

No federally-listed threatened or endangered species are known to occur on Rocking K property. The Tumamoc globeberry (*Tumamoca macdougalii*), a species listed as endangered by the U.S. Fish and Wildlife Service (USFWS), has not been observed, but may occur on portions of the Rocking K site. However, this plant is not generally found above 3000 feet elevation or east of Houghton Road in the Tucson area, and most of the land below 3000 feet on Rocking K has been heavily disturbed and is unlikely habitat for Tumamoca.

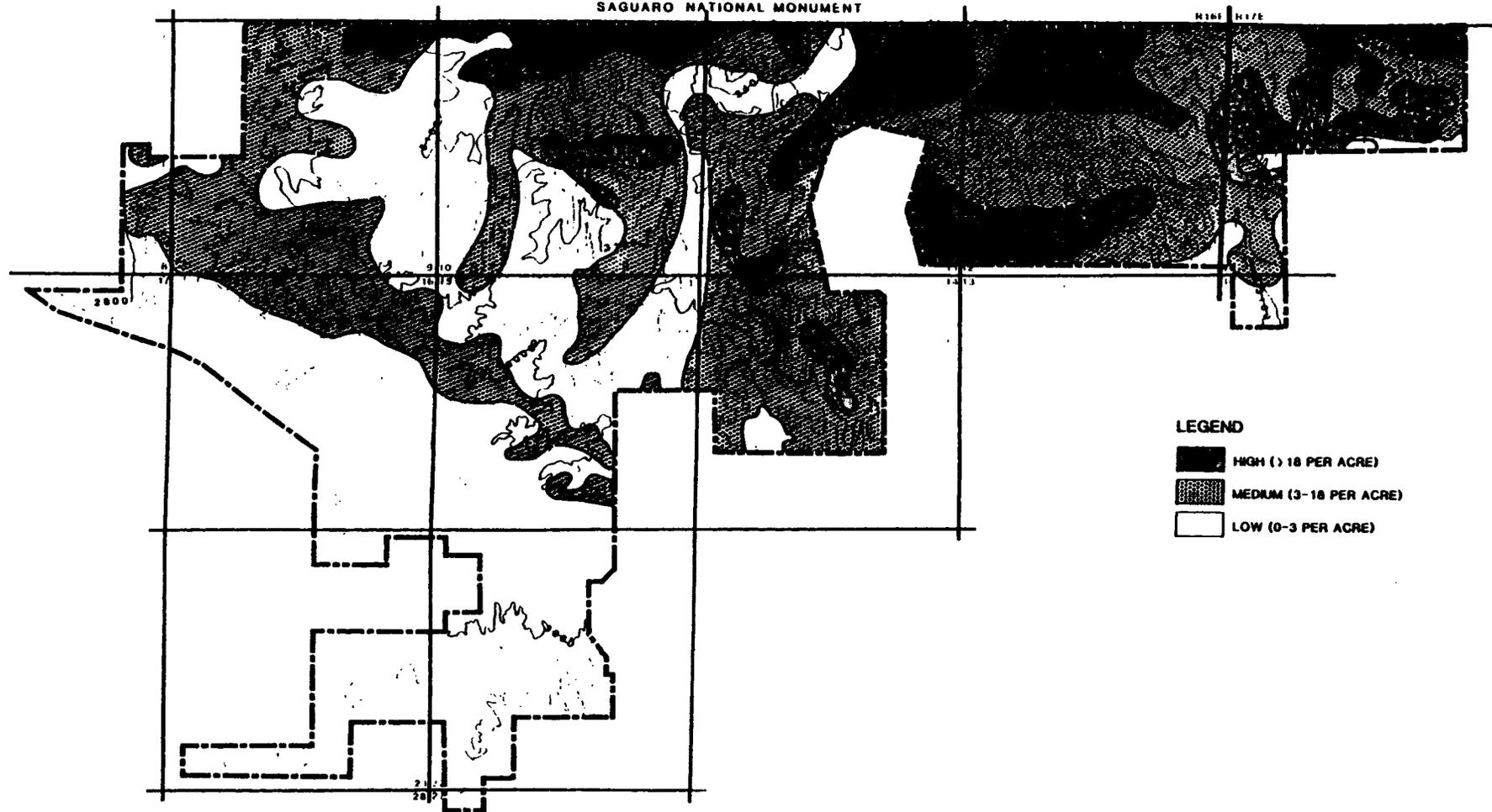
SAGUARO NATIONAL MONUMENT

N 36 E N 7 E

9230

985

III-20



LEGEND

- HIGH (> 18 PER ACRE)
- MEDIUM (3-18 PER ACRE)
- LOW (0-3 PER ACRE)

EXHIBIT III-10

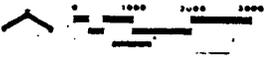


EXHIBIT III-10

# SAGUARO DENSITY ROCKING K SPECIFIC PLAN

c. Other Vegetation Values

Existing vegetation on the property is generally too sparse and too low to provide effective screening except in riparian areas. Vegetation on the northern part of the property, particularly the abundant saguaros, contributes significantly to its high scenic value. Vegetation probably contributes significantly to soil stability in the lower parts of the property, but is of little importance at higher elevation.

E. **WILDLIFE**

A copy of the letter of confirmation from the habitat specialist in the Arizona Game & Fish Department Tucson regional office is included in the appendix.

Critical and sensitive biological communities in the Tucson Basin have been identified and classified in a 1986 study prepared for Pima County by Dr. Shaw, et. al. According to Shaw's designations, both Class I and Class II Riparian Habitats are found within the Rocking K site. These are identified on Exhibit III-11.

Estimated values for wildlife habitats within the site, shown on Exhibit III-12, were based primarily on total vegetation volumes. Total vegetation volume has been shown to strongly correlate with breeding bird density in Southwestern desert and riparian habitats (Mills et al., 1989). Vegetation volumes and breeding bird densities are useful parameters for estimating wildlife values because they can be measured quantitatively and accurately. Other factors considered in determining wildlife habitat value included the numbers of species supported by a vegetation community, and any known distributions of state and federally-listed endangered species, or other special-interest species.

Estimates of summer and winter bird densities were determined from modified variable width belt transects (Emlen 1971). Final density estimates were made by averaging estimates from two to six transect runs in each major habitat made in December 1985 and January 1986 (winter) and July 1986 (summer). Transects were run on days of favorable weather between 8:30 a.m. and noon in winter, and between 5:00 a.m. and 9:00 a.m. in summer. No specific efforts were made to census any other vertebrate groups but observations of other animals and signs of their presence were noted during field work. List of amphibians, reptiles, birds and mammals that probably reside within habitats found in the Rocking K property were constructed from available literature sources and field experience. This list is compiled in Table III-2. The data base maintained by the Arizona Game and Fish Department was consulted for information on special-interest animals.

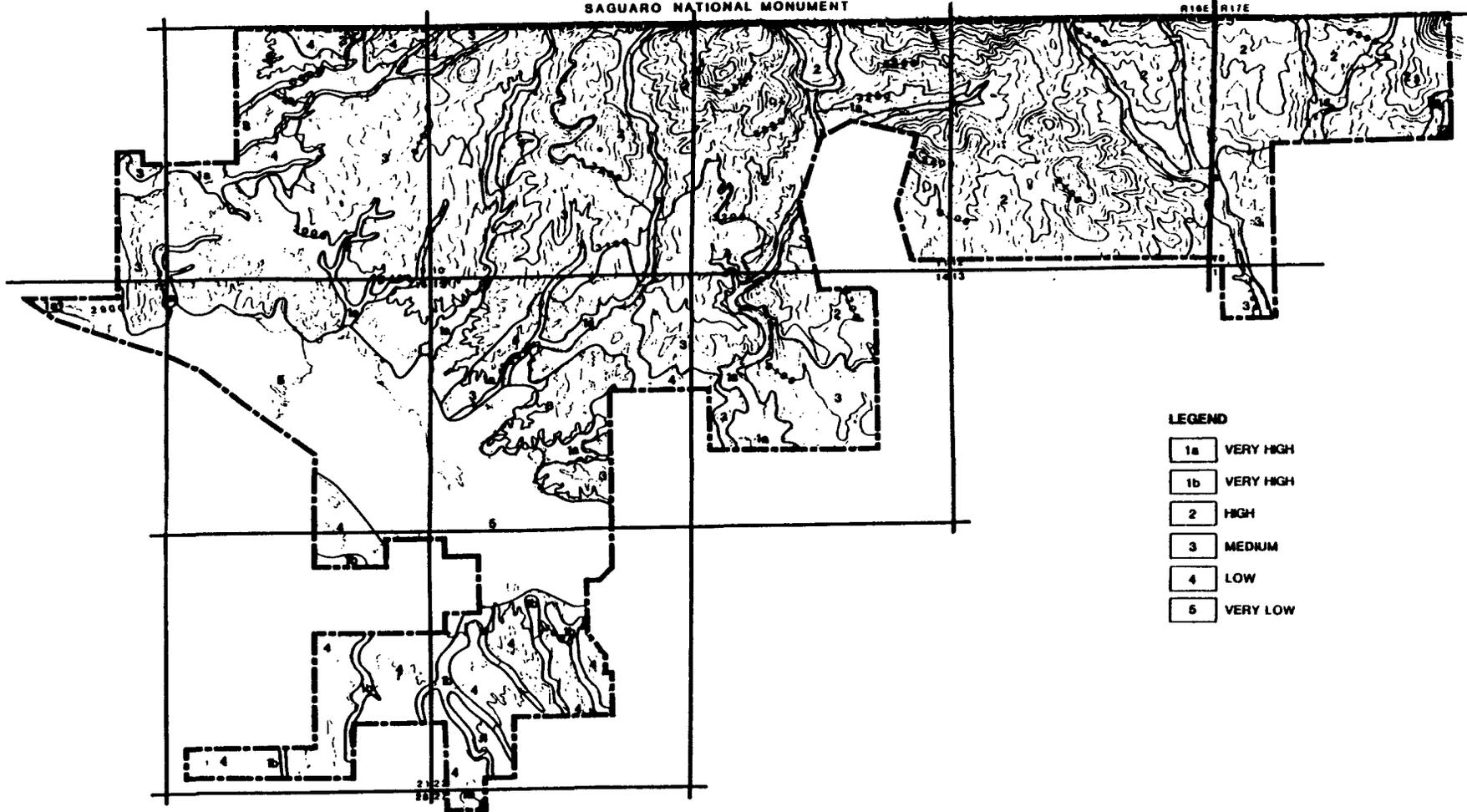
## Bird Densities

Breeding bird density estimates for major habitats in the Rocking K site were documented. As expected, total breeding bird density was proportional to total vegetation volume, and thus was highest in riparian habitats. Riparian and Palo Verde/Acacia habitats supported the highest numbers of species, and Semidesert Grassland habitats supported the lowest. No counts were made in the abandoned farmland habitat. Estimates of density can be based on an equation--118 birds per 100 hectares--describing the relationship between breeding bird density and total vegetation volume. However, this equation accounts for less than seventy percent of the lowest density found in the habitats sampled.

Winter bird density estimates for major habitats were also documented. A high percentage of the wintering birds in most habitats are flocking, seed-eating species, and the number of wintering species is low compared to the number of permanent resident species. Winter bird densities, especially those of flocking, seed-eating species, typically vary greatly from year to year, while those of breeding species are generally more stable. Comparisons of winter bird densities in different habitats based on only one year's data must therefore be made with caution. This is especially true of habitats such as abandoned cultivation, where a very high percentage of the total density is comprised of flocking, seed-eating species.

SAGUARO NATIONAL MONUMENT

R1E2 R1E2



LEGEND

- 1a VERY HIGH
- 1b VERY HIGH
- 2 HIGH
- 3 MEDIUM
- 4 LOW
- 5 VERY LOW

9230

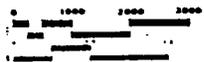
989

III-24

EXHIBIT III-12

EXHIBIT III-12

# WILDLIFE HABITAT VALUE ROCKING K SPECIFIC PLAN



## TABLE III-1: WILDLIFE SPECIES

### Table III-1a - Reptiles and Amphibians

List of reptiles and amphibians expected to occur on the Rocking K Ranch property. Species marked with an asterisk were observed during field work.

Couch's Spadefoot Toad Scaphiopus couchi  
Western Spadefoot Toad Scaphiopus hammondi  
Colorado River Toad Bufo alverius  
Woodhouse's Toad Bufo woodhousei  
Great Plains Toad Bufo cognatus  
Red-spotted Toad Bufo punctatus  
Canyon Treefrog Hyla arenicolor  
Desert Tortoise Gopherus agassizi\*  
Gila Monster Heloderma suspectum\*  
Banded Gecko Coleonyx variegatus  
Lesser Earless Lizard Holbrookia maculata  
Greater Earless Lizard Cophosaurus texanus  
Zebra-tailed Lizard Callisaurus draconoides  
Collared Lizard Crotophytus collaris  
Desert Spiny Lizard Sceloporus magister  
Clark's Spiny Lizard Sceloporus clarki  
Tree Lizard Urosaurus ornatus\*  
Side-blotched Lizard Uta stansburiana\*  
Regal Horned Lizard Phrynosoma solare  
Great Plains Skink Eumeces obsoletus  
Western Whiptail Cnemidophorus tigris  
Desert Grassland Whiptail Cnemidophorus uniparens  
Chihuahuan Whiptail Cnemidophorus exanguis  
Arizona Alligator Lizard Gerrhonotus kingi  
Westert Blind Snake Leptotyphlops humilis  
Ringneck Snake Diadophis punctatus  
Checkered Garter Snake Thamnophis marcianus  
Coachwhip Masticophis flagellum  
Sonora Whipsnake Masticophis bilineatus\*  
Western Patch-nosed Snake Salvadora hexalepis  
Gopher Snake Pituophis melanoleucus  
Glossy Snake Arizona elegans  
Long-nosed Snake Rhinocheilus lecontei  
Common Kingsnake Lampropeltis getulus\*

9230 988 III-23

EXHIBIT III-11

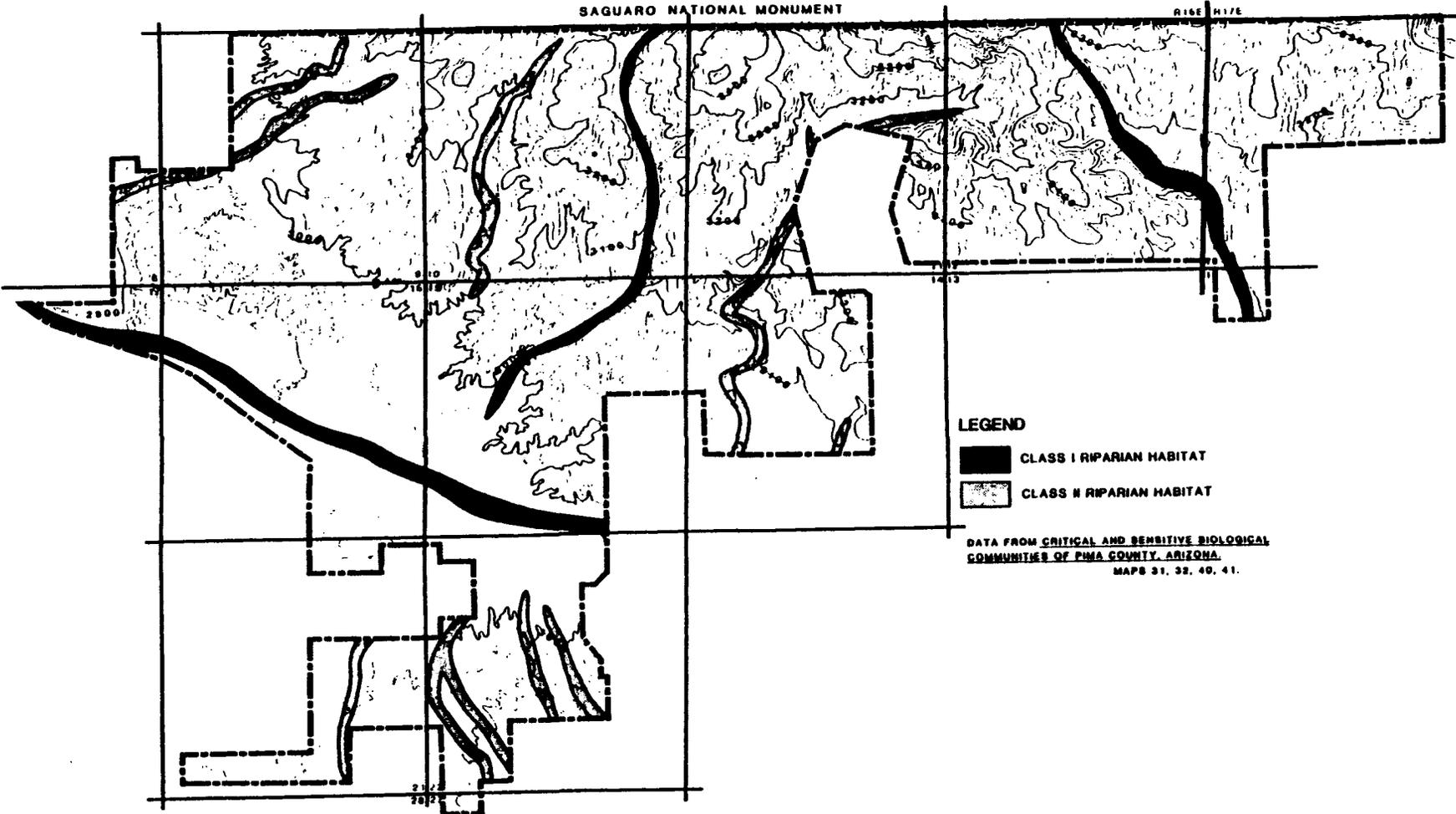
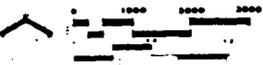


EXHIBIT III-11

# RIPARIAN HABITATS ROCKING K SPECIFIC PLAN

Western Ground Snake Sonora semiannulata  
Sonora Lyre Snake Trimorphodon biscutatus  
Night Snake Hypsiglena torquata  
Western Black-headed Snake Tantilla atriceps  
Arizona Coral Snake Micruroides euryxanthus  
Western Diamondback Rattlesnake Crotalus atrox\*  
Tiger Rattlesnake Crotalus tigris  
Mohave Rattlesnake Crotalus scutulatus\*

**Table III-1b - Mammals**

List of mammals expected to occur regularly on the Rocking K Ranch property. Only the most commonly expected bats are listed; other species occur as visitors. Species marked with an asterisk were observed during field work.

Yuma Myotis Myotis yumaensis  
Long-eared Myotis Myotis auriculus  
Fringed Myotis Myotis thysanodes  
Long-legged Myotis Myotis volans  
California Myotis Myotis californicus  
Small-footed Myotis Myotis subulatus  
Western Pipistrel Pipistrellus hesperus  
Big Brown Bat Eptesicus fuscus  
Pallid Bat Antrozous pallidus  
Mexican Freetail Bat Tadarida brasiliensis  
Big Freetail Bat Tadarida macrotis  
Black-tailed Jackrabbit Lepus californicus\*  
Antelope Jackrabbit Lepus alleni  
Desert Cottontail Sylvilagus audubonii\*  
Rock Squirrel Spermophilus variegatus\*  
Harris' Antelope Ground Squirrel Ammospermophilus harrisi\*  
Valley Pocket Gopher Thomomys umbrinus  
Silky Pocket Mouse Perognathus flavus  
Bailey's Pocket Mouse Perognathus baileyi  
Desert Pocket Mouse Perognathus penicillatus  
Rock Pocket Mouse Perognathus intermedius  
Hispid Pocket Mouse Perognathus hispidis  
Merriam's Kangaroo Rat Dipodomys merriami  
Ord's Kangaroo Rat Dipodomys ordii  
Northern Grasshopper Mouse Onychomys leucogaster  
Southern Grasshopper Mouse Onychomys torridus  
Western Harvest Mouse Reithrodontomys megalotis  
Cactus Mouse Peromyscus eremicus  
Deer Mouse Peromyscus maniculatus  
White-footed Mouse Peromyscus leucopus  
Brush Mouse Peromyscus boylei  
Arizona Cotton Rat Sigmodon arizonae  
White-throated Woodrate Neotoma albigula\*  
Coyote Canis latrans\*  
Gray Fox Urocyon cinereoargenteus  
Ringtail Bassariscus astutus

Badger Taxidea taxus\*  
Spotted Skunk Spilogale putorius  
Striped Skunk Mephitis mephitis  
Hognose Skunk Conepatus leuconotus  
Bobcat Lynx rufus\*  
Javelina Dicotyles tajacu\*  
Mule Deer Dama hemionus\*

### Table III-1c - Birds

Species of birds expected to occur regularly in winter of summer on the Rocking K Ranch. These species are expected in the area every year though some may occur in very low numbers or very locally. Additional species will occur as migrants only or irregularly in summer or winter. Status codes as follows:

P = species present year-round (though not necessarily the same individuals)

S = present in summer

W = present in winter

<u>Species</u>	<u>Status</u>
Turkey Vulture <u>Cathartes aura</u>	S
Cooper's Hawk <u>Accipiter cooperi</u>	P
Red-tailed Hawk <u>Buteo jamaicensis</u>	P
Golden Eagle <u>Aquila chrysaetos</u>	P
American Kestrel <u>Falco sparverius</u>	P
Prarie Falcon <u>Falco mexicanus</u>	P
Gambel's Quail <u>Callipepla gambelii</u>	P
White-winged Dove <u>Zenaida asiatica</u>	S
Mourning Dove <u>Zenaida macroura</u>	P
Greater Roadrunner <u>Geococcyx californianus</u>	P
Common Barn-Owl <u>Tyto alba</u>	P
Western Screech-Owl <u>Otus kennicottii</u>	P
Great Horned Owl <u>Bubo virginianus</u>	P
Elf Owl <u>Micrathene whitneyi</u>	S
Lesser Nighthawk <u>Chordeiles acutipennis</u>	S
Common Poorwill <u>Phalaenoptilus nuttallii</u>	S
White-throated Swift <u>Aeronautes saxatalis</u>	P
Black-chinned Hummingbird <u>Archilochus alexandri</u>	S
Anna's Hummingbird <u>Calypte anna</u>	W
Costa's Hummingbird <u>Calypte costae</u>	S
Gila Woodpecker <u>Melanerpes uropygialis</u>	P
Red-naped Sapsucker <u>Sphyrapicus nuchalis</u>	W
Ladder-backed Woodpecker <u>Picoides scalaris</u>	P
Northern Flicker <u>Colaptes auratus</u>	P
Northern Bearless-Tyrannulet <u>Camptostoma imberbe</u>	P
Gray Flycatcher <u>Empidonax wrightii</u>	W

Say's Phoebe <u>Sayornis saya</u>	W
Ash-throated Flycatcher <u>Myiarchus cinerascens</u>	S
Brown-crested Flycatcher <u>Myiarchus tyrannulus</u>	S
Cassin's Kingbird <u>Tyrannus vociferans</u>	S
Western Kingbird <u>Tyrannus verticalis</u>	S
Purple Martin <u>Progne subis</u>	S
Chihuahuan Raven <u>Corvus cryptoleucus</u>	P
Common Raven <u>Corvus corax</u>	P

<u>Species</u>	<u>Status</u>
Bridled Titmouse <u>Parus wollweberi</u>	W
Verdin <u>Auriparus flaviceps</u>	P
Bushtit <u>Psaltriparus minimum</u>	W
Cactus Wren <u>Campylorhynchus brunneicapillus</u>	P
Rock Wren <u>Salpinctes obsoletus</u>	P
Canyon Wren <u>Catherpes mexicanus</u>	P
Bewick's Wren <u>Thryomanes bewickii</u>	W
House Wren <u>Troglodytes aedon</u>	W
Ruby-crowned Kinglet <u>Regulus calendula</u>	W
Blue-gray Gnatcatcher <u>Poliophtila caerulea</u>	W
Black-tailed Gnatcatcher <u>Poliophtila melanura</u>	P
Hermit Thrush <u>Catharus guttatus</u>	W
Northern Mockingbird <u>Mimus polyglottus</u>	P
Curve-billed Thrasher <u>Toxostoma curvirostre</u>	P
Crissal Thrasher <u>Toxostoma dorsale</u>	P
Phainopepla <u>Phainopepla nitens</u>	P
Loggerhead Shrike <u>Lanius ludovicianus</u>	P
European Starling <u>Sturnus vulgaris</u>	P
Bell's Vireo <u>Vireo bellii</u>	S
Lucy's Warbler <u>Vermivora luciae</u>	S
Yellow-rumped Warbler <u>Dendroica coronata</u>	W
Yellow-breasted Chat <u>Icteria virens</u>	S
Summer Tanager <u>Piranga rubra</u>	S
Northern Cardinal <u>Cardinalis cardinalis</u>	P
Pyrrhuloxia <u>Cardinalis sinuatus</u>	P
Blue Grosbeak <u>Guiraca caerulea</u>	S
Green-tailed Towhee <u>Pipilo chlorurus</u>	W
Rufous-sided Towhee <u>Pipilo erythrophthalmus</u>	W
Brown Towhee <u>Pipilo fuscus</u>	P
Albert's Towhee <u>Pipilo aberti</u>	P

Rufous-winged Sparrow <u><i>Aimophila carpalis</i></u>	P
Rufous-crowned Sparrow <u><i>Aimophila ruficeps</i></u>	P
Chipping Sparrow <u><i>Spizella passerina</i></u>	W
Brewer's Sparrow <u><i>Spizella breweri</i></u>	W
Black-chinned Sparrow <u><i>Spizella atrogularis</i></u>	W
Vesper Sparrow <u><i>Pooecetes gramineus</i></u>	W
Black-throated Sparrow <u><i>Amphispiza bilineata</i></u>	P
Lincoln's Sparrow <u><i>Melospiza lincolni</i></u>	W
White-crowned Sparrow <u><i>Zonotrichia leucophrys</i></u>	W
Dark-eyed Junco <u><i>Junco hyemalis</i></u>	W
Eastern Meadowlark <u><i>Sturnella magna</i></u>	W
Western Meadowlark <u><i>Sturnella neglecta</i></u>	W
Brewer's Blackbird <u><i>Euphagus cyanocephalus</i></u>	W
Brown-headed Cowbird <u><i>Molothrus ater</i></u>	S
Hooded Oriole <u><i>Icterus cucullatus</i></u>	S
House Finch <u><i>Carpodacus mexicanus</i></u>	P
Lesser Goldfinch <u><i>Carduelis psaltria</i></u>	P
House Sparrow <u><i>Passer domesticus</i></u>	P

### Special-interest Species

No federally-listed threatened or endangered species are known to reside on the Rocking K property.

However, a species recently listed as Endangered by the USFWS, that might occur on the property, is Sanborn's long-nosed bat (*Leptonycteris sanbori*). This species probably occurs on the property in the summer, when it feeds on nectar and pollen from saguaro flowers. This bat is known to roost in nearby Colossal Cave, but no roosts are known on Rocking K property. In addition, two species being considered for listing are present. These species are desert tortoise and Yellow-billed Cuckoo. The Gila monster was formerly considered for listing but was down-listed because it appears to be quite common throughout its range. Desert tortoise and Gila monster appear to be common on rocky hillsides in the Paloverde-Acacia community. Total densities of these animals are unknown. Yellow-billed Cuckoos are summer residents in the riparian forest along the northwest corner of the property and may occur occasionally in other riparian forests.

Three of the species discussed above that occur on the property that are listed or are considered for listing by USFWS are also listed by the Arizona Game and Fish Department (AGFD, 1988). Desert tortoise is listed as a candidate species, Yellow-billed Cuckoo is listed as Threatened, and Sanborn's long-nosed bat is listed as Endangered. Two other species listed by AGFD, the long-tongued bat (*Choeronycteris mexicana*) and the California leaf-nosed bat (*Macrotus californicus*), may also occur on Rocking K property, but like Sanborn's long-nosed bat, no roosts are known. The Gila monster is a State Protected species. All indigenous desert reptiles are considered State Protected.

In addition to the species mentioned above, a federally listed Endangered species, the Peregrine falcon (*Falco peregrinus*) is resident on the Saguaro Monument to the north of the property. The Peregrine falcon is being considered for down-listing to Threatened due to the recovery of populations throughout its range. The project will have minimal to no impact on the Peregrine. Several species that are being considered for federal listing that occur on the Saguaro Monument are the Mexican spotted owl, which is proposed for listing, and the lowland leopard frog, which is a Category II candidate species. The Ferruginous hawk (*Buteo regalis*) is a visitor to the Monument that is classified as a Category II candidate species. The proposed project should have no effect on these species.

Several of the species mentioned above that are known to visit or occur on the Monument are also listed by the AGFD. The Ferruginous hawk and the Mexican

spotted owl are listed as Threatened. The willow flycatcher is listed by AGFD as Endangered and the Chiricahuan leopard frog is Threatened. Other species not mentioned above that are considered for listing by AGFD that occur on the Monument are the common blackhawk (visitor), lowland leopard frog, and northern goshawk. The proposed project should have little or no effect on these species.

#### **Wildlife Habitat Value**

Riparian Woodlands support the highest densities and greatest varieties of wildlife, and are generally the habitats of greatest overall value to wildlife on the property. Native breeding bird densities in this habitat are among the highest in North America. Riparian areas provide food and shelter for large game animals such as deer and javelina, and the network of densely vegetated riparian areas may provide movement corridors for these species. On Rocking K property, due to their lower vegetation volume, the Riparian Scrublands south of the Rincon Creek area support relatively lower densities and varieties of wildlife.

The wildlife habitat value of the Palo Verde/Acacia dominated Sonoran Desertscrub is fairly high. Because of the relatively low vegetation volume, bird densities are lower than in most similar habitats in the Tucson Basin, but species diversity is similar. Rocky hillsides in this habitat are of high value to deer, javelina, desert tortoise and gila monster.

Overall wildlife habitat value of the Mesquite/Acacia/Mixed Cacti community is similar to that in Palo Verde/Acacia. Bird densities are a little higher because of greater vegetation volume. Deer and javelina densities are probably a little lower.

Habitat value of the Upland Creosote Bush community is low because of sparse vegetation that provides little food and cover for wildlife. However, due to the high volume of vegetation, the Floodplain Creosote Bush community has a fairly high value for breeding birds. Value for deer, javelina, desert tortoise and Gila monster is probably low.

Wildlife value of the Semidesert Grassland is low. Trees and shrubs are usually small and widely scattered. Bird densities are relatively low and densities of deer, javelina, desert tortoises and gila monsters are not expected to be high.

Despite its high winter bird density, the abandoned cultivation habitat has the lowest wildlife value of all the communities found on the property. The sparse vegetation provides little food or cover for wildlife in summer. Densities of winter

seed-eating birds are subject to wide variation dependent on growth of annual plants (such as Russian thistle), and conditions in other parts of the species ranges.

## F. SOILS

Soils types within the Rocking K site range from sandy well drained river bottoms to areas of rock outcrops. No site specific soil testing has occurred to date. Rather, the descriptions and mapping for the Rocking K Specific Plan were taken from current Soil Conservation Service (SCS) information. In all, there are fourteen soils types identified and mapped by the SCS.

For descriptive purposes, the SCS combines individual soils types with similar characteristics to form a soil unit. In any one area of a soil unit, the properties can range among all those of the soils composing the unit. Within the Rocking K site, as shown in Exhibit III-13, there are four soil units.

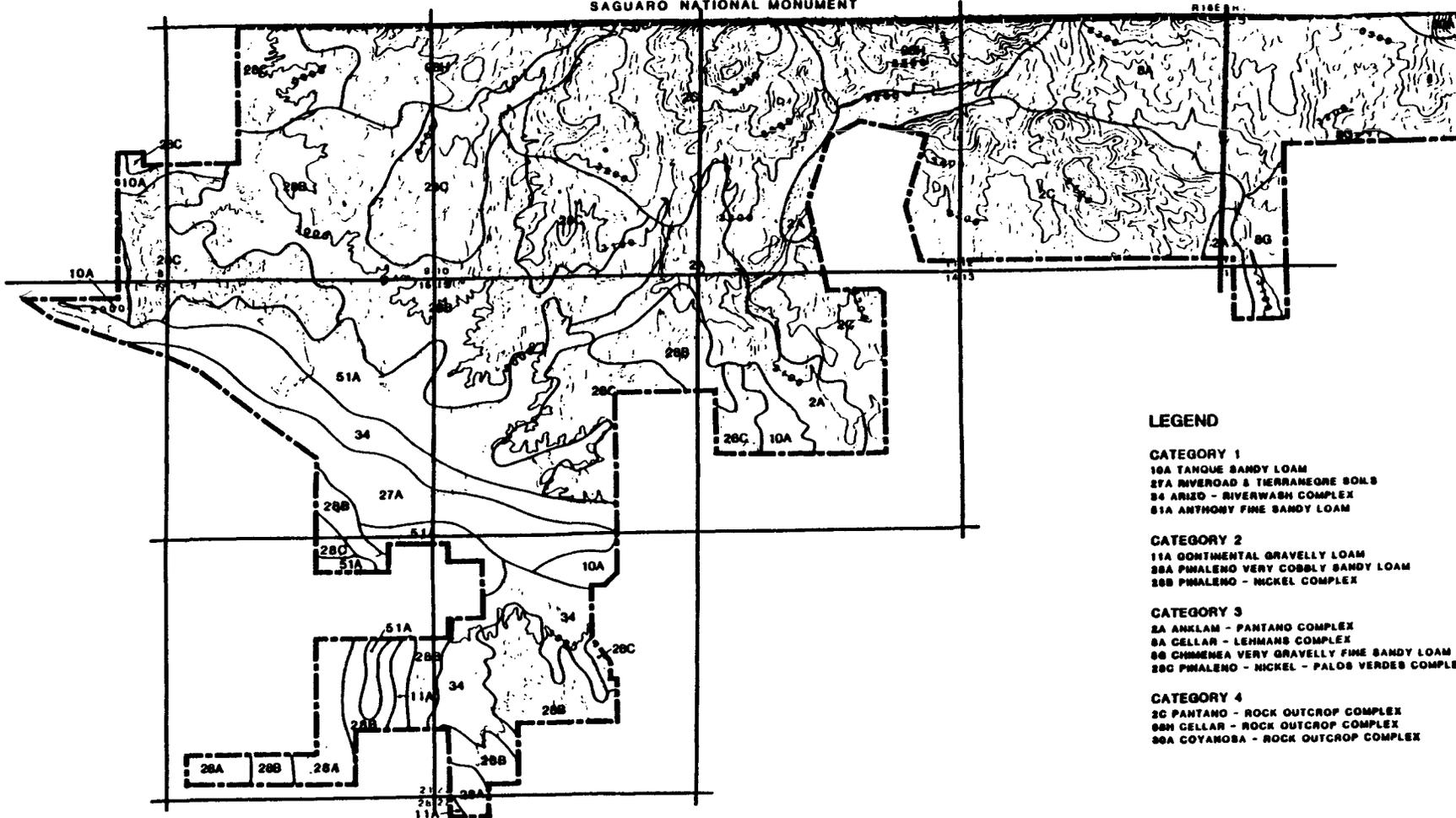
The soil unit identified as Category 1, includes four soil types typical of river bottoms and nearly level low stream terraces. Within the site, these soils are found in and around Rincon Creek and extend into some of the larger tributaries. The four soils in this category--Tanque Sandy Loam, Riveroad and Tierranegre, Arizo Riverwash Complex, and Anthony Fine Sandy Loam--relate to hydrologic group "B", and may contain hydrologic group "A" soils.

**Tanque Sandy Loam (10A)** is a deep, somewhat excessively drained soil. It is formed in recent sandy alluvium derived primarily from gneiss and shale. The permeability of this soil is rapid and the available water is low. The effective rooting depth is sixty inches or greater. Uses on this soil include rangeland, homesites and other urban development. Roads should be located above the expected flood level. Shallow excavations for utilities or foundations need adequate shoring or backsloping to prevent slumping. The primary limitation of this soil is flooding in unprotected areas, unstable cutbacks and the hazard of soil blowing in disturbed areas.

**Riveroad and Tierranegre Soils (27A)** are deep and well drained. This soil is formed in medium textured alluvium derived primarily from igneous and sedimentary rock. Infiltration of this soil is moderate to slow with a high amount of available water. The effective rooting depth is approximately sixty inches. Uses on this soil include homesites or other development as well as rangeland or agriculture. The primary limitation of this soil is a high shrink-swell potential during flooding. Roads should be located above the expected flood level. Properly designed foundations and footings as well as diverting runoff away from

SAGUARO NATIONAL MONUMENT

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**LEGEND**

**CATEGORY 1**

- 10A TANQUE SANDY LOAM
- 27A RIVERROAD & TIERRAQUERE SOILS
- 34 ARIZO - RIVERWASH COMPLEX
- 51A ANTHONY FINE SANDY LOAM

**CATEGORY 2**

- 11A OONTINENTAL GRAVELLY LOAM
- 26A PMALENO VERY COBBLY SANDY LOAM
- 26B PMALENO - NICKEL COMPLEX

**CATEGORY 3**

- 2A ANKLAM - PANTANO COMPLEX
- 26A CELLAR - LEHMANS COMPLEX
- 26B CHMENEIA VERY GRAVELLY FINE SANDY LOAM
- 26C PMALENO - NICKEL - PALOS VERDES COMPLEX

**CATEGORY 4**

- 2C PANTANO - ROCK OUTCROP COMPLEX
- 26M CELLAR - ROCK OUTCROP COMPLEX
- 26A COYANOSA - ROCK OUTCROP COMPLEX

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EXHIBIT III-13



EXHIBIT III-13

**SOILS**  
**ROCKING K SPECIFIC PLAN**

buildings will help prevent structural damage to buildings caused by shrinking and swelling. The main limitation for septic tank absorption fields is moderately slow permeability in Riveroad soils. The limitation may be overcome by increasing the size of the absorption field.

**Arizo-Riverwash Complex (34)** is deep and excessively drained. This soil is formed in sandy and gravelly alluvium derived primarily from granite, limestone, sandstone and older valley fill. The permeability of this soil is very rapid and the available water capacity is low. The effective rooting depth is sixty inches or greater. Because of the unstable nature of this soil, it is used primarily for rangeland. A few areas may be used for homesites and urban development, but the main limitations are frequent flooding and cutback stability. The main limitations for septic tank absorption fields or sanitary landfills are flooding and seepage. Community sewage systems are needed to protect groundwater supplies if the density of housing is moderate to high.

**Anthony Fine Sandy Loam (51A)** is a deep well drained soil found on nearly level to gently sloping alluvial fans and floodplains. It is formed in moderately coarse textured alluvium derived dominantly from limestone, schist, phyllite and other sedimentary rock. Permeability of the Anthony soil is moderately rapid. Available water capacity is moderate. Effective rooting depth is 60 inches or more. This soil is subject to flooding during prolonged, high-intensity storms. Channeling and deposition are common along streambanks. Runoff is generally slow except where concentrated in shallow rills and gullies. Generally, the hazard of water erosion is slight, but some drainageways are entrenched and channelled. 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 development, the main limitations are flooding and the hazard of soil blowing in disturbed areas.

The soil unit identified at Category 2 includes three soil types primarily found on gently sloping fan terraces. These soils are generally gravelly, sandy loams. The soils in this category--Continental Gravelly Loam, Pinaleno Very Cobbly Sandy Loam, and Pinaleno-Nickel Complex--relate to hydrologic group "C".

**Continental Gravelly Loam (11A)** is a deep and well drained soil found 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. The permeability of this soil is slow and available water capacity is high. Effective rooting depth is sixty inches or more. This unit is used for homesite and urban development, as well as rangeland. The main limitation for homesite development is the shrink-swell potential. Properly designed foundations and footings and diversion of runoff away from buildings, help to prevent structural

damage to buildings due to shrink and swell. 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. The main limitation for septic tank absorption fields is slow permeability. Absorption lines should be placed below the slowly permeable layer. Increasing the size of the absorption area also helps to compensate for the slow permeability.

**Pinaleno Very Cobbly Sandy Loam (28A)** is a deep and well drained soil found on gently sloping fan terraces. It formed in gravelly alluvium derived primarily from shale, schist, conglomerate and granite. Permeability of the Pinaleno soil is moderately slow. The available water capacity is low. The effective rooting depth is sixty inches or greater. This unit is well suited to homesite or urban development with few limitations. The main limitations for septic tank absorption fields are moderately slow permeability in the subsoil and seepage below the subsoil. Absorption lines should be placed below the moderately slowly permeable layer. Increasing the size of the absorption area helps to compensate for the moderately slow permeability. During the rainy season, effluent from on-site sewage disposal systems may seep at points downslope. Community sewage systems are needed to prevent contamination of water supplies as a result of seepage from on-site sewage disposal systems.

**The Pinaleno-Nickel Complex (28B)** is found on strongly sloping fan terraces. This soil is deep and well drained. It formed in gravelly alluvium derived primarily from shale, schist, conglomerate, limestone, quartzite, gneiss, granite and other igneous rocks. The permeability of this soil is moderately slow to moderate and available water capacity is low. The effective rooting depth is sixty inches or greater. The permeability of this soil is moderate to a depth of forty inches and rapid below this depth. The available water capacity is low. The effective rooting depth is sixty inches or greater. This soil is used for homesites and recreational areas, as well as rangeland. A few areas are used for quarries for sand and gravel. The main limitations for homesite development are slope and high lime content in the Nickel soils. Erosion is a hazard in the steeper areas. The main limitations for septic tank absorption fields are moderately slow permeability in the subsoil and seepage in underlying material. Absorption lines should be placed below the slowly permeable layer. Increasing the size of the absorption area helps to compensate for the moderately slow permeability. Community sewage systems are needed to prevent contamination of water supplies as a result of seepage from on-site sewage disposal systems.

The soil unit identified as Category 3 includes four soil types found on moderately sloping foothills and hillsides. These soils are generally gravelly and cobbly sandy loams. The soils in this category--Anklam-Pantano Complex, Cellar-Lehmans Complex, Chimenea

Very Gravelly Fine Sandy Loam, and Pinaleno-Nickel-Palos Verdes Complex--relate to hydrologic soil group "C".

**Anklam-Pantano Complex (2A)** is shallow and well drained, and is found on rolling to hilly pediments at the base of mountains. It formed in gravelly alluvium derived dominantly from fractured rhyolite, andesite, tuff agglomerate, schist and shale. Permeability of this soil is moderately slow and the available water capacity is very low. Effective rooting depth is ten to twenty inches. Uses on this soil include homesites, recreation and rangeland. The main limitations for homesites or urban development are depth to bedrock and slope. Excavation for buildings and roads is limited by shallow depth to bedrock. Because removal of the bedrock to a suitable depth is costly, construction methods that do not involve excavation of the bedrock should be considered. Roads and building sites should conform to the natural landscape to minimize erosion. The main limitations for septic tank absorption fields are depth to bedrock and slope. Septic tank absorption fields may not function properly because of the shallow depth to bedrock.

**Cellar-Lehmans Complex (8A)** is found on low granitic hills and rock floored pediment. This soil unit is very shallow and somewhat excessively drained. It formed in clayey, mixed alluvium derived dominantly from granite, granodiorite, shale, phyllite and gneiss. The permeability of this soil is slow to moderately rapid. Available water capacity is very low. Effective rooting depth is four to twenty inches. Uses on this soil include homesites and recreational areas and rangeland. The main limitations are depth to bedrock and pebbles and cobbles on the surface and slope. Less sloping areas of this unit have fewer limitations on development. The main limitations of Cellar soil are depth to bedrock and slope. The main limitations of Lehmans soil are depth to bedrock and shrink-swell potential. Excavation for buildings and roads is limited by shallow depth to bedrock. Because removal of the bedrock to a suitable depth is costly, construction methods that do not involve excavation of the bedrock should be considered. Access roads should be designed to control surface runoff and help stabilize cut slopes. The effects of shrinking and swelling can be minimized by using proper engineering designs and by backfilling with material that has a low shrink-swell potential. Septic tank absorption fields may not function properly because of the shallow and very shallow depth to bedrock.

**Chimenea Very Gravelly Fine Sandy Loam (8G)** is a very shallow, well drained soil found on strongly sloping pediment footslopes. It is formed in moderately coarse textured alluvium derived dominantly from granite. Permeability of the Chimenea soil is moderate and the available water capacity is very low. Effective rooting depth is six to twenty inches. Uses on this soil include rangeland, homesites and urban development. The main limitations for homesite or urban

development are depth to bedrock and slope. Cuts needed to provided essentially level building sites can expose bedrock. Heavy machinery is needed for leveling or making shallow excavations for utilities. Erosion is a hazard in the steeper areas. Depth to bedrock and slope limits this soil's use for sanitary facilities. Septic tank absorption systems require special design and installation to prevent surfacing of effluent.

**Pinaleno-Nickel-Palos Verdes Complex (28C)** is found on moderately steep and steep erosional hillslopes. This soil complex ranges from shallow to deep and is well drained. It formed in gravelly alluvium derived dominantly from shale, schist, conglomerate, granite, limestone, quartzite, gneiss, and other igneous rock. Permeability of this soil is moderately slow and the available water capacity is low. Effective rooting depth is sixty inches or more. The main limitations for homesite development are slope on the Pinaleno and Nickel soils and depth to hardpan on the Palos Verdes soil. Erosion is a hazard in the steeper areas. Only the part of the site that is used for construction should be disturbed. Excavation for building sites is limited by the hardpan on the Palos Verdes soil however, the hardpan is rippable and therefore is not a serious limitation for most engineering uses. The main limitations for septic tank absorption fields are moderately slow permeability, slope, seepage potential and the depth to hardpan on the Palos Verdes soil. Steepness of slope limits the distribution of effluent, which may surface at points downslope. Absorption lines following the contour slows the movement of effluent through the drains and promotes dispersion throughout the absorption field. Community sewage systems are needed to prevent contamination of water supplies as a result of seepage from on-site sewage disposal systems.

The soil unit identified as Category 4 includes three rock outcrop and soil complexes. Generally found on steeper slopes, these areas are soil mixed rock outcrops. At the scale of mapping used by the SCS, individual areas of rock outcrops are not distinguished and the actual extent of rock outcrops may only be determined at a more specific level of planning.

**Pantano-Rock Outcrop Complex (2C)** is found on steep hillslopes and mountainslopes. The soil and the areas of rock outcrop are intricately intermingled; however, a higher percentage of rock outcrop occurs in areas near the hilltops and mountaintops. The Pantano soil is shallow and well drained. It is formed in gravelly alluvium derived dominantly from metamorphic and sedimentary rock. Permeability of the Pantano soil is moderate and the available water capacity is very low. Effective rooting depth is ten to twenty inches. Rock outcrops consist of exposed areas of schist and sandstone and occur as low edges and very steep cliffs. This unit is used mainly for rangeland and recreational uses.

The main limitations of this soil are coarse fragments on the surface, depth to bedrock and slope.

**Cellar-Rock Outcrop Complex (98H)** is found on steep hillslopes at the base of very steep mountains. The Cellar soil is shallow and somewhat excessively drained. It is formed in gravelly alluvium derived dominantly from granite and gneiss. Permeability of the Cellar soil is moderately rapid and the available water capacity is very low. Effective rooting depth is four to twenty inches. Rock outcrops consist of exposures of barren rock that occur as ledges, massive boulder piles and nearly vertical cliffs of gneiss and granite. The soil and rock outcrops are intricately intermingled. The primary uses on this soil include recreational uses and rangeland. Slope and depth to bedrock are the primary constraints of this unit.

**Coyanosa-Rock Outcrop Complex (30A)** 30 to 65 percent slopes. This map unit is on steep hillslopes and very steep mountain slopes. Elevation is 3400 to 5500 feet. The average annual precipitation is 12 to 16 inches, the average annual air temperature is 57 to 66 degrees F. and the average frost-free period is 170 to 240 days.

This unit is 60 percent Coyanosa, very gravelly loam and 20 percent Rock outcrop. The components of this unit are so intricately intermingled that it was not practical to map them separately at the scale used. The Coyanosa soil is very shallow and well drained. It formed in gravelly alluvium derived dominantly from granite and gneiss. Typically the surface is covered with 50 to 65 percent pebbles, cobbles and a few stones. The brown very gravelly loam soil is about 10 inches deep over gneiss. Depth to bedrock ranges from 7 to 12 inches. In some areas the surface layer is very cobbly or very stony sandy loam.

Permeability of the Coyanosa soil is moderate. Available water capacity is very low. Effective rooting depth is 7 to 12 inches. Runoff is rapid and the hazard of water erosion is slight. The hazard of soil blowing is slight.

Rock outcrop consists of exposures of barren rock that occurs as granite. The soil and the areas of rock outcrop are intricately intermingled. This unit is used mainly for rangeland. A few areas are used for recreational areas.

The potential plant community on the Coyanosa soil is mainly sideoats grama, black grama, cane bluestem and plains lovegrass. The present vegetation in most areas is mainly false-mesquite, mesquite, ocotillo, and grama grasses. This unit is poorly suited to recreational development. Slope and depth to bedrock limits the use of areas of this unit mainly to a few paths and trails.

## **G. VIEWSHEDS**

To accurately determine and describe viewsheds associated with the Rocking K site, a computerized visual assessment of the site and surrounding area was prepared. The basic methodology for this assessment was derived from Forest Service and Bureau of Land Management Visual Quality Assessment Guidelines. The assessment study area covers approximately 63 square miles, including property in a two-mile radius around the Rocking K site. Elevation data in the study area, derived from USGS topographic maps and from a Cooper Aerial Survey topographic map, were used as the basis for the computerized visual assessment.

### **1. Views Onto and Across the Site from Adjacent and Nearby Properties**

Distant views across the site from adjacent and nearby properties are the Rincon Mountains to the north and northeast, the Tucson Mountains to the west, and the Santa Rita Mountains to the southeast. These offsite views in many cases are long range and above the vegetation canopy level. Development of the Rocking K site will in most cases not block or impair these views.

### **2. Onsite Visibility from Offsite**

To assess onsite visibility from offsite, twenty-eight viewpoints outside of the project site were selected. The rationale behind viewpoint selection was based on USFS and BLM guidelines. Simply stated, these guidelines suggest that people with the highest expectations for visual quality are involved in outdoor recreation activities, or live in or travel to an area primarily because of the scenic views.

Viewpoints were selected along major travel routes adjacent or near to the site, including Old Spanish Trail, Camino Loma Alta and X9 Ranch Road. Viewpoints were also selected along hiking trails in Saguaro National Monument, including the Tanque Verde Ridge Trail and the Madrona Canyon Trail. Viewpoints along the Tanque Verde Ridge Trail were selected by (1) hiking the trail to Juniper Basin, (2) identifying locations with views of the Specific Plan area, (3) identifying major viewpoints within each area by looking for obvious side trails or easily accessible viewpoints frequently used for overlooks. Old Spanish Trail viewpoints were selected at approximately one-half mile intervals. Viewpoints were also selected in neighborhoods adjacent to the site, and within Saguaro National Monument at points suggested by Monument personnel. Selected viewpoints are identified in Exhibit III-14.

Using the computerized visual assessment, views of the site were calculated from each of the identified viewpoints. The results were grouped into five equal

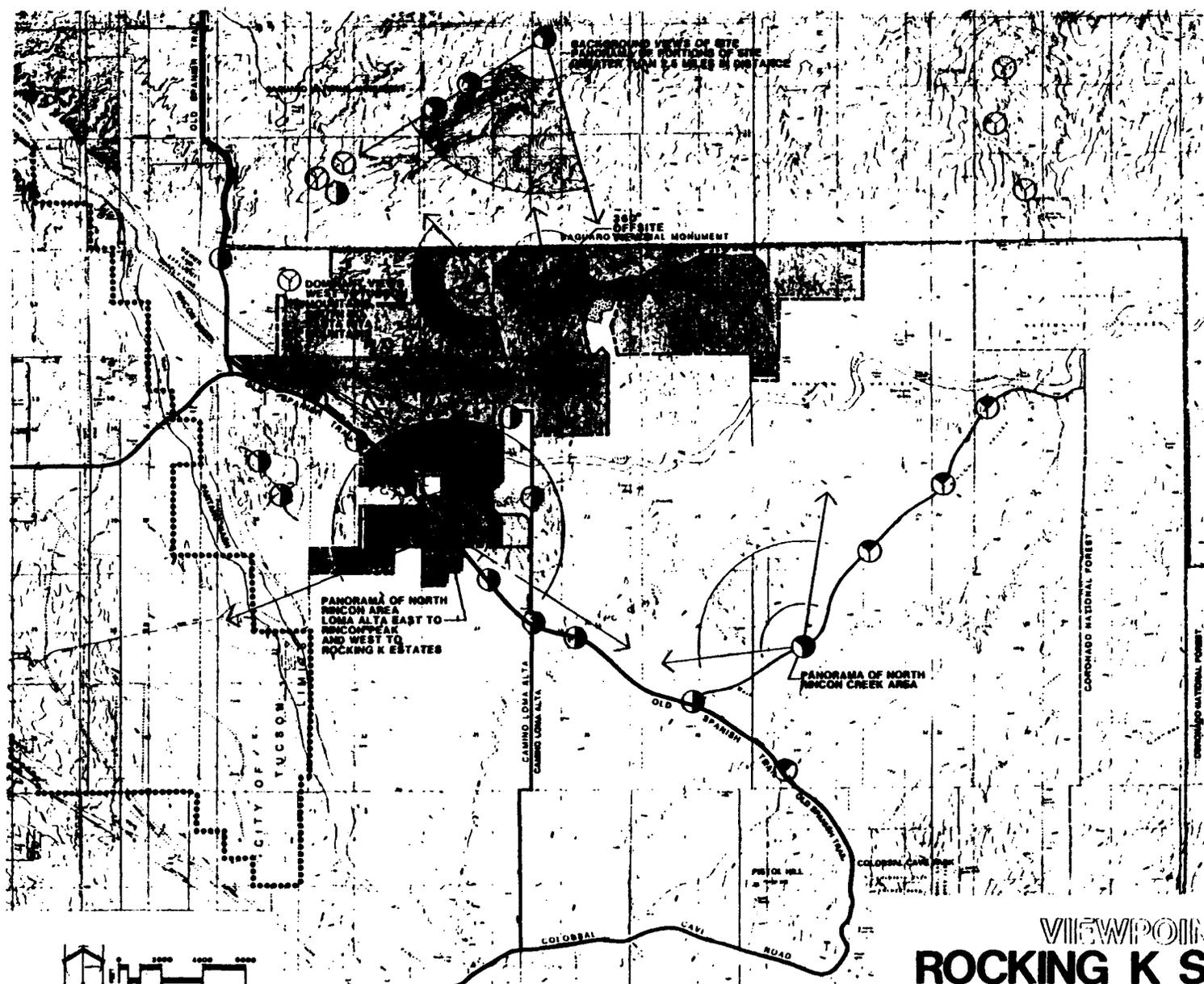
categories based on degree of visibility. Low sensitivity areas can be seen from very few viewpoints, while areas with very high sensitivity can be seen from many or all selected viewpoints. Exhibit III-15 maps the areas of visibility onsite.

As illustrated in Exhibit III-15, peaks and ridges are the most often seen from the selected offsite viewpoints. Areas with high visibility are located primarily on steep south-facing slopes in the foothills north of Rincon Creek. In these areas there are small pockets of very high visibility, usually represented by ridge tops or very steep slopes. Most areas on the property have medium to low visibility from offsite. Generally, areas in the far northeast, adjacent to Saguaro National Monument, have low visibility, and there is a large area around Deer Camp which is not visible from off-site viewpoints.

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EXHIBIT III-14



LEGEND % OF SITE VISIBLE FROM VIEWPOINT

- 0%
- 1-20%
- 20-40%
- 40-60%
- CRITICAL ONSITE VIEWPOINT
- RANGE OF VIEWSHED
- VISUALLY ISOLATED FROM ALL OFF-SITE VIEWPOINTS

SELECTED VIEWPOINTS UTILIZED IN THE VISUAL SENSITIVITY ANALYSIS

NOTE: % INDICATES PERCENTAGE OF ROCKING K AREA VISIBLE FROM SELECTED VIEWPOINT

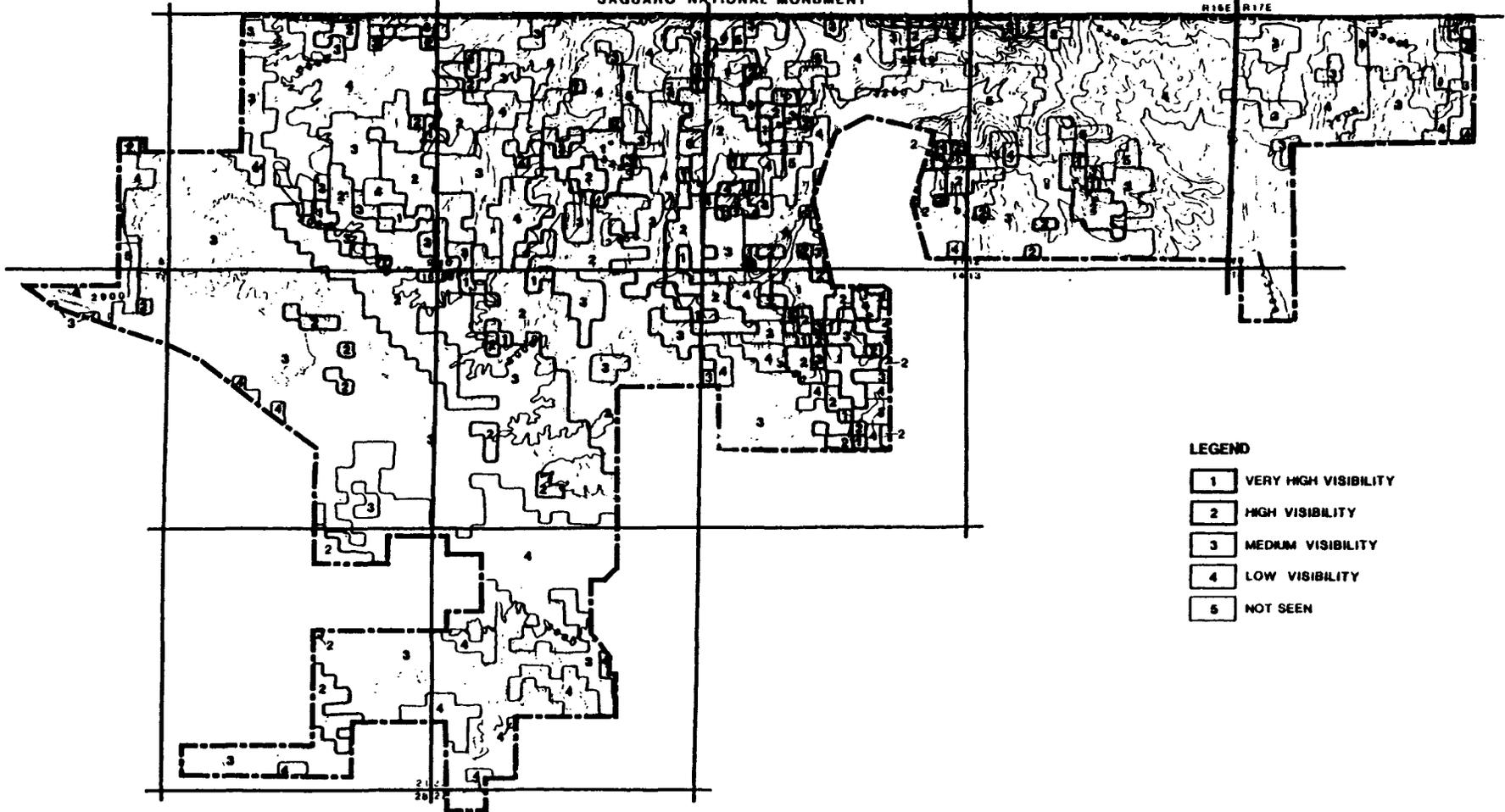
EXHIBIT III-14

# VIEWPOINTS / VIEWSHEDS ROCKING K SPECIFIC PLAN



SAGUARO NATIONAL MONUMENT

R16E R17E



LEGEND

- 1 VERY HIGH VISIBILITY
- 2 HIGH VISIBILITY
- 3 MEDIUM VISIBILITY
- 4 LOW VISIBILITY
- 5 NOT SEEN

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EXHIBIT III-15

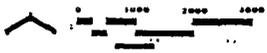


EXHIBIT III-16

# VIEWS ON-SITE FROM OFF-SITE ROCKING K SPECIFIC PLAN

## H. TRAFFIC

Table III-2 summarizes the general information pertaining to both existing and proposed roadways serving the Rocking K site.

### 1. Existing Conditions

The Rocking K site is regionally linked to the eastern portions of Tucson by Old Spanish Trail and the Valencia Road/Los Reales alignment. Old Spanish Trail and Camino Loma Alta, through their connection to Colossal Cave Road and Vail Road, link the Rocking K area to Interstate-10.

Old Spanish Trail currently provides the major access to the Rocking K site. It is a designated Scenic Route (Major Streets and Routes Plan) through the Rincon Valley and provides access to Saguaro National Monument and Colossal Cave Park. It is a paved, two lane road throughout its entire length, with a 150-foot wide right-of-way from the northwest boundary of the planning area to Camino Loma Alta and a 60-foot right-of-way east of Camino Loma Alta to its southeast terminus at Colossal Cave County Park.

Camino Loma Alta is the major north-south road near Rocking K. It is a paved, two lane road to the south of Rincon Creek. From its low water crossing at Rincon Creek north to its terminus in Rocking K, it is a graded dirt road, maintained by Pima County. The Camino Loma Alta right-of-way is 150-feet, except for a short portion through its central section.

Colossal Cave Road extends northeast from Interstate-10/Vail Road to its northeast terminus at Colossal Cave County Park. Northwest of Colossal Cave Park, this road becomes Old Spanish Trail.

Valencia Road enters the valley from the west, crossing the Pantano Wash at grade. West of the Pantano Wash, Valencia has a 150-foot right-of-way. There is a break in the right-of-way as the road crosses the Pantano Wash, and connects to Los Reales east of the wash. After becoming Los Reales Road, it again has a 150-foot right-of-way. The unpaved section used as a connection to Valencia is not maintained by Pima County. The future alignment of Valencia Road as shown on the Rincon Valley Area Plan is more northerly to connect to Old Spanish Trail with Los Reales intersecting Valencia in a "T" configuration.

Los Reales Road is a collector road shown on the RVAP and serves residents in the Rocking K Ranch Estates subdivision. Los Reales Road will provide a secondary linkage between Valencia Road and Old Spanish Trail.

Existing regional circulation patterns are shown on Exhibit III-16.

**TABLE III-2: GENERAL INFORMATION - EXISTING & PROPOSED ROADWAYS**

Existing	Existing Right-of-Way	Pima County Right-of-Way Requirements	Continuous Right-of-Way	Travel Lanes
Old Spanish (1)	60-150	150	No	2
Valencia Rd. (1)	150	200	No	2
Los Reales Rd.	150	150	No	2
Camino Loma Alta	150	150	Yes	2
Colossal Cave Rd. (1)	60-150	150	No	2

(1) Indicates Scenic Route

Existing average daily trips (ADT) for the major roads in the planning area are as follows: (Data from Pima County Department of Transportation and Flood Control District, Traffic Engineering Section, counts taken April 1990).

- Old Spanish Trail from Irvington to Camino Loma Alta; 1,707 ADT (count taken at the 8,200 block south). At the intersection of Old Spanish Trail and Camino Loma Alta there are 1,530 cars entering daily.
- At Camino Loma Alta from Colossal Cave Road to Old Spanish Trail, the ADT is 830 (count taken at 10,200 block south). At Camino Loma Alta, there is 249 ADT. The intersection of Camino Loma Alta and Colossal Cave Road has a total of 1,135 entering daily vehicles.
- On Colossal Cave Road from Old Vail Road to Camino Loma Alta, the ADT is 1,019 cars while Colossal Cave Road from Camino Loma Alta to the road end has 467 ADT.

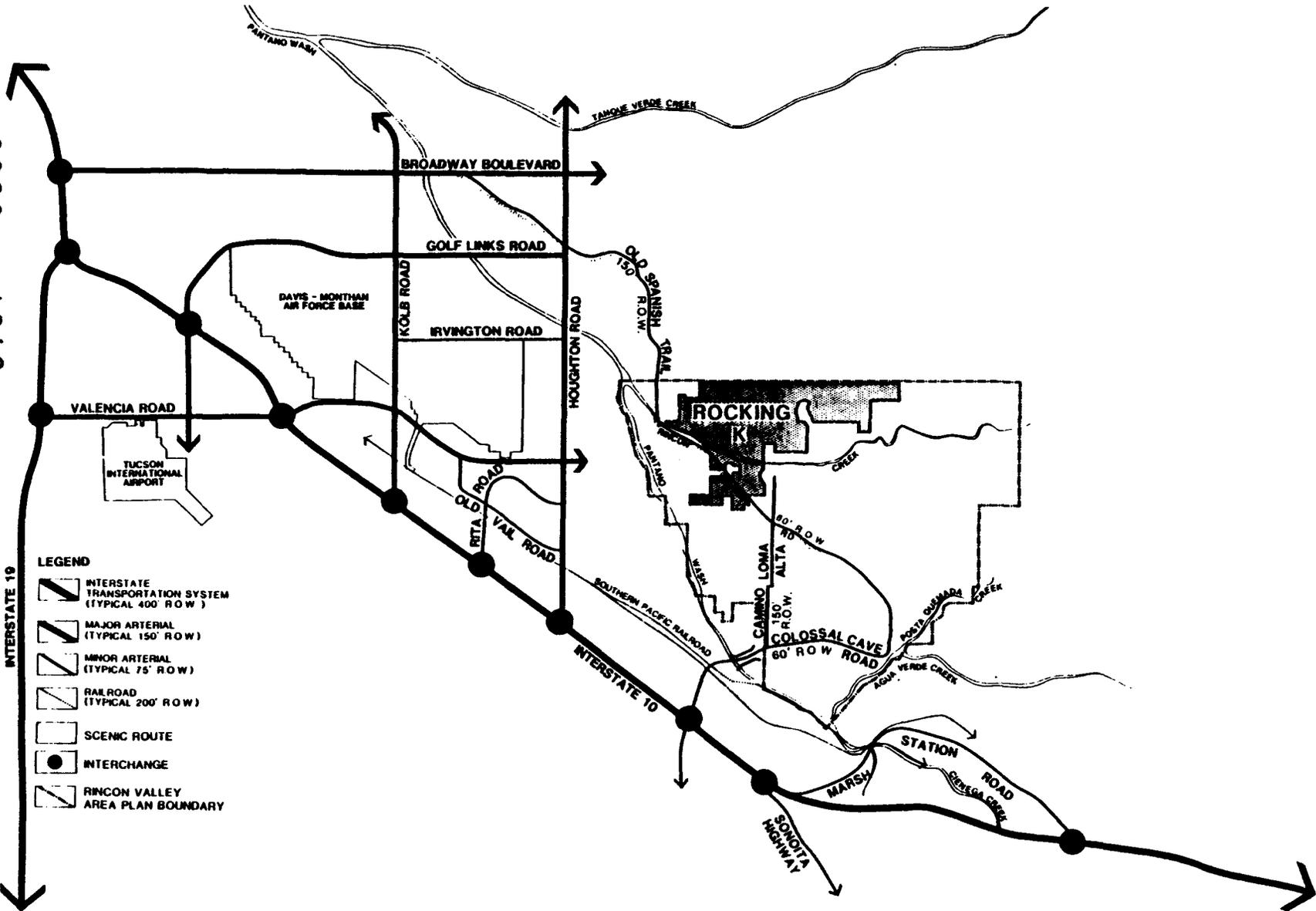
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III-47

INTERSTATE 10

EXHIBIT III-16

LEGEND

-  INTERSTATE TRANSPORTATION SYSTEM (TYPICAL 400' R.O.W.)
-  MAJOR ARTERIAL (TYPICAL 150' R.O.W.)
-  MINOR ARTERIAL (TYPICAL 75' R.O.W.)
-  RAIL ROAD (TYPICAL 200' R.O.W.)
-  SCENIC ROUTE
-  INTERCHANGE
-  RINCON VALLEY AREA PLAN BOUNDARY



# EXISTING REGIONAL CIRCULATION ROCKING K SPECIFIC PLAN

EXHIBIT III-16

## 2. Proposed Roadways

The 1990 Regional Long-Range Transportation and Air Quality Plan was adopted by a group of governmental jurisdictions and agencies including Pima County (Exhibit III-17). The plan serves as a conceptual guide to the future roadway network in eastern Pima County and is based on several assumptions relating to availability of funding and the projected pace of development. Improvements targeted for certain time periods may be adjusted based on actual conditions. Not all funding for improvements shown on the regional transportation plan has been secured. Any improvements to features of the Regional Long-Range Transportation and Air Quality Plan must adhere to procedural requirements as described in the implementation policies ordinance (1989-125).

Proposed improvements in the regional transportation plan relevant to the Rocking K site include the proposed extension of Valencia Road east from Houghton Road across Pantano Wash to Old Spanish Trail. This extension is shown as a "key feature" to Houghton Road, and a principal arterial east of Houghton Road. The existing portion of Old Spanish Trail from the proposed Valencia Road extension southeast to Camino Loma Alta is also proposed as a principal arterial. In addition, Camino Loma Alta from its intersection with Old Spanish Trail south to Vail Road (Colossal Cave Road), and Vail Road from Camino Loma Alta southwest to the planning area boundary continuing to Interstate-10, are proposed as principal arterials. In order to accommodate the proposed designations for Old Spanish Trail and Camino Loma Alta there will need to be a realignment of the Old Spanish Trail/Camino Loma Alta intersection.

Prior to the adoption of Rincon Valley Area Plan the 1990 Regional Long-Range Transportation and Air Quality Plan phasing called for the proposed extensions of Valencia Road through the year 2007. From 1992-1996 Valencia will be under development from Kolb Road to Houghton Road. Phase One (two lanes) of this improvement was completed in 1988. This improvement is scheduled to be complete in the 1997-2006 time period. For the year 2007 and beyond, Valencia is targeted to be under development from Houghton Road to Old Spanish Trail. Old Spanish Trail and Camino Loma Alta are not shown on the 1990 Regional Long-Range Transportation and Air Quality Plan phasing time line. These roads are not considered key features, but rather principal arterials based on Pima County's Major Streets and Routes Plan. The 1990 Regional Long-Range Transportation and Air Quality Plan as it applies to the Rincon Valley Area may require updating.

The effect of the 1990 Regional Long-Range Transportation and Air Quality Plan is to recommend a strengthening of the linkage between the Rincon Valley, Houghton Road, and I-10 at the Vail Interchange. The proposed Valencia, Old Spanish Trail, Camino Loma Alta, Vail Road loop would be a road system of potentially greater capacity and design speed than other roads in the Rincon Valley serving Rocking K and would require crossings at the Pantano Wash for all weather access. These improvements would also de-emphasize Old Spanish Trail from the proposed Valencia connection north, which currently serves as the principal access between Tucson and the Rocking K area.

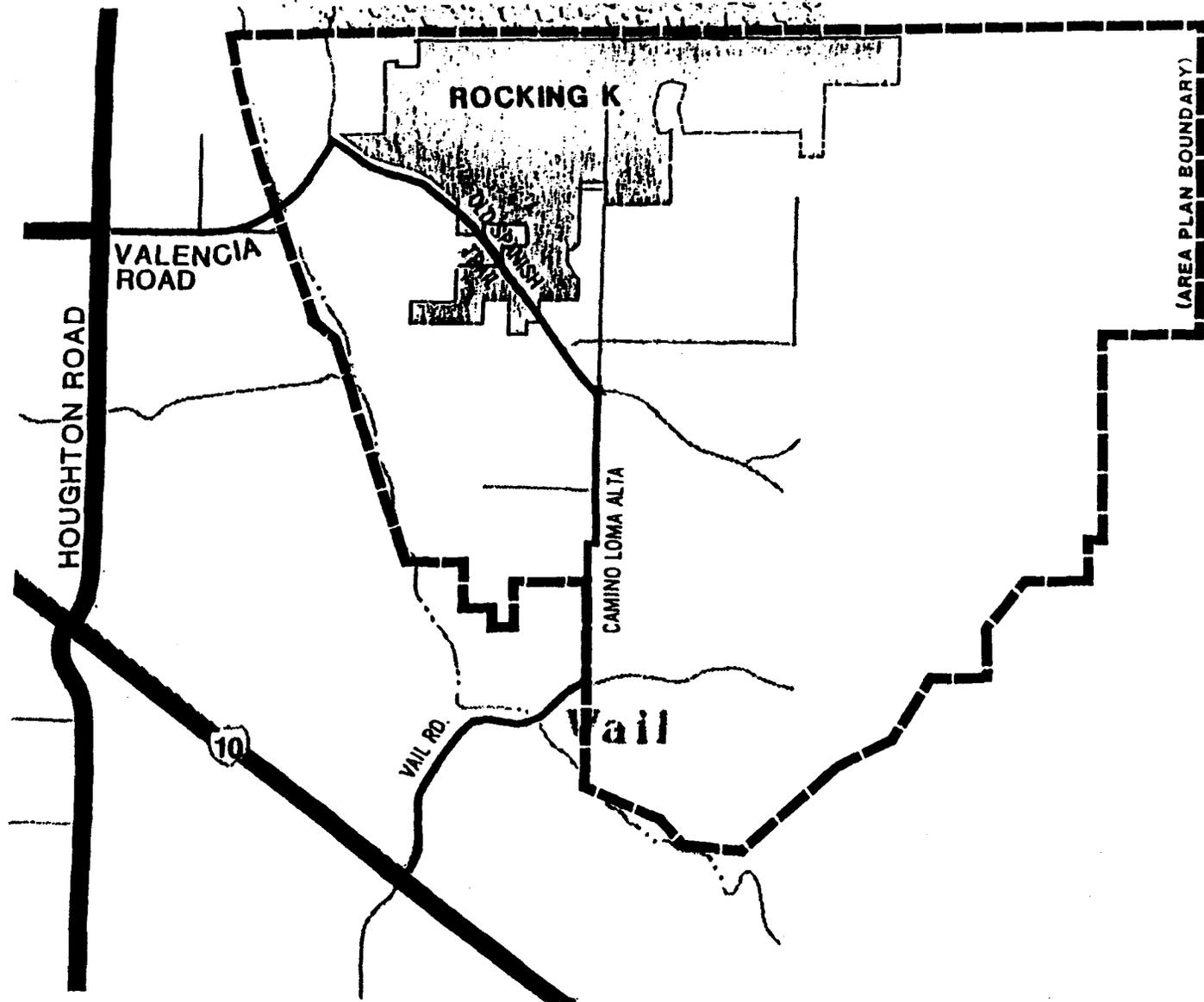
The Major Streets and Routes Plan is a transportation planning tool authored by the Pima County Department of Transportation (Exhibit III-18). It was most recently re-adopted by the Pima County Board of Supervisors at the same time as the adoption of the Rincon Valley Area Plan (May 1989).

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EXHIBIT III-17



NO SCALE

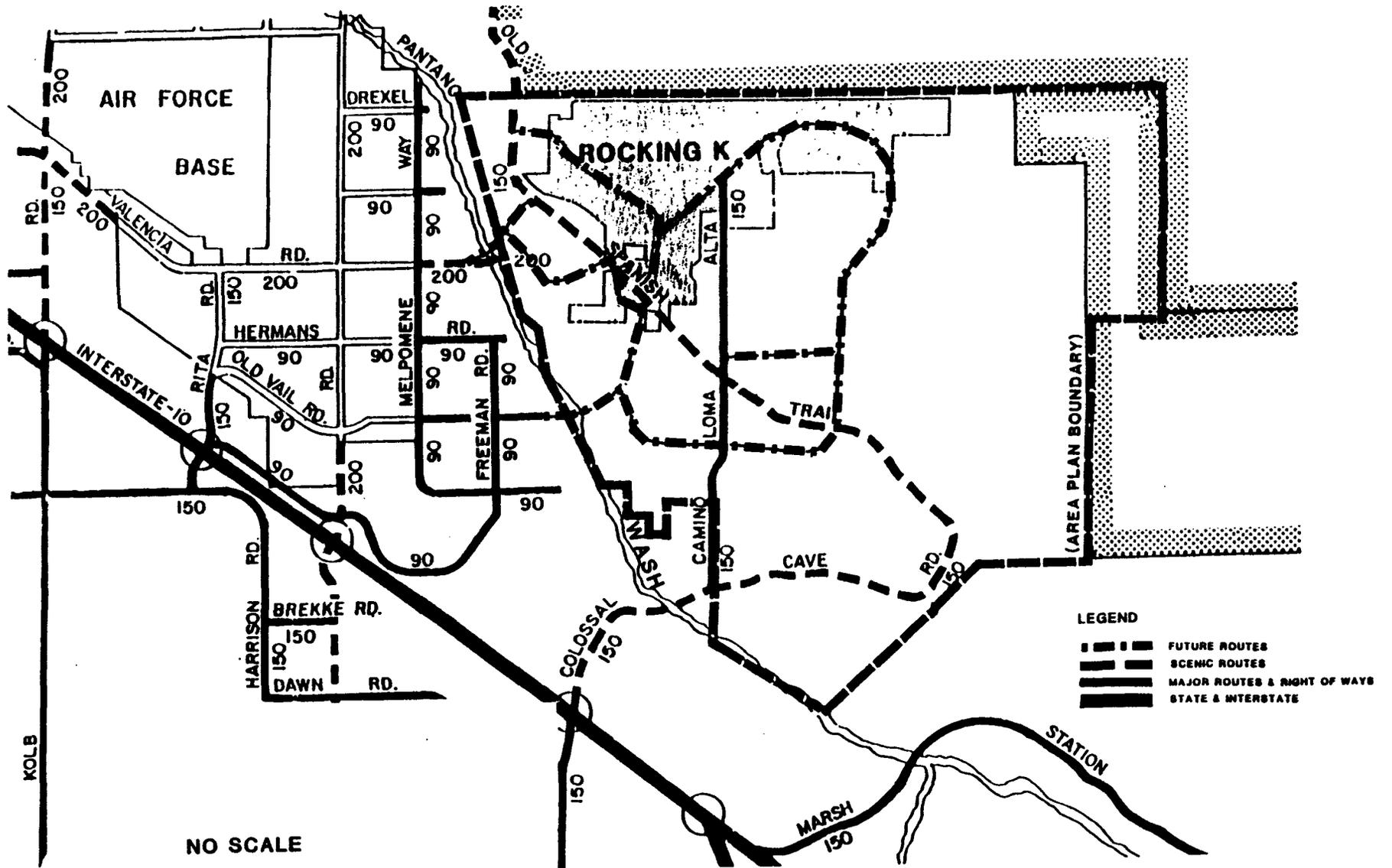
# REGIONAL TRANSPORTATION PLAN ROCKING K SPECIFIC PLAN

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EXHIBIT III-18



**MAJOR STREETS & ROUTES PLAN  
ROCKING K SPECIFIC PLAN**

## **I. WASTE WATER**

Development in the vicinity of the site currently relies on septic tanks with leach field systems for sewage disposal. According to the Pima County Wastewater Management Department, the Pima County 208 Plan calls for a wastewater reclamation facility in the Harrison-Pantano Road target area, to the northwest of Rocking K. The size of this facility has not yet been evaluated by the Pima County Wastewater Management Department. While no site has been acquired for this facility, which would require approximately 80 acres, it is expected to be located south of Irvington Road and west of Houghton Road.

The Pantano Interceptor, located at Houghton Road and Pantano Wash has an approximate available capacity of one million gallons per day.

Rocking K is within the sub-basin that will be served by the interceptor and plant.

Exhibit III-19 Shows the location of existing sewer facilities nearest the site.

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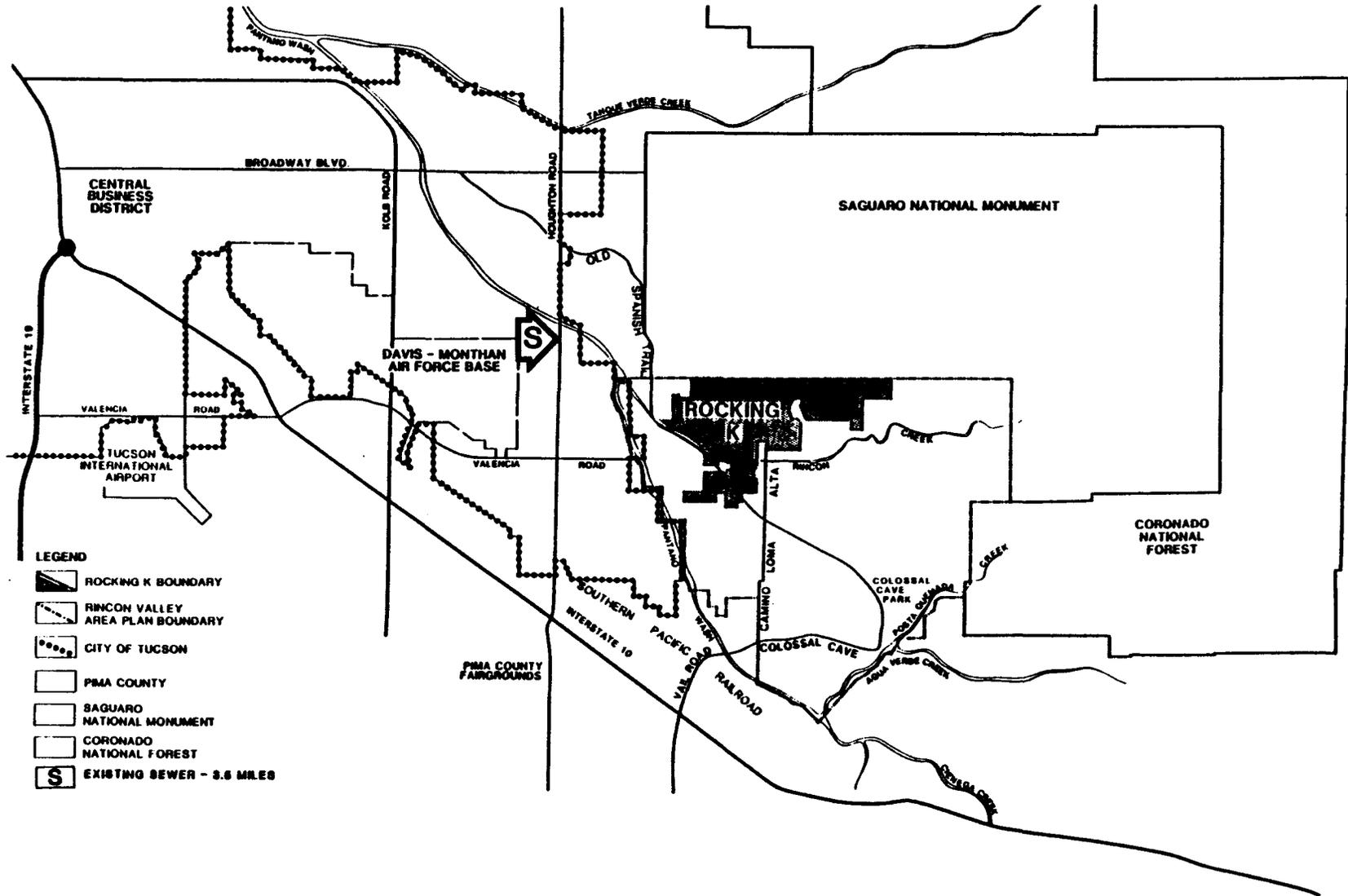


EXHIBIT III-19

# SEWER PLAN ROCKING K SPECIFIC PLAN

## **J. SCHOOLS**

The Rocking K site is located within the Vail School District. There are no existing public schools within one mile of the site. The Vail Elementary School, located north of Vail Road near the Pantano Wash (approximately 6 miles from the site), serves approximately 530 students in kindergarten through eighth grade.

On May 17, 1988 a bond election approved a total of 5.9 million dollars to fund expansions to the Vail School District facilities. 3.5 million dollars were approved to fund design, construction and equipment for a new elementary school (kindergarten through fifth grade) built on Vail Road (Colossal Cave Road), between Vail and I-10 with a capacity of 550 students. Current enrollment is 360 students. Nearly two and a half million dollars were expended for the conversion of the existing Vail Elementary School to a middle school (sixth through eighth grade) with a capacity of 400 students. Current enrollment is 170 students. Improvements to the middle school, which will open in August 1990, includes the construction of a new gymnasium.

High school students who live within the Vail School District boundaries attend school in either the Tucson Unified School District at Santa Rita High School or Sahuarita High School, or the Benson School District at Benson High School. There are approximately 250 students who are currently enrolled in these high schools.

Exhibit III-20 shows the location of all existing and proposed public schools as discussed above. Additional school sites located within the Rocking K site will be needed to serve the site. Exact locations of these schools have not yet been identified, but an agreement between Vail School District and Rocking K Development has been reached to provide the required sites on an as-needed basis.

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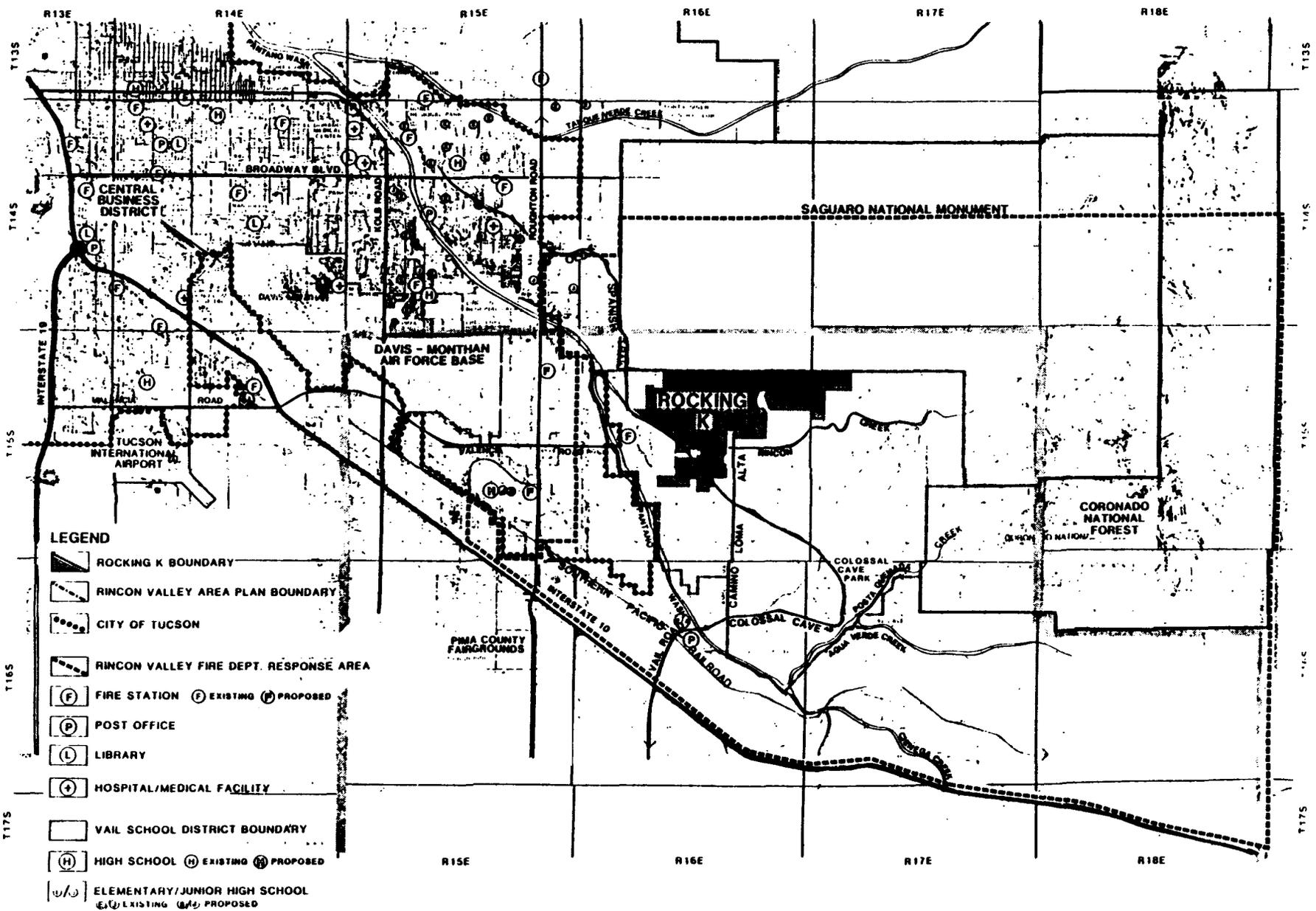


EXHIBIT III-20



EXHIBIT III-20  
**COMMUNITY FACILITIES  
 ROCKING K SPECIFIC PLAN**

## **K. RECREATION AND TRAILS**

Saguaro National Monument is the only designated park/recreation area within one mile of the site. Coronado National Forest and Colossal Cave Park provide other recreational opportunities in the vicinity of the Rocking K site.

Trails within Saguaro National Monument are the only existing adopted public trails located within one mile of the site. However, throughout the Rincon Valley, as well as within the Rocking K site, passive recreational activities such as hiking occur despite no official designation of trail routes.

The Eastern Pima County Trail System Master Plan identifies proposed trails within the Rocking K site. These include a connector trail along Rincon Creek, with two local trails extending to the north to the southern boundary of Saguaro National Monument. The Rincon Valley Area Plan also includes proposed trails and bikeways.

Existing and proposed recreation areas and trails are shown on Exhibit III-21.

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III-57

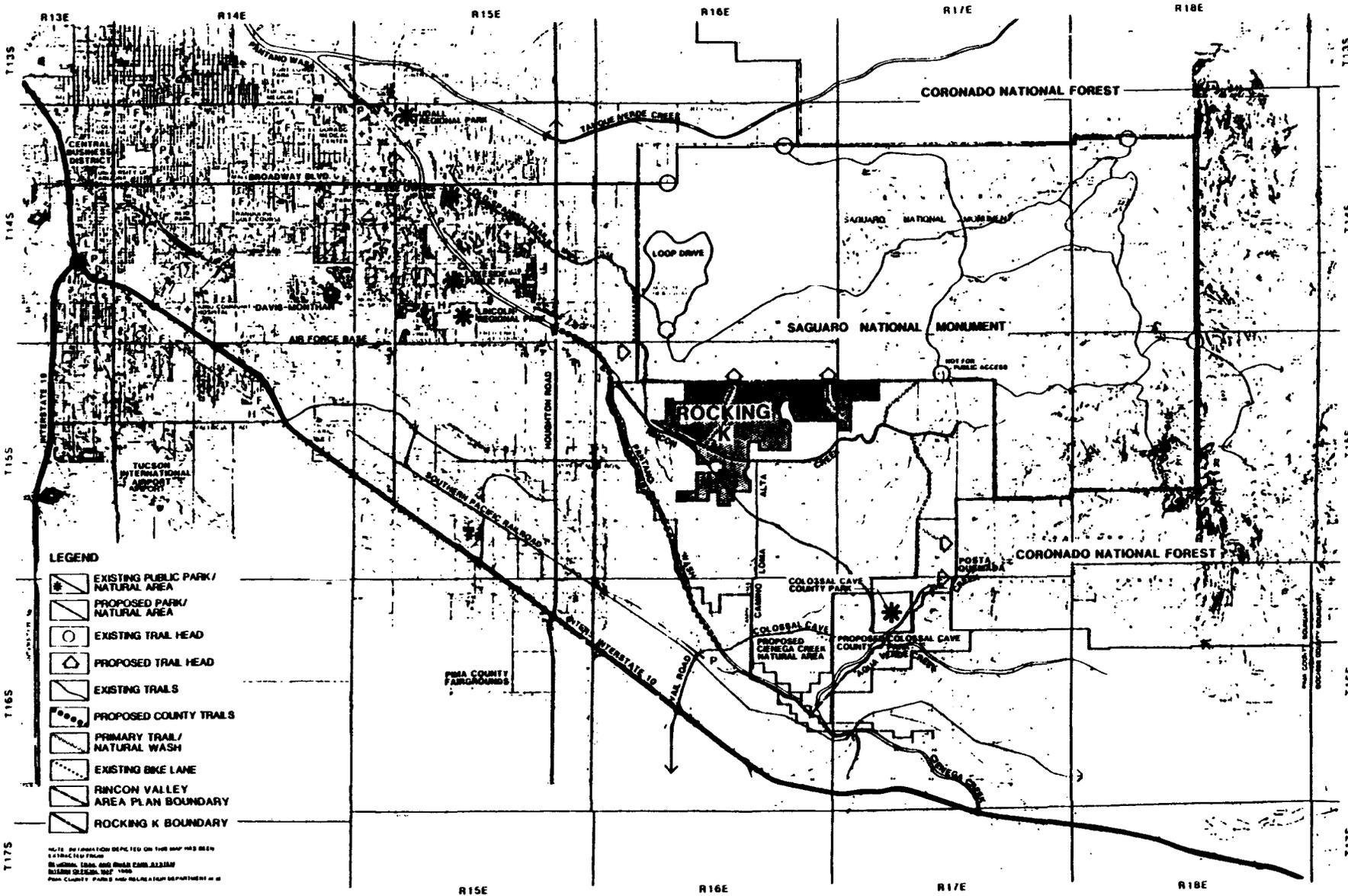


EXHIBIT III-21



EXHIBIT III 21  
**RECREATION & TRAILS  
 ROCKING K SPECIFIC PLAN**

## L. CULTURAL RESOURCES

A number of sources were consulted to determine the presence of known cultural resources within the Rocking K site and to assess the probability of additional resources being discovered there. Sources included the site files of the Arizona State Museum and other archival materials; documents produced as a result of previous archaeologists investigations (Zahniser 1965; White 1965; Simpson and Wells 1983); general treatments of the prehistory of the Tucson Basin (e.g. Wallace and Holmlund 1984); information provided by local residents and professional archaeologists familiar with the area; and the general character of the natural environment represented. Review of these sources indicated that significant cultural resources had been previously documented within the property and that additional resources were likely to occur. Based on these findings, it was determined that an inventory survey of the area was desirable for policy development and subsequent planning purposes. An intensive cultural resource inventory survey of the Rocking K site and surrounding area was conducted. The survey was begun on August 8, 1988 and completed on September 16, 1988. A total of 84 archaeological sites were discovered and recorded during this survey. Seven additional sites had been previously documented, bringing the total number of sites within the survey area to 91. Several of these sites are located within the Specific Plan boundaries. Complete documentation of the results of the recent survey and other relevant materials are described in the document "Cultural Resources of the Rocking K: Inventory, Assessment and Recommendations". This document was submitted to the Pima County Archaeologist in 1989.

In addition to private land, approximately 770 acres of state land are also included within the specific plan boundaries. Some of this state-owned acreage was surveyed in 1964, and thirteen archaeological sites were discovered and recorded. All of these sites were classified as villages except one, a rock shelter (Zahniser 1965). Excavations were conducted at one of the Tanque Verde phase pithouse village (Zahniser 1965). Given the standards for site definition and for adequate survey coverage employed at the time of this earlier survey, it is likely that additional sites are contained within these state lands. In addition, sites have been identified by the Park Service in Saguaro National Monument.

Based on the results of the survey conducted thus far and on the information gleaned from the various sources cited above, the following conclusions may be stated:

Prehistoric sites dominate the inventory. The prehistoric manifestations include habitation sites ranging from large villages down to small farmsteads; rock shelters; quarries and other resource procurement and processing sites; clusters of agricultural features; and petroglyph sites. For the prehistoric period, the Tanque Verde phase (A.D. 1200-1350) of the Hohokam Classic period appears to dominate in terms of number of site represented. Rincon (A.D. 900-1500) phase materials are also relatively common, and

there is some evidence of yet earlier Ceramic period occupation in the area. Several sites show evidence of an Archaic period presence (pre-200 B.C.) in the area.

A number of historic sites were also discovered and recorded. Sites dating to the Historic period include homesteads and the remains of numerous lime kilns used to produce quicklime during the late nineteenth and early twentieth centuries.

In the area south of Rincon Creek, overall site density is relatively low. Of the ninety-one documented sites, only seventeen are located in this area. All of these sites are limited in extent, and only three or four of them show possible evidence of having once been the focus of habitation. Most appear to represent the remains of resource procurement or processing activities. Aside from the fact that all of these sites are associated with relatively major drainages, no significant patterns in site distribution south of Rincon Creek have as yet been discerned.

Conversely, the area north of Rincon Creek exhibits a substantially higher site density, a greater number of larger sites, and a greater variety of site types. Several sites are present which show evidence of having been the place of residence for permanent and sizeable populations; that is, the sites represent the remains of prehistoric villages. Other prehistoric sites present in the area north of Rincon Creek include habitation sites of hamlet or farmstead size, rock shelters, quarry sites for lithic raw materials, clusters of agricultural features (checkdams, terraces, and rockpiles), petroglyph sites, and sherd and lithic scatters of varying size and unknown function. Most of the habitation sites are located near Rincon Creek itself, and all of the larger habitation sites are located adjacent to the confluences of major northern tributaries with Rincon Creek. Other than the fact that the locations of quarry sites correlate with outcrops of materials suitable for stone tool manufacture, no additional patterns in site distribution have yet been discerned.

#### **M. AIR QUALITY**

The Rocking K development will not include any industrial facilities; therefore, this section is not applicable to this project, according to Pima County's Site Analysis Requirements. However, concerns have been raised regarding the region's air quality as a result of the proposed development. Accordingly, Rocking K Development has funded an air quality analysis to be performed by an independent consultant working under the direct supervision of the Pima County Department of Environmental Quality through the Pima County Manager's Office. The executive summary of the analysis is in the Appendix.

## **N. COMPOSITE MAP**

The composite map graphically integrates the various site features identified in the Site Analysis. Features correlated on the Composite Map, Exhibit III-22, include: slopes; protected peaks and ridges; floodplains and floodways; soil types; areas of visual sensitivity; wildlife habitats; and saguaro density.

## **O. SOLID WASTE**

There are no Pima County landfills in the vicinity of the Rocking K. According to the Arizona Revised Statute 36-3121, the County is obligated to provide public solid waste disposal for all residents of a region. The per capita standard for predicting landfill use in Pima County is eight pounds per person per day (this includes all commercial and industrial uses). The overall solid waste plan for Pima County is to have one main landfill with several transfer stations located as needed. While there are no standards for service areas, size of landfill or transfer station location, factors affecting their locations include distance to main landfill and neighborhood desires.

Some neighborhoods desire a transfer station nearby for convenience while others would rather travel further instead of having a transfer station located in their neighborhood. In all cases, location is on a site-specific basis considering both objective and subjective factors.

## **P. OTHER UTILITIES**

### **Gas**

Gas service in the Rocking K area consists of a four-inch main located along the Old Spanish Trail alignment. The supplier is Southwest Gas Company.

### **Electric**

Electrical service to Rocking K is provided by Tucson Electric Power Company. Transmission lines providing three-phase service extend along Old Spanish Trail through Rocking K and connect other properties to the east. All other power lines within Rocking K and in adjacent lands are for local distribution purposes and are small scale facilities (14 KV and smaller).

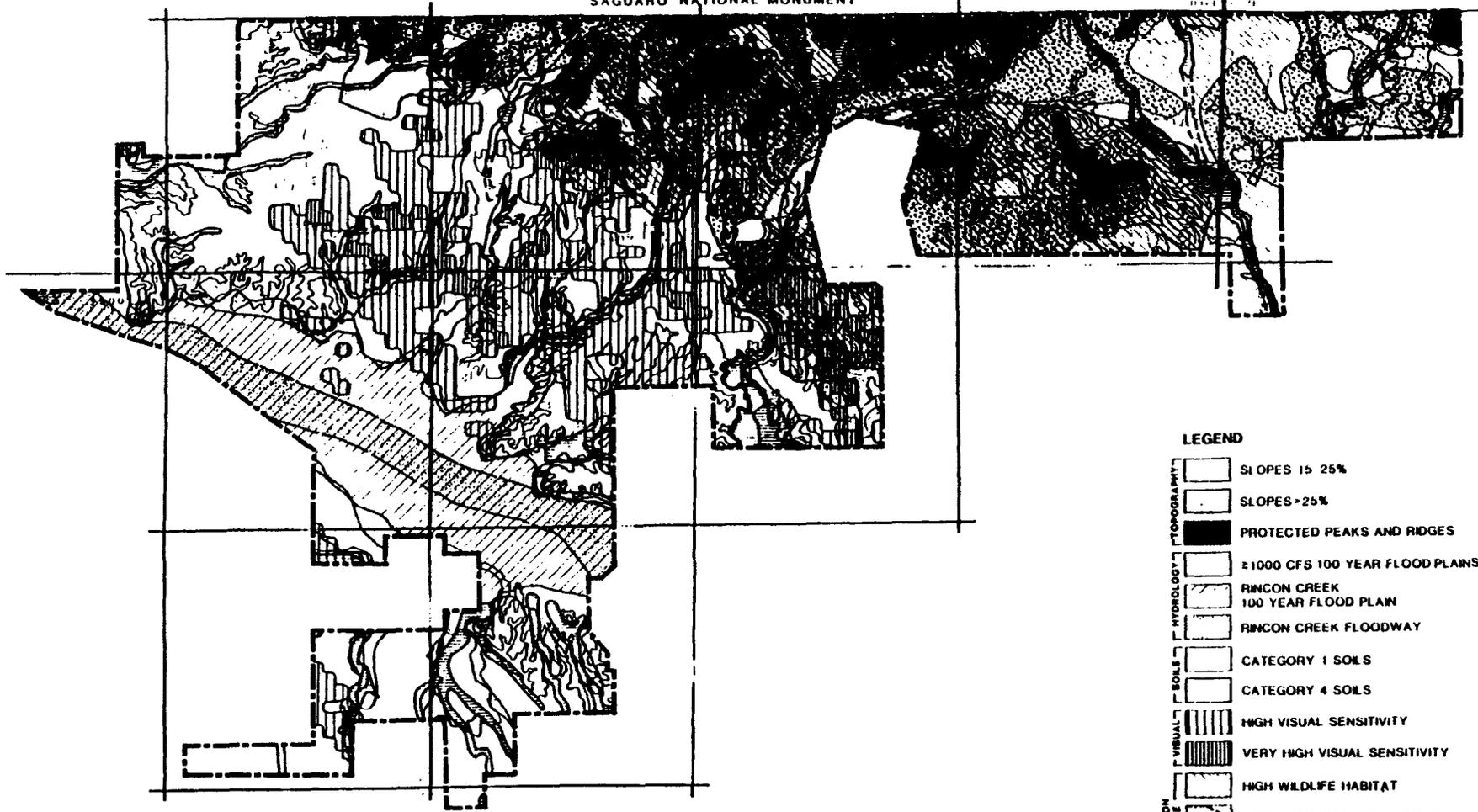
### **Telephone**

Telephone service is provided by U.S. West Communications. The corridors for the main lines are along Old Spanish Trail and Camino Loma Alta.

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III-61



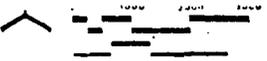
LEGEND

- SLOPES 15-25%
- SLOPES >25%
- PROTECTED PEAKS AND RIDGES
- ≥1000 CFS 100 YEAR FLOOD PLAINS
- RINCON CREEK 100 YEAR FLOOD PLAN
- RINCON CREEK FLOODWAY
- CATEGORY 1 SOILS
- CATEGORY 4 SOILS
- HIGH VISUAL SENSITIVITY
- VERY HIGH VISUAL SENSITIVITY
- HIGH WILDLIFE HABITAT
- VERY HIGH WILDLIFE HABITAT
- VERY HIGH RIPARIAN WILDLIFE HABITAT
- VERY HIGH SAGUARO DENSITY

EXHIBIT III-22

# COMPOSITE SITE MAP ROCKING K SPECIFIC PLAN

EXHIBIT III-22



## **SECTION IV DEVELOPMENT PLAN**

### **A. INTRODUCTION**

Widely known as a cattle and horse ranch since the early 1900's, Rocking K occupies a central location within the Rincon Valley in eastern Pima County, about one mile east of the City of Tucson. The site's land forms vary from desert grassland in the southern reaches to rocky saguaro forests in the northern portions. Rincon Creek bisects the property as it flows west toward Pantano Wash. Once an established riparian habitat, Rincon Creek has been diminished by agricultural activities. Within the Rocking K site, other riparian habitats, associated with drainage connecting to Rincon Creek, are home to diverse and abundant wildlife.

The Rocking K Specific Plan presents a unique opportunity to create a community master plan of regional significance. The site's location, adjacent to Saguaro National Monument, and the diversity of its environmental resources require a comprehensive approach to its planning and development. This approach is reinforced by the expectations and commitments of the greater Tucson community and the developer of Rocking K. The Tucson community has a tradition of recognizing its connection to the landscape and stressing quality of life issues.

The Rocking K Specific Plan was developed within the context of emerging regional trends, reflected in the Pima County Comprehensive Plan Land Use Element and the Rincon Valley Area Plan. The urban pattern of the Tucson region has shifted from a central downtown activity center to a series of activity centers dispersed throughout the region. The community continues to place great emphasis on natural open space, protection of natural resources and air quality. These values are central to the desire for a high quality of life and are integrated into the Rocking K Specific Plan.

The Pima County Comprehensive Plan and the Rincon Valley Area Plan recognize that the Rincon Valley is located within the Tucson Urban fringe; that the location is highly desirable for residential, employment, and recreation uses, and that growth and development will occur in the area. The Rocking K Specific Plan provides a program to manage growth while enhancing the unique themes of the valley, consistent with the Pima County Comprehensive Plan and the Rincon Valley Area Plan.

The overall goal of the Rocking K Specific Plan is to implement the goals and policies of the Pima County Comprehensive Land Use Plan and the Rincon Valley Area Plan. As such, the primary land use goal is provision of a mixed-use community with a variety of lifestyle options, including resorts. Corollary land use goals include protection of wildlife

and significant natural features, air quality, scenic resources and recreational amenities; and the protection and enhancement of the quality of life of current and future residents.

## **B. LAND USE PLAN**

The Rocking K site contains approximately 4,450 acres, including approximately 770 acres of State of Arizona Trust Lands. Exhibit IV-1 illustrates the land use planned for the Rocking K development.

To establish density ranges and development options for the Rocking Specific Plan, the Planning Areas defined in the Rincon Valley Area Plan were overlayed on the Rocking K site. To establish the maximum capacity for the Rocking K site, the top density range from the Area Plan for each Planning Area, along with the associated number of recommended development amenities, was selected. This method was initially used to allow planning responsive to site conditions, and for adequate sizing of infrastructure to meet maximum capacity requirements.

Using the methodology described, the maximum number of dwelling units permitted within Rocking K is 10,000. This maximum represents the upper limit within which the housing market mechanism operates. Actual densities and dwelling unit totals may be lower over the long term development of the project. The maximum densities for Planning Areas as shown on the RVAP shall not be increased. The precise location of land uses will vary somewhat depending on detailed site planning.

The allocation of land uses can generally be described for major sub-areas within the Plan.

### **1) North of Rincon Creek:**

Land uses in the area north of Rincon Creek include a variety of residential types, ranging from very low density mountain estates to medium density multifamily and patio home projects. These are intertwined within an extensive system of large open space areas. Two to three of the Rocking K golf courses will be located north of Rincon Creek. Limited areas for higher density residential are located next to the golf courses. Use of the density transfer concept is permitted on the residential sites to protect natural environmental resources and to integrate open spaces into the residential areas. In total, 7,000 homes are planned for the area north of Rincon Creek.

Two resorts are planned north of Rincon Creek. The Lodge at Deer Camp, a 55-acre resort planned to take advantage of the natural beauty and vegetation, is located in the northeastern corner of the Rocking K, south of the Saguaro National

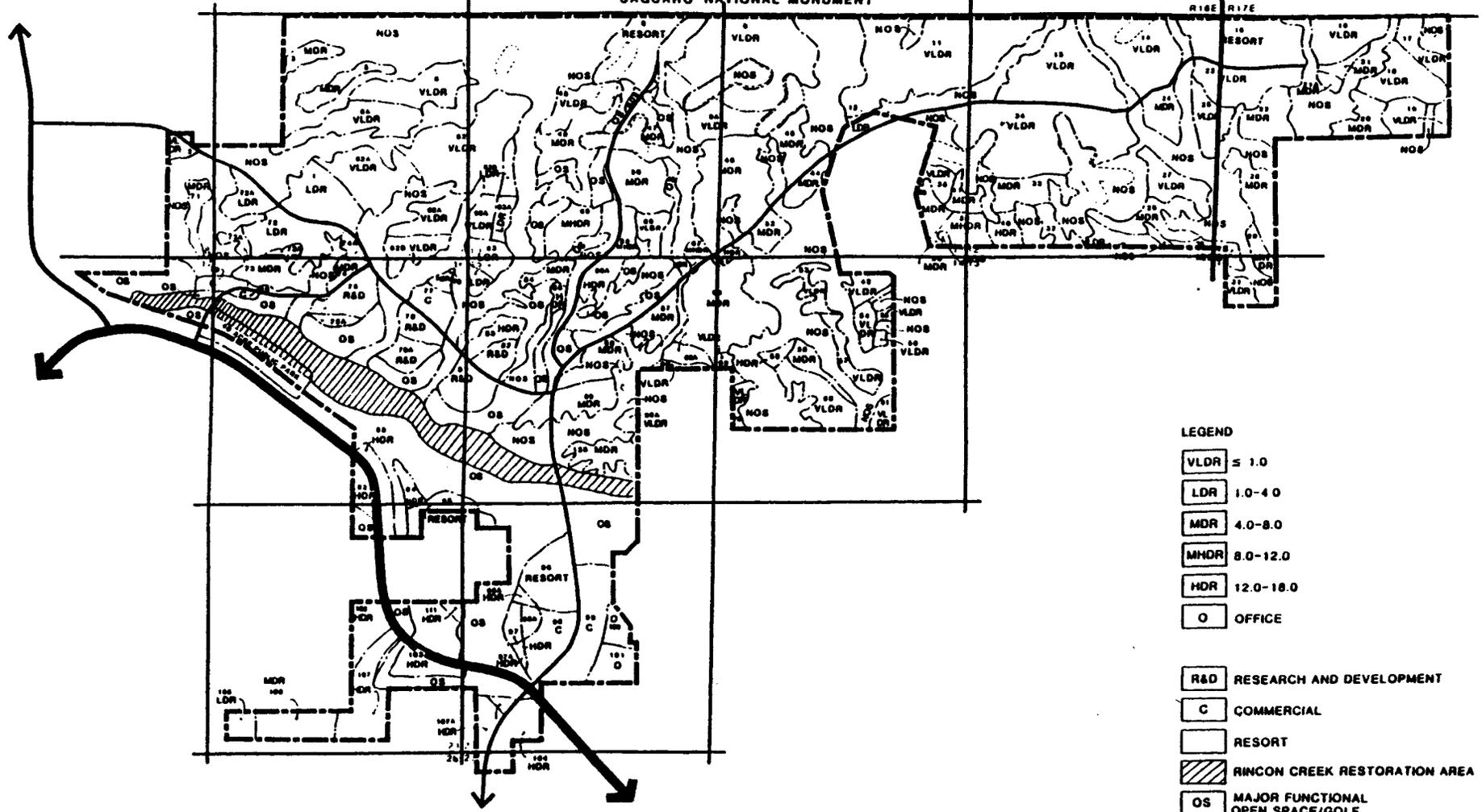
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IV-3

EXHIBIT IV-1

SAGUARO NATIONAL MONUMENT



LEGEND

- VLDL ≤ 1.0
- LDR 1.0-4.0
- MDR 4.0-8.0
- MHDR 8.0-12.0
- HDR 12.0-18.0
- O OFFICE
  
- R&D RESEARCH AND DEVELOPMENT
- C COMMERCIAL
- RESORT RESORT
- / / / / / RINCON CREEK RESTORATION AREA
- OS MAJOR FUNCTIONAL OPEN SPACE/GOLF
- NOS MAJOR NATURAL OPEN SPACE
- / / / / / PROTECTED PEAKS AND RIDGES
- 101 PLANNING UNIT I.D. NUMBER

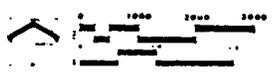


EXHIBIT IV-1

# LAND USE PLAN ROCKING K SPECIFIC PLAN

Monument in the foothills. Mica Mountain Resort, with adjacent golf facilities, is located on 42 acres in the north central section of the Rocking K site.

Also located north of Rincon Creek are a few sites designated for Commercial and Research and Development. These parcels are located near and around a planned arterial street running north of and approximately parallel to Rincon Creek.

2) South of Rincon Creek:

The area south of Rincon Creek is planned for a variety of medium and higher density residential uses, with a total of 3,000 residences. These residential areas will be integrated with the activity center of the Rocking K development--the Village at Rincon Creek. The Village at Rincon Creek includes employment, support commercial, service, civic and cultural uses within a pedestrian-oriented environment. Integrated with portions of the Rincon Creek Restoration area, the Village will provide a central focus for the community's residents and resort visitors.

Two resorts are also planned south of Rincon Creek. The Rocking K Ranch Resort, on 19 acres at the existing Rocking K Ranch, will feature equestrian activities. Another resort, the Rincon Creek Resort and Conference Center, is located in the Village at Rincon Creek on a site of approximately 33 acres.

A continuous system of natural and functional open space will link the Rocking K project with recreational areas of the Rincon Creek, Saguaro National Monument and greater Rincon Valley. Designated public, non-motorized, multi-use trails in Rocking K, including cycling, will provide an interconnected trail system for recreation and service use. The open space system in the area north of Rincon Creek will be designed to enable wildlife movement, protect significant habitats, provide for drainage, and preserve significant peaks and ridges.

Table IV-1 (on the following page) lists and summarizes the land use areas by major sub-areas.

**TABLE IV-1: LAND USE SUMMARY**

Density	Acreage	Units	% of Site
<b>North of Creek</b>			
Very Low Density Residential (VLDR)	1,078	1,002	24.2
Low Density Residential (LDR)	123	492	2.8
Medium Density Residential (MDR)	611	4,066	13.7
Medium High Density Residential (MHDR)	69	690	1.6
High Density Residential (HDR)	50	750	1.1
<b>Subtotal</b>	<b>1931</b>	<b>7,000</b>	
Resorts (R)	97	0	2.2
Research & Development (R&D)	88	0	2.0
Commercial (C)	25	0	0.6
<b>Subtotal</b>	<b>2,141</b>		
<b>South of Creek</b>			
Low Density Residential (LDR)	10	40	0.2
Medium Density Residential (MDR)	23	184	0.5
High Density Residential (HDR)	185	2,776	4.1
<b>Subtotal</b>	<b>218</b>	<b>3,000</b>	
Resorts (R)	52	0	1.2
Commercial (C)	76	0	1.7
Office (O)	23	0	0.5
<b>Subtotal</b>	<b>369</b>		
OS & NOS	1,940	0	43.6
<b>TOTAL</b>	<b>4,480</b>	<b>10,000</b>	<b>100.0</b>

NOTE: These areas were derived using planimetric methods and will be adjusted when detailed site planning and surveys are completed.

The land use zoning designations shown on the land use plan are:

- Very Low Density Residential (VLDR)  
Allows single family detached homes at a density of less than one unit per acre.
- Low Density Residential (LDR)  
Allows single family detached homes at a density of one to less than four units per acre.
- Medium Density Residential (MDR)  
Allows single family and multifamily detached and attached homes at a density of four to less than eight units per acre. Typical developments under this category may include patio homes or townhouse type projects.
- Medium-High Density Residential (MHDR)  
Allows single family and multifamily detached and attached homes at a density of eight to less than twelve units per acre. Typical developments under this category may include low profile patio home or apartment-type projects.
- High Density Residential (HDR)  
Allows multifamily attached homes at a density of greater than twelve units per acre. Typical developments under this category may include higher profile, probably multi-story, apartment or condominium-type projects. Densities under this category shall at no time exceed 18 units per acre, as measured for the individual development.

All residential categories also allow golf courses, when designed as extensions of adjacent open space areas, and parks or open space areas.

- Office (O)  
Allows administrative and professional offices.
- Research and Development (R&D)  
Allows offices; resorts; laboratories; manufacturing and warehousing; wholesaling; banks; restaurants; public and private community recreation.

- Commercial (C)  
Allows primary retail; commercial; cultural and civic uses.
- Resort  
Allows for major destination resorts and associated recreational facilities including golf courses.
- Rincon Creek Plan Area  
Designates the area subject to the Rincon Creek Restoration Plan.
- Open Space (OS)  
Allows for recreational uses in an open space setting, including public and private golf courses, parks, trails, or other recreational uses.
- Natural Open Space (NOS)  
Allows undisturbed natural open space; hiking and equestrian trails; interpretive signage; road crossings; underground utility lines.
- Protected Peaks and Ridges  
Designates landforms subject to protection under Pima County code.

## **C. OPEN SPACE AND RECREATION PLAN**

The open space and recreation system is a major organizing element of the Rocking K Specific Plan. Exhibit IV-2 illustrates the Open Space and Recreation Plan. The Plan provides for approximately 1940 acres of open space, consisting of a linked combination of passive open space areas main-tained in their natural form, and functional open space areas designed for active recreational use. This figure does not include the natural open space required for each planning unit.

About 44 percent of the Specific Plan site is designated open space. The planned trail network has been coordinated with the Pima County Trails Master Plan, and the access points into the Monument have been approved by the Monument Superintendent.

According to the Rincon Valley Area Plan Guidelines, for every 1,000 residents, 2.5 acres of neighborhood park and 5 acres of district park are required. Pending approval of the

Parks and Recreation Department, natural open space areas in excess of Area Plan requirements may be used to meet up to 60% of the required park acreage, based on two acres of designated open space per one acre of required park land.

Using a maximum projected population of approximately 24,000 (10,000 units x 2.4 people per dwelling), than 60 acres of neighborhood parks and 120 acres of district parks, a total of 180 acres, would be required. The park acreage requirement will be exceeded by the Rincon Creek area alone, which includes approximately 115 acres of natural open space linked with multi-use trails and 160 acres of functional open space designed for such uses as playgrounds, ball fields and linear parks.

Although the required neighborhood and district park acreage will be met and exceeded by the areas discussed above, the Rocking K Specific Plan also designates a 40-acre district park, tentatively located south of Rincon Creek, which will be donated to Pima County. The Rocking K developer will coordinate with Pima County Parks and Recreation Department (PRD) to ensure that adequate land is designated if PRD wishes to initiate additional park acquisition and construction.

Specific neighborhood park sites are not identified in the Specific Plan, in order to maintain sufficient flexibility for the developer and PRD to respond to changes in Rincon Valley demographics. Currently PRD requires at least three years lead time for park acquisition and funding. To work within this constraint, a monitoring and status report, described in Section VII, will be designed to keep PRD informed of the implementation status of the Specific Plan. The Plan anticipates that some neighborhood parks may be developed in conjunction with schools.

Area Plan guidelines suggest that the service area for neighborhood parks not exceed 1/2 mile radius from the park. Due to the emphasis on providing natural open space in the area north of Rincon Creek and the corresponding lower residential densities, it is unlikely that neighborhood park locations will meet this guideline. However, the extensive public trail system provided throughout the open space areas north of Rincon Creek, should satisfy the intent of the recreation guidelines to provide convenient recreational opportunities and protected natural open spaces. It is expected that neighborhood parks will be conveniently located to meet the radius guidelines whenever possible or practical.

Open space commitments of the Specific Plan include:

- Provision of a continuous, interlinked open space system, with both natural and functional open space areas.
  - Natural open space will be designated to form a cohesive, unified whole. Where applicable, natural open space will be located to provide linkages

to and integration with regional open space systems, adjacent natural open space areas, and public parks preserves and trails.

Functional open space will be designed to provide areas for active and passive recreation. Functional open space may include nature trails, exercise trails and active recreation and golf areas and will be designed to provide visual relief, shade, screening, and buffering.

Where appropriate, both natural and functional open space areas will be designed to allow wildlife movement and enhance wildlife habitats.

Where appropriate, placement of functional open space areas adjacent to natural open space areas, to integrate the two types and to expand the enjoyment of both types of open spaces.

Provision of a multi-use (non-motorized) trail system within the Rocking K open space network, including public access trails to the Saguaro National Monument and Rincon Creek as shown on Exhibit IV-2. Public access shall be provided at the time of platting of the adjacent property.

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IV-10

EXHIBIT IV-2

88 SAGUARO NATIONAL MONUMENT

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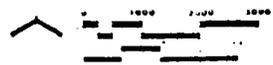
CROSS-HATCHED AREA  
SUBJECT TO THE PIMA  
COUNTY BUFFER OVERLAY  
ZONING ORDINANCE

LEGEND

-  MAJOR NATURAL OPEN SPACE
-  CONNECTOR TRAIL
-  LOCAL TRAIL
-  GOLF COURSE
-  ACTIVE RECREATION PARK
-  RESORT  
(i.e. TENNIS, SWIMMING POOL)
-  RINCON CREEK RESTORATION AREA
-  PROPOSED TRAIL ACCESS POINT

# OPEN SPACE/RECREATION PLAN ROCKING K SPECIFIC PLAN

EXHIBIT IV-2



## **D. RINCON CREEK RESTORATION PLAN**

### **Background**

Rincon Creek serves as the principal drainage feature within the Rocking K property. It enters the property near Camino Loma Alta in the southwest portion of the site, flows generally in a westerly direction for a distance of about two miles until it leaves the property immediately before crossing Old Spanish Trail. Over the last century, much of the Rincon Creek floodplain has been modified for agricultural purposes. Perhaps the most drastic changes occurred in the late 1950's when the entire floodplain was cleared and leveled. At that time, retention dams were constructed at the mouths of all of the tributaries of Rincon Creek, and all remaining riparian vegetation in the floodplain was removed.

Although not actively used for cultivation, most of the floodplain on the Rocking K property has remained nearly void of trees and shrubs. However, both upstream and downstream from the cultivated floodplain within the Rocking K property, a relatively thick canopy of native riparian vegetation can be found along both banks of the Rincon Creek, particularly in those areas located immediately upstream from Camino Loma Alta, outside of the Specific Plan boundary. This belt of native riparian vegetation beginning at the point where the Creek emerges from the foothills about 0.7 miles upstream from Camino Loma Alta, averages about 600 feet in width, including the streambed and streambanks.

### **Purpose and Objectives**

The purpose of the Rincon Creek Restoration Plan is to establish a riparian environment along the Rincon Creek through revegetation of disturbed lands. The Plan, an integral part of the long-term development of the Rocking K site, is based on the following objectives:

- Create a stream channel which replicates the Rincon Creek similar to the upstream area.
- Reintroduce indigenous trees and shrubs within cleared areas of the floodplain, to blend with the existing character of the Creek outside the Rocking K site, and to provide a wildlife corridor and habitat.
- Control flood water and related erosion without the use of visually or physically intrusive structures.

- Phase implementation of restoration to minimize disruption of the environment and to maximize cost effectiveness.
- Develop guidelines for compatible recreational uses and golf course development adjacent the renewed riparian environment.
- Average width of 600 feet with variations permitted.

**Concept Plan**

Included with this Specific Plan is a Concept Plan for restoration of Rincon Creek. Exhibit IV-3 illustrates the plan concept, and Exhibit IV-4 includes cross sections of typical corridors within the creekbed. Prior to implementation of the Plan, the Rincon Creek River Management Plan, detailed engineering studies, and design plans will be submitted to Pima County for review and approval.

The actual implementation of the Rincon Creek Restoration Plan will be undertaken as a sequence of activities. Phasing of the restoration plan will be linked to development of related elements of the project, and will occur generally in an upstream to downstream direction. Once all segments of the project are completed, the low-flow channel and the riparian habitat may be donated to Pima County. The remaining floodplain areas adjoining the Creek shall remain in private ownership.

**1) Channel Reshaping:**

An integral part of the long-term development of the Rocking K property involves reshaping the channel within the existing 100-year floodplain of the Rincon Creek. The performance standards are as follows:

- a. Channel reshaping shall only occur if a significant riparian-woodland/wildlife-habitat corridor remains or is available for establishment after restoration of the Creek. The riparian corridor shall include the Creek beds, banks, and associated erosion-hazard setbacks. A minimum set back from the channel to the edge of the riparian corridor and the width of the corridor will be determined by the Rincon Creek Management Plan.
- b. Channel reshaping within the existing 100-year floodplain of the Rincon Creek shall not increase downstream flood peaks, water surface elevations, flow velocities, or substantially reduce groundwater recharge or flood-storage areas.

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IV-13

LEGEND

-  PROPOSED LOW-FLOW STREAMBED
-  EXISTING 100 YEAR FLOODPLAIN LIMITS (PRELIMINARY FROM FEMA, FIS MAPS)
-  VLDR ≤ 1.0
-  LDR 1.0-4.0
-  R 4.0-8.0
-  MHDR 8.0-12.0
-  HDR 12.0-18.0
-  O OFFICE
-  R&D RESEARCH AND DEVELOPMENT
-  9 COMMERCIAL
-  RESORT RESORT
-  RINCON CREEK RESTORATION STUDY AREA
-  OS OPEN SPACE/GOLF
-  NOS NATURAL OPEN SPACE
-  PROPOSED TREES

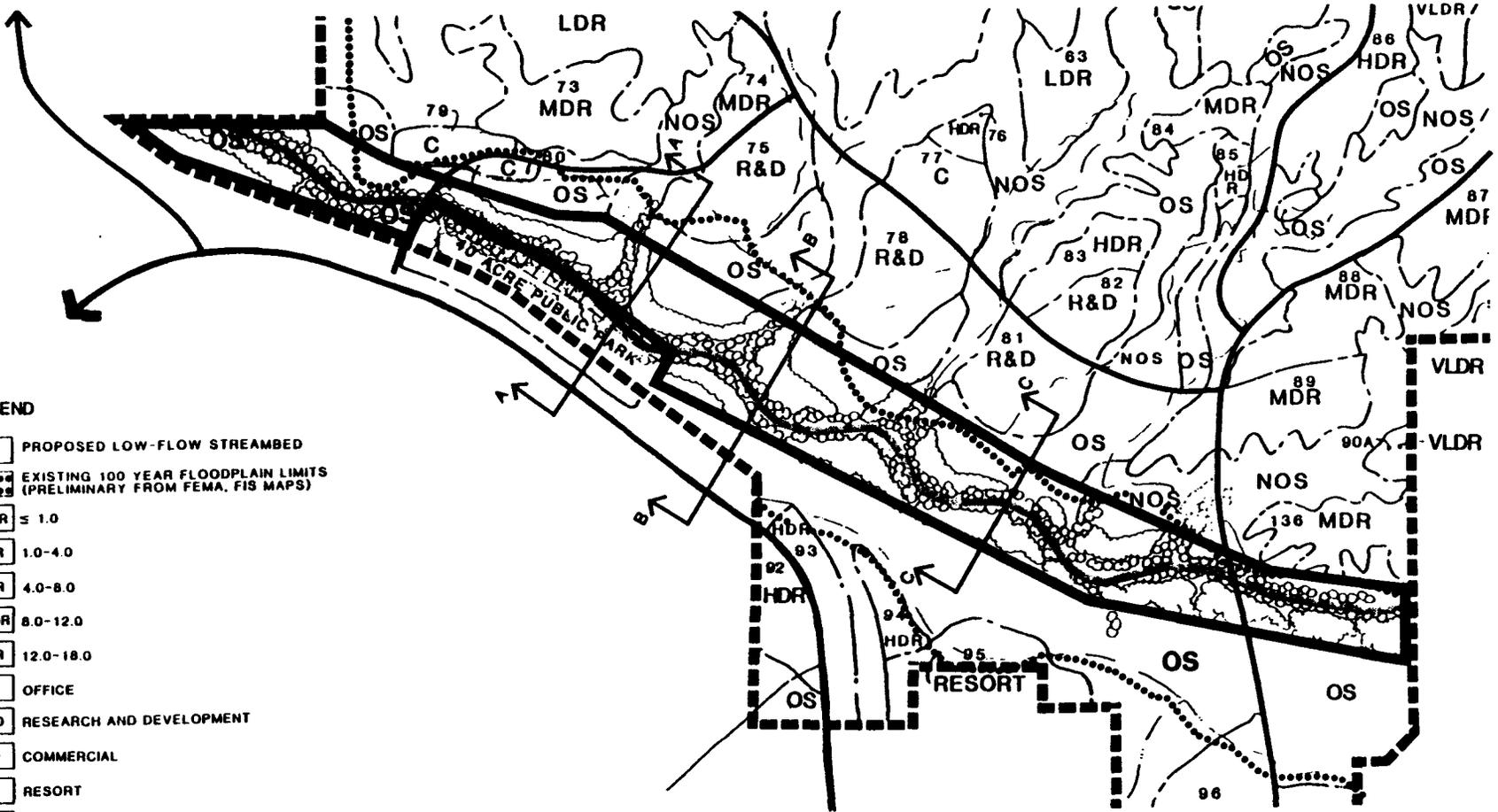


EXHIBIT  
IV-3



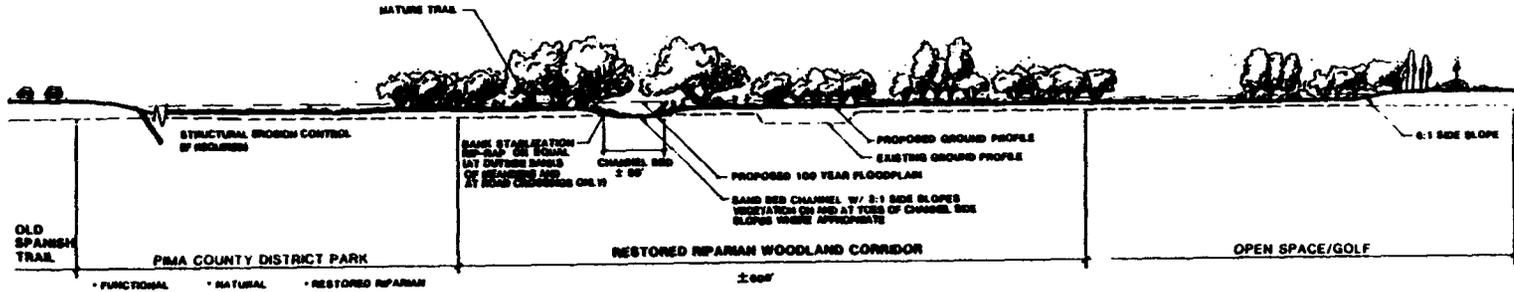
EXHIBIT IV-3

# RINCON CREEK RESTORATION CONCEPT PLAN ROCKING K SPECIFIC PLAN

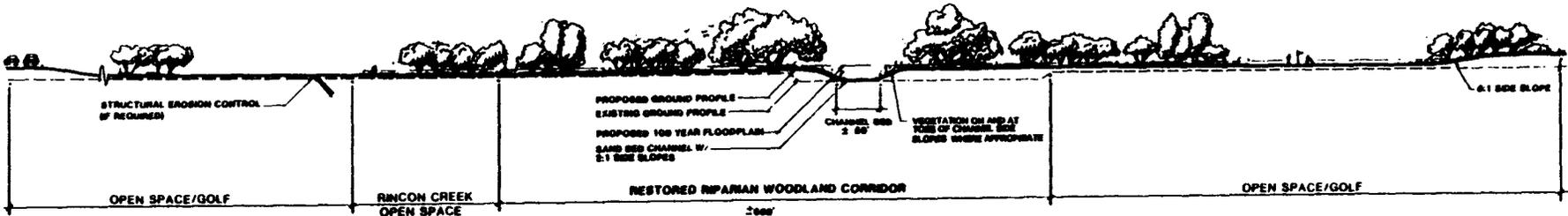
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IV-14

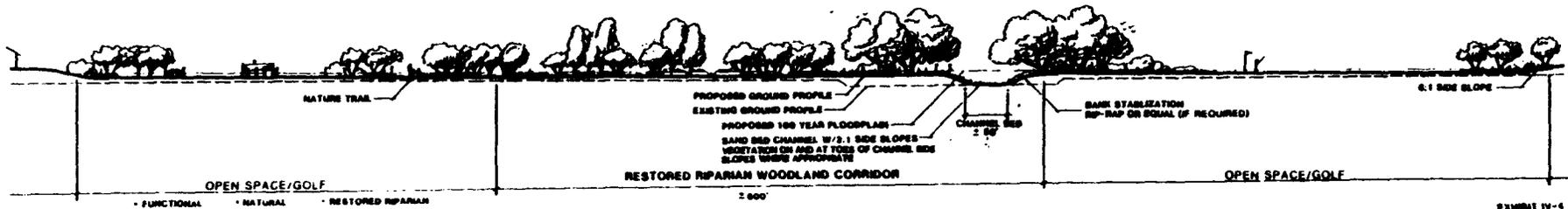
EXHIBIT IV-4



SECTION AA  
1:50'-0"



SECTION BB  
1:50'-0"



SECTION CC  
1:50'-0"

CONCEPTUAL CROSS SECTIONS OF RINCON CREEK  
**ROCKING K SPECIFIC PLAN**

EXHIBIT IV-4

- c. Any channel reshaping or habitat re-creation which occurs within the existing floodplain of the Rincon Creek will incorporate more natural, smooth-flowing forms that replicate the existing, undisturbed plan-form and cross-sectional geometry of the Creek outside of the plan area, as opposed to the use of standard, soil-cement stabilized, trapezoidal sections which have been previously employed extensively along the major watercourses in the Tucson Basin in conjunction with the channelization of such streams for flood-control purposes. Standard exposed soil-cement and concrete bank stabilization techniques will not be used.
- d. Open space concepts will be implemented as a component of the Rincon Creek restoration Plan and any channel reshaping within the 100-year floodplain will generally consist of a more natural reshaping and modification of the stream channel and adjoining 100-year floodplain.
- e. As part of the planned channel modifications along the Rincon Creek within the Rocking K property, the existing overly broad, low flow stream channel of the Creek will be narrowed, where practicable, and provided with a more sinuous flow path characteristic of the historical plan-form and cross-sectional geometry of the Rincon Creek which existed prior to major human disturbance. It is estimated that such a channel will be capable of conveying somewhere between a 2-year to 5-year flood; which represent flow and sediment discharges more or less equal in magnitude to the more frequent flow and sediment discharges entering the Plan area from the existing, undisturbed Creek system located upstream of Camino Loma Alta.
- f. Outside of and immediately adjacent to the planned reconstructed stream channel, there will be revegetation and habitat restoration. In addition, revegetation of the banks of the Creek channel will be provided, where appropriate, in an attempt to improve streambank stability and correspondingly reduce erosion potential during runoff events.
- g. In order to replicate a natural, fluvial system that will enhance visual qualities, maintain stream stability, and provide improved continuity for both streamflow and sediment transport, the reconstructed, low-flow channel of the Creek will be permitted to wander within the restored riparian corridor and associated floodplain.
- h. In those limited areas where erosion control will be required, measures will be needed to protect stream crossings or artificial terraces and recreational open spaces located within the floodplain. The erosion control will be

constructed of materials and will utilize techniques that produce an unobtrusive form of stabilization, such as revegetated rock rip-rap or biotechnical linings.

2) **Vegetation and Wildlife Habitat:**

The plan provides for a restored riparian-woodland corridor along the Rincon Creek within the Rocking K property which is similar in character to the existing, undisturbed corridor which exists along the Creek upstream of Camino Loma Alta. The performance standards pertaining to vegetation and wildlife are as follows:

- a. The average width of the existing upstream riparian corridor, including the stream bed and stream banks of the Creek, approximates 600 feet. The restored corridor will average 600 feet in width, including the streambed and streambanks of the Creek. The total restored area is estimated to be 115 acres.
- b. The restoration shall establish a riparian woodland dominated by native trees species. The species mix shall include native mesquite, walnut, ash, hackberry, sycamore and cottonwood. It shall also include open areas and understory typical of a healthy desert riparian ecosystems. The renewal shall consist exclusively of native species, indigenous to the site.
- c. Within the restoration area, tree species shall be planted to constitute a majority of the area, by cover, at maturity. A majority of all of the tree species planted should be mesquites.
- d. Within the restoration area, shrub species shall be planted to constitute a reasonable portion of the area by cover at maturity. Fifty percent of the shrub species shall be selected to function as understory. The remaining shrub species shall be selected to serve as transition or open sun plantings. Shrubs shall be planted in a random, natural pattern. All shrub species selected shall be native and indigenous to Rincon Creek.
- e. The entire restoration area, with the exception of the streambed, shall be hydroseeded with a seed selection which contains appropriate understory and transition annual and perennial species including grasses, forbes and shrubs.
- f. Cacti shall be planted where naturally appropriate, especially in transition and open sun areas.

- g. Tree and shrub species shall be planted in the streambed at the toe of the streambank, as is evident in existing conditions along Rincon Creek east of Camino Loma Alta.
- h. The restored area not covered by tree species shall be distributed naturally as openings in the forest generally in contiguous parcels, with open areas averaging more than one-quarter of an acre.
- i. Over time, some trees and shrubs will die through competition for sun and water. Trees and shrubs that die shall be evaluated for replacement, by the applicable management authority. However, if trees are damaged during floods due to the natural meandering of the reconstructed channel, those trees shall not be replaced. Bank stabilization techniques as suggested elsewhere in this plan may be employed if deemed necessary to protect the corridor in those areas. Dead plant materials shall be allowed to remain, unless they constitute an immediate threat to public health and welfare. If there is significant vegetation loss due to wildfires, insect infestations or other natural agents, the nature and extent of the loss will be evaluated to determine what, if any, revegetation strategies are necessary.
- j. Irrigation schedules and conditions shall be instituted to ensure that trees and shrubs develop a root structure characteristic of riparian woodland species. Plants with higher water requirements, such as cottonwoods, sycamores, ash and walnuts shall be placed to take advantage of man-made or natural hydrologic conditions that would concentrate or provide additional water. Irrigation systems will include spray, drip and in some instances flood irrigation technology.

3) **Adjacent Land Uses:**

Beyond the restored riparian-woodland corridor, and within the shallow floodplain, remaining areas of the proposed floodplain will be used for neighborhood and linear parks, natural and functional open space, golf courses, and a limited amount of additional development such as school playgrounds and related uses. No habitable structure will be constructed within the existing floodplain. All of these proposed land uses will be planned and designed to form a cohesive, unified whole, in which both open space and varied urban uses will be integrated and connected with the proposed trail systems and adjoining riparian woodland corridor. Uses shall conform to the requirements of the Pima County Floodplain and Erosion Hazard Management Ordinance. The overall design of this unique area will provide visual relief, shade, screening, buffering, and other environmental amenities. All uses will allow wildlife movement and provide

mitigation and wildlife-habitat enhancement, to the maximum practical extent possible.

A concept plan and cross-section (Exhibit IV-3, IV-4) depict the Rincon Creek Restoration. The plan shows how the Creek and both its immediately adjacent and floodway-fringe areas will appear following planned modifications and encroachments, including the selective placement on non-intrusive erosion-control materials and renewal of the riparian corridor. Areas adjacent to the Rincon Creek within the Rocking K property, but especially the restored riparian-woodland corridor, which includes the Creek itself, will be a very positive, natural-appearing, environmental amenity for the Rincon Valley. The following standards apply to land uses within the proposed Rincon Creek floodplain:

- a. The number of road crossings of Rincon Creek within Rocking K, shall be limited to two.
- b. Road crossings, including those roads crossing the tributaries north of Rincon Creek, shall be designated to allow movement by wildlife.
- c. The following uses within the restored riparian-woodland corridor are anticipated:
  - (1) hiking and interpretive nature trails, not to exceed six feet in width;
  - (2) sitting areas for birdwatching and contemplation;
  - (3) signage for the interpretive nature trails;
- d. Within the floodplain outside the restored riparian woodland the following uses are anticipated:
  - (1) golf courses and other active outdoor recreational uses such as polo, soccer, football, baseball fields, and related school recreational uses;
  - (2) parking, restroom, concession and nature interpretive facilities intended for use solely by the permitted recreational uses;
  - (3) multi-purpose trails for non-motorized use;
  - (4) equestrian facilities;

(5) picnic areas and playgrounds.

e. Multi-purpose, non-motorized trails are allowed to cross the riparian-woodland corridor. Multi-purpose non-motorized trails that do encroach shall be no greater than eight feet in width.

4) Financial Responsibilities:

Financing the design, construction and maintenance of the Rincon Creek Restoration will be a significant undertaking. The Rincon Creek restoration will be financed in conjunction with development of adjacent lands in an upstream to downstream manner. Funding options include direct financing by the Master Developer, payments toward the restoration by buyers of parcels adjacent to the renewal area and throughout the Rocking K Specific Plan boundaries, improvement districts, impact fees or other financing sources.

5) Implementation and Phasing:

The actual implementation of the Rincon Creek Restoration Plan will be undertaken as a sequence of mutually dependent activities, within a reasonably practicable time frame. The timing of the implementation of the Rincon Creek Restoration Plan in relationship to the timing of the implementation of other elements of the Rocking K Specific Plan is, in large part, dependent upon economic and market factors that are not reliably quantifiable at the present time. The sequence of implementation is discussed as follows:

- The restoration will be initiated most probably by development of the golf course south of Rincon Creek. The restoration will consist of shaping and modeling of the streambed and streambanks, placement of gabions or other erosion control devices, planting of the streambed, and streambanks on each side of the centerline of the streambed, and shaping, modeling and planting of some of the tributaries.

6) Management:

When all segments of the renewal project are completed after parcels are developed adjacent to the proposed floodplain, the low-flow channel and riparian corridor of the Rincon Creek may be donated to Pima County. The remaining floodplain areas of the Creek adjacent to the riparian corridor shall remain in private ownership (i.e., the Rincon Creek open-space areas illustrated on Exhibit IV-4). However, flood-control easements shall be granted to Pima County which cover these remaining floodplain areas.

## **E. ENVIRONMENTAL RESOURCES CONCEPT PLAN**

As identified and discussed in the Site Analysis in Section III, the Rocking K site contains a wide variety of environmental resources. Exhibit IV-5 is a composite map illustrating these resources. One of the objectives of the Rocking K Specific Plan is protection and enhancement of significant environmental resources.

These resources, and the methods proposed for protection and enhancement, are:

### **1. Cultural Resources**

An archaeological survey for the Rocking K site has been conducted and a number of significant cultural sites have been identified. These sites have been mapped and assigned Arizona State Museum numbers. Measures that will be employed to protect these cultural resources generally include reconnaissance, excavation and preservation. These measures are described in detail in the regulations section (Section V).

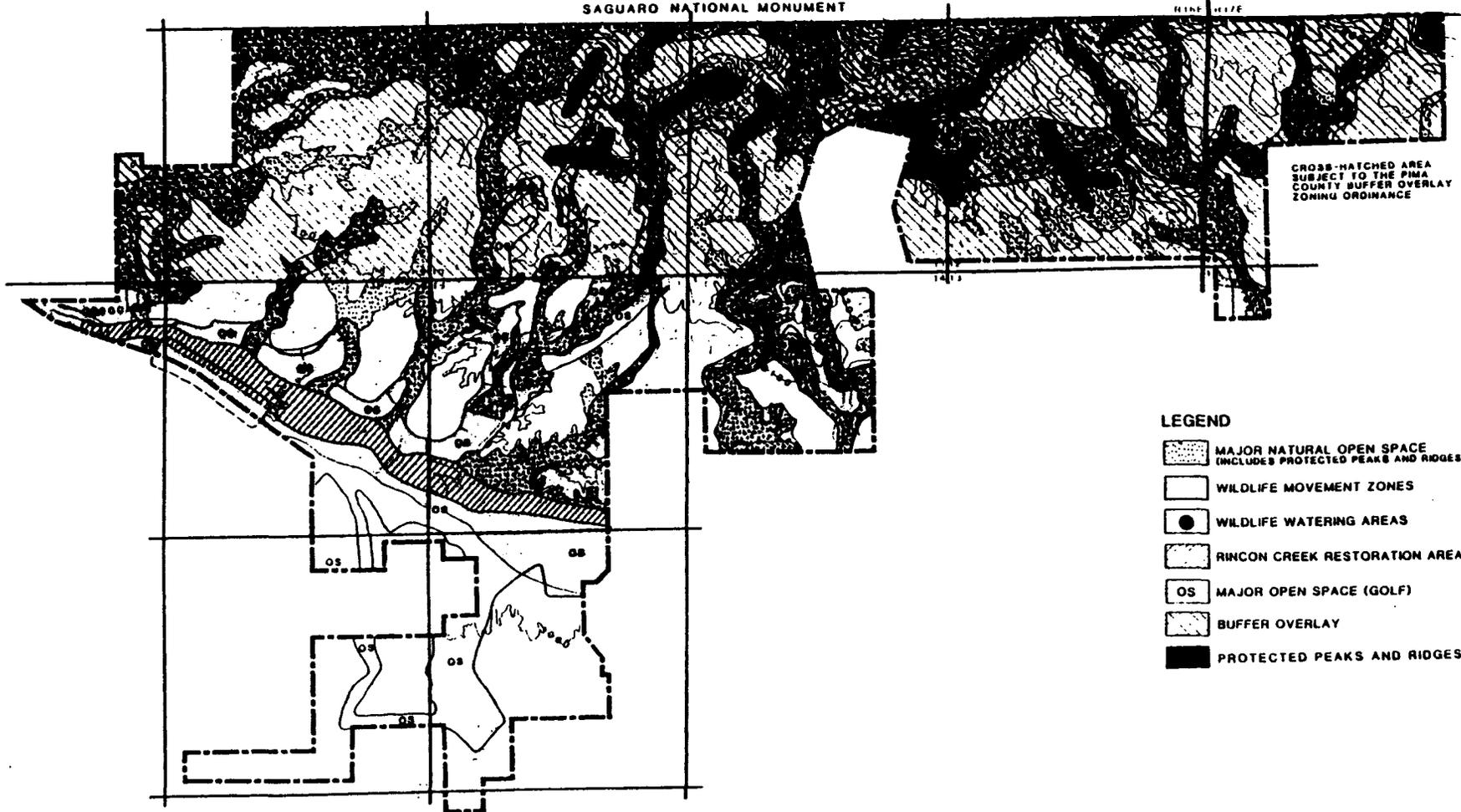
### **2. Viewsheds/Scenic Resources**

The visual characteristics of the Rocking K site were studied through the use of a computer model, as discussed in Section III. Based on this study the site was divided into visual management zones as illustrated on Exhibit IV-6. Visual Zone 1 is the most often seen from off-site viewpoints. As Exhibit IV-5 shows, nearly all of the visually sensitive areas are located in the portion of the site north of Rincon Creek, mostly within the area subject to the Buffer Overlay Zone.

Visual resources can be protected through careful control of building and development design. Generally, the most visually significant element of building design is color. Appropriately colored structures can usually blend in with their surroundings even when other factors are at odds with the surroundings. For most structures, color is usually the only design element that can be perceived from a distance. Grading and site preparation must also be performed in a sensitive manner. With these considerations in mind, various regulations designed to mitigate the visual impacts of development are included in the Rocking K Specific Plan. These regulations are addressed in detail in Section V.

SAGUARO NATIONAL MONUMENT

UTM 1017E



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IV-21

LEGEND

- MAJOR NATURAL OPEN SPACE (INCLUDES PROTECTED PEAKS AND RIDGES)
- WILDLIFE MOVEMENT ZONES
- WILDLIFE WATERING AREAS
- RINCON CREEK RESTORATION AREA
- OS MAJOR OPEN SPACE (GOLF)
- BUFFER OVERLAY
- PROTECTED PEAKS AND RIDGES

EXHIBIT IV-5

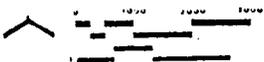
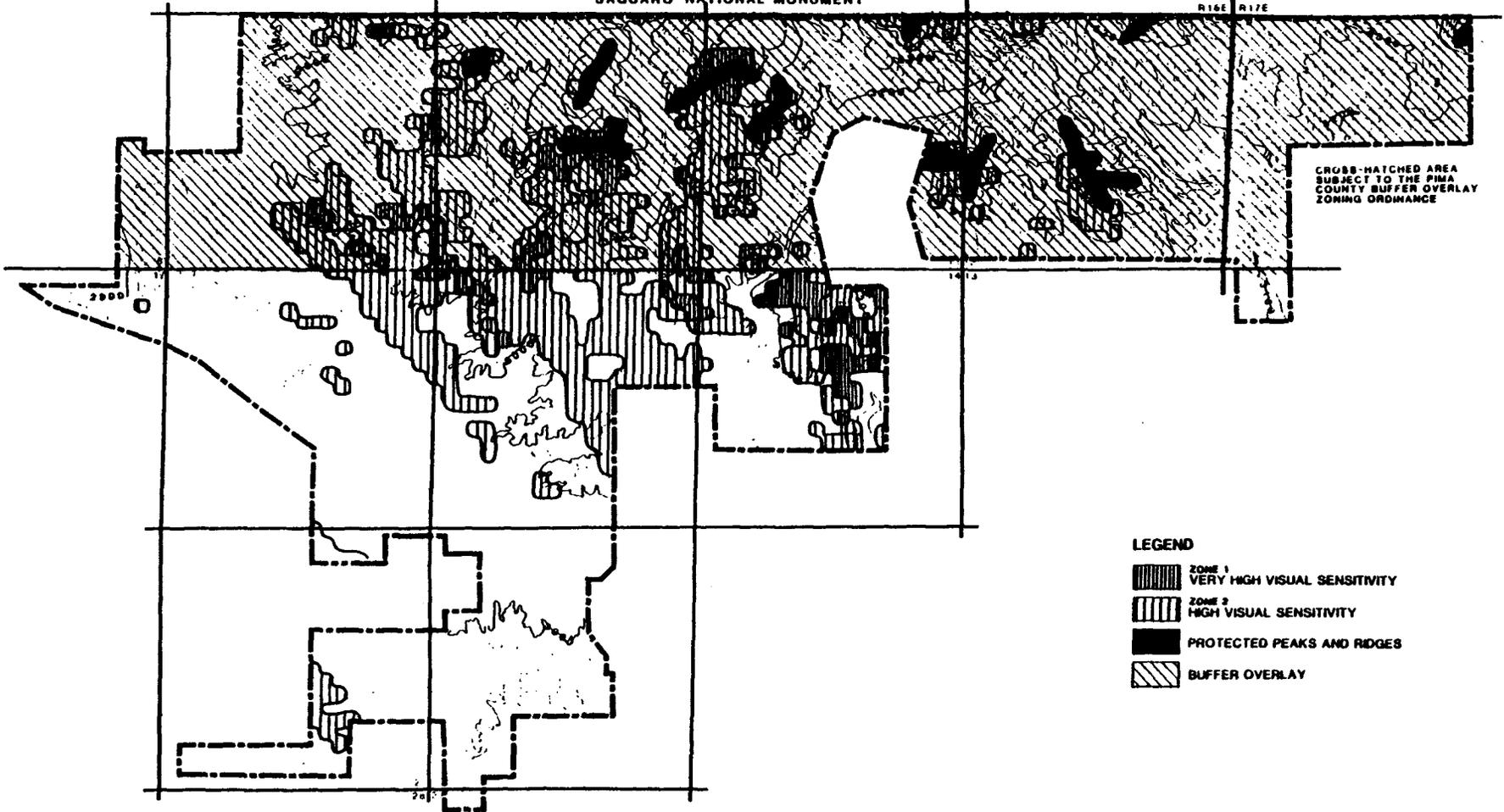


EXHIBIT IV-5

ENVIRONMENTAL CONCEPT PLAN  
ROCKING K SPECIFIC PLAN

SAGUARO NATIONAL MONUMENT

R16E R17E



CROSS-HATCHED AREA  
SUBJECT TO THE PIMA  
COUNTY BUFFER OVERLAY  
ZONING ORDINANCE

LEGEND

-  ZONE 1  
VERY HIGH VISUAL SENSITIVITY
-  ZONE 2  
HIGH VISUAL SENSITIVITY
-  PROTECTED PEAKS AND RIDGES
-  BUFFER OVERLAY

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IV-22

EXHIBIT IV-6

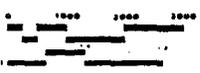


EXHIBIT IV-6

# VISUAL MANAGEMENT ZONES ROCKING K SPECIFIC PLAN

### 3. Vegetation and Wildlife

As described in Section III, the Site Analysis, vegetation and wildlife habitats were documented and evaluated based on existing information and field verification. Vegetation is a fairly static indicator of the more dynamic wildlife populations. As such, vegetative communities were used as indicators of wildlife habitats and populations.

In addition to the wildlife standards specified in the Buffer Overlay Zone Ordinance, a Wildlife Movement Zone (WMZ), shown in the Environmental Composite, Exhibit IV-5, has been designated within the Rocking K Specific Plan. The key concept behind the WMZ is that wildlife moves as the pursuit of food, water and nesting dictates. The WMZ is designed to provide an unimpeded, continuous corridor, of sufficient width to allow wildlife movement between Saguaro National Monument, the Rocking K site, and X9 Ranch along natural and functional open space linkages. The WMZ regulates development that abutts the corridor.

The basic armature of the WMZ is provided by the Class I Riparian habitats identified in the site analysis. In addition, significant upland habitats, enhanced revegetated areas neighboring functional open space, and habitat areas that interrelate with Saguaro National Monument, contribute to the WMZ. There are other natural open space areas, such as riparian woodlands, located outside of the WMZ boundaries which are linked to the WMZ.

Wildlife watering areas, which correlate in some instances to Shaw's wetland designation on the Critical and Sensitive Biological Communities Map, are also identified on Exhibit IV-5. In all cases but one, these areas are naturally occurring bedrock and sand catchments which contain water for extended periods of time. Wildlife use these areas by digging in the sand to find water. These areas are indicated by the presence of wetland species such as cottonwoods or willows and the presence of fresh animal tracks and diggings. These watering areas will be preserved in the natural open space system, and will be avoided by all utilities, road crossings and where possible, trails. Long term maintenance of these areas is insured by protection of the existing drainage conditions. The southernmost watering area identified on the plan results from a man-made sand bed tank. No special maintenance provisions are required for its continued existence.

Another important natural resource on Rocking K are the dense, healthy stands of saguaros (Exhibit III-10). Where high and medium densities of these saguaros exist, effort will be made to avoid disturbing the saguaros, and the environmental conditions that contribute to their health, such as surface water flow patterns and

protective vegetation. Development in high and medium saguaro density areas will be clustered to minimize impact to major saguaro concentrations. A Preservation Plan, as detailed in Section VI shall be submitted at the time of development plan or tentative plat submittal for all parcels containing high or medium saguaro densities. Transplanting of saguaros shall be considered the least desirable preservation alternative.

Additional wildlife protection and habitat mitigation regulations are prescribed for all areas of the Specific Plan. These regulations are addressed in Section V.

#### **4. Air Quality Resources**

Several aspects of the Rocking K Specific Plan affect future air quality. First, the land use pattern concentrates development within a Village Center. The Village will contain virtually all needed community services, and will be strongly linked by pedestrian paths, bicycle paths, and hiking trails with the higher density residential development immediately within and surrounding the Village. Concentration of uses and non-automobile connections facilitate access to these services by transit or non-vehicular means.

Second, within the Village Area, significant employment opportunities are planned. This land use pattern allows residents to work in the relative proximity, thereby facilitating shorter and fewer vehicle trips.

Third, concentration of commercial, office, and higher density residential development could allow reduction of the overall parking requirements (design guidelines suggest this option), thereby reducing the energy and material used, and attendant pollution resulting from paving of excessive expanses of parking lots. The concentration of uses and limitation of parking areas will also greatly encourage the use of car pools and other forms of mass transportation. Although the parking needs can be lessened by concentrating compatible uses, there is not intent to reduce the parking provided below that is required by the Pima County Zoning Code.

Fourth, and very significant, large areas of natural vegetation and riparian habitat will be protected and renewed. Vegetation increases the environment's capacity to absorb pollutants.

As with any new development in Pima County, the Rocking K development includes plans to reduce vehicle emissions and control dust pollution and other construction source pollutants. Newly constructed streets, roadways and driveways will be paved or dust stabilized according to Pima County standards.

An air quality impact study has been prepared by the Pima County Department of Environmental Quality for the Rocking K Specific Plan. The executive summary of the results of this study are provided in the Appendix to the Specific Plan document.

## 5. Solar Access

The use of passive and active solar energy systems is encouraged in commercial, residential and institutional uses throughout Rocking K. Residential uses will be encouraged to take advantage of solar energy strategies according to guidelines and incentives established in the Rincon Valley Area Plan. The Rocking K Specific Plan reflects the use of Amenity H of the RVAP by employing solar access principles. Deed restrictions will not preclude use of solar technology.

## F. THE RINCON INSTITUTE

### Introduction

An independent, non-profit corporation, called the Rincon Institute, will be created to provide environmental education and open space maintenance services for the Rocking K community. Initiated subsequent to approval of the Specific Plan, the mission of the organization will be to offer professional guidance for the environmentally sensitive development of the Rincon Valley. The institute will assume a variety of non-regulatory roles, working cooperatively with the Master Developer and other landowners, land managers, government authorities, and concerned residents in the area to demonstrate that the Rincon Valley can accommodate sustainable urban development in a manner that is both environmentally sensitive and economically sound. The creation of a non-profit organization to provide the environmental education, land stewardship, and environmental leadership presents a tremendous opportunity to ensure sensitive development and long-term natural resource stewardship in the fastest-growing part of the Tucson metropolitan area. In addition to the benefits that it will bring to the Rincon Valley and the Tucson metropolitan area, it promises to have far-reaching implications for communities throughout the country as a model for development that occurs in sensitive areas.

The fact that the Rincon Valley Area Plan is adjacent to Saguaro National Monument and federally designated wilderness within the Coronado National Forest presents unique development constraints and opportunities. This nationally-significant setting requires a heightened level of natural resource stewardship and environmental sensitivity on the part of the developer and the future residents, tenants, and guests of the Rocking K Community, and the entire Rincon Valley. To ensure that the increase in population and urbanization in the Rincon Valley compliments--rather than compromises--its distinctive

natural assets, an innovative approach to the long-term environmental stewardship of the Valley is needed.

### Function

The Rincon Institute will be structured as a non-regulatory non-profit tax-exempt corporation, contributions to which will be tax-deductible, with policy determined by the Board of Directors.

The Institute will perform five principal functions:

1) **Environmental Education:**

The Institute will provide a comprehensive environmental education and interpretative program for Rocking K homeowners, commercial tenants, employees, and resort guests. Through these programs, the Institute will encourage opportunities for outdoor recreation (walking, horseback riding, bicycle riding, hiking, bird watching, nature photography), wildlife and nature study, volunteer wildlife habitat improvement efforts, cultural activities, volunteer archaeological study, and interpretation of the Rincon Valley's ecology and history. In addition, the Rincon Institute Board of Directors may establish and manage facilities for these programs.

The Institute will also establish and conduct environmental education programs on "How to Live with the Desert" for new homeowners and "Welcome to the Rincon Valley" programs welcoming resort guests, tenants, and employees to the Valley. These programs are likely to teach desert environmental awareness, and explain the special relationship between the Rocking K Community and Saguaro National Monument. Due to the community's proximity to this nationally-significant federal preserve, the Institute will help build a greater local, national, and international constituency supportive of the Monument. Additionally, the programs for homeowners are likely to explain the rights and responsibilities set forth in the deed restrictions and cover land management guidelines.

2) **Maintenance and Management of Degraded Habitat:**

The Institute will be available to participate in the long-term maintenance and management of restored lands and wildlife habitat throughout the Rincon Valley, and especially the restored riparian habitat within the open space along Rincon Creek. An independent organization such as the Rincon Institute is uniquely qualified to provide long-term maintenance for restoration projects because these projects often require a thirty to sixty-year time frame. This is much longer than

feasible under most private sector and budgetary arrangements. Management of these lands may incorporate an environmental education element, with volunteer participation by residents and guests encouraged. The Institute may also encourage research and participation by universities and federal and state resource management activities.

3) **Environmental Monitoring:**

Pima County and various state agencies are responsible for monitoring and enforcing environmental compliance during all construction activities. After completion of construction, the Rincon Institute will monitor those measures and programs related to environmental protection and natural resource conservation. The Institute will not seek to replace or compete with the role of homeowner's associations in monitoring or enforcing deed restrictions related to neighborhood appearance, conduct, use of facilities, pets, and so forth, typically enforced by these organizations. The Institute's management role will be limited to open space lands held or administered by the Institute.

4) **Land Protection and Management:**

The Rincon Institute may hold easements, title or other interests to undeveloped land which may be gifted or donated by the Master Developer for open space purposes. It will manage these lands exclusively for conservation and educational purposes, and will ensure that they remain undeveloped. Related to both environmental interpretation and land management, the Institute may also engage in trail maintenance.

In addition, the Institute will have the authority to accept donations of land and to acquire land throughout the Rincon Valley and elsewhere. The Institute's Board will have the discretion to preserve such land, accept and manage conservation easements and restrictions, sell or give land to public agencies or other appropriate conservation organizations, or otherwise transfer or manage land consistent with the mission of the Institute. The Board, however, will not develop or sell for development any land dedicated or accepted for open space purposes.

5) **Land Use Technical Assistance:**

The Rincon Institute will be an available resource for technical assistance to landowners, developers, state agencies, non-profit organizations, and local governments throughout the region on matters related to land conservation. In addition, the Institute may publish or distribute guidebooks, research findings, and

reports; and be a source of information dealing with issues affecting development adjacent to national parks and monuments.

### Structure

The Institute will be governed by a Board of Directors. No members, other than Board members, will have influence over selection of Board members or the formulation of policy. The initial Board will consist of seven members, six voting members and one ex-officio member, who will be selected prior to incorporation. The initial Board members requested to guide the establishment of the Institute will be selected from the following:

- 1) A representative of the Conservation Foundation in Washington, D.C.
- 2) A political figure with a nationally recognized understanding and sensitivity to environmental issues.
- 3) A senior ecologist from the Board of Directors of the Arizona Sonora Desert Museum.
- 4) A member of the Governor's Commission on the Environment.
- 5) A representative of the Master Developer.
- 6) The Superintendent of Saguaro National Monument in a non-voting Ex- officio capacity.
- 7) A resident and land owner of the Rincon Valley area.

The By-laws will authorize the Board to ultimately consist of up to 21 members. There will be no additions, changes or deviations in the By-laws or Mission and Function of the Institute for a period of 15 years from the date of Specific Plan approval, or until 75% of the land within the Specific Plan is sold, by the Master Developer. However, additions, changes and deviations can be made upon unanimous vote of the Board. New Board members will be selected by a two-thirds vote of existing Board members. Within the first five years of the Institute's operation new members may be added to the Board only upon unanimous vote of the Board.

The By-laws will create several categories of "associates" for contributors, residents, employees, business and institutional tenants, and guests. These associates are not voting members of the corporation, and will play no role in setting policy.

## **G. CIRCULATION**

The circulation plan for the Rocking K site, shown on Exhibit IV-7, is designed for two functions: connection of the Rocking K community with the existing arterial street system serving the Tucson Metropolitan area; and provision of safe, convenient access to all areas within the Specific Plan district.

The 1990 Regional Long-Range Transportation and Air Quality Plan (RLTAQP) serves as an guide for the future roadway network in eastern Pima County. Proposed improvements in the RPTAQP relevant to the Rincon Valley and Rocking K include: extension of Valencia Road east from Houghton Road across Pantano Wash to Old Spanish Trail; upgrading of the existing portion of Old Spanish Trail, from the proposed Valencia Road extension southeast to Camino Loma Alta, to a principal arterial; and upgrading of Camino Loma Alta from its intersection with Old Spanish Trail south to Vail Road (Colossal Cave Road), and Vail Road from Camino Loma Alta southwest to Interstate-10, to principal arterials. In order to accommodate the proposed principal arterial designations for Old Spanish Trail and Camino Loma Alta, the intersections of Old Spanish Trail and Camino Loma Alta may need to be realigned.

The Rocking K circulation plan is based upon the RLTAQP the Major Streets and Routes Plan, and the RVAP; and was developed using regional transportation modeling techniques of the Pima Association of Governments (PAG). Also, prior to adoption of the Rincon Valley Area Plan, a Transportation Analysis Study was completed. The Average Daily Trips (ADT's) projected in that study to be generated by the Rocking K site, shown in Exhibit IV-7, were also taken into account when planning the circulation system. The Rocking K circulation system is designed for the anticipated buildout of the Rocking K Specific Plan. Actual roadway improvements will be gradually phased as needed over the expected 25-year development horizon to meet specific needs as development occurs. Roadways in the circulation system were classified based on the ultimate expected traffic demand. Where expected traffic volumes varied for segments of continuous roadway, street classifications were standardized based on the highest expected volume so that street widths would not be irregular.

A Transportation Improvement Financing and Implementation Plan (TIFIP) including a development agreement for the Specific Plan area will be completed subsequent to Specific Plan approval and prior to approval of the first subdivision plat in the Plan area. The implementation plan will address the provision of major routes within the area, roadway capacity, and continuity with roadways adjacent to the district; and will identify the specific responsibilities of the County, the primary developer, and any subsequent developers.

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IV-30

EXHIBIT IV-7

TO SPANISH TRAIL

SAGUARO NATIONAL MONUMENT

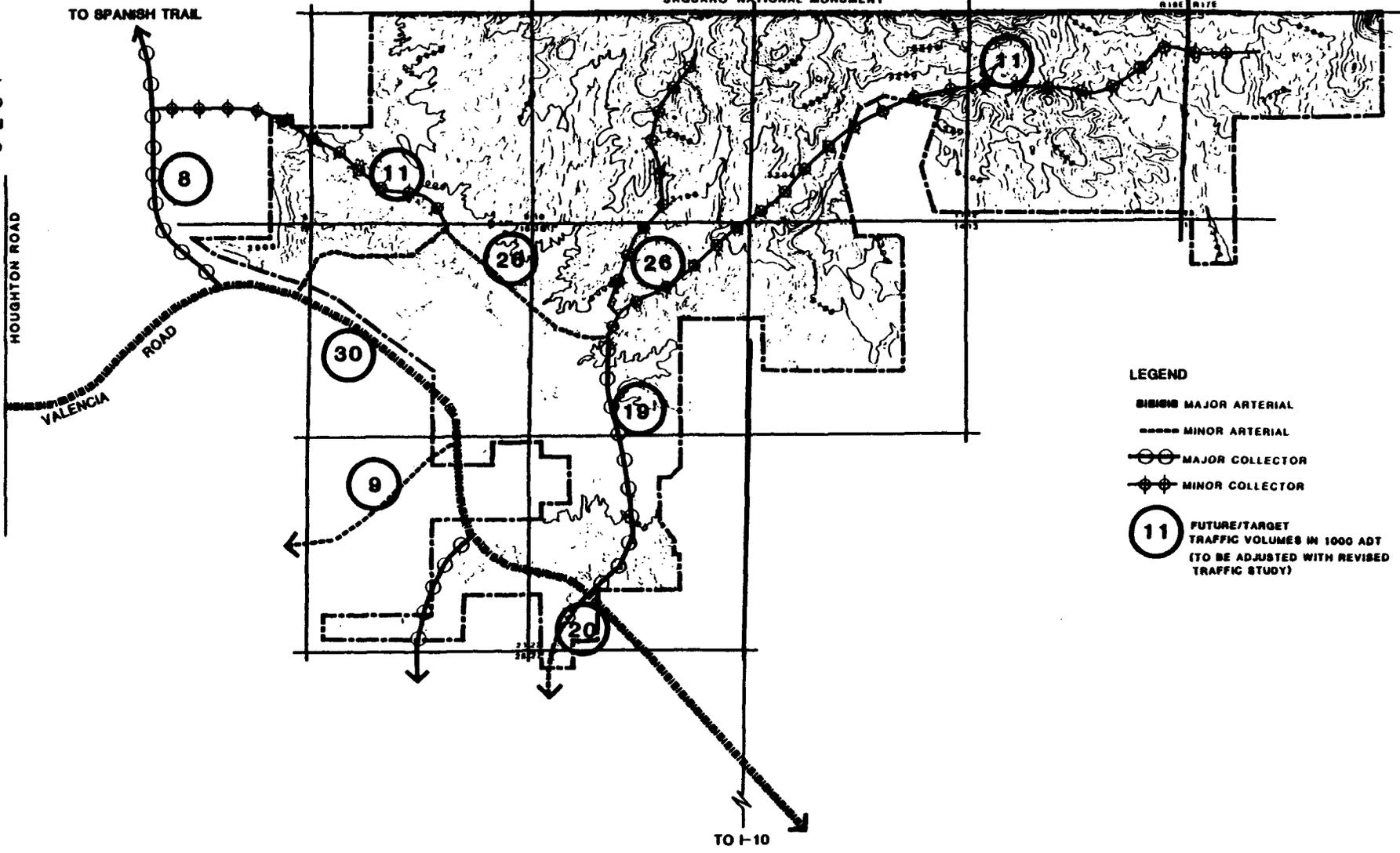
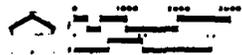
1:1000

HOUGHTON ROAD

ROAD

VALENCIA

TO I-10



LEGEND

- MAJOR ARTERIAL
- MINOR ARTERIAL
- ○ MAJOR COLLECTOR
- ◆ ◆ MINOR COLLECTOR
- ①① FUTURE/TARGET TRAFFIC VOLUMES IN 1000 ADT (TO BE ADJUSTED WITH REVISED TRAFFIC STUDY)

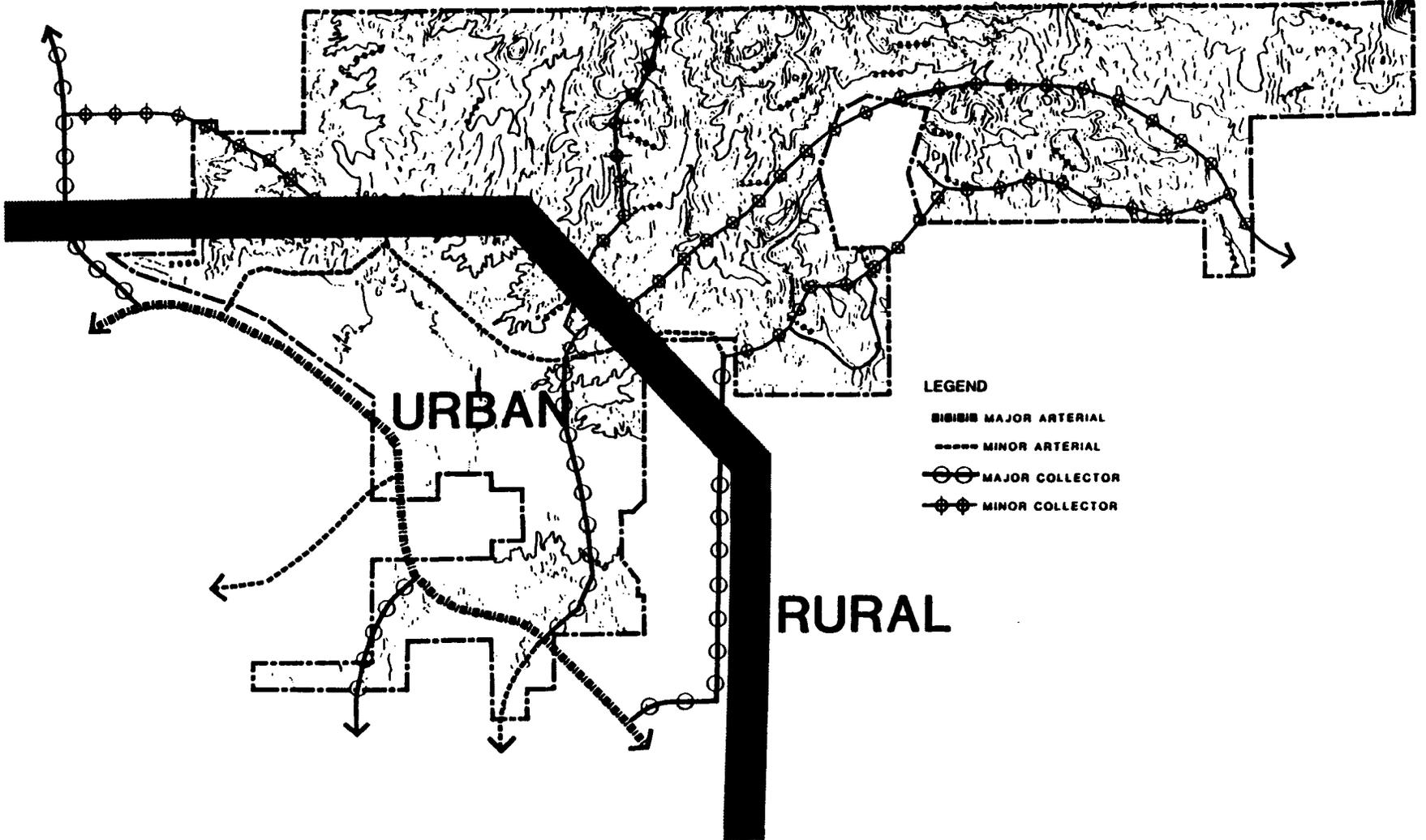
EXHIBIT IV-7  
**CIRCULATION PLAN**  
**ROCKING K SPECIFIC PLAN**

### Roadway Classifications

Roadways in the Rocking K Specific Plan are characterized as either "urban" or "rural" (Exhibit IV-8).

"Urban" streets are generally located in the area south of Rincon Creek, where development is more dense, and where higher traffic volumes are expected. Urban streets include eight-foot multi-purpose lanes for bikes or emergency parking, and may include curbs, gutters, sidewalks, and landscaping on one or both sides. "Rural" streets are generally located in the area north of Rincon Creek, where development is more dispersed and where lower traffic volumes are expected. Rural streets do not include curbs, gutters, sidewalks, or bike lanes, although bikeways separate from the roadway may be provided.

SAGUARO NATIONAL MONUMENT



LEGEND

- MAJOR ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR

URBAN

RURAL

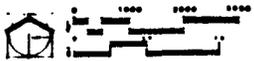
URBAN/RURAL STREET CLASSIFICATIONS  
ROCKING K SPECIFIC PLAN

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IV-32

EXHIBIT IV-8



The Rocking K street classifications and standards are shown in Table IV-2, and standard street cross sections for each classification are included in Exhibit IV-9.

**TABLE IV-2: STREET CLASSIFICATION**

Roadway	Speed	Lanes	Median	Maximum Recommended Volume (ADT)		
				LOS=C	LOS=D	LOS=E
Six Lane	55	6	Yes	45,000	50,000	57,000
Four Lane	55	4	Yes	30,000	33,000	7,000
Four Lane Collector	45	4	No	15,000	7,000	20,000
Two Lane Rural Highway	55	2	No	7,000	-	-

- Major Arterial

Major arterials consist of six driving lanes, a median and a shoulder on both sides. Right-of-way ("ROW") widths are 148 feet for both urban and rural, plus the necessary additional area to accommodate slopes and drainage. This width leaves adequate room for sidewalks, bikeways and landscaping on both sides as needed. Local access for single family residential is restricted and intersections are widely spaced and signalized. The design speed is 55 mph. Exhibit IV-9a illustrates typical cross sections for both urban and rural major arterials.

- Minor Arterial

Minor arterials consist of four driving lanes, a median and a shoulder on both sides. These roads serve as connections to other roadway classifications and to provide local access. ROW widths are 124 feet for urban and 130 feet for rural, plus the necessary additional area to accommodate slopes and drainage. Urban minor arterials typically include sidewalks on one or both sides of the road, with a minimum 10-foot wide landscaped area on both sides. Signals are more closely spaced than on major arterials, but not all intersections are signalized. Driveway access is allowed, but medians limit left turns. Exhibit IV-9b illustrates typical cross sections for both urban and rural minor arterials.

- Major Collector

Major collectors consist of four driving lanes within a 68-foot road bed, with 8-foot wide shoulders or bikeways on both sides. Local access is allowed. ROW

width is 104 feet, plus the necessary additional area to accommodate slopes and drainage. The typical cross section is shown in Exhibit IV-9c.

- **Minor Collector**

Minor collectors consist of two travel lanes with a higher design speed than local streets. ROW width is 76 feet, plus the necessary additional area to accommodate slopes and drainage, accommodating two 12-foot lanes (24 feet total pavement width), two 8-foot shoulders, and 18 feet of additional area beyond the shoulders on both sides. Bikeways may be included separate from the auto travel lanes, and access is not restricted. Exhibit IV-9c illustrates the typical cross section.

- **Local Streets**

Local streets will be consistent with the guidelines of Pima County's Subdivision Street Standards (May 1989). Local streets are not shown on the Specific Plan.

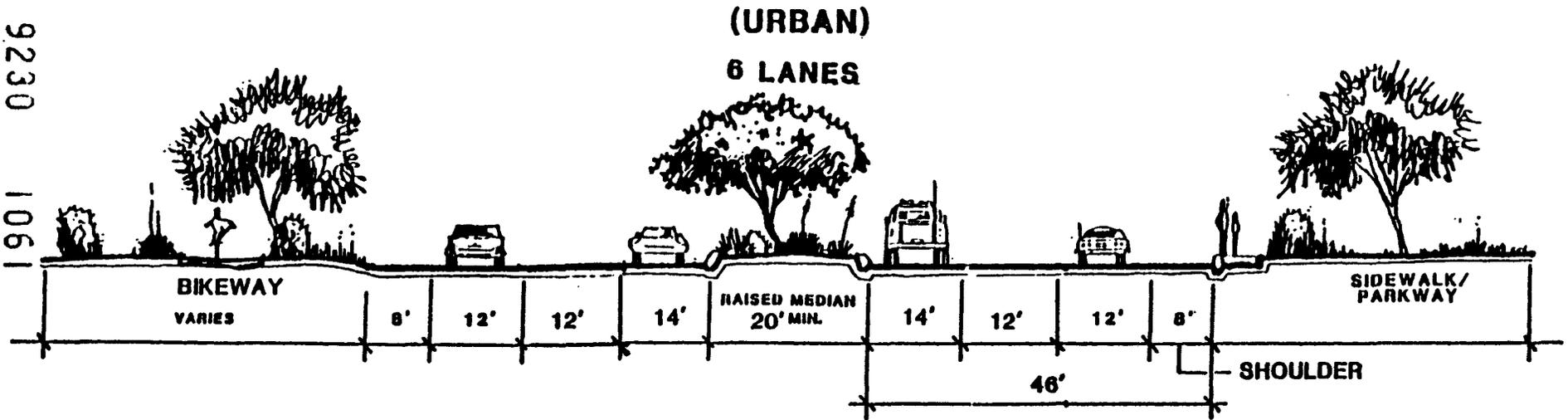
- **Cul-de-Sac Provisions**

The use of cul-de-sac streets is encouraged in order to:

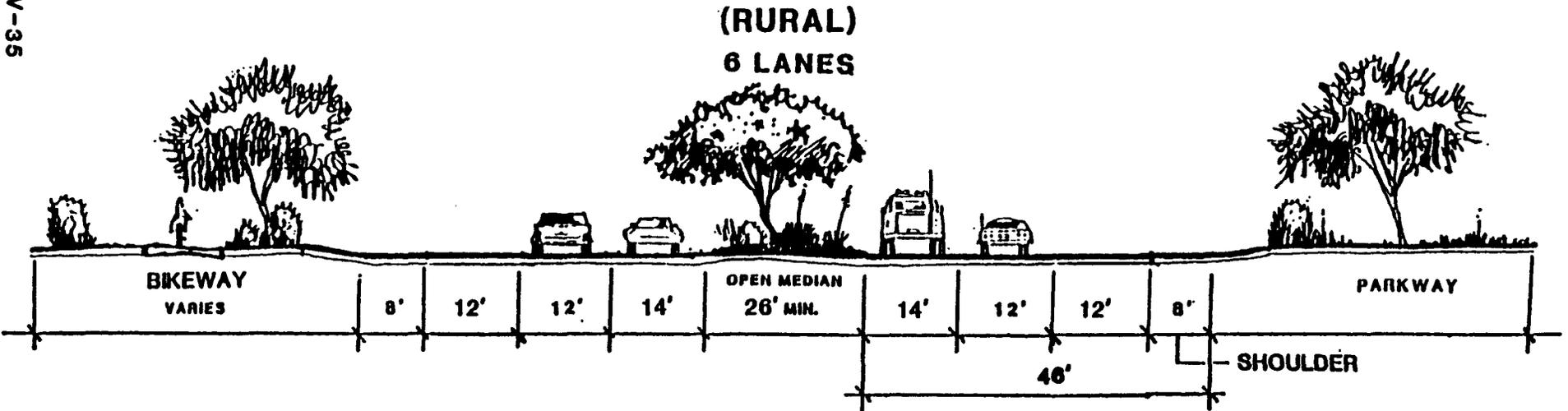
1. Minimize roadway crossings of natural open space;
2. Discourage through traffic on residential streets;
3. Enhance neighborhood crime prevention by decreasing potential access points.

There shall be no maximum cul-de-sac length; however, the maximum number of lots served by a single cul-de-sac shall be 100. Cul-de-sac turnarounds shall be in accordance with Pima County's Subdivision Street Standards. Additional roadway design standards for traffic safety shall be provided when deemed necessary by the County Department of Transportation and Flood Control District during subdivision plat or development plan review.

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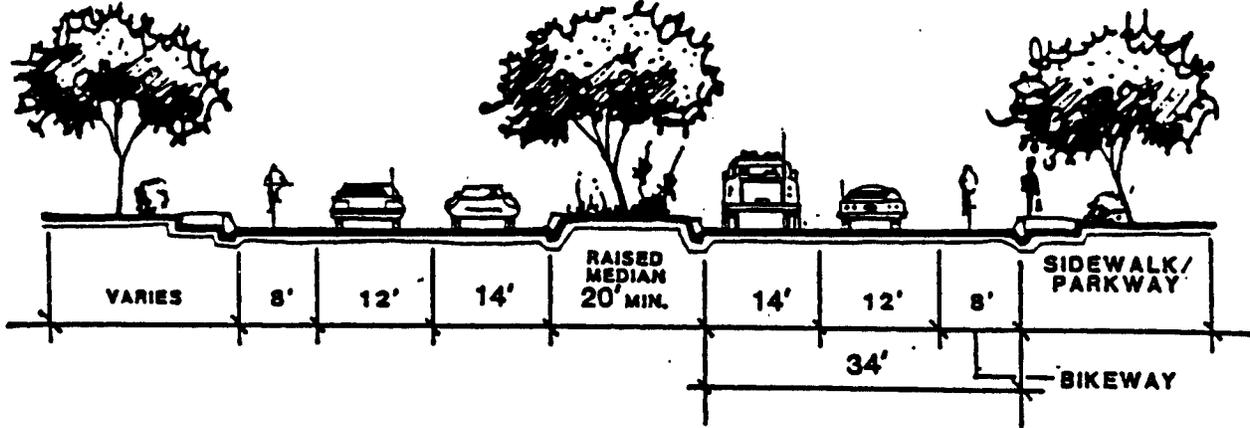


### MAJOR ARTERIAL STREETS

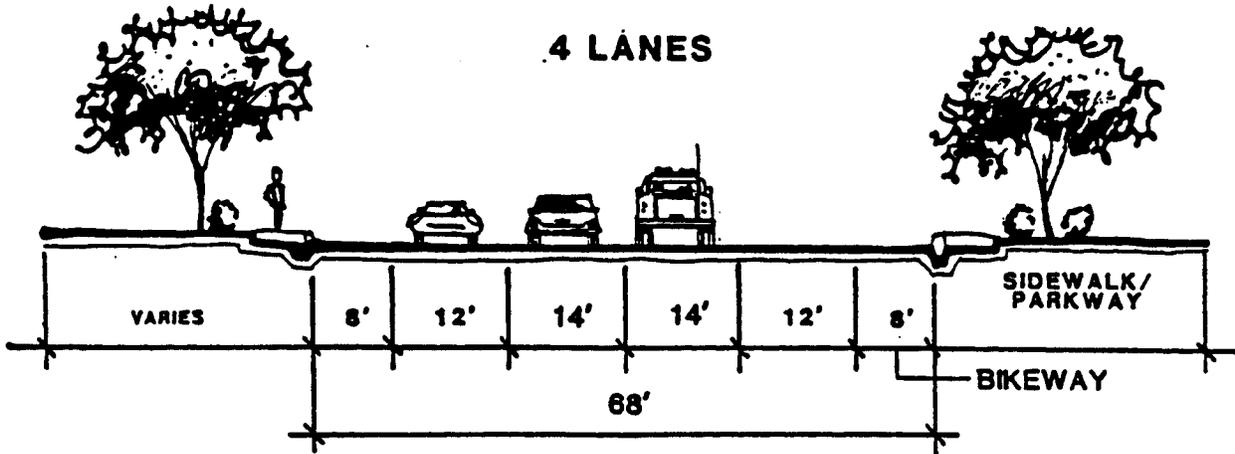
## ROADWAY CLASSIFICATIONS ROCKING K SPECIFIC PLAN

EXHIBIT IV-9a

(URBAN)  
4 LANES



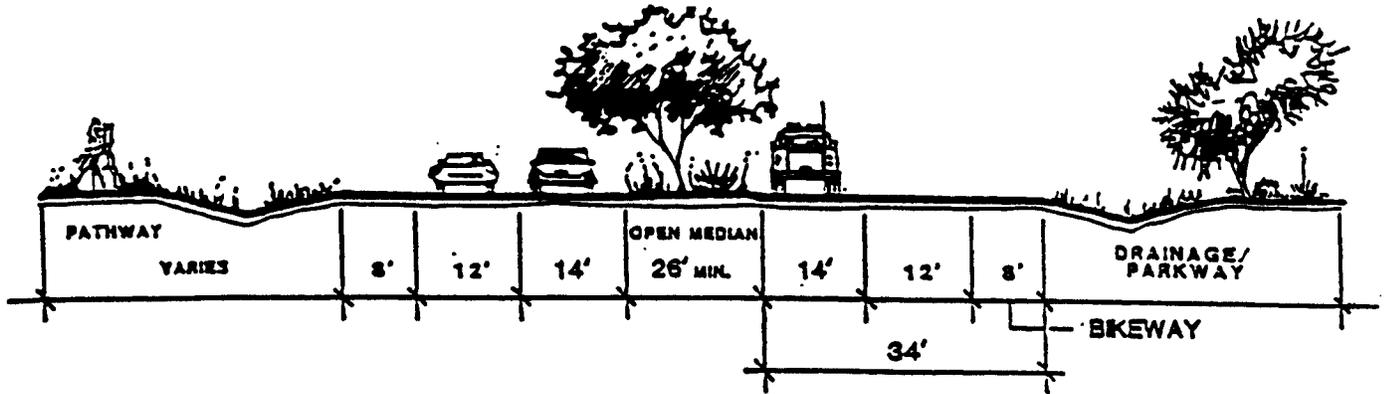
4 LANES



MINOR ARTERIAL STREETS

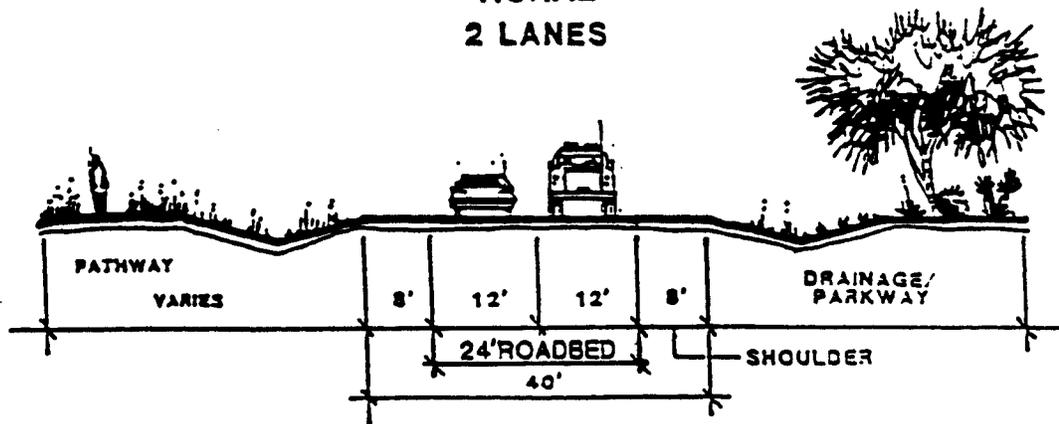
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RURAL  
4 LANES



MAJOR COLLECTOR STREET

RURAL  
2 LANES



MINOR COLLECTOR STREET

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- Roadways Within the Buffer Overlay Zone

All roadways within the one mile buffer zone shall not exceed thirty-four feet of paved surface, including bike lanes or twenty-four feet of paved surface with bike lanes separate from the roadway. Scenic pullouts shall be created where appropriate, alternating sides of roadways to accommodate both travel lanes. Pullouts should accommodate a minimum of three vehicles, and should be located in manner to incur the least amount of environmental impact. A larger right-of-way is allowable in circumstances where a divided roadway would create less environmental damage and create less visual impact. In either event total width of paved surface shall not exceed thirty feet for both travel lanes.

A design speed of 35 miles per hour for arterial streets and major collector streets shall be used in the buffer area. A design speed of 25 miles per hour shall be used for local streets.

Bikeways and Multi Use Trails

In many cases, bikeways are included as specifically-marked paved areas within the standard street cross sections. In some areas, due to the natural terrain or environment, bikeways will be separated from the roadway. Separate bikeways are particularly appropriate with rural roadways where the pavement width is limited. The exact location of bikeways will be determined with design of the primary streets shown on Exhibit IV-8.

Other multi-use trails, separate from the roadway system, will be provided within the Rocking K project. The regional and primary trail components are shown in Exhibit IV-2, and discussed in more detail in subsection, "c. Open Space/Recreation."

**H. PUBLIC SERVICES PLAN**

**1. Water System**

Water service for Rocking K project will be provided by the Spanish Trail Water Company. Additionally, an interconnection agreement has been negotiated with the City of Tucson to enable Rocking K to use CAP water already allocated to this area. The interconnection agreement will be executed following approval of the Specific Plan.

The water distribution system, as shown on Exhibit IV-10, will be generally aligned with the roadway system. The primary distribution system will require 12" water mains to accommodate the projected land uses. Based on standard engineering practices, pressure regulatory or reducing valves will be required

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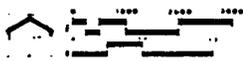
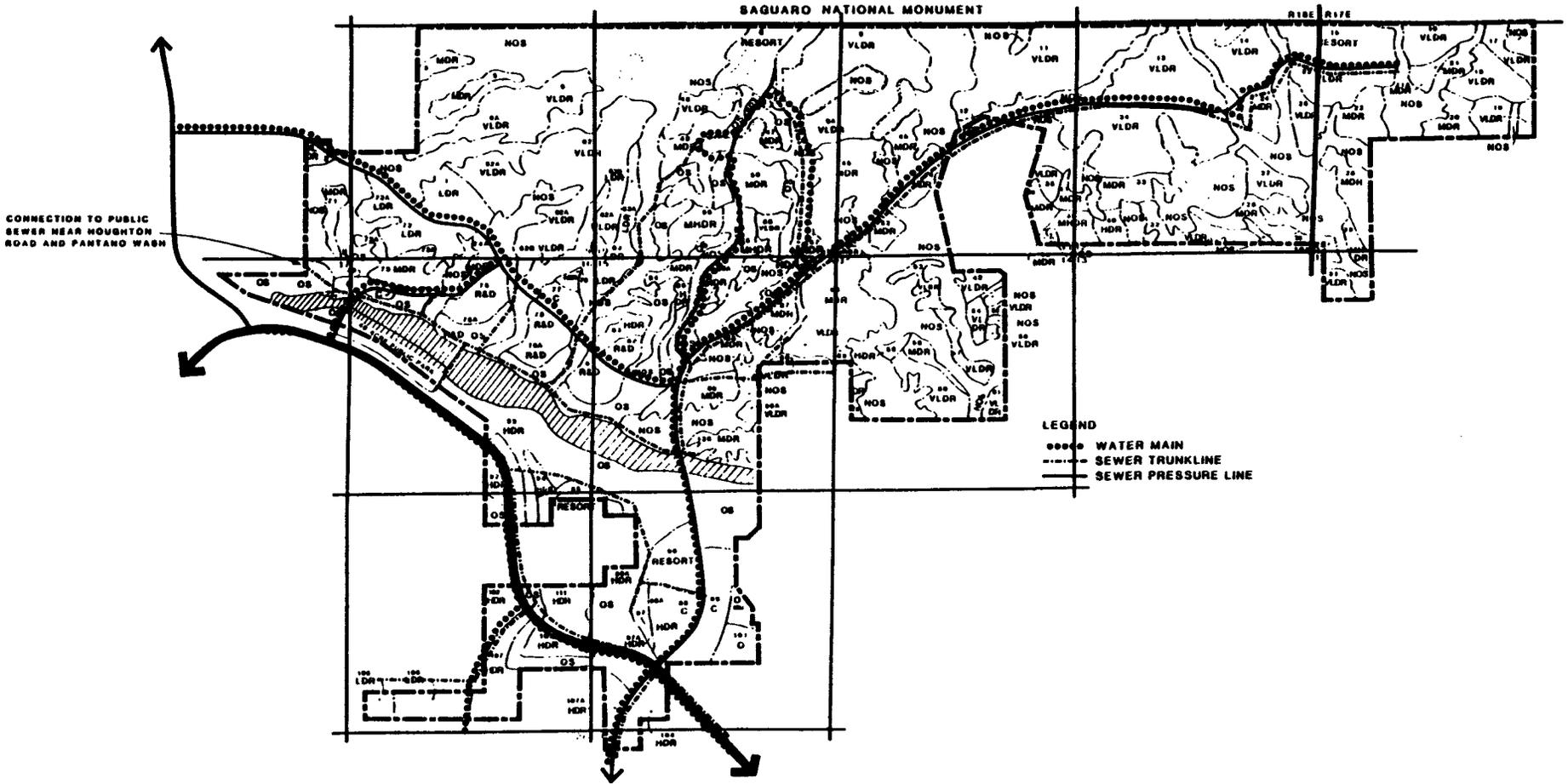


EXHIBIT IV-10  
**WATER AND SEWER PLAN**  
**ROCKING K SPECIFIC PLAN**

EXHIBIT IV-10

where mains cross pressure zones, and shut-off valves will be required at an average interval of approximately 800 feet and at all points of main intersections. Fire hydrants will be spaced according to standard engineering practices and criteria.

The Rocking K site encompasses six pressure zones. To adequately serve the site, necessary storage tanks and booster pumps will be included in the system design. Water storage tanks will be designed to blend in with the existing terrain and vegetation.

Existing well sites will be used to serve the initial development phases of the Rocking K site. As water demands increase, additional wells will be provided. Location of new wells will be determined with two principal considerations: DWR well spacing standards, and recharge recapture. Careful site selection can minimize cumulative drawdown impacts and can simultaneously maximize the efficiency of the natural recharge system.

Golf courses will be irrigated with effluent purchased from the City of Tucson. Effluent, from the reservoir at Lincoln Park, will be available during Phase I construction.

## **2. Sewer System**

The Pima County Wastewater Management Department will provide sewer service to the Rocking K project upon recordation of a signed sewer service agreement and construction, inspection, and release of the offsite and onsite sewerage facilities.

The trunkline sewer system, as shown on Exhibit IV-10, is also generally aligned with the roadway system. The system consists of gravity and pressure flow trunklines ranging in size from 6 inches to 18 inches.

The Rocking K sewer system will be designed to meet current Pima County subdivision and commercial standards, and to maximize use of gravity flow. Some natural area impact mitigation will be required. Within one mile of Saguaro National Monument, the system will conform to Buffer Overlay Zone requirements. (Section 18.67 of the Zoning Code.)

A draft wastewater basin study has been prepared by the Pima County Wastewater Management Department. This study addresses the provision of sanitary sewer system facilities (conveyance and treatment facilities) necessary to serve the involved area and the tributary basin.

### **3. Utilities**

Electric, telephone and gas service will conform to the assumptions and policies identified in the Rincon Valley Area Plan. All utility lines (except those exceeding 115 KV within the Buffer Overlay Zone and those exceeding 46 KV in the rest of the Specific Plan site) shall be installed underground.

### **4. Schools**

The Rocking K development is located within the Vail School District. The exact locations of schools are not identified in the Specific Plan. The Rocking K developer, however, will enter into an agreement with the Vail School District to dedicate school sites on an as-needed basis. This assures that an adequate number of schools are provided in appropriate locations throughout the project. An agreement in principle has already been reached with the Vail School District. This agreement, which will be finalized following approval of the Specific Plan, will include the elements as detailed in the Appendix.

## **I. DRAINAGE CONCEPT PLAN**

Consistent with the adopted Rincon Valley Area Plan, it is the intent that significant washes and creeks shall be maintained in their natural state, with the exception of minor modification to the floodplain of Rincon Creek, which will be needed in order to restore the riparian corridor and to create functional open space. It is also the intent to manage runoff to enhance groundwater recharge and to prevent additional runoff downstream. General policy areas which address these issues are as follows:

### **General Drainage Facilities**

Within the Rocking K property, it is intended that all proposed roadways, residential and commercial developments, and the necessary utility infrastructure, will be designed and built in accordance with the natural Resources Policy contained in Section III.B of the adopted Rincon Valley Area Plan. Special care will be exercised in those engineering design functions that would otherwise disrupt existing drainage patterns, both within and outside of the Plan area. Right-of-way for Old Spanish Trail shall be elevated to protect it from overflows, but shall be designed so as to conform to the overall goals of the Rincon Creek Restoration Plan and comply with the Pima County Floodplain and Erosion-Hazard Management Ordinance. Any upgrading of Old Spanish Trail will be designed and constructed in a manner which will cause no quantifiable impacts upon the riparian woodland within the lower reaches of Rincon Creek. Consequently, prior to construction any upgrading of Old Spanish Trail shall be evaluated as a part of the Rincon Creek River Management Plan.

During the projected build-out period for Rincon Valley, many significant large-scale and small-scale drainage improvements will be required. Most of these drainage improvements will be designed and constructed in conjunction with future roadway and development projects. Because of the relatively large geographical area covered by the Rocking K Specific Plan, each of these numerous drainage improvements have only been qualitatively identified at the present time. In this regard, future drainage improvements can be broadly classified as enhanced natural washes, constructed channels, roadway crossings, floodplain modifications, and neighborhood threshold-retention basins. The specific design elements associated with each of these possible drainage improvements will be thoroughly analyzed prior to submittal of a roadway improvement plan for a development plan or tentative plat which includes such drainage improvements.

The proposed Drainage Concept Plan for the Rocking K property is included as Exhibit IV-11. This Exhibit depicts the planned drainage improvements within the Rocking K property in a conceptual way. There are no proposed encroachments into the Rincon Creek flood plain, as illustrated on Exhibit IV-11. While the RVAP permits floodplain encroachments and constructed channels in the vicinity of the Village, the Specific Plan does not propose either. The Specific Plan is, therefore, more stringent than the Rincon Valley Area Plan policies.

Detailed descriptions of specific improvements, such as the Rincon Creek Restoration Plan, are provided in subsequent sections of the Specific Plan text, to the extent that they are known at this time.

#### Tributaries to Rincon Creek

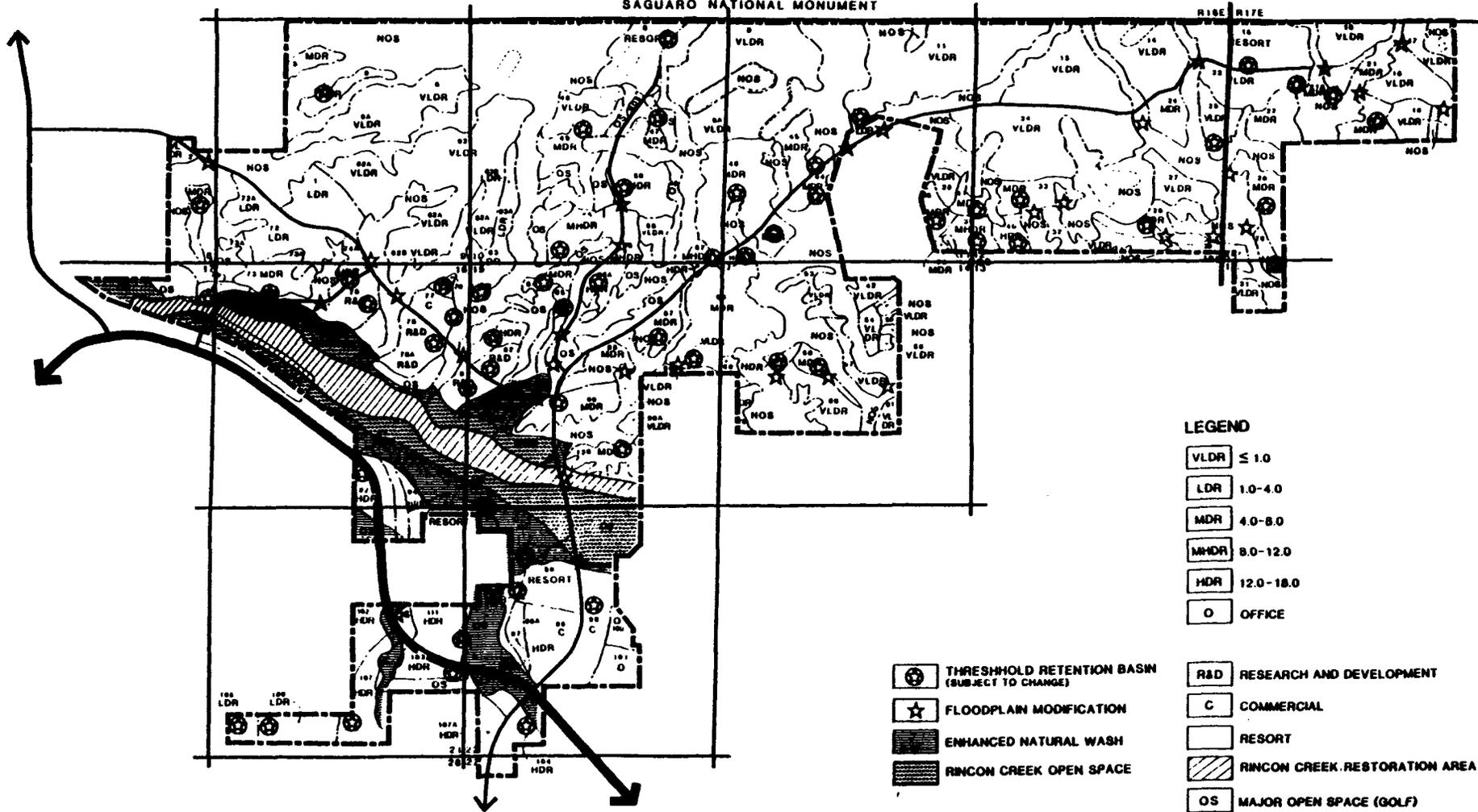
Besides adding to the textural quality of the panoramic views of the Rincon Valley, the tributaries to Rincon Creek are important for two reasons. First, and quite obviously, these tributaries form the natural network of drainageways that collects storm runoff from the adjoining watersheds and convey it to Rincon Creek. Secondly, many of the larger tributaries typically contain higher densities of vegetation that create an environment suitable for wildlife habitat and for wildlife movement between Saguaro National Monument and Rincon Creek.

In order to help preserve the existing wildlife-movement corridors, and in accordance with the Natural Wash Preservation Policy in Section III.B.1.a. of the adopted Rincon Valley Area Plan, those watercourses having 100-year flood peaks greater than 1000 cfs, and those watercourses falling within natural open space, will be preserved in their natural state, except for minor modifications that may be needed for roadway, utility crossings, and functional open space. Smaller tributaries having washes with 100-year peak discharges smaller than 1000 cfs may be altered in order to provide the range in development densities recommended in the approved Area Plan (Exhibit IV-11).

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SAGUARO NATIONAL MONUMENT



LEGEND

- VLDR ≤ 1.0
- LDR 1.0-4.0
- MDR 4.0-8.0
- MHDR 8.0-12.0
- HDR 12.0-18.0
- O OFFICE
- ⊗ THRESHOLD RETENTION BASIN (SUBJECT TO CHANGE)
- ☆ FLOODPLAIN MODIFICATION
- ENHANCED NATURAL WASH
- RINCON CREEK OPEN SPACE
- R&D RESEARCH AND DEVELOPMENT
- C COMMERCIAL
- RESORT RESORT
- RINCON CREEK RESTORATION AREA
- OS MAJOR OPEN SPACE (GOLF)
- NOS MAJOR NATURAL OPEN SPACE
- PROTECTED PEAKS AND RIDGES
- 12 PLANNING UNIT I.D. NUMBER

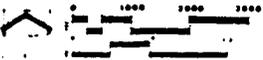


EXHIBIT IV-11

EXHIBIT IV-11  
**DRAINAGE CONCEPT PLAN  
 ROCKING K SPECIFIC PLAN**

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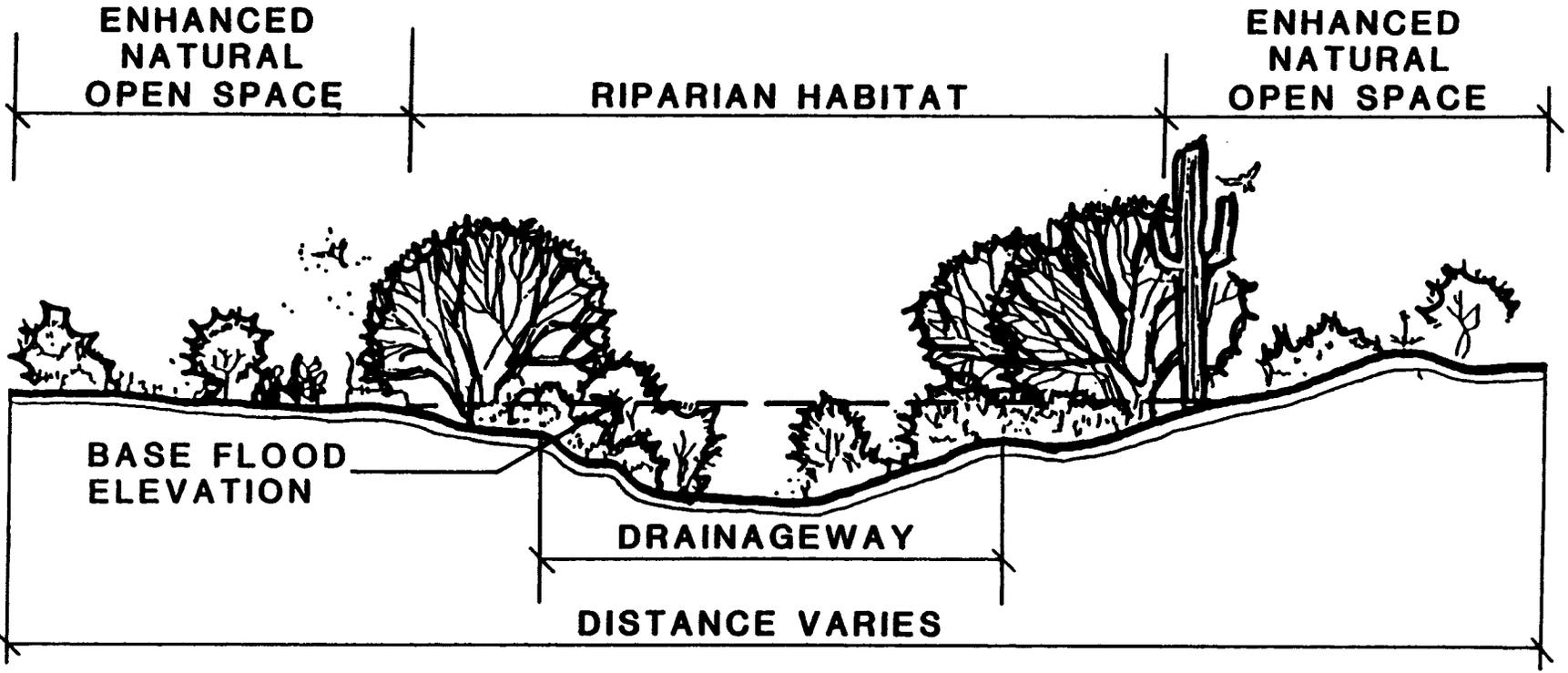


EXHIBIT IV-12a

**ENHANCED NATURAL WASH  
ROCKING K SPECIFIC PLAN**

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IV-45

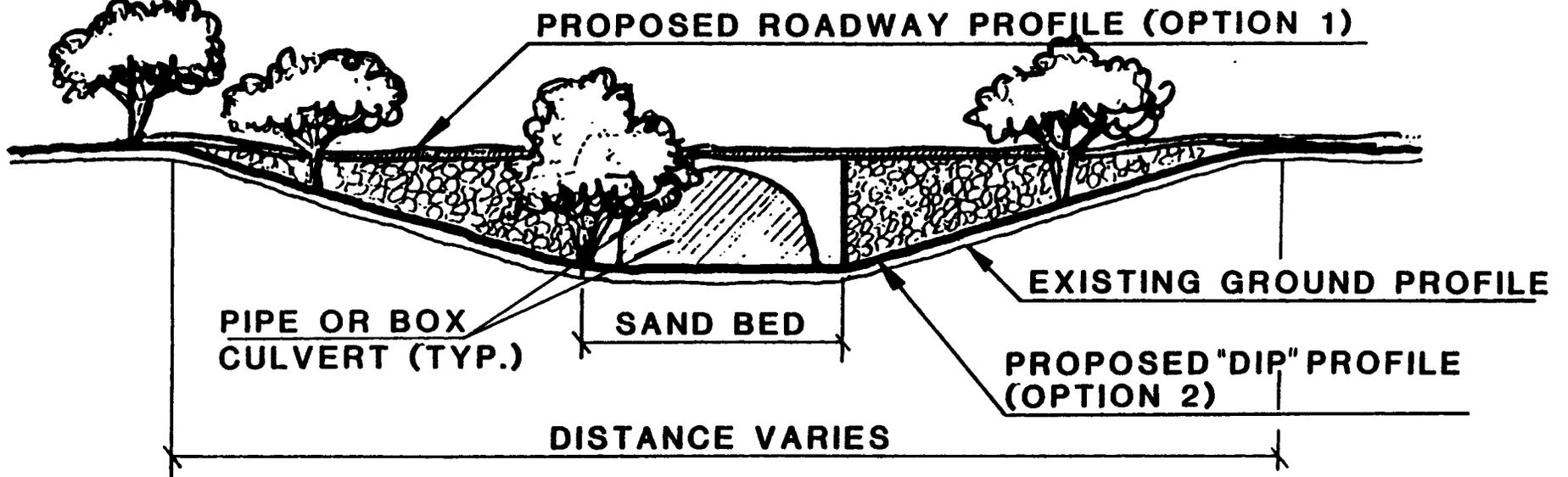


EXHIBIT IV-12b

# FLOODPLAIN MODIFICATION ROCKING K SPECIFIC PLAN

Similarly, in the interest of minimizing the impact of roadway crossings on these tributary watercourses, all new roadway crossings of tributary washes will be designed in accordance with Section III.D.13. of the Rincon Valley Area Plan. This design policy states that certain new roadway crossings may be sized to accommodate only the 10-year flood, thereby allowing larger floods to safely overtop the roadway.

Natural washes in the Plan Area that have been identified on the adopted Riparian Habitats Map (Exhibit III-11), and which are within the one-mile-wide buffer zone located adjacent to the boundary of Saguaro National Monument, will be preserved in accordance with Performance Standard 18.67.050.K of the Pima County Buffer Overlay Zone Ordinance and will be reconnected to Rincon Creek where previously disrupted. These washes will be preserved along their entire length. Site inventory of drainage impacts will be made and presented at such time as a development plan is submitted for each development block of the plan area.

The principal tributaries south of Rincon Creek will be left natural, wherever possible. However, the two tributaries with flows that exceed 1000 cfs south of Rincon Creek will be modified in order to provide areas for functional open space, such as golf. Where disturbed, the wash areas to remain natural will be restored and enhanced with indigenous, native vegetation. The existing bed and banks of the washes along with adjacent riparian vegetation will be preserved. However, floodway fringe areas will be integrated with golf uses to provide for a well conceived transition from functional to natural open space uses. Where transition areas occur, attendant reclamation of native vegetation will occur through an enhancement of water supplies augmented by adjacent functional open space uses.

In accordance with Section III.B.1.c. of the Rincon Valley Area Plan, natural-wash systems and existing disturbed or degraded areas may be enhanced during future development in order to improve that overall character of the associated riparian vegetation and wildlife habitat. Enhancement of the natural-wash systems may occur partly through an augmented water supply associated with attendant reclamation, rather than just solely from the additional storm runoff produced by the formation of new impervious surfaces. Enhancement plans for tributary washes shall be prepared at the time of the development of the Master Drainage Plan for the Rocking K Specific Plan area, and shall be submitted to Pima County for review and approval prior to their use within the Plan area.

Exhibit III-8 in Section III (Site Analysis) of the Rocking K Specific Plan provides both a pictorial presentation of existing 100-year floodplain and a tabulation of existing 100-year flood peaks. Examination of the ratios summarized in Table 2 of the hydrology report located in the Appendix provides a detailed quantitative assessment of the potential

increase in flood peaks that can reasonably be anticipated as a result of future development.

#### Threshold-Retention Facilities

Except for the lower density, residential developments (i.e., less than 3 RAC), each new development within the Rocking K Specific Plan area will include one or more small-scale, neighborhood threshold-retention facilities as part of their planned drainage improvements. The specific design of each of these new facilities will be done in accordance with the design criteria and multi-use concepts presented in the Pima County "Stormwater Detention/Retention Manual" (1987). Plant materials used in the retention basins will be selected for their potential to survive periodic inundation as well as to survive on intermittent and irregular, naturally occurring floodwater, after plant establishment.

It should also be noted that it is the preference of both the Master Developer and Pima County to incorporate regional or neighborhood multi-purpose retention facilities into project designs, wherever feasible. Accordingly, basin sites shown on Exhibit IV-11 shall be combined to form larger, multi-purpose facilities whenever and wherever possible, alleviating the need for numerous small scale retention/detention facilities.

Detailed information regarding threshold-retention facilities will be presented at the time of each tentative plat submittal which includes such drainage improvements. However, as a general indicator of the areal extent and location of such facilities within the Rocking K Specific Plan area, Exhibit IV-11 depicts areas which are likely to be set aside for the future installation of such threshold-retention facilities. The location of these facilities were developed based upon the existing soils, topographic consideration, and proposed land uses within the Rocking K Specific Plan area in accordance with the guidelines and criteria presented within the Pima County "Stormwater Detention/Retention Manual." Table IV-3 provides a listing of the conceptual size of each of the estimated threshold retention volumes that may be required based upon the maximum development density allowable within each of the land uses designated within the Plan. Detention will be considered an optional method for achieving retention goals, especially in functional open space areas.

**TABLE IV-3:  
ESTIMATED THRESHOLD RETENTION BASIN VOLUMES FOR MAXIMUM  
ALLOWABLE DEVELOPMENT DENSITIES (ACRE-FEET PER ACRE)\***

Land Use Designation	Development Density (RAC)	Hydrologic Soil Types		
		Type "B"	Type "C"	Type "D"
"VLDR"	<1	0.000	0.000	0.000
"LDR"	1-4	0.029	0.025	0.023
"MDR"	4-8	0.044	0.036	0.030
"MHDR"	8-12	0.062	0.051	0.042
"HDR"	12-18	0.079	0.065	0.053
COMM./IND.	N/A	0.079	0.065	0.053

\*For example, 80 acres of Medium High Density Residential development (MHDR) at maximum allowable density (i.e., 12 RAC) on Type "C" Soils will require  $80 \times 0.051 = 4.080$  acre-feet of storage volume in order to satisfy the minimum Threshold Retention Basin requirements.

The extent and various types of planned conveyance-oriented drainage improvements within the Plan area are classified as "Enhanced Natural Washes," and "Floodplain Modifications." Descriptions of what each of these broad, drainage-improvement categories entail are provided below:

1. Enhanced Natural Washes. These drainage improvements will generally be located within the outwash areas below the mountain pediments that more or less surround the Rincon Creek and its associated geologic floodplain. The enhancement of formerly natural washes will occur through the removal of the artificial barriers to flow, such as defunct "stock tanks," which have impacted natural riparian corridors; the reclamation of the extended areas of vegetation benefiting from adjacent functional open space; and the restoration and enhancement of the riparian-woodland/wildlife-habitat corridor that naturally adjoined the wash prior to intervention by man in the recent past. Any encroachment into floodplain associated with such natural-wash systems will be accomplished in compliance with the Pima County Floodplain and Erosion Hazard Management Ordinance. A typical cross section of an "Enhanced Natural Wash" is included in Exhibit IV- 11.

Any alterations to washes whose peak discharges do not exceed 1000 cfs during a 100-year flood shall be done in conformance with Pima County Drainage Design Criteria. The details for such alterations shall be prepared in conjunction with either the Master Drainage Plan for the Specific Plan area or the Rincon Creek River Management Plan, and shall be reviewed and approved at that time by Pima County.

2. Floodplain Modifications. These types of drainage improvements are minor in nature, and will only be associated with roadway, sewer, and utility crossing which may occur during the course of development. To maintain the integrity of the natural-wash systems which may be affected by roadway crossings, any bridge-crossing structure installed will be done so only after it has been designed so as to integrate it into the existing cross-sectional geometry of the wash in the manner that will minimize stream channel instability. This can be most easily accomplished by the placement of a bridge-crossing structure that has a cross-sectional area for flow conveyance with horizontal and vertical dimensions more or less equal to those of the cross-sectional area of the natural wash which it is spanning. In areas where peak-discharge rates are low enough to avoid the use of bridge-crossing structures, at-grade crossings should be designed to match the cross-section of the watercourse to the maximum extent possible in order to minimize stream channel instability. In the case of either a bridge-crossing structure or an at-grade crossing, any attendant stabilization measures to be installed for purposes of erosion control will be done only to the extent absolutely

necessary upstream and downstream to minimize stream channel instability. In addition, only non-intrusive construction materials, such as riprap, gabions, lower-strength soil cement, etc., will be utilized in conjunction with such erosion-control measures.

The installation of sewers and utility crossings will only occur after a complete analysis of the scour and lateral-migration potentials of the affected natural-wash systems have been undertaken; so that adequate burial depths beneath, and extension to appropriate distances beyond the banks of, the streambeds will guarantee the stability of the sewers and utility crossings, and thereby minimize stream channel instability by essentially eliminating the need for erosion control measures to protect such improvements.

The locations of the "Floodplain Modifications" associated with roadway, sewer, and utility crossings (i.e., to the extent that they are known at this time), are included in Exhibit IV-11.

## **J. BUFFER OVERLAY ZONE**

Chapter 18.67 of the Pima County Zoning Code establishes development requirement for areas affected by the Buffer Overlay Zone. The Buffer Overlay Zone extends a mile south of the Saguaro National Monument into the Rocking K Specific Plan. Approximately 60% of the Specific Plan area is within the Buffer Overlay Zone.

The development requirements of the Buffer Overlay Zone are listed below with the appropriate response for complying with the criteria. The Rocking K Specific Plan complies with provisions of the Buffer Overlay Zone.

<u>Buffer Overlay Zone Performance Standards</u>	<u>Rocking K Specific Plan Compliance</u>
A. <u>Building Color, Reflective Finish</u>	Section V, Page V-26
1. Exterior treatments and colors shall be muted and blend with the local colors and textures.	Section VI, Page VI-2 Section V, Page V-23
2. Screening with vegetation shall be used if color cannot be modified.	
3. No highly reflective finishes are permitted.	Section VI, Page VI-2

4. Mechanical equipment shall be screened and painted to reduce visibility.

**B. Fences and Walls**

Section V, Page V-26

1. A fence or wall shall not exceed four feet in height unless it encloses an area of less than one half acre, or a horse corral, dog kennel, swimming pool or spa.
2. A fence or wall shall not be constructed:
  - a. To delineate property boundaries.
  - b. In a manner to impede wildlife movement through natural open space from and to offsite locations.
3. Barbed wire fence:
  - a. The fence shall contain no more than four strands of wire.
  - b. The bottom wire shall be barbless and the upper three wires may be barbed.
  - c. The top wire shall be no more than forty-eight inches from the ground surface, and the bottom wire shall be no lower than sixteen inches from the ground.

Section VI, Page VI-9

Buffer Overlay Zone Performance Standards

Rocking K Specific Plan  
Compliance

C. Lighting

Section V, Page V-27

1. External lighting shall be limited to that necessary to provide the functional requirements of safety, security and identification.
2. High-pressure sodium and mercury vapor lighting shall not be used.
3. Light standards shall not exceed forty-two inches in height, except for fully shielded lighting that is attached to a building.
4. Light standards shall be spaced to create isolated pools of light rather than a contiguous, saturated condition.
5. Tennis court and horse corrals are exempt from lighting performance standards, but shall conform to Chapter 15.12.
6. All lighting sources shall be fully shielded to reduce dispersal of ambient light.

Section VI, Page VI-18

Section VI, Page VI-18

Section VI, Page VI-19

D. Parking Lots

Section V, Page V-27

1. Parking Lots in non-residential areas shall be located and screened by vegetation so that visibility from roadways and public preserves is reduced to the greatest extent.

Buffer Overlay Zone Performance Standards

Rocking K Specific Plan  
Compliance

E. Setback

Section V, Page V-28

1. No structure which is not completely obscured from the public preserve by existing natural features and no private driveway or road shall be placed within three hundred feet of Saguaro National Monument.

F. Utilities

Section V, Page V-28

1. All new and relocated utility lines shall be placed underground unless the relocated line is a one hundred fifteen kilovolts or greater transmission line.
2. All utility lines relocated due to improvement projects shall be placed underground unless such relocated line is a forty-six kilovolt (or greater) transmission line.
3. All utility lines (including sanitary sewers) shall be joint trenched where possible, and located beneath paved portions of roadways or within twenty-five feet of the edge of the paved portions whenever possible.

Section V, Page V-26.

G. Vegetation

Section V, Page V-28

1. All landscape materials shall conform to the Landscape Design Manual, pursuant to Section 18.73.030.

2. Common Areas:

- a. Only plant materials on the approved list shall be planted in recorded common areas.
- b. A landscape or revegetation theme shall be established emphasizing the preservation and enhancement of native plant species.
- c. Natural open space common areas shall be further limited to onsite species.

Section VI, Page VI-12

3. Private Areas:

- a. Private Area means a land area adjacent to a structure, enclosed by a fence, wall or native vegetation screening, and not exceeding one half acre.
- b. Any plant not on the prohibited plant list may be planted in a private area, except that:

Section V, Page V-21

No non-native species of plant whose mature height may reasonably be expected to exceed the ridgeline of the highest adjacent structure shall be planted in a private area.

- 4. Golf courses may be planted with Bermuda grass.

5. Siting

- a. To the fullest extent possible, buildings and other improvements shall

Section VI, Page 5

be sited so as not to disturb native trees, shrubs or cacti.

- b. Where removal of plant material cannot be avoided, all reasonable efforts shall be made to relocate this plant material in the Buffer Overlay Zone.
- c. Nursery-grown native species may be planted in lieu of salvaging mature onsite material at a 3:1 ratio, however, at least thirty percent of the onsite material shall be salvaged when physical conditions permit.
- d. Should revegetation and replanting be necessary, only plant materials listed in the approved plant list shall be used in public, recreation or common areas.
- e. The restrictions of this subsection shall be imposed as covenants running with the land.

H. Trails

Section V, Page V-29

1. Public access to trails identified in the Pima County Trails Access Plan shall be provided.

I. Washes

Section V, Page V-29

1. Washes identified on the critical and

sensitive biological communities maps, and other washes identified in the site analysis by the criteria applied in the maps, shall be left in their predevelopment state, subject to the following exceptions and requirements:

- a. Disturbance in the wash area shall be permitted in association with roadway, utility and trail crossings, however:
  - 1) Encroachment for these crossings shall not reduce the width of the critical and sensitive wash area by more than twenty percent at any cross-section of the critical and sensitive area.
  - 2) Additional reduction may occur only when necessary to provide flood water retention requested by Pima County Flood Control District or to provide for larger drainage structures.
  - 3) Erosion protection shall only be permitted to protect fill slopes required for roadway, utility and trail crossings.
- b. Construction impacts may affect up to ten percent of the low-flow channel length where defined channels exist, or up to ten percent of the length of the centerline of flow where braided or undefined channels exist, provided that:

- 1) A mitigation plan for any construction impacts within the critical and sensitive wash areas shall be submitted to the subdivision coordinator with a tentative plat or development plan.
- 2) The mitigation plan shall reflect predevelopment wildlife habitat and visual conditions as a baseline, and provide for post-development replacement with species on the approved plant list, with a similar spatial arrangement that will result in reestablishment of predevelopment habitat conditions.

J. Habitat Restoration or Enhancement

Section V, Page V-30

1. Where determined to be biologically appropriate because of ecological benefits through the site analysis on a case-by-case basis, requests for special exceptions to the performance standards of Section 18.67.050, including limited reductions in natural open space requirements, may be granted by the Board of Supervisors, after review by the adjacent public preserve manager, in exchange for restoration or enhancement of Class I and II riparian or upland habitat, which provided, in the opinion of the Board, an equivalent satisfaction of the purposes of this chapter.

2. Detailed plans for proposed restora-

tion or enhancement shall be provided.  
The plans shall include:

- a. A description of existing habitat and quantification by a standard biological technique of biological value.
  - b. A proposed restoration/enhancement program.
  - c. The quantification of biological value of the proposed plan as compared to the existing situation pursuant to paragraph "a." of this subdivision.
  - d. Short-term and long-term maintenance plans.
  - e. Specific known examples of the successful application of such techniques as they relate to the species proposed for planting in a given location such as riparian or upland habitat.
3. Such requests, and a determination of appropriate incentives, if any, shall be considered pursuant to Section 18.67.060.

**K. Natural Open Space**

1. Fifty percent of the area of the subdivision or development plan within the Buffer Overlay Zone shall be

Section V, Page V-31

2650 AC in Buffer Overlay Zone  
1325 AC of Open Space Required  
1740 AC of Open Space Provided

Buffer Overlay Zone Performance Standards

Rocking K Specific Plan  
Compliance

preserved as natural open space.

2. The natural space shall form an interconnected system.
3. The selection and treatment of this natural open space requirement shall consist of the following:
  - a. Ninety percent of all Class I habitat area.
  - b. The balance shall be comprised of primarily Class I or Class II habitat if available or functional open space.
  - c. Class I Habitat included beyond the ninety percent shall be credited as double the acreage.
4. Boundaries of designated natural open space shall be surveyed and identified on the final plat or, where a plat is not required, may be described in:
  - a. Covenants running with the land.
  - b. Conservation easement pursuant to Arizona Revised Statutes Section 33-271, et. seq.
  - c. Dedication to and acceptance by the County for the county parks system as natural open space.

Open Space indicated on Plan:

Natural Open Space	980 AC
Open Space	<u>26 AC</u>
Subtotal	1,006 AC

Open space in each planning area as provided for in Development Guidelines.

VLDR (50%)	533 AC
LDR (40%)	45 AC
MDR (25%)	148 AC
MHDR (15%)	4 AC
HDR ( 5%)	<u>4 AC</u>
	734 AC

Total Open Space 1740 AC

Section V, Page V-15

5. In Master Planned Developments, boundaries of designated natural open space shall be surveyed and identified on a master subdivision plat.

L. Visual Quality

Section V, Page V-32  
Section V, Page V-22

1. All development in areas identified as having high visual sensitivity shall have minimal visual impact. Development in these areas shall be designed to be in harmony with the form, line, color, texture, and scale of the existing landscape.
2. All development in areas identified as having medium visual sensitivity shall remain subordinate to the existing landscape when viewed in the middle ground (one fourth to two miles) Development in these areas shall be designed to be in harmony with the form, line, color and scale of the existing landscape.

**SECTION V  
LAND USE REGULATIONS AND STANDARDS**

**A. INTRODUCTION**

Development Regulations are the land use and related controls which guide the implementation of the specific Plan. The regulations include standards for developed land uses and open space. Pima County Ordinances regarding landscaping, buffering and screening, off-street parking and loading, sign standards, and grading standards will be adhered to. Additional buffering guidelines are proposed in the Design Guidelines and Policies.

**B. GENERAL DEFINITIONS**

Pima County Zoning Code definitions and usage will be applied to the Rocking K Specific Plan, except as follows:

- 1) **Buffer Overlay Area:**  
  
Areas of site within one mile of Saguaro National Monument subject to the Buffer Overlay Zone Ordinance.
- 2) **Rocking K Architectural Review Committee:**  
  
The body initially appointed by the Master Developer, that administers the design review process.
- 3) **Master Developer:**  
  
The entity responsible for insuring the basic infrastructure facilities are planned and constructed.
- 4) **Planning Unit:**  
  
An area identified on the Land Use Plan with specified development regulations such as VLDR.
- 5) **Natural Open Space:**  
  
An area of land, essentially unimproved and not occupied by any structures or man-made impervious elements, except pedestrian and non-motorized access trails,

that is set aside, dedicated or reserved by recorded plat or covenant running with the land for public or private enjoyment as a preservation or conservation area.

6) **Functional Open Space:**

For land within the buffer overlay zone; a land area designed and intended for active recreational use and enjoyment. Any uses in this category shall function, to the greatest extent possible, to allow wildlife movement and provide mitigation and wildlife enhancement opportunities.

For land within the remainder of the Specific Plan, open space that is a designed element of the development and has a functionally described and planned use as an amenity for the direct benefit of the residents of the development. Man-made impervious surfaces shall not exceed three percent within areas so designated.

**C. INTERPRETATION**

The Chief Zoning Inspector of Pima County shall be responsible for rendering interpretations of the Rocking K Specific Plan. The determination shall be based on consistency with the intent of the Specific Plan zoning category, the context of the relevant Planning Area, health and safety issues, and public welfare.

An important component of the Rocking K Specific Plan is the land use summary by Planning Area designation. The land use summaries are in Section IV of the plan and are intended to function as an integral element of the Development Regulations.

**D. GENERAL PROVISIONS**

Measurement of Building Setbacks

Front, rear and side yard building setbacks shall be measured from the building foundation to the property line. Patios, trellises, atriums, and other similar structures which are open on a minimum of two sides may protrude into the yard area.

Density Transfer

At the time of Specific Plan adoption, every planning unit shall be designated by a unique identifier and the area contained within it shall be stated. Planning units are to consist of only one Rincon Valley Area Plan (RVAP) Planning Area category and only one specific plan zoning classification. Planning units may be designated as any one of the specific plan residential zoning classifications, regardless of the RVAP planning area category.

For each of the RVAP planning areas, the particular development amenities that are to be used to increase the permitted residential density from the base density up to the maximum density for that planning area shall be determined, so that the maximum allowable number of dwelling units for each RVAP planning area can be computed. From these, the number of dwelling units that are transferred from lower density planning areas to higher density planning areas shall be specified.

The resulting distribution of maximum dwelling units among the RVAP planning areas shall be subject to the substantial change provision of the specific plan ordinance, limiting the further transfer from lower density to higher density planning areas to a maximum of 10% for any planning area during the platting process.

The maximum number of dwelling units of any planning unit shall be limited to that permitted by the minimum area per dwelling unit requirement of the zoning classification of that planning unit.

The minimum natural open space requirements shall be separately satisfied for (a) each of the planning areas in accordance with the adopted RVAP policies, (b) the area within the Buffer Overlay Zone in accordance with Chapter 18.67, and (c) each of the planning units in accordance with the specific plan land use regulations and standards for the zoning classification in which located.

The 300-foot area abutting Saguaro National Monument can be a donor area only, which means planning unit areas within 300 feet can only give and not get dwelling units. Dwelling units may not be transferred into any designated natural open space or open space area.

#### Pima County Zone Equivalency

The Rocking K Specific Plan zoning classifications and their closest equivalent Pima County zones are as follows:

<u>Rocking K Specific Plan Zone</u>	<u>Pima County Zone</u>
VLDR	CR-1
LDR	CR-3
MDR	CR-4
MHDR	CR-5
HDR	CR-5

## **E. ZONING CLASSIFICATIONS**

Rocking K Specific Plan zoning classifications are modeled after the closest applicable Pima County Zoning Districts and are generally consistent therewith. Where necessary, due to the need to maximize the natural features of the site and to promote the maximum provision of the amenities outlined in the Rincon Valley Area Plan, it will be desirable to apply the provisions of and flexibility of the Cluster Development Option, the Lot Reduction Option, and the Lot Development Option for residential development. This Specific Plan shall abide by all applicable Pima County Regulations.

Nothing contained in this Specific Plan is intended to supersede the Buffer Overlay Zone Ordinance.

Following are the general development regulations for the Specific Plan zoning categories.

### **VLDR: Very Low Density Residential**

#### **I. Permitted Uses**

- A. Uses permitted in CR-1, Single Residence Zone, as per sections 18.21.010 and .020 of the Pima County Zoning Code, except domesticated animals as covered elsewhere in these regulations. Residential densities shall not exceed 1.0 dwelling units per gross acre.**
- B. Golf Courses, when designed as extensions of golf courses contained in the OS Planning Unit, subject to the design standards contained therein.**
- C. Parks and Recreation Fields, subject to the design standards contained in the OS Planning Unit.**

#### **II. Development Standards - General**

- A. Minimum Lot Area: 36,000 square feet**
- B. Minimum Area per Dwelling Unit: 36,000 square feet**
- C. Minimum Lot Width: 50 feet**
- D. Minimum Yard Requirements:**
  - 1. Front: 30 Feet**
  - 2. Side: 10 Feet**

- 3. Rear: 40 Feet
- E. Building Setback from Saguaro National Monument Boundary: 300 feet
- F. Building Height Limitations: 34 Feet
- G. Required natural open space: 50% of the total area of each planning unit shall be set aside as undisturbed, preserved natural open space. This provision is necessary to meet the natural open space objectives and policies of the Rincon Valley Area Plan. Therefore, if alternative means are established which meet the Area Plan open space criteria, this requirement may be adjusted administratively. In no case, however, shall this open space requirement reduce the amount of land available for density calculations.

III. Development Standards - Detached Accessory Buildings

- A. Permitted Coverage: One-third of the total area of the rear and side yards.
- B. Maximum Height: 24 feet
- C. Minimum Distance Requirements
  - a. To principal buildings: 7 feet
  - b. To front lot line: 30 feet
  - c. To side and rear lot lines: 4 feet

IV. Development Options:

Cluster, Lot Reduction, and Lot Development Options may be used in accordance with Section 18.09.040 through 18.09.060 if the proposed development meets all requirements of the Rocking K Specific Plan.

**LDR: Low Density Residential**

I. Permitted Uses

- A. Uses with CR-3, Single Residence Zone, as per sections 18.23.010 and .020 of the Pima County Zoning Code, except domesticated animals as covered elsewhere in these regulations. Residential densities shall not exceed 4.0 dwelling units per gross acre.

- B. Golf Courses, when designed as extensions of golf courses contained in the OS Planning Unit, subject to the design standards contained therein.
- C. Parks and Recreation Fields, subject to the design standards contained in the OS Planning Unit.

II. Development Standards - General

- A. Minimum Lot Area: 7,500 square feet
- B. Minimum Area Per Dwelling Unit: 7,500 square feet
- C. Minimum Lot Width: 50 feet
- D. Minimum Yard Requirements:
  - 1. Front: 20 feet
  - 2. Side: 8 feet each
  - 3. Rear: 25 feet
- E. Building Height Limitations: 34 Feet
- F. Minimum Distance Between Principal Buildings: 15 feet
- G. Required natural open space: 40% of the total area of each planning unit shall be set aside as undisturbed, preserved natural open space. This provision is necessary to meet the natural open space objectives and policies of the Rincon Valley Area Plan. Therefore, if alternative means are established which meet the Area Plan open space criteria, this requirement may be adjusted administratively. In no case, however, shall this open space requirement reduce the amount of land available for density calculations.

III. Development Standards - Detached Accessory Buildings

- A. Permitted Coverage: One-third of the total area of the rear and side yards.
- B. Maximum Height: 24 feet
- C. Minimum Distance Requirements
  - 1. To Principal Buildings: 7 feet

2. To Front Lot Line: 50 feet
3. To Side Lot Line: 8 feet
4. To Rear Lot Line: 4 feet

IV. Development Options:

Cluster, Lot Reduction, and Lot Development Options may be used in accordance with Section 18.09.040 through 18.09.060 if the proposed development meets all requirements of the Rocking K Specific Plan.

**MDR: Medium Density Residential**

I. Permitted Uses

- A. Uses permitted in CR-4, Mixed-Dwelling Type Zone, as per sections 18.27.010 of the Pima County Zoning Code, except domesticated animals as covered elsewhere in these regulations. Residential densities shall not exceed 8.0 dwelling units per gross acre.
- B. Golf Courses, when designed as extensions of golf courses contained in the OS Planning Unit, subject to the design standards contained therein.
- C. Parks and Recreation Fields, subject to the design standards contained in the OS Planning Unit.

II. Development Standards - General

- A. Minimum Site Area: 6,500 square feet
- B. Average Area per Dwelling Unit:
  1. Single Detached Dwelling: 6,500 square feet
- C. Minimum Site Setbacks:
  1. Front: 20 feet
  2. Side: 10 feet each
  3. Rear: 10 feet

- D. Minimum Setback Requirements:
  - 4. Front: 20 feet
  - 5. Side: A total of 12 feet, with the minimum for each in accordance with the Pima County Building Code.
  - 6. Rear: 15 feet
- E. Building Height Limitations: 34 feet
- F. Required natural open space: 25% of the total area of each planning unit shall be set aside as undisturbed, preserved natural open space. This provision is necessary to meet the natural open space objectives and policies of the Rincon Valley Area Plan. Therefore, if alternative means are established which meet the Area Plan open space criteria, this requirement may be adjusted administratively. In no case, however, shall this open space requirement reduce the amount of land available for density calculations.

III. Development Standards - Accessory Structures

- A. Permitted Coverage: Maximum 20% of the lot area.
- B. Height limitation: 15 feet
- C. Minimum Setback Requirements:
  - 1. From Principal Buildings: 7 feet
  - 2. From Property Lines: In accordance with applicable Pima County Building Codes.

IV. Development Options:

Cluster, Small Lot and Lot Development Options may be utilized in accordance with Sections 18.27.050 and 18.27.060 of the Pima County Zoning Code, if the proposed development meets the requirements of the Rocking K Specific Plan.

**MHDR: Medium High Density Residential**

- I. Permitted Uses:
  - A. Uses permitted in CR-5, Mixed Dwelling Type Zone, as per sections 18.29.010 of the Pima County Zoning Code, except domesticated animals

as covered elsewhere in these regulations. Residential densities shall not exceed 12.0 dwelling units per gross acre.

- B. Golf Courses, when designed as extensions of golf courses contained in the OS Planning Unit, subject to the design standards contained therein.
- C. Parks and Recreation Fields, subject to the design standards contained in the OS Planning Unit.

II. Development Standards - General

- A. Minimum Site Area: 10,000 square feet
- B. Minimum Site Setbacks:
  - 1. Front: 20 feet
  - 2. Side: 10 feet each
  - 3. Rear: 20 feet
- C. Minimum Setbacks for Single Detached Dwellings:
  - 1. Front: 20 feet
  - 2. Side: a total of 10 feet, with the minimum for each in accordance with the Pima County Building Code.
  - 3. Rear: 15 feet
- D. Average Area per Dwelling Unit:
  - 1. Single Detached Dwelling: 5,000 square feet
  - 2. Multiple Dwellings: 2,000 square feet
- E. Building Height Limitations: 34 feet
- F. Required natural open space: 15% of the total area of each planning unit shall be set aside as undisturbed, preserved natural open space. This provision is necessary to meet the natural open space objectives and policies of the Rincon Valley Area Plan. Therefore, if alternative means are established which meet the Area Plan open space criteria, this requirement may be adjusted administratively. In no case, however, shall this open space requirement reduce the amount of land available for density calculations.

**III. Development Standards - Accessory Buildings**

- A. Permitted Coverage: Maximum 20% of lot area.
- B. Height Limitation: 15 feet
- C. Minimum Setback Requirements
  - 1. From Principal Buildings: 7 feet
  - 2. From Property Lines: In accordance with applicable Pima County Building Codes.

**IV. Development Options:**

Small lot subdivision and lot development options may be utilized in accordance with Section 18.29.050 and 18.29.060 of the Pima County Zoning Code, if the proposed development meets the requirements of the Rocking K Specific Plan.

**HDR: High Density Residential**

**I. Permitted Uses**

- A. Uses permitted in CR-5, Multiple Residence Zone, as per sections 18.29.010 of the Pima County Zoning Code, except domesticated animals as covered elsewhere in these regulations.
- B. Golf Courses, when designed as extensions of golf courses contained in the OS Planning Unit, subject to the design standards contained in the OS Planning Unit.
- C. Parks and Recreation Fields, subject to the design standards contained in the OS Zone elsewhere in this section.

**II. Development Standards - Residential**

- A. Minimum Lot Area: 10,000 square feet
- B. Minimum Area per Dwelling Unit: 1,500 square feet
- C. Minimum Lot Width: 60 feet

D. Minimum Yard Requirements:

1. Front: 20 feet
2. Side: 10 feet
3. Rear: 25 feet

E. Maximum Height: 34 feet

F. Minimum Distance Between Main Buildings: 14 feet

G. Required natural open space: 5% of the total area of each planning unit shall be set aside as undisturbed, preserved natural open space. This provision is necessary to meet the natural open space objectives and policies of the Rincon Valley Area Plan. Therefore, if alternative means are established which meet the Area Plan open space criteria, this requirement may be adjusted administratively. In no case, however, shall this open space requirement reduce the amount of land available for density calculations.

H. Development plans for development within the townsite shall include provisions for pedestrian and bicycle linkages into the Town Center.

III. Development Standards - Detached Accessory Buildings

A. Maintenance structures not to exceed 1,200 square feet in area may be permitted with setbacks in accordance with Pima County Building Codes.

B. Other accessory structures, such as carports, are permitted at a minimum of 7 feet from principal structures, at a maximum of 15% lot coverage, and with setbacks from lot lines in accordance with Pima County Building Codes.

**C: Commercial**

I. Description

This district is intended as the main retail commercial, cultural, civic, educational, and supporting office/service commercial center.

**II. Permitted Uses**

Uses as permitted in CB-1, Section 18.43.030 and CB-2, Section 18.45.30B and F.

**III. Development Standards: Non-residential**

- A. As per section 18.45.050 of the Pima County Zoning Code, except that the maximum building height shall be fifty-four (54) feet for commercial uses in the Town Center; all other development within this classification is limited to a maximum building height of 39 feet.

**O: Office**

**I. Description**

This district is intended to provide professional office employment opportunities for residents of the Rincon Valley.

**II. Permitted Uses**

- A. Administrative, financial, and professional offices.
- B. Churches.
- C. Schools, public and private.

**III. Development Standards:**

- A. As per Section 18.31.040 of the Pima County Zoning Code.
- B. Development plans shall include provisions for pedestrian and bicycle linkages into the Village and between the Village and Rincon Creek Area.

**R&D: Research and Development**

**I. Permitted Uses**

- A. In accordance with Chapter 18.49.030 of the Pima County Zoning Code.
- B. Churches.
- C. Schools, private and public.

## II. Development Standards

- A. Section 18.49.040 of the Pima County Zoning Code, CPI, shall apply as General Standards.
- B. Section 18.49.020 of the Pima County Zoning Code, CPI, shall apply as Performance Standards, including the prohibition of smoke and odor emission and the regulation of liquid and solid waste discharge.
- C. Section 18.49.050 review and adoption procedures for the CPI Zone, shall also apply. The development shall be approved by the Rocking K Architectural Review Committee. The Design Review Committee shall next review the proposal and approve it or approve with conditions. The Subdivision and Development Review Committee will be responsible for assuring that all conditions are met. Building permits can be issued upon approval of the SDRC. Board of Supervisors ordinance adoption is not required under a Specific Plan.
- D. The landscape buffer between the Research and Development District and any adjacent residential area shall be a minimum of 35 feet wide or as required by Chapter 18.73 "Landscaping Standards", to include the open space corridor and adjacent landscaping. The perimeter shall include a mix of canopy trees and sub-canopy shrubs, cacti and ground cover.
- E. Provide onsite and perimeter landscaping as stipulated in the Design Guidelines and Policies.

## III. Alternative Uses

Private and public community recreation, including equestrian uses; will be permitted as permitted as alternative uses.

- 1. Permitted Uses: Private club in accordance with Chapter 18.17 of the Pima County Zoning Code.
- 2. Development Standards: See Chapter 18.17 of the Pima County Zoning Code.

### **MR: Resort**

In accordance with Chapter 18.40 (major resort) of the County Zoning Code, except the maximum building height is 54 feet and the maximum building coverage is 50%.

**OS: Open Space**

**Golf and Other Turf Related Functional Open Space**

**I. Purpose**

Areas designated OS on the Specific Plan Map are intended to expand the adjacent natural open space system and be designed to accommodate active recreation areas and uses where grass and turf is the predominant ground surface.

**II. Permitted Uses**

A. Golf Courses, public and private

B. Parks

C. Recreation Fields

**III. Development Standards**

A. Golf Courses shall be designed following the objectives and guidelines contained in subsection VI.F of this Specific Plan. The performance standards contained in Pima County Zoning Code Section 18.59.030 shall also be used as design guidelines.

B. Parks and recreation fields shall be designed to minimize the use of potable water, to blend with the surrounding and adjacent natural vegetation and topography, and to be buffered from adjacent residential areas relative to non-related traffic and noise.

**NOS: Natural Open Space**

**I. Purpose**

The primary purpose of the NOS Zone is to provide a continuous system of natural open space linkages throughout the major wash system and to link with a regional riverpark system. All areas designated natural space on the Specific Plan Map will be preserved in a natural and undisturbed state, except as designated in this section. The natural open space includes riparian corridors, significant slopes, protected peaks and ridges, and significant upland areas.

## **II. Permitted Uses**

- A. Hiking and equestrian trails.**
- B. Interpretive signage.**
- C. Road Crossings**
- D. Underground Utility-Line Crossings.**

## **III. Development Standards**

- A. Hiking and equestrian trails shall be located along open space corridors and their extensions into open space preserves. Trails in steep slope areas shall be located in response to the natural topography and will be illustrated on topographic maps at the time of development plan and subdivision plat submittal.**
- B. Hiking Trail Standards**
  - 1. Hiking trails shall be either dirt, decomposed granite or other approved material.**
  - 2. Minimum width: 2 feet**
  - 3. Maximum width: 10 feet**
- C. Equestrian Trails Standards**
  - 1. Equestrian trails shall be dirt paths or other approved materials.**
  - 2. Minimum width: 5 feet**
  - 3. Maximum: 12 feet**
- D. Open Space Corridors**
  - 1. Designated open space will be flagged or temporarily fenced during construction with the limit of grading lines established no more than 20 feet beyond construction areas. Grading lines shall be designated on plats and development plans.**
  - 2. Retention basins shall not be placed within designated natural open space.**
  - 3. Boundaries of designated natural open space shall be identified on the final plat and may be described in either covenants running with land, conservation easements pursuant to A.R.S. 33-27, et.**

seq., or dedication to and acceptance by the county. The selection of the preservation mechanism shall be at the discretion of the developer, with the county retaining the prerogative of accepting or not accepting proposed open space dedications.

**E. General**

1. Peaks and ridges designated on the Specific Plan map are to remain as natural open space, with buildings set back a minimum of 20 feet.
2. Recreational user easements are to be provided for hiking and equestrian trails in open space corridors at the time of subdivision platting in conjunction with Parks and Recreation Department requirements.
3. Private natural open space which abuts the Wildlife Movement Zone or other natural areas must not be fenced.

**F. Utilities and Roads**

1. Utility and road encroachments in natural open space shall conform to revegetation, wildlife movement and preservation regulation specified in succeeding parts of Section V. Road construction within natural open space is not preferable, but is permitted if no other practical alternative is available. Utility lines which run parallel to natural washes shall be permitted within attendant 100-year flood plains, if no other practical alternative exists. Disturbed acreage must be properly revegetated.
2. All utility and road crossings within the Buffer Zone shall conform with the performance standards specified in the Buffer Overlay Zone Ordinance (Chapter 18.67).
3. Utility and road crossings shall be designed and mitigated in order to protect and restore, as much as is practicable, the hydraulic, vegetative visual and wildlife values of the pre-existing condition.
4. At grade, low flow channel crossings are encouraged for all roadways. Roadway crossings shall be constructed to allow for wildlife movement.
5. Joint trenches and parallel easements shall be used where possible.

## **F. SPECIAL HABITAT PROTECTION REGULATIONS AND STANDARDS**

The following sections catalog the regulations for protection and mitigation of habitat values. These regulations address plan element components such as roadway design, landscaping, revegetation, and development practices.

### **Wildlife Movement Zone (WMZ) Regulations**

The WMZ is a special overlay zone intended to provide special wildlife related development regulations supplementary to the underlying zone. The WMZ encompasses the major wash areas and portions of all of the adjacent planning units corresponding to the areas with the highest wildlife values. The areal extent of the WMZ is depicted on Exhibit IV-5.

The regulations are:

- 1) Deeded, private land, which qualifies as linked natural open space, may be gifted, donated or dedicated to a governmental or other private non-profit organization. Such land, if accepted upon dedication, shall qualify as a conservation easement. The conservation easements proposed for dedication must be illustrated on final plats or development plans.
- 2) Grading must be limited specifically to the building envelope, yard, utility services areas and related access points. Architecture shall be designed to compensate for the natural grade.
- 3) Natural open space within the WMZ shall be contiguous, and not be defined by fences or walls.
- 4) The average density within the zone shall be no greater than .3 RAC, and where possible, densities shall be transferred away from the zone. The Cluster development option shall be applied to all development in the WMZ. The Pima County Design Review Committee shall review the parcel affected.
- 5) Roadway design speeds shall not exceed 35 mph within the WMZ, and road widths shall not exceed 34 feet in paved width, including required bike lanes. Appropriate cautionary signage must indicate the possible presence of wildlife on the roadway.
- 6) Roadways and parking areas, if curbed, must use curb faces which slope back at a 45 degree angle from the vertical.

- 7) Periodic scenic or safety pull-outs may be provided instead of continuous shoulders along roadways.
- 8) Vegetation, including trees and shrubs shall be allowed within four feet of the edge of the paved surface of the roadway to provide cover and protection for wildlife.
- 9) Disturbed areas resulting from and adjacent to development within the WMZ must be revegetated using an Enhanced Revegetation approach including the provision of container plantings.
- 10) At grade, low flow channel crossings are encouraged for all roadways. When used, major bridges or culverts shall be designed to allow for wildlife movement, particularly deer and javelina.
- 11) Development units which fall in whole or part within the WMZ shall aggregate their required natural open space, to the greatest extent possible, with the designated natural open space adjacent to that unit within the WMZ. In addition, that unit shall aggregate natural open space with the required natural open space of adjacent units.
- 12) Identified wildlife watering areas shall be protected by prohibiting encroachment by road crossings and other intrusions into preserved riparian areas. Wildlife watering areas shall be designated and located within linked natural open space areas.
- 13) Bridges and other structures related to utility and road crossings shall be constructed to allow unimpeded movement for wildlife.

#### **General Vegetation and Wildlife Regulations**

The following are general regulations affecting all residential development within the Rocking K Specific Plan:

- 1) Natural areas to be preserved shall be protected during project construction by use of a fence or other appropriate means, or through on-site monitoring by a qualified construction biologist. Fencing may also be used to protect revegetated area during establishment. Upon completion of construction and establishment of vegetation all protective fencing shall be removed.
- 2) Saguaros that will be impacted by development shall be transplanted, if health, age and location permit.

- 3) Within the resource buffer, or within natural open space or linked functional open space outside of the resource buffer, dogs, cats and other domesticated animals shall be contained or on leash at all times.
- 4) Tentative plats, final plats, and development plans should consistently define the boundaries of riparian habitat. Boundaries of riparian habitat will be determined by the width of the natural floodplain or outside edge of riparian vegetation, whichever is greater for washes with 100-year flows greater than 100 cfs. The outside edge of the riparian vegetation is defined as the point where there is a marked change in species composition or the amount (volume) of vegetation. Riparian habitat or vegetation is defined as per the habitat descriptions in Section IIID of this Specific Plan.
- 5) Areas disturbed during construction, which are identified in the site analysis as consisting of riparian vegetation, shall be revegetated.
- 6) The keeping of domestic animals shall be in accordance with the equivalent County zones. Commercial or private equestrian facilities are permitted used in the resort and OS zoning classification. In all other zones, they shall be subject to the equivalent procedures of the Pima County Zoning Code.
- 7) Threatened or Endangered Animal Species:
  - a. Prior to issuance of a construction permit for a parcel north of Rincon Creek, that parcel must be surveyed for the presence of threatened and endangered animal species identified in the Site analysis, Section III, or species being considered for listing such as Gila monster (Heloderma Suspectum) and Desert tortoise (Gopherus agassizi).
  - b. If threatened or endangered species are encountered during the survey, an appropriate preservation or mitigation plan must be developed. The Plan must be submitted as part of a development plan, or tentative plat submittal.
  - c. Threatened or endangered species encountered during the construction process shall be protected and their location carefully monitored until they are out of danger or until appropriate measures have been taken to relocate the animals, as per the conditions and stipulations of the mitigation plan.
- 8) Construction activities shall be temporarily curtailed, if special interest species such as great horned owls or hawks are observed nesting in an area to be impacted by construction.

- 9) The presence of "special plants" identified in the Rincon Valley Area Plan shall be determined for each parcel prior to development plan, tentative plat or final plat submittal. A preservation plan, as described in section VI shall be submitted along with the plat or plan for those parcels containing "special plants."

### **Revegetation Regulations**

The following regulations govern revegetation of disturbed areas within the Specific Plan area.

- 1) All areas disturbed during land development, with the exception of areas governed by other policies, such as those governing landscaping of project entries and private areas, must be replanted with native plant species at densities and proportions consistent with the former undisturbed natural condition or with adjacent undisturbed natural desert areas. Revegetation plans for riparian areas must be derived from similar undisturbed habitats upstream or downstream.
- 2) Areas eligible for vegetation enhancement include: Project entry statements, riparian areas adjacent to functional open space, functional open space areas, areas within a platted parcel used for visual screening and buffering and any existing disturbed riparian area, and roads classified as "urban".
- 3) Areas that are rip-rapped or stabilized by other mechanical means shall also be revegetated according to the appropriate revegetation policies.

### **Landscape Regulations Affecting Wildlife**

- 1) North of Rincon Creek, single-family residential turf areas must be limited to less than 1000 sq. ft. per residential unit and enclosed within private walled areas. For attached and multifamily units, turf areas must not comprise more than twenty percent of the total area landscaped.
- 2) Native desert plants from the approved list in the Buffer Overlay Zone Ordinance must be used for all landscaping outside of walled patio areas. Prohibited plant materials listed in the Buffer Overlay Zone Ordinance are prohibited. Non-natives, other than those on the prohibited plant list, can be used within walled patio areas.
- 3) Landscaping must abide by the seven xeriscape principles promoted by the Southern Arizona Water Resources Association (SAWARA). Those principles include: use of drought tolerant plant species, well conceived water conserving design, harvesting rainfall, use of appropriate irrigation technology, soil

improvement including mulches, reduction in turf, and proper maintenance. Rainwater falling on the roofs, driveways, patios and sidewalks of individual residential sites should be retained on each site to supplement landscape irrigation through water harvesting. In addition, water falling on streets and roads should be harvested for supplemental watering.

## **G. SPECIAL DUAL RESOURCE PROTECTION STANDARDS**

General regulations for protecting visual resources and mitigating visual impacts are described in the following policies. Where possible specific standards and guidelines are proposed, however due to the widely variable and subjective nature of visual resource protection some elements will be left to the discretion of the ARC for final interpretation and implementation.

### Regulations

- 1) Development in all Visual Zone 1 and 2 and Buffer Overlay Zone areas shall have minimal visual impact and be designed to blend with the surrounding undisturbed, natural desert areas. Development in these areas shall be in harmony with the form, line, color, texture and scale of the existing landscape.
- 2) Development within all remaining areas shall be designed to be visually harmonious in form, line, color and texture within the larger context of the Rincon Valley when viewed in the background. Alternative designs should be evaluated which minimize the visual impact.
- 3) Development proposals located within Visual Zones I and 2 and the Buffer Overlay Zone shall submit, for review by the ARC, simulations or other graphic examples to illustrate how the proposed development will impact the visual resource.
- 4) The ARC will make the final determination on the appropriateness of proposed colors, forms, lines, scale and textures, consistent with the proposed design guidelines for all development proposed for Rocking K.
- 5) Visual Zone 1 areas shall incorporate native salvaged plant specimens into the revegetation design consistent in character with those that exist in adjacent, existing undisturbed, natural areas.
- 6) All areas to be revegetated in the Buffer Overlay Zone area shall apply appropriate visual impact mitigation techniques such as desert varnish, boulder and

rock placement, and contour sensitive grading, in addition to implementing required revegetation policies.

- 7) Large blank expanses of walls and fences should be avoided. Where deemed necessary for protection purposes, alternatives such as heavy native planting, changes in wall plane or wall texturing should be considered. Any solid walls and fences should be minimized in height and visually softened with the use of natural occurring plant materials.
- 8) Along Old Spanish Trail, excluding the Village Center, landscape buffers, utilizing native plant materials and earth berms, shall be used to screen land uses viewed from scenic routes. Land uses and buffers should be positioned to allow for background views of the mountains through the intervening developed areas.
- 9) Building colors and textures should be derived from colors and textures that are indigenous or compatible to the existing desert landscape, particularly the rock outcrops and vegetation of Saguaro National Monument. With the exception of Visual Zone 1 and Visual Zone 2 areas, limited contrasting colors or finishes may be used on building surfaces in locations that are not visually prominent. No exterior surface should have a reflectivity index greater than eighty percent.
- 10) The form, height, scale and arrangement of building elements should visually relate to similar elements of the immediately surrounding manformed landscape to make a visually smooth transition between the natural landscape and the building form, bulk, and scale.
- 11) Mass grading is not recommended as a means to maximize buildable land. Architecture and circulation should be designed to adjust for irregularities in terrain. "Padding" or clearing for non site-specific residential development and design is not acceptable. Any grading or clearing done on individual building sites should be a result of the specific building and landscape design and with the expectation that such design will entirely cover over and relandscape the effected areas.

## **H. CULTURAL RESOURCE REGULATIONS**

- 1) An archaeological research design will be prepared for the entire Specific Plan area to guide the management of cultural resources, including both prehistoric and historic sites. The research design shall be prepared by a professional archaeologist and submitted to, and reviewed by, the Arizona State Historic Preservation Office and the Pima County Archaeologist. The research design shall be prepared and finalized prior to the preparation of mitigation plans.

- 2) A mitigation plan will be prepared for each planning unit of the Specific Plan that contains archaeological or historic sites. In the event, a cultural resource spans more than one unit, a single mitigation plan shall be prepared and implemented for the entire resource regardless of planning unit boundaries. The research design and all subsequent mitigation plans must be prepared by a professional archaeologist and submitted to and reviewed by the Arizona State Historic Preservation Office and the Pima County Archaeologist, at or prior to the time of plat or development plan submittal. The mitigation plan shall address site protection and preservation for those sites that can be avoided. For those sites that will be impacted by the development, the mitigation plan shall detail the plan of work for data recovery, including site testing, excavation, analyses, report preparation and curation of artifacts.
- 3) All proposed development projects with cultural resources shall be presented for review to the County Archaeologist to ensure that measures recommended by the research design and mitigation plan have been implemented prior to any ground disturbing activities. The submittals shall consider and include the following: a description of the proposed project and associated activities, a statement of projected impacts to cultural resources, and the implemented measures for mitigation of those impacts. This shall be submitted at or prior to application for a grading permit.
- 4) No person shall excavate in or upon, collect materials from, or otherwise disturb any historic or prehistoric archaeological site within the Specific Plan boundaries unless so authorized by the Master Developer as directed by the approved research design and mitigation plan.
- 5) Unless otherwise specified in the approved research design and mitigation plan, all cultural resources occurring in designated natural open space areas shall be preserved and protected in place.
- 6) All off site easements utilized by the master developer or other agents to provide services or access to the Specific Plan area must be surveyed for the presence of archaeological or historic sites. Mitigation measures consistent with those applied to the Specific Plan area shall be implemented prior to ground disturbance.
- 7) Protection of resources not directly affected but potentially threatened by the indirect impacts of proposed activities shall be accomplished by the use of some form of fencing or other appropriate barrier, or through on-site monitoring by a qualified archaeologist. Emplacement of fill over archaeological sites does not constitute preservation, protection in place, or mitigation.

- 8) At the time of construction, individuals or contractors responsible for any ground-disturbing activities shall report promptly to the Master Developer, the County Archaeologist, and the State Historic Preservation Office the existence of any archaeological or historical site or materials discovered in the course of such activities, and shall take reasonable steps to secure their preservation. This shall apply to construction activities both offsite and onsite that are related to the development of the Specific Plan area.
- 9) A cultural resource survey shall be conducted for the State Trust Lands prior to development of the research design. Mitigation plans shall be prepared and implemented prior to any ground-disturbing activity for sites located on State Trust lands.
- 10) No cultural resource shall be identified for public access, display, or interpretive activities without prior consideration of impacts to the resource.
- 11) "Special features" within the Rocking K Specific Plan, as identified in the Special Features Exhibit of the Rincon Valley Area Plan Development Capability Analysis, shall be incorporated in project design. Techniques may include preservation, data recovery, public preservation, and adaptive reuse, as appropriate.
- 12) Existing structures shall be evaluated to determine their potential status as a historic resource. Mitigation plans and implementation measures shall be consistent with other cultural resource regulations.

#### **I. UTILITIES**

- 1) Within the Buffer Overlay Zone, all new or relocated utility lines will be underground, with the exception of electrical lines carrying in excess of 115 KV.
- 2) In all other areas of the Specific Plan, all new or relocated utility lines will be underground, with the exception of electrical lines carrying in excess of 46 KV.
- 3) Parallel utilities, whether above or below ground, shall be permitted within a natural wash or through natural open space areas only if no practical alternative is available.

#### **J. BUFFER OVERLAY ZONE REGULATIONS**

To assist the Specific Plan user, the following information from Chapter 18.67 of the Pima County Zoning Code is provided for reference.

1) **Building Color, Reflective Finish**

Exterior treatments and colors shall be muted and blend with the local colors and textures. Screening with vegetation shall be used if color cannot be modified. No highly reflective finishes are permitted. Mechanical equipment shall be screened and painted to reduce visibility.

2) **Fences and Walls**

A fence or wall shall not exceed four feet in height unless it encloses an area of less than one half acre, or a horse corral, dog kennel, swimming pool or spa.

A fence or wall shall not be constructed: a) to delineate property boundaries; and b) in a manner to impede wildlife movement through natural open space from and to offsite locations.

Barbed wire fence: a) the fence shall contain no more than four strands of wire; b) the bottom wire shall be barbless and the upper three wires may be barbed; and c) the top wire shall be no more than forty-eight inches from the ground surface, and the bottom wire shall be no lower than sixteen inches from the ground.

3) **Lighting**

External lighting shall be limited to that necessary to provide the functional requirements of safety, security and identification.

High-pressure sodium and mercury vapor lighting shall not be used.

Light standards shall not exceed forty-two inches in height, except for fully shielded lighting that is attached to a building.

Light standards shall be spaced to create isolated pools of light rather than a contiguous, saturated condition.

Tennis court and horse corrals are exempt from lighting performance standards, but shall conform to Chapter 15.12.

All lighting sources shall be fully shielded to reduce dispersal of ambient light.

4) **Parking Lots**

Parking Lots in non-residential areas shall be located and screened by vegetation so that visibility from roadways and public preserves is reduced to the greatest extent.

5) **Setback**

No structure which is not completely obscured from the public preserve by existing natural features and no private driveway or road shall be placed within three hundred feet of Saguaro National Monument.

6) **Utilities**

All new and relocated utility lines shall be placed underground unless the relocated line is a one hundred fifteen kilovolts or greater transmission line.

All utility lines relocated due to improvement projects shall be placed underground unless such relocated line is a forty-six kilovolt (or greater) transmission line.

All utility lines (including sanitary sewers) shall be joint trenched where possible, and located beneath paved portions of roadways or within twenty-five feet of the edge of the paved portions whenever possible.

7) **Vegetation**

All landscape materials shall conform to the Landscape Design Manual, pursuant to Section 18.73.030.

**Common Areas:** a) only plant materials on the approved list shall be planted in recorded common areas; b) a landscape or revegetation theme shall be established emphasizing the preservation and enhancement of native plant species; and c) natural open space common areas shall be further limited to onsite species.

**Private Areas:** a) Private Area means a land area adjacent to a structure, enclosed by a fence, wall or native vegetation screening, and not exceeding one half acre; and b) any plant not on the prohibited plant list may be planted in a private area, except that--No non-native species of plant whose mature height may reasonably be expected to exceed the ridgeline of the highest adjacent structure shall be planted in a private area.

Golf courses may be planted with Bermuda grass.

Siting: a) to the fullest extent possible, buildings and other improvements shall be sited so as not to disturb native trees, shrubs or cacti; b) where removal of plant material cannot be avoided, all reasonable efforts shall be made to relocate this plant material in the Buffer Overlay Zone; c) nursery-grown native species may be planted in lieu of salvaging mature onsite material at a 3:1 ratio, however, at least thirty percent of the onsite material shall be salvaged when physical conditions permit; d. should revegetation and replanting be necessary, only plant materials listed in the approved plant list shall be used in public, recreation or common areas; and e) the restrictions of this subsection shall be imposed as covenants running with the land.

8) Trails

Public access to trails identified in the Pima County Trails Access Plan shall be provided.

9) Washes

Washes identified on the critical and sensitive biological communities maps, and other washes identified in the site analysis by the criteria applied in the maps, shall be left in their predevelopment state, subject to the following exceptions and requirements:

- a) Disturbance in the wash area shall be permitted in association with roadway, utility and trail crossings, however:
  1. Encroachment for these crossings shall not reduce the width of the critical and sensitive wash area by more than twenty percent at any cross-section of the critical and sensitive area.
  2. Additional reduction may occur only when necessary to provide flood water retention requested by Pima County Flood Control District or to provide for larger drainage structures.
  3. Erosion protection shall only be permitted to protect fill slopes required for roadway, utility and trail crossings.
- b) Construction impacts may affect up to ten percent of the low-flow channel length where defined channels exist, or up to ten percent of the length of

the centerline of flow where braided or undefined channels exist, provided that:

1. A mitigation plan for any construction impacts within the critical and sensitive wash areas shall be submitted to the subdivision coordinator with a tentative plat or development plan.
2. The mitigation plan shall reflect redevelopment wildlife habitat and visual conditions as a baseline, and provide for post-development replacement with species on the approved plant list, with a similar spatial arrangement that will result in reestablishment of predevelopment habitat conditions.

10) **Habitat Restoration or Enhancement**

Where determined to be biologically appropriate because of ecological benefits through the site analysis on a case-by-case basis, requests for special exceptions to the performance standards of Section 18.67.050, including limited reductions in natural open space requirements, may be granted by the Board of Supervisors, after review by the adjacent public preserve manager, in exchange for restoration or enhancement of Class I and II riparian or upland habitat, which provided, in the opinion of the Board, an equivalent satisfaction of the purposes of this chapter.

Detailed plans for proposed restoration or enhancement shall be provided. The plans shall include:

- a) A description of existing habitat and quantification by a standard biological technique of biological value.
- b) A proposed restoration/enhancement program.
- c) The quantification of biological value of the proposed plan as compared to the existing situation pursuant to paragraph "a." of this subdivision.
- d) Short-term and long-term maintenance plans.
- e) Specific known examples of the successful application of such techniques as they relate to the species proposed for planting in a given location such as riparian or upland habitat.

Such requests, and a determination of appropriate incentives, if any, shall be considered pursuant to Section 18.67.060.

11) **Natural Open Space**

Fifty percent of the area of the subdivision or development plan within the Buffer Overlay Zone shall be preserved as natural open space.

The natural space shall form an interconnected system.

The selection and treatment of this natural open space requirement shall consist of the following: a) Ninety percent of all Class I habitat area; b) the balance shall be comprised of primarily Class I or Class II habitat if available or functional open space; and c) Class I Habitat included beyond the ninety percent shall be credited as double the acreage.

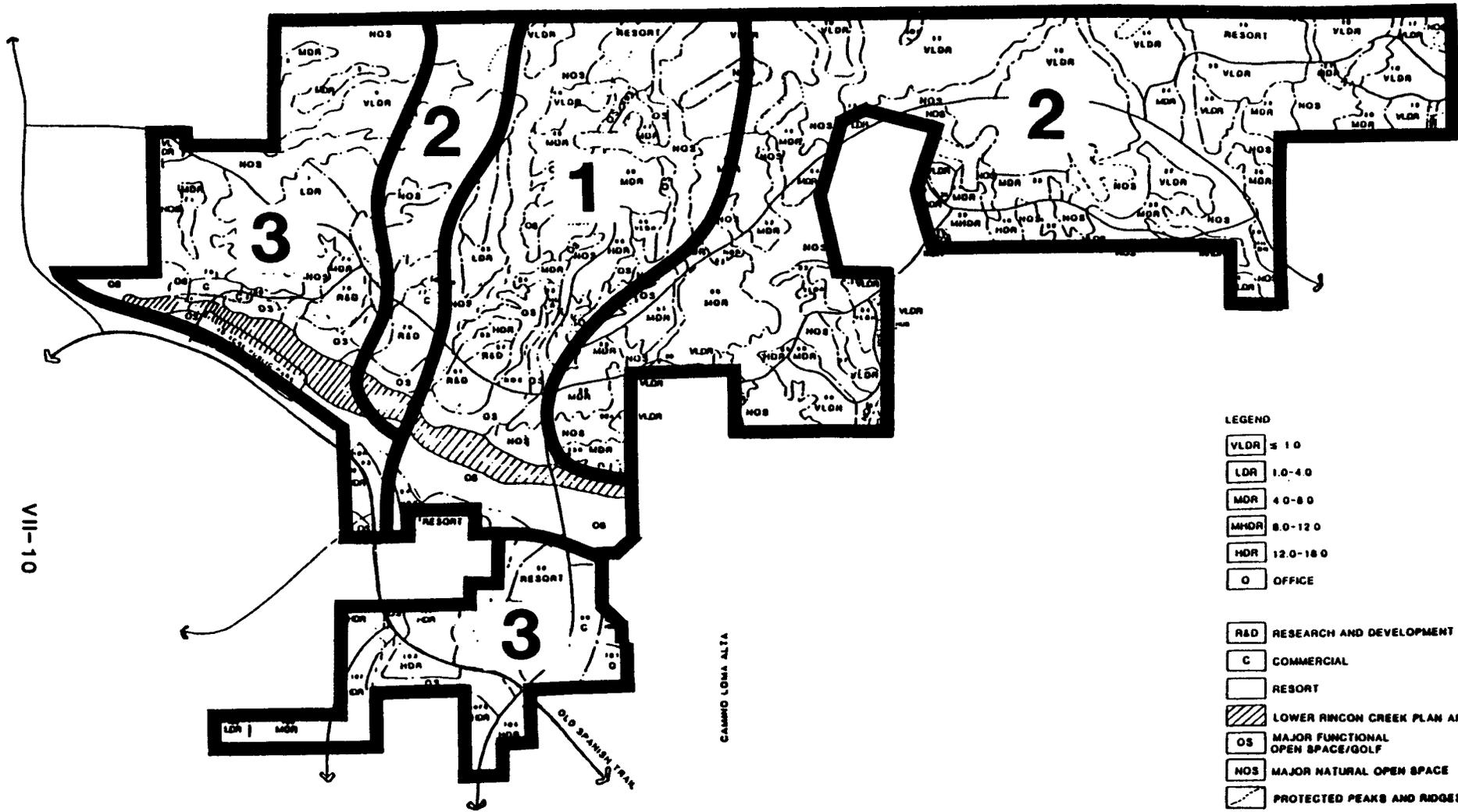
Boundaries of designated natural open space shall be surveyed and identified on the final plat or, where a plat is not required, may be described in: a) covenants running with the land; b) conservation easement pursuant to Arizona Revised Statutes Section 33-271, et. seq; and c) dedication to and acceptance by the County for the county parks system as natural open space.

In Master Planned Developments, boundaries of designated natural open space shall be surveyed and identified on a master subdivision plat.

12) **Visual Quality**

All development in areas identified as having high visual sensitivity shall have minimal visual impact. Development in these areas shall be designed to be in harmony with the form, line, color, texture, and scale of the existing landscape.

All development in areas identified as having medium visual sensitivity shall remain subordinate to the existing landscape when viewed in the middle ground (one fourth to two miles). Development in these areas shall be designed to be in harmony with the form, line, color and scale of the existing landscape.



LEGEND

- VLDL ≤ 1.0
- LDR 1.0-4.0
- MDR 4.0-8.0
- MHDR 8.0-12.0
- HDR 12.0-18.0
- O OFFICE
  
- R&D RESEARCH AND DEVELOPMENT
- C COMMERCIAL
- RESORT RESORT
- / / / / / LOWER RINCON CREEK PLAN AREA
- OS MAJOR FUNCTIONAL OPEN SPACE/GOLF
- NOS MAJOR NATURAL OPEN SPACE
- / / / / / PROTECTED PEAKS AND RIDGES
- " LAND USE AREA I.D. NUMBER
  
- 2** PHASE NUMBER

VII-10

EXHIBIT VII-1

9230 1143

PHASING MAP  
ROCKING K SPECIFIC PLAN

## **SECTION VI DESIGN GUIDELINES**

### **A. INTRODUCTION**

Design guidelines are intended to establish a basic framework and initial guidance for future design, but do not have same degree of force as do the development standards and regulations. In order to leave creative flexibility for those who will be responsible for final designs, these guidelines are not intended to be rigidly interpreted and enforced, as long as the basic objectives are met.

The guidelines are intended as an information source to builders, developers, architects or investors interested in the Rocking K program and secondly, as a basis for development of more formalized Covenants, Conditions, and Restrictions (CC&R's). These guidelines, when translated into CC&R's, will thus ensure a high standard of project-wide design consistency throughout the life of the community.

As a part of the design guidelines, a program of architectural review will be established to evaluate every proposal for development in the community. The purpose of the review program is to ensure that the high standards of the community set forth in this document are upheld in each phase of development.

These design guidelines are intended to be a conceptual, dynamic guide to development and as such are subject to change where the Architectural Review Committee determines such change is in the best interests of the Rocking K community.

Prior to the issuance of building permits, the Director of the Pima County Department of Environmental Quality shall review the developer-specified appliances for compliance with local, state and national pollution standards, paying particular attention to the special requirements of the Saguaro National Monument (East). The developer shall evaluate state-of-the-art pollution-reducing combustion appliances for all structures and external applications and shall use them where they are available and economically feasible. Combustion appliances include wood, coal, natural gas and petroleum fired heating, cooking and drying devices.

### **B. ARCHITECTURAL DESIGN THEME**

The architectural theme for the Rocking K community encourages the thoughtful integration of structures with the desert environment. Themes of the southwest architectural styles, as well as other building types that respond appropriately to the desert surroundings, are preferred.

Acceptable building materials include: masonry, adobe, brick, rock and stucco. The use of wood as a predominant exterior material is not encouraged as it has a history of weathering poorly and is not a traditional feature of this environment.

Generally, muted colors which do not predominate are acceptable for use on building exteriors. These colors should reflect the hues of the rock outcroppings and plant material and are drawn from the following ranges: brown, including rusts, sepias, sands, tans and buffs; some olive tones; certain gray tones. Other tones and colors may be used for trim or accent. Highly reflective colors or materials are prohibited on all wall and roof surfaces. Color gradations from building to building should be gradual. All architectural elements, including color, are subject to approval of the Architectural Review Committee.

## **C. DESIGN REVIEW PROCESS**

### **Architectural Review Committee**

Prior to initial building development on the Rocking K, the Master Developer will establish an Architectural Review Committee (ARC), whose function will be to refine these design guidelines, establish review procedures and to administer the design review process of the Rocking K Community.

### **Architectural Review Procedures**

The Architectural Review Committee will establish review procedures based upon the following guidelines:

- 1) Pre-design meeting with the proponent of new development, including additions, to offer guidance prior to the preparation of preliminary plans.
- 2) Preliminary submittal, to allow the ARC to review proposed building locations and building envelopes, including all changes to the landform and natural vegetation, and to determine preliminary compliance with these guidelines and adopted regulations.
- 3) Final submittal and review to be held only after preliminary approval is obtained from the ARC. Final plans for review must contain all information necessary, in sufficient detail, for the ARC to determine consistency with these guidelines and its specific regulations.
- 4) The ARC shall have the right to inspect all work in progress and give notice of non-compliance, to assure that not only are the design guidelines being met but

also that appropriately sensitive construction techniques and practices are being followed.

- 5) The ARC shall have the right to have final "sign-off" for all completed construction to assure compliance with these guidelines and its specific regulations.
- 6) The ARC may require the proponent to pay an ARC Review Fee.

#### **D. GENERAL CONSTRUCTION GUIDELINES**

##### Purpose

In order to assure that the natural desert landscape of each development is not damaged during any construction activities, the following construction guidelines should be made a part of the construction contract document specifications for each Residence or other Improvements on a Lot and all Builders, Owners, and other Persons should be bound by these regulations.

##### Pre-Construction Conference

Prior to commencing construction, the Builder must meet with a representative of the ARC to review construction procedures and coordinate his activities in Rocking K.

##### Occupational Safety and Health Act Compliance (OSHA)

All applicable OSHA regulations and guidelines must be strictly observed at all times.

##### Construction Trailers, Portable Field Offices, etc.

Any Owner or Builder who desires to bring a construction trailer, field office, or the like to Rocking K shall first apply for and obtain written approval from the Architectural Review Committee. The ARC will work closely with the Owner or Builder to determine the best possible location therefor. Such temporary structures shall be located only in a location approved by the ARC and shall be removed upon completion of construction.

##### Debris and Trash Removal

Owners and Builders shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from each construction site at least once a week to a dumping site located off the project. Lightweight material, packaging, and other items, shall be covered or weighted down to prevent wind from blowing such

materials off the construction site. Owners and Builders will be prohibited from dumping, burying, or burning trash anywhere on the lot except in areas, if any, expressly designated by the ARC. During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore, or affecting other lots and any open space.

#### Sanitary Facilities

Each Owner and Builder shall be responsible for providing adequate sanitary facilities for construction workers. Portable toilets or similar temporary toilet facilities shall be located only on the site itself or in areas approved by the ARC.

#### Vehicles and Parking Areas

Construction crews will not park on, or otherwise use, other lots or any open space. Private and construction vehicles and machinery shall be parked only in areas designated by the ARC. All vehicles will be parked so as not to inhibit traffic, and within the designated areas so as not to damage the natural landscape.

#### Conservation of Landscaping Materials

Owners and Builders are advised of the fact that the lots and open spaces contain valuable native plants and other natural landscaping materials that should be absolutely protected during construction, including topsoil, rock outcroppings and boulders, and plant materials.

Materials that cannot be removed should be marked and protected by flagging, fencing, or barriers. The ARC shall have the right to flag major terrain features or plants which are to be fenced off for protection. Any trees or branches removed during construction must be promptly cleaned up and removed immediately from the construction site.

#### Site Grading

The extent of site grading must be minimized. The grading envelope shall include only the necessary area occupied by improvements, plus a small maneuvering area for construction equipment. Disturbed areas not part of the building envelope (including permitted yard areas) are subject to the Revegetation Regulations of Section V. Where cut or fill slopes are unavoidably created, their treatment must comply with the provision of the Hillside Development Zone.

Excess excavation materials must be hauled away from the Rocking K community or disposed of in a site approved by the Master Developer.

### Blasting

The ARC shall supply a list of contractors qualified to undertake blasting operations within the fragile desert environment.

If blasting is to occur, the ARC must be informed far enough in advance to allow it to make such investigation as it deems appropriate to confirm that all appropriate measures, including protective actions, have been taken prior to the blasting. No blasting or impact digging causing seismic vibrations may be undertaken without the approval of the ARC. Applicable governmental regulations should also be reviewed and complied with prior to any blasting activity.

### Restoration or Repair of Other Property

Damage and scarring to other property, including, but not limited to, open space, other lots, roads, driveways, and/or other improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the lot. Upon completion of construction, each Owner and Builder shall clean his construction site and repair all property which was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the ARC, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting, and fencing.

### Construction Area Plan

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 including: size and location for construction material storage, limits of excavation, drive areas, parking, chemical toilet location, temporary structures, if any, dumpsters, storage of debris, fire extinguisher, utility trenching, and construction sign. This plan should identify the methods for protection, such as fencing, flagging, rope, barricades, or other means, to be set up prior to commencement of construction.

### Construction Access

The only approved construction access during the time a residence or other improvements are being built will be over the approved driveway for the lot unless the ARC approves an alternative access point.

### Miscellaneous and General Practices

All Owners will be absolutely responsible for the conduct and behavior of their agents, representatives, builders, contractors, and subcontractors in Rocking K. The following practices are prohibited in Rocking K:

- Changing oil on any vehicle or equipment on the site itself or other than at a location designated for that purpose by the ARC.
- Allowing concrete suppliers and contractors to clean their equipment other than at locations designated for that purpose by the ARC.
- Removing any rocks, plant material, topsoil, prehistoric or historic artifacts, or similar items from any property of others within Rocking K, including construction sites.
- Carrying any type of firearms on the property.
- Using disposal methods other than those approved by the ARC.
- Careless disposition of cigarettes and other flammable material. At least one 10-pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.
- Careless treatment or removal of any desert plant materials not approved previously by the ARC.
- Use or transit over the recreational or natural open space.

### Dust and Noise Control

The Contractor shall be responsible for controlling dust and noise from the construction site.

### Signage

Temporary construction signs shall be limited to one sign per site not to exceed 6 square feet of total surface area. The sign shall be free standing and the design and location of such a sign shall be approved first by the ARC.

## **E. DEVELOPMENT DESIGN STANDARDS**

### Objectives

- 1) Physically and visually integrate residential and resort developments into the natural terrain and vegetation patterns and forms.
- 2) Residential and resort development should be designed to maximize effective use of solar orientation.
- 3) Site landscaping design, in addition to utilizing plant materials from the approved plant list (The Buffer Overlay Zone Plant List), should blend the surrounding natural vegetation forms with the more formal and functional landscaped spaces adjacent to buildings.

### Guidelines

- 1) Building colors and textures should be derived from colors and textures that are indigenous to the existing desert landscape, particularly the rock outcrops and vegetation of Saguaro National Monument. With the exception of Visual Zone 1 and Visual Zone 2 areas, contrasting colors or finishes may be used on building surfaces. These contrasting surfaces should not constitute more than thirty percent of wall area and fifteen percent of roof area for each structure. No exterior surface should have a reflectivity index greater than eighty percent.
- 2) The natural terrain and vegetation of each development site should remain undisturbed, except for a reasonable area surrounding the "footprint" of the building and paved areas, areas which will become functional open space, and the area immediately surrounding the building which is necessary to be disturbed for normal construction work. Temporary fencing and signage should be installed to protect the natural vegetation informing construction workers of the need to respect and not disturb the immediate surrounding natural environment.

### 3) Roofs

Roof design and constructed material are subject to review and approval by the Architectural Review Committee. Roof lines shall be compatible with the overall character of the foothill topography, flat in some areas, more pitch in others. From an energy conservation prospective, roof projections over windows are encouraged. Roofs shall be constructed of clay tile, slate, metal, wood shingles, asphalt or fiberglass, all of which shall exhibit muted earthtones. Reflective materials with over eighty percent reflectivity are prohibited. Other roof materials

may be approved by the ARC. All vents and other projections shall be colored to blend with the roof.

4) **Solar Applications**

The use of passive and active solar designs is encouraged. Components of these systems shall be designed and installed so as not to create adverse visual impact upon any portion of the community. All designs are subject to review and approval by the ARC.

5) **Fences and walls (or other obstructions to wildlife movement) shall not be allowed to encroach into the required natural open space (each zoning classification contains a natural open space requirement equivalent to the percentages described in Section V.E.).**

6) **Turf should be minimized so as not to be seen from public areas and public rights-of-way. Where not prohibited by other development standards and regulations, turf areas should be minimized to the greatest extent possible.**

7) **Swimming Pools, Tennis Courts, Corrals and similar outdoor recreation facilities shall conform to Section 15.12 of the Pima County Code. Swimming pools and tennis courts should be designed as being visually connected to the residence through walls or courtyards and screened from direct view of a road and adjacent dwellings.**

8) **Lighting**

Lighting for resort development shall meet the same requirements as for residential development, except that parking lot lighting shall conform to Section 15.12 of the Pima County Code. Exterior residential lighting shall be minimized on all building surfaces which can be viewed from any other unit within the community. This shall mean that decorative and security lighting, if desired, shall be directed downward and be localized.

9) **Resort development shall be subject to approval by the County Design Review Committee or its successor.**

## **F. GOLF COURSE DESIGN**

### Objectives

- 1) Minimize the use of water in accordance with Arizona Department of Water Resources standards.
- 2) Utilize the natural landscape setting to the greatest degree feasible, as an expression of the region and for the pleasure and challenge it adds to the game.
- 3) Minimize intrusion into the natural vegetation and habitat.

### Guidelines

- 1) Fairways should be designed to keep turf areas to a minimum and accepted industry standards
- 2) The space between each hole and the next tee, and areas between fairways, should be naturally-occurring vegetation, not planted with turf.
- 3) Greens should be kept to the minimum size feasible, with liberal use of sand traps and other naturally occurring hazards.
- 4) Cart paths, fairways and rough areas should be of minimal width, revegetated or enhanced according to the Revegetation Regulations in Section V.

## **G. VILLAGE CENTER DESIGN**

One of the primary functions of the Village Center in the Rocking K Specific Plan is to develop a pedestrian street system which will be designed as an oasis in the desert to form the framework from which all other Village Center functions are generated as reflected at IV-C in the RVAP policies. In addition to the Center's focus on a pedestrian circulation system, the pedestrian system should be designed as a continuous linkage system with the office, residential, resort and recreational uses surrounding the Village Center. While the automobile will continue to be a primary means of transportation, its access and parking are not intended to dominate the scale or the orientation of the shops, offices, resort, residential and community uses of the Center.

Another primary function of the Center is as a meeting place where community, commercial, resort and recreational activities interface. Therefore, an integrated system of linkages and focal points is a primary organizational theme. Not only is ease and continuity of access for pedestrians and bicyclists from outside the Center a primary

design but also is the placement of major and minor focal points. These focal points are important social gathering places where visitors meet for civic and private business and pleasure and they gain a strong sense of orientation to the Rincon Mountains and the Rincon Creek system.

A third major function of the Center is as a transit station: a terminus for facilitating movement of larger numbers of people to and from work and other activities between Rocking K and other parts of Tucson. To the extent that the change of transit mode can be convenient and in close proximity to where those people want to come from and go to, non-auto trips will be made more desirable.

The Village Center will not likely be constructed all at one time, but over several years and through several changes in attitude and focus. It is important, however, that each phase of the Center be designed with both the previous and the next phase clearly in mind. In this way, each phase will become an integral part of the whole: a cohesive thread of a larger fabric, woven with an overall pattern in mind. Prior to development within the Center, a Master Design Plan shall be prepared.

#### **H. LANDSCAPE PRESERVATION AND MITIGATION**

All development plans and final plat submittals should present a Preservation 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 naturally occurring flora 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. Mitigation shall not occur in undisturbed natural areas except as provided for elsewhere in these regulations.

With the exception of Saguaros and other large specimen succulants, nursery stock is considered the preferred plant material for mitigation except it is aesthetically preferable to salvage and transplant specimen native trees. The minimum size of nursery grown material shall conform with Pima County Landscape Design Manual, Chapter 18.73 of the Zoning Code. Depending on the amount of a given site that is preserved in place, a suitable mitigation replacement ratio is 1:1 to 3:1. The higher ratio being when virtually all of the existing vegetation on the site has been during construction. 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 shall be identified and returned to the site through hydroseeding.

The following list of trees, shrubs, cacti and succulents represents those species which should be considered in development of a preservation plan.

Trees

<i>Celtis reticulata</i>	Netleaf Hackberry, Palo Blanco
<i>Cercidium floridum</i>	Blue Palo Verde
<i>C. microphyllum</i>	Foothill Palo Verde
<i>Chilopsis linearis</i>	Desert Willow, Desert Catalpa
<i>Franxinus velutina</i>	Arizona Ash
<i>Juglans major</i>	Arizona Walnut
<i>Platanus racemosa</i> var. <i>wrightii</i>	Arizona Sycamore
<i>Populus fremontii</i>	Fremont Cottonwood
<i>Prosopis juliflora</i>	Western Honey Mesquite
<i>P. juliflora</i> var. <i>velutina</i>	Velvet Mesquite
<i>Salix bonplandiana</i>	Bondpland Willow
<i>S. gooddingii</i>	Goodding's Willow
<i>S. taxifolia</i>	Yew leaf willow

Shrubs

<i>Acacia constricta</i>	White-thorn Acacia
<i>A. greggii</i>	Catclaw Acacia
<i>Aloysia (Lippia)</i> <i>wrightii</i>	
<i>Anisacanthus thurberi</i>	Chuparosa (Desert Honeysuckle)
<i>Brickellia species</i>	Bricklebush
<i>Celtis pallida</i>	Desert Hackberry
<i>Cephalanthus</i> <i>occidentalis</i>	Buttonwillow
<i>Condalia warnockii</i>	Graythorn
<i>Coursetia glandulosa</i> ( <i>microphylla</i> )	Coursetia
<i>Crossosoma begelovii</i>	Crossosoma
<i>Dalea species</i>	Indigo Bush
<i>Dasylyron wheeleri</i>	Desert Spoon
<i>Dodonea viscosa</i>	Hop Bush
<i>Ephedra trifurca</i>	Mormom Tea
<i>Eysenhardtia polystacha</i>	Kidneywood
<i>Haplopappus laricifolia</i>	Turpentine Bush
<i>Hyptis emoryi</i>	Desert Lavender
<i>Jatropha cardiophylla</i>	Limber Bush

Krameria species  
Larrea tridentata  
Lycium species  
Lysiloma thornberi  
Mimosa biuncifera  
M. dysocarpa  
Rhus microphylla  
Sapindus saponaria  
Tecoma stans  
Yucca baccata  
Y. elata  
Zizyphus obtusifolia

Ratany  
Creosote Bush  
Wolfberry/Tomatillo  
Fern of the Desert  
Catclaw, Wait-a-Minute  
Velvet Pod Mimosa  
  
Soaptree  
Trumpetbush, Arizona Yellow Bells  
Banana Yucca  
Soaptree Yucca  
Graythorn, White Crucillo

Cacti Succulents

Agave palmeri  
A gave parry]  
A gave schottii  
Carnegiea gigantea  
Cereus greggi  
Coryphantha vivipara  
Echinocereus spp.  
Ferocactus wislizenii  
Fouquieria splendens  
Mammillaria species  
Neolloydia spp.  
Opuntia species

Palmer Agave  
Parry A gave  
A mole  
Saguaro  
Night-blooming Cereus  
Beehive Cactus  
Hedgehog Cactus  
Barrel Cactus  
Ocotillo  
Fish-hook Cactus  
Pineapple Cactus  
Chollas and Prickly Pears

3) Saguaro Transplant and Maintenance:

Saguaro and other cacti salvage shall be performed by professionals using equipment appropriate for the size of the plant being moved and suited to the terrain.

Cacti planting locations shall be prepared to insure the stability of transplants. Backfill used in planting will be composed of 50 percent sand (1/4 inch minus), 50 percent site soil with soil sulfur added at a rate of 40 pounds per cubic yard. All cacti planting locations shall be placed or constructed so that water drains away from the plant and does not pool or puddle near the base.

Cacti shall be watered once every two weeks throughout the growing season (April through October) using a drip type irrigation system. The quantity of water applied shall be based upon the soils ability to hold moisture and plant health. If

plants appear to be desiccating, as indicated by a reduction in diameter and/or general appearance, the quantity of water applied at any given time shall be increased. The interval of time between watering should not be shortened.

The character of this Specific Plan is so dependent upon successful revegetation with native plants that a one-year guarantee from the landscape contractor shall be required for those replantings using native plants which are 15 gallons or smaller in size.

## **A. SPECIFIC LANDSCAPING THEMES**

### **1. Major Project Entries:**

These are important announcement points which should evoke the overall character and landscape/architectural theme of Rocking K. They should comply with the overall architectural and landscape guidelines cited herein and should be built with quality materials and detailing. Landscaping and use of materials should be in keeping with the native character of the site. Specific locations would be:

- Old Spanish Trail at West Rincon Creek Crossing. This theme should be a very "natural" announcement of the general area: Low key, refined, typifying the natural landscape and quality nature of the development.
- Old Spanish Trail, west end of new alignment. This should signal entry into the Village Center: more "urban" in character, in keeping with the scale and character of a denser area.
- Old Spanish Trail, east end of new alignment. Same theme as above.
- North of Rincon Creek, along "Deer Camp" Road. As the main access to the sensitive area north of Rincon Creek, this theme should be the most natural, least obtrusive, highest quality.

### **2. Major Entry Points:**

These should be more for specific project identification at significant points of entrance and egress. They should be clearly less significant and take a subservient visual role to the major entry points. Combined with the street identification signs and other information signs within the specific area, they should have a consistent design theme of materials and forms.

### **3. Street Landscaping Guidelines:**

- Old Spanish Trail, through the Village area (new road alignment). As a scenic highway through a more dense area, it should be a more refined, more "manicured" and "grand" planned section, with an emphasis on native plant materials. Turf should be minimized.
- Old Spanish Trail, west of core area.  
This should have an "open" feeling, preserving views to Rincon Creek and the Monument. The landscape emphasis should be on revegetating the ground plane using seed mixes. It should create a sense of arrival to the core area.
- Major roads north of Rincon Creek  
This area is recognized as the most sensitive part of the Rocking K property. In keeping with the intent of developing in the most sensitive manner, all areas disturbed adjacent to roads constructed in this area should be revegetated with plants of the same or very similar species as exist in adjacent undisturbed areas.

Seed mixes should contain only those species present on the site and should not contain any species known to be invasive.

- Other major roads (primarily south of Rincon Creek)  
Generally the vegetation south of Rincon Creek has less diversity and overall mass than areas north of Rincon Creek. Landscape treatment should be an "enhanced revegetation" approach.

This would include indigenous native plant species used at higher densities than found in adjacent undisturbed areas with an emphasis on tree planting to enhance the visual character of the area.

## **B. LIGHTING**

The beauty of the night at Rocking K will be protected by judicious use of lighting. Lighting shall be utilized only as necessary to provide the functional requirements of safety, security and identification. Unnecessary use of light is prohibited in the interest of energy efficiency and maintenance of the nighttime environment.

Astronomical research being done at several major observatories in the region requires a dark nighttime sky. In order to minimize the types and amount of light emission into the night sky, the Tucson/Pima County Outdoor Code is incorporated into the Rocking K Specific Plan. Due to the magnitude of this project, the Tucson/Pima County Lighting Code is supplemented for Rocking K by requiring that:

- 1) Outdoor lighting fixtures associated with outdoor recreation uses should be shielded and installed as provided for in the above code.
- 2) Fixtures used for roadway, parking, commercial security, residential security and other public areas, shall be low-pressure sodium, full cut-off type.
- 3) The operation of searchlights for advertising purposes is prohibited.
- 4) Illumination of off-premise, commercial signs is prohibited.
- 5) Illumination of on-site commercial signs is prohibited except during business hours.
- 6) Where utilized within the community for accent lighting, light standards should not exceed 42 inches in height and shall consist of a "bollard" type or other low profile design of masonry or concrete material. The light source shall be shielded to reduce dispersal of ambient light in a skyward direction. The light shall be directed only down and onto the street in a limited radius. The standards shall be separated sufficiently to create isolated "pools of light" on the pavement, rather than a continuous, saturated condition.
- 7) The use of low pressure sodium or incandescent fixtures is recommended. High pressure sodium lighting is prohibited.

These provisions also supplement those contained in buffer overlay zone ordinance 18.67.050 Sec. E Lighting.

Should any of these provisions, those of the Tucson/Pima County Lighting Code or those of the Buffer Overlay Zone Ordinance, comparatively conflict, the most restrictive shall govern.

### **C. SIGNAGE**

All signs shall be of design and materials approved by the ARC. Plans showing design and location must be submitted for review and approval prior to installation of any signs. It is imperative that proper signage controls be placed to increase safety, enhance directional character, and compliment the overall visual environment of the community. The following sign standards shall apply.

- 1) **Real Estate Signs:**  
New subdivisions (recently constructed/under construction) one freestanding, non-illuminated single face sign, with a maximum area of 32 sq. ft., located on the same lot or parcel as the project under construction.
- 2) **Community Identification Signs:**  
One freestanding sign may be located at the primary entrance to the individual housing community. Such sign shall not exceed an area of 24 sq. ft. and shall be integrated with the general architectural flavor of the area, including decorative walls.

#### **D. WILDFIRE MANAGEMENT GUIDELINES**

The Rincon Valley currently has, and will continue to have under the proposed Rincon Valley Area Plan, large areas of native vegetation with widely scattered development. These areas are a part of the wildlife-urban interface; areas where combustible homes meet combustible vegetation. One of the critical problems is the potential for destructive fire. The following actions can be taken to significantly lower the risk of fire.

The goal of these suggested policies is to prevent loss of life or property to wildfire.

The following policies are recommended, and should be reviewed at the tentative plat phase, primarily for the Very Low, Low, and Medium Low development density Planning Areas, however, they may apply to other Planning Areas:

##### Access

- 1) Provide at least two routes where practical into each subdivision for firefighting equipment and evacuation.
- 2) Roads should have at least two 12 foot wide traffic lanes.
- 3) Maximum street grades should be 12 percent but may be up to 18 percent for short lengths.
- 4) Cul-de-sacs should allow a minimum of 45 feet for turning around.
- 5) Bridges should support at least 36,000 pounds.
- 6) Provide emergency access through walls and fences around subdivisions.

- 7) Install street names at all intersections. House/lot numbers must be clearly visible from the street.

### Water

- 1) Provide either a hydrant system or individual structure protection.
- 2) In areas without a hydrant system provide engine fill sites no more than 5 miles apart.
- 3) Provide helicopter water bucket dip sites for every 5 square miles.
- 4) Plan access for firetrucks to ponds, swimming pools, and other water sources. Trucks must be able to get within 16 feet of the source in order to draft water.
- 5) In areas without a hydrant system provide water storage at strategic locations with a minimum capacity of 100 gallons per acre protected or 500 gallon per dwelling unit.

### Fuel Management

The purpose of fuel management is to reduce the fire hazard while still meeting environmental standards. The objective is to break up the continuity of fuels so that fire will not reach the structure.

- 1) Design subdivision, through the use of roads, washes, open spaces, etc., to provide fuelbreaks.
- 2) Design individual building sites to provide minimum of 30 feet of fuel break around the structure(s) through the driveway location, landscaping, etc. Create safety zones from swimming pools, patios, etc.
- 3) Enforce standard fire safety practices such as minimum clearing around chimneys.

### Building Construction

- 1) In areas without a hydrant system provide structure protection through:
  - a. roof-top sprinkler systems.
  - b. minimum of 1 inch service water mains with at least a 50 psi operating pressure.

- c. providing separate electrical service to wells.
  - d. require Class 1 A roofing.
  - e. burying powerlines.
- 2) Enforce the State Fire Code:

Plans

- 1) Evacuation plans will be developed and updated as new development occurs.
- 2) Access routes and water sources will be identified and the information furnished to all fire agencies.
- 3) Develop agreements between fire agencies and major land users, such as golf courses, for the use of water and access routes for fire emergencies.
- 4) Conduct a fire risk assessment as part of subdivision planning.

Education

- 1) New Homeowners will be provided with information concerning fire protection and safety as well as information on fire management policies of adjacent public preserves.
- 2) Identify focal points within the Village Center where residents can obtain fire protection information and assistance.

**SECTION VII  
PLAN ADMINISTRATION/IMPLEMENTATION**

**A. INTRODUCTION**

The purpose of this section is to identify general phasing of the project, procedures for administration of implementation program, provide a process for future more detailed infrastructure engineering and financial planning and identify those parties responsible for various implementation programs.

Rocking K will be implemented over a 25-year period in conformance with the regulations and procedures contained within the Rocking K Specific Plan and applicable Pima County and other governmental ordinances and regulations.

During that time, changes are likely to occur in the housing market, economics, technology, and the way people live. The Specific Plan does not attempt to detail out every land use and development standard. Flexibility is provided to allow for changing conditions without deviating from basic Area Plan goals and policies. Major changes to the Specific Plan would require the same public procedure review as was used to adopt this Specific Plan.

**B. IMPLEMENTATION RESPONSIBILITY**

For the purpose of identifying those responsible for implementation of Rocking K, two entities must be identified. These are the Master Developer and the Builder.

The Master Developer is the entity responsible for insuring that the basic infrastructure facilities are planned to serve the Planning Areas within the Rocking K Specific Plan. Rocking K Development is the Master Developer.

The Builder is the purchaser of a planning unit, or portions of a planning unit, who will either build or provide for building on individual lots within their areas of ownership. Plan area will be determined by the marketability of the project.

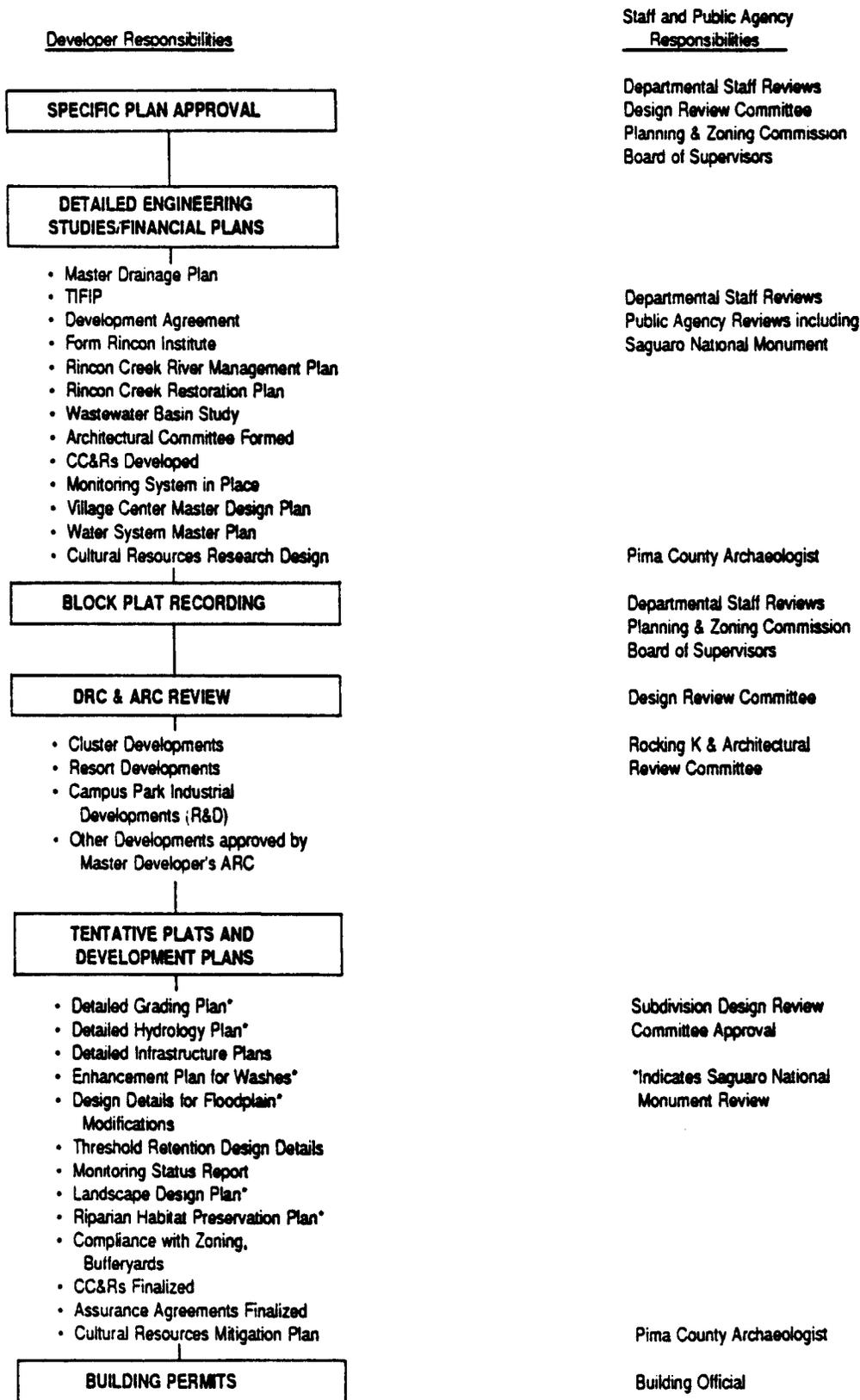
Additionally, the provision of major infrastructure to serve the Rincon Valley and Rocking K will be coordinated and controlled by a variety of public departments and agencies such as Pima County Department of Transportation and Flood Control District, Tucson Water, Pima County Wastewater Management Department, Pima County Parks and Recreation Department and others. Each of these departments and agencies has somewhat different planning requirements and financing arrangements which determine their ability to provide services. The timing and financing of major offsite infrastructure

will also be the subject of a development agreement between the Master Developer and Pima County. The agreement must be executed as a condition of approval of the Specific Plan.

### **C. IMPLEMENTATION SEQUENCE**

Implementation of the Rocking K Specific Plan will be the result of the planning and engineering process, beginning with adoption of the Specific Plan. Several complex and detailed studies must be completed in the time period between when the Specific Plan is approved and when specific detailed development plans are submitted to Pima County for review and approval. These additional studies include the Master Drainage Plan; Transportation Improvement Financing and Implementation Plan, along with its associated development agreement; provisions for the Rincon Institute; Rincon Creek River Management Plan, including the Rincon Creek Restoration Plan; Wastewater Basin Study; formation of the Architectural Review Committee; development of a Dwelling Unit Monitoring System; preparation of a Master Design Plan for the Village Center; and development of the Master Covenants, Conditions and Restriction for the project. The results of these studies will substantially provide the details for implementation of the various infrastructure systems. These studies will assure that the specific policies, objectives and design guidelines are thoroughly reviewed and incorporated into projects. Table VII-1 shows the generalized implementation sequence for Rocking K.

**TABLE VII-1 - GENERAL IMPLEMENTATION SEQUENCE**



## **D. PHASING**

The Rocking K Specific Plan will generally be divided into three phases as indicated on Exhibit VII-1. These phases should be considered preliminary and subject to the result of the various infrastructure engineering studies and financial plans prepared pursuant to adoption of the Specific Plan. Once the infrastructure implementation program is defined, development within the Plan will primarily be determined by market conditions.

While it is impossible to specifically tie down precise phasing over the 25-year development period, the following represents the general strategy for development.

### **Phase I                    1992-2001**

Phase I development will include the Rocking K Ranch Resort, Mica Mountain Resort, and two of the Rocking K golf courses, one north and one south of Rincon Creek. Residential areas both north and south of Rincon Creek, particularly parcels related to the golf courses and resorts, may also be developed. Additionally, selected office and commercial/R&D parcels will be developed along with the appropriate offsite and onsite infrastructure. Restoration of Rincon Creek will begin. Trailheads and the trails system will be started, and the 40-acre park site will be donated to Pima County.

### **Phase II                    2001-2010**

During Phase II, The Lodge at Deer Camp, associated recreational areas, and nearby residential sites will be developed. A new golf course north of Rincon Creek will be built. Needed commercial will be developed in the Village area. Work will start on the Village at Rincon Creek, including some areas of medium density residential along with the appropriate offsite and onsite infrastructure. Restoration of Rincon Creek and trail system implementation will continue.

### **Phase III                2010-2017**

The final phase of development will include completion of the Village at Rincon Creek, including the Rincon Creek Resort and Conference Center, and areas of higher density residential. By the year 2017 the final golf course will be built. During Phase III, restoration of Rincon Creek and the trail system will be completed. Remaining residential areas will be built along with the appropriate offsite and onsite infrastructure.

### **Employment Phasing**

The Rincon Valley Area Plan requires that an Employment Phasing Plan be developed for any rezoning which includes employment generating uses. An objective of the Area

Plan is to provide employment and opportunities for a substantial segment of the residential population in relatively close proximity. This strategy will reduce travel demand and resultant congestion and air quality problems. However, the actual phasing of employment will be largely determined by market factors both locally and outside the State.

However, based on the general phasing strategy described above, approximately 600-800 permanent jobs will be created by the two resorts. Additionally, the commercial office and R&D development anticipated in Phase I will provide approximately 900-1400 permanent jobs. Construction activities associated with development of the resorts, golf courses, commercial, R&D, office and residential areas will provide several hundred more jobs. Construction of the offsite infrastructure systems will also provide many more construction jobs in both the private and public sector during Phase I.

#### **E. DENSITY TRANSFER & MONITORING**

Section V of the Specific Plan provides for transfer of dwelling units from planning unit to planning unit within the same Planning Area as defined on the RVAP; and from a lower density Planning Area to a higher density Planning Area so long as the maximum number of units permitted in each Planning Area as indicated on Table II-1 is not exceeded. A monitoring program is required to account for the transfer units, ensure that development conforms to the Specific Plan, and also for ensuring the amenity bonus provisions of the RVAP are properly administered. The monitoring system will also provide a means to monitor the phasing of development and infrastructure provided through the development agreement between Rocking K Development and Pima County.

The Planning Director will keep a Monitoring Status Report for each Planning Unit, accumulated by Planning Area, based upon information submitted by the Master Developer at each development phase, to assure that the above conditions are met at all phases of development. A Planning Unit Monitoring Table similar to Table VII-2 will be developed as a condition of Specific Plan approval.

**TABLE VII-2: PLANNING UNIT MONITORING TABLE**

Planning Area	Land Use Type	Acres	Previously Authorized D/U	D/U Gained/Lost	Transferred From/To (Plng. Unit)	Currently Authorized D/U	Originally Authorized D/U + 20%	Maximum Added D/U Acceptable
Totals								

9230

1139

VII-6

The Planning Director may require such information to be submitted in a magnetic media format, for use by a spreadsheet computer program and suitable for inclusion and combination with compatible programs in use by the Planning Department (i.e., "Lotus" spreadsheet on an MS-DOS compatible diskette).

The Planning Director shall establish a procedure to share information from the Monitoring Status Report with other affected departments and public agencies, such as, but not limited to, Parks and Recreation, Transportation, Flood Control, Wastewater, Water, and Vail School District.

#### **F. AMENITY BONUS PROVISIONS**

Planning Areas (from the Area Plan) establish a base (minimum) gross residential density (see Table IV-I). In order to achieve greater than the base density within a Planning Area, the Area Plan provides a series of potential amenity bonuses. The utilization of these amenity bonuses may increase allowable gross densities up to, but not in excess of, the maximum allowed in each Planning Area. As an example, Planning Area L, allows a base density of 0.3 units per gross acre. If appropriate amenity bonuses are provided within Planning Area L, it is possible to increase the allowable density up to 2.0 units per gross acre.

Over the entire Specific Plan area, the provision of specific amenity bonuses within the various Planning Areas will allow more than 10,000 dwelling units. The Specific Plan, however, permits a maximum of 10,000 units, regardless of whether the amenity bonus provisions allow more than that. The process for applying amenity bonuses is described in Section V.

Accounting for the additional units provided by the amenity bonus provisions is a function of the monitoring program.

#### **G. ZONING EQUIVALENCY**

The Specific Plan contains a series of planning units which have designated zoning categories. For the purposes of determining equivalent land use, bufferyard requirements, and architectural review, Table VII-3 equates the Specific Plan Zoning classifications with similar existing County zoning categories. This table, in conjunction with the standards within the zoning classifications in Section V of the Specific Plan, provides a mechanism for governmental review staff to make judgements about comparable use, densities, setbacks, height limits, open space, bufferyards, landscaping, coverage, and similar land use and development concerns.

Table VII-3 provides a comparison of Rocking K Specific Plan Zoning Classifications to Pima County Zoning Categories.

#### **H. SPECIFIC PLAN CHANGES**

The criteria and process to be followed for any changes to the Rocking K Specific Plan shall follow the provisions of Pima County Zoning Code 18.90.080, as the same now exists or may be hereafter amended.

**TABLE VII-3 - ZONING COMPARISON**

Specific Plan Zoning Classifications	Comparable County Zoning Category			ARC
	Use (1)	Bufferyard	DRC	
VLDR	CR-1	CR-1	NO (3)	YES
LDR	CR-3	CR-3	NO (3)	YES
MDR	CR-4	CR-4	NO (3)	YES
MHDR	CR-5	CR-5	NO (3)	YES
HDR	CR-5	CR-5	NO	YES
RESORT	MR (2)	MR	YES	YES
C	CB-1/CB-2	CB-1	NO	YES
O	TR	TR	NO	YES
R&D	CPI	CPE	YES	YES
OS	GC	CG	NO (4)	YES
NOS	N/A	N/A	NO	NO

**NOTES:**

1. This comparison is primarily related to land uses. Unless otherwise stated in the Specific Plan Land Use Regulations and Standards, land uses and standards, lot sizes and setbacks (not exceeding the Specific Plan density ranges), compliance with BOZO, Landscape Regulations, Lighting Regulations, Parking Requirements, and other County Codes and Ordinances will apply.
2. Except that, along the boundary of Saguaro National Monument, minimum site setback shall be 300 feet.
3. Plans for Cluster Development must be approved by the DRC.
4. Plans for golf courses within the Buffer Overlay Zone must be submitted to Saguaro National Monument.