

Oasis RV Resort

SPECIFIC PLAN
PIMA COUNTY, ARIZONA

7/16/2025



P R O J E C T T E A M

CONSULTANT:

THE WLB GROUP, INC., an LJA Company

4444 E BROADWAY BLVD

TUCSON, AZ 85711

520-881-7480

CONTACT PERSON/s:

Robert G. Longaker III, PLA, AICP

Director of Planning

rlongaker@wlbgroup.com

Liz Madsen

Senior Planner

lmadsen@wlbgroup.com

Dionna Hatch

Landscape Designer/Planner

dhatch@wlbgroup.com

Developer

William Slanaker

wslanaker@cciworldwide.net

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SECTION I | SITE INVENTORY

A. Land Use

1. Location/regional context

The approximately 10-acre subject property is located in northern Pima County, Arizona within a portion of Section 9, Township 11 South, Range 14 East.

The property consists of tax parcels 222-22-011D, 222-22-011E, and 222-22-0130.

Refer to Exhibit I-A-1: Regional Location Map.

2. Existing land uses on site

The site is currently vacant with the exception of a well and associated storage tank.

3. Existing easements

Easements over the subject property have been granted via the Final Plat for Golder Ranch Commercial Center (MP 5905) for grading, slopes, landscaping, irrigation, stormwater drainage and retention and a water tank.

4. Comprehensive Plan on site & surrounding area

The subject property is within the Tortolita Planning Area of Pima Prospers (Pima County Comprehensive Plan) which designates the property as a Community Activity Center (CAC). This land use intensity category has an objective to designate medium and high intensity mixed-use districts designed to provide a full range of goods and services including the following: office and medical uses, hotels, research and development opportunities, educational and institutional uses, and compatible medium to higher density housing.

The property is within the GZ-1 (Urban Gateway Overlay Zone). Per Pima County Code 18.78.010, the purpose of this zone is to protect the scenic quality of entry points into metropolitan Tucson and nearby public preserves, reduce visual impacts of development on scenic vistas and entry points, provide an appropriate visual transition between natural preserves and more urbanized areas, enhance the southwest character of Pima County and encourage well designed buildings.

5. Surrounding land uses and zoning

The existing zoning of the subject property is GR-1, General Residential Zone. The subject property is located within the Lago del Oro Zoning Plan. The Lago del Oro Zoning Plan designates the site as CB-1, but the CB-1 zoning has not been effectuated.

The surrounding land uses and zoning are as follows:

North: Single family residences, SH Suburban Homestead Zone.

East: Vacant, GR-1 General Residential Zone (pending perfection of TR zoning for a 91-unit single family detached subdivision named Wildflower Reserve)

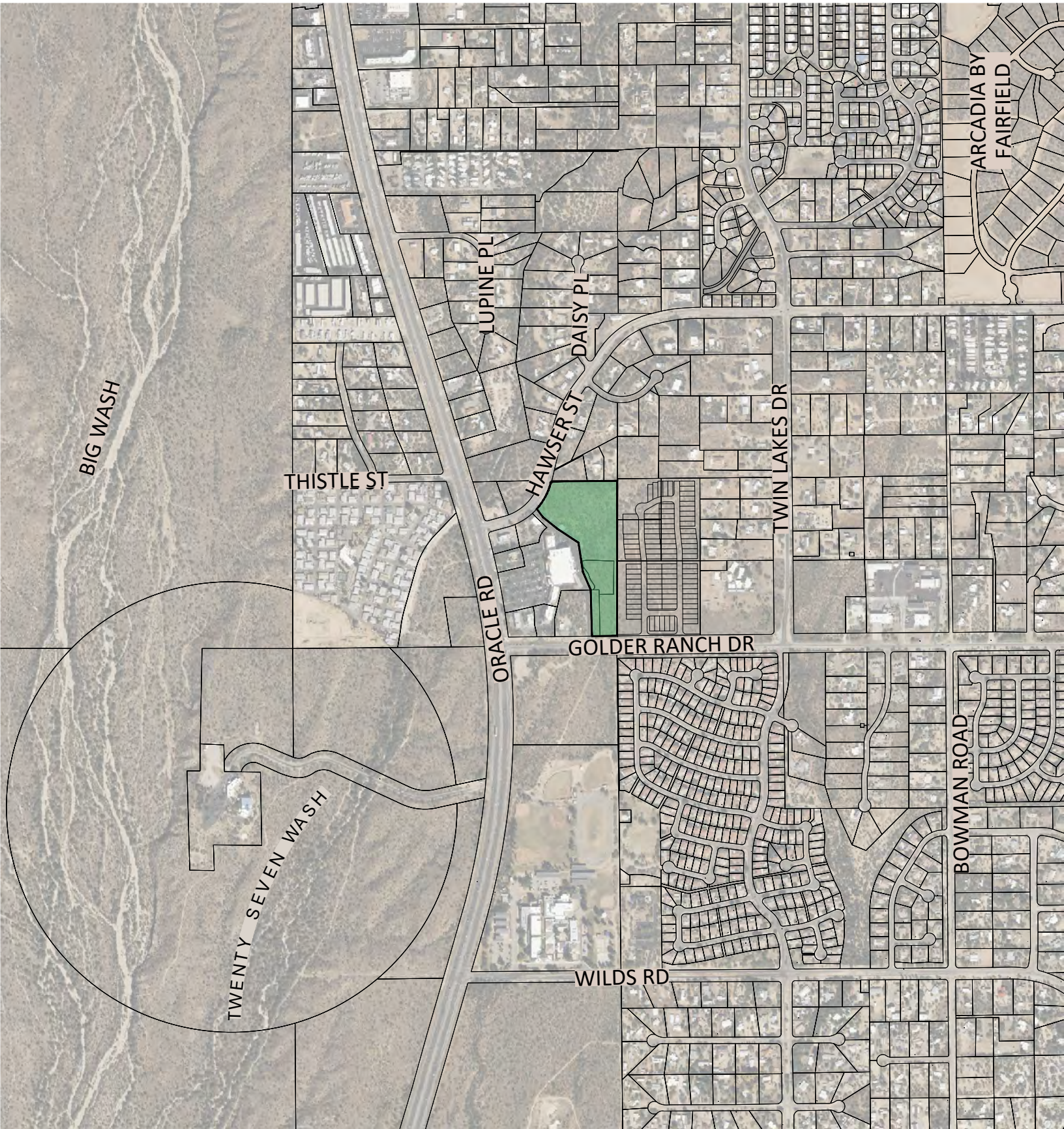
South: Vacant, GR-1 General Residential Zone.

West: CB-1 Local Business Zone and GR-1 General Residential Zone.

6. Pending rezonings, plats, development plans

Wildflower Reserve (Final Plat Sequence# 20240590182) is a new 91-unit single family residential community located adjacent to the east of the subject property and being developed by KB Homes. It is currently under construction.

EXHIBIT I-A-1: REGIONAL LOCATION MAP



LEGEND

 SUBJECT PROPERTY BOUNDARY

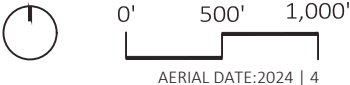


EXHIBIT I-A-2: LAND USE



LEGEND



SUBJECT PROPERTY
BOUNDARY

- A DEWHIRST-CATALINA PUBLIC LIBRARY
- B LAZY A MOBILE HOME PARK
- C RAIL RANCH
- D PIMA STONE LANDSCAPING MATERIALS

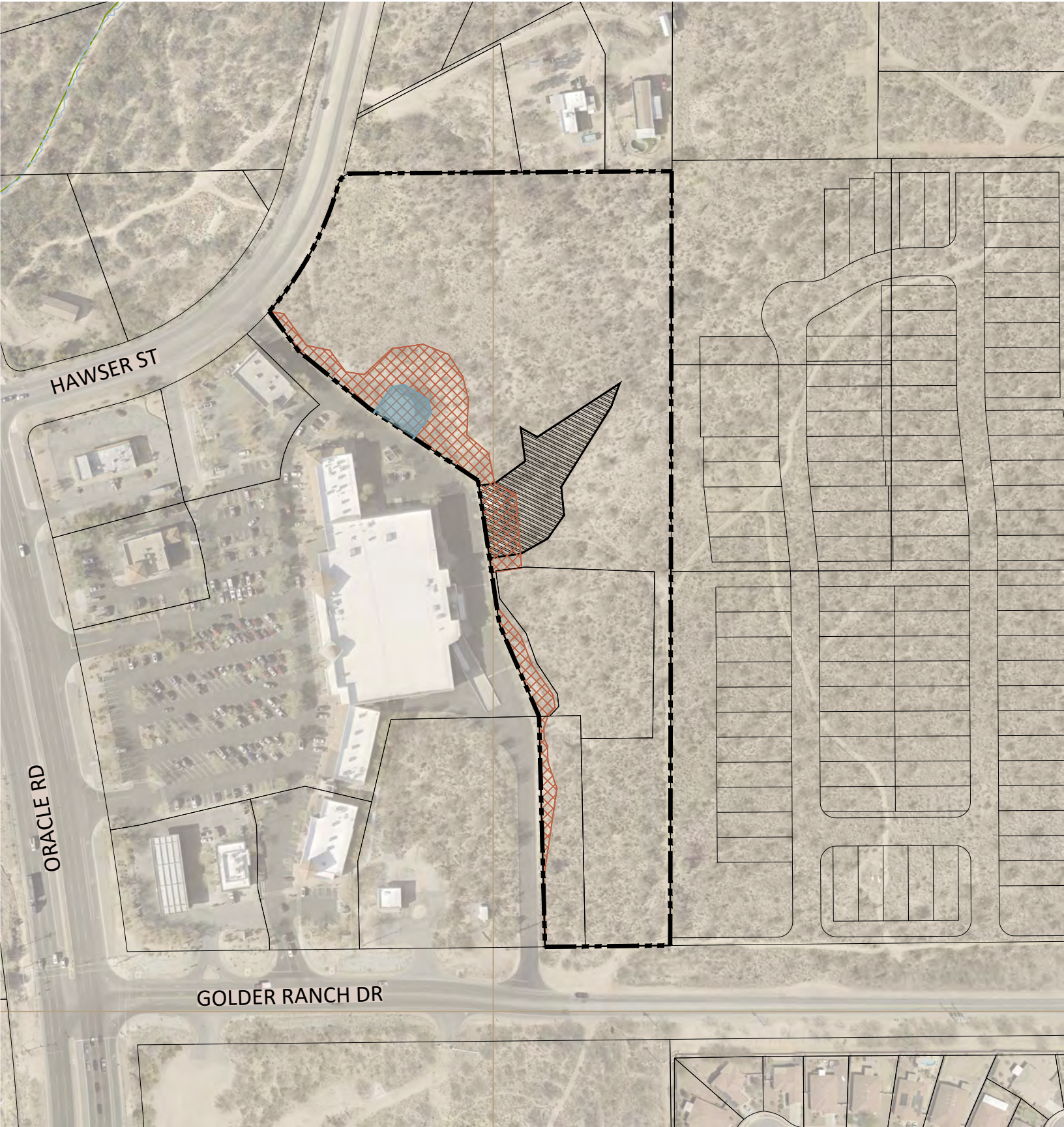
- E BASHA'S GROCERY STORE
- F VISTA DE LA MONTANA UNITED METHODIST CHURCH
- G CORONADO MIDDLE SCHOOL
- H ORCHARD VALLEY MOBILE HOME PARK

- I TWIN LAKES MOBILE ESTATES



AERIAL DATE: 2024 | 5

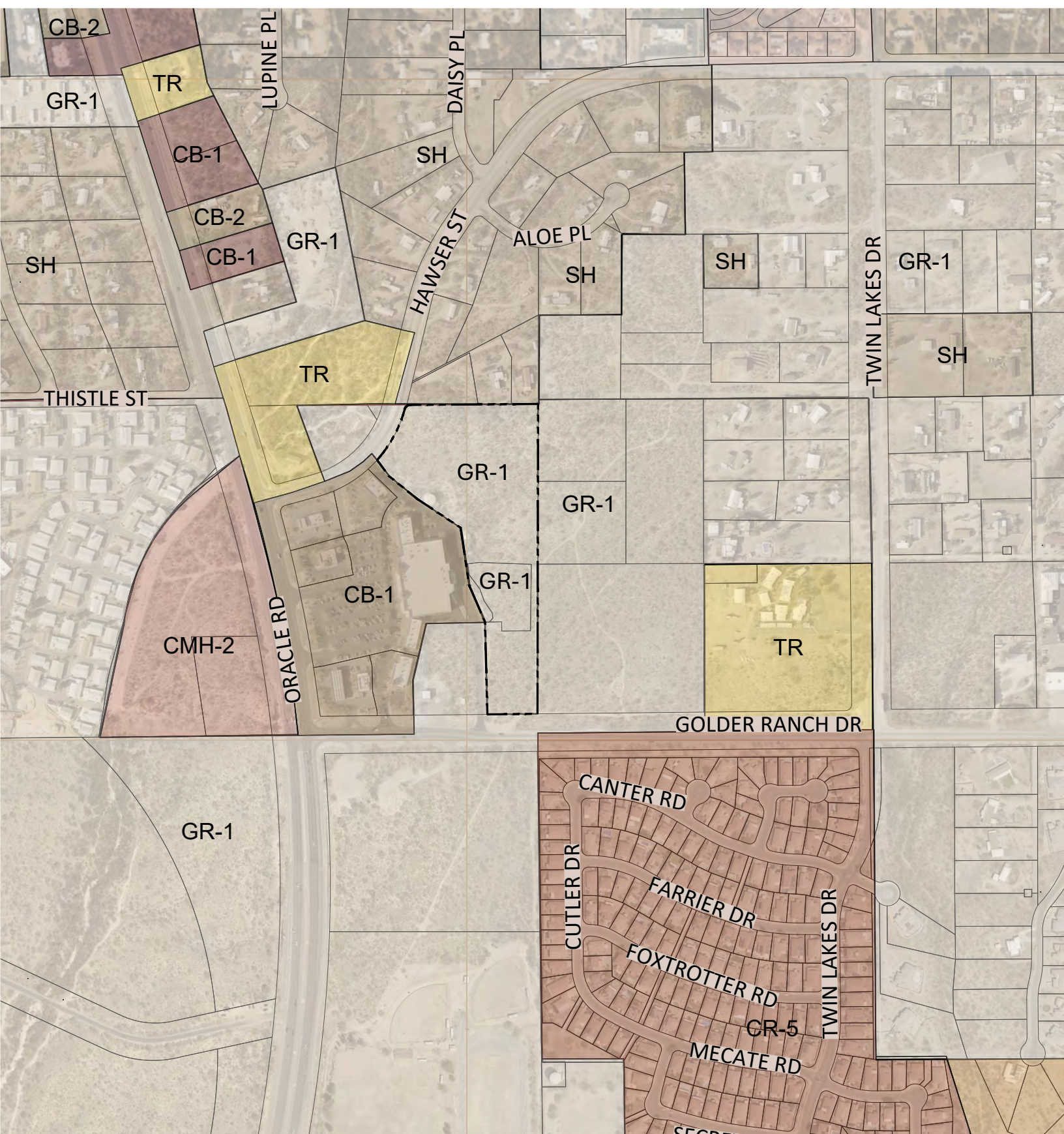
EXHIBIT I-A-3: EXISTING EASEMENTS



LEGEND

- SUBJECT PROPERTY BOUNDARY
 - PRIVATE GRADING, SLOPE, LANDSCAPING, IRRIGATION AND EASEMENT. DKT 12106, PG 7095
 - PRIVATE WATER TANK DKT 12106, PG 7123 & DKT 12125, PG 1535.
 - PRIVATE DRAINAGE & RETENTION EASEMENT DKT 12106, PG 7075.
- AERIAL DATE: 2024 | 6

EXHIBIT I-A-5: EXISTING ZONING



LEGEND

 SUBJECT PROPERTY
BOUNDARY



B. Topography and Grading

1. Topographic characteristics

- a. Restricted peaks and ridges.

There are no HDZ identified restricted peaks or ridges on the property.

- b. Rock outcrops or talus slopes.

None.

- c. Slopes of 15% to 25% and slopes greater than 25%.

The property is subject to the Hillside Development Overlay Zone. Please refer to *Exhibit I-B-1: Topography* for the slopes of 15% to 25% and greater than 25% on the property.

- d. Any other significant topographic features.

None

- e. Existing grading and ground disturbance on the site.

Ground disturbance includes a well site and associated metal water storage tank, and a concrete drainage structure on the west property line. There is a lightly used north-south dirt road on or near the east property line that extends from Golder Ranch Road north approximately 600 feet north before bending east away from the subject property. Additionally, there is a two-track trail coming off Hawser Road just north of the western-most corner of the property that extends less than 200 feet to the south. The two-track trail is a relic from a mobile home that previously existed on the shopping center property.

2. Average Cross Slope

Based on information from Pima Maps, the average cross slope (ACS) is approximately 10.46% for parcel 222-22-011D, 6.9% for parcel 222-22-011E and 7.3% for parcel 222-22-0130.

EXHIBIT I-B-1: TOPOGRAPHY



LEGEND

██████████ SUBJECT PROPERTY

 SLOPES BETWEEN 15%-25%

 SLOPES ABOVE 25%

0' 100' 200'

CONTOUR INTERVAL: 2 FT | 9

C. Hydrology

1. Off-site hydrology

The site is impacted by drainage entering the site along its eastern boundary at two locations, identified as concentration points OS1 and OS2 on *Exhibit I-C-1: Offsite Hydrology*. The 39 cfs entering the site at OS1 flows into a Xeroriparian Class B (no IRA designation) Regulated Riparian Habitat that will remain largely undisturbed, except for an access drive and other areas of encroachment to accommodate the development of the site (disturbance will be less than 1/3 of an acre). Flows at OS2 leave a basin in the adjacent subdivision and only cross the very southeastern corner of the site.

2. On-site hydrology

a. Flood Control Resources Areas.

The site contains a Xeroriparian Class B (no IRA designation) Regulated Riparian Habitat.

b. Concentration points and 100-year peak discharges for all on-site watersheds.

Please refer to *Exhibit I-C-2: Onsite Hydrology*.

c. FEMA-designated floodplains and floodways, locally identified special study floodplains and administrative floodways or flow corridors.

There are no FEMA designated floodplains or floodways on the site, nor are there locally regulated floodplains or floodways.

d. Floodplain delineation of any previously unmapped regulatory floodplain.

None.

e. Regulatory sheet flood areas and depths as mapped by Pima County, unless better information is provided with the submittal. Any data provided to supersede the sheet flood shall be shown.

None.

f. Any lakes, ponds, wetlands, springs, or other source(s) of perennial surface water.

None.

g. Erosion hazard setbacks for all on-site watercourses. If an erosion hazard setback from a watercourse just off-site impacts the project site, also show those limits.

Not applicable.

h. Pima County Regulated Riparian Habitat limits and classifications (acreage of each as a Table).

There are approximately 1.1 acres of Xeroriparian Class B (no IRA designation) Regulated Riparian Habitat in the central portion of the subject property. Please refer to *Exhibit I-D-1: Conservation Lands System and Regulated Riparian Habitat*.

- i. Flow arrows for non-regulatory flows.

Please refer to *Exhibit I-C-1: Offsite Hydrology*.

- j. Existing drainage easement(s) or other easements which could affect site drainage design.

There is a private drainage and retention easement on the property (Dkt. 12106, Pg. 7075) that was granted by the Final Plat for Golder Ranch Commercial Center (MP 59055). This easement will be retained in its current location.

- k. Existing drainage infrastructure (i.e. culverts, basins, etc.) on or adjacent to the site.

There is an existing concrete weir to intercept drainage exiting the subject site at the west boundary of the site.

3. Hydrology

- a. Features of the watersheds that may affect or be affected by the conditions of the site including downstream drainage conditions and whether or not the site is within basin that has been designated Critical.

There are no critical features of the watershed affecting this site.

- b. Acreage and 100-year peak discharge for upstream off-site watersheds at concentration points where the watercourse enters and exits the site (may be included as a table on the map).

Please refer to *Exhibit I-C-1: Offsite Hydrology*.

- c. The methodology used to determine the Erosion Hazard Setbacks.

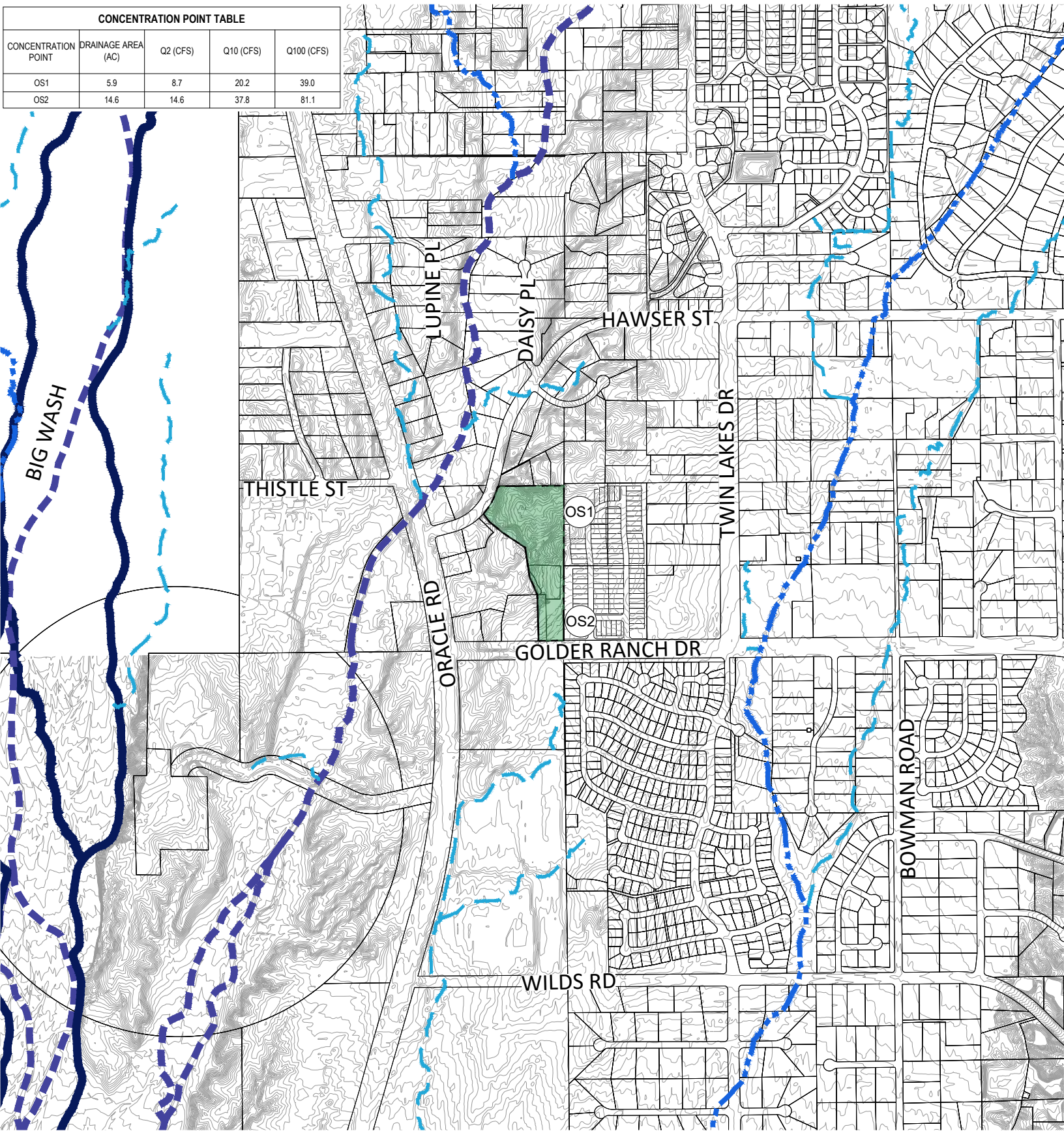
There are no regulatory washes on the site.

- d. The methodology used to determine the 100-year floodplains for peak discharges greater than or equal to 100 cfs, with justification identifying which are Federal, local or developer mapped.

There are no flows on the site exceeding 100 cfs, and as such this is not applicable.

EHIBIT I-C-1: OFF-SITE HYDROLOGY

CONCENTRATION POINT TABLE				
CONCENTRATION POINT	DRAINAGE AREA (AC)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)
OS1	5.9	8.7	20.2	39.0
OS2	14.6	14.6	37.8	81.1



LEGEND

SUBJECT PROPERTY BOUNDARY

- WASH - UNDER 500 CFS
- WASH - 500-1000 CFS
- WASH - GREATER THAN 2000 CFS

WASH - GREATER THAN 10,000 CFS



EHIBIT I-C-2: ON-SITE HYDROLOGY

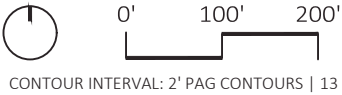
CONCENTRATION POINT TABLE				
CONCENTRATION POINT	DRAINAGE AREA (AC)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)
1E	1.4	2.2	4.8	9.2
2E	1.9	3.3	6.8	12.9
3E	11.1	14.2	35.2	73.3
4E	16.2	15.6	40.7	88.0



LEGEND

- SUBJECT PROPERTY BOUNDARY
- WATERSHED BOUNDARY

CONCENTRATION POINT



D. Biological

1. Conservation Lands System (CLS)

The subject property is outside of any areas designated in the Pima County Conservation Lands System.

2. Priority Conservation Area (PCA)

The subject property is not in the PCA for the Cactus Ferruginous Pygmy Owl, the Needle Spined Pineapple Cactus or the Pima Pineapple Cactus.

3. Saguaros and Ironwood trees

There are no saguaros or ironwood trees on the subject property.

4. Habitat protection/ community open space

The subject property is not in an Open Space or Habitat Protection designated area.

E. Transportation

1. Existing/planned off-site streets.

a. Existing right-of-way width

Oracle Road/Arizona 77 has an existing right-of-way width of 200 feet.

Golder Ranch Drive is located adjacent to the southern boundary of the subject property and has an existing right-of-way width of 150 feet.

Hawser Street is located adjacent to the northern boundary of the subject property and has an existing right-of-way width of 90 feet.

b. Number of travel lanes, capacity, and posted speed limit.

Oracle Road/Arizona 77 is improved with six lanes, bike lanes in both directions and left and right turn lanes. The paved width of Oracle Road in the vicinity of the subject site is 120 feet. The posted speed limit is 55 miles per hour.

Golder Ranch Drive consists of two travel lanes and a two-way left turn lane for a total paved width of approximately 38 feet. The posted speed limit is 35 miles per hour east bound and 35 miles per hour west bound as one approaches Oracle Road.

Hawser Street consists of two travel lanes and a center lane for a total paved width of approximately 48 feet. The posted speed limit is 35 miles per hour.

c. Present Average Daily Trips (ADT)

The Arizona Department of Transportation 2023 Average Annual Daily Traffic Report indicates Oracle Road carries 12,960 daily trips at Golder Ranch Drive. Based on 2023 data, the Pima Association of Governments Transportation Data Management System indicates Golder Ranch Drive carries 8,753 daily trips adjacent to the south boundary of the subject property and Hawser Street carries 3,778 daily trips near Oracle Road.

d. If there are existing bicycle and pedestrian ways.

Oracle Road has bike lanes in both directions, and a separated walking path on the east side of the road. There are no bicycle lanes or pedestrian ways on Golder Ranch Road or Hawser Street. There is also a 10-foot asphalt paved shared-use path along the eastern side of Oracle Road.

e. If any public roadway improvements are underway or scheduled within 5 years.

Golder Ranch Road adjacent to the Wildflower Reserve subdivision to the east of the rezoning site was recently widened and there are no other programmed improvements to this road or other roads in the immediate area.

2. Distances to existing drives/intersections

The Oracle Road/Golder Ranch Road intersection is the nearest signalized intersection and is approximately 750 feet from the subject property. The Oracle Road/Hawser Street intersection is approximately 500 west of the north end of the subject site is unsignalized.

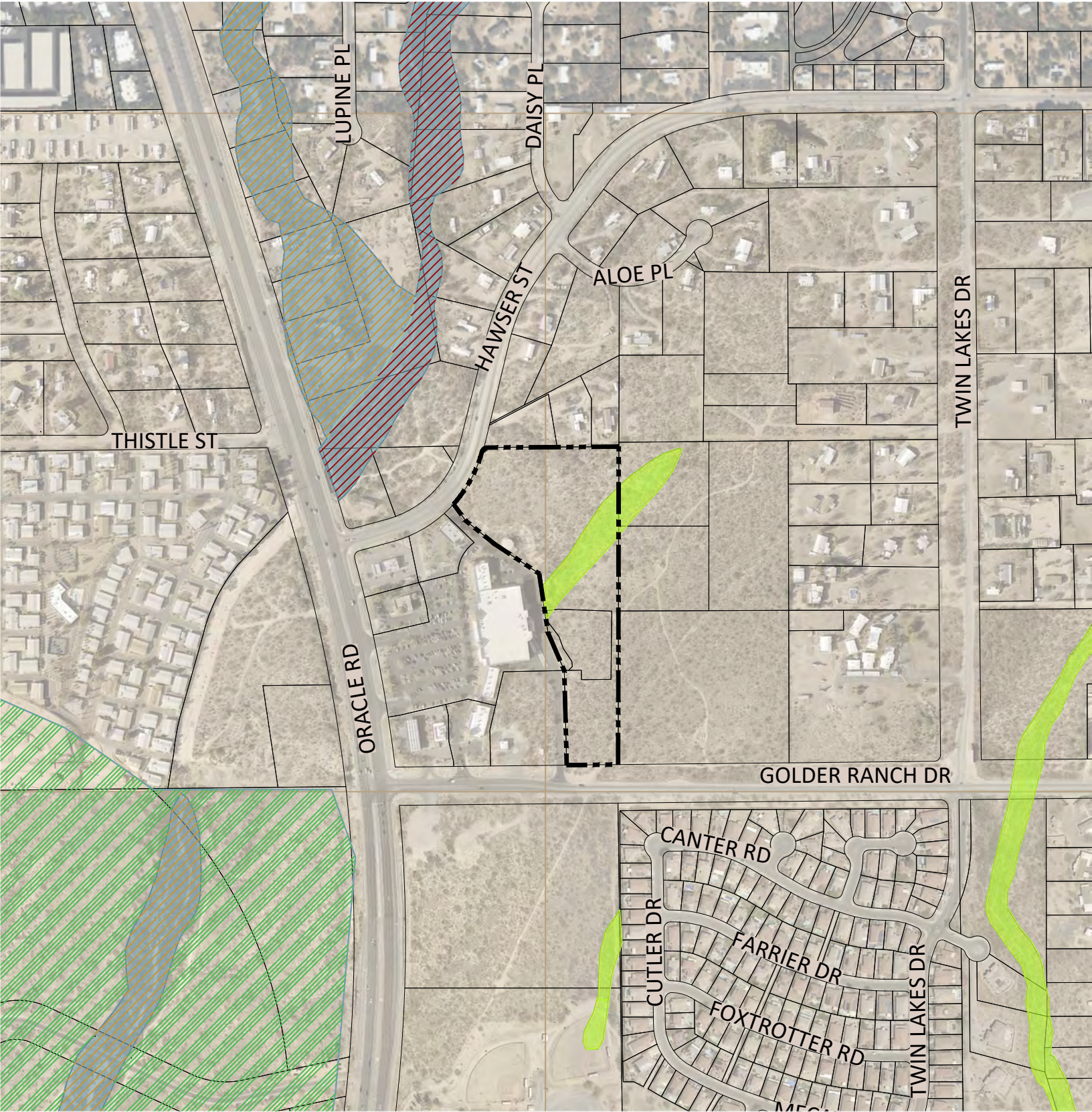
A service access drive runs the length of the east side of the shopping center, near the west boundary of the subject property.

Please refer to Exhibit I-E-2: Distances to Existing Drives.

3. Public transit

Transit service is provided by the City of Tucson Sun Shuttle Service. Hourly service operates Monday through Friday between 6 A.M. and 6 P.M. There is a transit stop at the adjacent commercial center to the west of the subject property. Additionally, the site is within the RTA Sun Shuttle Dial-A-Ride Complementary ADA Service Area.

EXHIBIT I-D-1: CONSERVATION LANDS SYSTEMS(CLS) &
XERORIPARIAN CLASS B REGULATED RIPARIAN HABITAT(RRH)



LEGEND

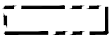
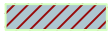



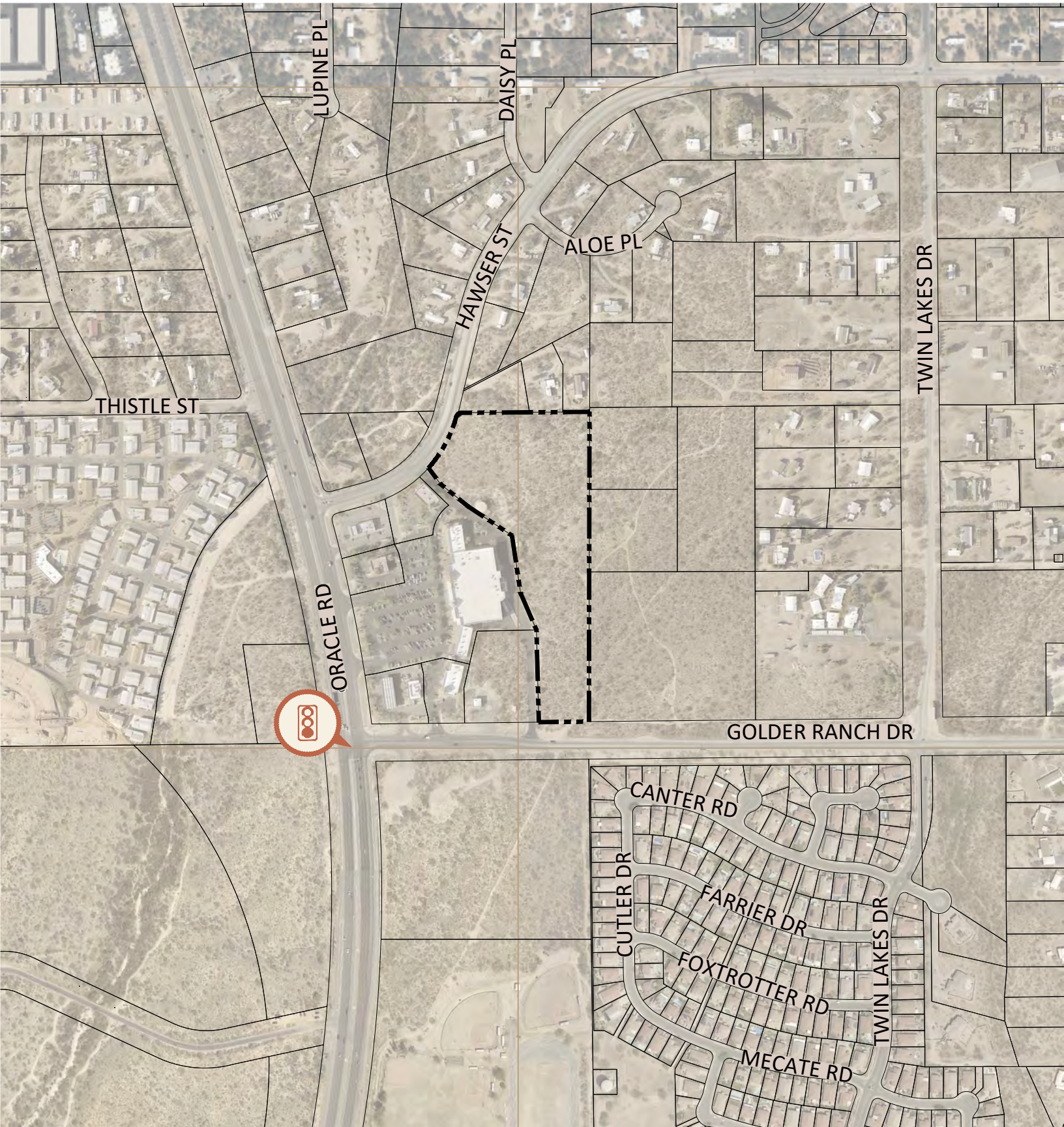
-  SUBJECT PROPERTY BOUNDARY
-  IMPORTANT RIPARIAN AREA-A (RRH) AND OFFSITE IMPORTANT RIPARIAN AREAS(CLS)
-  IMPORTANT RIPARIAN AREA-B (RRH) AND OFFSITE IMPORTANT RIPARIAN AREAS(CLS)
-  OFFSITE MULTIPLE USE MANAGEMENT AREA(CLS)
-  XERORIPARIAN CLASS B(RRH WITH NO IRA DESIGNATION) REGULATED RIPARIAN HABITAT



EXHIBIT I-E-1: EXISTING AND PROPOSED OFF SITE STREETS



LEGEND

 SUBJECT PROPERTY BOUNDARY



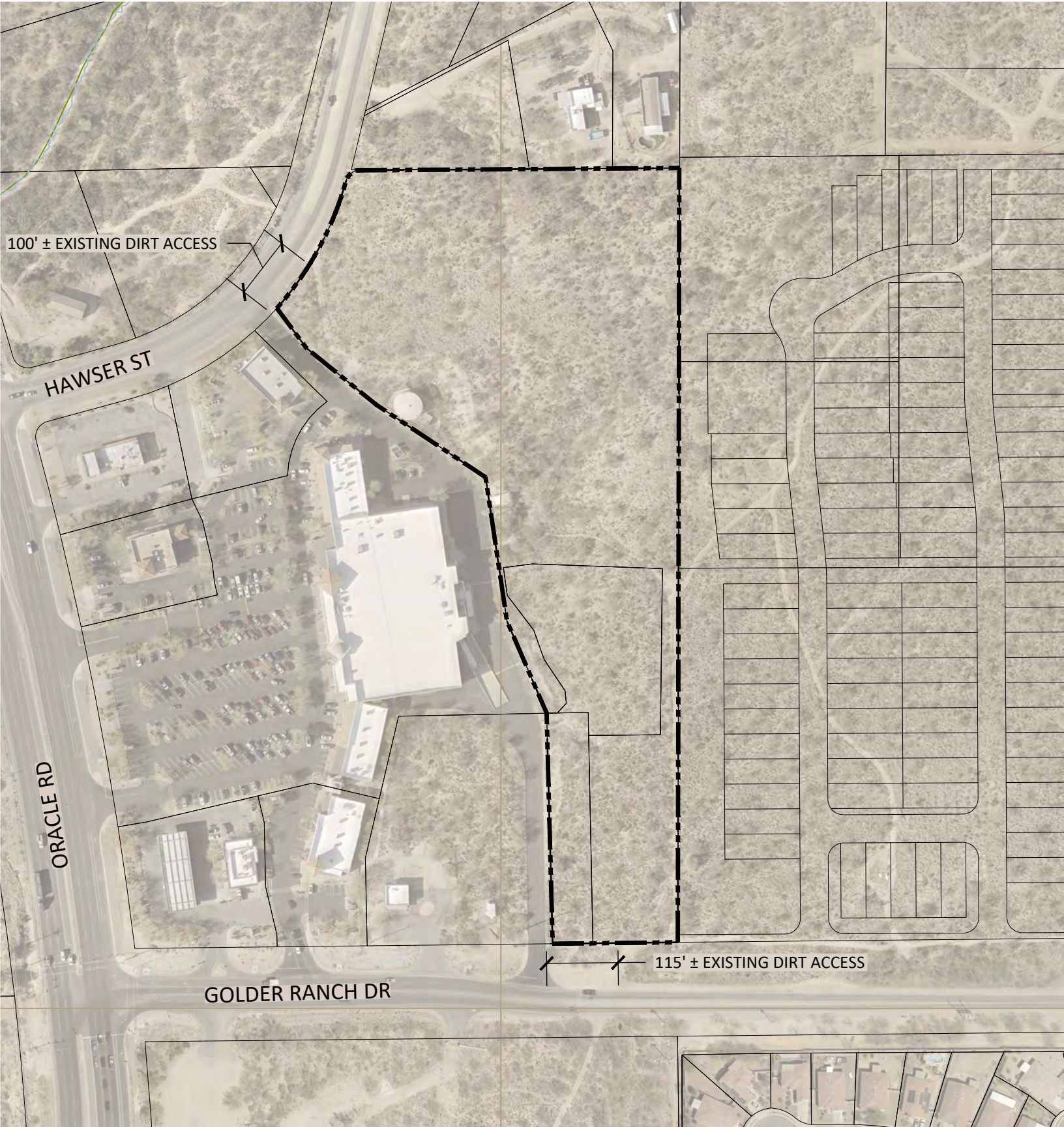
EXISTING TRAFFIC SIGNAL

NOTE:
NO ON OR OFF SITE STREETS ARE
PROPOSED, ONLY ACCESS DRIVES.



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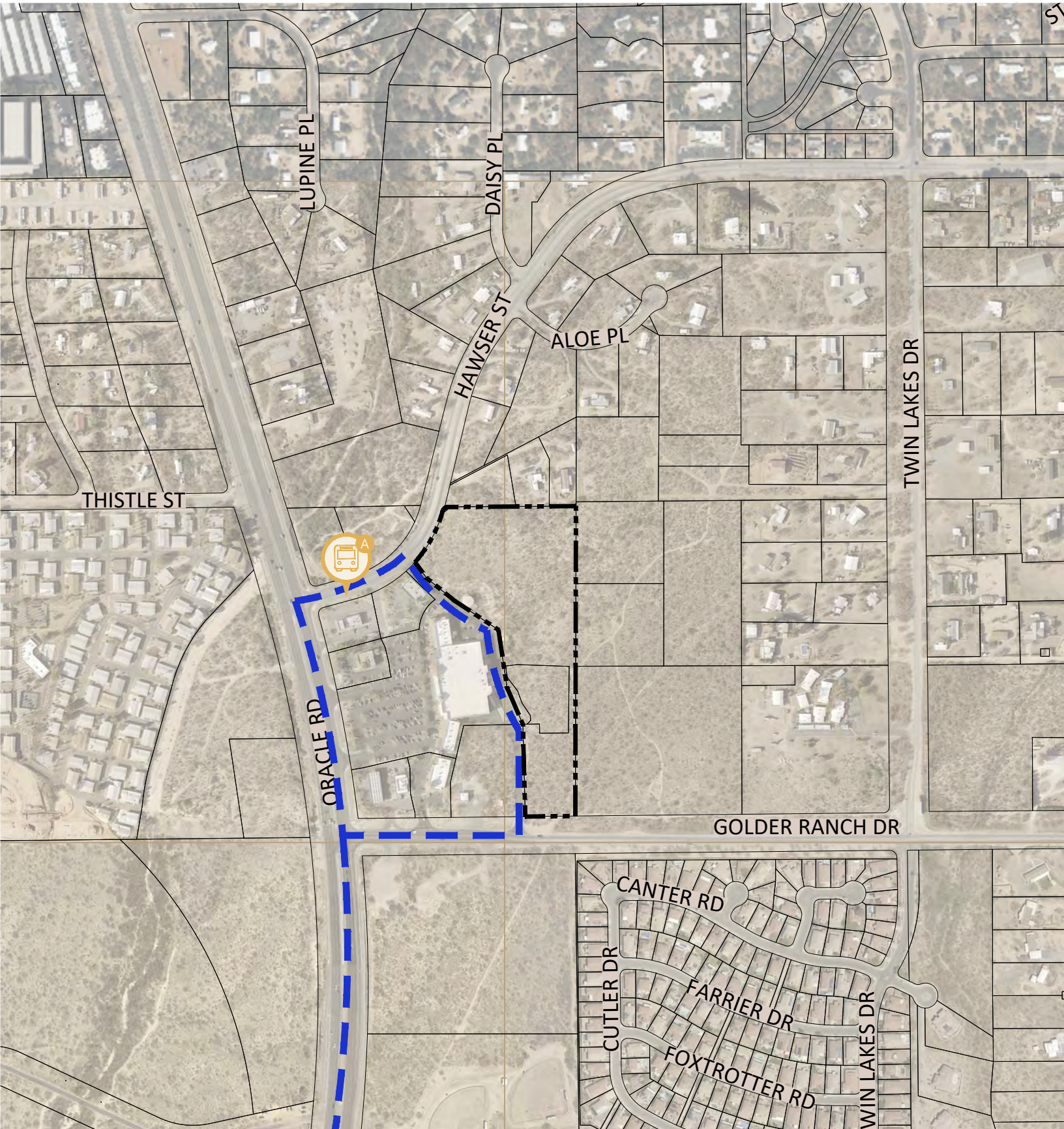
EXHIBIT I-E-2: DISTANCE TO EXISTING DRIVES



LEGEND

 SUBJECT PROPERTY BOUNDARY

EXHIBIT I-E-3: PUBLIC TRANSIT



LEGEND



SUBJECT PROPERTY BOUNDARY



BUS STOP



SUNTRAN BUS ROUTE



F. Sewers

1. Existing public sewer

The site is located within the Pima County Sanitary Sewer Service Area. A ten-inch PVC sewer pipe (G-94-002) is located in Hawser Street adjacent to the north boundary of the subject property, connecting to a 12-inch sewer line in Oracle Road.

2. Site constraints for sewer

The majority of the subject property will be able to gravity flow into the existing sewer in Hawser Street. The southern portion may require a lift station or due to the depth of the drainage area in the central portion of the subject property or a septic system.

G. Recreation

1. Existing recreational facilities on site and within 1 mile

Per PimaMaps, there is a 10-foot paved shared-use asphalt path along the eastern side of Oracle Road that allows for pedestrians and bikes. There are no public parks within 1 mile of the subject property.

2. Trail rights-of-way

Per the Pima Regional Trail System Master Plan (PRSTMP) two trails are planned to pass adjacent to the subject site. The Big Wash/Hawser Single Track, Trail 30, will pass adjacent to the site in the Hawser Road right-of-way. The Golder Ranch Loop to Little Cottonwoods Trail, Trail 159, will pass adjacent to the site in the Golder Ranch Road right-of-way.

H. Cultural Resources: Archaeological and Historic Sites

Please refer to *Appendix A* for a letter from Arizona State Museum. Since a portion of the project area has not been subject to prior archaeological survey, ASM recommends, but does not require, that a qualified archaeological contractor be consulted before any ground-disturbing activity begins.

I. Composite

1. Topography

a. Restricted peaks and ridges

None.

b. Rock outcrops and talus slopes

None.

- c. Slopes 15% to 25% and slopes 25% or greater

There are slopes of 15% to 25% and greater than 25% on the property.

- a. Regulatory floodplains

There are no washes on site with regulatory flows greater than 100 cfs and as such no regulatory floodplains.

- b. Erosion Hazard Setbacks

None.

- c. Concentration points and 100- year flow rates entering and leaving the site.

Please refer to *Exhibit I-C-1: Offsite Hydrology* and *Exhibit I-C-2: Onsite Hydrology*.

- d. Sheet flooding areas

None.

- e. Regulated Riparian Habitat with classifications.

There are approximately 1.1 acres of Xeroriparian Class B (no IRA designation) Regulated Riparian Habitat (with no IRA designation) in the central portion of the subject property.

- f. Any lakes, ponds, springs, wetlands, or other source(s) of perennial surface water

None.

2. Biological resources

- a. All saguaros, by height categories

None.

- b. Ironwood trees

None.

- c. Pima pineapple cactus

None on the subject property of which we are aware.

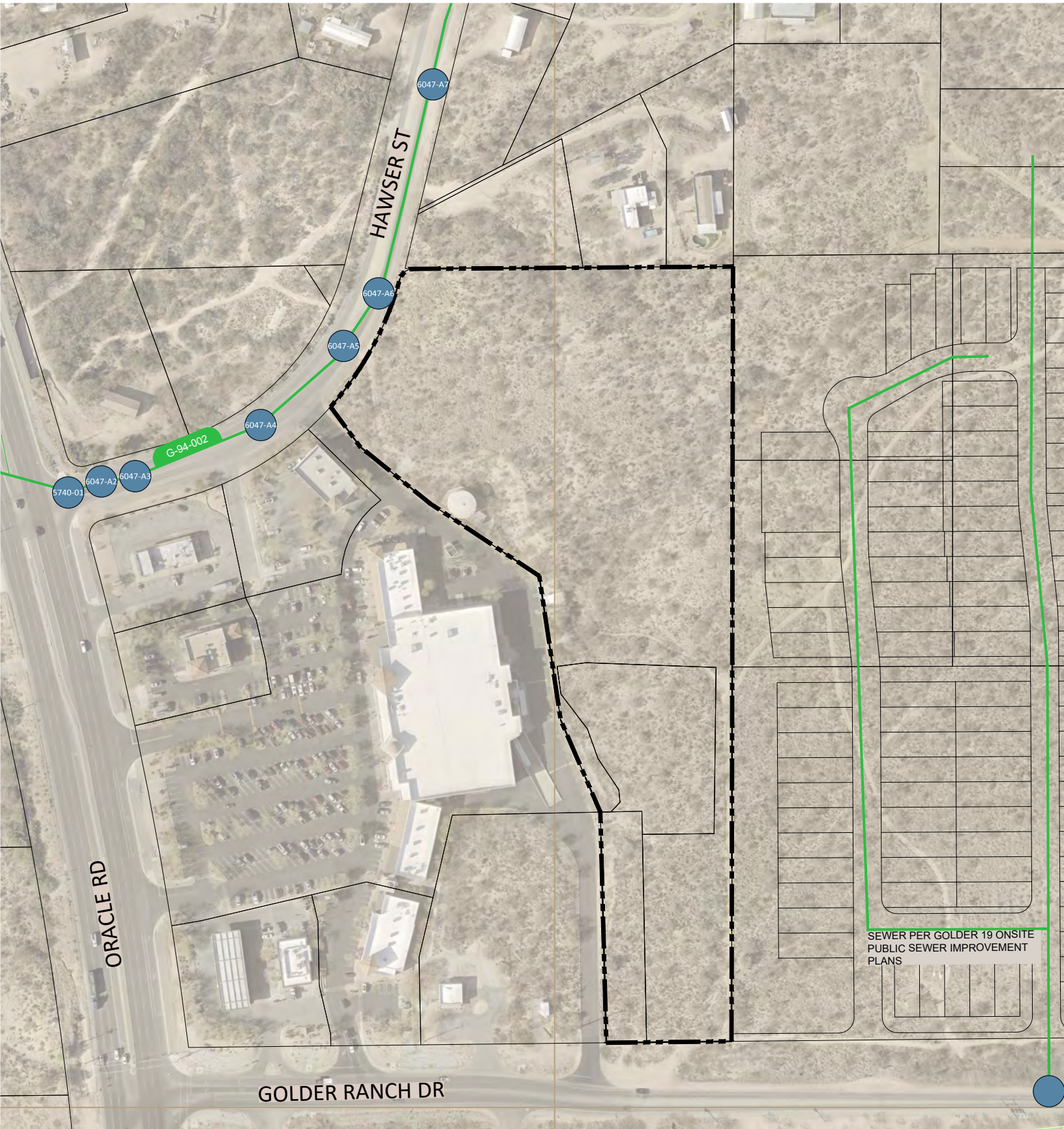
- d. Needle spined pineapple cactus

None on the subject property of which we are aware.

3. Any area in which disturbance would be prohibited by any adopted Pima County ordinance or policy.

None.

EXHIBIT I-F-1: EXISTING SEWER AND SITE CONSTRAINTS



LEGEND

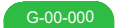
SUBJECT PROPERTY BOUNDARY



MANHOLE



EXISTING SEWER LINE



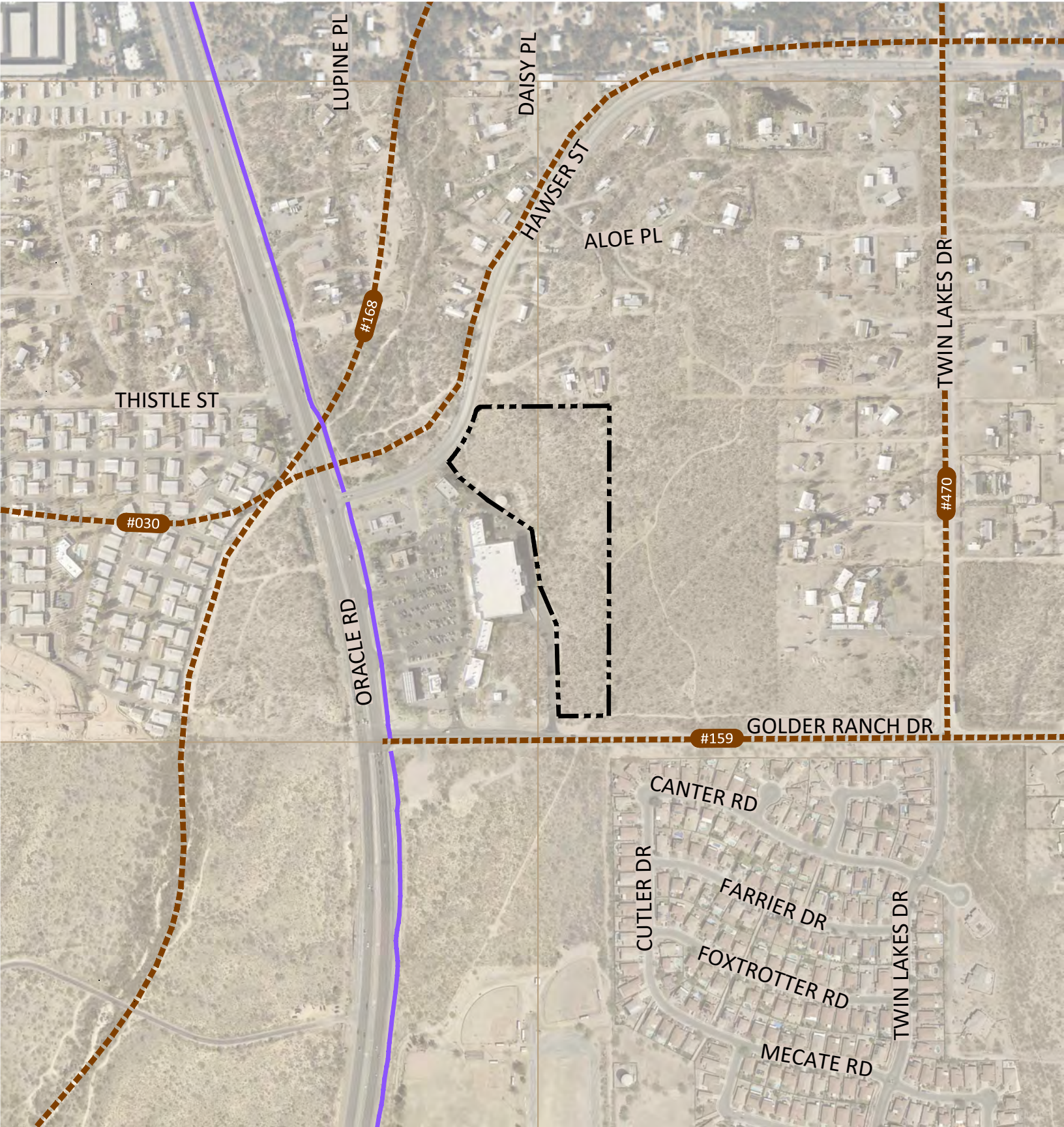
PLAN NUMBER



0' 100' 200'

AERIAL DATE: 2024 | 22

EXHIBIT I-G-1: EXISTING RECREATION & TRAILS



LEGEND

- SUBJECT PROPERTY BOUNDARY
- #030 BIG WASH/HAWSER TO CATALINA STATE PARK/FLAT ROCK TRAIL
- #168 TWENTY-SEVEN WASH
- #159 GOLDER RANCH LOOP TO LITTLE COTTONWOODS
- #470 NWT/OVA TWIN LAKES RD
- 10' SHARED USE BIKE PATH



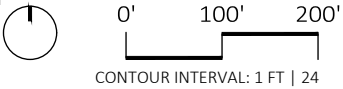
EXHIBIT I-H-1: COMPOSITE MAP

CONCENTRATION POINT TABLE				
CONCENTRATION POINT	DRAINAGE AREA (AC)	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)
1E	1.4	2.2	4.8	9.2
2E	1.9	3.3	6.8	12.9
3E	11.1	14.2	35.2	73.3
4E	16.2	15.6	40.7	88.0
5E	0.5	0.1	1.3	2.8



LEGEND

- SUBJECT PROPERTY
- SLOPES BETWEEN 15%-25%
- SLOPES ABOVE 25%
- REGULATED RIPARIAN HABITAT
- APPROXIMATE AREA OF RIPARIAN DISTURBANCE (.18± ACRES, NOT TO EXCEED .33 ACRES)
- CONCENTRATION POINT



SECTION II | LAND USE PROPOSAL

A. Project Overview

1. Proposed zoning boundaries

The proposed zoning is Specific Plan for the entirety of the subject property.

Please refer to *Exhibit II-A-1: Proposed Zoning*.

2. Project Description

a. Proposed development use and type

The subject property is proposed to be developed as a Recreational Vehicle (RV) Resort. It will contain the following primary site elements and amenities that are internal to the site and available for use only by guests of the RV resort and not the general public:

- 69 RV spaces (final number of spaces may vary slightly depending on site engineering to occur during Site Construction Permit stage. This Specific Plan allows for a maximum of 75 RV spaces).
- Primary access from Golder Ranch Road.
- Paved interior access drives.
- Utility hookups.
- Landscaping.
- Activity center.
- Multi-purpose hall with food serving.
- Health center.
- Sitting areas, study and library.
- Pickleball and cornhole courts.
- Rental of golf carts, electric bikes and mountain bikes for guests.
- Theater.
- Bathroom and showers.
- Dump station.
- Trash collection.
- Office and store.

The property is conveniently located near existing services that would be used by occupants of the proposed RV resort. These include some the following:

- Grocery store.
- Coffee shop.
- Mailing/shipping service.
- Financial institutions.
- Gasoline station and convenience store.
- Medical facilities.
- Automobile services.
- Restaurants.

b. Best Design for the Site

The proposed Recreational Vehicle (RV) Resort is well suited for this property. It is easily accessible from Oracle Road and will offer convenient access to the existing shopping center to the west. It will be attractively designed and landscaped and will be compatible with the single-family residential development under construction to the east.

c. Conforms to the Comprehensive Plan

The subject property is within the Tortolita Comprehensive Plan Planning Area in Pima Prosper, the Pima County Comprehensive Plan. Per Pima Prosper, the subject property is designated as Community Activity Center (CAC), which allows for medium and higher intensity mixed used districts designed to provide a full range of goods and services. The proposed use is consistent with the CAC designation.

d. Public Outreach

Please refer to *Appendix A* for a summary of public outreach for the proposed project.

e. The impact the proposed development will have on land uses within one-quarter mile of the site.

The project will expand the customer base for the shopping center to the west. It will be appropriately buffered in accordance with the Pima County Code from the adjacent residential to the east. Traffic entering and leaving the site will use Golder Ranch Road and primarily head toward Oracle Road, thereby minimizing traffic impacts to the existing residential areas to the east and south. The access point connecting to Hawser Street is for emergency use only. Guests will not be able to use this access point, thereby not adding vehicles to Hawser Street and not affecting existing residences.

f. How the project contributes to Smart Growth principles and if the project will facilitate use of solar energy and solar access and green building measures.

Techniques that will conserve energy and reduce the urban heat island effect created by the proposed development.

- The site will use shade trees from the Pima County approved plant list and where possible plant them in locations that will shade structures, hardscape areas and recreation facilities.
- Solar irrigation controllers will be used.
- Solar lighting will be used where practical and feasible.

3. Compliance with zoning code

The proposed project will adhere to the Pima County Specific Plan requirements and to the development standards and regulations established herein.

B. Plan (PDP)

1. Preliminary Development Plan (PDP)

The PDP is included in this document as *Exhibit II-B-1: Preliminary Development Plan* and addresses the following items:

- Parcel boundaries and dimensions.
- Approximate location and size of all proposed structures.
- Bufferyards/landscaped areas.
- Recreation areas, common areas, functional open space and natural open space.
- RV spaces.
- Number of stories of buildings within 300 feet of site.
- Known public and private easements and covenants that cross or are appurtenant to the site.
- Any applicable overlay zoning districts.
- Existing and proposed adjacent public rights-of-way.
- Points of ingress/egress, internal streets and circulation features, including bicycle and pedestrian paths.
- Existing and planned transit stops.
- Proposed trail right-of-way.
- Drainage features including: floodways, flow corridors, regulatory floodplains, erosion hazard setbacks, riparian habitat and proposed riparian mitigation areas, if any, concentration points and rates entering and leaving the site for regulatory flows and flow arrows for non-regulatory flows.
- Drainage improvements including: finished grade topography, erosion protection, detention and retention basins including volume, first flush requirements, inlets, and outlets, culverts, bridges, dip sections, building envelopes or easements.

2. PDP support data

- a. Estimated floor area of commercial and industrial structures.

Not applicable.

- b. Building heights.

The buildings proposed are primarily in the southern portion of the site and will not be greater than 34 feet in height (this is consistent with the maximum height in the Pima County TH Trailer Homesite Zone).

- c. Total number of dwelling units.

There will be a maximum of 75 RV spaces (this number is greater than that shown on the PDP to provide some flexibility, in the event that additional spaces are possible during the engineering design of the site that will occur during the Site Construction Permit).

- d. Maximum and minimum residential density of each planning unit.

Not applicable.

- e. Type of landscaping.

Landscaping will meet the requirements of the Pima County Landscape Design Manual (PCLDM). Plants used on site will be drought tolerant and be selected from the plant list contained within the PCLDM. Perimeter landscape bufferyards will also be provided in accordance with the PCLDM.

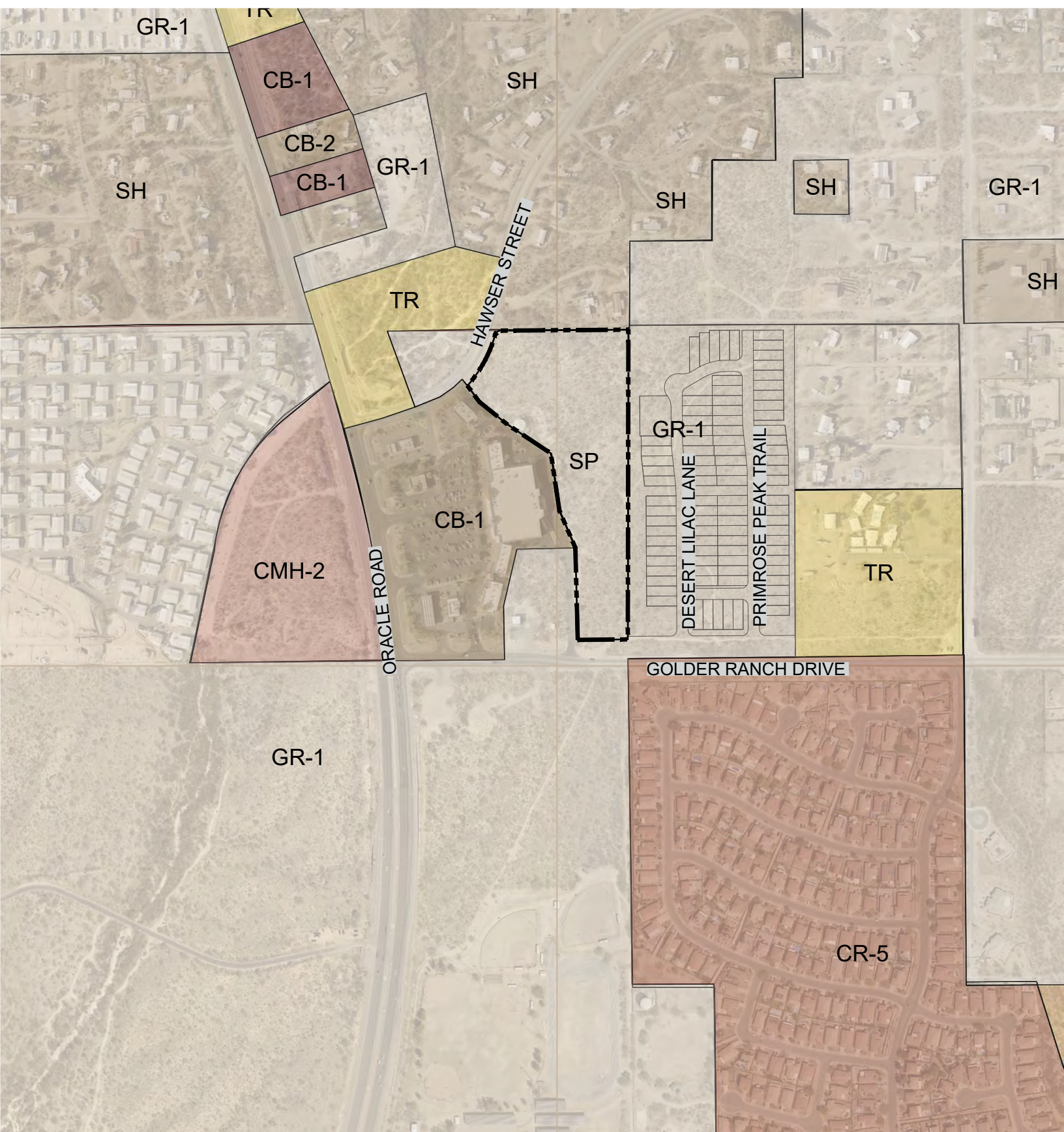
- f. Acreage and description of natural and functional open space and recreation area(s).

A significant portion of the site will be graded, described as follows:


- The Xeroriparian Class B (no IRA designation) Regulated Riparian Habitat in the central portion of the site consists of approximately 1.1 acres. No more than 1/3 of an acre in this area will be graded primarily to accommodate an access drive.
- Up to 8 acres of the site will be graded to accommodate the development of the site, including the RV spaces, access roads and recreational and service facilities. This is compliant with the Hillside Development Overlay Zone.

There is approximately 0.7 of an acre of recreational area/functional open space. This area consists of the elements described earlier in this document and as shown on *Exhibit II-B-1: Preliminary Development Plan*.

EXHIBIT II-A-1: PROPOSED ZONING

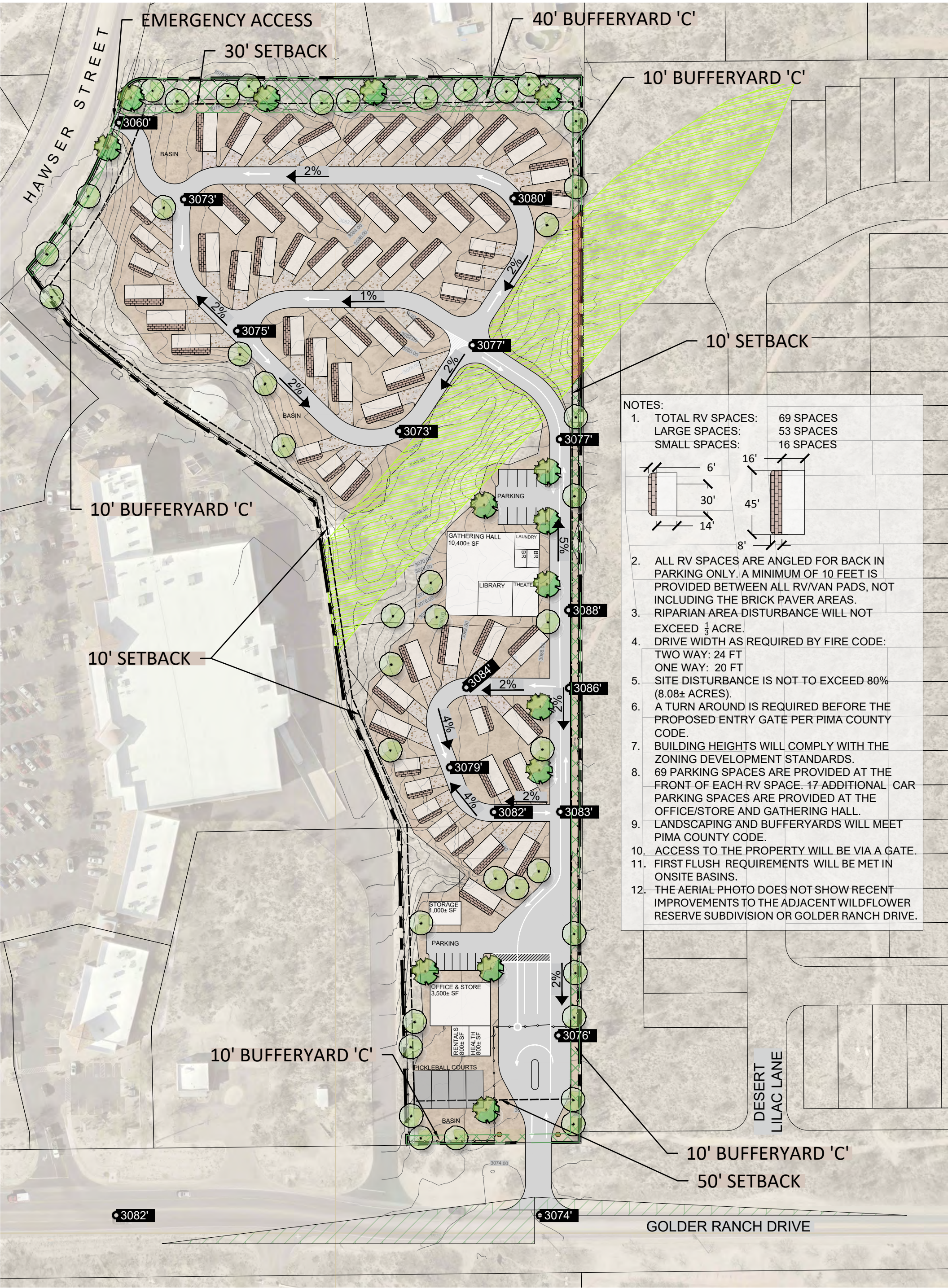


LEGEND

 SUBJECT PROPERTY
BOUNDARY



0' 250' 500'



C. Topography and Grading

1. Development/mitigation on steep slopes

Grading of slopes will be compliant with the Hillside Development Overlay Zone.

2. Natural areas under Hillside Development Zone (HDZ)

There are no HDZ natural areas that are required or will be set aside.

3. Disturbed, revegetated, natural areas

There are disturbed natural areas from vehicle usage on the site, as seen on aerial images and as seen during site visits. There is also disturbance along the southern boundary of the project due to the presence of overhead electric lines. A dirt road extends from the southern boundary of the property north toward the center portion of the property.

4. Changes to natural grade

There will be changes to the natural grade of the site as grading will be required to accommodate the proposed use. Rock faced slopes and, potentially, retaining walls are anticipated in the northern and western portions of the site where the existing grades are more significant.

D. Hydrology

1. Post-development on-site hydrology

a. Washes to be left natural.

There are no washes mapped by Pima County on the property. There is however a Xeroriparian Class B (no IRA designation) Regulated Riparian Habitat in the central portion of the site. This area will remain largely natural and no more than 1/3 of an acre will be disturbed in accordance with Pima County regulations. Please refer to *Exhibit I-D-1: Conservation Lands System and Regulated Riparian Habitat* for the location of the Regulated Riparian Habitat.

b. Regulatory floodplains, with 100-year flow rates and concentration points.

There are no regulatory floodplains on the property.

c. Erosion hazard setbacks for all on-site watercourses; if an erosion hazard setback from a watercourse just off-site impacts the project site also show those limits.

There are none on this site.

- d. Preserved Pima County Regulated Riparian Habitat and any proposed mitigation areas.

There is Xeroriparian Class B (no IRA designation) Regulated Riparian Habitat in the central portion of the site. No more than 1/3 of an acre of this habitat will be disturbed in accordance with Pima County regulations.

- e. Proposed drainage structures

The site will be designed to handle surface flows at grade and no underground structures are anticipated. Stormwater runoff generated by the proposed project will be collected in basins and will leave the site in the same location, volume and velocity as it does presently.

First flush retention requirements will be met within the onsite drainage basins.

- 2. Preliminary Integrated Water Management Plan (PIWMP)

See *Appendix C*.

- 3. Proposed Hydrology

See *Exhibit II-D-1: Post Developed On-Site Hydrology*.

EHIBIT II-D-1: POST DEVELOPED ON SITE HYDROLOGY

CONCENTRATION POINT TABLE	
CONCENTRATION POINT	Q100 (CFS)
OS1	39.0
OS2	81.1
OS3	14
OS4	34
OS5	18
OS6	2.8



LEGEND

----- SUBJECT PROPERTY

➡ FLOW ARROW

•3098' CONCEPTUAL SPOT GRADE

OS5 CONCENTRATION POINT

←2% CONCEPTUAL SLOPE

● BASIN

NOTE: FIRST FLUSH
REQUIREMENTS WILL BE
MET BY ONSITE BASINS.



0' 100' 200'

CONTOUR INTERVAL: 1 FT |34

E. Biological Resources

1. Each Conservation Lands System designation affected.

The subject property is outside of areas designated in the Pima County Conservation Lands System.

2. Saguaros.

There are none on the site.

3. Ironwood trees.

There are none on the site.

4. Pima pineapple cactus.

None have been observed on the site. During the preparation of the Native Plant Preservation Plan, it will be officially determined if any Pima pineapple cacti are present on the property.

5. Needle-spined pineapple cactus.

None have been observed on the site. During the preparation of the Native Plant Preservation Plan, it will be officially determined if any Pima pineapple cacti are present on the property.

F. Landscape, Bufferyards and Visual Mitigation

1. Bufferyards

Bufferyards are shown on Exhibit II-F-1: Bufferyards.

2. Bufferyard conflicts

There is a conflict between the required 10 foot bufferyard on the eastern edge of the property and the Xeroriparian Class B Regulated Riparian Habitat. No new bufferyard planting or screening will be placed in the regulated riparian habitat.

3. Vegetation transplanting impacts

Vegetation on the site will be assessed during the future preparation of a native plant preservation plan. Based on health and transplant viability, plants will be selected for relocation to appropriate areas on the site that can accommodate the plants.

4. Mitigation of visual impacts

The bufferyards will provide vegetative screening per the Pima County Landscape Design Manual to mitigate for the visual impacts of the proposed development.

5. Significant vegetation

There are no areas of significant or important vegetation to be protected.

EXHIBIT II-F-1. BUFFERYARDS



LEGEND

- PROPERTY BOUNDARY
- REUIRED BUFFERYARD
- REGULATED RIPARIAN AREA
- 25' BUFFERYARD ON B OES PROPERTY TO EAST
- BUFFERYARD TO REAIN NATURAL IN REGULATED RIPARIAN ABITAT

G. Transportation

1. Proposed ingress/egress

Proposed ingress/egress will be from Golder Ranch Road with emergency access to Hawser Street. This will allow users of the RV Resort to access Oracle Road at a signalized intersection.

The main access drive on Golder Ranch Road will be designed to address surface drainage that is coming from the drainage basin at the southeast corner of Wildflower Reserve, the subdivision adjacent to the east boundary of the rezoning site.

Required sight visibility at the main access drive is in accordance with Pima County standards and sight visibility triangles are shown on Exhibit II-B-1: Preliminary Development Plan.

2. Distances to access points

The approximate distance from the above-mentioned ingress/egress point to the Oracle Road/Golder Ranch Road intersection is 900 feet.

The distance from the proposed access drive from Golder Ranch Road and the access drive to the west that extends into the commercial center is 150 feet. Since the posted speed limit on Golder Ranch Road adjacent to the rezoning site is 35 mph, this separation meets the required 150 feet in Table 5.1 in the Pima County Subdivision and Development Street Standards.

The distance from the proposed access drive from Golder Ranch Road and North Desert Lilac Lane to the east is approximately 200 feet. Since the posted speed limit on Golder Ranch Road in this area is 40 mph, this separation meets the required 185 feet in Table 5.1 in the Pima County Subdivision and Development Street Standards.

3. Off-site road improvements

None are anticipated for this project.

4. ADT and level of service

Per the Institute of Transportation Engineers (ITE) Trip Generation for Mobile Home Park (nearest use in the ITE manual to a RV Resort), the average daily rate for trip generation per occupied dwelling unit is 7.12 trips. Based on 75 RV spaces, the project would generate 534 vehicle trips per day. As such, traffic generated by this proposed use is low and can be handled by Golder Ranch Road and the Oracle Road intersection with Golder Ranch Road.

A Traffic Impact Analysis (TIA) will be prepared for this project to determine traffic impacts to the existing roadway network by this proposed development and submitted with the Site Construction Permit application. This TIA will include trip generation data from another similar project in order properly determine the amount of vehicle trips generated. The

preparation of this TIA will also involve review by ADOT and any improvements required to ADOT facilities will be reviewed and approved by ADOT.

5. Concurrency

Based on the 2007 Pima County memorandum addressing Transportation Concurrency Analysis, this project will meet the Pima County Transportation Concurrency requirements.

6. Bicycle and/or pedestrian

There are no bicycle or pedestrian paths proposed within the project.

This project will construct a 5' (or other width as required by Pima County) sidewalk along the project frontage on Golder Ranch Road. This sidewalk will connect to the existing sidewalk to the east that is adjacent to the Wildflower Reserve subdivision. Sidewalk design will factor in the surface flows coming from the basin at the southwest corner of the Wildflower Reserve subdivision and be designed to accommodate surface flows. The construction of this sidewalk will provide connectivity of pedestrian facilities and provide a Complete Street System.

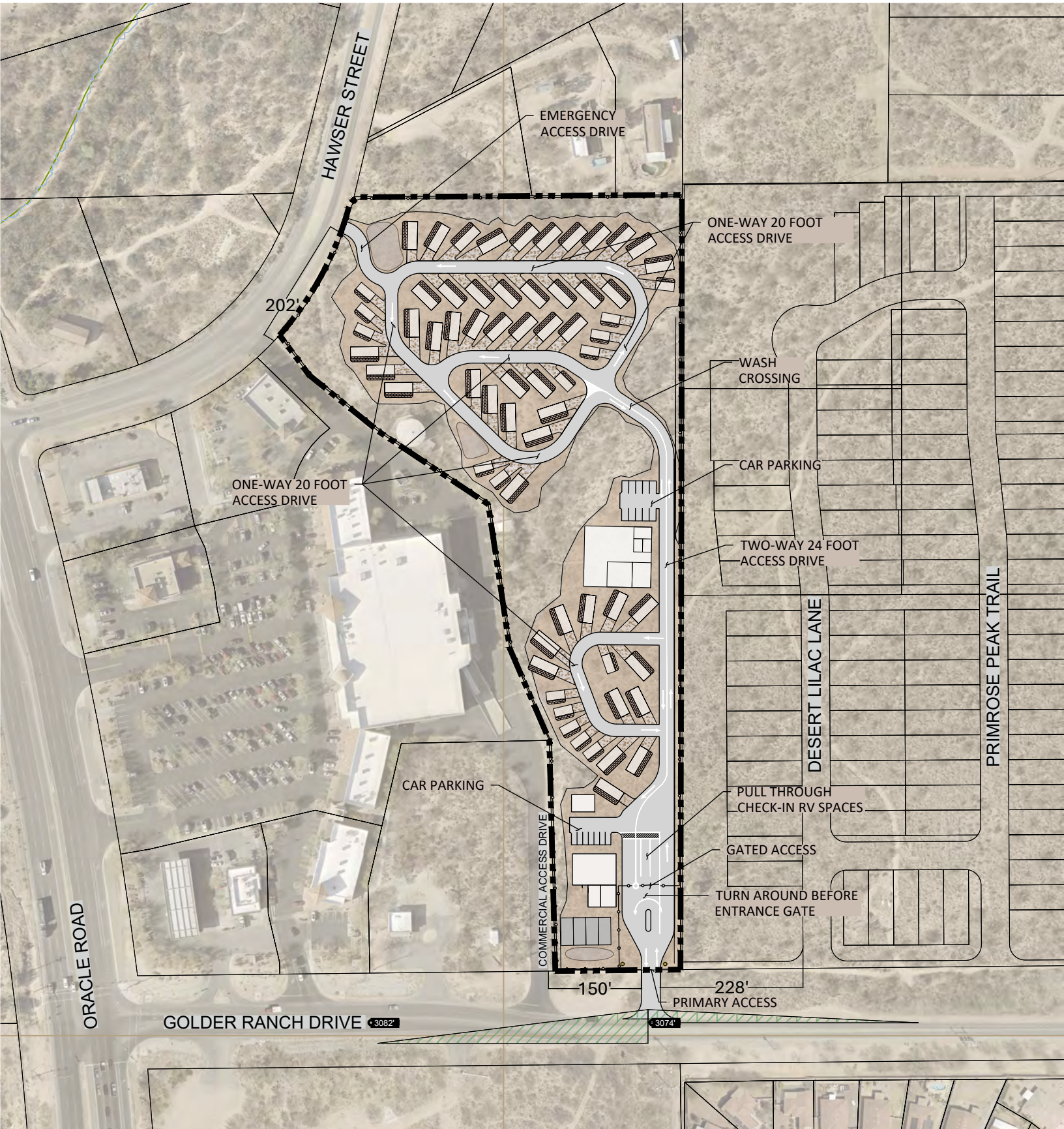
7. On-site street system

This project will utilize a system of on-site access drives to provide access to the RV spaces and recreational areas. These access drives consist of both one-way drives (20 feet in width) and two-way (24 feet in width). The primary access to the site will be from Golder Ranch Road with emergency access only from Hawser Street. The entrance from Golder Ranch Road will be gated and a turnaround area will be provided.

8. Traffic Impact Study

A traffic impact study has not been prepared for this project and will be prepared during the Site Construction Permit stage of development. Traffic generation for a project of this nature is low and anticipated to have minimal impacts on the existing roadway system.

EXHIBIT II-G-1: PROPOSED INGRESS AND EGRESS



LEGEND

- SUBJECT PROPERTY BOUNDARY
- EXISTING APPROXIMATE SPOT GRADE
- SIGHT VISIBILITY TRIANGLE

H. On-Site Wastewater Treatment and Disposal (If Necessary)

The project will connect to the public sewer system. Bathroom facilities in the southern portion of the site will either utilize a small lift station to connect to the gravity sewer system or a septic system.

I. Sewers

1. Capacity response letter

A capacity response letter from Pima County Regional Wastewater is provided as *Appendix B*.

2. Method of providing sewer

The majority of the project will connect via gravity to an existing sewer line in Hawser Street. There are recreational facilities proposed in the southern portion of the site and due to topography, a gravity sewer to serve them may not be possible. Bathroom facilities associated with these recreational facilities may need to use a septic system or a small lift station to connect to a gravity sewer system. This will be determined at Site Construction Permit stage.

3. Sewer easements

Sewer on the site will be private and as such a public utility easement for the private sewer is not necessary.

J. Water

Water will be provided with Lago del Oro Water Company. Improvement plans extending the water system to the site will be prepared during the Site Construction Permit and processed for approval by Lago del Oro Water Company

K. Schools

1. Access to adjacent or on-site schools

Due to the nature of the proposed project, there will be no school aged children and thus no impact on the school system.

2. School capacity analysis

Not applicable.

3. Agreement with school district for mitigation

Not applicable.

L. Recreation

1. On-site recreation

The proposed RV resort will provide guests with a wide range of recreational amenities, including the following:

- Activity center.
- Sitting areas, study and library.
- Pickleball and cornhole courts.
- Rental of golf carts, electric bikes and mountain bikes.
- Theater.

2. Ownership of recreation areas

Recreation areas and amenities will be privately owned by the owner/operator of the RV Resort.

3. Proposed trails on or off-site

As previously mentioned, the future Big Wash/Hawser Single Track, Trail 30, will be located adjacent to the site in the Hawser Road right-of-way. This project will provide the opportunity for pedestrians to access this future trail via the emergency access drive in the northern area of the site. The future Golder Ranch Loop to Little Cottonwoods Trail, Trail 159, will be located adjacent to the site in the Golder Ranch Road right-of-way. This project will provide the opportunity for pedestrians to access this future trail via the main entry drive. Pima County Parks and Recreation indicates that it will be at least five years before these trails are constructed.

Due to proposed use and the associated the low traffic volume, pedestrians will be able to walk safely in the paved access drives and no on-site trails will be provided.

M. Cultural Resources

Since a portion of the project area has not been subject to prior archaeological survey, ASM recommends, but does not require, that a qualified archaeological contractor be consulted before any ground-disturbing activity begins.

See Appendix D: Arizona State Museum Letter.

N. Environmental Quality

1. Controlling Dust Pollution

The project will comply with the requirements of the Fugitive Dust Activity Permit and requirements within Pima County Code 17.14.040.

2. Pollutant Emission

None.

O. Agreements with Neighboring Properties

No specific agreements have been made with neighboring properties.

SECTION III | DEVELOPMENT REGULATIONS

A. Purpose

Purpose: To provide areas for Recreational Vehicles (RV), motor homes, and campers for seasonal or temporary occupancy, that will also provide certain necessary convenience services.

B. Permitted uses

Recreational Vehicle (RV) resort and associated amenities and facilities. This resort is transient in nature and the permanent occupancy of RV spaces is not permitted.

C. Accessory uses permitted

- Food market, including packaged beer and wine.
- Recreational facilities.
- Personal services.
- Restaurant.
- Dwelling unit for the use of the manager or caretaker.

D. Development standards

1. Minimum site yard requirements:
 - a. Front: 30 feet.
 - b. Side: 10 feet each.
 - c. Rear: 30 feet.
2. Building height limitations:
 - a. Maximum height: 34 feet.
 - b. Maximum stories: Two.
3. Minimum distance between main buildings or RVs: 10 feet.
4. Parking: There shall be one off-street parking space per RV.

E. Development standards - Accessory buildings and accessory structures.

1. Permitted coverage: Ten percent of the gross site area.
2. Maximum height: Twenty-four feet.
3. Minimum distance standards:
 - a. To front lot line: 30 feet.

- b. To side lot lines: 10 feet.
- c. To rear lot line: 10 feet.

F. Streets/Access Lanes

All access drives within the RV resort shall be private. Construction and maintenance will be the responsibility of the owner.

G. Bufferyards

Bufferyards shall be provided as follows and as shown on Exhibit II-F-1: Bufferyards.

1. North Boundary: 40' Natural Bufferyard C adjacent to the north boundary and 10' Bufferyard C adjacent to Hawser Street.
2. East Boundary: 10' Bufferyard C.
3. South Boundary: 10' Bufferyard C adjacent to Golder Ranch Drive.
4. West Boundary: No bufferyard required adjacent to the adjacent commercially zoned property.

H. Implementation

This Specific Plan will be implemented as per Pima County Code Section 18.90.090.

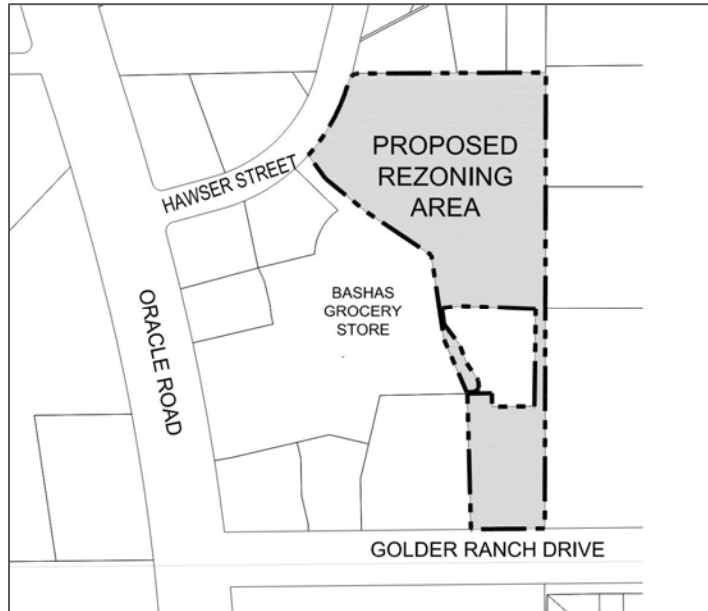
APPENDICES

Appendix A: Community Outreach Packet

May 22, 2024

Dear Neighbor,

You are invited to a virtual neighborhood meeting on June 3, 2024, from 5:30 p.m. to 7:00 p.m. The purpose of the meeting is to discuss the proposed development of approximately 12 acres of land located near Hawser Street and Oracle Road as shown on the map below.



The property is proposed for development by Mr. William Slanaker as an attractive and well-planned Recreational Vehicle Resort. It would consist of approximately 75 recreational vehicle spaces with utility hookups, an activity center, recreational facilities, walking paths, attractive landscaping and other amenities. An application requesting the rezoning will be submitted to Pima County in the near future.

This meeting will allow nearby residents the opportunity to learn more about the plans for the

property. We will make a brief presentation describing the project and then there will be plenty of time for questions and discussion.

Should you have any questions prior to the meeting, please contact me at (520) 881-7480 or via email at rlongaker@wlbgroup.com

Please see virtual meeting information and instructions on the reverse side of this letter.

We look forward to speaking with you at the meeting.

Sincerely,

The WLB Group, Inc.

Robert G. Longaker III, PLA, AICP
Director of Planning

Virtual Meeting Information & Instructions

Date & Time

June 3, 2024 from 5:30 p.m. to 7:00 p.m.

Meeting ID: 860 7593 9886

Meeting Passcode: 200956

Location: Zoom Video/Telephone Conference

- No earlier than 5:15 p.m. on the date of the meeting visit www.zoom.com and click Join in the top right corner of the screen.
- Enter the Meeting ID and Password click Join.
- Please enter your first name, last name, email address, address and the password above and click Register.
- Click the link that appears in blue.
- Click *Launch Meeting*, and then click the blue “*Join From Browser*” link that appears below.
- Enter your first name and click Join.
- If you prefer to call in and listen to the presentation (audio only), dial +1 720-707-2699 at the time of the meeting. The Access Code is the Meeting ID and passcode above. The line will remain silent until the meeting begins.

Mailing List**Property owners within 1,000 feet of rezoning site**

Addressee	Street Address	State City Zip
MKZ ENTERPRISES LLC	1138 S SANTA RITA AVE	TUCSON AZ, 85719
MPH #10 LLC	10679 N FRANK LLOYD WRIGHT BLVD	SCOTTSDALE AZ, 85259
LAIRD FINANCIAL CORP	3101 N CENTRAL AVE STE 1490	PHOENIX AZ, 85012
BLACK HORSE ADVISORS LLC	4572 E CAMP LOWELL DR	TUCSON AZ, 85712
GOLDER LLOYD W III TR Q 45% & GAYNOR RUSSELL 45% & GOLDER VICKI L CO	5470 E GOLDER RANCH DR	TUCSON AZ, 85739
LAGO DEL ORO WATER CO MARK ROBSON PRES SEC ROBSON	9532 E RIGGS RD	SUN LAKES AZ, 85248
CHACON NORMA	9980 N SHANNON RD	TUCSON AZ, 85742
CNA ENTERPRISES INC	PO BOX 847	CARLSBAD CA, 92018
GOLDER VICKI L	5470 E GOLDER RANCH DR	TUCSON AZ, 85739
LIU FAMILY REVOC TR	15405 N TWIN LAKES DR	TUCSON AZ, 85739
VIZZINI STEVEN & COLEEN FAMILY TR	15415 N TWIN LAKES DR	TUCSON AZ, 85739
Y1 CAPITAL RETIREMENT PLAN ACCT 024385 ATTN: PAUL SORENSEN TR	PO BOX 91585	TUCSON AZ, 85752
OVERBEY DARRELL LYNN & CAROL ANN CP/RS	15433 N TWIN LAKES DR	TUCSON AZ, 85739
OVERBEY DARRELL & CAROL CP/RS	15433 N TWIN LAKES DR	TUCSON AZ, 85739
3 IN 1 INVESTMENTS LLC	6992 W TACNA DR	TUCSON AZ, 85743
KIBBEY BILL R & SUSAN CP/RS	PO BOX 8374	CATALINA AZ, 85738
BEATHE KEITH E & JEAN C JT/RS	1825 N BEVERLY AVE	TUCSON AZ, 85712
BROWN MARK A & LINDA J CP/RS	15481 N TWIN LAKES DR	TUCSON AZ, 85739
ROSKOP MARGOT A	15455 N TWIN LAKES DR	TUCSON AZ, 85739
MONGEON KENNETH W & VICKI L IRREVOC REAL EST TR	15385 N TWIN LAKES DR	TUCSON AZ, 85739
DECKER COURTNEY LYNN	15375 N TWIN LAKES DR	TUCSON AZ, 85739
WRIGHT CHASE I & SWEET MEGAN B JT/RS	15365 N TWIN LAKES DR	TUCSON AZ, 85739
BARR THOMAS D & LINDA CP/RS	15355 N TWIN LAKES DR	TUCSON AZ, 85739
LAY SUSAN E	15345 N TWIN LAKES DR	TUCSON AZ, 85739
CRANFORD DAWN I & SANDE CAROLE ANN JT/RS	15335 N TWIN LAKES DR	TUCSON AZ, 85739
HENDRIX CAMERON M & CATHERINE L & BAUMGARTNER LOREN C & CAROL J A	15305 N TWIN LAKES DR	TUCSON AZ, 85739
WYCLIFFE BIBLE TRANSLATORS INC ATTN: REAL ESTATE TAX DEPT	PO BOX 628200	ORLANDO FL, 32862
GOLDER RANCH PROPERTY LLC	PO BOX 847	CARLSBAD CA, 92018
GRILLOS REVOC TR ATTN: JOHN & ELAINE D GRILLOS TR	79476 LIGA	LA QUINTA CA, 92253

JPMORGAN CHASE BANK	15314 N ORACLE RD	TUCSON AZ, 85739
GTY-EPP LEASING LLC	292 MADISON AVE FL 9	NEW YORK NY, 10017
ANDREWS-VABULAS LAUREN A & ANDREWS BENJAMIN RN CP/RS	15425 N ORACLE RD	TUCSON AZ, 85739
GRAHAM STEPHEN	PO BOX 8796	TUCSON AZ, 85738
WEDDLE WILLIAM & ARDEEN TR	HC 30 BOX 80	WINSTON NM, 87943
MJM REVOCABLE LIVING TRUST ATTN MARGARET JUNE MILLER	PO BOX 91494	TUCSON AZ, 85752
CRAIGHILL ALLEN S & CHRISTINA J CP/RS	PO BOX 8464	CATALINA AZ, 85738
MIRANDA YARITZA G AGUILAR & ORNELAS ARMANDO 50% INT & BOJORQUEZ E	15600 N LUPINE PL	TUCSON AZ, 85739
BENEDON BOB LIVING TR	4011 E SONGBIRD LN	TUCSON AZ, 85739
RAMIREZ VICTOR	3421 E HAWSER ST	TUCSON AZ, 85739
REYES CLAUDIA & GOSSETT PATRICK JT/RS	3441 E HAWSER ST	TUCSON AZ, 85739
COOK ROGER D & CANDACE E JT/RS	3461 E HAWSER ST	TUCSON AZ, 85739
HOLMES CRAIG E	PO BOX 77367	TUCSON AZ, 85703
WEAVER SCOTT W	3440 E MAXIM PL	TUCSON AZ, 85739
BUDA JOSEPH A	3499 E HAWSER ST	TUCSON AZ, 85739
TIMBERLAKE KAREN I & TIMBERLAKE IRENE JT/RS	15610 N DAISY PL	TUCSON AZ, 85739
THOMAS KENNETH R	4340 E MAINSAIL BLVD	TUCSON AZ, 85739
REID FREDRIC N & HYON C CP/RS	1719 PENNOYER AVE	GRAND HAVEN MI, 49417
ARMS ROBERT F & ARMS RODNEY A JT/RS	14480 N LINE POST LN	ORO VALLEY AZ, 85755
WORTMAN WILLIAM R & CYNTHIA A JT/RS	16485 W SPUR BELL LN	MARANA AZ, 85653
SMITH FAMILY REVOC TR	3570 E ALOE PL	TUCSON AZ, 85739
CHILDERS HENRY A & COE MARGARET CP/RS	5200 N MOUNT LEMMON SHORT RD	TUCSON AZ, 85749
NELSON ILAH JOYCE	3530 E ALOE PL	TUCSON AZ, 85739
MURRAY FAMILY REAL PROPERTY TR ATTN: ROSE E WILLOUGHBY TR	3450 E HAWSER ST	TUCSON AZ, 85739
MEDLIN ROBERT & MARGARET CP/RS	3420 E HAWSER ST	TUCSON AZ, 85739
NEWTON BRIAN L & JOYCE A CP/RS	3450 E ALOE PLACE	TUCSON AZ, 85739
LEIBER SEAN	PO BOX 69576	ORO VALLEY AZ, 85737
CORRAL DUSTI D	3400 E HAWSER ST	TUCSON AZ, 85739
VANNI LAURA & WILLIAM J CP/RS	3410 E HAWSER	TUCSON AZ, 85739
AMPHITHEATER SCHOOL DISTRICT NO 10	701 W WETMORE RD	TUCSON AZ, 85705
MASON JOYCE A REVOC TR	15181 N TRIPLE CROWN PL	TUCSON AZ, 85739
NGUYEN QUYNH-CHAU	15177 N TRIPLE CROWN PL	TUCSON AZ, 85739
BLEVINS SHEILA J & MICHAEL G CP/RS	15173 N TRIPLE CROWN PL	TUCSON AZ, 85739

LOPEZ SALVADOR	2482 E ROSLYN LN	VAIL AZ, 85641
JETT ALEAHA M & JONATHAN L CP/RS	15165 N TRIPLE CROWN PL	TUCSON AZ, 85739
KING WYATTE BAILEY & LILY KATHERINE CP\RS	3637 E CANTER RD	TUCSON AZ, 85739
LOWE MICHAEL A & LAURA L CP/RS	3625 E CANTER RD	TUCSON AZ, 85739
HILL MICHAEL & BRITTANY CP/RS	3613 E CANTER RD	TUCSON AZ, 85739
STEEN DIRK BOYER	3601 E CANTER RD	TUCSON AZ, 85739
LOWE TR	15182 N CANTER PL	TUCSON AZ, 85739
MORROW NANCY J TR	6830 EASTMOOR DR	DENVER CO, 80237
DE LA OSSA PIERRE & ALICE DIANA CP\RS	15191 N CANTER PL	TUCSON AZ, 85739
BRYAN KAREN	15181 N CANTER PL	TUCSON AZ, 85739
TOWERS TIMOTHY D & KARYN CP/RS	3589 E CANTER RD	TUCSON AZ, 85739
FRAIZER KENNETH & ROBIN CP/RS	3577 E CANTER RD	TUCSON AZ, 85739
PENNINGTON BRAN & KATHLEEN CP/RS	3565 E CANTER RD	TUCSON AZ, 85739
DOUGLASS DAVID S	3553 E CANTER RD	TUCSON AZ, 85739
COOK TERRANT D & BRENDA J CP/RS	3541 E CANTER RD	TUCSON AZ, 85739
HADDOCK EUGENE A & JESSICA CP/RS	3529 E CANTER RD	TUCSON AZ, 85739
BOYLE JONATHAN D & KIMBERLY N CP/RS	9522 N STONEBROOK DR	TUCSON AZ, 85743
QUARTON CAROL ANNE	3513 E CANTER RD	TUCSON AZ, 85739
STEGEMAN TINA TR	678 SYLVAN WAY	REDWOOD CITY CA, 94062
BERGEMANN BILL & BARBARA J CP/RS	15163 N CUTLER DR	TUCSON AZ, 85739
BRYAN MICHAEL S & DONNA M CP/RS	15153 N CUTLER DR	TUCSON AZ, 85739
WEST DAVID R & LINDA M CP/RS	15143 N CUTLER DR	TUCSON AZ, 85739
MC COY ANTHONY D	15133 N CUTLER DR	TUCSON AZ, 85739
HARDING ROBERT LAIRD & GERALDINE MARIE REVOC TR	15123 N CUTLER DR	TUCSON AZ, 85739
KIMBLE MALLORY BLISS	11513 N CUTLER DRIVE	TUCSON AZ, 85739
BRANTLEY BRIAN V & KIMBERLY A CP/RS	15103 N CUTLER DR	TUCSON AZ, 85739
WANG ANDREW T K & CRYSTAL D CP/RS	11375 N BAJA PL	TUCSON AZ, 85742
SOBKOWIAK AMBER D	3514 E MECATE RD	TUCSON AZ, 85739
CROOKS ROEHRICH-CROOKS FAMILY TR ATTN: MICHAEL RCROOKS & CAROLY	4504 ROBERTSON AVE	SACRAMENTO CA, 95821
CUNNINGHAM CHANCEY & JOLEAH CP/RS	3526 E MECATE RD	TUCSON AZ, 85739
MESQUITE VIEW LLC	12995 N ORACLE RD # 141-337	TUCSON AZ, 85739
LI SHOUJUN & CHRYSTAL CP/RS	3530 E CANTER RD	TUCSON AZ, 85739
KYLE RICHARD	3542 E CANTER RD	TUCSON AZ, 85739

MOSS SAMANTHA & JASON CP/RS	3554 E CANTER RD	TUCSON AZ, 85739
SEAMAN ROBIN & JESSE GORDON III CP/RS	3566 E CANTER RD	TUCSON AZ, 85739
DOWNER RONALD G & KERI E CP/RS	3578 E CANTER RD	TUCSON AZ, 85739
BOARO DENIS & GALLARDO YANINA CP/RS	3590 E CANTER RD	TUCSON AZ, 85739
TAYLOR KYLE D & JANALYNN CP/RS	3602 E CANTER RD	TUCSON AZ, 85739
TREADAWAY MICHAEL & JONES LISA CP/RS	3614 E CANTER RD	TUCSON AZ, 85739
DAVIS ADAM JAMES & DESIREE LYNN ASHLEY FAMILY REVOC TR	3626 E CANTER RD	TUCSON AZ, 85739
SPENCER ERYN E & ROCHE ARTHUR J CP/RS	3638 E CANTER RD	TUCSON AZ, 85739
BERRY ANGEL K & JEFFERY ANTONIO CP/RS	3621 E FARRIER DR	TUCSON AZ, 85739
MARY J CAMPOS-KAPLAN REVOCABLE ATTN: MARY J CAMPOS-KAPLAN	3609 E FARRIER DR	TUCSON AZ, 85739
LUGO GERARDO IRIGOYEN & LIDIA CP/RS	4843 BEACONSFIELD ST	LAS VEGAS NV, 89147
TORGESON GARY P & DANIELLE S JT/RS	3585 E FARRIER DR	TUCSON AZ, 85739
ROBINSON SHARON G	3573 E FARRIER DR	TUCSON AZ, 85739
BAKOF COLIN & CHANTELE CP/RS	3561 E FARRIER DR	TUCSON AZ, 85739
STEVENS BILLIE J & STAINER CHRISTINE M TR	3549 E FARRIER DR	TUCSON AZ, 85739
NGUYEN QUINE ANN & MAI KENNETH CP/RS	3583 E FOX TROTTER RD	TUCSON AZ, 85739
NAVARRO JESSE & BRANDI M JT/RS	3525 E FARRIER DR	TUCSON AZ, 85739
COLEMAN LANDON HOLLIS & PHYLLIS ANN LIVING TR	3513 E FARRIER DR	TUCSON AZ, 85739
SINH FAMILY REVOC TR ATTN: UDAI BHANU & SAHUTA SINGH TR	4797 CALAVERAS AVE	FREMONT CA, 94538
WIEBE ADAYA L	3526 E FARRIER DR	TUCSON AZ, 85739
NGUYEN A-VIET & NGOC AN	3538 E FARRIER DR	TUCSON AZ, 85739
BEREGI JAMES J	3550 E FARRIER DR	TUCSON AZ, 85739
DE MASI CHAUNCEY ADIN F & RACHEL LAURA JT/RS	3562 E FARRIER DR	TUCSON AZ, 85739
SODY ALLAN J	3574 E FARRIER DR	TUCSON AZ, 85739
KYSER JOHN O & MANKA NORA M CP/RS	3586 E FARRIER DR	TUCSON AZ, 85739
WOLF TRENT E & MARIANNA D CP/RS	3571 E FOX TROTTER RD	TUCSON AZ, 85739
AGUSTIN TONYA R & ROMMEL N JT/RS	3559 E FOX TROTTER RD	TUCSON AZ, 85739
VILLALPANDO PORFIRIO & EMILIA JT/RS	3547 E FOX TROTTER RD	TUCSON AZ, 85739
MUIR BLAINE A & MITCHUM CAITLIN A CP/RS	3535 E FOX TROTTER RD	TUCSON AZ, 85739
ROBINSON TINA Y & TRAVIS L CP/RS	3523 E FOX TROTTER RD	TUCSON AZ, 85739
JAHASKE KYLE & REBECCA CP/RS	3511 E FOX TROTTER RD	TUCSON AZ, 85739
ETHERIDGE RICHARD & LAURA CP/RS	3527 E MECATE RD	TUCSON AZ, 85739
ROLON JAIME J & LORENZO TAITIRA CP/RS	3535 E MECATE RD	TUCSON AZ, 85739

GONZALEZ FERNANDO & ESTRELLA CP/RS
BLACK HORSE HOA ATTN: MISSION MANAGEMENT SERVIC

3536 E FOX TROTTER RD
8375 N ORACLE RD STE 150

TUCSON AZ, 85739
TUCSON AZ, 85704

Oasis RV Resort Neighborhood Meeting Summary

When: June 3, 2024 at 6 PM

Where: Virtually via Zoom

Representatives of the applicant in attendance at the meeting:

- Robert G. Longaker III, PLA, AICP - The WLB Group
- Liz Madsen - The WLB Group
- William and Kay Slanaker, Developers

Meeting summary:

Five neighbors attended this meeting and two neighbors contacted WLB via phone prior to the meeting to provide comments on the proposed rezoning.

After a short presentation the neighbors asked questions, and the following concerns were addressed:

How long will guests stay at the resort?

Response: 6 months on average.

Will the entire site be walled?

Response: The developer has not yet determined if the entire site will be surrounded by a wall or fence. Access to the site will, however, be controlled by a gate.

How will the development of this site affect existing traffic? Concerns were raised about the intersection of Oracle Road and Golder Ranch Road.

Response: The subdivision to the east is named Wildflower Reserve and a Traffic Impact Analysis (TIA) was prepared for the project. This report indicates that with the addition of the traffic generated by Wildflower Reserve, the traffic volume on Golder Ranch Road will be 8,939 vehicles per day (vpd) and that the capacity of Golder Ranch Road is 14,580 vpd.

This TIA also analyzed the intersection of Golder Ranch Road and State Route 77 and reports that all turning movements at this intersection operate at Level of Service (LOS) C or better. The west bound approach toward State Route 77 and left turn lane to head south on State Route 77 are the only turn movements that operate at LOS C. All other turn movements at this intersection operate at LOS A or B.

As such, traffic generated by this proposal is minimal and can easily be handled by Golder Ranch Road and the Oracle Road intersection with Golder Ranch Road.

Neighbors expressed concern about noise from the commercial center to the west of the proposed rezoning site. How will noise on this site be regulated?

Response: The development of this site will adhere to Pima County Code, Chapter 9.30 Regulation of Excessive, Unnecessary and Annoying Noises.

Who will provide water to this development?

Response: Lago del Oro Water Company.

Who will provide wastewater services to this development?

Response: Pima County Regional Wastewater Reclamation Department.

What are the monthly rates for occupants?

Response: \$1,000 to \$1,200.

Additional Outreach

One of the phone calls received prior to the meeting was from a building owner in the commercial center to the east. He is in favor of the proposed rezoning and thinks it will bring additional customers to the center.

Another neighbor called prior to the meeting and raised questions addressing the same topics that were discussed at the community meeting.

OASIS RECREATIONAL VEHICLE RESORT

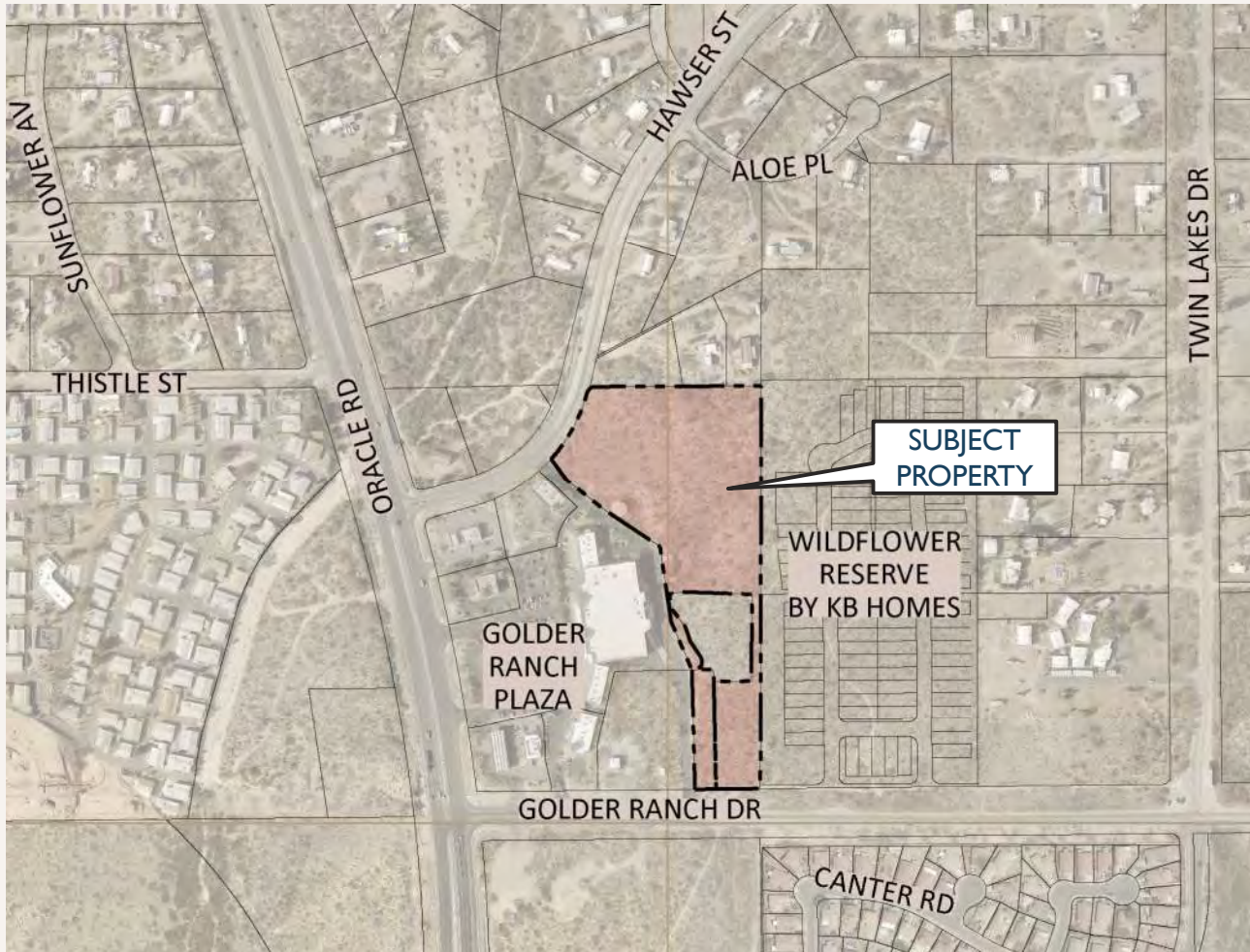
NEIGHBORHOOD MEETING

JUNE 3, 2024

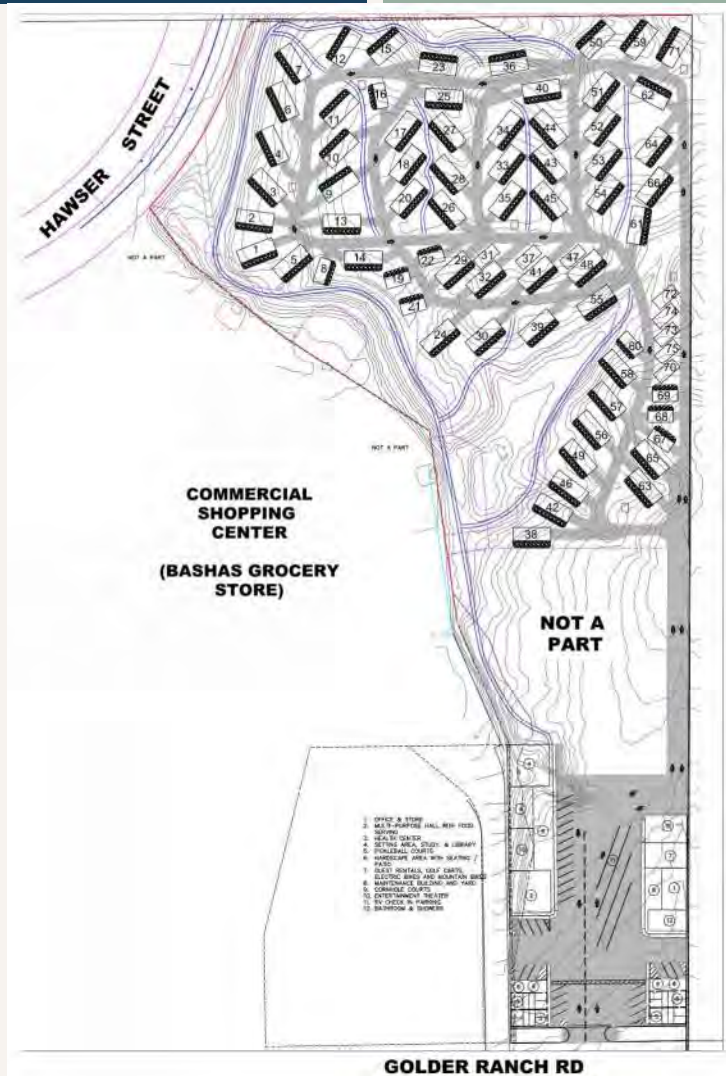
The
WLB
Group **WLB**



LOCATION



LOCATION



PRELIMINARY SITE PLAN



RV RESORT CHARACTER IMAGERY



Example Entry to Resort

Gated entrance
Key card entry

Activity Center



Bingo Hall
Indoor fireplace and sitting area
Laundry (and services)
Showers

Fitness Center
Indoor Pickleball courts
Library
Large screen theater

Activity Center Continued



Horseshoe Pits
Cornhole
Badminton
Ping pong/darts

Indoor/outdoor dining
Entertaining Area
Outdoor fire pits
Dog park

Picnic areas
Electric Bike Rentals
Electric Carts
Walking Trail

Premium sites



Brick paver patios
Outdoor dining
Wi-Fi to each site
Common areas well manicured

Barbeques
Firepits
Site layout for privacy



What makes an RV Park a Resort

- Immaculate kept grounds
- Impeccable customer service
- Accommodating staff
- Every imaginable Amenity
- Convenience
- Unmatched atmosphere
- Activities to keep lively and interested
- Offers beauty, comfort, nature and fun
- Endless nearby day trip attractions
- Regularly scheduled activities
 - ✓ Cooking
 - ✓ Music
 - ✓ Art and Crafts
 - ✓ Exercise and fitness
 - ✓ Wine tasting
 - ✓ Pickleball and cornhole tournament
 - ✓ Golf tournaments
 - ✓ Hiking excursions
 - ✓ Site seeing excursions
 - ✓ Casino excursions
 - ✓ Biking excursions



QUESTIONS OR
COMMENTS?

CONTACT INFORMATION



- Rob Longaker, Director of Planning
rlongaker@wlbgroup.com
520-881-7480
- Liz Madsen, Planner
lmadsen@wlbgroup.com
520-881-7480

Appendix B: Sewer Capacity Letter

JACKSON JENKINS
DIRECTOR



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

June 3, 2024

Linda Thompson
The WLB Group, Inc.
4444 E Broadway
Tucson, AZ 85711

Sewerage Capacity Investigation No. P24WC00153 Type I

**RE: Oasis RV Resort, Parcels 22222011D, 222220130
Estimated Flow 7,700 gpd (ADWF)**

Greetings:

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

Capacity is currently available for a project this size in the public sewer G-94-002, downstream from manhole 6047-A5.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner III

Appendix C: Preliminary Integrated Water Management Plan

Table B - Water Conservation Measures
Indoor and Outdoor Options for Commercial and Multi-Family Development
(Water Conservation Measures: 15-point Minimum. All projects must include at least 2 outdoor options. For projects without a renewable and potable supply, 1 additional point per acre-foot demand increase when site and supply well(s) is greater than 1 mile away or is within a subsidence area, or 2 additional points if within one mile of a groundwater-dependent ecosystem.)

Indoor Options			
I-1a	Install gray water plumbing lines per City of Tucson ordinance 10579 to meet 25% of non-potable demands.	2	
I-1b	Install gray water plumbing lines per City of Tucson ordinance 10579 to meet 50% of non-potable demands.	4	
I-2a	All toilets have a maximum flow rate of 1.28 gallons per flush, or flush valves have a maximum flow rate of 1.28 gallons per flush (e.g. EPA Watersense TM).	3	X
I-2b	All toilets have a maximum flow rate of 1.1 gallons per flush, or flush valves have a maximum flow rate of 1.1 gallons per flush (e.g. EPA Watersense TM).	4	
I-3	Multi-family lavatories and all kitchen sinks and showerheads have a maximum flow rate of 1.5 gpm. The total allowable shower compartment flow rate from all showerheads, rain systems, waterfalls, body sprays and jets at a given time shall be limited to 1.5 gallons per minute. (maximum flow rate of 1.5 gpm @ 80 psi of pressure) (e.g. EPA Watersense TM).	3	
I-4	Use waterless urinals throughout the development.	2	
I-5	Use of efficient water-cooled chiller.	2	
I-6	Install on demand hot water heater(s).	2	
I-7	Install new efficient washing machine (water factor 4.5 or less), dishwasher (3.5 gallon per cycle or less), and food disposal (e.g. Energy Star) in each multi-family unit.	2	X
I-8	Install 1.5 gpm kitchen sink and dishwasher which uses less than 3.5 gallon/cycle (e.g. EPA Watersense TM / EnergyStar) in each multi-family unit.	3	X
I-9	Install a leak detection system.	2	
I-10	Install separate water meters for each multi-family unit.	3	
I-alt	Additional indoor measures may be proposed by applicant.	#	
Sub-Total from Indoor Options		32	8
Outdoor Options			
O-1a	At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin.	1	X
O-1b	At least 50% of retention volume located in distributed basins instead of within a project-wide detention basin.	2	
O-1c	At least 75% of retention volume located in distributed basins instead of within a project-wide detention basin.	3	
O-1d	At least 100% of retention volume located in distributed basins instead of within a project-wide detention basin.	4	
O-2a	Stormwater retention volume exceeds first flush retention volume by at least 20%.	2	
O-2b	Stormwater retention volume exceeds first flush retention volume by at least 40%.	4	
O-2c	Stormwater retention volume exceeds first flush retention volume by at least 60%.	6	
O-2d	Stormwater retention volume exceeds first flush retention volume by at least 80%.	8	
O-2e	Stormwater retention volume exceeds first flush retention volume by at least 100%.	10	
O-3	Re-use system for air conditioning condensate.	3	
O-4a	Use only native and/or drought-tolerant, low-water use plants for landscaping plantings with a Water Use of 1 or 2. The list of drought tolerant and native low-water use plants appropriate for Pima County is available at: http://www.azwater.gov/azdwr/WaterManagement/AMAs/documents/2010TAMA_apha_botanical_PLANTLIST.pdf	2	X
O-4b	At least 50% of the parking spaces are adjacent to an 8 foot wide parking island planted with native drought tolerant trees that harvests and stores water from at a minimum the adjacent parking spaces.	2	
O-5	Prohibit the use of non-native plants and turf grasses.	1	
O-5b	Restrict construction of swimming pools, mister systems and other outdoor water features.	1	X
O-6a	Design for pervious driveway and walkway surfaces, 2 points per 10,000 square feet.	2	

O-6a	Irrigation system designed and installed by a certified professional (e.g. EPA Watersense TM).	1	X
O-6b alt	Install an irrigation system with the following components: 1) Weather based irrigation controller or soil moisture sensor-based irrigation controller (e.g. EPA Watersense TM). Controller shall have two watering schedules posted at the controller: a) for the initial grow-in period and b) for the established landscape. Controller shall be set to irrigate during the hours of 10 p.m. to 8 a.m.; 2) Turf spray heads, if installed, shall only be used for turf and shall achieve a lower quarter distribution uniformity (DULQ) of 65 percent or greater and contain check valves to prevent gravity drainage of water from heads; 3) Separate sprinkler zones for beds, with plants grouped based on watering needs (hydro zoning); 4) Drip irrigation for all non-turf planting beds.	2.5	X
O-7a	Use only native drought-tolerant, low-water use plants for 25% of the Landscape Area * landscaping plantings with a Water Use of 1 or 2, designed to be self-sustaining based upon water harvesting: OR **	1.5	X
O-7b	Use only native and/or drought-tolerant, low-water use plants for 50% of Landscape Area* landscaping plantings with a Water Use of 1 or 2 designed to be self-sustaining based upon water harvesting; OR	3	
O-7c	Use only native and/or drought-tolerant, low-water use plants for 75% of Landscape Area* landscaping plantings with a Water Use of 1 or 2, designed to be self-sustaining based upon water harvesting; OR	4.5	
O-7d	Use only native and/or drought-tolerant, low-water use plants for 100% of Landscape Area* landscaping plantings with a Water Use of 1 or 2, designed to be self-sustaining based upon water harvesting.	6	
O-8	Complete a Parking Area Reduction Plan.	3	
O-9a	Maintain undisturbed buffer yards with native species landscaping with 50% of demand met with passive water harvesting.	2	
O-9b	Maintain undisturbed buffer yards with native species landscaping with 100% of demand met with passive water harvesting.	4	
O-10a	Avoid, other than incidental impacts, Flood Control Resource Area through use of cluster development, conservation subdivision, or modified development standards.	5	
O-10b	Avoid, other than incidental impacts, Flood Control Resource Area, developer mapped floodplains and Erosion Hazard Setback Areas through use of cluster development, conservation subdivision, or modified development standards.	10	
O-alt	Additional outdoor measures may be proposed by applicant.	#	
Sub-Total from Outdoor Options		94	9

Infrastructure Options

Inf-1	Relocate outside groundwater-dependent ecosystem or abandon active well(s) located in a groundwater-dependent ecosystem.	15	
Inf-2	Relocate outside groundwater-dependent ecosystem or abandon active well(s) located within a mile of a groundwater-dependent ecosystem.	7	
Inf-3	Seal off perched aquifers and recent alluvium in wells.	7	
Inf-4	Enhance native vegetation, including regulated riparian habitat, in on-site natural drainage patterns, using Low Impact Development and Green Infrastructure practices.	3	
Inf-5	Enhance groundwater recharge potential of detention basins in shallow groundwater areas.	5	
Inf-alt	Additional infrastructure options may be proposed by applicant.	#	
Sub-Total from Infrastructure Options		37	0
PROJECT TOTAL		126	17

* Landscape Area - Bufferyards and Common Area

To be Determined

Appendix D: Arizona State Museum Letter

Liz Madsen
The WLB Group
4444 E. Broadway
Tucson, AZ 85711

May 6, 2024

RE: Hawser RV Resort
Parcels 222-22-011D and 222-22-0130

Dear Liz,

The Arizona State Museum (ASM) has reviewed archaeological project and site records in support of the following project:

The WLB Group's Hawser RV Resort project (ASM Job No. 006828)

Correspondence indicates this project will involve the development of an RV resort on privately-owned land. The project area is located at 3380 E. Hawser Street in the community of Catlina, Pima County, and encompasses parcels 222-22-011D and 222-22-0130 within Township 11 South, Range 14 East, Section 9.

I invite you to review the results of ASM's research, which are summarized below.

Search Results:

According to a search of the archaeological site records and reports held in ASM collections, 60 archaeological investigations were conducted within a one-mile radius of the project area between 1981 and 2015. Of these 60 archaeological investigations, two intersect a portion of the project area.

For the two archaeological investigations that intersect the project area, Table 1 summarizes their basic information and scope.

Additionally, five ASM archaeological sites and two in-use historic sites that were previously recorded as ASM sites have been identified within a one-mile radius of the project area. Of these five archaeological sites and two in-use historic sites, none intersects the project area.



ASM Reference Number (AZProj/Accession)	Report Citation	Year(s) Conducted	Scope of Project	Partial or Entire Coverage of Current Project Area
AP-2004-0661	Wegener 2001	2001	Survey for clearance for a subdivision	Partial
AP-2014-0064	Moses and Luchetta 2014	2014	Survey for gas line installation	Partial

Table 1. ASM archaeological investigations that intersect the project area

Recommendations and Responsibilities:

1. Since a portion of the project area has not been subject to prior archaeological survey, ASM recommends—but does not require—that a qualified archaeological contractor be consulted before any ground-disturbing activity begins.

Additionally, in the portions of the project area that have been previously surveyed, the work was conducted 10 to 23 years ago. It is standard archaeological practice for a property to be re-surveyed if the previous survey was conducted 10 or more years ago, as there is a possibility for previously unidentified archaeological sites to have since been exposed. For this reason, ASM recommends—but does not require—that a qualified archaeological contractor be consulted before any ground-disturbing activity begins.

A list of archaeological contractors is available on the ASM website at:

<https://statemuseum.arizona.edu/crm/document/aaa-qualified-consultants>

2. Pursuant to Arizona Revised Statute §41-865, if any human remains or funerary objects are encountered during project work, all work must stop within the area of the remains and the ASM Repatriation Office must be contacted at asm-repatriation@email.arizona.edu.

3. City, county, or municipal governments may have their own requirements. Therefore, ASM recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please feel free to contact me at efioccop@arizona.edu or 520-621-1271.

Kind regards,

Emily Fiocoprile, PhD

Archaeological Records Specialist

Archaeological Records Office

Arizona State Museum

520-621-1271

efioccop@arizona.edu

References:

- Moses, Jim, and Luchetta, Sarah (2014) *A class I and class III cultural resources assessment survey of 4.6 acres of Pima County right-of-way northeast of Oracle and Golder Ranch Road in Northern Tucson, Pima County, Arizona*. Prescott, AZ: Antigua Archaeology, LLC.
- Wegener, Robert M. (2001) *A 14-acre class III cultural resources survey at the Park West project near the intersection of Arizona State Route 77 and Golder Ranch Road*. Technical Report 01-42. Tucson, AZ: Statistical Research, Inc.

Appendix E: Water Service Agreement



WATER SERVICE AGREEMENT

INSTRUCTIONS:

A letter shall be obtained and submitted with the application for approval of the subdivision from responsible officials of the water system indicating that an agreement has been reached to supply water to each individual lot in the subdivision. (AAC R18-5-406 B)

WATER SERVICE AGREEMENT

An unconditional agreement which is effective this date has been made between the owners of:

Project or Subdivision Name: Oasis RV Resort
Address: 3380E Hawser St
Tucson AZ 85739 Pima Parcels 222-22-011D, 0130 and 011E

and

Public Water System (PWS) Provider or Municipality:
Lago Del Oro Water Company
Address: 9532 E Riggs Rd Sun Lakes AZ 85248
Sun Lakes AZ 85248
Public Water System (PWS) Number: AZ0411117

The undersigned hereby agrees to inspect this project during construction to assure compliance with plans and specifications approved by the Arizona Department of Environmental Quality and upon completion shall be responsible for maintenance and operation of the system:

Public Water Supply Provider or Municipality Contact: Brian Smith
Title: Vice President

Signature: 

Date: 6/28/24