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The text is produced from an OCR scan, and consequently verbatim accuracy is subject to the usual caveats concerning OCR scans. However, reasonable care has been taken to avoid optical mis-readings.
The original document contains 32 pages, of which 11 are maps and 2 are impressionist concept sketches.
The material reproduced here contains substantially all changes made from previous versions of the Pad.

Willow Springs — South Village
Planned Area Development
DRAFT
PZ-040-00/PZ-PD-040-00

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Revised Project

Planning Area	Area, ac	SR***	CR-2	CR-3	CB-2	CB-11	CR-4	Maximum DU/Area
Area 1	680	214.5	106	337	0	22.5	0	831
Area 2	3280	505.3	0	2561.60	79.7	79.4	54	6,380
Area 3	640.1	66.1	0	536.3	0	28.3	9.4	1,305
<i>Total</i>	<i>4,600.10</i>	<i>785.9 AC</i>	<i>106.0 AC</i>	<i>3,434.9 AC</i>	<i>79.7 AC</i>	<i>130.2</i>	<i>63.4 AC</i>	<i>8,516 DU</i>

Dulac (max)		1	2.2					16
Residential DU		106	7,396					1,014

Max DU: 8,516 * Note: Assumed acres of Multi-Family within CB-1 and CB-2
 **Total Net Area: 4,390.2 acres ** Note: Net area (Total area - commercial area).
 Project Net Density: 1.9 DU/ac *** Note: Open space
 Project Gross Density: 1.8 DULac

ADDENDUM TO THE WILLOW SPRINGS SOUTH VILLAGE PAD

The following changes are to be included in the existing Willow Springs South Village PAD document:

TRANSPORTATION

Add to page 5 under the subsection titled "Transportation" the following sentences:

- * Willow Springs, as a result of its integrated land use mix and use of alternate transportation modes, will reduce by 40% the average daily vehicular trips (ADVT) for internal trips within the development and trips generated to destinations outside the development on Highways 79 and 77, typically associated with a project of this size and scale. This will also result in fewer vehicle miles traveled (VMT) and reduced air pollution and emissions.

DESIGN

Add to page 5 under the subsection titled "Design" the following sentences:

- * "The rural character of the Willow Springs area will be maintained and enhanced through the use of significant open space areas, indigenous landscape and building materials, an intermixed diversity of housing styles, and rural roadway design standards.

COMMERCIAL/MULTI-FAMILY

Multi-family development (CR-4) has been removed from commercial (CB- I and CB-2) districts.

SCHOOLS

Add to page 24 under the section titled Schools a new sentence:

"The applicant agrees to provide voluntary school fees or dedication of school sites."

WATER

Replace page 31 "Summary of Proposed Groundwater Supply for Willow Springs Ranch South Village" with the attached letter from Montgomery & Associates:

The following new information is included in the Willow Springs South Village PAD document:

OPEN SPACE

A minimum of 3 5% (1,610 acres) of the South Village will be open space (includes natural undisturbed open space, parks, golf courses and areas of State Trust Lands that are acquired for conservation purposes through the mechanisms described below.) Of this open space area, a minimum of 17% (785.9 acres) of the South Village area (washes and slopes) will be preserved as natural undisturbed open space in the SR district. Of the total open space, a minimum of 15% of CR-3 land area will be open space.

NIGHT SKY PROTECTION

Willow Springs will incorporate "dark sky" protection measures through the use of restrictions on hours of lighting and stringent lighting standards. All outdoor lighting of parking lots, streets, recreational areas will be reduced to only low intensity security lighting purposes after 10 p.m. Outdoor lighting will consist of only low- or highpressure sodium lighting or equivalent low luminosity; no halogen or halide-type lighting will be permitted. All outdoor lighting elements will be shielded downward to minimize light escape to the night sky.

STATE TRUST LAND CONSERVATION

There are a number of existing methods for creating conservation or open space lands on State Trust lands in Arizona. The applicability of each of these is dependent on a variety of factors including location of the property under consideration. There are other methods that have been considered, many of which were addressed in Proposition 100, that though not passed in the November, 2000 election, it is expected that several methods will be incorporated in a new legislative initiative currently underway that will have applicability to Willow Springs.

* Arizona Preserve Initiative- under the Arizona Preserve Initiative (API), state trust land can be petitioned to be reclassified as suitable for conservation by a local government, a land trust, a state agency, a corporate entity or a group of private individuals. Land designated for conservation must be requested through an application to be purchased or leased (up to 50 years) at full fair market value, regardless of the conservation use being proposed. Such a value is determined by an outside appraiser, followed by an outside review appraiser. All sales and leases must be conducted at public auction in accordance with mandated procedures for notice. If land is designated for conservation, it becomes eligible for matching funds under the Growing Smarter grant program administered by the State Parks Board. Additionally, the Commissioner may optionally put deed restrictions on the sale to limit its use to stated conservation purposes. Several sales of state land for conservation purposes have been consummated, all in Maricopa County to date. There is one property designated for conservation in Pinal County and it is adjacent to the Superstition Mountains east of Apache Junction and north of Gold Canyon. Additionally, there is one active petition for conservation in Pinal County; it is for land adjacent to the San Tan Mountains, a Maricopa County park south of the county line near Queen Creek. State trust land at Willow Springs Ranch does not qualify at this time under the API due to its distance from the boundary of an incorporated community, but it is likely that new legislative initiatives under consideration will address this requirement.

* “Conservation” Commercial Leases- under certain circumstances, the Land Department has engaged in approving commercial leases for what is a conservation use of land. They have ranged in size from a few acres to many thousands of acres. Lease rates vary considerably depending on what other use is made of the property, and they are based on an appraisal. Most of these leases are short term (under ten years), however a 99 year commercial lease for conservation was completed in the Tortolita fan of northern Pima County.

[more to come]

To issue a short term commercial lease or to place the right to sign a long term commercial lease for conservation requires an application by an interested party. If the land is reclassified to commercial use, then any existing grazing or agricultural lease would be canceled and could be replaced with a special land use permit (SLUP) for grazing or other appropriate uses.

* Comprehensive or Area Plans- State trust land may be designated for open space, conservation or resource management purposes in a county comprehensive plan or area plan. If this is an appropriate use, the Land Department, as trustee of the land, may agree to such a designation if either there is no other use of the property in the foreseeable future, or there are development uses on the adjacent state trust land that may be complemented by the open space use. A plan designation should be considered a guide like all land uses, and does not offer permanence unless some action is taken to implement the plan, such as buying or leasing the property for open space or conservation purposes. With the passage of the Growing Smarter program by the state, there are provisions that strengthen the plan document by making it extremely difficult to amend during its ten year life span. There are, however, also requirements of the local government that should they designate a property for open space, agriculture, conservation or similar uses on either the Open Space element or Growth Area element of the comprehensive plan, they must either have the written permission of the property owner or must provide an alternative land use on the plan or hard zoning of at least one house per acre (in the case of Willow Springs, the existing zoning on State Land is one house per acre, so this requirement is met). This requirement does not apply to the Land Use element of the Comprehensive plan.

* Purchase of Development Rights (PDR)- the Growing Smarter Act gave the Land Department the ability to sell development rights off property to be retired, not transferred elsewhere, if it could be shown that a viable, financially acceptable use remained on the property. If it could be shown that there were a viable financially rewarding long term use of the property after development rights were removed from the property, and the Land Department were to begin administering this program, discussions could be held with the agency over the viability of selling development rights from Willow Springs Ranch to keep the land in low intensity uses, such as grazing. There would need to be a buyer for the development rights as well. This has not been a program utilized to date by the Land Department but is a viable option for achieving conservation purposes.

WILLOW SPRINGS CONTRIBUTION TO THE REGION

A two day workshop was held on March 16 and 17 at the Biosphere 2 Conference center and was attended by 17 participants representing the Willow Springs landowners and consultant team, the Pinal County Planning Department, the Arizona Game and Fish Department and residents and business people from the Oracle and San Manuel areas. The purpose of the workshop was to generate statements and methods on how Willow Springs would be a positive contributing member of the region as a whole. The following summary of purpose and intent resulted from the workshop:

Purpose Statement:

To create regenerative paradigms, principles, and concepts that can be applied to Willow Springs, in a way that identifies the true potential that is at stake for the whole region, so that the communities living in the region have a basis for encouraging a new order of development, capable of regenerating rather than further deteriorating the life that is there.

Paradigms Arising from Increased Understanding about the Essence of this Place:

- This place derives its character from the close connection between people and wildness. As we develop into the future, our patterns of development and our ways of life and livelihood can enhance simultaneously the health of our communities and of the natural environment that makes them unique.
- This region is affected by larger forces arising from outside of it, including development and economic

pressures, land use policies, etc. Rather than allow these forces to fragment and degrade the systems within our region, our patterns of development should order and harmonize them so they become sources of energy for the increased vitality and viability of the region.

- The region is continuously evolving its ability to generate more than it consumes, so that the whole grows richer, more resilient, more alive.

Stakeholders in the Potential of this Place:

Local Communities

- Increasing ability to harmonize the fragmented parts into a more cohesive whole (ability to unify around a common purpose)
- Increasing vitality and viability
- Increasing capability and alignment toward growing into what we have the potential to be
- Increasing sense of citizenship-participating and taking responsibility for the well being of the whole

The Land and Its Inhabitants

- The health and integrity of natural systems
- The opportunity to move to a higher order of expression
- Ability to act as the matrix for the qualities of life we aspire to and require to survive
- Regeneration of the “sponge”~---the living soil substrate that allows the capture and continual cycling of water, our most precious resource
- Growing ability to support negentropic processes

The County

- Becoming more cost effective
- Increasing regional pride that arises from a sense of unique identity
- Revitalized economies that support an increased tax base
- Raising the bar regarding the type of development that should be allowed/encouraged in this region
- Moving from extractive to regenerative industries positions the county for the 21st century

The Owner/Developer of Willow Springs

- The economic viability of this project depends on the distinctiveness arising from the visionary potential it brings to the region
- Resiliency that enables us to thrive and flourish during changes occurring in larger systems
- Pride in being part of the solution rather than part of the problem
- Opportunity to realize a dream

Educators

- Opportunity for this to be a laboratory for thinking and learning about more regenerative development and land use practices.
- Opportunity to align with and contribute to a regenerative process for this region, while at the same time developing deeper connections to other stakeholders
- Participation creates basis for compelling and innovative curricula: -a new discipline -working on shifting paradigms -application of whole systems thinking to supporting healthy communities
- This process enables/stimulates lifelong learning opportunities

State Land Office

- Possibility to enhance its assets and increase the return on its investments
- Potential to evolve its policy and its mandate in order to be a more effective trustee
- Opportunity to make positive contributions into the communities it operates in

- Opportunity to create strategic alliances with other stakeholders
- Opportunity to enhance pride, morale, and public image

Project Concepts:

Cultivation and development of a healthy Willow Springs economy feeds the economic viability of communities throughout the region.

- Net employer: local job opportunities
- New orders of skill and capability generate new economic opportunities
- Working with local communities so that they can provide the materials, skills, and energies that support Willow Springs' development
- Critical mass of population and capability in the region enables greater self-reliance with regard to key endeavors and services (e.g. health care, education, industry, etc.)

Willow Springs shelters the emergence of new value-adding processes that grow out of this native soil and that contribute to the evolution of the whole.

- Initiate a regional planning process for the economy we want to grow
- Use this planning to attract, conceptualize, and coalesce an appropriate regional industry(s)
- Based on this industry, grow a diversified but interconnected business community grounded in the aspirations and capabilities of the region
- Physical planning for Willow Springs and the region reflects this creative thinking about economic development

Willow Springs enables a succession process in natural systems, community, and economy.

- Just as ecological restoration starts with a “nurse” species that create a sheltered environment for later stage species, “economic gardening” starts with the skills and business opportunities that currently exist in the community and grows out from there.

Willow Springs transacts with its environment in ways that are reciprocally nourishing.

- Investments in Willow Springs are simultaneously investments in the environment, and vice versa (e.g. road systems that harvest runoff to support shelterbelt tree plantings.)

Willow Springs engages stakeholders in learning to think more and more systemically.

- To realize the full potential envisioned here, the region needs to engage all of its members in thinking systemically—a lifelong learning and critical thinking process that potentiates other learning processes.

[more to come]



March 28, 2001

**SUMMARY OF PROPOSED GROUNDWATER SUPPLY FOR
WILLOW SPRINGS RANCH - SOUTH VILLAGE**

The Willow Springs Ranch South Village project is located approximately 10 miles north of Oracle Junction and 12 miles northwest of the Town of Oracle. South Village encompasses approximately 7 square miles of deeded land. Approximately 8,500 units are proposed.

Typical water demand at full build-out for a conventional master planned community of this size would be on the order of 4,000 acre-feet per year. The principal water supply for many of these projects is groundwater withdrawn from the regional aquifer system. For the Willow Springs Ranch South Village, water demand will be reduced through water conservation practices using drought resistant plants for landscaping and reduced-flow plumbing fixtures. Reclaimed wastewater and captured surface runoff will be used for turf and landscape irrigation, and could also be used for artificial recharge of the aquifer. As a result of these practices, total net groundwater withdrawals for the Willow Springs South Village will be reduced to approximately 2,000 acre-feet per year or less.

The regional aquifer system consists of a thick sequence of alluvial deposits of gravel, sand, silt, and clay, eroded from the surrounding mountain blocks and deposited in the basins to the west, south, and east from the Willow Springs Ranch area. The proposed South Village development occurs along the margin of the regional aquifer system. General direction of groundwater movement is south. Existing information suggests that saturated alluvial deposits may occur beneath the south part of the project area. Saturated thickness of the sequence of alluvial deposits increases toward the center of the valleys, and is estimated to be about 2,000 feet in Falcon Valley, about 6 miles south of the project.

Recoverable groundwater in storage in the regional aquifer has been estimated based on areal extent, thickness, and specific yield of saturated alluvial deposits to a depth of 1,200 feet below land surface. Recoverable groundwater in storage in the part of the regional aquifer extending north from the Pima/Pinal County line to the surface drainage divides bounding Falcon Valley to the northwest and northeast was estimated by Arizona Department of Water Resources (Johnson, 1989) to be approximately 3.4 million acre-feet. This estimate was based on an estimated average specific yield of 7.3 percent for the regional aquifer. A preliminary estimate of recoverable groundwater in storage in the part of the aquifer extending north from the Pima/Pinal County line to areas east and west from the proposed South Village development was made by Errol L. Montgomery & Associates, Inc. Based on a conservatively small estimate of 5 percent for average specific yield, recoverable groundwater in storage to a depth of 1,200 feet was estimated to be approximately 1.5 million acre-feet.

[more to come]

[Montgomery continued]

A groundwater exploration drilling program would be required to determine occurrence and thickness of saturated alluvium in the South Village project area. Construction and testing of a pilot production well would be required to demonstrate feasibility of developing sufficient groundwater supplies for the project.

A certificate of assured water supply must be obtained from the Arizona Department of Water Resources before development could proceed. To obtain this certificate, the following must be demonstrated:

- Physical availability of water to meet demands of the proposed development for a period of 100 years after full buildout, considering existing and projected demands of other groundwater users.
- Adequate chemical quality of water for intended uses.
- Consistency with the safe-yield goal of Tucson Active Management Area (AMA), which requires balancing groundwater withdrawals with artificial recharge of the aquifer in the Tucson AMA. This can be accomplished by becoming a member of the Central Arizona Groundwater Replenishment District.

[End of document]