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Devoted to the preservation of the unique residential character of the Catalina Foothills for over 25 years.

PRESIDENT'S MESSAGE

In Quest of a Vision

There is a discussion surrounding us now as to what direction future growth in the Catalina Foothills will take. In view of this, I would like to share some historical facts that I have gleaned from the newly published book, Joesler and Murphy, An Architectural Legacy for Tucson, and my personal knowledge as a Catalina Foothills resident for 23 years.

Many of us moved to this area for its rural character and close proximity to city conveniences. This unique lifestyle has a long history beginning in the early part of the century when John Murphy and his bride, Helen, camped for several years in the vicinity of River Road and Campbell Avenue, in order to secure their homestead claim on property that would become a part of the Catalina Foothills Estates. As the plans and buildings of Catalina Foothills began in 1935, the Murphys strove to create a community of Mexican style haciendas. The St. Philips church site became the image of a Mexican plaza. The church was the focal point of a tranquil plaza that included shops, a tea room, an artist studio, and offices.

As early as 1927 the Murphys contracted with a Swiss architect Josias Joesler, to incorporate the natural beauty of the landscape, and the spectacular mountain and city views into the design of the homes.

By 1940 prominent eastern visitors, recognizing the striking beauty of the Southwest, established homes in the Catalina Foothills to create a rural lifestyle. To name a few: Erskine Caldwell, Mrs. Will Mayo of the Mayo Clinic, and Louise Grace of Grace Shipping Lines. These residents helped to foster the Murphy romance with the Southwest and the Catalina Foothills in particular.

The future of this unique Catalina Foothills greenbelt is in jeopardy. Do we want to maintain this rural lifestyle, thereby preserving the desert, or do we want to become just another suburban neighborhood? The responsibility is ours.

Judith Redekop

WILDLIFE HABITATS IN TUCSON; A STRATEGY FOR CONSERVATION

Dr. William W. Shaw

Professor, Wildlife and Fisheries Science, University of Arizona

Tucson is unique. Its location in the heart of the Sonoran desert provides a beautiful and diverse setting that is unlike any other place in the world. Natural features dominate the character of this community. The mountains, the upland bajadas, and the washes support varied biological communities dominated by saguaro cacti and paloverde trees. This desert habitat makes it possible for animals like quail, roadrunners, javelina and coyotes to live in close association with humans.

Throughout Tucson there are many small washes and arroyos that support the same native plants and wildlife found in areas that have been mapped. Similarly, large areas are dominated by creosote bushes and these areas support their own unique biota. These kinds of habitats are not mapped simply because, at this time, they are far more abundant. However, many of the suggestions for conservation are appropriate for these other habitats as well. In such areas, the primary conservation strategy should be development policies which encourage preservation of natural vegetation by:

- a. Limiting grading operations to actual construction sites (as opposed to mass grading);
- b. Encouraging preservation of undisturbed desert vegetation within an interconnected open space system;
- c. Limiting exotic plantings to public areas and the immediate vicinity of building.

It is important to recognize that preservation of habitats as wildlife refuges or reserves is not the only method available for integrating wildlife conservation into metropolitan planning and design. An effective strategy for conserving Tucson's natural heritage will involve the use of many different techniques including:

1. Protection of critical habitat in public ownership. Only in exceptional cases is it appropriate for the local community to purchase land within the metropolitan area solely for the purpose of wildlife conservation.

2. Sensitive Design of Development Near Critical Wildlife Habitats. In many cases, the impacts of a development on wildlife resources can be significantly reduced simply by recognizing which areas are important for wildlife and planning the development accordingly.

Several basic ecological principles can be readily incorporated into the design for residential, industrial, and commercial developments and the result can be significant reductions in environmental impacts.

a. Wherever possible protect riparian (streamside) vegetation (See article on Honey Bee Canyon).

b. Wherever possible, protect continuous corridors of natural vegetation (as opposed to creating fragmented "islands" of habitat).

c. Disturb as little natural vegetation as possible.

Translated into the terminology of development plans, this means:

a. Develop an open space system that is designated early in the planning process to insure that the most valuable habitats are protected;

b. Avoid mass grading of upland areas;

c. Avoid cutting and filling of wash crossings so that wildlife recreators can continue to use the washes as travelways. Use span bridges for large wash crossings instead of massive amounts of fill;

d. Prevent any substantial increases in discharges of discharge velocities into washes which would erode stream banks, damage vegetation and lead to stream bottom incision;

e. Recognize the intrinsic beauty and value of the natural Sonoran landscape as a development feature.

Fortunately, the most valuable wildlife habitats in Tucson are nearly always the most scenic areas for humans. As a consequence, wildlife conservation often means protection of attractive natural landscaping that can actually enhance the value of a development.

Dr. Shaw has mapped Pima County. Those interested in the subject should read Wildlife Habitats In Tucson, A Strategy for Conservation by Dr. William W. Shaw.



IMAGINE! YOUR VERY OWN WILDLIFE HABITAT

Yes, your yard, be it an apartment balcony, or patio, or a desert acre, can be certified by the National Wildlife Federation as a **WILDLIFE HABITAT**.

A recent article in the Seattle Times (July 3, 1994) featured this project. The four requirements needed to qualify are: to provide food, water, a place to hide, and a place for wildlife to raise their young.

Most Foothills residents would not have to do much - if anything - to qualify, as many of the "yards" meet these requirement through courtesy of the natural desert. Water, not always available from a natural supply, could be provided by fountains, swimming pools, rain runoff, or perhaps a simple basin.

The Catalina Foothills residents could be leaders in such a project (on an individual voluntary basis) which would send a very clear message to our community that we do value our desert and its incredible diversity. Besides, it is great fun, listing the abundance of flora and fauna which exist on our property.

If you are interested, call the National Wildlife Federation Backyard Wildlife Habitat at 1-800-432-6564. Packets can be ordered for \$5.25. You may also write the National Wildlife Federation at 1400 16th st. NW. Washington, D.C. 20036-2266.

Note: "Feeding" javelinas, coyotes, etc., is not recommended, as wildlife can become dependent on an "artificial" source. Many residents have experienced uprooted irrigation systems, overturned trash barrels, and ravaged gardens, as javelinas roam the area.

HONEY BEE CANYON



Background:

Honey Bee Canyon is about five miles long from the Tortolitas to its confluence with Big Wash. It lies in the Rancho Vistoso Planned Area Development in Oro Valley and is owned by Conley Wolfswinkel and partners. He lost the property, valued at approximately 95 million, to the RTC. Wolfswinkel later bought it back out of bankruptcy at about one-third of that value. The Rancho Vistoso plan was weakened considerably when the property was annexed from the county in Oro Valley. Honey Bee should have been better protected, but the zoning was approved in '87 and a referendum at the time did not succeed. **What we are left with today is lobbying for time to do a proper management study of the canyon that will make specific suggestions the council and the developer may listen to.** Barring a miracle or a change of heart by the developer, the homes will be built.

Forty-four homes at a density of one house per acre have received final approval on the west side of the canyon. On the east side, a platte has been submitted which allows around 184 homes. **The buildable pad of the lots**

are left natural. For years the County has had a cluster ordinance. It allows reducing lot sizes, if a significant percentage of open space is part of a project's design. More use and acceptance of this regulation needs to be encouraged. Currently, a new SR-2 zone is under review. The zone would be slightly less than two acres yet have a development standard requiring a percentage of a lot or subdivision be left as a natural area. This zone could be a buffer to larger lots. SR-2 would allow a modest increase in density but ensure desert preservation. Further, the County is investigating vegetation preservation ordinances. Many communities across the country have adopted tree preservation ordinances that could be used as models for county regulation.

Urban growth is a relentless force we must address. We cannot place gates on I-10 and stop people from moving here. The Comprehensive Plan recommends that land consumption patterns must change toward a mixture of densities with quality design and not a continued low density sprawl. If we want to keep the quality of life that we and our children can enjoy, Pima County must balance the need of housing for its citizens from all income groups while respecting the sensitive environmental systems of which we are the current stewards.

REZONING AND CHANGES IN CONDITIONS OF PREVIOUSLY ZONED LAND

By Mike Boyd, District I Supervisor, Pima County

For Foothills residents, land use issues often outweigh all other issues in importance. As a member of the Pima County Board of Supervisors, I am often asked to vote on rezoning and changes in conditions of previously zoned land.

Many of the foothills rezoning battles have already taken place. Almost all of the homebuilding going on right now is the result of rezoning that took place in the late 70's and early 80's. The builders have waited to perform until now, because of the improved economic climate. However, of the remaining property zoned Suburban Ranch (one house per 3.3 acres) or TR (transitional zoning designed for mixed use) I think it is appropriate that you know my philosophy regarding potential rezoning.

First off, I believe in zoning that leaves washes and native plants undisturbed. And if plants have to be disturbed, I expect the builder to have a comprehensive salvage and revegetation plan. As many of you may know, I worked hard to get a Wash Protection Ordinance passed. I have asked the County Administrator to work with the building industry to come up with standards for salvaging and moving native plants. Those talks are moving along. In addition, I have urged builders who are performing on previously zoned land to be sensitive to today's Tucsonan by leaving natural vegetation intact. I have also requested they leave at least a 100ft. natural vegetation buffer between

the project and the street. In lieu of that, build a berm and landscape it. The unsightly scars on the land that horrified us of late could have been avoided if builders just took a little extra effort.

Now when it comes to density, I am opposed to drastic increases from the neighboring subdivision. I look for homebuilders to try to match the density of adjacent neighborhoods, and if they want increased density to do it as the core of the project.

In some areas, I also factor road capacity into my decision to rezone or not. The Thornydale/Ina Road area is getting saturated, as is the Kolb/Sunrise area. Until we raise the money to improve the roads in those two areas, I will be less likely to approve rezoning in those two areas.

Many of you have read of late of some homebuilders being accused of violating some of the special conditions they were to follow once they got underway with their project. Those news stories add to the mistrust many feel regarding government and the homebuilding industry.

Many of these special conditions outline how much builders can grade, on what slope, and how close to a wash they can build. I have asked, and have received assurances from the County Administrator, that a third party professional is on site to ensure that these special conditions are met. Many feel, and rightly so, that enforcement is light, and the penalties are too minor to those who do not adhere to special conditions. With a third party overseer, violations will mean an instant work stoppage until the problem is resolved.

I have yet to complete my second year on the board. I do not pretend to have all of the answers. I am flexible, and open to any ideas you may have. Feel free to call me with any questions or comments at 740-2738.

Editors note: A member from the Home Owner Associations most affected should be included in the inspection.

PLEASE CURB YOUR DOG

The Catalina Foothills Association Board has received complaints that dogs who are "walking their owners" have left their mark near mailboxes, on driveways, or on walkways to homes.

Please be a good neighbor and either clean up after your dog, or see that your dog utilizes the open desert.

will come within 150 feet of the wash. The large wildlife needs a minimum of one-quarter mile.

A technical advisory committee was appointed by the Oro Valley town council in September of 1994 to make recommendations for a management plan for the canyon. The team is comprised of consultants, representatives from the U of A, Audubon, Game and Fish, town planners, citizens, and members of the town's Parks, Planning and Zoning, and Development and Review Boards.

Why Honey Bee is Important

-Class One Riparian Habitat-it is the only one left in Pima county besides Sabino and Cienega Creeks. It has year-around water and supports a variety of plants and animals. It is part of the last 10% of the riparian area that once existed.

-Critical habitat is provided for Mule deer, mountain lions, many of the mammals, and dozens of species of native migratory birds. It is the only wildlife corridor left that joins the Tortolitas to the Tucson and Catalina Mountains via the CDO wash. **The wildlife needs a half to a quarter mile on either side of the stream to sustain their habitat.**

-Hohokam archaeological sites are at risk. Historical sites also exist.

-Recharge of the underground aquifers. The area is critical to recharge. The developer plans to build up to three more golf courses and water them with ground water which may ultimately kill the wash. He should be required to provide effluent to his courses. Oro valley dropped the county's original requirement to hook up to effluent by 1991.

WHAT YOU CAN DO TO HELP;

Write a short letter mentioning some of the above points. Send an original to the Honorable Mayor Richard Parker and send copies to the Development and Review Board, Town Manager Chuck Sweet, and the Planning Director, Don Chatfield, as well as Nancy Young Wright, Chair, Parks and Recreation Advisory Committee. The address: 11,000 N. La Canada Drive, Oro Valley, AZ. 85737, Phone: 297-2591. FAX: 297-0428.

PLANNING AND REZONING PROCESS IN PIMA COUNTY

*Jim Mazzocco, Planning Official
Pima County Development Services Department*

Pima County adopted its Comprehensive Plan in October 1992. The plan is a development decision guide for residents, developers, staff, the Planning and Zoning Commission and the Board of Supervisors. One basic objective was to guide rezoning activity to conform with the plan. The plan displays a mosaic pattern of land uses ranging from rural to medium and high density to commercial and industrial uses.

Prior to the Comprehensive Plan, Pima County had 40 area plans dating from the early 60's to the late 80's. The Comprehensive Plan molded all the plans in one using the same terms and having the same overall objectives. Special area policies were also approved to adapt the specific needs of a particular area.

For rezoning requests that conform with the plan, planning staff prepares a rezoning report including information on rezoning activity, and evaluates the proposed land use against the existing land uses and natural setting. It also discusses information on current road and sewer capacity and drainage improvements along with the status of planned infrastructure.

The Planning and Zoning Commission receives the report for its monthly public hearing. The Commission is an advisory body to the Board of Supervisors. The State Statutes also require the County to mail notices to property owners within 300 feet of the rezoning site as well as place a poster on the site informing all of a public hearing before the Planning and Zoning Commission. The Commission public hearing contains a staff briefing, a presentation by the developer, and the comments from the public. Common protests against rezoning include the negative impact on lifestyle, the increase of traffic, the loss of the natural setting, the effects of grading, and the impact on the local schools, to name a few. The Commission makes a recommendation of denial or approval to the Board of Supervisors.

Afterwards, the Board of Supervisors hold a public hearing. The big change is the impact of written protest from within the 300 feet from the rezoning site. If 20% of the property owners by number and area within the 300 foot area submit written protest, the Board can approve the rezoning by no less than a four to one vote. The public hearing is similar to the Commission's, and the Board often encourages compromise. If the Board approves the rezoning, it allows the developer eight years to complete it. The Board also requires special conditions the developer must meet before obtaining grading or building permits. Typical conditions include right of way dedication and commitment to place future off-site infrastructure improvements related to the development. The Board often requires setting aside a natural area and a vegetation preservation plan that requires an inventory of site vegetation and requires a plan for preserving, transplanting and replanting vegetation. Older rezonings often do not contain such conditions or they contain ambiguous language that has created some of our current controversies.

One focal point of the urban growth debate has been mass grading of natural desert for new development. Medium and high density developments require rebalancing the land to ensure added drainage from impervious services such as roads and roofs do not create problems outside the new development.

Recently, the County approved a riparian habitat ordinance which defines and maps riparian wash areas and creates incentives for developers by allowing smaller lot sizes and flexible development standards, if riparian areas

UPDATE ON RIVER ROAD WIDENING

Activities and on-going plans for the construction and widening of RIVER ROAD announced in NEWSLETTER 1993 and at the Annual Meeting CFA in January of 1994 have undergone major changes:

-The widening of First Avenue from River to Ina scheduled to begin by late 1994 is currently on hold.

-Landscaping of the section of River from Oracle Road to First Avenue is on schedule for an early completion.

-River Road will be extended from La Cholla to Shannon and on to Thornydale for connection with I-10 InterState. Federal funds are available for the fiscal year beginning October 1994 and will be supplemented by Pima County funds to construct LaCholla to Thornydale over several years.

-Surprisingly, Pima County's attention has returned to extending River Road westward and earlier plans for improving the transportation network serving the Foothills Community have been dropped. According to Pima County, a major reason for this change has been the funding for and construction of Rillito River Bank Project by the U.S. Corps of Engineers that began in mid-September (the project extends west from vicinity of La Cholla).

-All plans for the widening of River Road from Campbell to First Avenue are on hold for the next few years while attention is focused on connecting with I-10 to the west.

-Similarly, there are no early plans for widening or straightening Campbell Avenue above River Road. (Perhaps it is time for our supervisor Mike Boyd, to ask when?—All activity seems to be in supervisor Ed Moore's district)

SOURCE: Current plans of Pima County Transportation Department as reported to Composite Citizens Committee for River Road, summer-fall 1994.

CLARIFICATION OF "EXCLUDED LOT" COVENANTS

It has come to the attention of the Board (by a sharp-eyed reader) that in an article in the May 1993 CFA newsletter titled "The Importance of Being Covenanted," there was a sentence referring the the "excluded" lots not having to observe "the area's" covenants. This statement could have been misinterpreted by some readers. The fact is, the "excluded" lots each have their own recorded CCR's which are legal and binding. These CCR's are not necessarily identical to each other or to those for #5 or #6 but do have more commonality than differences.

There has been for some years a friendly disagreement between the Association and Murphy Trust as to the holder of Grantor rights for these properties. To clarify and resolve this question the Board has retained legal counsel. The results of this effort will be published as soon as available in a future newsletter.

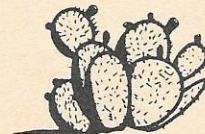
2421 E. Cerrada Promesa	3590-90-100	
2321 E. Camino LaZorrela	1956-137-146	
108-09-0030/Cam.LaZorrela	1954-19-29	
2260 N. Camino LaZorrela	1927-385-394	
108-09-005A/Cam.LaZorrela	1896-105-113	
2340 N. Camino LaZorrela	1896-105-113	
2410 E. Camino LaZorrela	6370-1009-1018	
5959 N. Vista Valverde	3475-398-409	
6000 N. Piedra Secca	1832-271-282	
5915 Vista Valverde	2039-357-362	
2600 Camino La Brinca	1649-537	Subject to: 1459-99-105
2590 Camino LaBrinca	1649-537	Subject to: 1459-99-105
2460 Camino La Brinca	1649-537	Subject to: 1459-99-105
5764 N. Camino Miraval	2399-127-135	
5733 N. Camino Miraval	2399-127-135	
5665 N. Camino Miraval	2399-127-135	
5655 N. Camino Miraval	2036-463-468	
5645 N. Camino Miraval	2200-365-370	
5619 N. Camino Miraval	2732-194-199	
5625 N.Camino Miraval	2650-79-91	
108-09-0290/Miraval	2036-275-280	
108-11-012C/Cam.Escalante	3479-327	Subject to: 1993-10-16
6061 N. Vista Valverde	2918-003-018	
5775 N. Camino Real	3079-514-527	
6001 N. Vista Valverde	3267-449-460	
108-12-003G/Vista Valverde	3267-461-478	
5942 N. Vista Valverde	4200-114-124	
5850 N. Vista Valverde	4327-0258-267	
5922 N. Vista Valverde	5768-438-446	
108-12-003Q/Vista Valverde	5782-410-422	

Editor's Note:

We encourage your comments.

Please write to:

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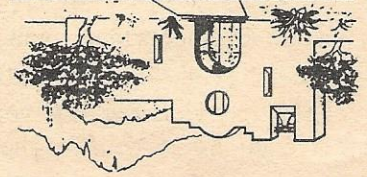
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ANNOUNCEMENT OF ANNUAL MEETING

Date: January 17, 1995

Place: East Gallery, St. Philips in the Hills church
Campbell Avenue and River Road

Time: 7:30 p.m. (refreshments at 7:00 p.m.)

Agenda: Report of Board of Directors

Speaker: Mr. David Taylor
Demographer, City of Tucson

Topic: People, Places, and Change;
The Demographics of Tucson
in the 21st Century