

SITE ANALYSIS REPORT

FOR

**1.6 ACRES LOCATED AT
11311 EAST TANQUE VERDE ROAD
TUCSON, ARIZONA 85749**

Within
Section 31, T13S, R16E
Pima County, Arizona

P16RZ00006

Prepared for:

**SOLAR H20
9121 East Tanque Verde Road
Tucson, Arizona 85749**

Prepared by:

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August 17, 2016

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APPENDIX

1. Preliminary Integrated Water Management Plan (PIWMP)
2. Memo on Water Service
3. Arizona Game & Fish Heritage Data Management System Printout
4. Arizona State Museum Records Check

PREFACE

This report summarizes the site inventory and analysis for the subject property located in Pima County at 11311 East Tanque Verde Road, which is on the north side of the roadway. The purpose of the study is to identify factors directly or indirectly influencing the rezoning of the property to the proposed level. The 1.7 acre project site is assessor parcel number 205-37-017W, which is currently zoned CR-1 (Single Residence Zone). The proposal is to rezone the project site to CB-2 (General Business Zone) for self storage use.

The subject property was previously rezoned from SR to CR-1 as case number **Co9-85-13 Armenta – Tanque Verde Road Rezoning (Agua Caliente – Sabino Creek Zoning Plan)**. It was ordinated as 2012-44.

The following Site Analysis Report and Preliminary Development Plan were prepared in accordance with Pima County Zoning, Chapter 18.91: Rezoning Procedures. The Site Analysis and Preliminary Development Plan sections address the required written and graphic information as specified in Chapter 18.91.03 and the Pima County Planning and Development Services Site Analysis Requirements (dated March 16, 2010).

This Site Analysis Report was compiled based on information found on Pima County websites, site visits, hydrologic and topographic analyses, aerial photography, and discussions with staff of various Pima County departments. Sound engineering and planning practices were used to develop the Preliminary Development Plan based on existing constraints and opportunities of the site.

This report was compiled by Jeffrey A. Stanley, P.E., of JAS Engineering (PO Box 1888, Tucson, Arizona 85702, (520) 390-7920, stanley19263@msn.com).

PART I SITE INVENTORY

I-A. EXISTING LAND USES

1. Location and Regional Context

Exhibit I-A.1 shows the site location in a regional context. The property is:

- Located in within unincorporated Pima County, Arizona.
- Parcel 205-37-017W
- Located within Section 31, T13S, R16E.

2. Existing Onsite Land Uses

- a. The 1.6 acre rezoning district is currently undeveloped.
- b. There are not any easements as can be seen on Exhibit I-A.2b.
- c. Comprehensive Plan.
 - The site is located within the Catalina Foothills Planning Area of the Pima County Comprehensive Plan.
 - The Plan designation for the subject property is Neighborhood Activity Center (NAC).
 - The property is not subject to any Special Area Policies
 - Exhibit I-A.2c, 4e shows the planned land use for the site and the nearby area.

3. Aerial Photograph

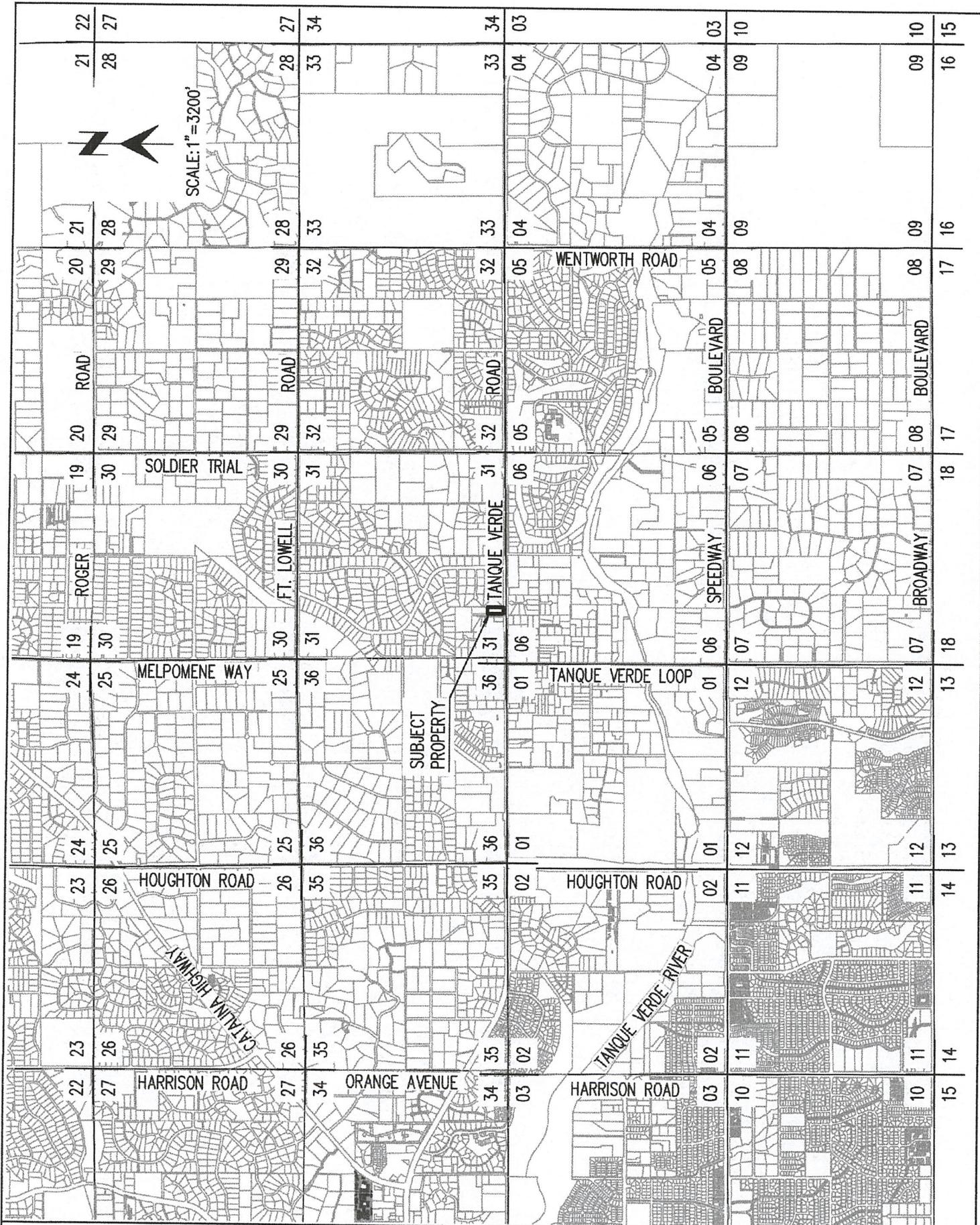
Exhibit I-A.3 is an aerial photograph showing the subject property and surrounding properties within a 600 foot radius of the site.

4. Existing Zoning and Land Uses within a One-Quarter Mile Radius

The properties within one-quarter mile are depicted on two exhibits. Exhibit I-A.4a depicts the zoning and Exhibit I-A.4b shows the land use.

- a. Existing On-site and Offsite Zoning
 - The rezoning district is zoned CR-1 (Conditional)
- b. Exhibit I-A.4b shows nearby existing land uses including residential uses with associated density as well as commercial businesses. A couple of commercial uses are located along Tanque Verde Road. Residential uses are the primary existing use in the area.

- c. There are not any residential structures that are more than one story.
- d. This project is the subject of rezoning Co9-85-13 for this parcel and the parcel of land to the north from SR to CR-1 (Conditional). This request will replace the previous requested rezoning for the subject property only.
- e. Comprehensive Plan designations are included on Exhibit I-A.2c, 4e.



TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-A.1
 REGIONAL
 LOCATION MAP**

JAS ENGINEERING
 PO BOX 1888
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 (520) 390-7920
 stanley19263@msn.com



SCALE: 1" = 150'

DEADWOOD CIRCLE

COMANCHERO CIRCLE

TANQUE VERDE ROAD

SUBJECT
PROPERTY

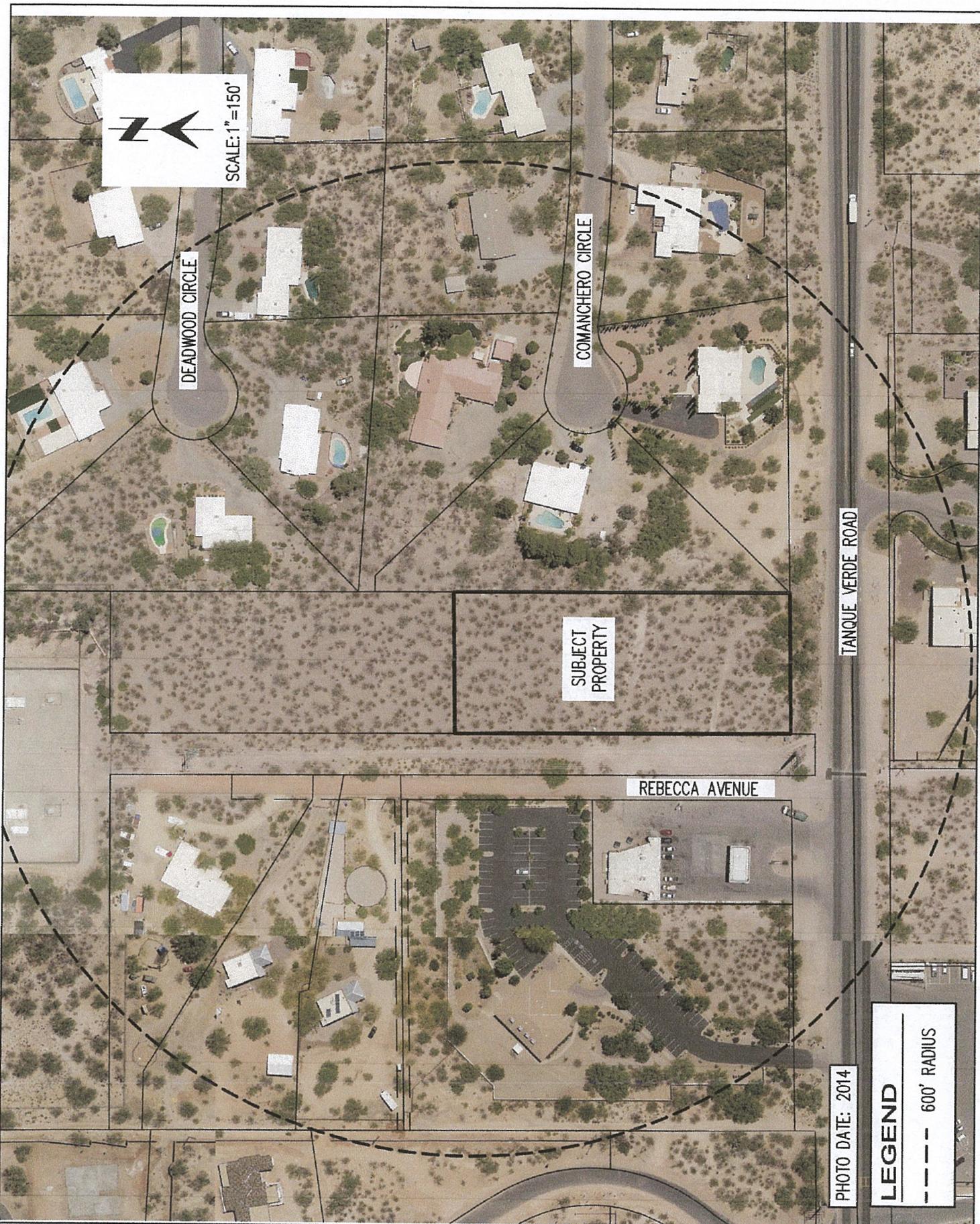
THERE ARE NOT ANY EASEMENTS

REBECCA AVENUE

TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

**EXHIBIT I-A.2b
EASEMENT MAP**

JAS ENGINEERING
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 stanley19263@msn.com



SCALE: 1" = 150'

DEADWOOD CIRCLE

COMANCHERO CIRCLE

TANQUE VERDE ROAD

SUBJECT PROPERTY

REBECCA AVENUE

PHOTO DATE: 2014

LEGEND
--- 600' RADIUS

TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

EXHIBIT I-A.3 REGIONAL AERIAL PHOTO MAP

JAS ENGINEERING
PO BOX 1888
TUCSON, ARIZONA 85702
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SCALE: 1" = 600'

CONESTOGA AVENUE

BELAIR RANCH ESTATES (164-201)
BK 21, PG 22

DESERT WILLOW RANCH (1-151)

TANQUE VERDE VILLAGE LOTS (1-10)
BK 62, PG 88

LIU-1.2

TARA (1-4)
BK 42, PG 56

TANQUE VERDE TERRACE
(LOTS 1-14)
BK 63, PG 26

SUBJECT
PROPERTY

36 01

31 06

NAC

TANQUE VERDE ROAD

TANQUE VERDE LOOP
PLAZA (1-11)
BK 42, PG 24

TANQUE VERDE LOOP

TANQUE VERDE VILLAGE
BK 09, PG 24

LIU-0.3

TANQUE VERDE VILLAGE No. 2 (1-11)
BK 19, PG 22

BELAIR RANCH ESTATES (38-71)
BK 19, PG 76

OUTPOST ESTATES (1-12)
BK 60, PG 09

BELAIR RANCH ESTATES (1-37)
BK 19, PG 68

OUTPOST ESTATES II (1-9)
BK 61, PG 09

LIU-1.2

EDISON ACRES (LOTS 1-5)
BK 62, PG 92

FORTY NINERS CLUB ESTATES
BK 15, PG 39

LEGEND

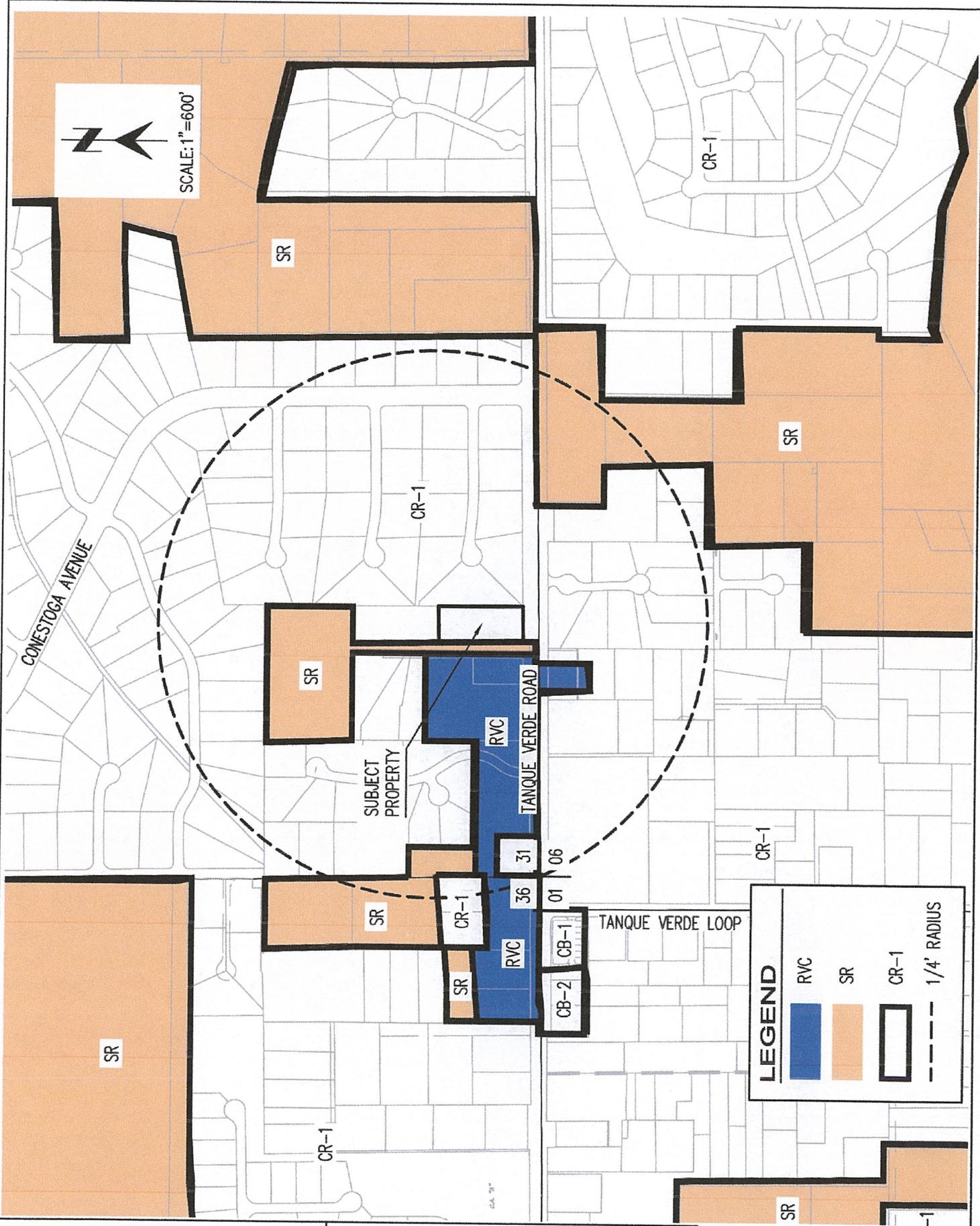
-  NEIGHBORHOOD ACTIVITY CENTER
-  LOW INTENSITY URBAN-1.2
-  LOW INTENSITY URBAN-0.3
-  RESOURCE TRANSITION

TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

**EXHIBIT I-A.2c, 4e
COMPREHENSIVE
PLAN MAP**

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SCALE: 1" = 600'

LEGEND

- RVC
- SR
- CR-1
- 1/4' RADIUS

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-A.4a
 AREA ZONING MAP**

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TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-A.4b
 AREA LAND USE
 MAP**

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I-B. TOPOGRAPHY AND GRADING

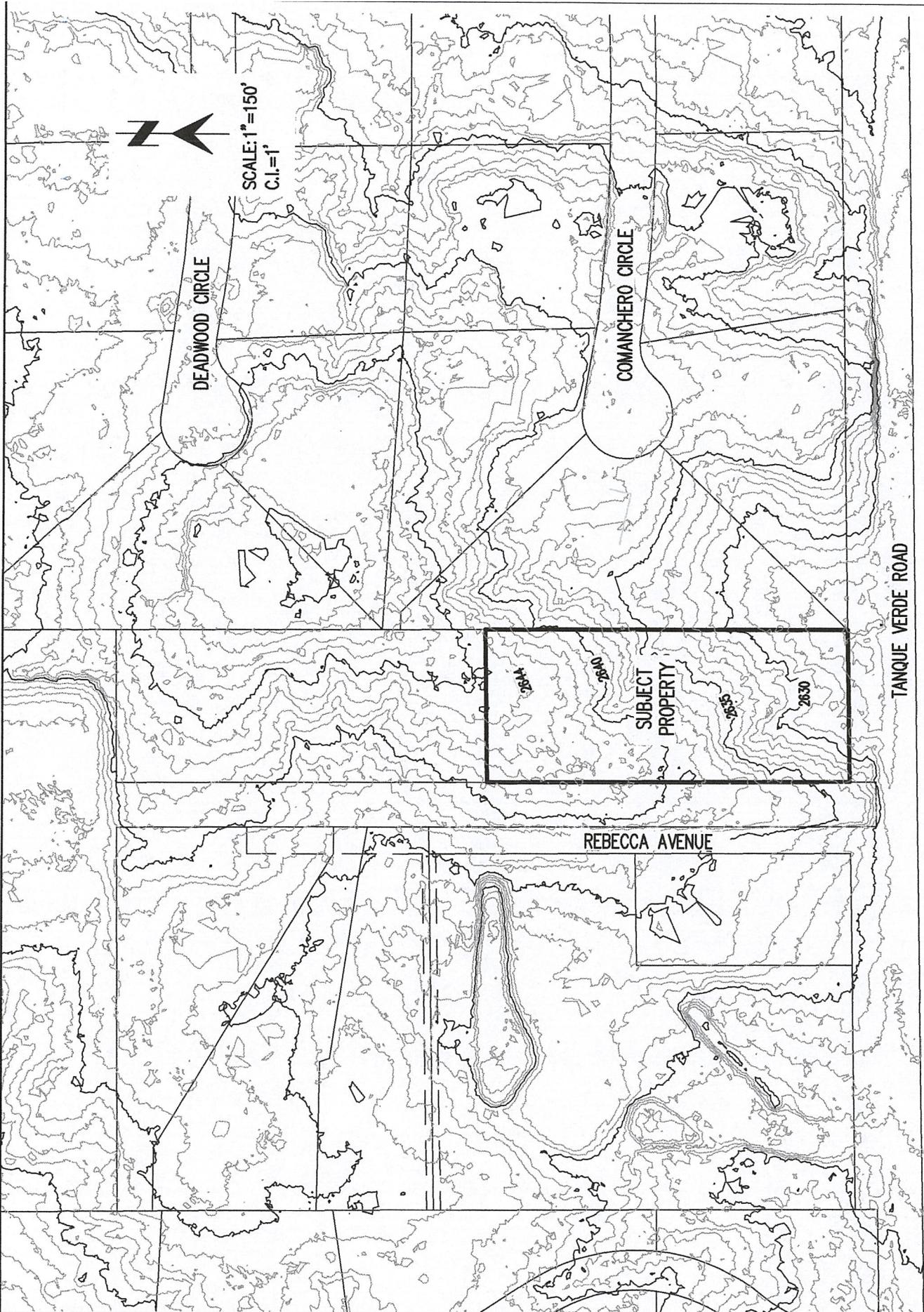
1. Topographic Characteristics

The topographic characteristics of the property are described below and are depicted on Exhibit I-B.1:

- a. There are no restricted peaks or ridges on the property.
- b. There are no rock outcrops on the property.
- c. There are not any natural slopes of 15% located on the property.
- d. There is no significant topographic feature on the property.
- e. There is no existing onsite grading.

2. Predevelopment Average Cross Slope

The pre-developed average cross-slope is 7.4%. This percentage was derived from the following formula: $(5,140 \text{ ft} \times 1 \text{ ft} \times 0.0023)/1.6 = 7.4\%$.



TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-B.1
 REGIONAL
 TOPOGRAPHY MAP**

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I-C. HYDROLOGY

1. Off-site Watersheds

Exhibit I-C.1 is an aerial photograph that indicates that the site is unaffected by offsite upstream watersheds.

The project site is within a Zone X as shown on Flood Insurance Rate (FIRM), panel # 04019C1720M, for Pima County, Arizona and Incorporate Areas, effective date: September 28, 2012.

2. Off-site Natural or Man-made Features

There are not any natural or man-made features that affect the site.

3. Contributing Flows

There are not any upstream off-site watersheds (see Exhibit I-C.1) with a 100-year discharge greater than 100 cfs.

4. On-site Hydrology Map

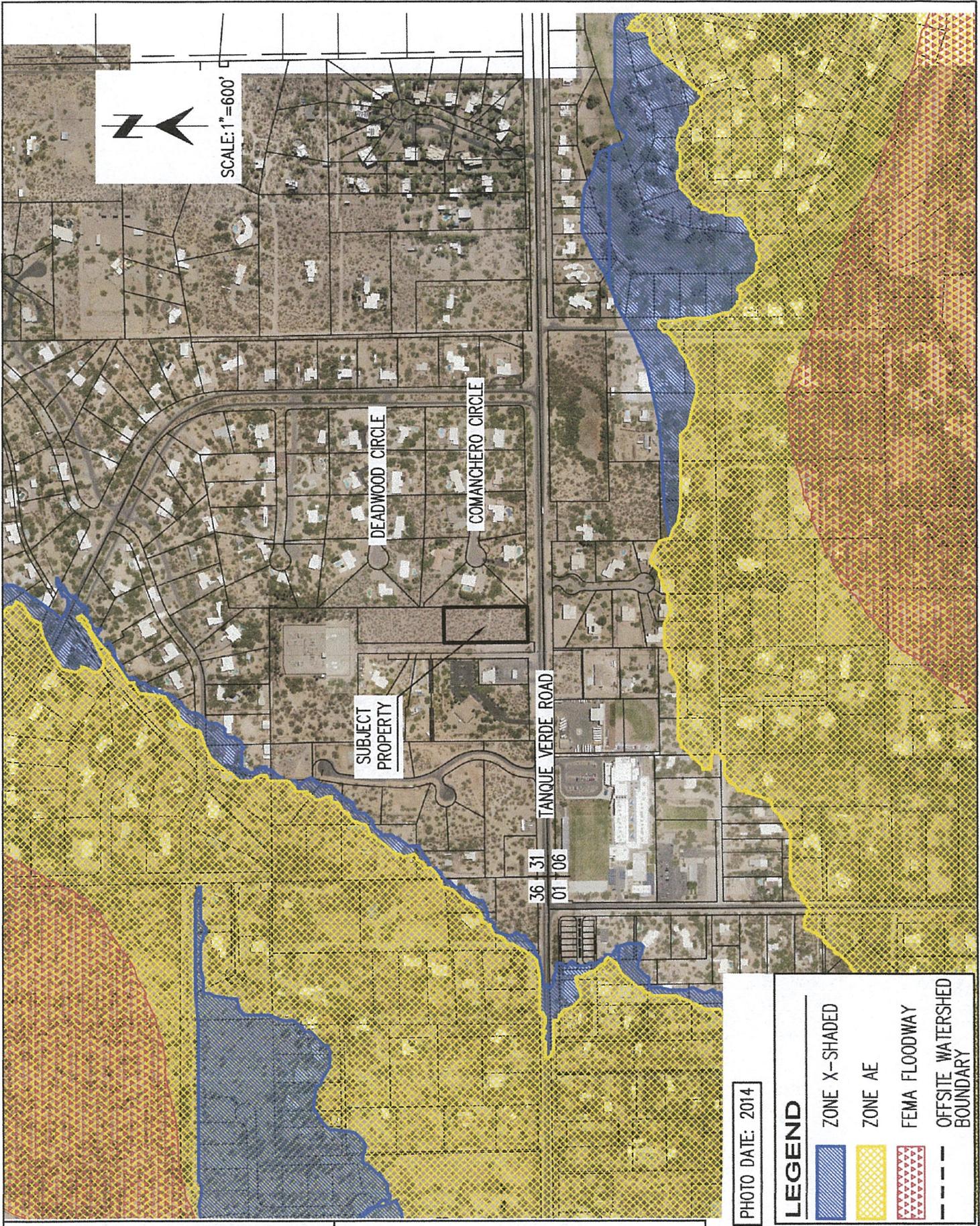
Exhibit I-C.4 depicts the relevant conditions of onsite hydrology. Below is a list of the pertinent items:

- a. There are no floodplains with 100 cfs or greater during a 100-year storm that affect the site.
- b. There is not any onsite sheet flow.
- c. There are no federally mapped (FIRM panel 04019C1720M) floodplains on the project site.
- d. Peak discharges exiting the site were determined by using the currently accepted Pima County Regional Flood Control District RFCD PC-Hydro methodology.
- e. There are no mapped, regulated riparian habitat classifications adopted by the 2005 Floodplain and Erosion Hazard Management Ordinance amendment on the project site.
- f. There are no existing drainage infrastructure onsite.
- g. There are not any lakes, ponds, wetlands, springs, or perennial surface water onsite.
- h. There are not any onsite washes that warrant an erosion hazard setback.

5. Downstream Drainage Conditions

Minor runoff discharges from the site in one location, which is at the southeast corner of the site. The flow is not regulatory.

The peak discharge is posted on Exhibit I-C.4



TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

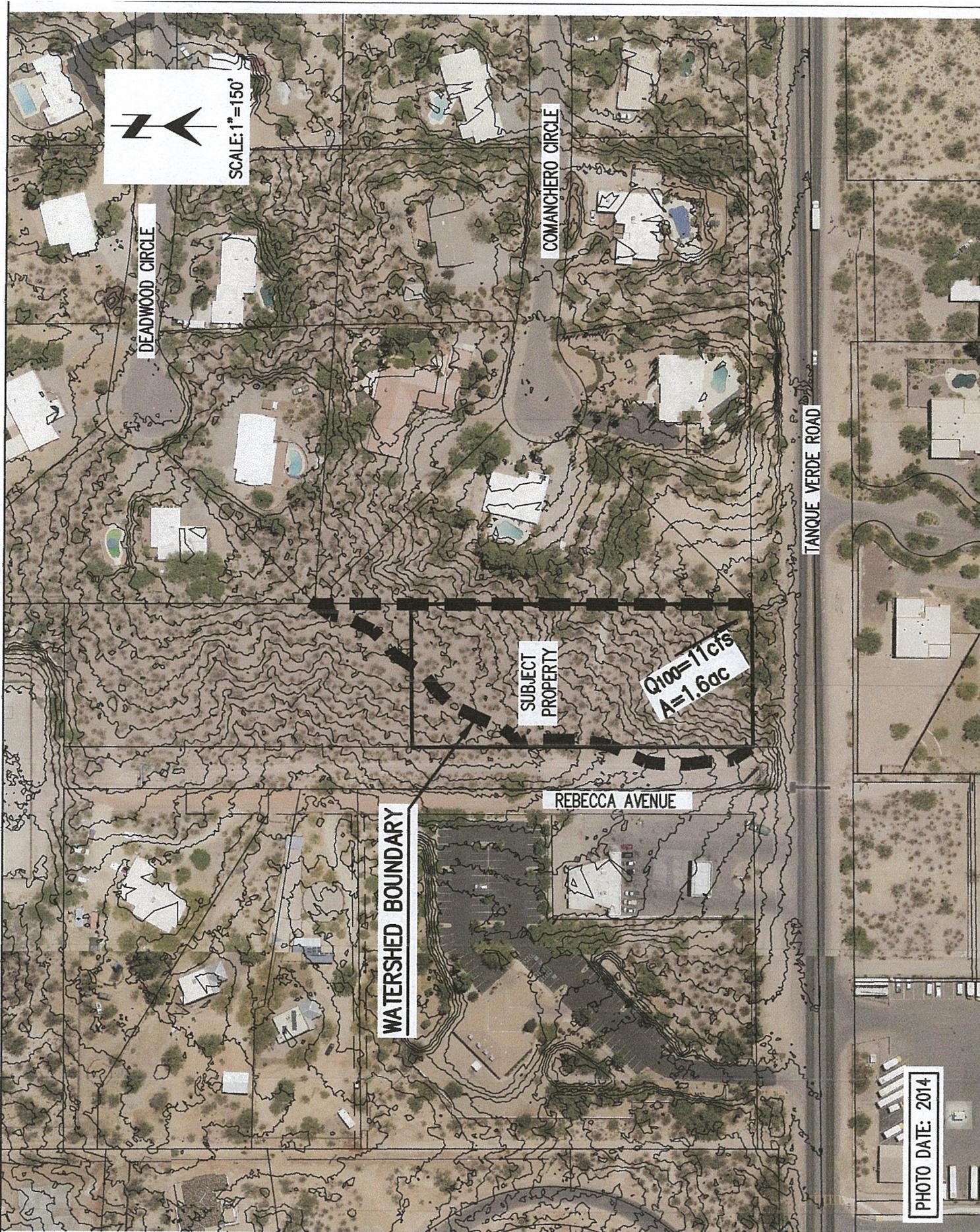
**EXHIBIT I-C.1
 OFFSITE
 WATERSHED MAP**

PHOTO DATE: 2014

LEGEND

-  ZONE X-SHADED
-  ZONE AE
-  FEMA FLOODWAY
-  OFFSITE WATERSHED BOUNDARY

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SCALE: 1" = 150'

DEADWOOD CIRCLE

COMANCHERO CIRCLE

TANQUE VERDE ROAD

SUBJECT PROPERTY

Q100=11cfs
A=1.6ac

WATERSHED BOUNDARY

REBECCA AVENUE

PHOTO DATE: 2014

TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

EXHIBIT I-C.4
ONSITE
HYDROLOGY MAP

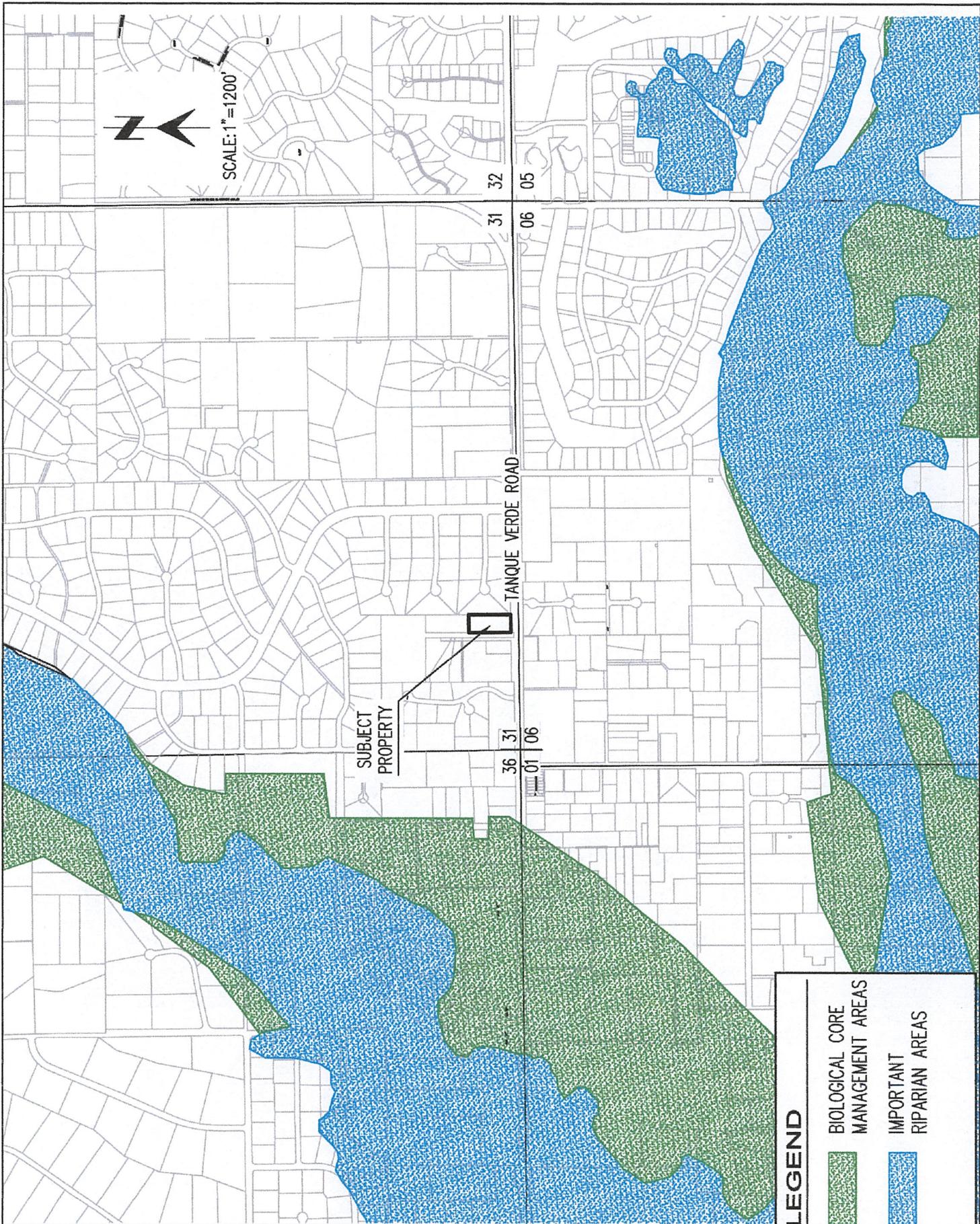
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I-D. BIOLOGICAL RESOURCES

1. Conservation Land System (CLS) – Exhibit I-D.1 outlines Important Riparian and Biological Core Management Areas in a regional context. There is not a Special Species Management Area within the region depicted. The Important Riparian Area shown on the exhibit is not within the site boundaries.
2. The site is not within or adjacent to one of the six Critical Landscape Connections.

Sonoran Desert Conservation Plan – Priority Conservation Area

3. The site does not fall within the Priority Conservation Area for the Pima Pineapple Cactus.
4. The site does not fall within the Priority Conservation Area for the Needle-spined Pineapple Cactus.
5. The site does not fall within the Priority Conservation Area for the Cactus Ferruginous Pygmy Owl or the Western Burrowing Owl.
6. The Arizona Game & Fish Department Heritage Data Management System was accessed online. Included in the Appendix is a copy of the printout generated after accessing the web site.
7. There is one short three foot tall saguaro located within the site boundaries as is shown on Exhibit I-D.7.
8. The site is not part of a Habitat Protection or Community Open Space priority acquisition property.
9. There are no areas within the site boundaries where vegetation is important for scenic value, screening and/or buffering, and soil stabilization.
10. Exhibit I-D.10 is a vegetative communities map. About half of the site is located within the Sonoran Desertscrub Paloverde - Mixed Cacti Series and the other half is in Agriculture/Development/Water/Bare Ground.



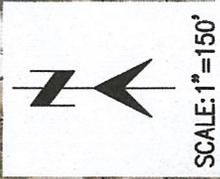
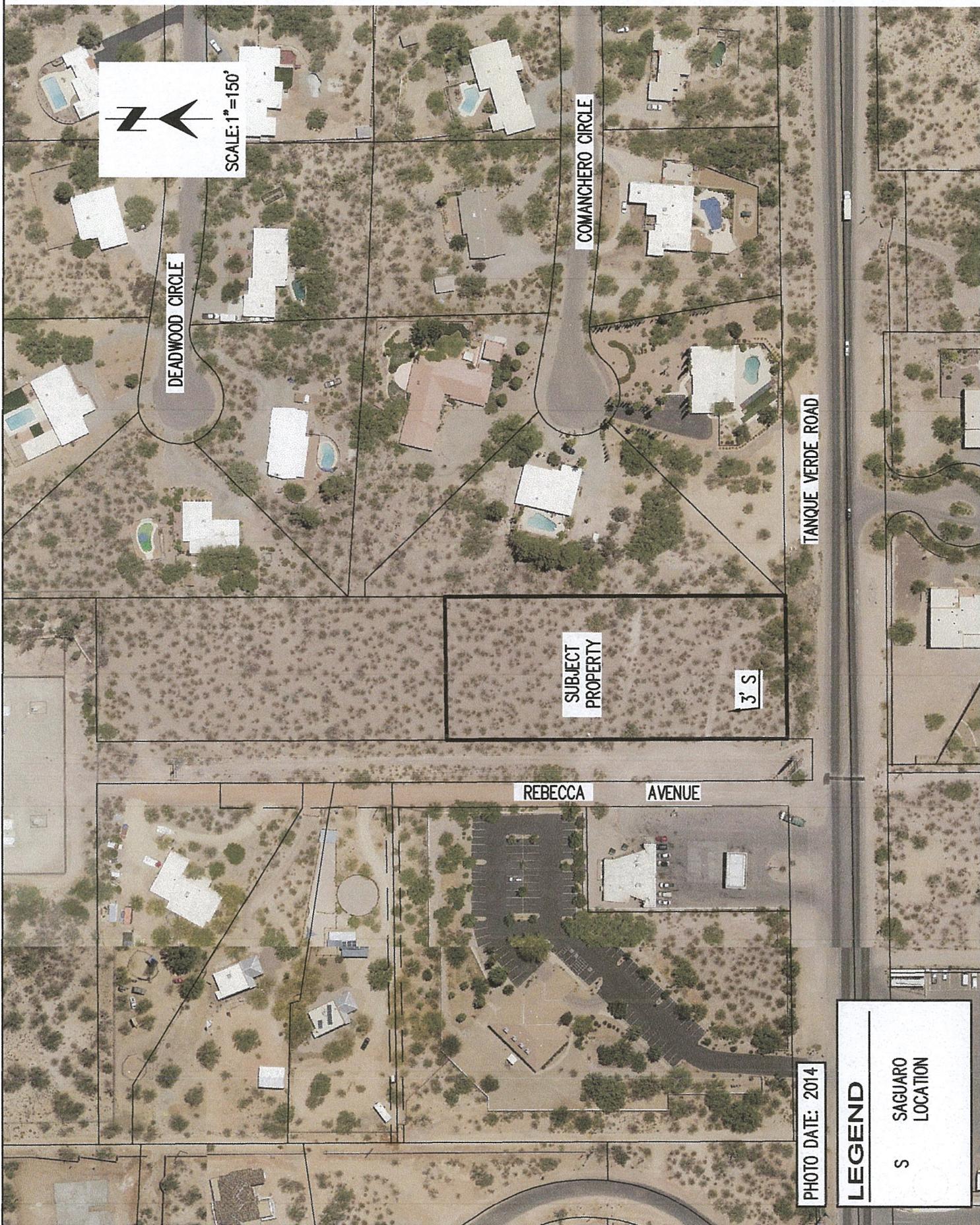
LEGEND

	BIOLOGICAL CORE MANAGEMENT AREAS
	IMPORTANT RIPARIAN AREAS

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-D.1
 CONSERVATION
 LAND SYSTEM MAP**

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DEADWOOD CIRCLE

COMANCHERO CIRCLE

TANQUE VERDE ROAD

SUBJECT PROPERTY

3' S

REBECCA AVENUE

PHOTO DATE: 2014

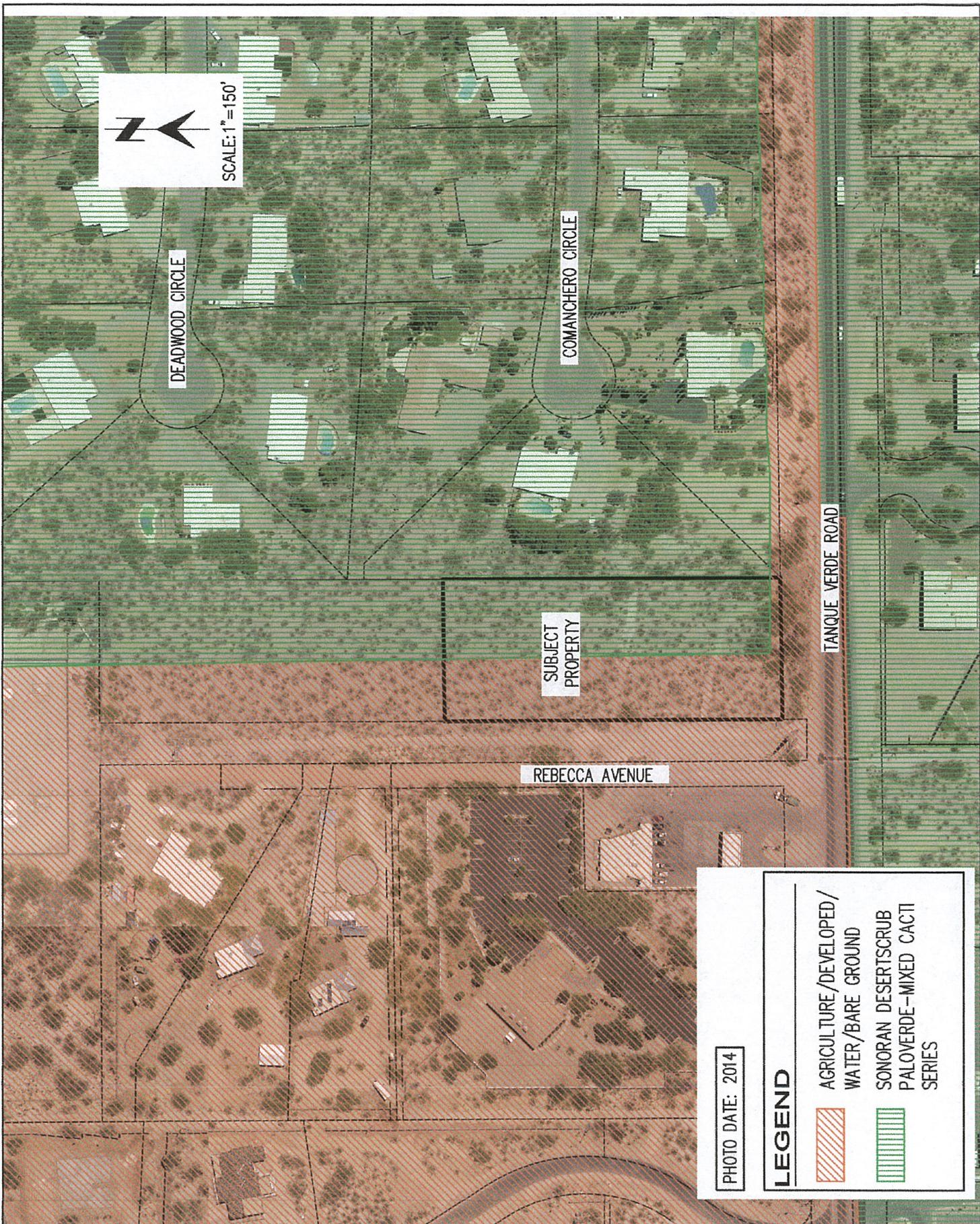
LEGEND

S SAGUARO LOCATION

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

EXHIBIT I-D.7
SAGUARO CACTUS
MAP

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 SCALE: 1" = 150'

DEADWOOD CIRCLE

COMANCHERO CIRCLE

SUBJECT
PROPERTY

REBECCA AVENUE

TANQUE VERDE ROAD

PHOTO DATE: 2014

LEGEND

-  AGRICULTURE/DEVELOPED/
WATER/BARE GROUND
-  SONORAN DESERTSCRUB
PALOVERDE-MIXED CACTI
SERIES

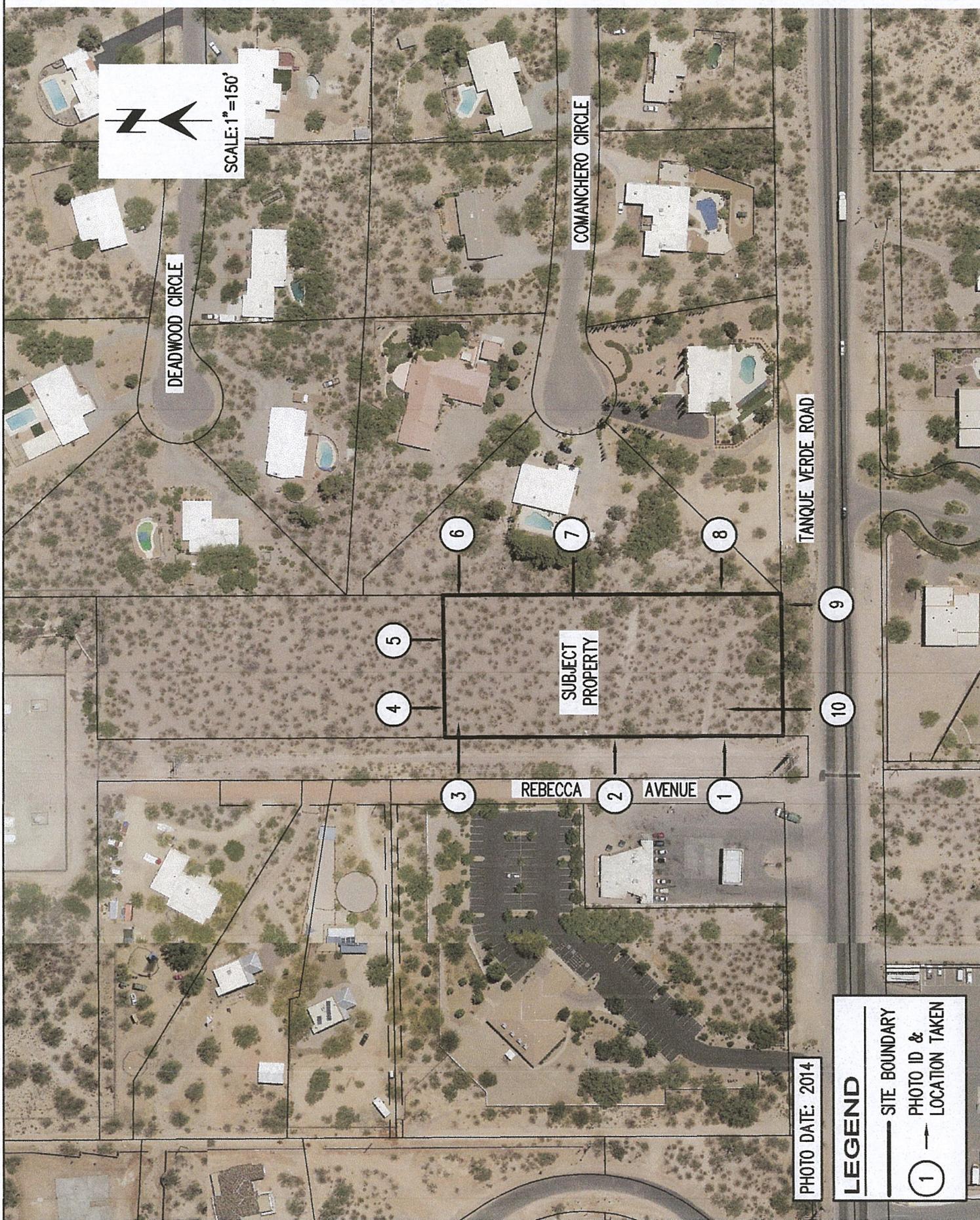
TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

EXHIBIT I-D.10
VEGETATIVE
COMMUNITIES
MAP


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I-E. VIEWSHEDS

1. The site is not being developed under the Cluster Development Option of the Zoning Code.
2. Exhibit I-E.2 is a Site Photo Key Map that shows the photo location a series of 10 photos. Immediately following are the 13 pictures of the site and nearby area.



SCALE: 1" = 150'

DEADWOOD CIRCLE

COMANCHERO CIRCLE

TANQUE VERDE ROAD

SUBJECT PROPERTY

REBECCA AVENUE

PHOTO DATE: 2014

LEGEND

- SITE BOUNDARY
- ① → PHOTO ID & LOCATION TAKEN

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-E.2
 SITE PHOTO
 KEY MAP**

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Photo 1 – Looking East Toward 3' Saguaro (in Foreground)



Photo 2 – Looking East



Photo 3 – Looking East



Photo 4 – Looking South



Photo 5 – Looking South



Photo 6 – Looking West



Photo 7 – Looking West



Photo 8 – Looking West



Photo 9 – Looking North



Photo 10 – Looking North

I-F. TRANSPORTATION

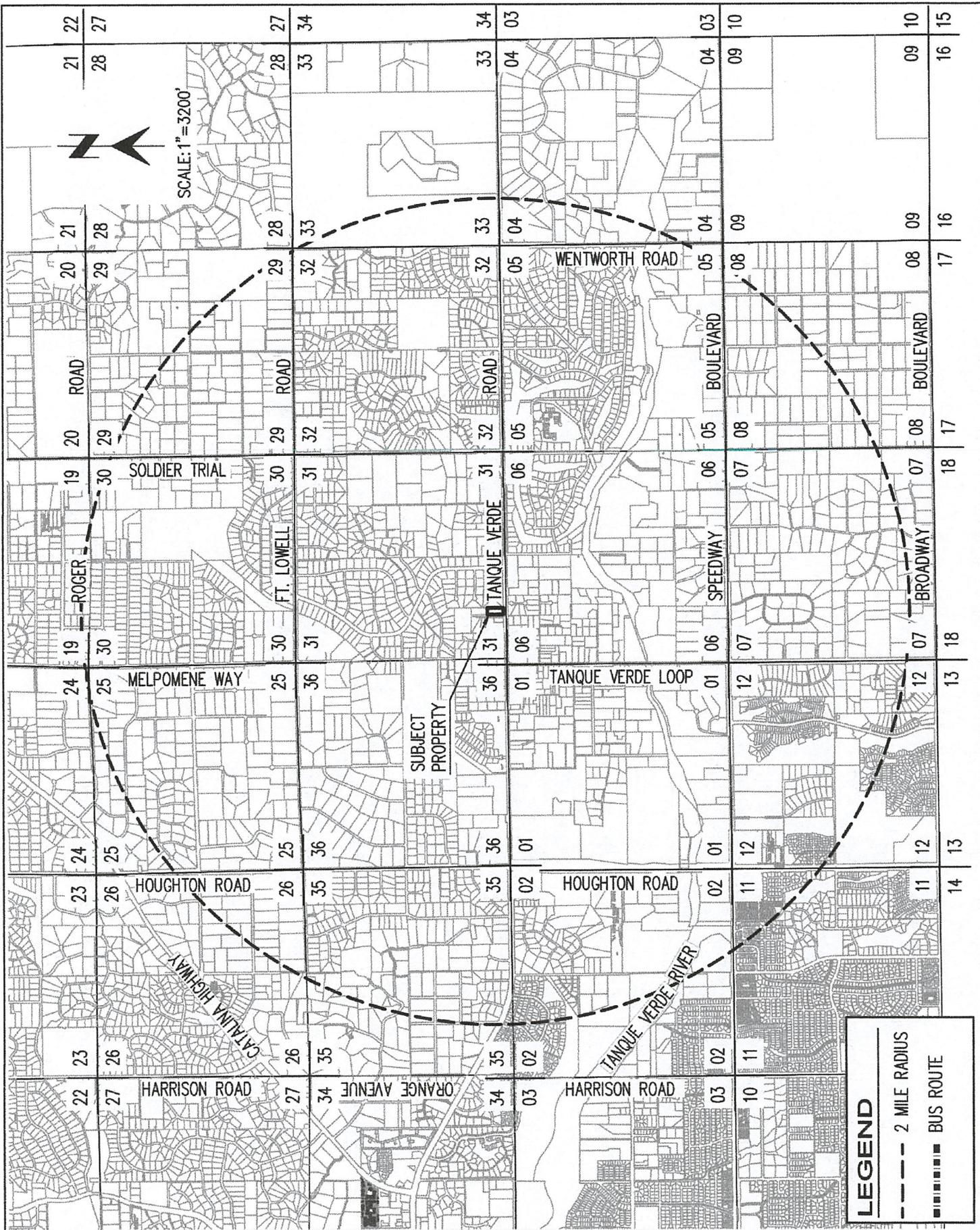
1. Exhibit I-F.1 shows existing Tanque Verde Road onto which the site will have access. Tanque Verde Road is a Major Street and Scenic Route. Direct access will be onto Tanque Verde Road as there will not be any onsite roadways associated with the project. Exhibit I-F.1 includes all major routes in proximity of the project site. The following general information is provided in Tables I.H.1 and 2.
 - a. Existing rights-of-way widths.
 - b. Each roadway includes the Pima County width standard as well as the actual existing right-of-way width. Tanque Verde Road, adjacent to the site, is currently 120' wide. To the east and west the right-of-way varies between 90' and 150' in width.
 - c. Exhibit I-F.1 shows the dis-continuous right-of-way width for Tanque Verde Road both east and west of the project site.
 - d. There are no proposed off-site roads associated with the project.
 - e. Existing Tanque Verde Road is labeled with the number of lanes, capacity, posted speed limit, and existing edge of pavement.
 - f. The site is expected to generate approximately 62 ADT.
 - g. There is an existing bicycle route on Tanque Verde Road adjacent to the project site.
 - h. There are not any scheduled roadway projects.
2. Exhibit I-F.2 is a Driveway/Intersection Map that shows distances from the site to existing driveways and intersections.

Table I.H.1: Rights-of-Way

Street	Existing Right-of-Way (feet)	Future Right-of-Way (feet)	Right-of-Way Standards	Continuous Right-of Way
Tanque Verde Road	120	90	Yes	No
Tanque Verde Loop	65	-	Yes	Yes
Conestoga Avenue	100	-	Yes	Yes
Soldiers Trail	100	90	Yes	Yes

Table I.H.2: Street Characteristics

Street	Classification	Travel Lanes	Bus Route	Bike Route	ADT (ADT)	Capacity (ADT)	Speed Limit	Paved
Tanque Verde Road	Low Volume Arterial	2	No	Yes	10,438	15,943	45	Yes
Tanque Verde Loop	Local Collector	2	No	No	3,007	13,122	35	Yes
Conestoga Avenue	Local Collector	2	No	Yes	1,714	13,122	30	Yes
Soldiers Trail	Low Volume Arterial	2	No	No	3,260	15,930	40	Yes



TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT I-F.1
 TRANSPORTATION
 MAP**

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LEGEND

- 2 MILE RADIUS
- BUS ROUTE



SCALE: 1" = 400'

TANQUE VERDE VILLAGE LOTS (1-10)
BK 62, PG 88

BELAIR RANCH ESTATES (1-37)
BK 19, PG 68

EDISON ACRES (LOTS 1-5)
BK 62, PG 92

FORTY NINERS COUNTRY CLUB ESTATES
BK 15, PG 39

SUBJECT PROPERTY

OUTPOST ESTATES II (1-9)
BK 61, PG 09

TANQUE VERDE TERRACE (LOTS 1-14)
BK 63, PG 26

TANQUE VERDE LOOP PLAZA (1-11)
BK 42, PG 24

TARA (1-4)
BK 42, PG 56

NAC

PHOTO DATE: 2014

TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

**EXHIBIT I-F.2
DRIVEWAY/
INTERSECTION
MAP**

JAS ENGINEERING
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stanley19263@msn.com

I-G. SEWERS

1. Exhibit I-G.1 is a Sewer Map that shows size, location, and plan numbers for public sewers within the area around the site. The site will not be served by public sewer.



SCALE: 1"=200'

DEADWOOD CIRCLE

COMANCHERO CIRCLE

TANQUE VERDE ROAD

SUBJECT PROPERTY

REBECCA AVENUE

MH #2934-09

MH #2934-08

MH #2934-11

MH #2934-07

MH #2934-06

MH #2934-05

G-2013-059, 8" PVC

MH #2934-04

MH #2934-03

MH #2934-02

G-2013-059, 8" PVC

G-2013-059, 8" PVC

G-2013-059, 8" PVC

MH #2934-05

PV-2010-104

MH #3103-PV03

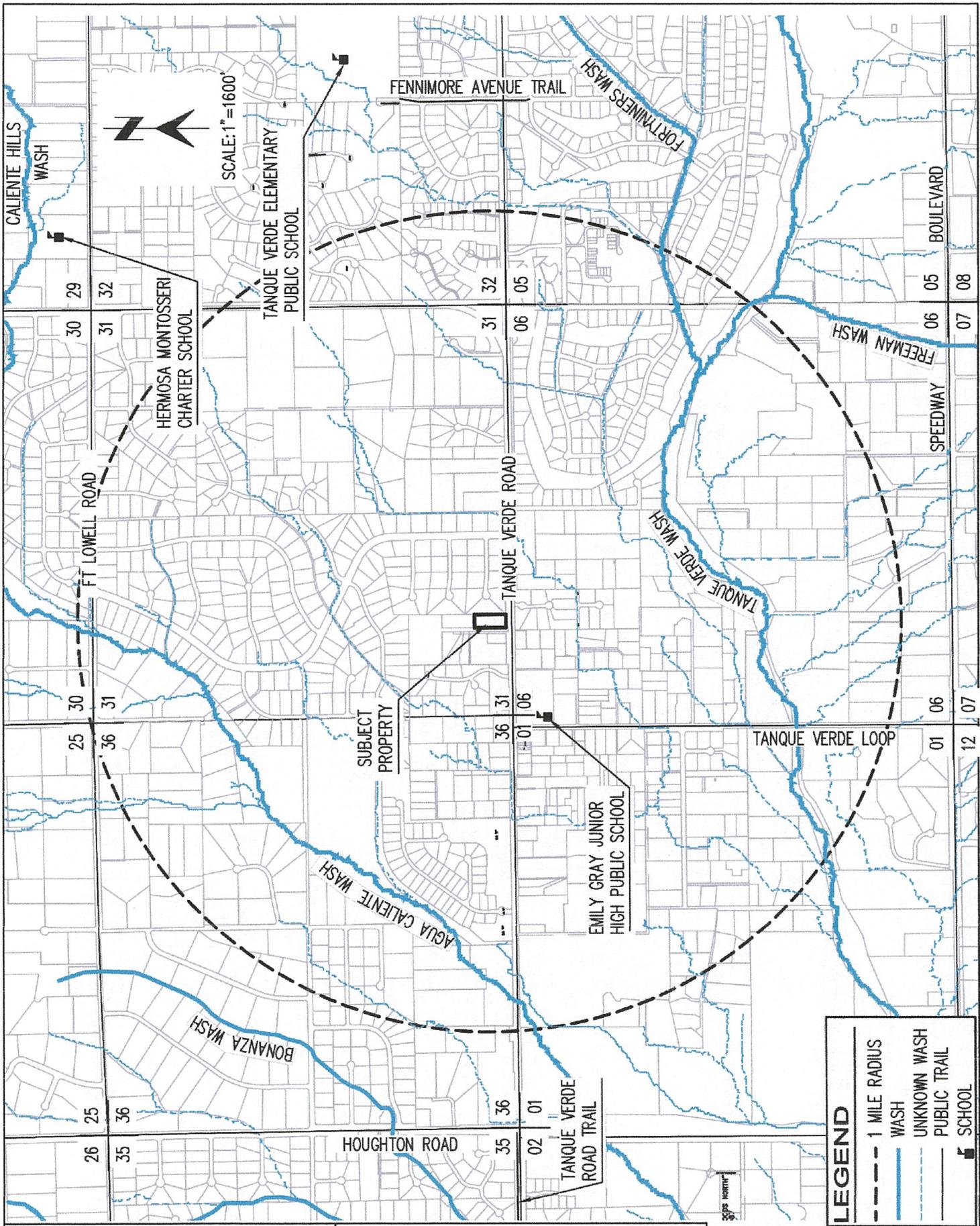
TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

EXHIBIT I-G.1 SEWER MAP

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I-H. RECREATION AND TRAILS

1. Exhibit I-H.1 shows all existing parks, recreation areas, and trails within a one-mile radius of the project site. There are not any except for Emily Gray Junior High (public school).
2. There are not any trails within the vicinity of the site.



TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

EXHIBIT I-H.1 RECREATION AND TRAILS MAP

LEGEND

- 1 MILE RADIUS
- WASH
- - - UNKNOWN WASH
- PUBLIC TRAIL
- SCHOOL

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SCALE: 1" = 1600'

I-I. CULTURAL RESOURCES: ARCHEOLOGICAL AND HISTORICAL SITES

1. A letter from the Arizona State Museum for Pima County archaeological site records search results is included in the Appendix.
2. The letter indicates that no historic properties are identified in the project area.
3. A field survey has not been conducted for the project area.

I-J. AIR QUALITY

1. This section does not apply as the development is not industrial.

I-K. COMPOSITE MAP

Exhibit I-K is a composite map that shows physical constraints and areas that require special evaluation. The following characteristics were addressed and shown if they pertain to the project site:

1. Topography
 - a. There are no restricted peaks and ridges.
 - b. There are not any rock outcrops or talus slopes.
 - c. Site topography is shown, there are some slopes 15% or greater located on the property.
2. Hydrology
 - a. There are no 100-year floodplains with discharges greater than 100 cfs on the project site.
 - b. There are no sheet flow areas.
 - c. There are no federally mapped floodplains as delineated on FIRM panel 04019C1720M with effective date September 28, 2012
 - d. There are no regulated Riparian Habitat Classifications.
 - e. There are no areas of lakes, ponds, springs, wetlands, or sources of perennial surface water.
3. Biological Resources
 - a. There is one short (3') saguaro cactus onsite.
 - b. There is no Pima Pineapple cactus onsite.
 - c. There is not any Needle Spined Pineapple cactus onsite.
 - d. There are no areas of significant or important vegetation onsite.



SCALE: 1"=100'
C.I.=1'

DEADWOOD CIRCLE

COMANCHERO CIRCLE

REBECCA AVENUE

TANQUE VERDE ROAD

SUBJECT PROPERTY

2644

2640

2635

2630

LEGEND



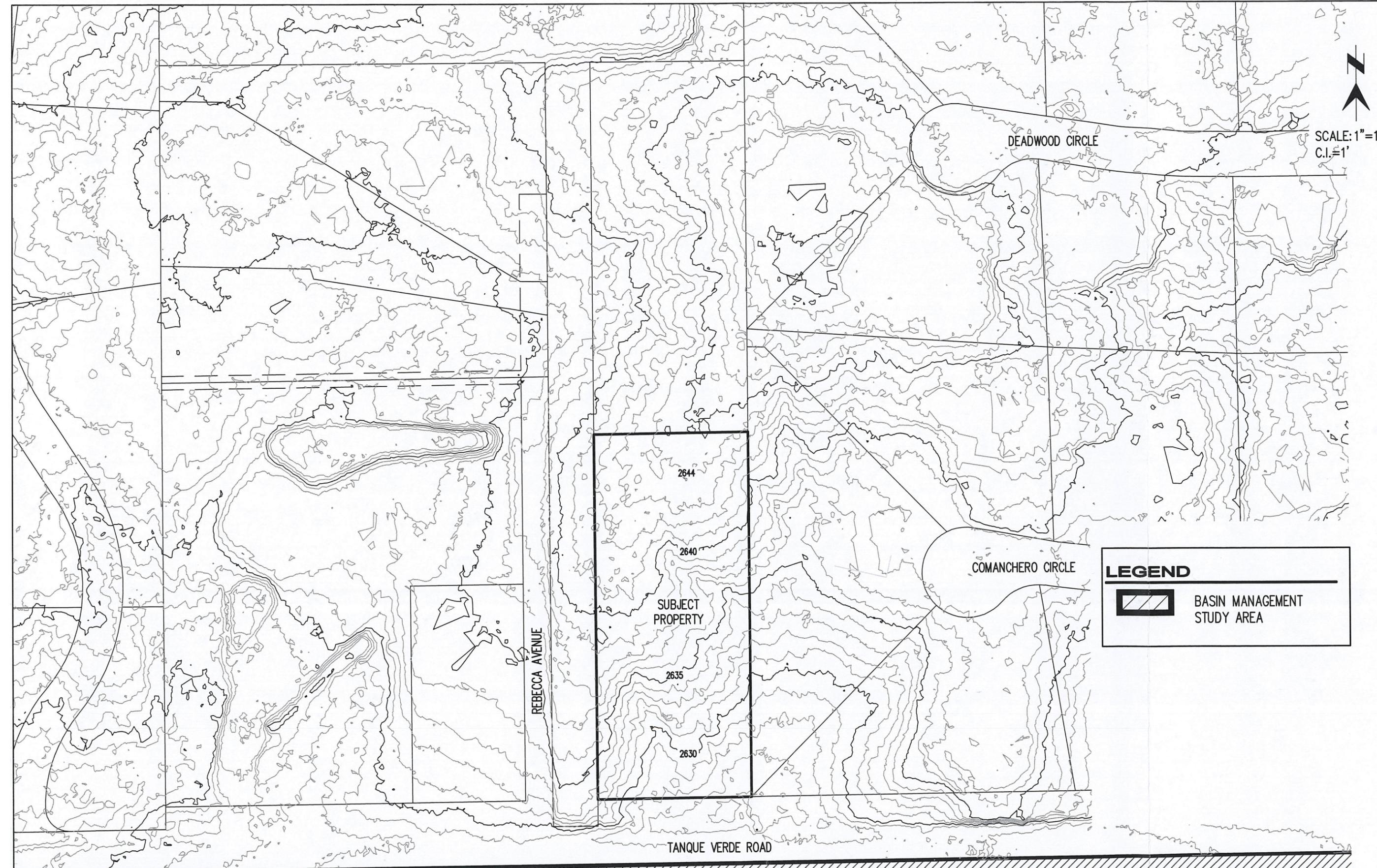
BASIN MANAGEMENT STUDY AREA

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**EXHIBIT I-K
 COMPOSITE MAP**

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16



PART II LAND USE PROPOSAL

II-A. PROJECT OVERVIEW

1. The property that is the subject of this rezoning will not have multiple zoning districts.
2. The use for the proposed CB-2 site will be enclosed self storage and covered storage for RV's and boats. There will not be any outdoor uncovered storage as all of the personal self storage items will be stored inside the buildings. The orientation of the buildings was specifically chosen to best fit the characteristics of the site. The following are some characteristics of the proposed project.
 - a. The shape of the site, deep and narrow, was an important factor when the preliminary development plan (PDP) was compiled. Buildings are long and narrow so that they are parallel to the boundaries. The PDP fits well with the existing site topographic characteristics.
 - b. The site is within a Neighborhood Activity Center, which has an objective to designate lower intensity mixed use areas designed to provide goods and services within or near residential neighborhoods for day-to-day and weekly living needs. Neighborhood Activity Centers provide lower-intensity commercial services. The proposed self storage, RV, and boat storage uses enhance the Neighborhood Activity Center along Tanque Verde Road, which includes an existing Circle K Store, a TEP substation, a school and a church. The proposed use adds a low intensity service to the area. Pedestrian and bike access will be available through the southern parking area of the site. The location of this business use does not promote vehicular traffic within any neighboring subdivision.
 - c. All neighbors within 1,000 feet of the site will receive a letter of explanation, a copy of an aerial photograph showing the site within one-quarter mile, a copy of the PDP, and a form upon which to make comment and return in a stamped envelope.
 - d. The impact of the development on the existing site will be positive. Currently the land is vacant. Development of this site will be good for the area. The addition of a self storage, RV, and boat storage site is expected to benefit the nearby residential areas.
 - e. The proposed development contributes to the principles of Smart Growth. Although many of the Smart Growth principles are primarily associated with

residential developments, this proposed commercial development does utilize the following principles as referenced at smartgrowth.org:

- Encourage community and stakeholder collaboration – Mailings and personal contact will be made with the local residents to discuss their concerns with the project. A public meeting will also solicit additional comments. The request is in alignment with the Comprehensive Plan that had public input as well.
 - Foster distinctive, attractive communities with a strong sense of place – The proposed development fits well into the natural setting of the area. Some existing vegetation will remain and will be enhanced through mitigation, the addition of landscape buffers, and water harvesting.
 - Make development decisions predictable, fair and cost effective – the proposed development will be in the Neighborhood Activity Center that includes commercial uses. The project request is fair because it is not for an unreasonable use. The future developer has done market research as part of locating this site and has determined that the self storage, RV, and boat storage uses are cost effective.
 - Mixed land uses – The project area includes many residential and some commercial uses. The proposed development extends the mixed use concept.
 - Provide a variety of transportation choices – the project can be accessed by foot, vehicles, and bicycles.
 - Strengthen and direct development towards existing communities – the proposed development is an infill project. No additional roadways are required. The project is cost effective and has the potential to improve the quality of life. The project creates the opportunity of more jobs and services to the area.
- f. Solar energy and other green building items will be incorporated into the project. The covered RV and boat storages will use a solar canopy.
3. The proposed project is affected by one section of the Pima County Zoning Code, the Native Plant Preservation Ordinance. The proposed project will be in conformance to the NPPO by preserving as much of the native vegetation as possible. The PDP preserves some of the existing trees and will mitigate for others. There are areas where mitigation can occur. Water harvesting is planned for the purpose of enhancing existing and additional vegetation.

II-B. PRELIMINARY DEVELOPMENT PLAN

1. Exhibit II-B.1 is the PDP. Also included is a removable overlay map. Following is a list of items addressed on the PDP.

- a. Project boundaries and dimensions
- b. Location and size of the proposed self storage RV, and boat storage and office buildings.
- c. Existing right-of-way is shown for the adjacent Tanque Verde Road. There are not any proposed rights-of-way.
- d. Point of ingress and egress.
- e. Parking areas
- f. Ten foot Bufferyard D's are shown along the west, north, and east. A 20-foot Bufferyard D is shown along the Tanque Verde Road frontage.
- g. Water harvesting areas are shown. Additional landscaping will be placed within these areas.
- h. The site will not consist of any recreation areas, common areas, and open spaces, but will include landscape buffers.
- i. There are no existing drainage features onsite. There are no 100-year floodplains with discharges greater than 100 cfs on the project site.
- j. There are not any restricted peaks or ridges. There are not any slopes of 15% or greater on the project.
- k. The site is surrounded by a TEP substation to the north, residential homes (single story homes) to the east. Immediately west of the site is an access drive for the TEP substation, and just beyond that is Rebecca Avenue, which serves a couple single story homes. West of Rebecca Avenue is a church and Circle K store. The south boundary is Tanque Verde Road. All these uses are within 300 feet of the site.
- l. There are not any proposed trail rights-of-way.
- m. There are not any existing easements on the site
- n. There is not a public sewer in the vicinity of the site. A private septic system will be utilized.
- o. There are not any overlay zones that affect the site.
- p. There are not any existing transit stops. No new stops are anticipated for this project.

2. Preliminary Development Plan Support Data

- a. Gross Floor area = 24,658 sq ft
- b. Building height = 15 feet
- c. There is a single office, a self storage building, an RV, and an RV and boat storage building. There are no residential units.
- d. Residential density does not apply to this project.
- e. There will be 8 parking spaces.
- f. Desert landscaping will be used within the bufferyards and water harvesting areas.

CIRCLE K

RVC

CHURCH

RESIDENTIAL

SCALE: 1"=60'
C.I.=1'

REBECCA AVENUE

SR

PERIMETER WALL

ACCESS FOR TEP SUBSTATION

SEPTIC AREA

10' BUFFERYARD 'D'

N00°21'27"W 404.6'

10' BUFFERYARD 'D'

COVERED RV/BOAT STORAGE WITH SOLAR CANOPY
8285 SF H= 15'

OFFICE BLDG
1288 SF
H=12'

COVERED RV STORAGE WITH SOLAR CANOPY
8680 SF H= 15'

SELF STORAGE 6100 SF H= 10'

N00°17'46"W 404.6'

PERIMETER WALL

BEL AIR RANCH ESTATES BK 19 PG 68

CR-1

LOT 4

LOT 5

LOT 6

LOT 13

LOT 14

TANQUE VERDE ROAD

30' ENTRANCE

75' 1/2 ROW

S89°07'20"W 170.6'

20' BUFFERYARD 'D'

WH

WH

20'

10.7'

10.8'

10.9'

305'

24'

46'

30'

30'

217'

30'

30'

30'

28'

150'

2645

2630

2635

2250

LEGEND

- PROPERTY LINE
- - - CENTER LINE
- - - ROW LINE
- - - BUFFERYARD LINE
- ~ CONTOUR ELEVATIONS
- WH WATER HARVESTING AREA
- PAVEMENT
- ▨ CONCRETE

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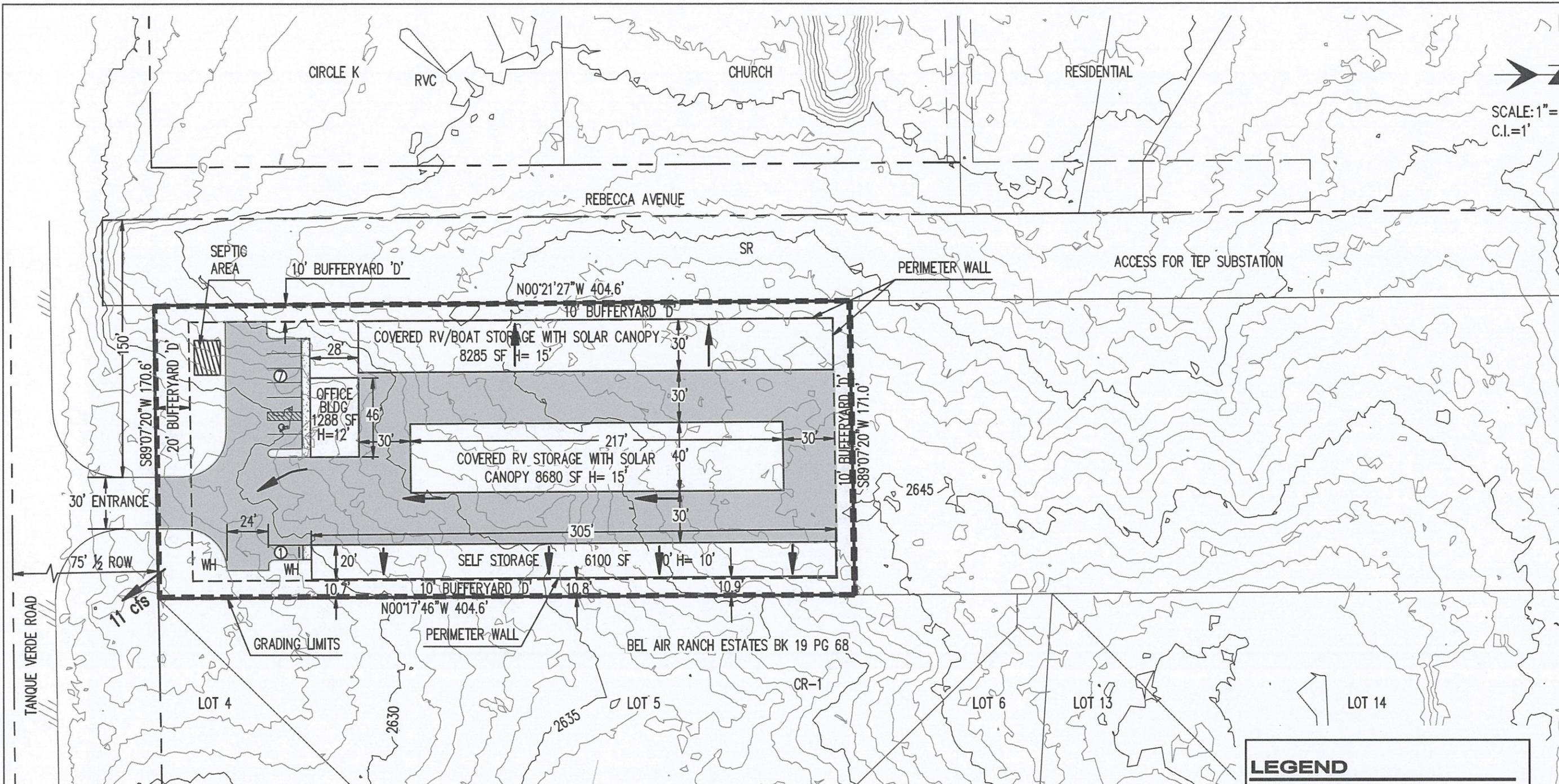


**EXHIBIT II-B.1
 PRELIMINARY
 DEVELOPMENT
 PLAN**

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

II-C. TOPOGRAPHY AND GRADING

1. There are some slopes of 15% or greater on the project site
2. The Hillside Development Zone does not pertain to this project.
3. Exhibit II-C is the Topographic and Grading Map. The grading limits are shown which includes the building, parking area, landscape buffers, and water harvesting areas. Graded areas such as the landscape buffers and water harvesting areas will be re-vegetated in accordance with the approved landscape plans.
4. There will not be any areas where the natural grade will be changed by more than five feet by cut or fill. It is anticipated that the maximum grade change from natural will be less than five feet.
5. This is not a cluster project.



SCALE: 1"=60'
C.I.=1'

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**EXHIBIT II-C
 TOPOGRAPHY
 AND GRADING
 PLAN**

LEGEND

	PROPERTY LINE
	CENTER LINE
	ROW LINE
	BUFFERYARD LINE
	CONTOUR ELEVATIONS
	WATER HARVESTING AREA
	PAVEMENT
	CONCRETE
	GRADING LIMITS
	FLOW ARROWS

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

II-D. HYDROLOGY

1. There is no existing riparian or floodplain areas onsite. Existing drainage patterns will not be affected. Drainage upstream of the site will not be affected. Drainage downstream of the site will slightly increase because of the impervious cover but will not adversely affect downstream properties. Water harvesting areas will be used in the front bufferyard and all landscape islands.
2. There will not be any encroachment into a regulatory floodplain.
3. There are not any offsite areas that drain onto the site.
4. Rip rap will be used at all curb openings to mitigate drainage and potential erosion problems. Engineering design features that will be used are the water harvesting areas in the front bufferyard.
5. The PDP conforms to applicable basin management policies by providing water harvesting at all landscape islands and within the front and south bufferyards.

CIRCLE K

RVC

CHURCH

RESIDENTIAL

SCALE: 1"=60'
C.I.=1'

REBECCA AVENUE

SR

PERIMETER WALL

ACCESS FOR TEP SUBSTATION

SEPTIC AREA

10' BUFFERYARD 'D'

N00°21'27"W 404.6'

10' BUFFERYARD 'D'

COVERED RV/BOAT STORAGE WITH SOLAR CANOPY
8285 SF H= 15'

OFFICE BLDG
1288 SF
H=12'

COVERED RV STORAGE WITH SOLAR CANOPY
8680 SF H= 15'

SELF STORAGE
6100 SF H= 10'

PERIMETER WALL

BEL AIR RANCH ESTATES BK 19 PG 68

CR-1

LOT 4

LOT 5

LOT 6

LOT 13

LOT 14

TANQUE VERDE ROAD

30' ENTRANCE

75' 1/2 ROW

11 cfs

WH

WH

20'

10.7'

10.8'

10.9'

N00°17'46"W 404.6'

2630

2635

2645



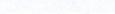
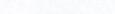
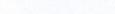
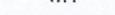
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**EXHIBIT II-D
 HYDROLOGY MAP**

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

LEGEND

-  PROPERTY LINE
-  CENTER LINE
-  ROW LINE
-  BUFFERYARD LINE
-  2250 CONTOUR ELEVATIONS
-  WH WATER HARVESTING AREA
-  PAVEMENT
-  CONCRETE

II E. BIOLOGICAL RESOURCES

1. Exhibit II-E is a Biological Resources Map that shows that there is one impacts to the resources identified in Section I-D. The following is a summary of that impact.
 - a. There is no Conservation Lands System designator onsite.
 - b. There is one small saguaro onsite that will be salvaged or transplanted onsite.
 - c. There are not any Ironwood trees onsite.
 - d. There is not any Pima pineapple cactus.
 - e. Needle-spined pineapple cactus does not exist on the site.
 - f. There are no other areas of significant or important vegetation onsite.

2. There is no Conservation Lands System designator onsite.

CIRCLE K

RVC

CHURCH

RESIDENTIAL



SCALE: 1"=60'
C.I.=1'

REBECCA AVENUE

SR

PERIMETER WALL

ACCESS FOR TEP SUBSTATION

3' SAGUARO

10' BUFFERYARD 'D'

N00°21'27"W 404.6'

10' BUFFERYARD 'D'

COVERED RV/BOAT STORAGE WITH SOLAR CANOPY
8285 SF H= 15'

OFFICE BLDG
1288 SF
H=12'

COVERED RV STORAGE WITH SOLAR
CANOPY 8680 SF H= 15'

SELF STORAGE 6100 SF H= 10'

N00°17'46"W 404.6'

PERIMETER WALL

BEL AIR RANCH ESTATES BK 19 PG 68

CR-1

LOT 4

LOT 5

LOT 6

LOT 13

LOT 14

TANQUE VERDE ROAD

30' ENTRANCE

75' 1/2 ROW

SEPTIC AREA

S89°07'20"W 170.6'

20' BUFFERYARD 'D'

WH

WH

2630

2635

S89°07'20"W 171.0'

2645

LEGEND

- PROPERTY LINE
- CENTER LINE
- ROW LINE
- BUFFERYARD LINE
- CONTOUR ELEVATIONS
- WATER HARVESTING AREA
- PAVEMENT
- CONCRETE
- SAGUARO LOCATION

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**EXHIBIT II-E
BIOLOGICAL
RESOURCES MAP**

TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

II-F. LANDSCAPE AND BUFFER PLAN

1. Exhibit II-F is the Landscape and Buffer Plan. A 10 foot wide bufferyard will be used on the west, north, and east sides of the site. A 20 foot wide bufferyard with split rail fencing will be used on the south adjacent to the right-of-way.
2. The exhibit includes all existing easements and setbacks that affect the site.
3. Some onsite vegetation will be transplanted and moved into the bufferyards.

CIRCLE K

RVC

CHURCH

RESIDENTIAL

SCALE: 1"=60'
C.I.=1'

REBECCA AVENUE

SR

PERIMETER WALL

ACCESS FOR TEP SUBSTATION

SEPTIC AREA

10' BUFFERYARD 'D'

N00°21'27"W 404.6'

COVERED RV/BOAT STORAGE WITH SOLAR CANOPY
8285 SF H= 15'

OFFICE BLDG
1288 SF
H=12'

COVERED RV STORAGE WITH SOLAR CANOPY
8680 SF H= 15'

SELF STORAGE 6100 SF H= 10'

WH

WH

N00°17'46"W 404.6'

PERIMETER WALL

BEL AIR RANCH ESTATES BK 19 PG 68

CR-1

LOT 4

LOT 5

LOT 6

LOT 13

LOT 14

TANQUE VERDE ROAD

30' ENTRANCE

75' 1/2 ROW

S89°07'20"W 170.6'

20' BUFFERYARD 'D'

S89°07'20"W 171.0'

10' BUFFERYARD 'D'

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**EXHIBIT II-F
 LANDSCAPE AND
 BUFFER PLAN**

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

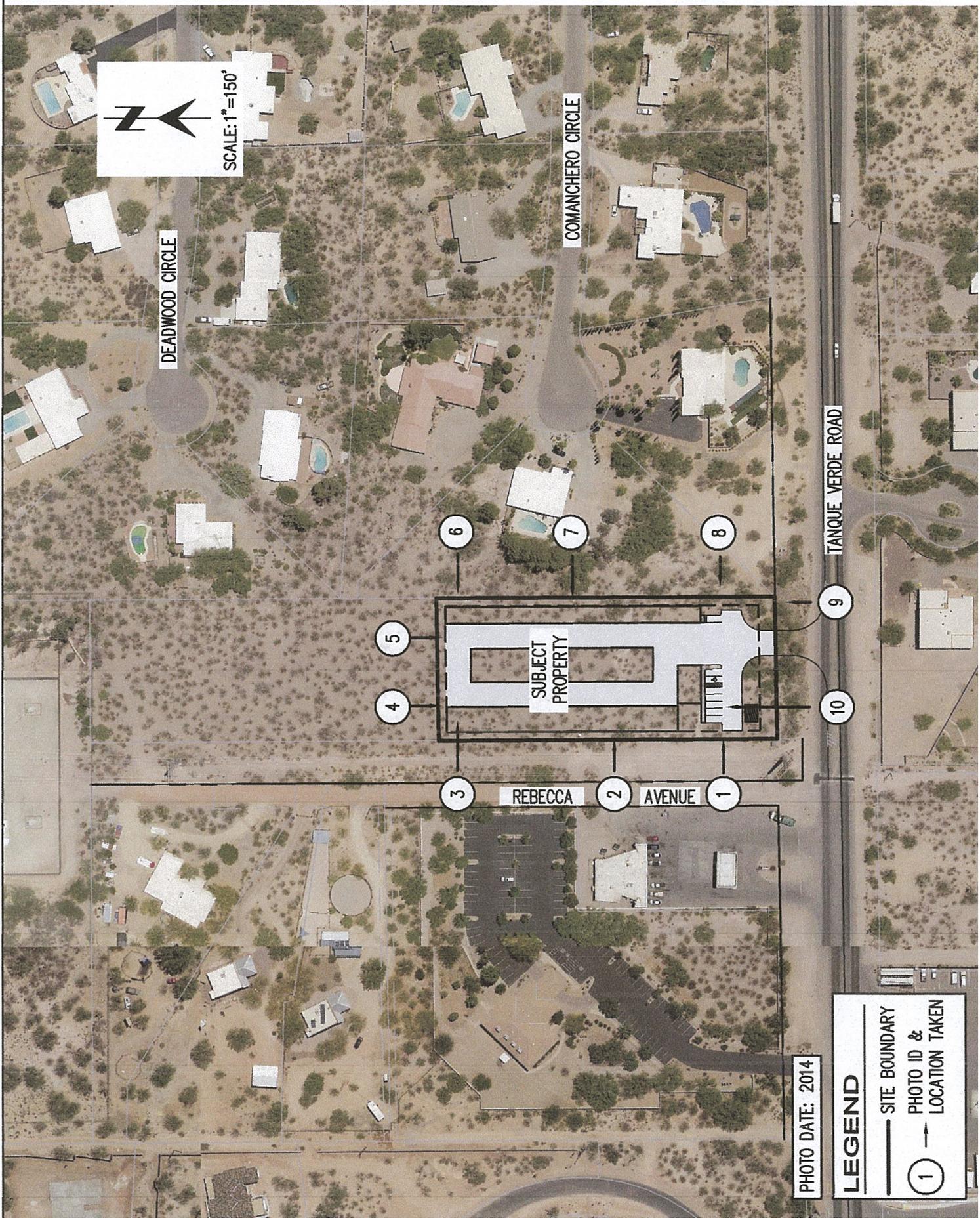
LEGEND

- PROPERTY LINE
- CENTER LINE
- ROW LINE
- BUFFERYARD LINE
- 2250 CONTOUR ELEVATIONS
- WH WATER HARVESTING AREA
- PAVEMENT
- CONCRETE
- LANDSCAPE BUFFERYARD AREA

II-G. VIEWSHEDS

1. Exhibit II-G shows the locations of 10 different view points across the project site. Of the various view points only a few are impacted. The impact is minimal because of what can be seen in the existing condition. Photos #2 and #3 will be looking at the side of one of the self storage buildings. In the existing view, photos #3 and #4 are partially screened by homes and vegetation east of the project site and show the Rincon Mountains off in the distance. Because the TEP substation is located to the north there is not a view toward that south that is impacted. Views across the site from the east are potentially impacted; however there is already a Circle K store that blocks some of the view. In addition the house to the east are either slightly higher in elevation or have their views blocked by vegetation. In general the views from the site are to the north toward the Catalina Mountains or to the east toward the Rincon Mountains. The mountain views are not impacted by the site.
Views from Tanque Verde Road are toward the Catalina Mountains to the north. Because of the height of the mountains any impacts to the view will be minimal.
2. The main viewshed mitigation that will be used to minimize impacts of the buildings will be vegetation particularly within each bufferyard. All building lighting will be directed downward.

The project is not being developed under the Cluster Development Option.




 SCALE: 1" = 150'

DEADWOOD CIRCLE

COMANCHERO CIRCLE

TANQUE VERDE ROAD

REBECCA AVENUE

SUBJECT PROPERTY

PHOTO DATE: 2014

LEGEND

- SITE BOUNDARY
- ① PHOTO ID & LOCATION TAKEN

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT II-G
VIEWSHED MAP**


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Photo 1 – Looking East Toward 3' Saguaro (in Foreground). VIEW WILL BE ACROSS THE PARKING AREA.



Photo 2 – Looking East. VIEW WILL BE AT THE LANDSCAPE BUFFER AND A STORAGE BUILDING.



Photo 3 – Looking East. VIEW WILL BE AT THE LANDSCAPE BUFFER AND A STORAGE BUILDING



Photo 4 – Looking South. VIEW WILL BE DOWN THE ACCESS DRIVE.



Photo 5 – Looking South VIEW WILL BE WEST OF A STORAGE BUILDING AND DOWN THE ACCESS DRIVE.



Photo 6 – Looking West. VIEW WILL BE AT THE LANDSCAPE BUFFER AND A STORAGE BUILDING



Photo 7 – Looking West. VIEW WILL BE AT THE LANDSCAPE BUFFER AND A STORAGE BUILDING



Photo 8 – Looking West. VIEW WILL BE ACROSS THE PARKING AREA.



Photo 9 – Looking North VIEW WILL BE ACROSS THE PARKING AREA



Photo 10 – Looking North VIEW WILL BE ACROSS THE PARKING AREA TOWARD THE OFFICE BUILDING.

II-H. TRANSPORTATION

1. Exhibit II-H is the developed condition Transportation Map. The ingress/egress point was chosen because it will be in the center of the site frontage. The new ingress/egress location promotes safer entering and exiting of vehicles from the site onto Tanque Verde Road.

Efforts were made to obtain access across the TEP property west of the site. However, that access was not granted.

Exhibit II-H includes distances to existing driveways and access easements.

2. The PDP does not depend on future off-site roadway improvements.
3. The development is anticipated to have an ADT of less than 500 vehicles a day. The proposed development will not adversely affect the capacity of Tanque Verde Road.
4. Since direct access is to Tanque Verde Road only, there will not be traffic impacts to other local streets.
5. There are not any bicycle or pedestrian pathways within the proposed development.
6. There are no proposed on-site rights-of-way.
7. Major streets and routes were evaluated within a 2 mile radius of the project site as part of the Transportation Concurrency Analysis. The project is not projected to significantly contribute directly to any roadways. Each of the nearby minor local roads is operating at a far less rate than the current available capacity. The proposed project meets the concurrency requirements.
8. The expected peak hour traffic is less than 100. The anticipated ADT is less than 500 vehicles per day. A left turn lane is not warranted and a right turn lane is not required.
9. The project has the potential to reduce automobile dependency. This improvement will provide bicycle connectivity adjacent to the project site.



SCALE: 1" = 150'

DEADWOOD CIRCLE

COMANCHERO CIRCLE

TANQUE VERDE ROAD

SUBJECT PROPERTY

REBECCA AVENUE

PHOTO DATE: 2014

TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

EXHIBIT II-H TRANSPORTATION MAP

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II-I. ON-SITE WASTEWATER TREATMENT AND DISPOSAL

1. A conventional septic system will be proposed for this project because there is not a public sanitary sewer system located within the right-of-way of Tanque Verde Road.

II-J. SEWERS

This section does not apply to this commercial project.

CIRCLE K

RVC

CHURCH

RESIDENTIAL

SCALE: 1"=60'
C.I.=1'

REBECCA AVENUE

SEPTIC AREA

10' BUFFERYARD 'D'

SR

PERIMETER WALL

ACCESS FOR TEP SUBSTATION

N00°21'27"W 404.6'

10' BUFFERYARD 'D'

COVERED RV/BOAT STORAGE WITH SOLAR CANOPY
8285 SF H= 15'

OFFICE BLDG
1288 SF
H=12'

COVERED RV STORAGE WITH SOLAR CANOPY
8680 SF H= 15'

SELF STORAGE 6100 SF H= 10'

30' ENTRANCE

75' 1/2 ROW

WH

WH

N00°17'46"W 404.6'

PERIMETER WALL

BEL AIR RANCH ESTATES BK 19 PG 68

CR-1

LOT 4

LOT 5

LOT 6

LOT 13

LOT 14

TANQUE VERDE ROAD

THERE IS NO PUBLIC SEWER IN THE AREA. A SEPTIC SYSTEM WILL BE UTILIZED

LEGEND

- PROPERTY LINE
- - - CENTER LINE
- - - ROW LINE
- - - BUFFERYARD LINE
- 2250 CONTOUR ELEVATIONS
- WH WATER HARVESTING AREA
- PAVEMENT
- CONCRETE

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**EXHIBIT II-J
SEWER MAP**

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

II-K. WATER

A Preliminary Integrated Water Management Plan is included in the Appendix.

II-L. SCHOOLS

This section does not apply to this commercial project.

II-M. RECREATION AND TRAILS

1. This commercial project will not provide for recreation and trails.
2. There are no areas onsite that will be preserved as natural open space.

II-N. CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

Based on a letter from the Arizona State Museum for a record search of the project area there are no documented archeological and historic properties. See Appendix

II-O. ENVIRONMENTAL QUALITY

1. For this project dust control will be accomplished by the use of water during grading operations. Other Stormwater Pollution Prevention Plan (SWPPP) measures will be used as needed to prevent sediment from leaving the site. Upon completion of the grading operations all graded areas will be stabilized by pavement, concrete, or ground cover per landscape requirements.
2. a. Air Quality does not pertain to this project. There will not be any air pollutants emitted from the project.

b. There will not be any hazardous materials within the project site.

II-P. AGREEMENTS

No agreements have been made as a part of this project.

APPENDIX

1. Preliminary Integrated Water Management Plan (PIWMP)
2. Memo on Water Service
3. Arizona Game & Fish Heritage Data Management System Printout
4. Arizona State Museum Records Check

JAS ENGINEERING

Jeffrey A. Stanley, P.E.
P.O. Box 1888
Tucson, Arizona 85702
Telephone (520) 390-7920
stanley19263@msn.com

Preliminary Integrated Water Management Plan (PIWMP) For 11311 East Tanque Verde Road

This Preliminary Integrated Water Management Plan (PIWMP) was prepared for a proposed 3.2-acre parcel (205-37-017V and 205-37-017W) located at 11311 East Tanque Verde Road (Section 31 T13S R16E, Pima County, Arizona) in accordance with Pima County comprehensive plan requirements in support of a rezoning proposal from CR-1 to CB-2.

1. Water Context Map

The project is within the Tucson Water service area. There is an 8" water main within the Tanque Verde Road right-of-way. Two service area displays are included in this report. One of the displays is a Regional Water Context Map and the other is a Local Water Context Map. Both maps show the location of the site including sectional breakout and roadways. The Local Map shows zoning designations and uses adjacent to the site.

2. Property's Existing and Historic Water Use

The site is currently vacant. Consequently, there is no existing water use.

3. Property's Proposed Water Use

The proposed water use will be associated with the new office 1288 sf office and irrigation for landscaping.

4. Description of Water Supply Options and Proposed Method of Delivery

The proposed water supply is from Tucson Water. The Proposed Water Supply Map shows the new proposed 1" water meter at the site and the existing 8" waterline that it connects to.

Tucson Water has access to a renewable and potable water supply (CAP in Avra Valley).

5. Water Demand Projection

The demand is related to the proposed office building. The projected water use will be for two employees (without public restroom), a drinking fountain, and irrigation for landscaping. Based on flow usage from Arizona Administrative Code Title 18, Chapter 9 Table 1, Unit Daily Design Flows, the expectation is that less than 100 gpd will be used. This equates to 0.11 acre-feet per year.

To help reduce the demand the project is incorporating water harvesting. This will help reduce the irrigation demand. It will also aid in the percolation of rainwater rather than allowing for direct runoff.

The following page is a Water Conservation Measures Table that indicates what Indoor and Outdoor Options will be used to help conserve water.

6. Proximity to Renewable and Potable Water Supplies

The project will not have a demand that exceeds 50 acre-feet per year.

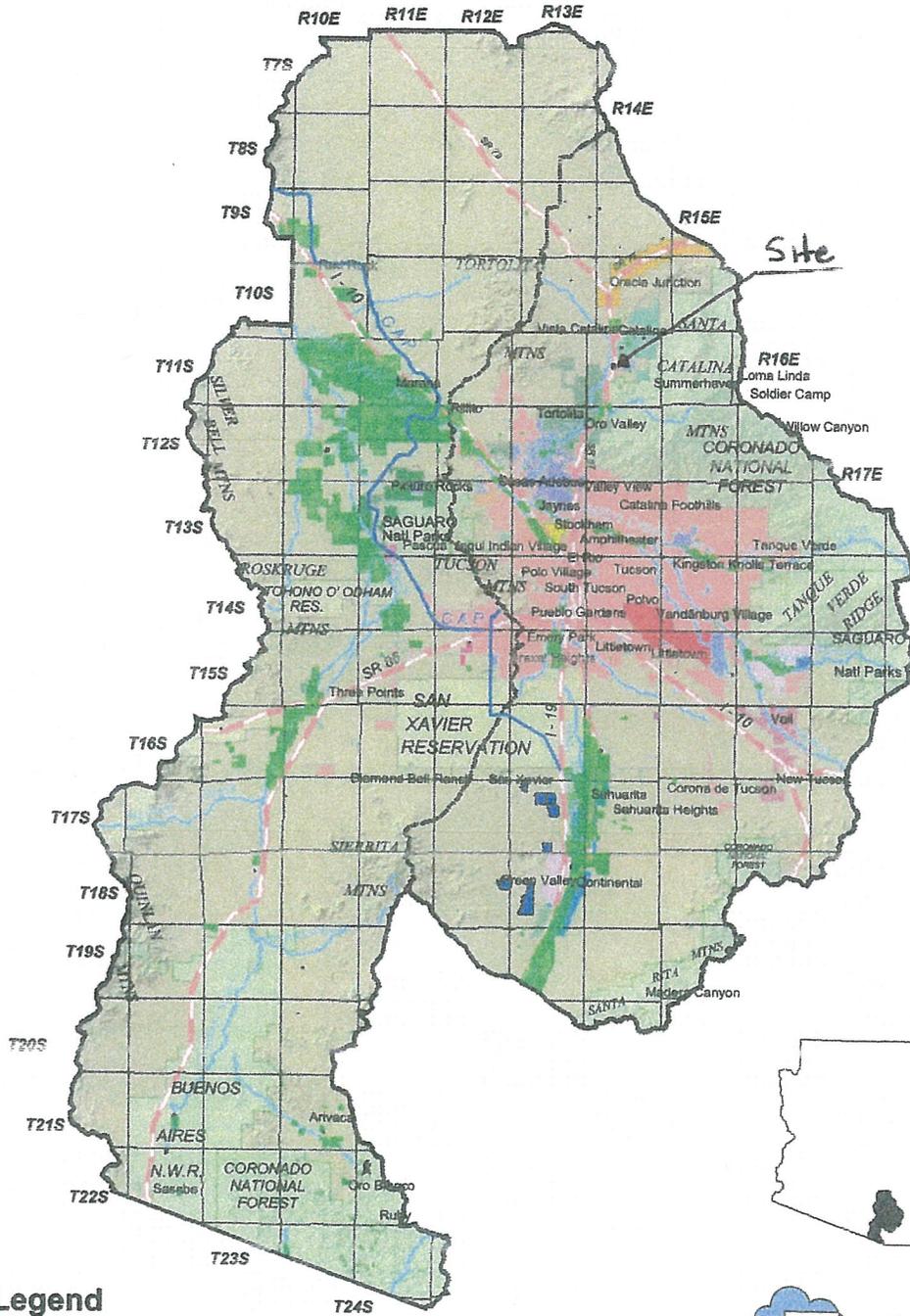
Items 7 through 12 are not required for this project.

(15-point Minimum; Must include at least one Outdoor Conservation Measure)

Indoor Options		Possible Points	Points Achieved
I-1	Install grey water plumbing lines, labeled and stubbed out to exterior of residence	1	
I-2	Install a "central-core" plumbing system with all water-using fixture fittings ≤5 ft. from HW heater	1	1
I-3	Install a manifold "home run" structured plumbing system, with fixtures ≤ 10 ft. of circulation loop & branch lines ≤ 1/2" in diameter	2	
I-4	Install a manual or motion activated on-demand hot water circulation pumping system	2	
I-5	Install a point-of-use tankless hot water heater that uses only cold water supply or solar-assisted preheating for any fixture > 20 pipe run feet from water heater	3	
I-6	Install lavatory faucets that meet the proposed EPA's WaterSense™ criteria or have a maximum flow rate of 1.5 gpm @ 80 psi of pressure	3	3
I-7	Install showerheads that meet the proposed EPA's WaterSense™ criteria or have a maximum flow rate of 1.5 gpm @ 80 psi of pressure	3	
I-8	Install toilets that meet the EPA's WaterSense™ rating (1.28 gpf) OR	3	
I-9	Install dual flush toilets with 1.6 gpf/1.8 gpf or less water use	3	3
I-10	Install a washing machine with a water factor of 6.0 or less	2	
I-11	Install composting toilet(s), 2 pls/fixture; no maximum	2	
I-12	Install a refrigerator with an in-door filtered water system	0.5	
I-13	Install excess flow check valves or excess water shutoff connectors at fixtures	3	3
I-14	No garbage disposal	1	
Outdoor Options			
O-1	Install a rainwater harvesting system capable of retaining and storing 50% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	6	
O-2	Install a rainwater harvesting system capable of retaining and storing 25% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	4	
O-3	Install a rainwater harvesting system capable of retaining and storing 10% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	2	
O-4	Install a gutter and downspout system or canals that tie to storm water infiltration trenches, bioswales, or rain gardens	2	2
O-5	Install grey water plumbing lines, labeled and stubbed out to exterior of residence, but with connection to an onsite landscaping drip irrigation system	2	
O-6	No swimming pool	2	
O-7	No decorative water features or mister systems that use potable water.	1	1
O-8	Impervious driveway & walkway surfaces shall be <5% of total site area (≤ 5 acres); OR 1% of the site area (over 5 acres)	2	
O-9	Construct no impervious surfaces outside the building footprint	2	
O-10	Install a vegetative roof system (min 50% of roof area) to reduce impervious surfaces	3	
O-11	Install drought-tolerant, non-irrigated landscaping design by a licensed landscape professional	3	
O-12	Install drought-tolerant, non-irrigated landscaping design by a licensed landscape professional. Plant species limited to native plants only.	4	
O-13	Irrigation system designed and installed by an EPA Watersense™ certified professional	1	
O-14	Provide recharge/retention plan for rainwater	1	1
O-15	Install a high efficiency irrigation system that uses: a. "Smart Controllers" (w/ moisture sensor and rain delay controllers) & high efficiency nozzles; b. Check valves in heads and heads matched to the beds distinct watering needs; c. Separate sprinkler zones for beds, with plants grouped based on watering needs (hydrozoning); d. A timer/controller that irrigates during the hours of 1- pm-8am to minimize evaporation; e. Drip irrigation for all planting beds;	0.5 0.5 0.5 0.5 0.5	0.5 0.5 0.5 0.5 0.5

TOTAL = 16.5

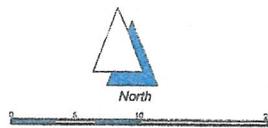
TUCSON ACTIVE MANAGEMENT AREA



- Tucson Service Providers**
- ARIZONA STATE PRISON
 - AVRA
 - AZ WATER CO ORACLE
 - COMM WATER CO OF GREEN VALLEY
 - DESPOBLADO WATER CO
 - DIABLO WATER COMPANY
 - DIAPD WATER SYSTEM
 - E AND T WATER CO
 - FARMERS WATER CO
 - FLOWING WELLS I/D
 - FORSYTH WATER TREATMENT CO
 - GREEN VALLEY WATER CO
 - HOMEOWNERS COOP
 - LAGO DEL ORO WATER CO
 - LAS QUINTAS SERENAS W.C.
 - LAZY C WATER SERVICE
 - LEIBER BROS
 - LOGAN HILLS WATER CO
 - LOS CERROS WATER CO
 - LYNN LEE
 - MIRABELL WATER CO
 - METROPOLITAN
 - MIRABELL WATER CO
 - ORCHID VALLEY MWP
 - PANTANO PROPERTIES HOA
 - RANCHO DEL CONEJO
 - RANCHO RESORT
 - RANCHO SAHARITA WATER COMPANY
 - RAY WATER COMPANY
 - RINCON CREEK WATER CO.
 - RINCON RANCH ESTATES
 - SAGUARO WATER COMPANY
 - SAHARITA VILLAGE WATER CO
 - SANDARIO
 - SPANISH TRAIL WATER COMPANY
 - THRU UTILITY
 - THRU WATER CORP.
 - TOWN OF MARANA
 - TOWN OF ORO VALLEY
 - TUCSON
 - U of A
 - VAL WATER COMPANY
 - VOYAGER WATER COMPANY
 - WINTERHAVEN WATER AND CO
 - WORDEN

Legend

- Tucson AMA Boundary
- GFRs
- Lakes
- National Forest
- Indian Reservations
- Rivers and Streams
- Subbasins
- Major Roads
- Townships



Scale 1:550,000

Universal Transverse Mercator Projection

September 18, 2003



**ARIZONA
DEPARTMENT
OF WATER
RESOURCES**

Geographic Information System

©2003 State of Arizona, Department of Water Resources

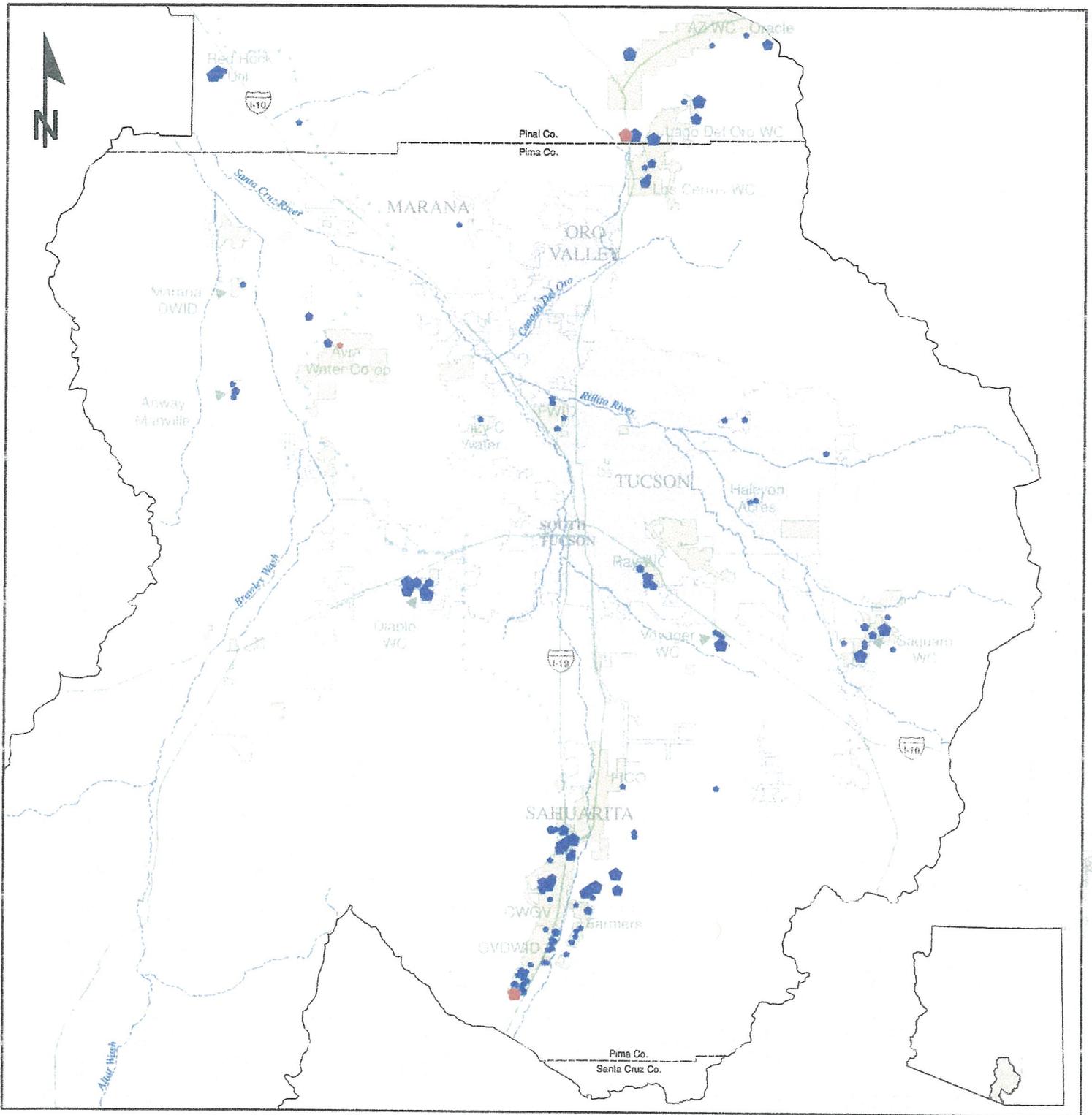
For more information about this map contact:

Arizona Department of Water Resources
Water Resources Information Central
500 North Third Street
Phoenix, AZ 85004

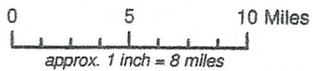
Phone: (602) 417 - 2485

Fax: (602) 417 - 2498

E-Mail: ecstephan@adwr.state.az.us



Location of Subdivision Lands within the Tucson Active Management Area with a Certificate(s) of Assured Water Supply (CAWS) (February 7, 1995 to December 31, 2007)



Subdivision Lands with CAWS Issued

- 0 - 99 lots
- 100 - 199 lots
- 200 - 299 lots
- 300+ lots

Pending

- 0 - 99 lots
- 100 - 199 lots
- 200 - 299 lots
- 300+ lots

- Tucson AMA
- Water Provider Service Areas Designated
- Undesignated
- Major Roads & Highways
- Counties
- Rivers & Streams
- CAP Canal



Note: Map presents the location of subdivision lands with an issued or pending CAWS under the Assured Water Supply Rules. Data Sources: 1) Arizona Dept. of Water Resources GIS Library; 2) Pima County Dept. of Transportation - Technical Services Geographic Data Library

March 9, 2016



JAS Engineering
PO Box 1888
Tucson, AZ 85702

Attn: Jeffrey A. Stanley, P.E.

CITY OF
TUCSON
TUCSON WATER
DEPARTMENT

SUBJECT: Water Availability for project: 11311 E. Tanque Verde Road, APN: 20537017V, 20537017W, Case #: WA1915, T-13, R-16, SEC-31, Lots: 99999999, Location Code: UNI, Total Area: 3.2ac Zoning: CR-1

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designation from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply – it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.*

This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

Sincerely,

Richard A. Sarti, P.E.
Engineering Manager
Tucson Water Department

RS:ka
CC:File



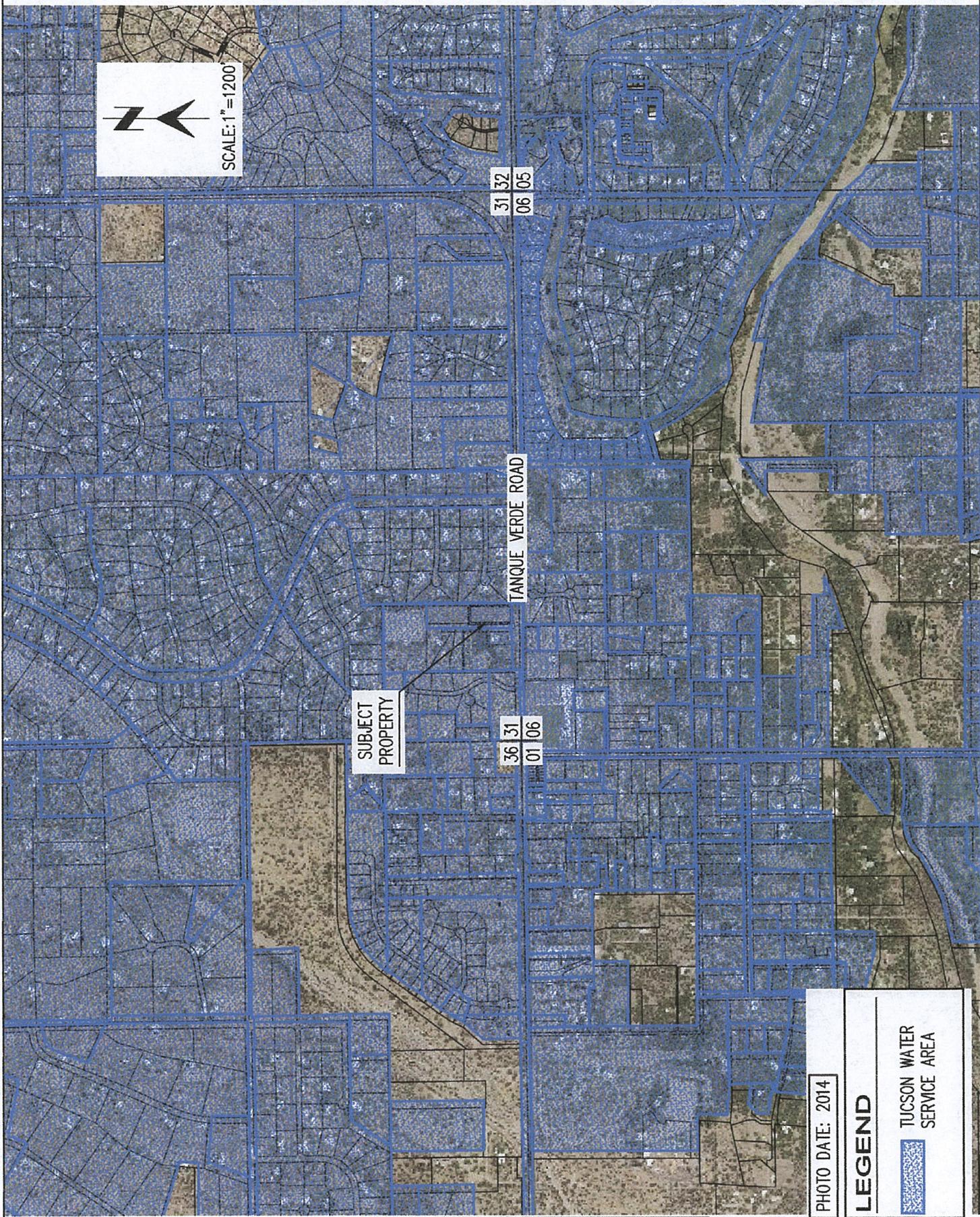
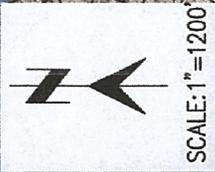


PHOTO DATE: 2014

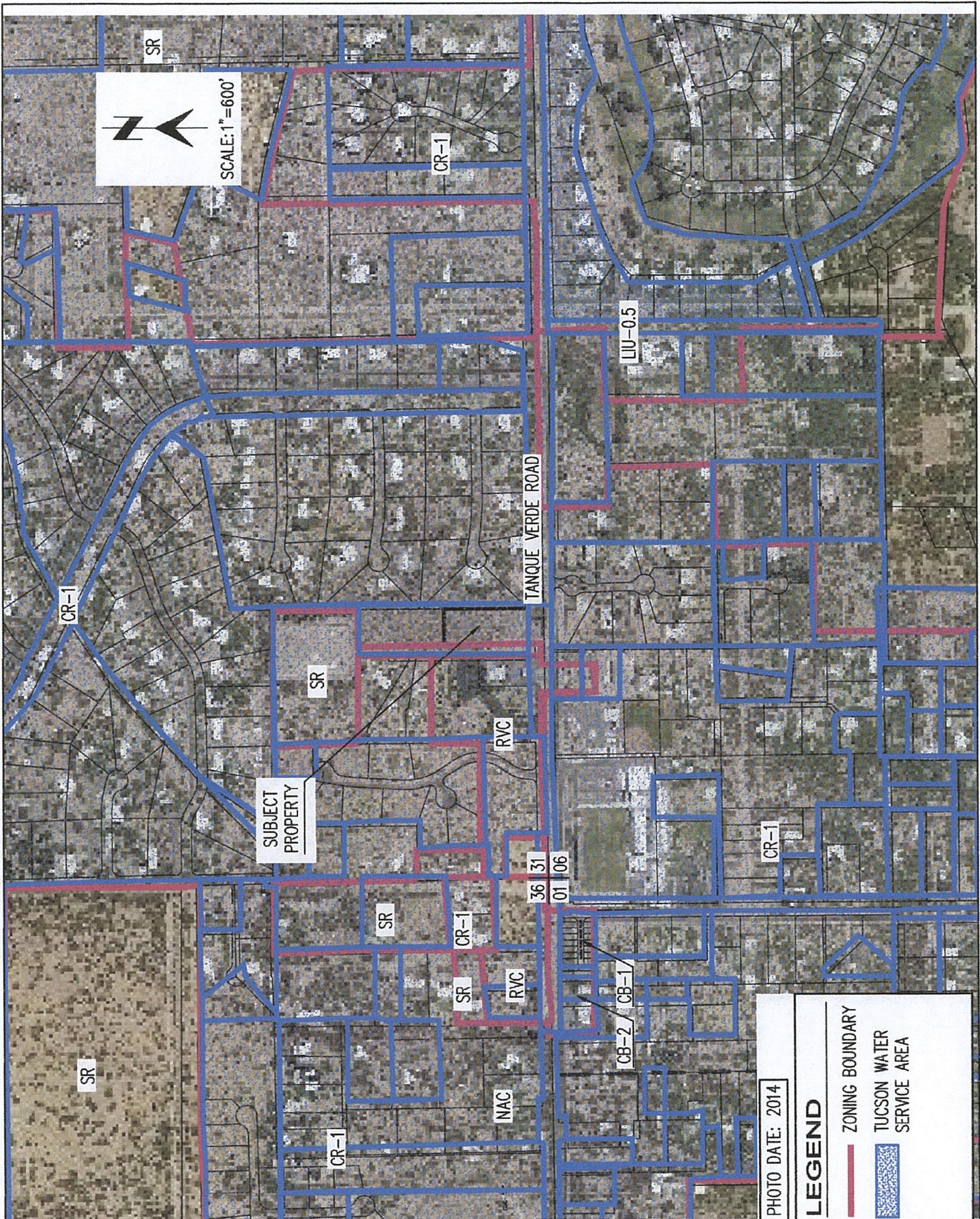
LEGEND

 TUCSON WATER SERVICE AREA

TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT 1
 REGIONAL WATER
 CONTEXT MAP**

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 (520) 390-7920
 stanley19263@msn.com



TANQUE VERDE ROAD 205-37-017W
 S404.61 E180.74' LOT 2
 SEC 31 T13 R16

**EXHIBIT 2
 LOCAL WATER
 CONTEXT MAP**

PHOTO DATE: 2014

LEGEND

- ZONING BOUNDARY
- TUCSON WATER SERVICE AREA

JAS ENGINEERING
 PO BOX 1888
 TUCSON, ARIZONA 85702
 (520) 390-7920
 stanley19263@msn.com



SCALE: 1" = 150'

DEADWOOD CIRCLE

COMANCHERO CIRCLE

12" W

8" W

TANQUE VERDE ROAD

SUBJECT PROPERTY

NEW 1" WATER SERVICE

REBECCA AVENUE

4" W

8" W

TANQUE VERDE ROAD 205-37-017W
S404.61 E180.74' LOT 2
SEC 31 T13 R16

PROPOSED WATER SUPPLY MAP



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(520) 390-7920
stanley19263@msn.com

Arizona Environmental Online Review Tool Report



Arizona Game and Fish Department Mission

To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:

Tanque Verde Rezoning

Project Description:

Self Storage

Project Type:

Development Outside Municipalities (Rural Development), Commercial/industrial (mall) and associated infrastructure, New construction

Contact Person:

Region5 Habitat Program

Organization:

Arizona Game and Fish Department

On Behalf Of:

PIMA

Project ID:

HGIS-03851

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

Locations Accuracy Disclaimer:

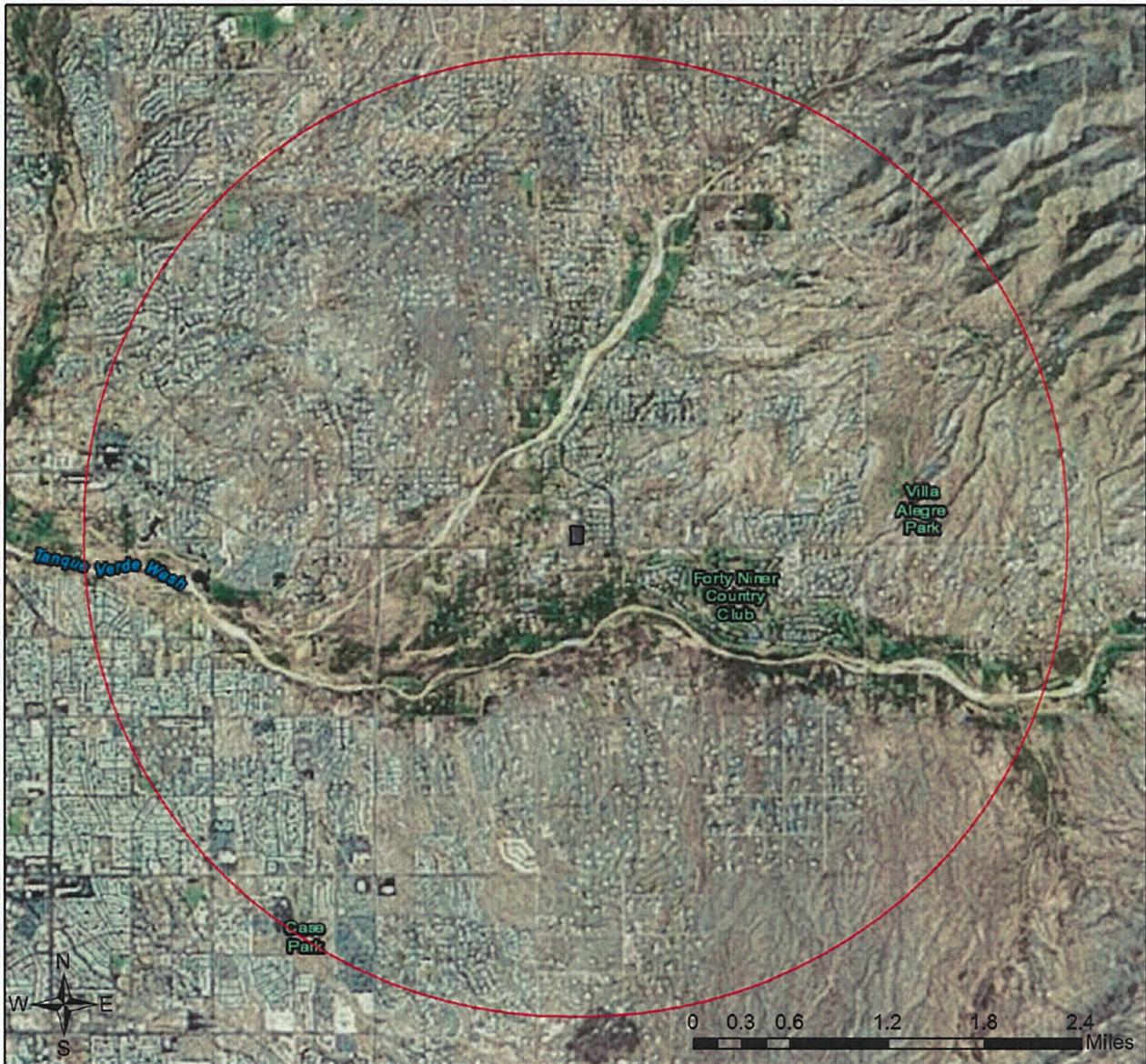
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
Project Evaluation Program, Habitat Branch
Arizona Game and Fish Department
5000 West Carefree Highway
Phoenix, Arizona 85086-5000
Phone Number: (623) 236-7600
Fax Number: (623) 236-7366
Or
PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

Tanque Verde Rezoning

Aerial Image Basemap With Locator Map



- Project Boundary
- Buffered Project Boundary

Project Size (acres): 5.36

Lat/Long (DD): 32.2519 / -110.7509

County(s): Pima

AGFD Region(s): Tucson

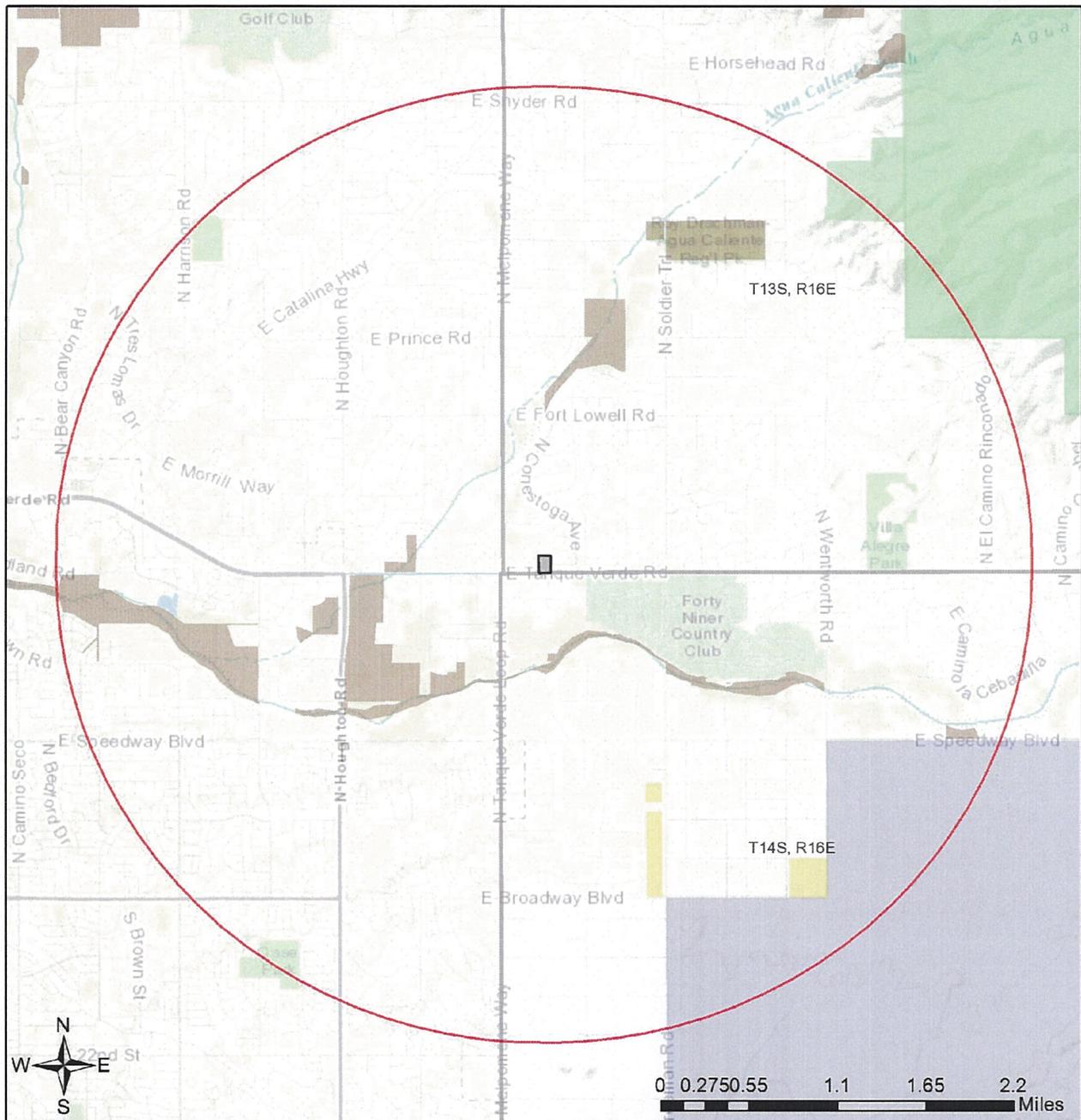
Township/Range(s): T13S, R16E; T14S, R16E

USGS Quad(s): AGUA CALIENTE HILL; SABINO CANYON

Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),



Tanque Verde Rezoning Topo Basemap With Township/Ranges and Land Ownership



- | | |
|---------------------------|--------------------------|
| Project Boundary | Mixed/Other |
| Buffered Project Boundary | National Park/Mon. |
| Township/Ranges | Private |
| AZ Game and Fish Dept. | State and Regional Parks |
| BLM | State Trust |
| BOR | US Forest Service |
| Indian Res. | Wildlife Area/Refuge |
| Military | |

Project Size (acres): 5.36
 Lat/Long (DD): 32.2519 / -110.7509
 County(s): Pima
 AGFD Region(s): Tucson
 Township/Range(s): T13S, R16E; T14S, R16E
 USGS Quad(s): AGUA CALIENTE HILL; SABINO CANYON

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapnyIndia, © OpenStreetMap contributors, and the GIS User Community

Special Status Species and Special Areas Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
CH for Strix occidentalis lucida	Mexican Spotted Owl Designated Critical Habitat					
Camptostoma imberbe	Northern Beardless-Tyrannulet		S			1B
Choeronycteris mexicana	Mexican Long-tongued Bat	SC	S	S		1C
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S			1A
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE				1A
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1A
Tumamoca macdougallii	Tumamoc Globeberry		S	S	SR	

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/>

**Species of Greatest Conservation Need
 Predicted within Project Vicinity based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Amazilia violiceps	Violet-crowned Hummingbird		S			1B
Ammodramus savannarum perpallidus	Western Grasshopper Sparrow					1B
Ammospermophilus harrisi	Harris' Antelope Squirrel					1B
Anthus spragueii	Sprague's Pipit	C*				1A
Antrostomus ridgwayi	Buff-collared Nightjar		S			1B
Aquila chrysaetos	Golden Eagle	BGA		S		1B
Aspidoscelis flagellicauda	Gila Spotted Whiptail					1B
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Chilomeniscus stramineus	Variable Sandsnake					1B
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus cerberus	Arizona Black Rattlesnake					1B
Crotalus tigris	Tiger Rattlesnake					1B
Cyananthus latirostris	Broad-billed Hummingbird		S			1B
Cyprinodon eremus	Quitobaquito Pupfish	LE				1A

**Species of Greatest Conservation Need
 Predicted within Project Vicinity based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Cyprinodon macularius	Desert Pupfish	LE				1A
Dipodomys spectabilis	Banner-tailed Kangaroo Rat			S		1B
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Gila intermedia	Gila Chub	LE				1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Glaucidium gnoma gnoma	Northern Pygmy-owl					1B
Gopherus morafkai	Sonoran Desert Tortoise	C*	S			1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Hypsiglena sp. nov.	Hooded Nightsnake					1B
Incilius alvarius	Sonoran Desert Toad					1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Lasiurus blossevillii	Western Red Bat		S			1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leopardus pardalis	Ocelot	LE				1A
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE				1A
Lepus alleni	Antelope Jackrabbit					1B
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1A
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Megascops trichopsis	Whiskered Screech-owl		S			1B
Melanerpes uropygialis	Gila Woodpecker					1B
Meleagris gallopavo mexicana	Gould's Turkey		S			1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melospiza aberti	Abert's Towhee		S			1B
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Odocoileus virginianus	White-tailed Deer					1B
Ovis canadensis nelsoni	Desert Bighorn Sheep					1B
Panthera onca	Jaguar	LE				1A
Passerculus sandwichensis	Savannah Sparrow					1B
Perognathus amplus	Arizona Pocket Mouse					1B
Peucaea carpalis	Rufous-winged Sparrow					1B

**Species of Greatest Conservation Need
 Predicted within Project Vicinity based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Phrynosoma solare	Regal Horned Lizard					1B
Picoides arizonae	Arizona Woodpecker		S			1B
Poeciliopsis occidentalis occidentalis	Gila Topminnow	LE				1A
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Strix occidentalis lucida	Mexican Spotted Owl	LT				1A
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Terrapene ornata	Ornate Box Turtle					1A
Thomomys umbrinus intermedius	Southern Pocket Gopher					1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox					1B

Species of Economic and Recreation Importance Predicted within Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Odocoileus virginianus	White-tailed Deer					1B
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Outside Municipalities (Rural Development), Commercial/Industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife. Guidelines for many of these can be found at: <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, cantered, or cut to ensure that light reaches only areas needing illumination.

Minimize potential introduction or spread of exotic invasive species. Invasive species can be plants, animals (exotic snails), and other organisms (e.g., microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g., livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before leaving the site. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture website for restricted plants, <https://agriculture.az.gov/>. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control, <http://www.usda.gov/wps/portal/usdahome>. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information <https://www.azgfd.com/hunting/regulations>.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Based on the project type entered, coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herptefauna (snakes, lizards, tortoise) from entering ditches.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the Wildlife Friendly Guidelines portion of the Wildlife Planning page at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

Based on the project type entered, coordination with Arizona Department of Environmental Quality may be required (<http://www.azdeq.gov/>).

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (<http://www.azwater.gov/azdwr/default.aspx>).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (<http://www.usace.army.mil/>)

Based on the project type entered, coordination with County Flood Control district(s) may be required.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at PEP@azgfd.gov or at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/> and <https://www.azgfd.com/Wildlife/LivingWith>.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly. PEP@azgfd.gov

Project Location and/or Species Recommendations:

HDMS records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area. Please contact:

Arizona Department of Agriculture

1688 W Adams St.

Phoenix, AZ 85007

Phone: 602.542.4373

<https://agriculture.az.gov/environmental-services/np1>

HDMS records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at <http://www.fws.gov/southwest/es/arizona/> or:

Phoenix Main Office

2321 W. Royal Palm Rd, Suite 103

Phoenix, AZ 85021

Phone: 602-242-0210

Fax: 602-242-2513

Tucson Sub-Office

201 N. Bonita Suite 141

Tucson, AZ 85745

Phone: 520-670-6144

Fax: 520-670-6155

Flagstaff Sub-Office

SW Forest Science Complex

2500 S. Pine Knoll Dr.

Flagstaff, AZ 86001

Phone: 928-556-2157

Fax: 928-556-2121

HDMS records indicate that Sonoran Desert Tortoise have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: <http://www.azgfd.gov/hgis/pdfs/Tortoisehandlingguidelines.pdf>

HDMS records indicate that Lesser Long-nosed Bats have been documented within the vicinity of your project area. Please review the Lesser Long-nosed Bat Management Guidelines at: <http://www.azgfd.gov/hgis/documents/FINALIecuyeHabitatGdln.pdf>.



Arizona State Museum
THE UNIVERSITY OF ARIZONA
 1013 E. UNIVERSITY BLVD.
 TUCSON, AZ 85721

PIMA COUNTY ARCHAEOLOGICAL SITE RECORDS SEARCH

**This report documents the results of an archaeological site-records check.
It does not constitute a cultural resources clearance.*

Date: 3/1/2016

Requester Name: Jeffrey Stanley
 Company: JAS Engineering
 Address, City, State, Zip: P.O. Box 1888, Tucson, AZ, 85702
 Phone / Email: 520-390-7920

Project Name and/or Number: Future Self Storage Site

Project Description: Rezoning

Project Area Location: Parcels 204-37-017V & 205-37-017W

Legal Description: T13S R16E S31

Search Results:

According to a search of the archaeological site files and records retained at the Arizona State Museum (ASM), 14 previous survey projects were conducted within a one-mile radius of the project area between 1989 and 2014. Previous survey work was conducted in support of school construction; residential development; open land acquisition; levee and bridge construction; school safe routes studies; road construction and improvement; cell tower construction; and the installation and maintenance of natural gas and power lines. No portion of the project area has been previously surveyed.

Eight archaeological properties have been recorded within a 1-mile radius of the project area; however, no archaeological properties are crossed by the project area.

Archaeological Properties in Project Area:

No archaeological properties have been identified within the project area. However, no portion of the project area has been subject to archaeological survey.

Recommendations and Responsibilities:

1. No portion of the proposed project area has been subject to an archaeological survey and there is a possibility for unidentified archaeological properties in the area. ASM recommends, but it is not required by ASM, that a qualified archaeological contractor be consulted before any ground-disturbance begins.
2. Because Pima County has jurisdiction in this project area, the county will make recommendations for the project using its own search results and it may use the ASM's search results and / or others. Should the county require additional archaeological work in this parcel, you will need to contact a qualified archaeological contractor. A list of archaeological contractors is available on the ASM website at: <http://www.statemuseum.arizona.edu/crservices/permits/index.shtml>.
3. Pursuant to Arizona Revised Statutes §41-865, if any human remains or funerary objects are discovered during your project work, all work will stop within the area of the remains and Dr. Todd Pitezal, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4795.

If you have any questions about the results of this records search, please contact me.

Sincerely,

Shannon Twilling, M.A.

Shannon D. Twilling, M.A.
 Research Specialist
 Archaeological Permits Office
 Arizona State Museum
 (520) 621-2096
 twilling@email.arizona.edu

This project occurs within or close to the boundary of a known cultural resource. This project requires Pima County Office of Archaeology & Historic Preservation review.



E. Sundance Dr.

E. Concho Cl.

N. Conestoga Ave.

E. Deadwood Cl.

N. Rebecca Ave.

E. Comanchero Cl.

E. Tanque Verde Rd.

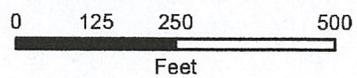
Company:
JAS Engineering

Parcels 205-37-017V & 205-37-017W
TRS: T13S, R16E, S31



 Proposed Project Area

Map generated by the Arizona State Museum



Arizona State Museum
THE UNIVERSITY OF ARIZONA