

SITE ANALYSIS REPORT

FOR

**DOLLAR GENERAL
LOCATED AT
PICTURE ROCKS ROAD AND SANDARIO ROAD**

TUCSON, ARIZONA 85745

Within
Section 3, T13S, R11
Pima County, Arizona

P16RZ00008

Prepared for:

**DCM Development
4122 East Grant Road
Tucson, Arizona 85712**

Prepared by:

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August 15, 2016

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PREFACE

This report summarizes the site inventory and analysis for the subject property located in Pima County at 6780 North Sandario Road, which is in the southeast corner of Sandario Road and Picture Rocks Road. The purpose of the study is to identify factors directly or indirectly influencing the rezoning of the property to the proposed level. The 6.1 acre project site is assessor parcel number 213-03-0350, which currently is zoned GR-1 (Rural Residential Zone). The proposal is to rezone the project site to CB-1 (Local Business Zone) for retail, medical, and restaurant uses.

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 213-03-0350
- Located within Section 3, T13S, R11E

2. Existing Onsite Land Uses

- a. The 6.1 acre rezoning district is currently undeveloped; however, the site is used as a Farmer's Market.
- b. There are not any easements as can be seen on Exhibit I-A.2b.
- c. Comprehensive Plan.
 - The site is located within the Avra Valley Area of the Pima County Comprehensive Plan.
 - The Plan designation for the subject property is Rural Crossroads (RX).
 - The property is subject to PICTROCKSRX Special Area Policy (SA-6).
 - Exhibit I-A.2c, 4e shows the planned land use for the site and nearby area.

3. Aerial Photograph

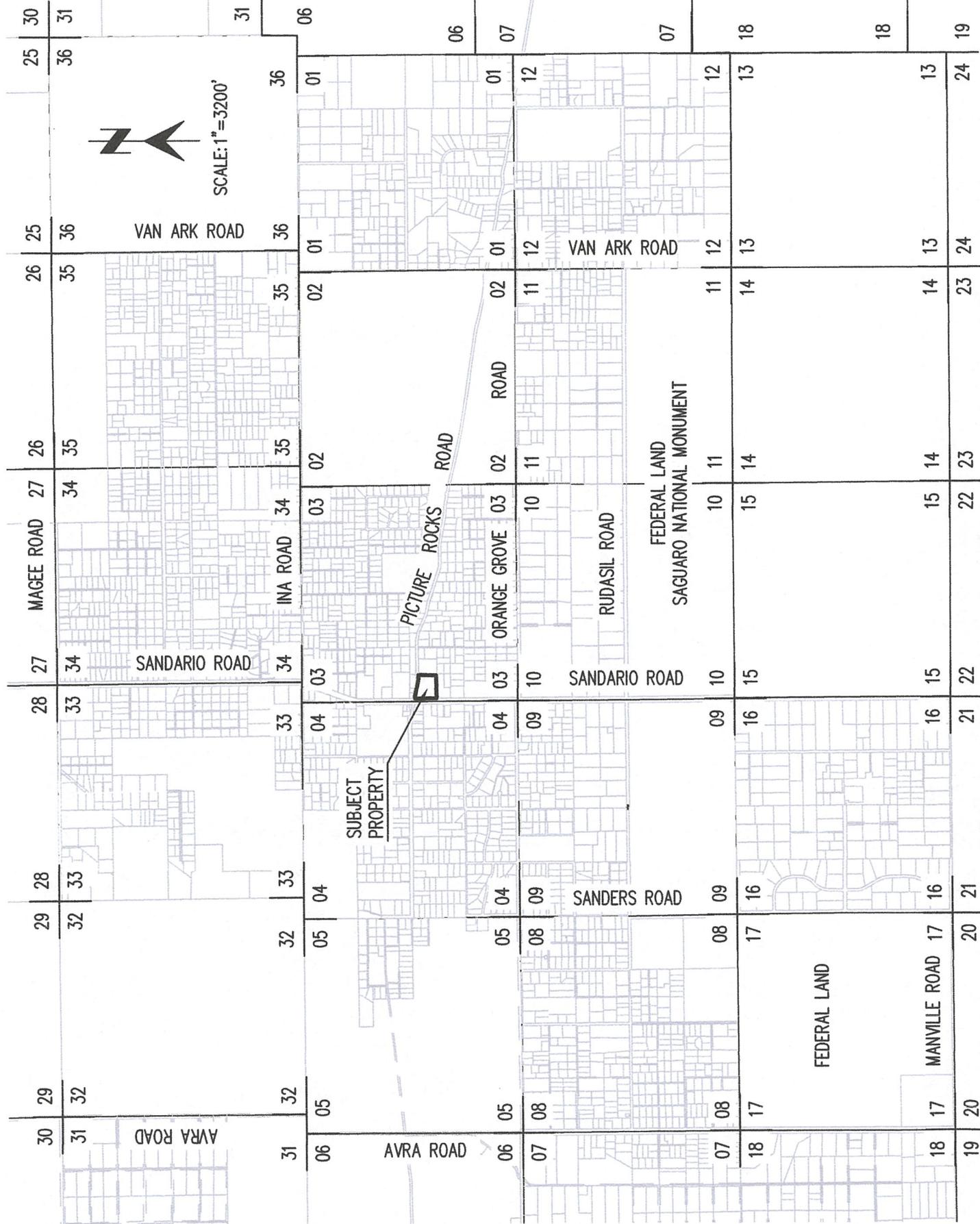
Exhibit I-A.3 is an aerial photograph showing the subject property and surrounding properties within a 600 foot radius of the site.

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 GR-1
 - The project is subject to the Buffer Overlay Zone and the Picture Rocks Gateway Overlay Zone
- b. Exhibit I-A.4b shows nearby existing land uses including residential uses with associated density as well as commercial businesses. A few commercial uses are located along Picture Rocks Road and Sandario Road. Residential uses are the primary existing use in the area.
- c. There are not any residential structures that are more than one story within a $\frac{1}{4}$ mile radius.

- 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.



PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

EXHIBIT I-A.1 REGIONAL LOCATION MAP

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 stanley19263@msn.com



SCALE: 1"=150'

BOSWELL LANE

PICTURE ROCKS ROAD

SUBJECT PROPERTY

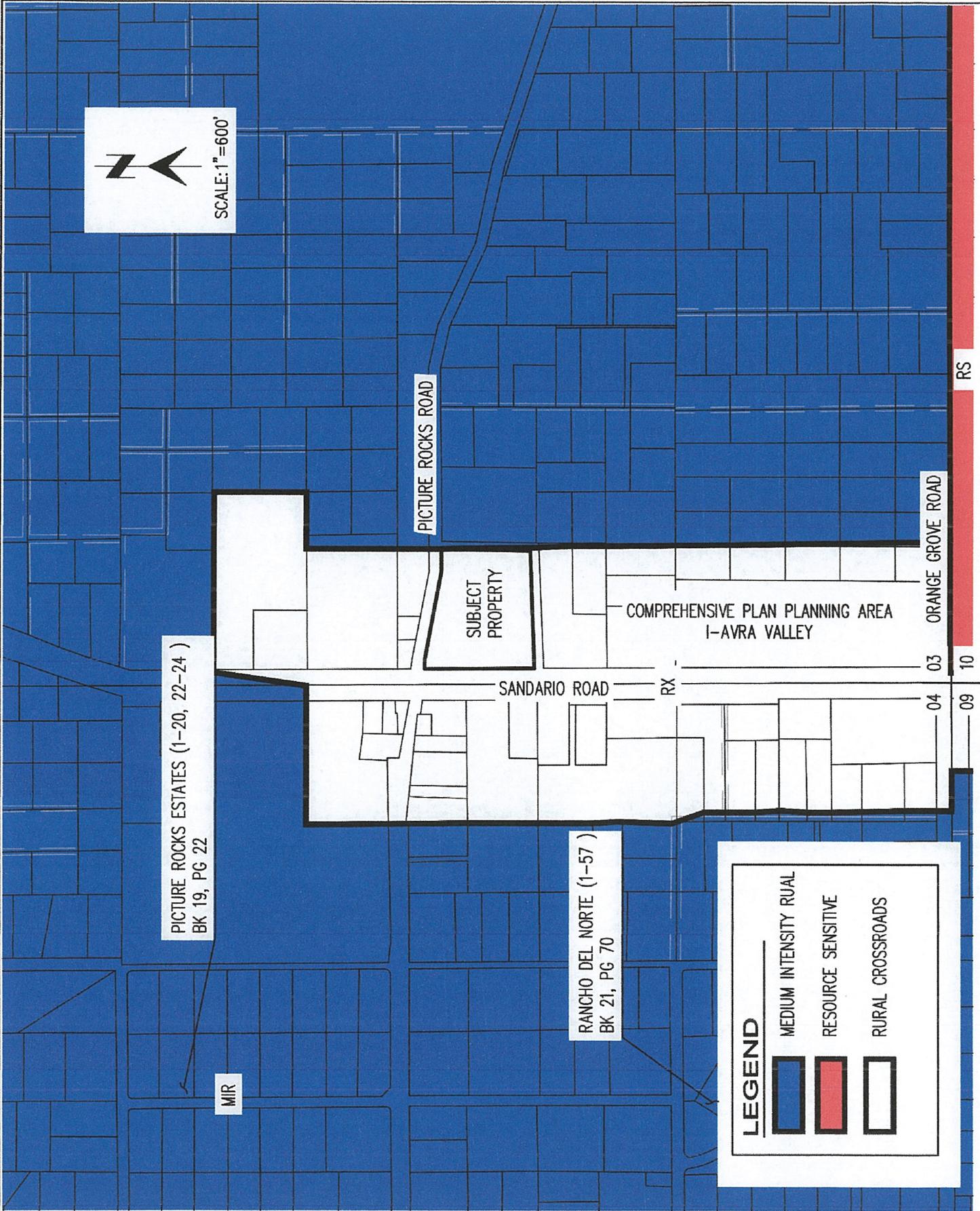
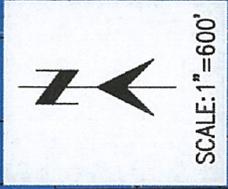
THERE ARE NOT ANY ONSITE EASEMENTS

SANDARIO ROAD

PICTURE ROCKS ROAD 213-03-0350
PTN NW4 NW4 SW4 LYG S OF
PICTURE ROCKS RD EXC RD &
EXC S20' & E30' THEREOF 6.73 AC
SEC 3 T13 R11 (ESTAB RD 202)

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

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PICTURE ROCKS ESTATES (1-20, 22-24)
BK 19, PG 22

RANCHO DEL NORTE (1-57)
BK 21, PG 70

MIR

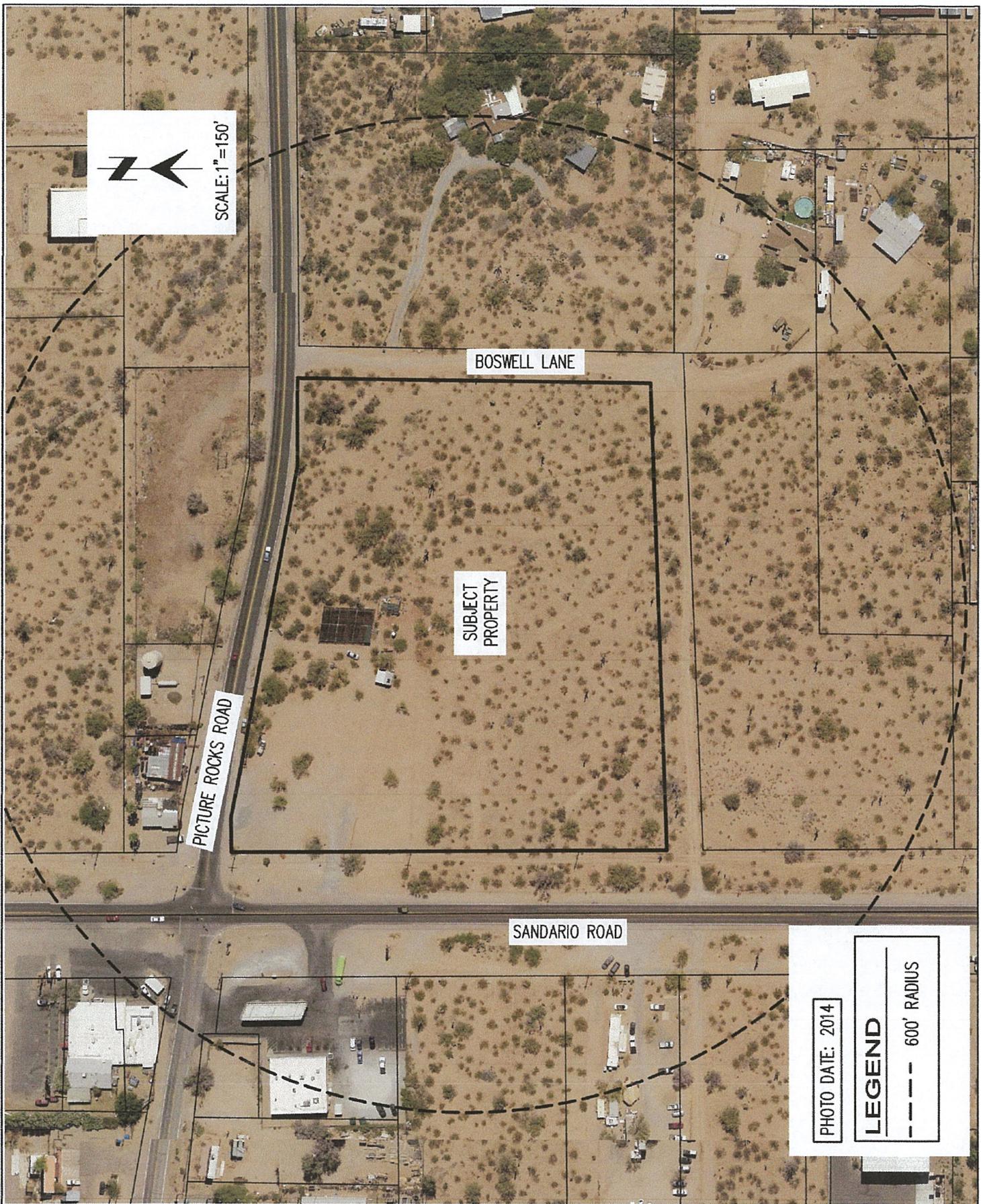
LEGEND

- MEDIUM INTENSITY RUAL
- RESOURCE SENSITIVE
- RURAL CROSSROADS

PICTURE ROCKS ROAD 213-03-0350
PTN NW4 NW4 SW4 LYG S OF
PICTURE ROCKS RD EXC RD &
EXC S20' & E30' THEREOF 6.73 AC
SEC 3 T13 R11 (ESTAB RD 202)

**EXHIBIT I-A.2c4e
COMPREHENSIVE
PLAN MAP**

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 SCALE: 1" = 150'

SUBJECT
PROPERTY

PICTURE ROCKS ROAD

BOSWELL LANE

SANDARIO ROAD

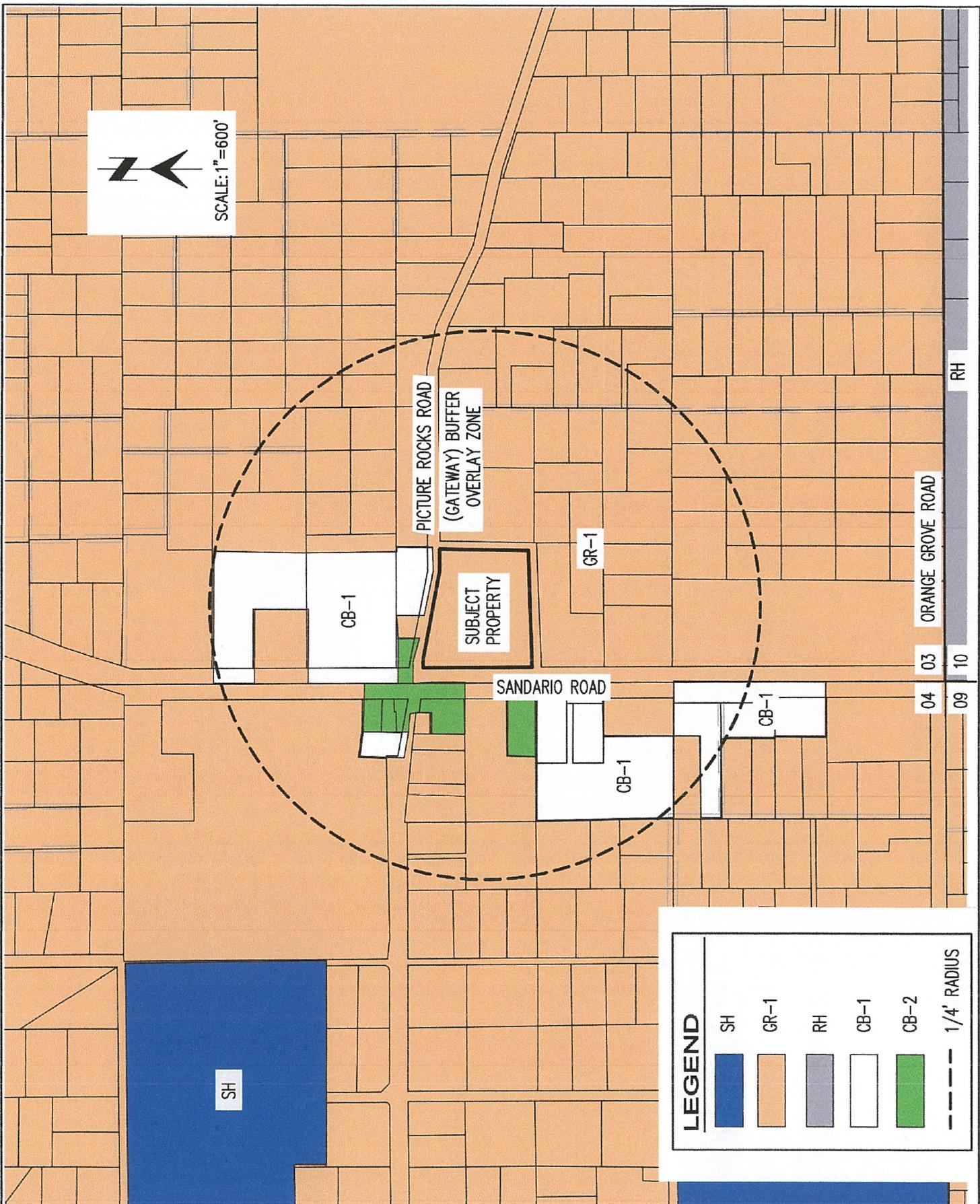
PHOTO DATE: 2014

LEGEND
 ——— 600' RADIUS

PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

EXHIBIT I-A.3
REGIONAL
AERIAL PHOTO
MAP

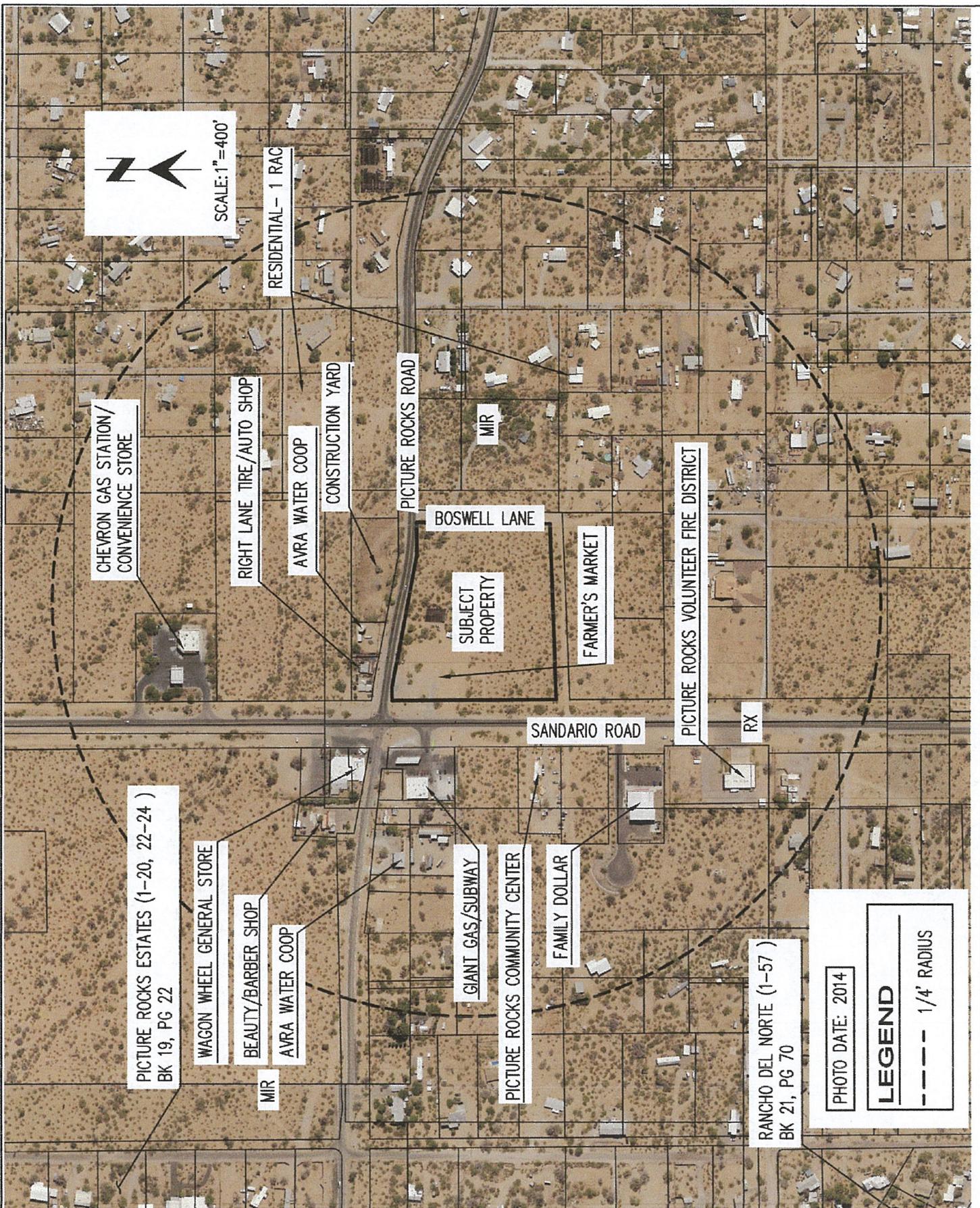

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PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

EXHIBIT I-A.4a AREA ZONING MAP

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PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

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

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I-B. TOPOGRAPHY AND GRADING

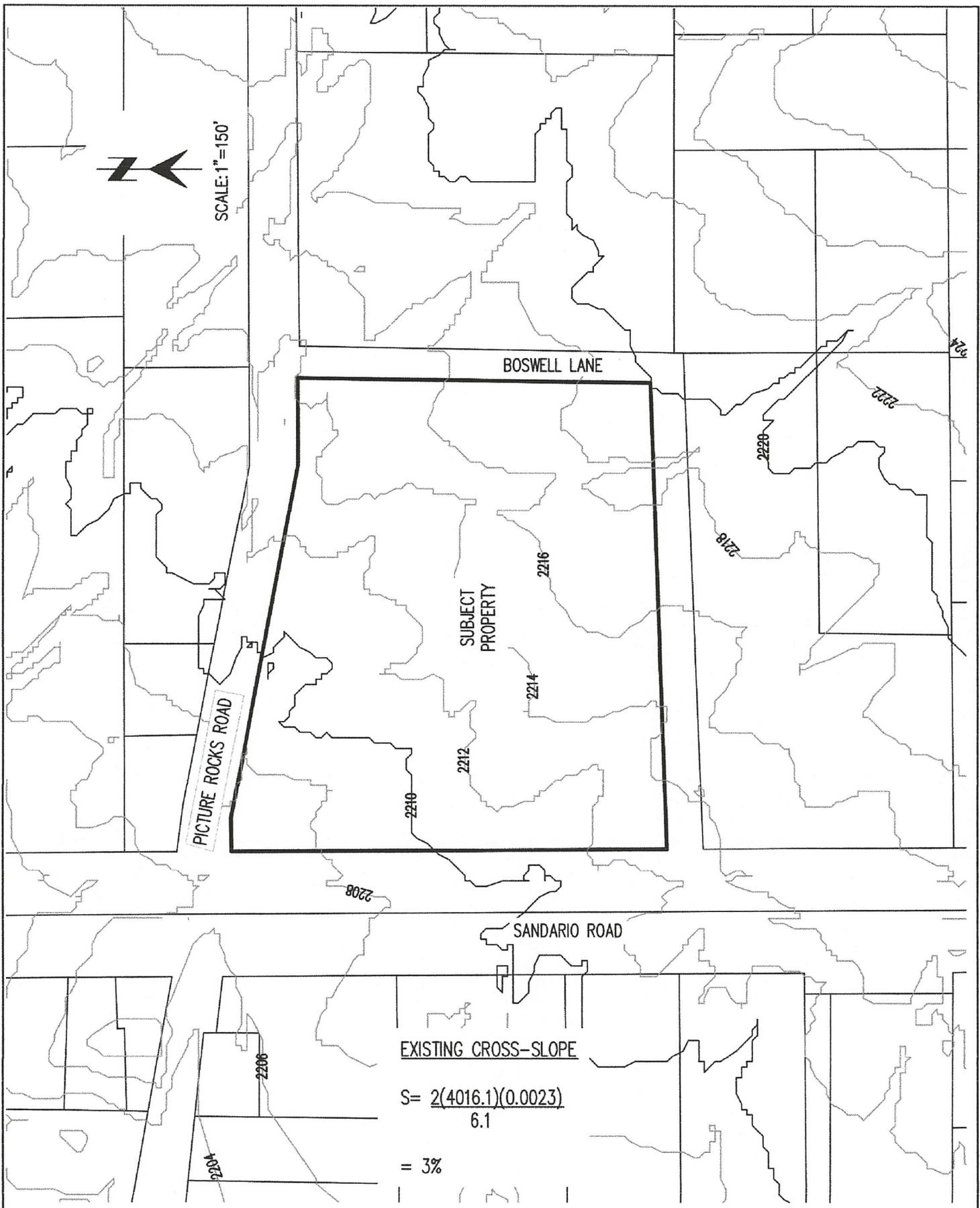
1. Topographic Characteristics

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 that are 15% 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 3%. This percentage was derived from the following formula: $(4016 \text{ ft} \times 2 \text{ ft} \times 0.0023)/6.1 = 3\%$.



EXISTING CROSS-SLOPE

$$S = \frac{2(4016.1)(0.0023)}{6.1}$$

= 3%

PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

EXHIBIT I-B.1
TOPOGRAPHY MAP

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I-C. HYDROLOGY

1. Off-site Watersheds

Exhibit I-C.1 is an aerial photograph that includes a watershed boundary between sub-basins PCR11 and PCR5 of the Picture Rocks Alluvial Fan as presented in the Pima County Regional Flood Control Districts' (RFCD) Special Study #61 which is the Picture Rocks Technical data Notebook

The project site is within a Zone X as shown on Flood Insurance Rate (FIRM), panel # 04019C1650L, 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

The site is within sub-basin PCR5 (see Exhibit I-C.1), which has a peak discharge of about 1975 cfs. The flow is part of a widespread area that is conveyed in a sheet flow manner.

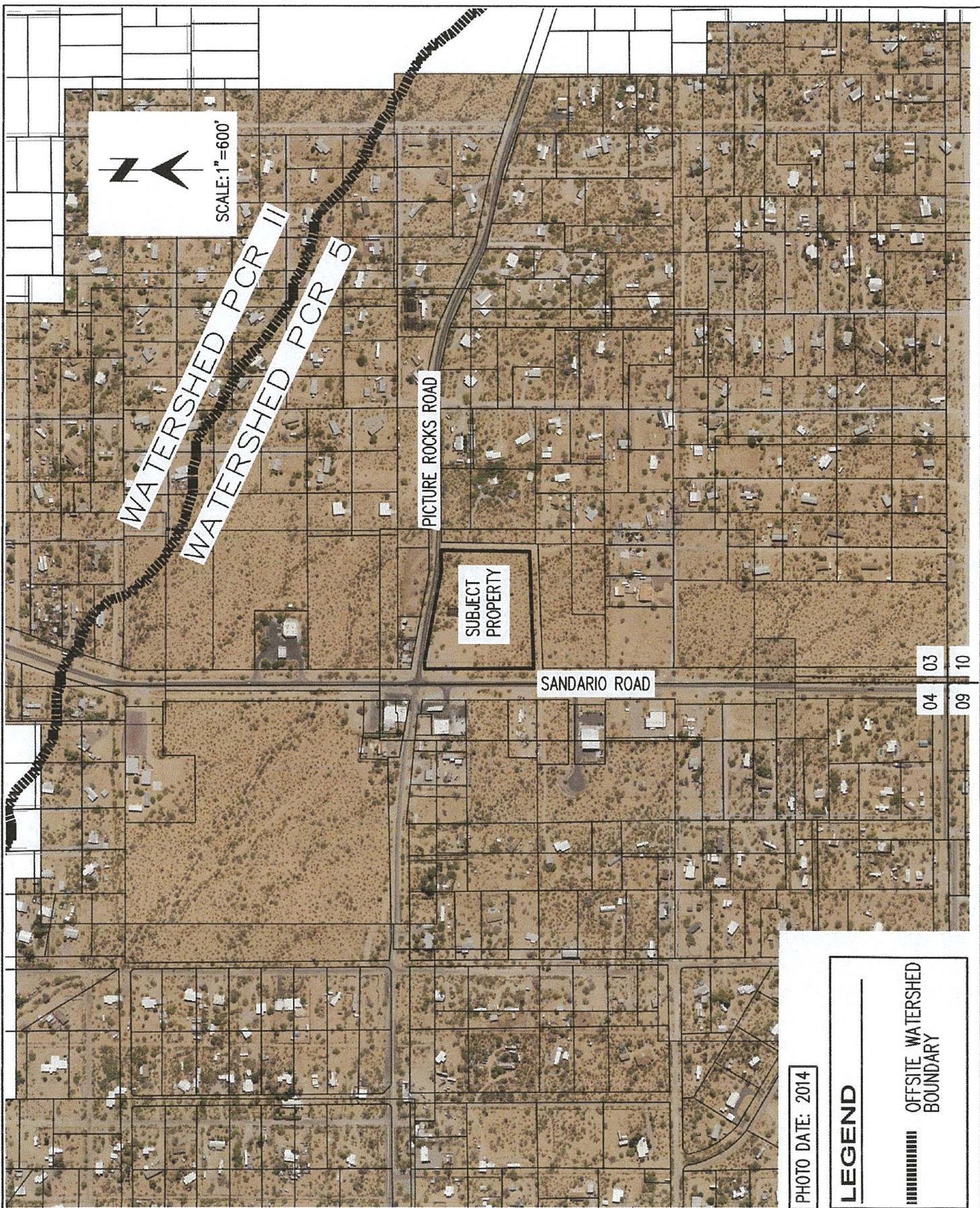
4. On-site Hydrology Map

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

- a. There is a floodplain with 100 cfs or greater during a 100-year storm that affect the site.
- b. There is onsite sheet flow ranging in depth up to 6".
- c. There are no federally mapped (FIRM panel 04019C1650L) floodplains on the project site.
- d. Peak discharges exiting the site were determined as part of the Pima County Regional Flood Control District Special Study #61.
- 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

Downstream flood conditions are essentially the same as at the site. The 100-year storm is conveyed in a sheet flow manner downstream of the site.



WATERSHED PCR II

WATERSHED PCR 5

PICTURE ROCKS ROAD

SUBJECT PROPERTY

SANDARIO ROAD

04 03

09 10

PHOTO DATE: 2014

LEGEND

———— OFFSITE WATERSHED BOUNDARY

PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

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

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 SCALE: 1" = 150'

BOSWELL LANE

PICTURE ROCKS ROAD

SHEET FLOW - 6" DEEP

SUBJECT PROPERTY

SHEET FLOW - LESS THAN 6"

SANDARIO ROAD

PHOTO DATE: 2014

PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

EXHIBIT I-C.4
ONSITE
HYDROLOGY MAP

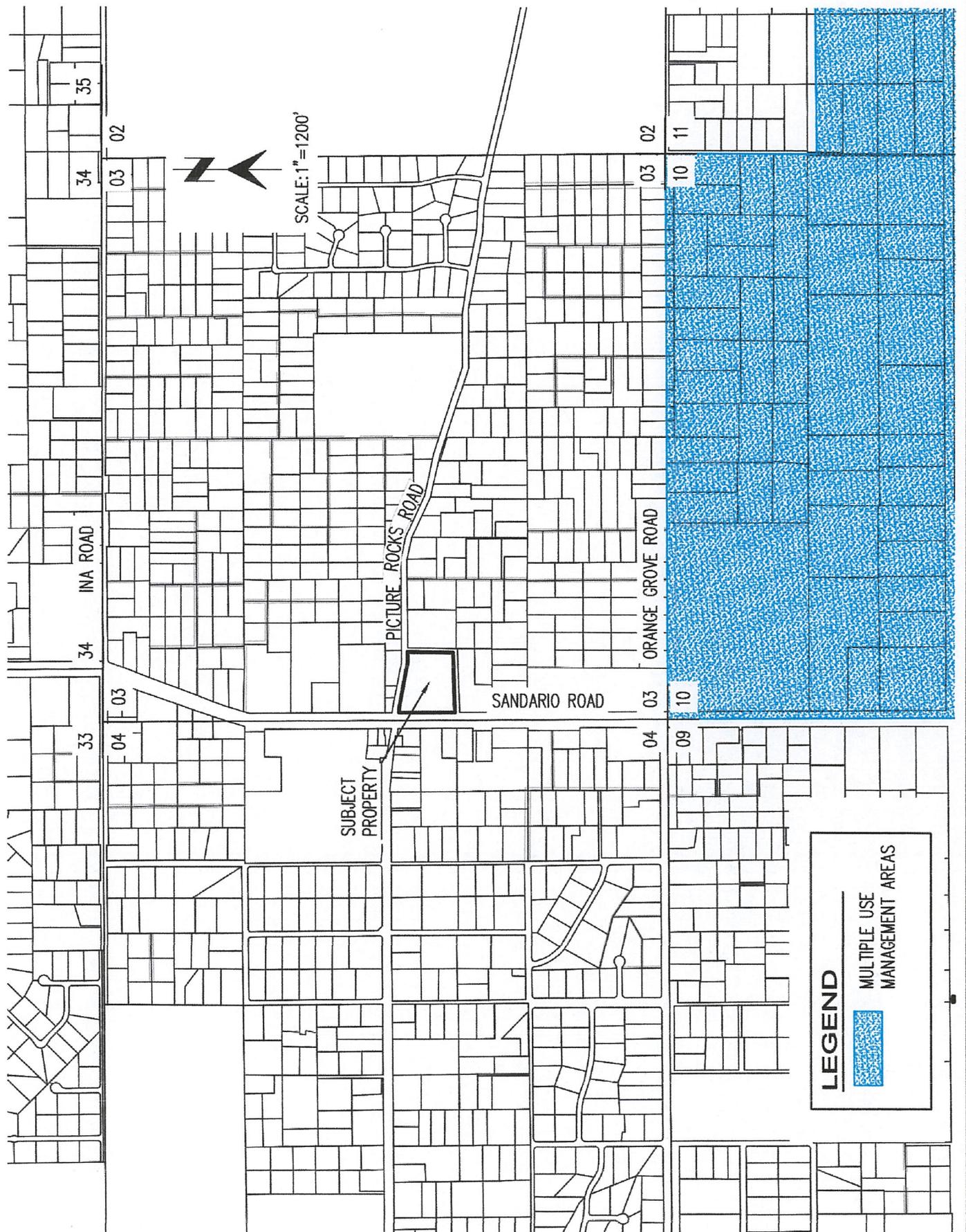

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I-D. BIOLOGICAL RESOURCES

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

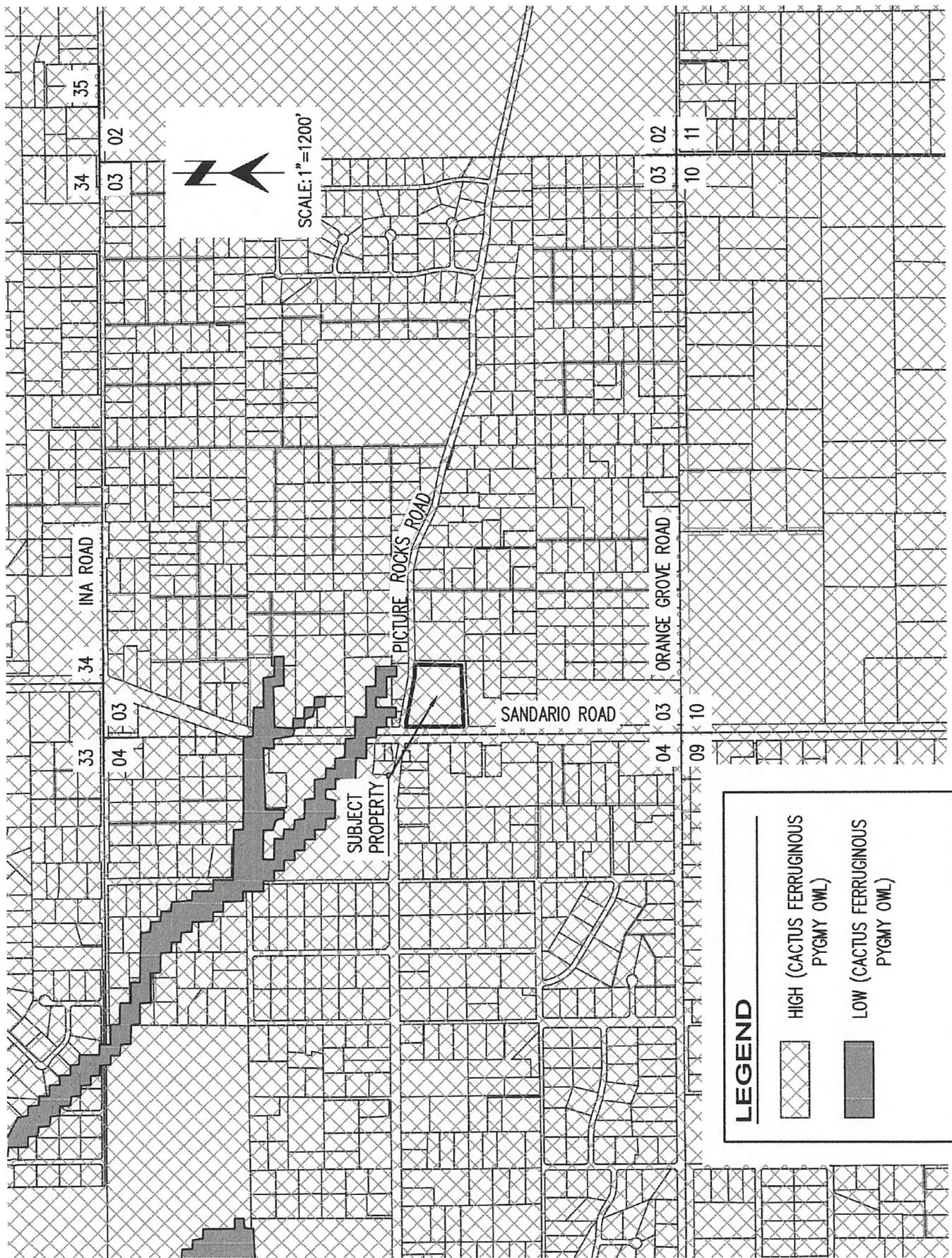
3. The site does not fall within the Priority Conservation Area for the Pima Pineapple Cactus.
4. The site does not fall within the Priority Conservation Area for the Needle-spined Pineapple Cactus.
5. The site does fall within the Priority Conservation Area for the Cactus Ferruginous Pygmy Owl or the 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. As shown on Exhibit I-D.7, there are many saguaros located within the site boundaries. There are Saguaros that are both taller than six feet and shorter than six feet tall.
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. All of the site is located within the Sonoran Desertscrub Paloverde - Mixed Cacti Series and the other half is in Agriculture/Development/Water/Bare Ground..



PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

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

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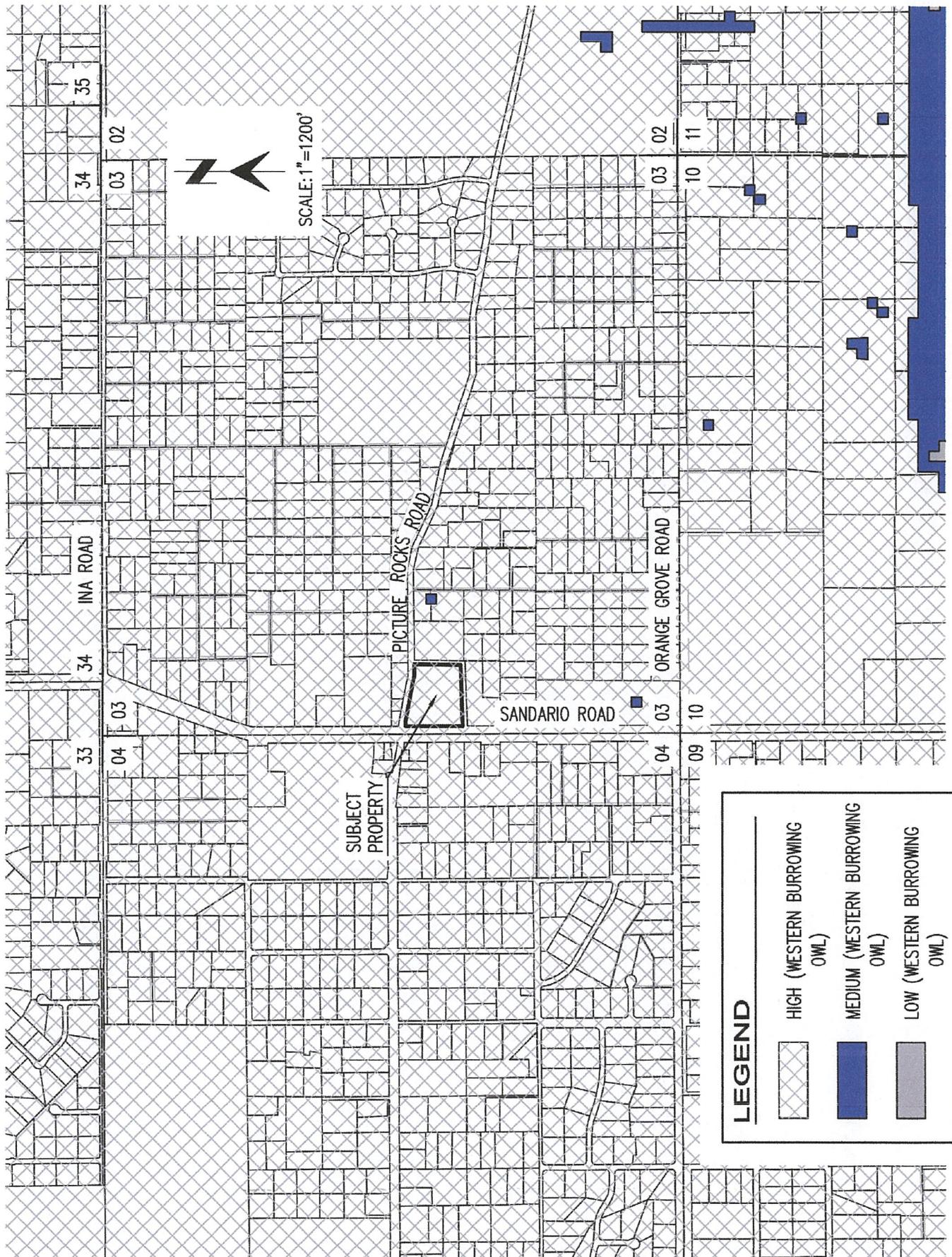
LEGEND

	HIGH (CACTUS FERRUGINOUS PYGMY OWL)
	LOW (CACTUS FERRUGINOUS PYGMY OWL)

PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

**EXHIBIT I-D.5a
 CACTUS
 FERRUGINOUS
 PYGMY OWL
 MAP**

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PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

**EXHIBIT I-D.5b
 WESTERN
 BURROWING OWL
 MAP**

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SCALE: 1" = 100'

BOSWELL LANE

PICTURE ROCKS ROAD

SUBJECT PROPERTY

PHOTO DATE: 2014

LEGEND

S SAGUARO LOCATION

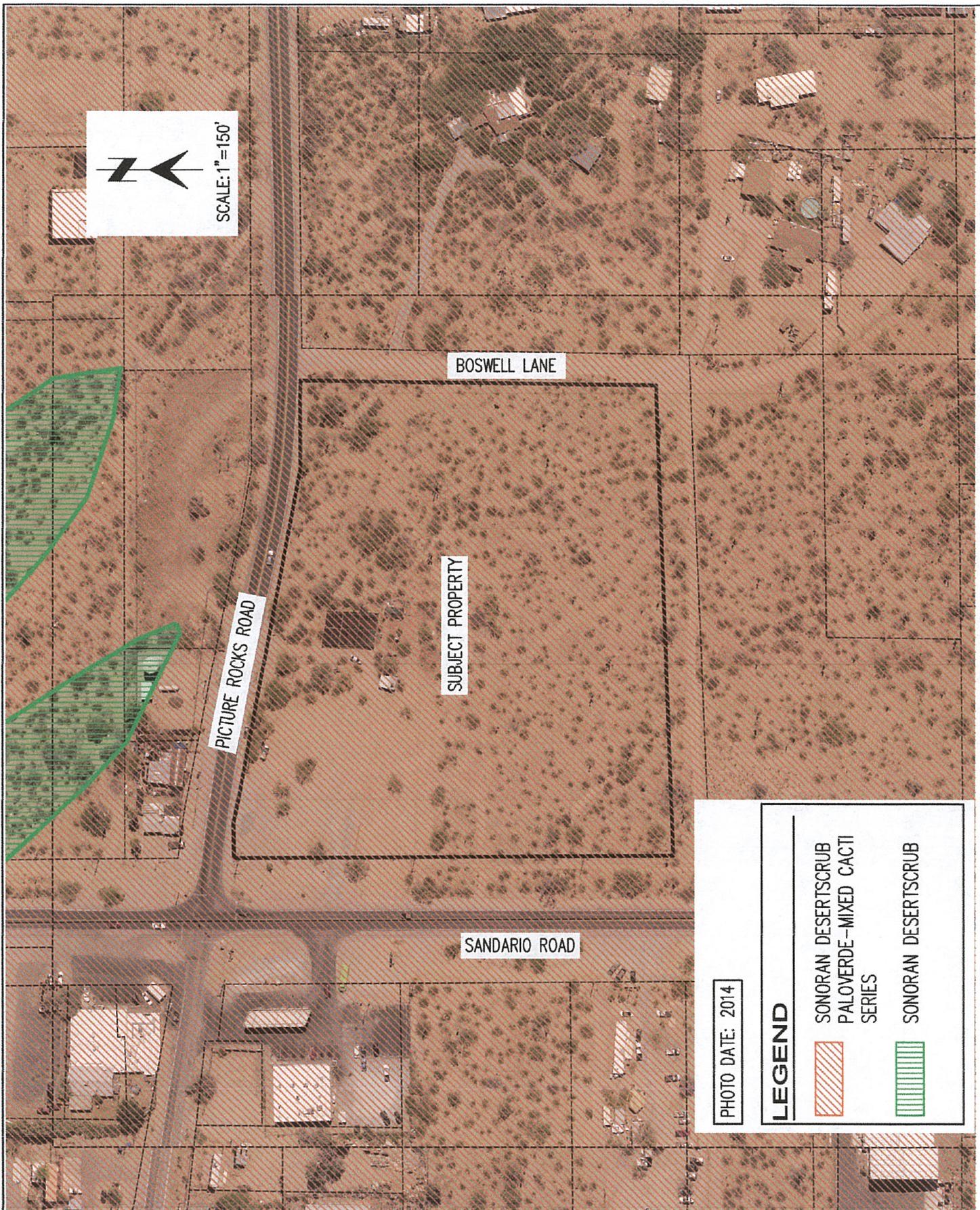
SANDARIO ROAD

PICTURE ROCKS ROAD 213-03-0350
PTN NW4 NW4 SW4 LYG S OF
PICTURE ROCKS RD EXC RD &
EXC S20' & E30' THEREOF 6.73 AC
SEC 3 T13 R11 (ESTAB RD 202)

EXHIBIT I-D.7 SAGUARO CACTUS MAP



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PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

**EXHIBIT I-D.10
 VEGETATIVE
 COMMUNITIES
 MAP**

PHOTO DATE: 2014

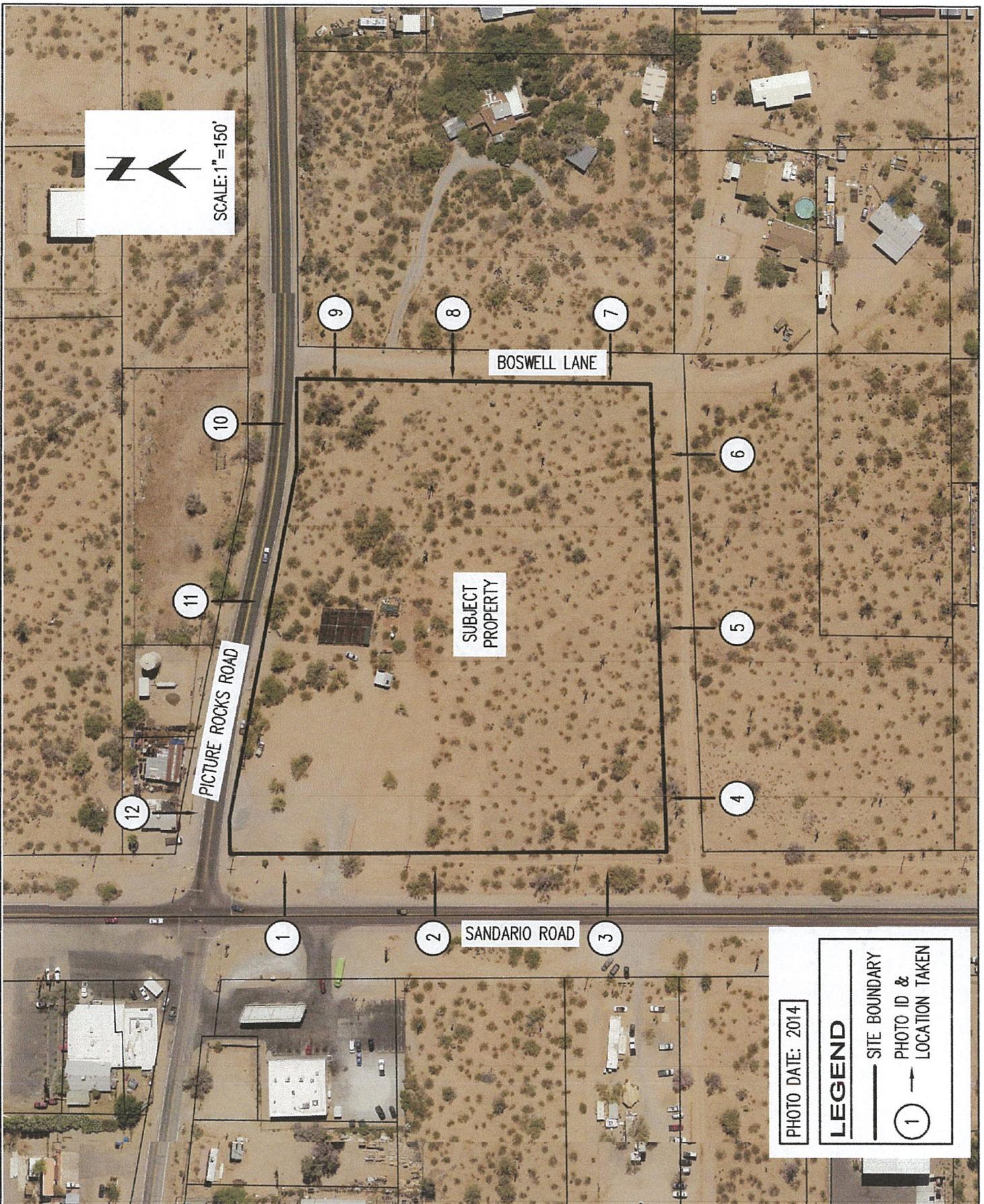
LEGEND

-  SONORAN DESERT SCRUB
PALOVERDE-MIXED CACTI
SERIES
-  SONORAN DESERT SCRUB

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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 12 photos. Immediately following are the 12 pictures of the site and nearby area.



PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

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

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Photo 1 – Looking East at NW Corner



Photo 2 – Looking East at West Boundary

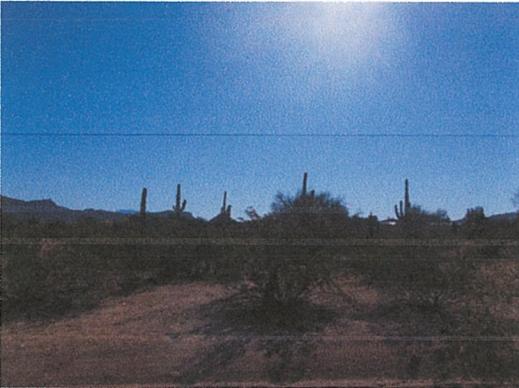


Photo 3 – Looking East at SW Corner

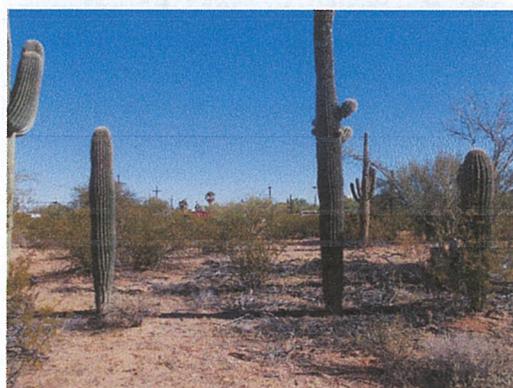


Photo 4 – Looking North at SW Corner



Photo 5 – Looking North at South Boundary

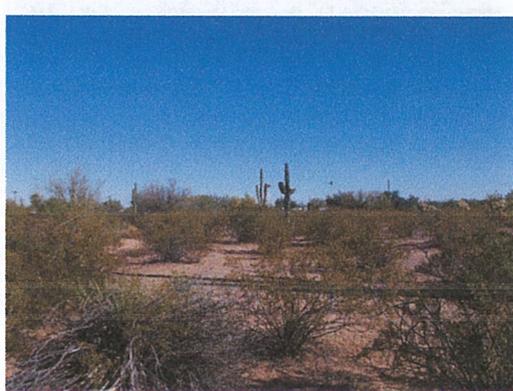


Photo 6 – Looking North at SE Corner



Photo 7 – Looking West at SE Corner

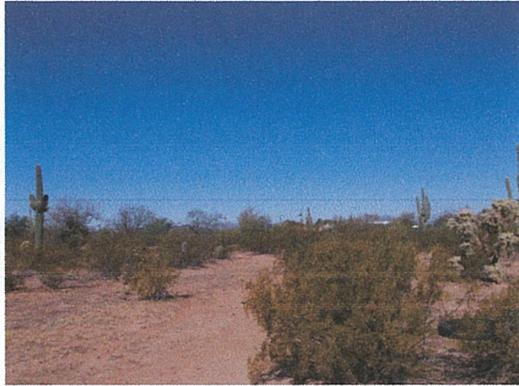


Photo 8 – Looking West at East Boundary



Photo 9 – Looking West at NE Corner



Photo 10 – Looking South at NE Corner



Photo 11 – Looking South at North Boundary



Photo 12 – Looking South at NW Corner

I-F. TRANSPORTATION

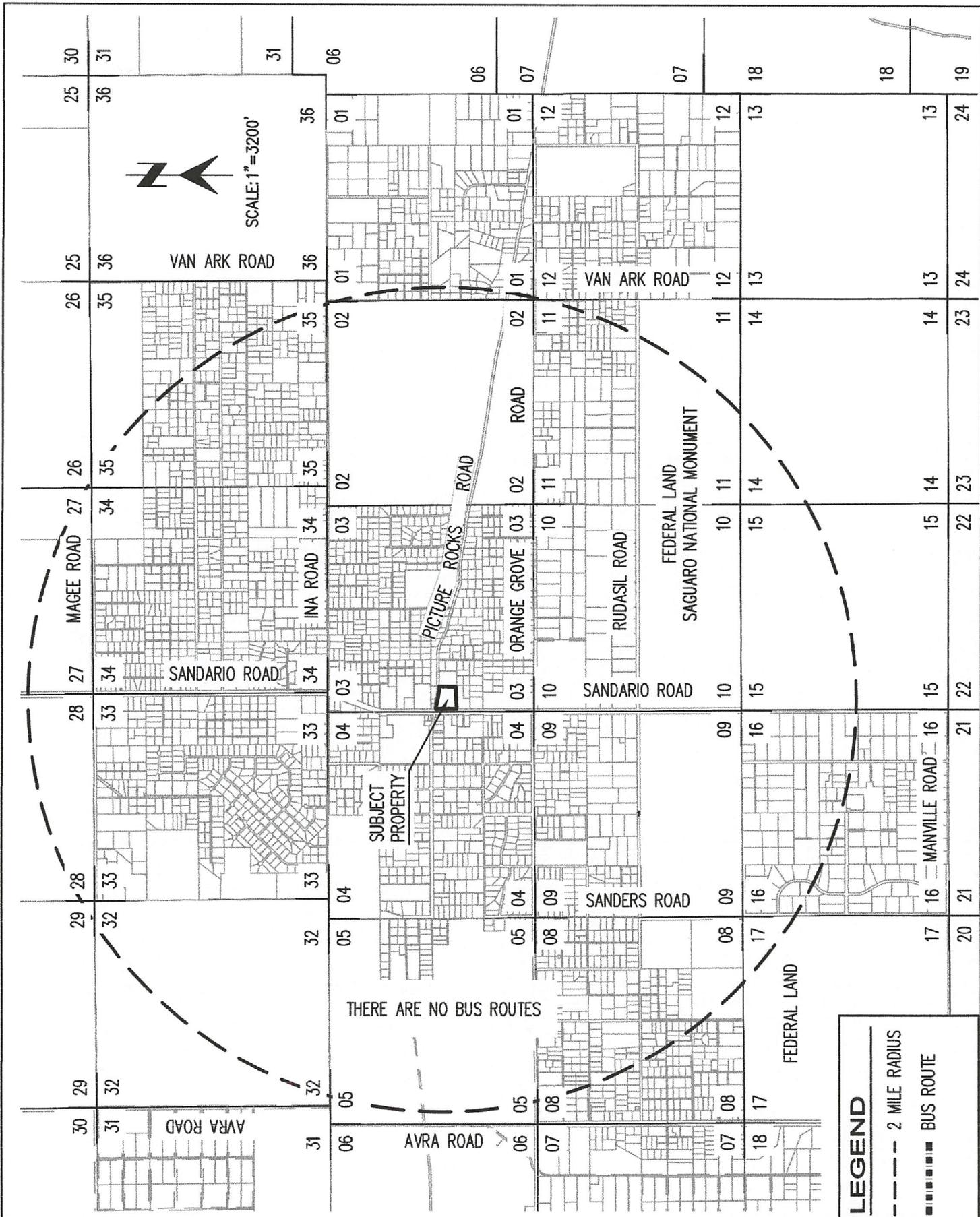
1. Exhibit I-F.1 shows existing Picture Rocks Road and Sandario Road onto which the site will have access. Picture Rocks and Sandario are both a Major Street and Scenic Route. Direct access will be onto both paved roadways as there will not be any onsite roadways associated with the project. In addition, Boswell Lane is adjacent to the east of the site. Boswell Lane is unimproved. There is also an unnamed and unimproved right-of-way along the southern boundary. 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. Sandario Road, adjacent to the site, is currently 150' wide. To the north the right-of-way is 150' wide and south the right-of-way is mostly 150' wide with some sections at 175' wide. The right-of-way for Picture Rocks is 60' east of Sandario Road. To the west the Picture Rocks right-of-way varies from 50' to 90' in width.
 - c. Exhibit I-F.1 shows the discontinuous right-of-way width for Picture Rocks Road both west of the project site: Picture Rocks has a continuous right-of-way at the site and to the east. Sandario Road is continuous to the north. The east right-of-way line of Sandario Road is continuous south of the site; however, the west right-of-way line varies south of the site.
 - d. The only proposed section of off-site roads associated with the project is the unnamed right-of-way to the south. A portion of the right-of-way will be paved to serve the project.
 - e. Existing Picture Rocks Road and Sandario Road are labeled with the number of lanes, capacity, posted speed limit, and existing edge of pavement.
 - f. The site is not expected to generate about 522 ADT.
 - g. There are not any existing bicycle routes 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
Picture Rocks Road	60	80	Yes	Yes
Sandario Road	150	80	Yes	Yes

Table I.H.2: Street Characteristics

Street	Classification	Travel Lanes	Bus Route	Bike Route	ADT (ADT)	Speed Limit	Paved
Picture Rocks Road	Rural Collector	2	No	No	5969	25	Yes
Sandario Road	Rural Arterial	2	No	No	5020	35	Yes



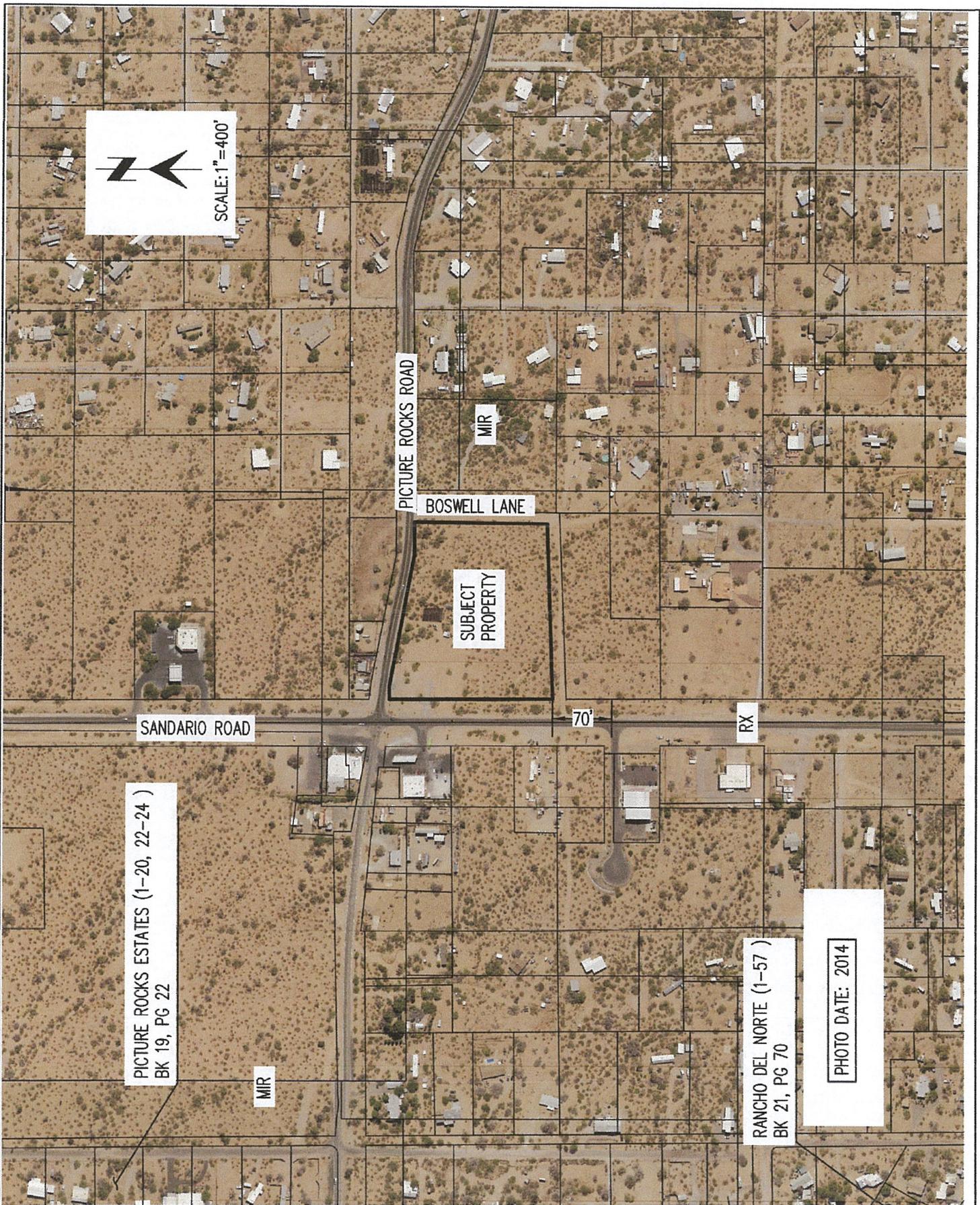
PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

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

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 stanley19263@msn.com

LEGEND

- 2 MILE RADIUS
- BUS ROUTE




 SCALE: 1" = 400'

PICTURE ROCKS ROAD

MIR

BOSWELL LANE

SUBJECT PROPERTY

SANDARIO ROAD

70'

RX

PICTURE ROCKS ESTATES (1-20, 22-24)
BK 19, PG 22

MIR

RANCHO DEL NORTE (1-57)
BK 21, PG 70

PHOTO DATE: 2014

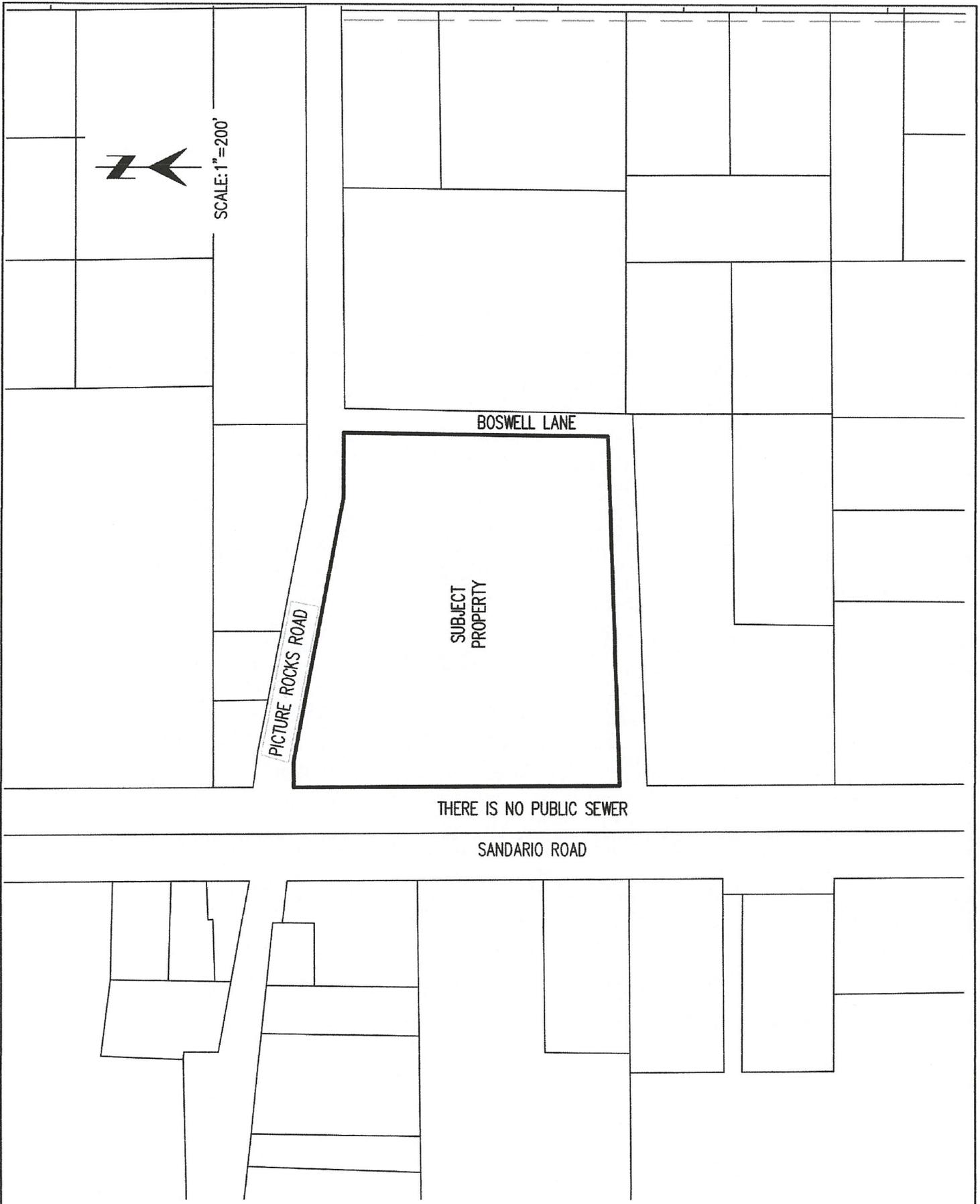
PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

EXHIBIT I-F.2
DRIVEWAY/
INTERSECTION
MAP


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I-G. SEWERS

1. Exhibit I-G.1 is a Sewer Map that shows that there are not any public sewers within the area around the site. The site will not be served by public sewer. Instead a septic system is proposed.



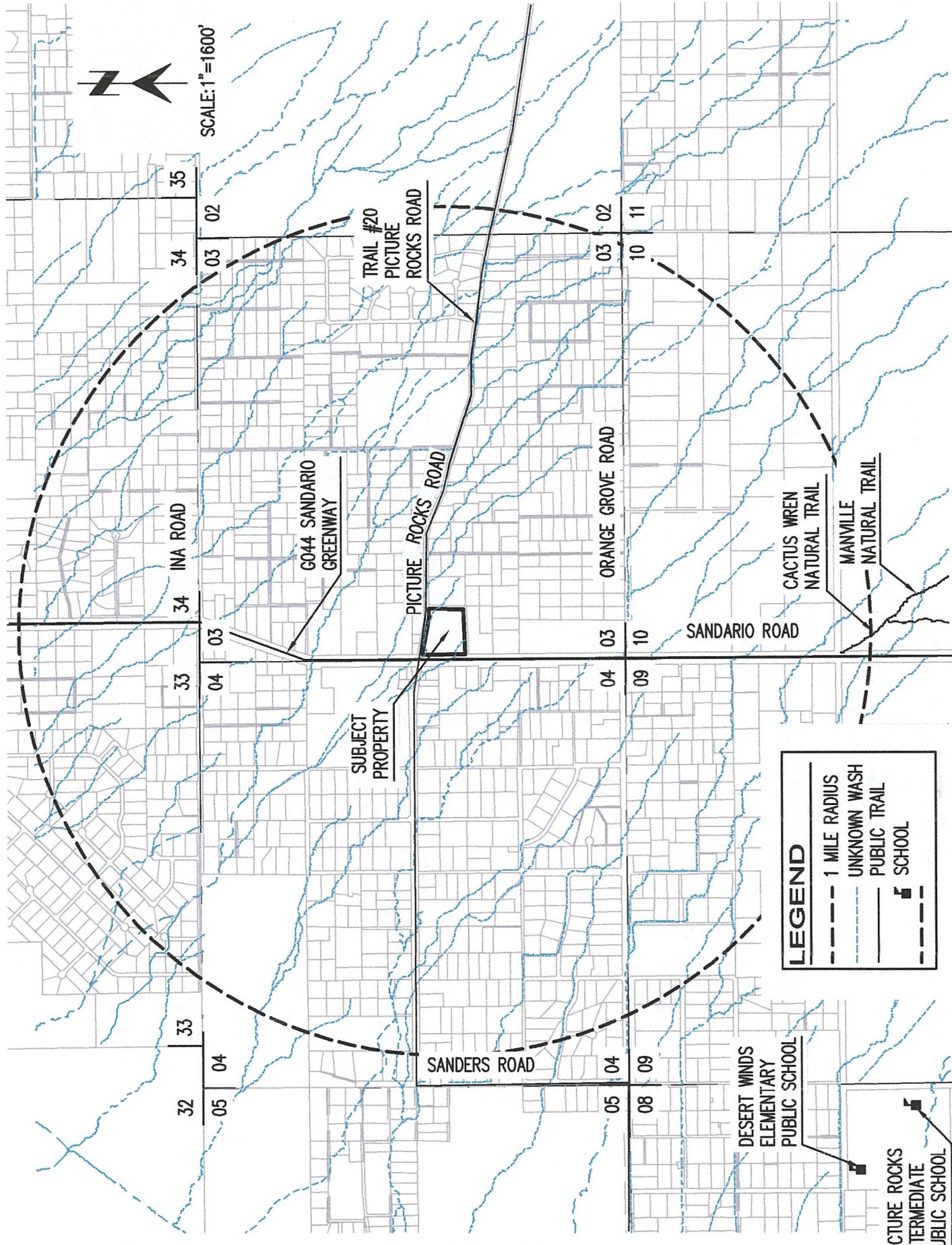
PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

**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 the Cactus Wren Natural Trail and the Manville Natural Trial, which are about one mile to the south.
2. There are two trails within the vicinity of the site. G044 Sandario Greenway and Trail #20 Picture Rocks Road are both adjacent to the site. Provisions for both trails are included on the PDP.



LEGEND

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

PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

**EXHIBIT I-H.1
 RECREATION AND
 TRAILS MAP**

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DESERT WINDS
 ELEMENTARY
 PUBLIC SCHOOL

PICTURE ROCKS
 INTERMEDIATE
 PUBLIC SCHOOL

I-I. CULTURAL RESOURCES: ARCHEOLOGICAL AND HISTORICAL SITES

1. A letter dated 7-7-2016 was received from the Arizona State Museum for Pima County archaeological site records search (see Appendix for the letter).
2. It is anticipated that the letter will indicate 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.

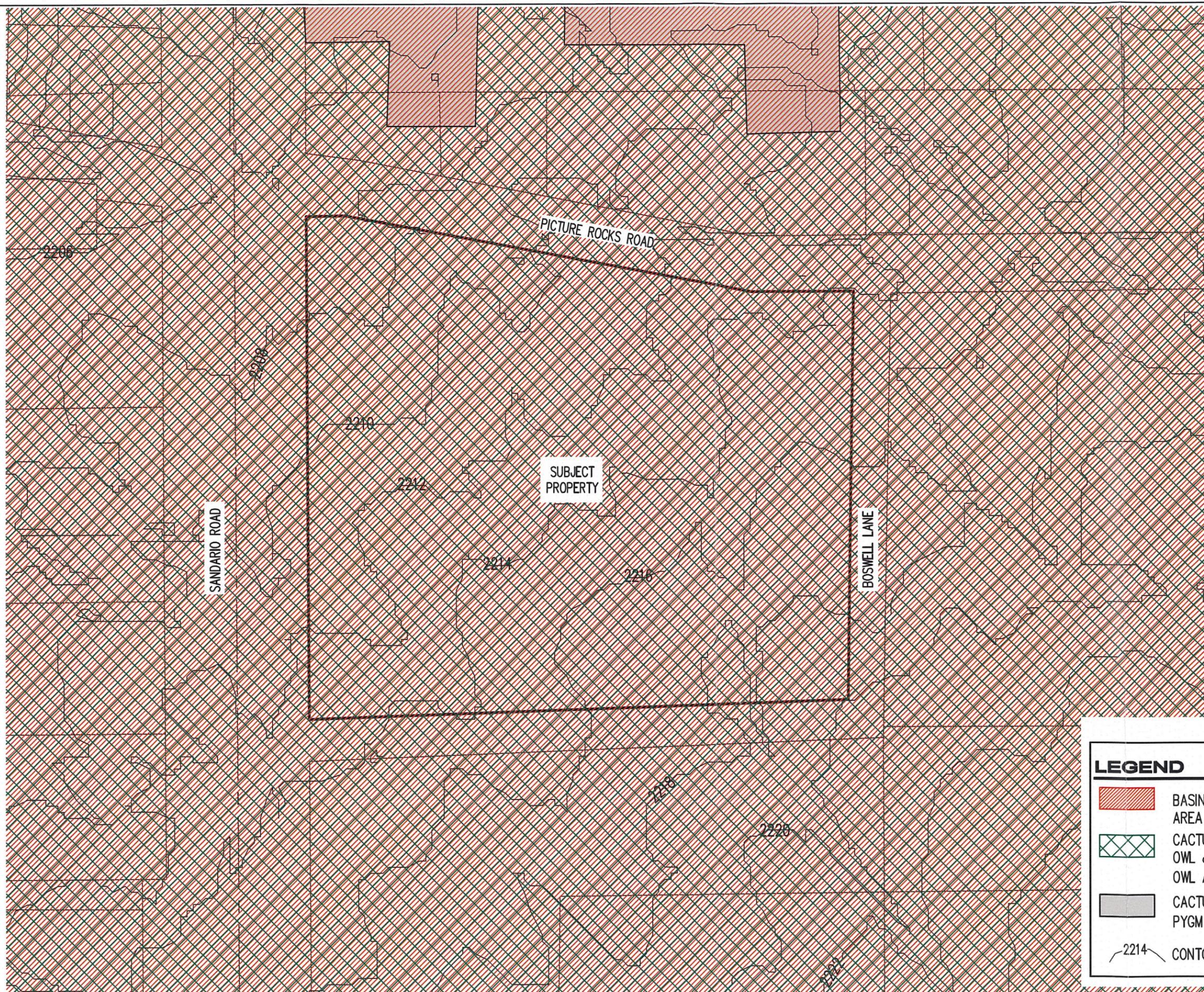
I-K. COMPOSITE MAP

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 not any slopes 15% or greater located on the property.
2. Hydrology
 - a. There is a 100-year floodplains with discharges greater than 100 cfs on the project site.
 - b. The site is within a sheet flow area. Part of the site is subject to sheet flow depths less than 6 inches while the remaining portion is subject to sheet flow depths of 6 inches.
 - c. There are no federally mapped floodplains as delineated on FIRM panel 04019C1650L with effective date June 16, 2011
 - 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 are many saguaro cacti onsite. They range from less than to more than 6' in height.
 - b. There are not any ironwood trees 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 except for the saguaros.



SCALE: 1"=100'



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**EXHIBIT I-K
 COMPOSITE MAP**

LEGEND

-  BASIN MANAGEMENT STUDY AREA
-  CACTUS FERRUGINOUS PYGMY OWL & WESTERN BURROWING OWL AREA (HIGH)
-  CACTUS FERRUGINOUS PYGMY OWL AREA (LOW)
-  2214 CONTOUR ELEVATIONS

PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

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-1 (Local Business Zone) for retail, medical, and restaurant uses. There will not be any outdoor storage. 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. There is no particular advantage associated with the rectangular shape of the site. When the preliminary development plan (PDP) was compiled the retail portion of the project was limited to the western area adjacent to Sandario Road.

The PDP fits well with the existing site topographic characteristics. The direction of the sheet flow is mostly to the north so the shape of the buildings provides less restriction to flow.

- - b. The proposed general retail use conforms well to the area because most of the commercial activity centers on or is close to the intersection of Picture Rocks Road and Sandario Road. The location of this business use does not promote vehicular traffic within any neighboring subdivision.

The site has been designed to meet the provisions of the PICTROCKSRX Special Area Policy (SA-6). Most notably the parking areas are not between the right-of-way line and the buildings. Instead the parking has been located on the side of each building. In this way the width (along the frontage) of parking areas has been reduced.

- -
 - c. Meetings were held with the neighbors regarding the rezoning of the subject parcel. Neighborhood input was considered when compiling the PDP. 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 essentially vacant, although a portion has been historically used for a Farmer's Market. Continuance of the Farmer's Market was requested by the

neighborhood. Development of this site will be good for the area. Market research shows that there is a need for more retail in the area. The addition of a retail and retention of the Farmer's Market 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 – Pre-submittal discussion were held with the neighbors in the area. 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. Forty-four and one-half percent (44.5%) of the existing vegetation will remain and will be enhanced through open space, mitigation, the addition of landscape buffers, and water harvesting.
 - Make development decisions predictable, fair and cost effective – the proposed development will be part of the existing area 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 retail use is 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. Green building items will be incorporated into the project.
3. The proposed project is affected by three sections of the Pima County Zoning Code, the Buffer Overlay Zone, Gateway Overlay Zone, and 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 saguaros and will mitigate for others. Water harvesting is planned for the purpose of enhancing existing and additional vegetation.

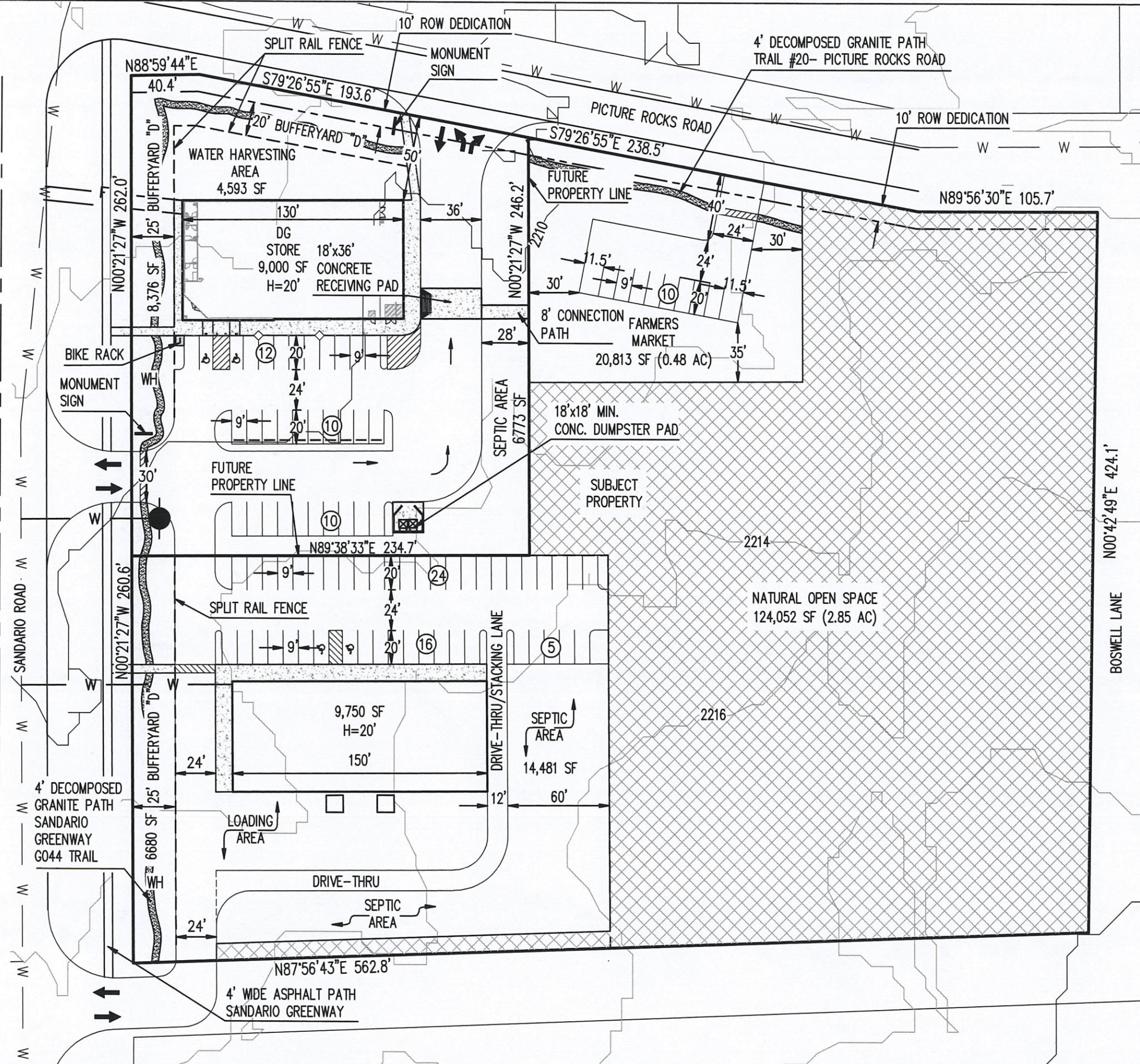
Forty-four and one-half percent (44.5%) of the site will be left as Natural Open Space as a consequence of the Buffer Overlay Zone (BOZO). The requirement for BOZO is 50%. The site is at the very north end of the BOZO requirement region. The calculated amount of functional open space is 52%.

II-B. PRELIMINARY DEVELOPMENT PLAN

1. Exhibit II-B.1 is the PDP. Following is a list of items addressed on the PDP.
 - a. Project boundaries and dimensions
 - b. Location and size of the proposed Dollar General and retail buildings.
 - c. Existing right-of-way is shown for the adjacent Picture Rock Road and Sandario Road. There is also an unnamed right-of-way along the southern boundary. There are not any proposed rights-of-way.
 - d. Point of ingress and egress.
 - e. Parking areas
 - f. For the retail area there will be a twenty-five foot Bufferyard "D" along the west boundary and a 20-foot Gateway Bufferyard "D" to the north. A 10' natural buffer is shown along the south boundary.
 - g. Additional landscaping will be placed within all parking lot areas.
 - h. The site will not consist of any recreation areas, common areas, or open spaces, but will include landscape buffers.
 - i. There are no existing drainage features onsite, however, there are 100-year sheet flow areas with discharges greater than 100 cfs.
 - 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 right-of-ways and commercial development to the north and west, residential homes (single story homes) to the east, and vacant land to the south. Immediately south of the site is an unnamed right-of-way that has not been developed, but is used as a dirt access drive.
 - l. Provisions have been made for the Sandario Greenway G044 and Trail #20 Picture Rocks Road trails within and adjacent to the site.
 - 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 Buffer and Gateway 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 = 18,750 sq ft
- b. Building height = 20 feet
- c. There are two retail buildings and no residential units.
- d. Residential density does not apply to this project.
- e. There will be 77 parking spaces.
- f. Desert landscaping will be used within the bufferyards and water harvesting areas.



SCALE: 1"=60'
C.I.=2'

TOTAL SITE AREA= 265,800 SF (6.1 AC)

OPEN SPACE

100% INCLUSIVE:

NATURAL-	118,296 SF (44.5%)
----------	--------------------

50% INCLUSIVE:

DG SEPTIC-	5,756 SF (50%)= 2,878 SF
SOUTH SEPTIC-	14,481 SF (50%)= 7,240 SF
SW BUFFERYARD-	6,680 SF (50%)= 3,340 SF
NW BUFFERYARD-	8,376 SF (50%)= 4,188 SF
WATER HARVESTING-	4,593 SF (50%)= 2,296 SF
50% TOTAL=	19,942 SF

TOTAL OPEN SPACE= 138,238 SF (52%)

LEGEND

	PROPERTY LINE
	CENTER LINE
	ROW LINE
	BUFFERYARD LINE
	EXISTING WATERLINE
	NEW WATERLINE
	NEW FIRE HYDRANT
	CONTOUR ELEVATIONS
	WATER HARVESTING AREA
	NUMBER OF PARKING SPACES
	NATURAL OPEN SPACE

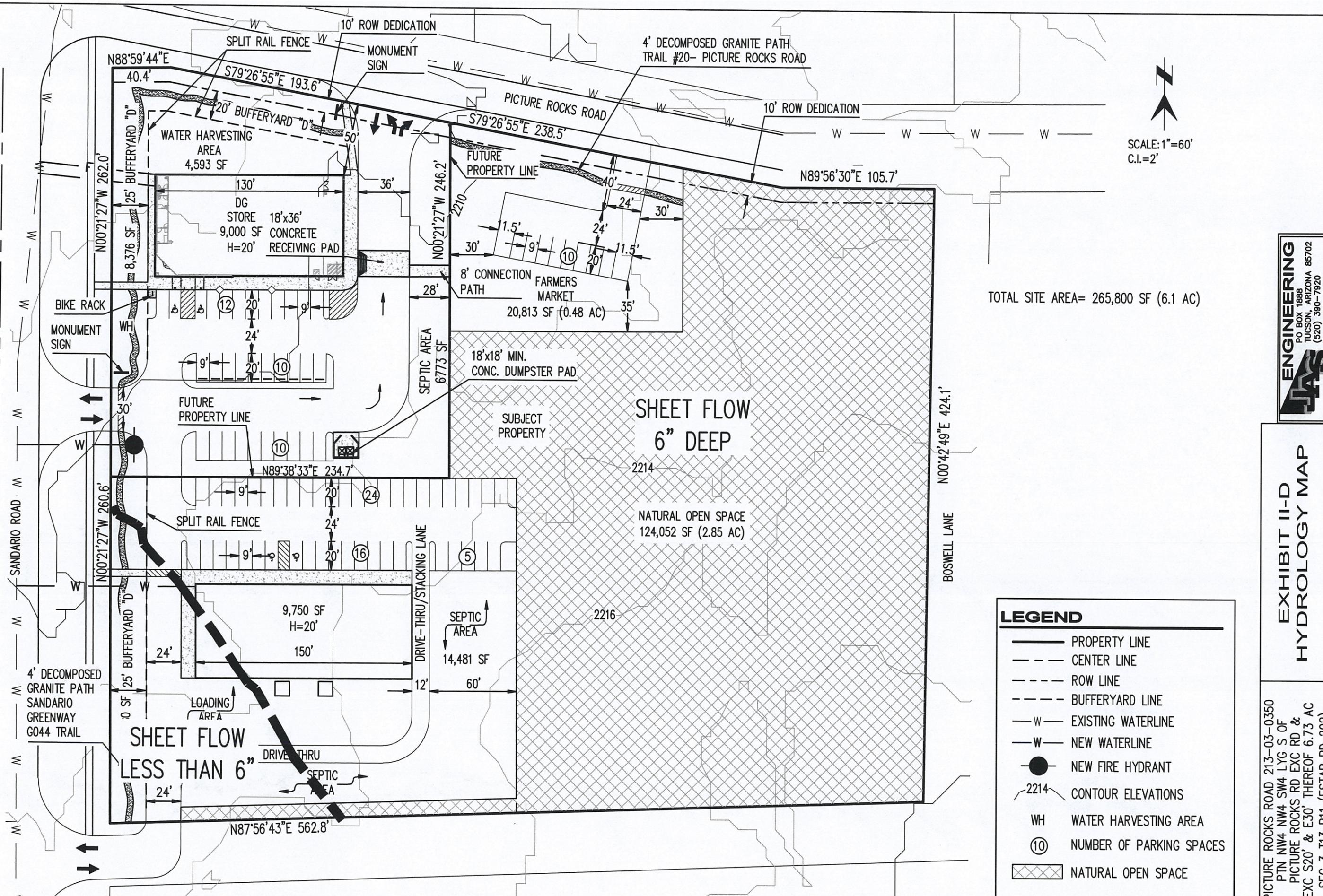


**EXHIBIT II-B.1
PRELIMINARY
DEVELOPMENT
PLAN**

PICTURE ROCKS ROAD 213-03-0350
PTN NW4 NW4 SW4 LYG S OF
PICTURE ROCKS RD EXC RD &
EXC S20' & E30' THEREOF 6.73 AC
SEC 3 T13 R11 (ESTAB RD 202)

II-C. TOPOGRAPHY AND GRADING

1. There are not any 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 buildings, parking areas, 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.=2'

TOTAL SITE AREA= 265,800 SF (6.1 AC)



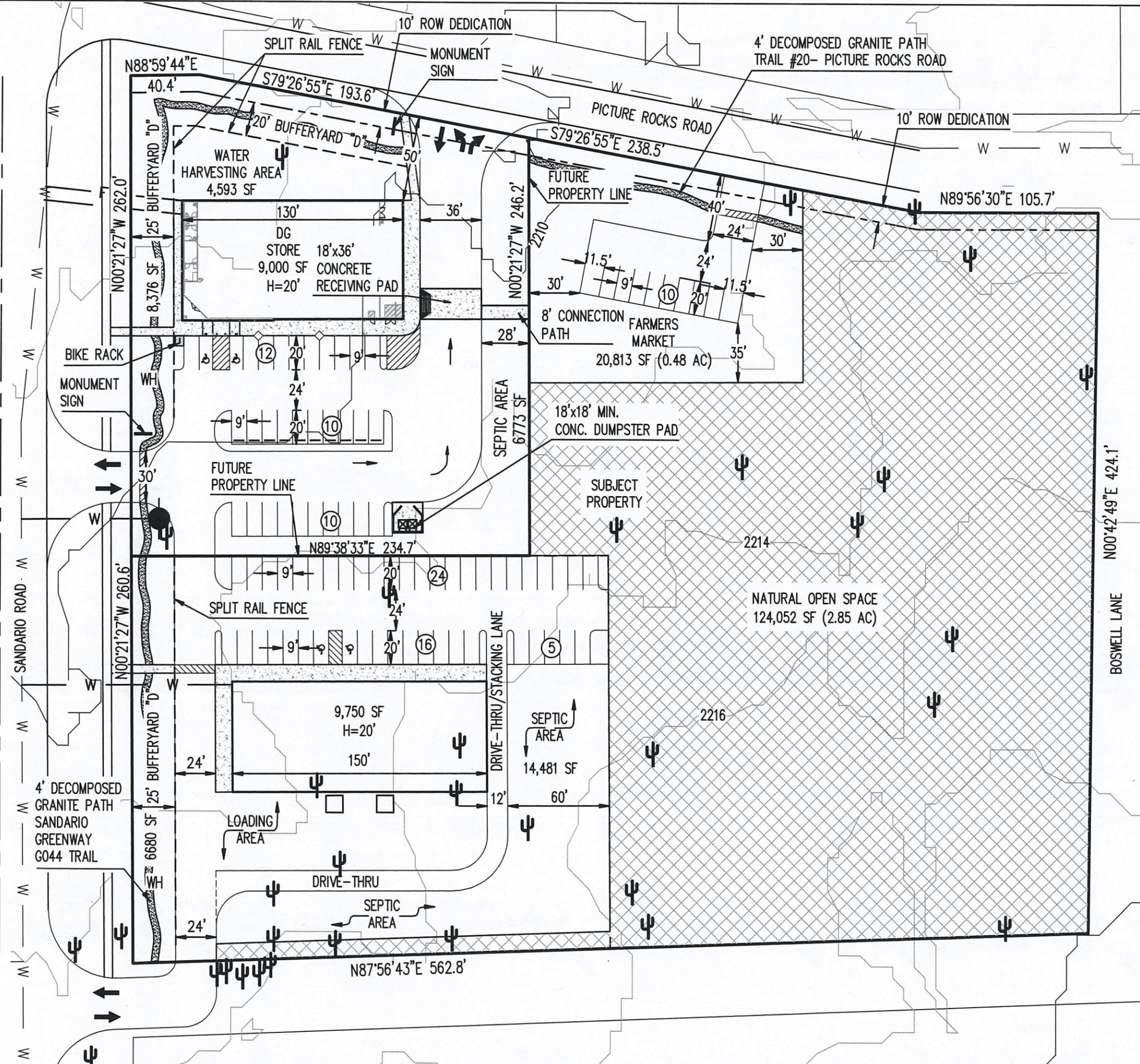
**EXHIBIT II-D
HYDROLOGY MAP**

LEGEND	
	PROPERTY LINE
	CENTER LINE
	ROW LINE
	BUFFERYARD LINE
	EXISTING WATERLINE
	NEW WATERLINE
	NEW FIRE HYDRANT
	2214 CONTOUR ELEVATIONS
	WATER HARVESTING AREA
	NUMBER OF PARKING SPACES
	NATURAL OPEN SPACE

PICTURE ROCKS ROAD 213-03-0350
PTN NW4 NW4 SW4 LYG S OF
PICTURE ROCKS RD EXC RD &
EXC S20' & E30' THEREOF 6.73 AC
SEC 3 T13 R11 (ESTAB RD 202)

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 are many saguaros onsite. Some of the saguaros are within the proposed Natural Open Space and will remain. Others are within landscape buffers and also remain. Of the others some will be transplanted onsite while others will be removed and mitigated for.
 - 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.



SCALE: 1"=60'
C.I.=2'

TOTAL SITE AREA= 265,800 SF (6.1 AC)

LEGEND	
	PROPERTY LINE
	CENTER LINE
	ROW LINE
	BUFFERYARD LINE
	EXISTING WATERLINE
	NEW WATERLINE
	NEW FIRE HYDRANT
	CONTOUR ELEVATIONS
	NUMBER OF PARKING SPACES
	NATURAL OPEN SPACE
	SAGUARO LOCATION

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**EXHIBIT II-E
 BIOLOGICAL
 RESOURCES MAP**

PICTURE ROCKS ROAD 213-03-0350
 PTIN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

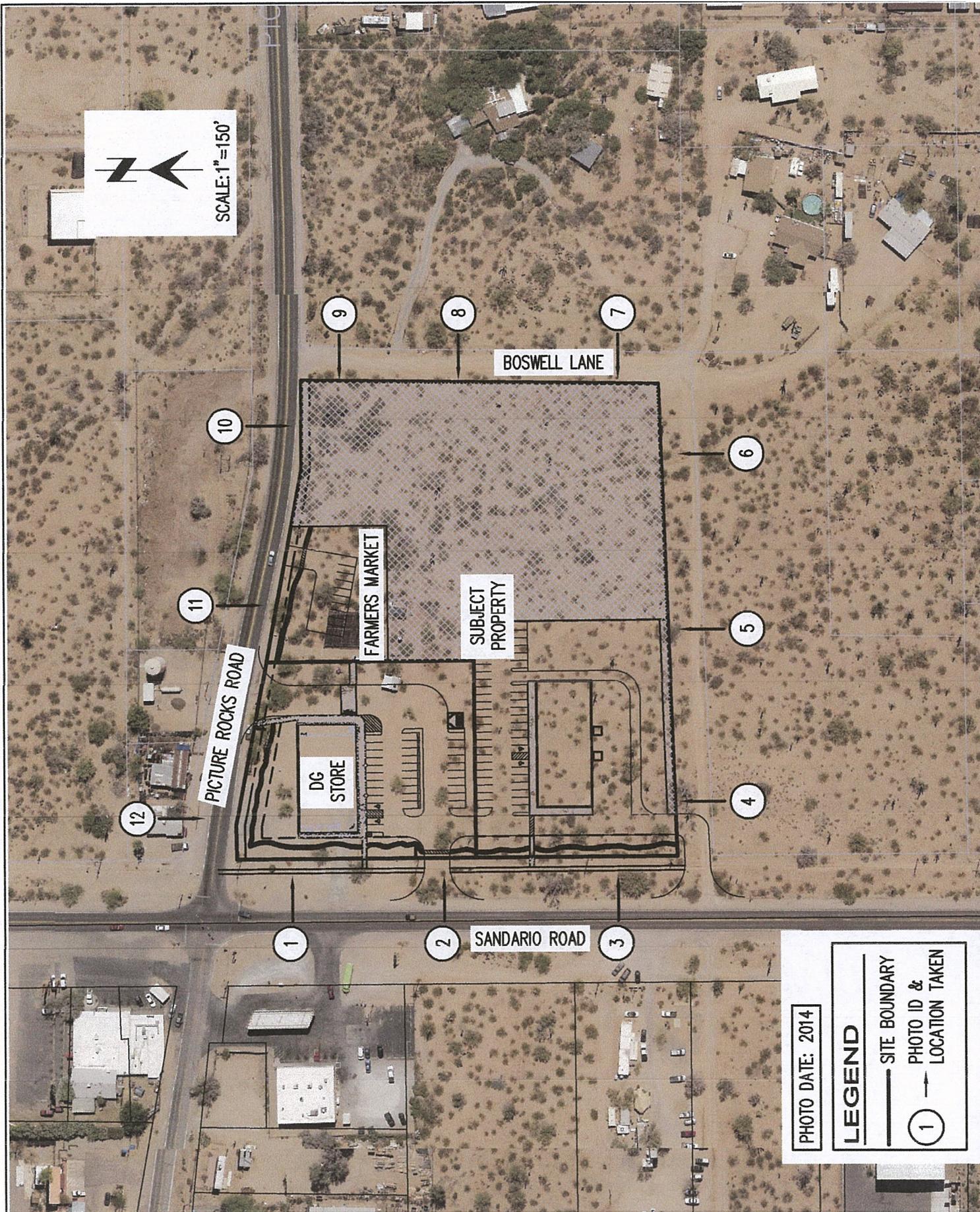
II-F. LANDSCAPE AND BUFFER PLAN

1. Exhibit II-F is the Landscape and Buffer Plan. A 25 foot wide bufferyard with split rail fencing will be used on the west side of the site. A 20 foot wide bufferyard (Gateway) with split rail fencing will be used on the north adjacent to the Picture Rocks right-of-way. A 10-foot natural buffer will be used along the south boundary.
2. The exhibit includes all existing easements (none) and setbacks that affect the site.
3. Some onsite vegetation will be transplanted and moved into the bufferyards.

II-G. VIEWSHEDS

1. Exhibit II-G shows the locations of 12 different view points across the project site. Of the various view points less than one-half are impacted. The impact is reduced because of the proposed open space. Photos #1 and #3 will be looking at the front side of one of the Dollar General and retail buildings. Photo #2 will look between the buildings toward the open space on the east side. Photos #4 and #12 will be looking across the front parking areas. Photo #5 looks across the future septic area for the retail building toward the back side of the Farmers Market. Photos # 6 through #10 look across the Natural Open Space. Photo #11 looks at the Farmers Market.
2. The main viewshed mitigation that will be used to minimize impacts of the buildings will be the Open Space. In addition, vegetation particularly within each bufferyard will provide some screening. All building lighting will be directed downward.

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



SCALE: 1" = 150'

PHOTO DATE: 2014

LEGEND

- SITE BOUNDARY
- PHOTO ID & LOCATION TAKEN
- ①

PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

**EXHIBIT II-G
 VIEWSHED MAP**

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II-H. TRANSPORTATION

1. Exhibit II-H is the developed condition Transportation Map. The western 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 Sandario Road.

The ingress/egress onto Picture Rocks Road will be located in the northeast corner of the Dollar General site. It needs to be located in that corner to allow delivery truck access to the Dollar General Store. The trucks are 73' in length and require specific access points.

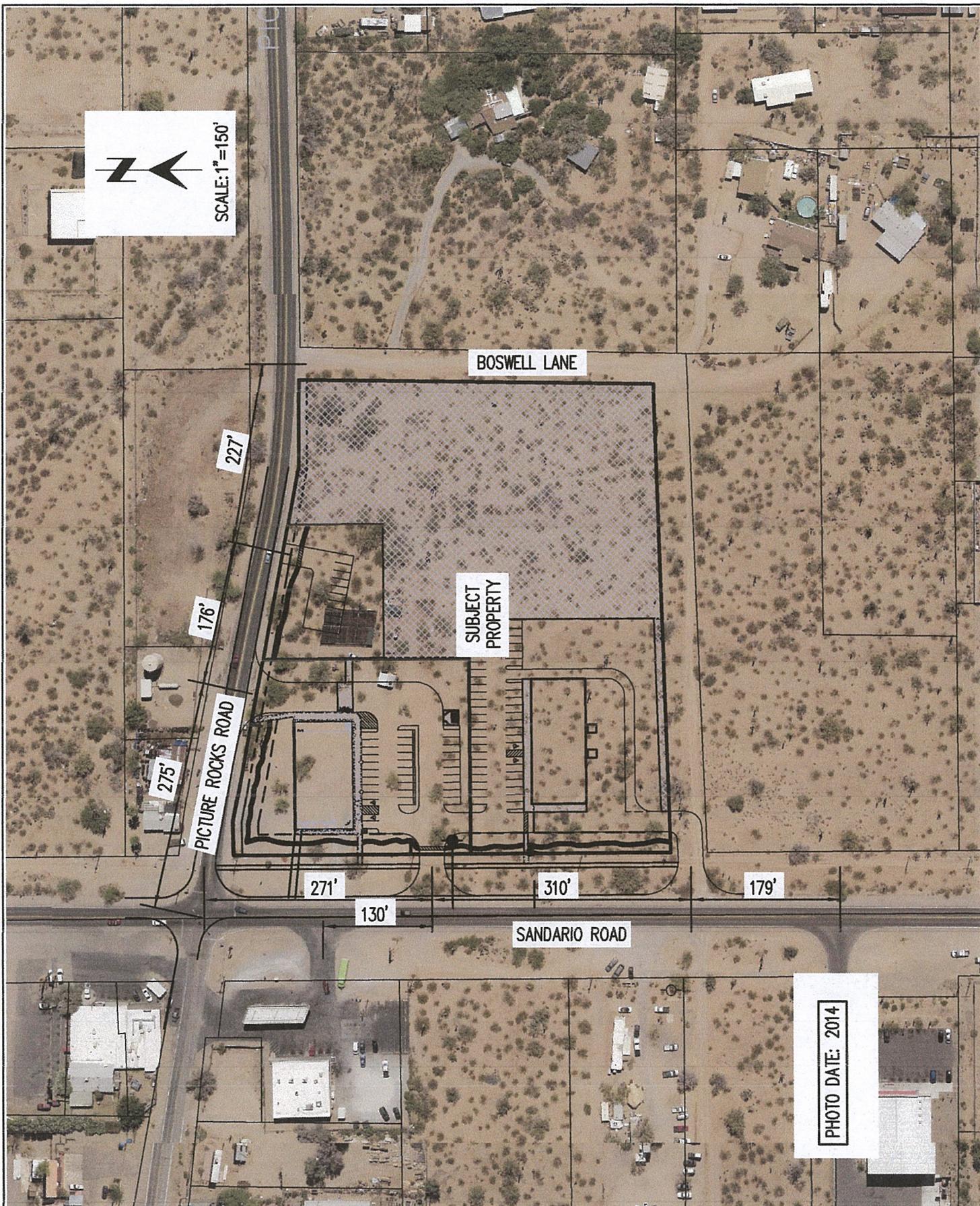
There will also be an access to Picture Rocks Road for the Farmers Market.

The final access will be off of an unnamed right-of-way along the southern boundary. The access is not proposed off of Sandario Road because of the proximity of said unnamed right-of-way.

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 between 500 and 1000 vehicles a day. The proposed development will not adversely affect the capacity of either Sandario Road or Picture Rocks Road. The vehicles that come to the project will be local traffic as the site is not expected to be a large regional traffic generator.
4. Since direct access is to Sandario Road and Picture Rocks 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 for specific connection to a regional system (there is none). However, there will be bike racks. There will be safe pedestrian walk areas within the 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 between 500 and 1000 vehicles per day. Left and right turn lanes are not warranted because there are more than one access points, thereby reducing single access point impacts. A Traffic Impact Study is not required.
9. The project has the potential to reduce automobile dependency. This improvement will provide bicycle parking within the project site.




 SCALE: 1" = 150'

SUBJECT PROPERTY

PHOTO DATE: 2014

PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

EXHIBIT II-H
TRANSPORTATION
MAP

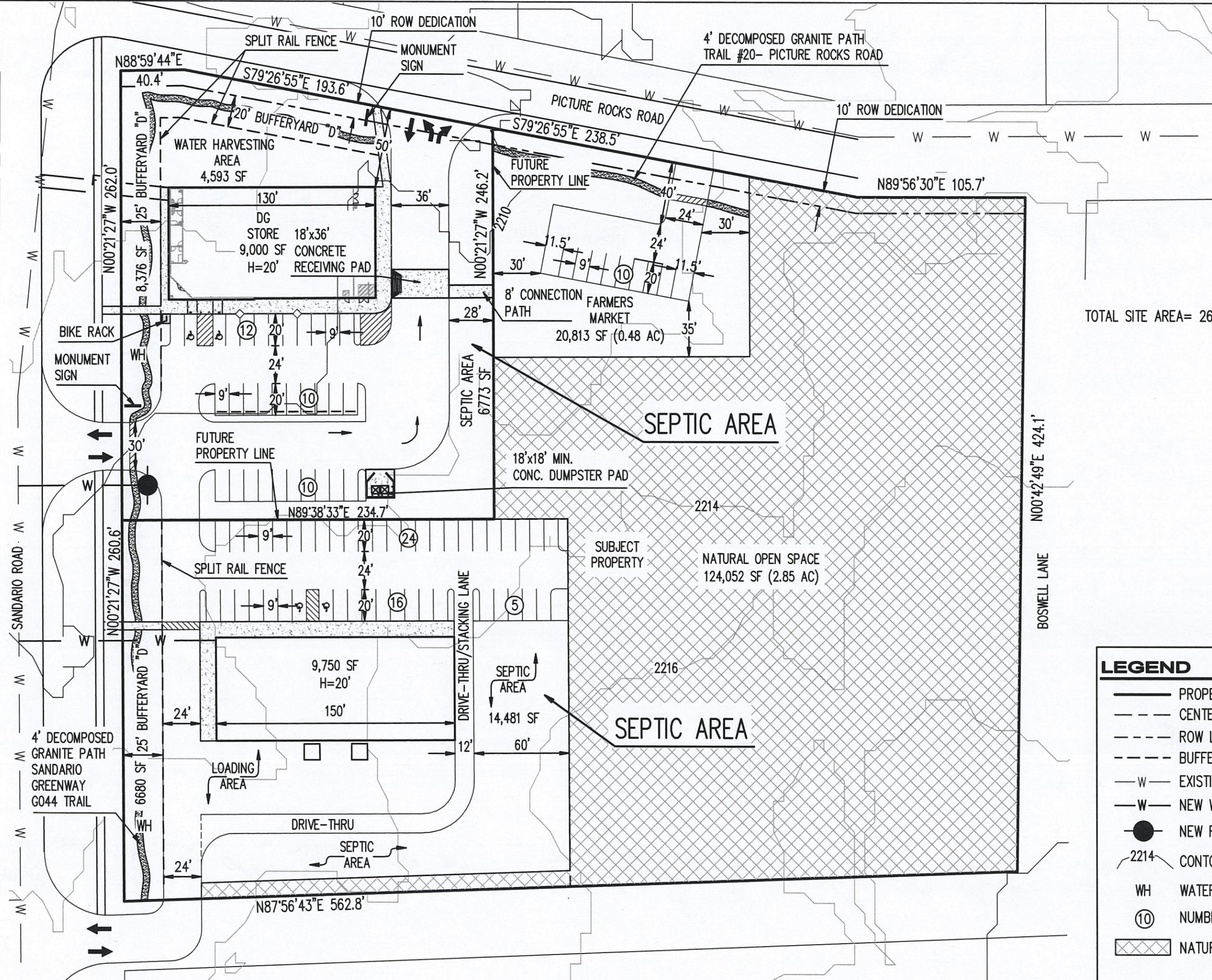

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II-I. ON-SITE WASTEWATER TREATMENT AND DISPOSAL

1. A conventional septic system will be proposed for this project because there is not a public sanitary sewer system located within the Sandario Road and Picture Rocks rights-of-way.

II-J. SEWERS

This section does not apply to this commercial project.



SCALE: 1"=60'
C.I.=2'

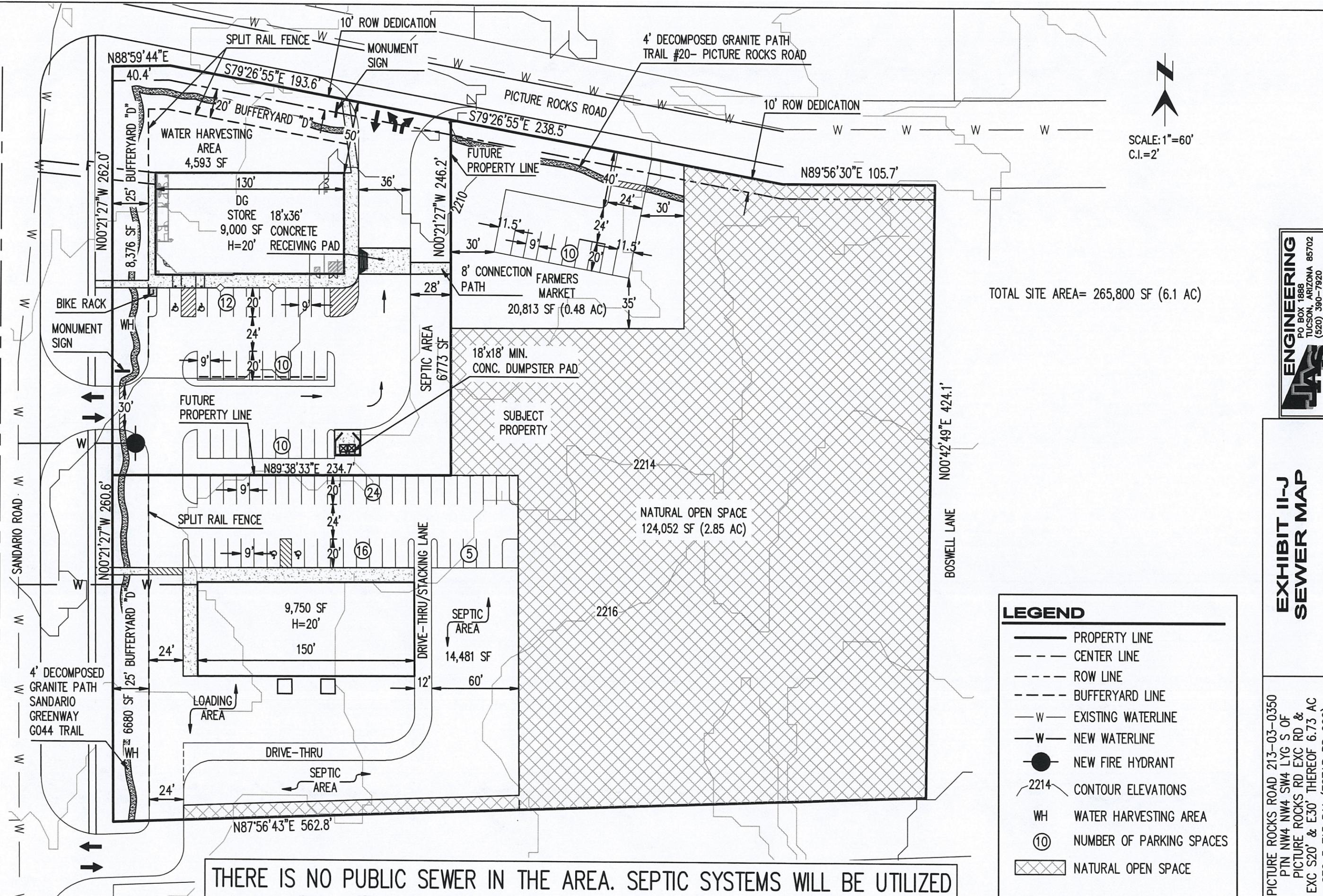
TOTAL SITE AREA= 265,800 SF (6.1 AC)

LEGEND	
	PROPERTY LINE
	CENTER LINE
	ROW LINE
	BUFFERYARD LINE
	EXISTING WATERLINE
	NEW WATERLINE
	NEW FIRE HYDRANT
	CONTOUR ELEVATIONS
	WATER HARVESTING AREA
	NUMBER OF PARKING SPACES
	NATURAL OPEN SPACE

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**EXHIBIT II-I
 ONSITE
 WASTEWATER
 DISPOSAL MAP**

PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)



SCALE: 1"=60'
C.I.=2'

TOTAL SITE AREA= 265,800 SF (6.1 AC)

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

LEGEND	
	PROPERTY LINE
	CENTER LINE
	ROW LINE
	BUFFERYARD LINE
	EXISTING WATERLINE
	NEW WATERLINE
	NEW FIRE HYDRANT
	CONTOUR ELEVATIONS
	NUMBER OF PARKING SPACES
	WATER HARVESTING AREA
	NATURAL OPEN SPACE

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**EXHIBIT II-J
SEWER MAP**

PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

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 areas onsite that will be preserved as natural open space. The open space will be owned by the current land developer/owner who will be responsible for maintenance of the open space.
3. Provisions have been made for both the Sandario Greenway G044 trail (asphalt path and decomposed granite path and Trail #20 Picture Rocks Road (decomposed granite path).

II-N. CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

A request has been made to the Arizona State Museum for a record search of the project area. A response is anticipated.

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

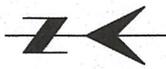
No agreements have been made as a part of this project.

APPENDIX

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

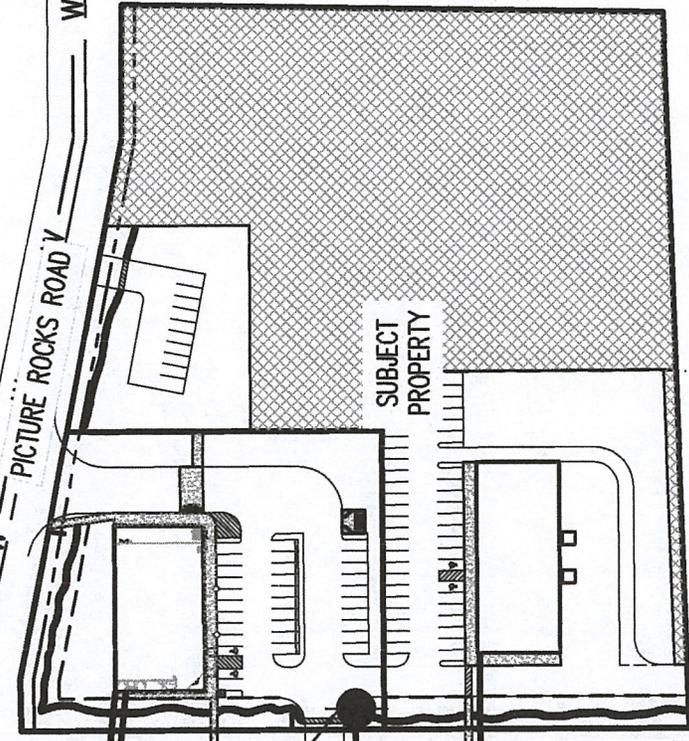
Indoor Options		Possible Points	Points Achieved
I-1	Install grey water plumbing lines, labeled and stubbed out to exterior of residence	1	1
I-2	Install a "central-core" plumbing system with all water-using fixture fittings < 5 ft. from HW heater	1	
I-3	Install a manifold "home run" structured plumbing 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		
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/5 gpf or less water use	3	
I-10	Install a washing machine with a water factor of 6.0 or less	2	
I-11	Install composting toilet(s), 2 per 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	
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.)		
O-4	Install a gutter and downspout system or canales that tie to storm water infiltration trenches, bioswales, or rain gardens	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	2
O-6	No swimming pool	2	
O-7	No decorative water features or mister systems that use potable water.	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	
O-15	Install a high efficiency irrigation system that uses: <ul style="list-style-type: none"> 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



SCALE: 1" = 150'

BOSWELL LANE



SUBJECT PROPERTY

6" PIPE

12" PIPE

6" PIPE

12" PIPE

8" PIPE

NEW 4" FIRE SERVICE

NEW WATER SERVICE

NEW FIRE HYDRANT

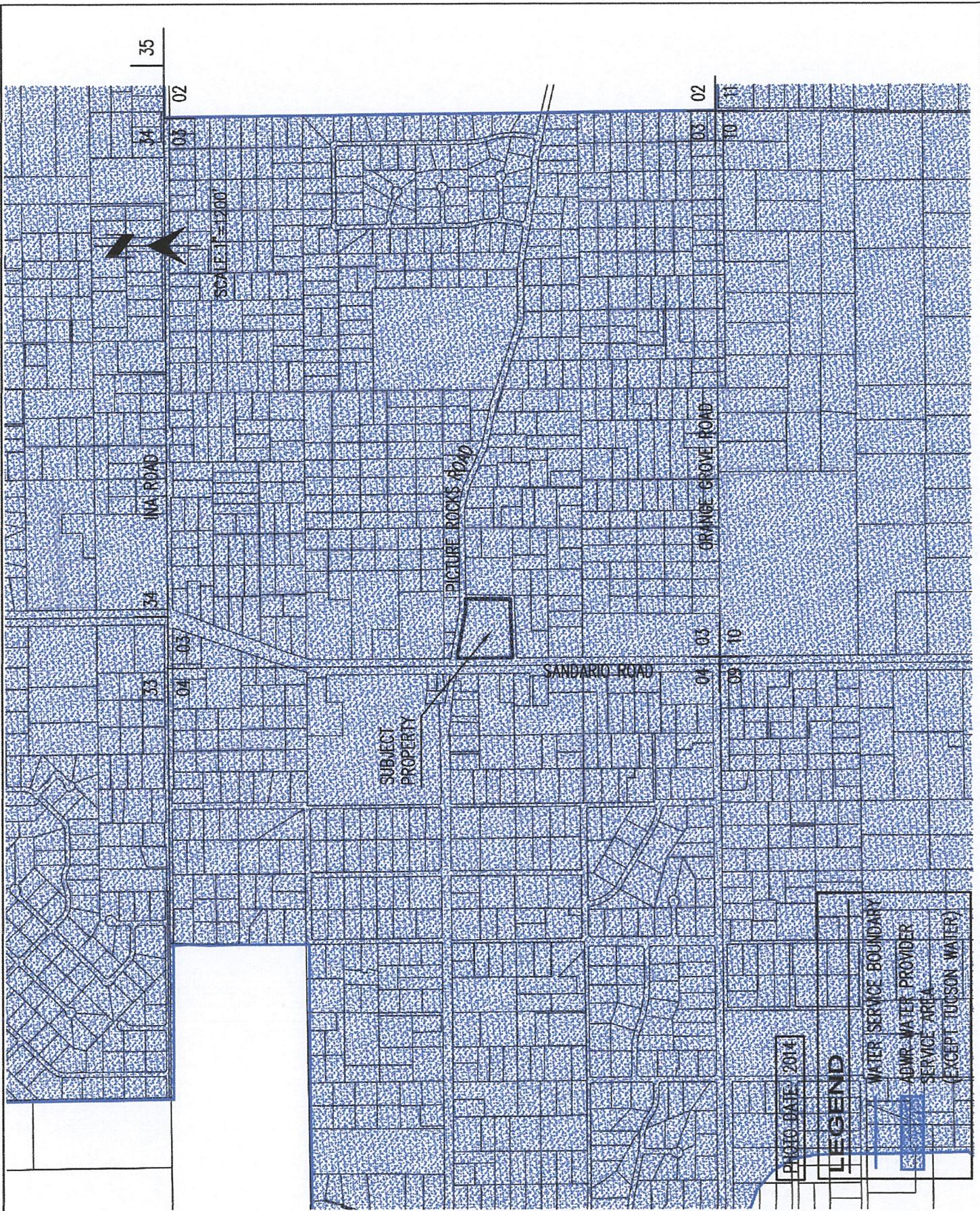
SANDARIO ROAD

NEW WATER SERVICE

PICTURE ROCKS ROAD 213-03-0350
PTN NW4 NW4 SW4 LYG S OF
PICTURE ROCKS RD EXC RD &
EXC S20' & E30' THEREOF 6.73 AC
SEC 3 T13 R11 (ESTAB RD 202)

PROPOSED WATER SUPPLY MAP

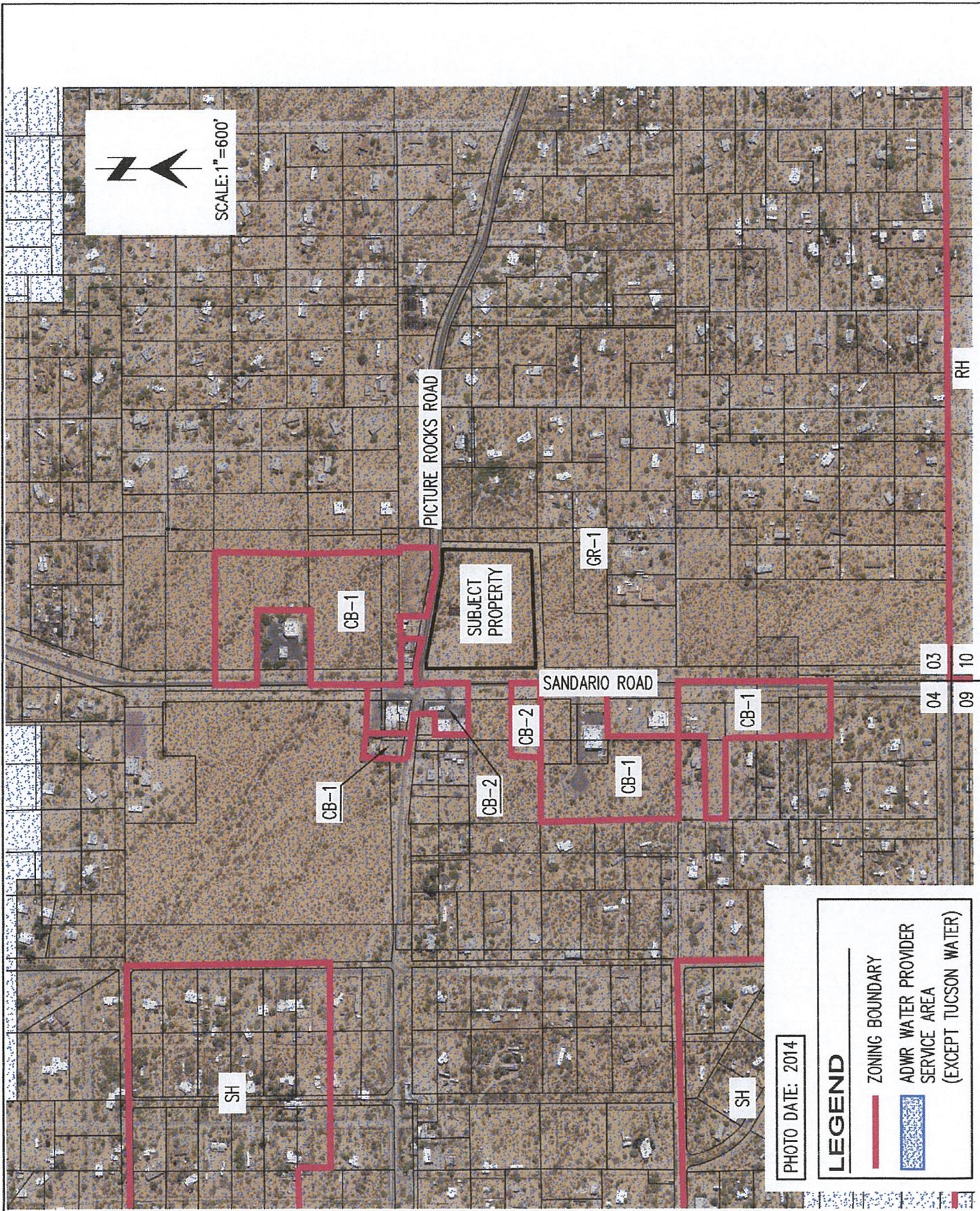
JAS ENGINEERING
 PO BOX 1888
 TUCSON, ARIZONA 85702
 (520) 390-7920
 stanley19263@msn.com



PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

EXHIBIT I REGIONAL WATER CONTEXT MAP

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




 SCALE: 1" = 600'

PHOTO DATE: 2014

LEGEND

-  ZONING BOUNDARY
-  ADMW WATER PROVIDER SERVICE AREA (EXCEPT TUCSON WATER)

PICTURE ROCKS ROAD 213-03-0350
 PTN NW4 NW4 SW4 LYG S OF
 PICTURE ROCKS RD EXC RD &
 EXC S20' & E30' THEREOF 6.73 AC
 SEC 3 T13 R11 (ESTAB RD 202)

EXHIBIT 2
LOCAL WATER
CONTEXT MAP


ENGINEERING
 PO BOX 1888
 TUCSON, ARIZONA 85702
 (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:

Picture Rocks Rezoning

Project Description:

Dollar General

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-03850

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:

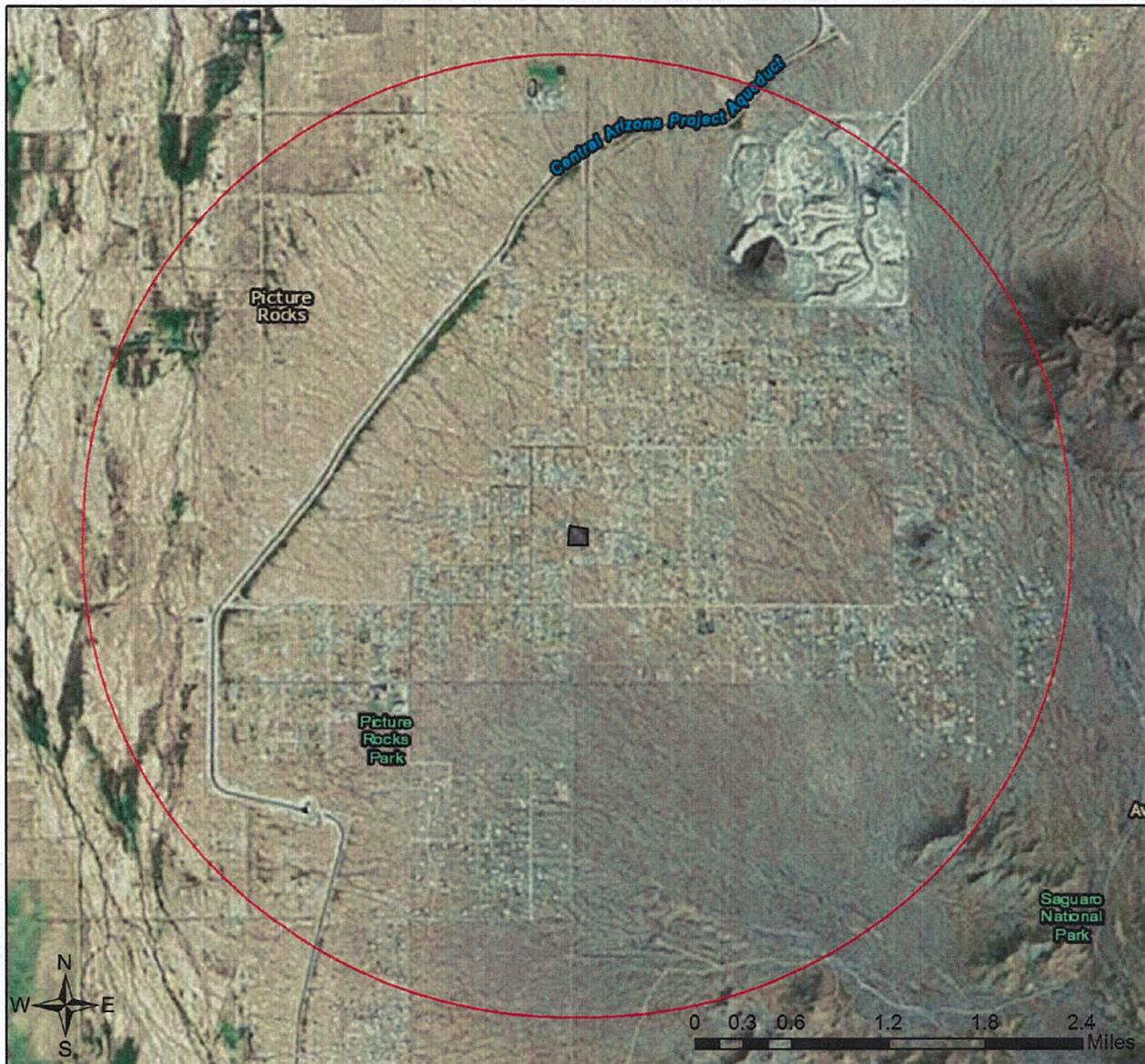
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

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

Picture Rocks Rezoning

Aerial Image Basemap With Locator Map



-  Project Boundary
-  Buffered Project Boundary

Project Size (acres): 8.28

Lat/Long (DD): 32.3268 / -111.2171

County(s): Pima

AGFD Region(s): Tucson

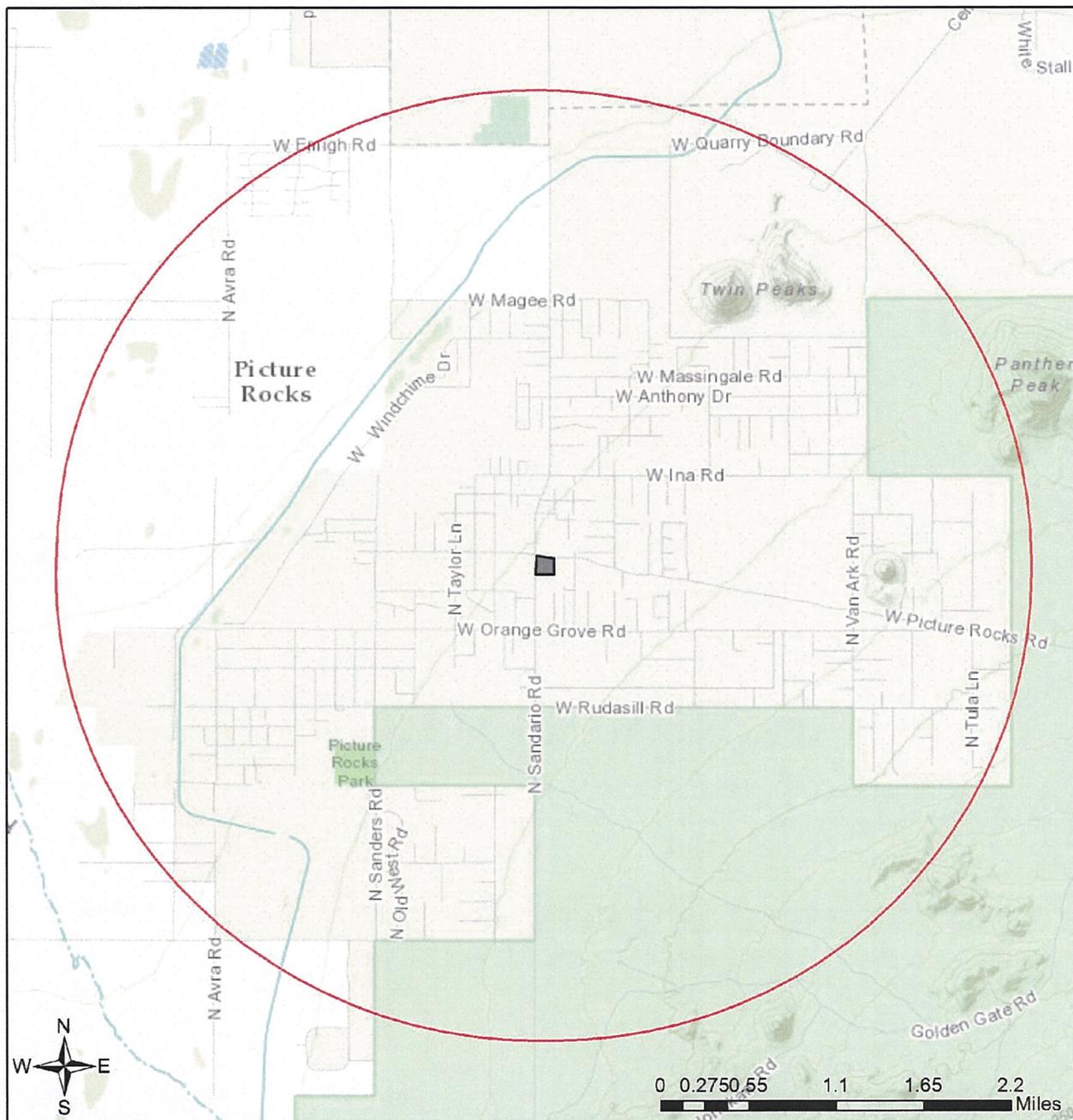
Township/Range(s): T13S, R11E

USGS Quad(s): AVRA

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),



Picture Rocks Rezoning Web Map As Submitted By User



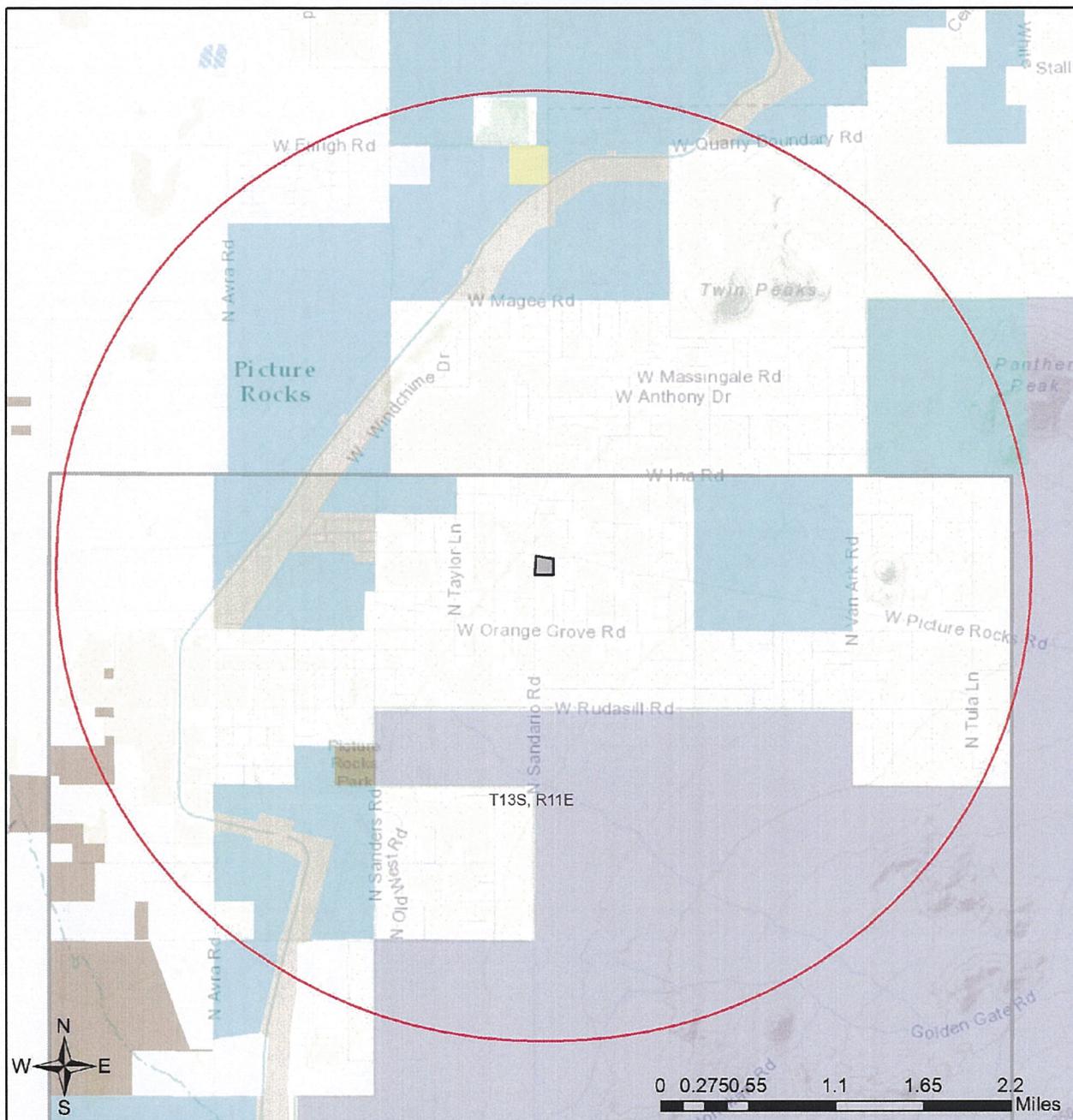
- Project Boundary
- Buffered Project Boundary

Project Size (acres): 8.28
 Lat/Long (DD): 32.3268 / -111.2171
 County(s): Pima
 AGFD Region(s): Tucson
 Township/Range(s): T13S, R11E
 USGS Quad(s): AVRA

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, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Picture Rocks 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): 8.28
 Lat/Long (DD): 32.3268 / -111.2171
 County(s): Pima
 AGFD Region(s): Tucson
 Township/Range(s): T13S, R11E
 USGS Quad(s): AVRA

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, MapmyIndia, © 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
Coyote - Ironwood - Tucson Linkage Design	Wildlife Corridor					
Cylindropuntia x kelvinensis	Kelvin Cholla				SR	
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S			1A
Heloderma suspectum suspectum	Reticulate Gila Monster					1A
Mammillaria thornberi	Thornber Fishhook Cactus				SR	
Peniocereus greggii var. transmontanus	Desert Night-blooming Cereus				SR	
Terrapene ornata luteola	Desert Box Turtle			S		1A
Tucson - Tortolita - Santa Catalina Mountains Linkage Design	Wildlife Corridor					
Tumamoca macdougalii	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
Ammospermophilus harrisi	Harris' Antelope Squirrel					1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Anthus spragueii	Sprague's Pipit	C*				1A
Aquila chrysaetos	Golden Eagle	BGA		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
Chionactis occipitalis klauberi	Tucson Shovel-nosed Snake	SC				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 tigris	Tiger Rattlesnake					1B
Crotaphytus nebrius	Sonoran Collared Lizard					1B
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
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Incilius alvarius</i>	Sonoran Desert Toad					1B
<i>Lasiurus blossevillii</i>	Western Red Bat		S			1B
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			1B
<i>Leopardus pardalis</i>	Ocelot	LE				1A
<i>Leptonycteris curasoae yerbabuenae</i>	Lesser Long-nosed Bat	LE				1A
<i>Lepus alleni</i>	Antelope Jackrabbit					1B
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC		S		1B
<i>Melanerpes uropygialis</i>	Gila Woodpecker					1B
<i>Melospiza lincolni</i>	Lincoln's Sparrow					1B
<i>Melospiza aberti</i>	Abert's Towhee		S			1B
<i>Micruroides euryxanthus</i>	Sonoran Coralsnake					1B
<i>Myotis velifer</i>	Cave Myotis	SC		S		1B
<i>Myotis yumanensis</i>	Yuma Myotis	SC				1B
<i>Nyctinomops femorosaccus</i>	Pocketed Free-tailed Bat					1B
<i>Panthera onca</i>	Jaguar	LE				1A
<i>Passerculus sandwichensis</i>	Savannah Sparrow					1B
<i>Perognathus amplus</i>	Arizona Pocket Mouse					1B
<i>Perognathus longimembris</i>	Little Pocket Mouse					1B
<i>Peucaea carpalis</i>	Rufous-winged Sparrow					1B
<i>Phrynosoma solare</i>	Regal Horned Lizard					1B
<i>Phyllorhynchus browni</i>	Saddled Leaf-nosed Snake					1B
<i>Progne subis hesperia</i>	Desert Purple Martin			S		1B
<i>Setophaga petechia</i>	Yellow Warbler					1B
<i>Sonorella papagorum</i>	Black Mountain Talussnail					1B
<i>Tadarida brasiliensis</i>	Brazilian Free-tailed Bat					1B
<i>Thomomys umbrinus intermedius</i>	Southern Pocket Gopher					1B
<i>Troglodytes pacificus</i>	Pacific Wren					1B
<i>Vireo bellii arizonae</i>	Arizona Bell's Vireo					1B
<i>Vulpes macrotis</i>	Kit Fox					1B

Species of Economic and Recreation Importance Predicted within Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Callipepla gambelii</i>	Gambel's Quail					
<i>Odocoileus hemionus</i>	Mule Deer					
<i>Pecari tajacu</i>	Javelina					
<i>Puma concolor</i>	Mountain Lion					
<i>Zenaida asiatica</i>	White-winged Dove					
<i>Zenaida macroura</i>	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 herpetofauna (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 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>

Analysis indicates that your project is located in the vicinity of an identified wildlife habitat linkage corridor. Project planning and implementation efforts should focus on maintaining adequate opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: <http://www.corridordesign.org/arizona>. Please contact your local Arizona Game and Fish Department Regional Office for specific project recommendations: http://www.azgfd.gov/inside_azgfd/agency_directory.shtml.



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: 7/7/2016

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: Picture Rocks Rezoning **Project Description:** Rezoning
Project Area Location: 6780 N. Sandario Rd. (Parcel 213-03-0350) **Legal Description:** T13S R11E S3

Search Results:

According to a search of the archaeological site files and records retained at the Arizona State Museum (ASM), 19 previous survey projects were conducted within a one-mile radius of the project area between 1984 and 2010. Previous survey work was conducted in support of residential development, telecommunication tower installation, road construction, endangered plant identification, well construction, right-of-way renewal, and the installation and maintenance of water and power lines. No portion of the project area has been previously surveyed. No archaeological properties have been recorded within a 1-mile radius of 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.






Arizona State Museum
THE UNIVERSITY OF ARIZONA

0 100 200 400

 Feet

Imagery Source: 2010 National Agriculture Imagery Program
 Generated: 7/7/2016

Company:
JAS Engineering

Project:
Picture Rocks Rezoning

Location:
6780 N. Sandario Rd.
Parcel 213-03-0350
T13S, R11E, S03

 Project Area



11821 W Picture Rocks Rd
Tucson, AZ 85743
Phone: 520-682-7331 Fax: 520-682-8933

July 20, 2016

JAS Engineering
PO Box 1888
Tucson, AZ 85702

Attn: Jeffrey A. Stanley, P. E.

Subject: Water Availability for Lot at: 6780 N Sandario Rd. Parcel 213-03-0350, PTN NW4 NW4 SW4 LYG S OF PICTURE ROCKS RD EXC RD & EXC S20' & E30' THEREOF 6.73 AC SEC 3-13-11 (ESTAB RD 202)

WATER SUPPLY

Avra Water Co-op, Inc. will provide water service to this project based on the subject zoning of the above parcel.

WATER SERVICE

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

Any specific area plan fees, protected main/facility fees and /or hook-up fee's 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 one year from the date of issuance. Issuance of this letter is not to be construed as agency approval of 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 our office at 520-682-7331.

Sincerely,

A handwritten signature in dark ink that reads "Linda Coronado". The signature is written in a cursive, flowing style.

Linda Coronado
Administrative Assistant/Customer Service Tech
Avra Water Co-op, Inc