

Desert Trails RV Park

Site Analysis for Rezoning

Project No. CO9-15-06

“Justin’s RV Park and & Water World LLC Rezoning”

Submitted to:
Pima County
201 N. Stone Ave.
Tucson, AZ 85701

Prepared for:
Pericles Wyatt
3551 S. San Joaquin Road
Tucson, AZ 85735

Prepared by:

418 North Toole Avenue
Tucson, Arizona 85701
P 520.622.9565
F 520.622.8316

www.norris-design.com



December 2015

Desert Trails RV Park Rezoning

Pima County

Submitted to:

Pima County
201 N. Stone Ave.
Tucson, AZ 85701

Prepared for:

Pericles Wyatt
3551 S. San Joaquin Road
Tucson, AZ 85735

Prepared by:

Norris Design
418 N. Toole Ave.
Tucson, AZ 85701
Contact: Stacey Weaks, PLA
Ph: (520) 622-9565

TABLE OF CONTENTS

PART I - SITE INVENTORY	1
I-A. Existing Land Uses.....	1
1. Site Location	1
2. Existing On-Site Zoning, Easements, and Comprehensive Plan Designations.....	1
3. Aerial Photo.....	5
4. Contextual Information on Property Within 1/4 Mile.....	5
I-B. Topography and Grading.....	8
1. Significant Site Topography	8
2. Pre-Development Cross-Slope.....	8
I-C. Hydrology.....	10
1. Off-Site Watersheds.....	10
2. Significant Off-Site Features.....	10
3. Off-Site Watersheds 100-Year Discharges	10
4. On-Site Hydrology	11
5. Existing Downstream Drainage Conditions	11
I-D. Biological Resources.....	16
1. Conservation Lands System (CLS).....	16
2. Critical Landscape Connections (CLC).....	16
3. Pima Pineapple Cactus Conservation Priority Area.....	16
4. Needle Spined Pineapple Cactus Conservation Priority Area	16
5. Owl Conservation Priority Areas.....	16
6. Special Status Species	16
7. Saguaro and Ironwood Inventory.....	16
8. Habitat Protection or Community Open Space Priority Acquisition.....	16
9. Important Vegetation.....	16
10. Vegetative Communities.....	16
I-E. Viewsheds	30
1. Areas of High, Medium and Low Visibility	30
2. Ground Level Photos	30
I-F. Transportation	34
I-G. Sewers	34
1. Map of Existing Public Sewers.....	34
2. Wastewater Capacity Response Letter	34
I-H. Recreation and Trails	39
1. Existing Recreational Facilities Within 1 Mile	39
2. Proposed Trail Right-of-Way From “Eastern Pima County Trail System Master Plan” ...	39
I-I. Cultural Resources: Archaeological and Historic Sites	41
1. Report of Available Site Information	41
2. Identified Archaeological and Historic Sites	41
I-J. Air Quality	41
I-K.1 Composite Map.....	43
1-3. Characteristics.....	43

PART II - LAND USE PROPOSAL.....	47
II-A. Project Overview	47
1. Proposed Zoning Boundaries.....	47
2. Characteristics of Proposed Development.....	47
3. Conformance With Existing Ordinances.....	47
II-B. Preliminary Development Plan	49
1. Map of Preliminary Development Plan.....	49
2. Support Data For PDP	51
II-C. Topography and Grading.....	54
1. Slope Development and Mitigation	54
2. Areas to be Left Natural Under The Hillside Development Zone, and New Average Cross Slope	54
3. Areas to be Disturbed, Revegetated, and Natural	54
4. Changes to Natural Grade	54
5. Describe and Map Engineering and Design Features For Mitigation	54
II-D. Hydrology.....	54
1. Response of PDP to Hydrologic Characteristics	55
2. 100-year Floodplain and Erosion Hazard Setback	55
3. Quantify and Map Post-development Water Discharge.....	55
4. Describe and Map Mitigation Features For Drainage and Erosion Problems	55
5. Conformance of PDP to Applicable Pima County Policies.....	55
II-E. Biological Resources	55
1. Impacts to Biological Resources.....	55
2. Protection Of Landscape Connectivity	55
II-F. Landscape and Buffer Plan.....	55
1. Bufferyard Descriptions.....	58
2. Bufferyard Conflicts.....	58
3. Vegetation Transplanting Impacts.....	58
II-G. Viewsheds	58
1. Impacts to Views	58
2. Mitigation of Visual Impacts	58
II-H. Transportation.....	60
1. Proposed Ingress / Egress	60
2. Off-Site Improvements	60
3. Changes to ADT	60
4. Traffic Impacts on Surrounding Local Streets.....	60
5. Bicycle and Pedestrian Pathways	60
6. Proposed On-Site Roads.....	60
7. Transportation Concurrency Conformance	62
8. Traffic Impact Study	62
9. Alternate Modes.....	62
II-I. On-Site Wastewater Treatment and Disposal	62
1. Soils Evaluations.....	62
2. Reasons For Not Connecting to Sewer.....	62
3. Primary / Reserve Disposal Areas.....	62

II-J. Sewers.....	62
II-K. Water	64
1. Water Context Map	64
2. Brief Description of Property's Existing and Historic Water Use	64
3. Description of Property's Proposed Water Use	64
4. Description of Water Supply Options and Proposed Method of Delivery	64
5. Water Demand Projections	64
6. Proximity to Renewable and Potable Water Supplies.....	65
7. Drawdown Analysis.....	65
II-L Schools.....	64
1. Access to Adjacent or On-Site Schools	64
2. School Capacity Analysis and Letter	64
3. Agreement With School District For Mitigation	64
II-M. Recreation and Trails.....	65
1. On-Site Recreation	65
2. Ownership of Recreation Areas	65
3. Proposed Trails On or Off-Site	65
II-N. Cultural Resources: Archaeological and Historic Sites.....	65
1. Protection of Known Cultural Resources.....	65
2. Mitigation Measures of Potential Resources.....	66
3. Cultural Resources Mitigation Plan	66
II-O. Environmental Quality	66
1. Methods of Controlling Dust Pollution.....	66
2. Air Quality and Hazardous Materials For Non-Residential Projects.....	66
II-P. Agreements	66
1. Agreements With Neighboring Properties.....	66
Appendix 1: Water World and Desert Trails RV Park Hydrologic Site Assessment	
Appendix 2: Tucson Water Service Area Policy	
Appendix 3: Development Plan (DW-79-2) Boundary Exhibit	

EXHIBITS

Exhibit I-A.1: Regional Context.....	2
Exhibit I-A.2a-b: Existing Zoning and Easements On-Site	3
Exhibit I-A.3: Aerial Photo	4
Exhibit I-A.4a-d.1: Surrounding Zoning and Land Uses	6
Exhibit I-A.4e: Surrounding Comprehensive Plan	7
Exhibit I-B.1: Topography	9
Exhibit I-C.1: Off-site Watersheds	12
Exhibit I-C.4: On-site Hydrology.....	13
Exhibit I-C.4e.1: Regulated Riparian Habitat	14
Exhibit I-C.4e.2: Regulated Riparian Habitat	15
Exhibit I-D.1: Conservation Lands System.....	17
Exhibit I-D.3-5: Conservation Priority Areas.....	18
Exhibit I-D.6: Arizona Game and Fish Department Letter	19
Exhibit I-D.7-10: Saguaros and Biotic Communities	29
Exhibit I-E.2: Viewsheds.....	31
Exhibit I-F.1a: Existing Major Routes.....	35
Exhibit I-F.1b: Existing Driveways and Intersections	36
Exhibit I-G.1: Sewer Map.....	37
Exhibit I-G.2: Wastewater Capacity Response Letter	38
Exhibit I-H.1: Recreation	40
Exhibit I-I.1: Arizona State Museum Archaeological Records Check Letter.....	42
Exhibit I-K.1: Composite Map.....	44
Exhibit II-A.1: Requested Zoning Boundaries	48
Exhibit II-B.1: Preliminary Development Plan (PDP)	50
Exhibit II-C.3,4: Topography and Grading	52
Exhibit II-D.1: Proposed Hydrology	56
Exhibit II-F.1-2: Bufferyards Plan	57
Exhibit II-H.1: Existing Access Points and Driveways	59
Exhibit II-I.3: Wastewater Disposal Areas	61
Exhibit II-K.1: Regional Water Context	63
Exhibit II-K.2: Local Water Context	63

TABLES

Table 1-A.4: Contextual Information on Property within 1/4 mile	5
Table 1-E.2a: Viewsheds from Adjacent Properties	30
Table 1-E.2b: Viewsheds from Beyond Adjacent Properties	30

PART I - SITE INVENTORY

I-A. Existing Land Uses

This section of the Site Inventory identifies the location, existing land uses, Comprehensive Plan designations, and zoning on the site and within a one-quarter mile radius.

1. Site Location

Located approximately 1,100 feet northwest of West Bopp Road on S. San Joaquin Road in Pima County, Arizona, the subject rezoning site (Desert Trails RV Park - Pima County parcel 212-35-1300) lies in Section 30, Township 14 South, Range 12 East, G. & S.R.M. (see Exhibit 1-A.1, Regional Context). Street address is 3551 S. San Joaquin Road, Tucson AZ, 85735

2. Existing On-Site Zoning, Easements, and Comprehensive Plan Designations

- a. The subject rezoning site has been graded and is currently used as a recreational vehicle park (Desert Trails RV Park). A portion of the site was formerly used as a water park, but has not operated as such since 2007. Remnant structures from the water park are used as a trail area, viewing platform, gathering area and various recreational uses for the RV park. The site is currently zoned TH (Trailer Homesite) 9.17 acres and GR-1 (Rural Residential) 16.1 acres. (see Exhibit 1-A.2a-b, Existing Zoning and Easements On Site). The site is also within the Buffer Overlay Zone for the Tucson Mountain Park. Additionally, there are 19 structures, shade structures, and sheds currently on the property. These structures were built prior to the applicant's ownership, but do play an important role in terms of amenities provided to the RV Park visitors. The table below outlines their various sizes, and setbacks. Distance setbacks for accessory buildings in TH are as follows- Front: 60', Side: 4', Rear: 4'

Existing Structure Use	Size	Meets Setbacks*	Height
Pool Hall & Laundry Facility	1,200 SF	y	One story
Crafts Building and Toilets	2,820 SF	y	One story
Open Storage Shed	900 SF	y	One story
Storage Shed	391 SF	y	One story
Aerobics Room	1,176 SF	y	One story
Weight Room & Laundry Facility	1,085 SF	y	One story
Toilets	264 SF	y	One story
Wood Shop and Shed	117 SF	y	One story
Shade Structure for Picnic Area	429 SF, 208 SF, & 136 SF	y	One story
Storage Shed	396 SF	y	One story
Hot Tub with Shade Structure	900 SF	y	One story
Recreational Hall for Customer Activities	2,625 SF	y	One story
Laundry and Showers	320 SF	y	One story
T.V. Lounge	940 SF	y	One story
Office and Manager Residence (Total) 2,211 SF Office (First Floor) 1,000 SF	Office and Manager Res- idence (Total) 2,211 SF Office (First Floor) 1,000 SF	y	Two story
Library / Guest Room	2,079 SF	y	One story

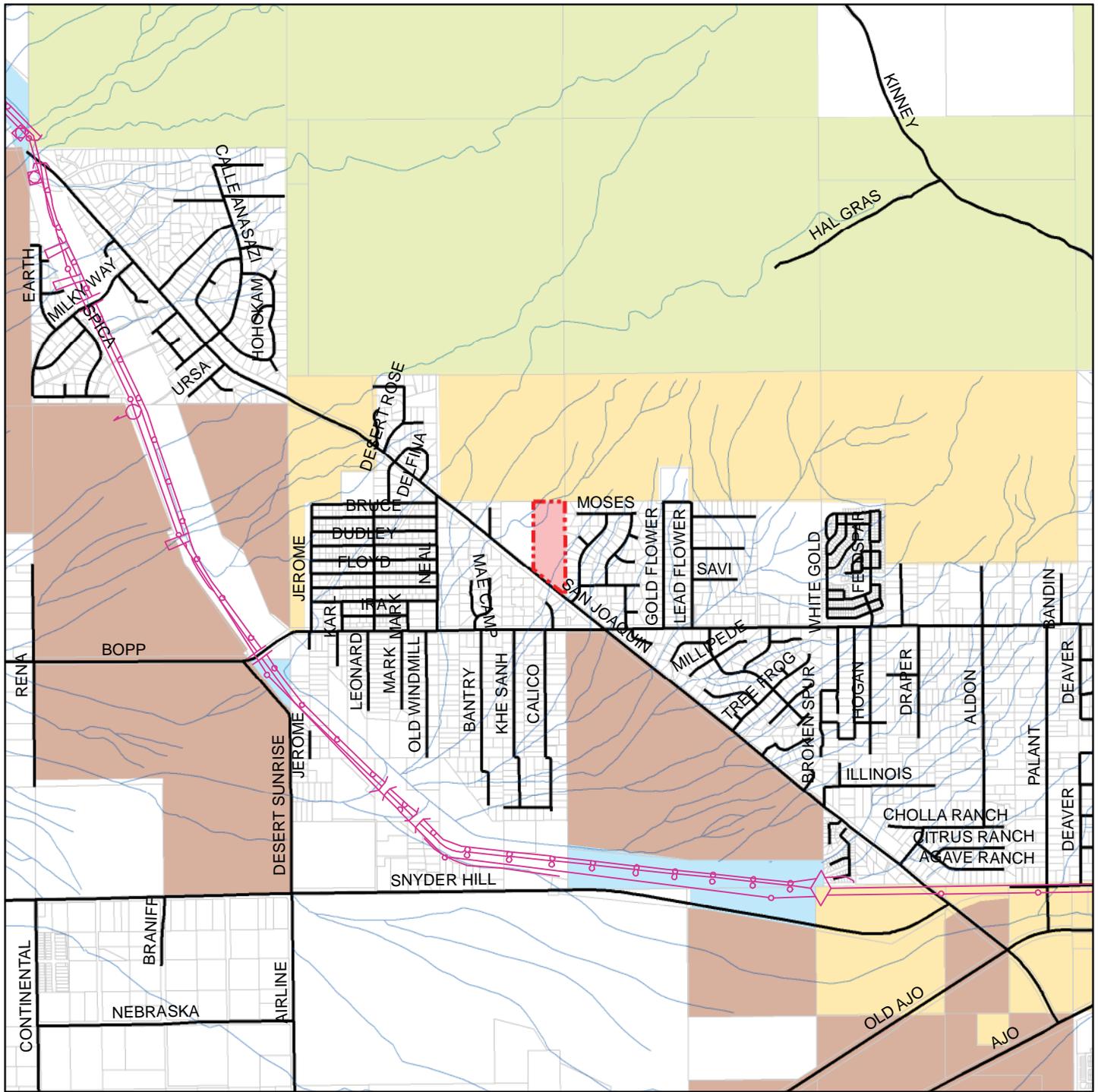
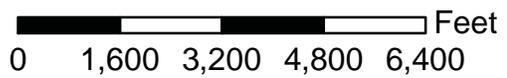


Exhibit 1.A.1 Regional Context

LEGEND

OWNERSHIP

- BUREAU OF LAND MGMT.
- BUREAU OF RECLAMATION
- PIMA COUNTY NATURAL RESOURCES, PARKS AND RECREATION
- PRIVATE LAND
- STATE TRUST LAND



- CAP CANAL
- SUBJECT PARCEL: PARCEL # 212351300 T14S,R12E,S30

Exhibit 1.A.2a-b Existing Zoning and Easements On-Site

LEGEND

 SUBJECT PARCEL

COUNTY ZONING

 GR-1

 RH

 TH

 EASEMENTS

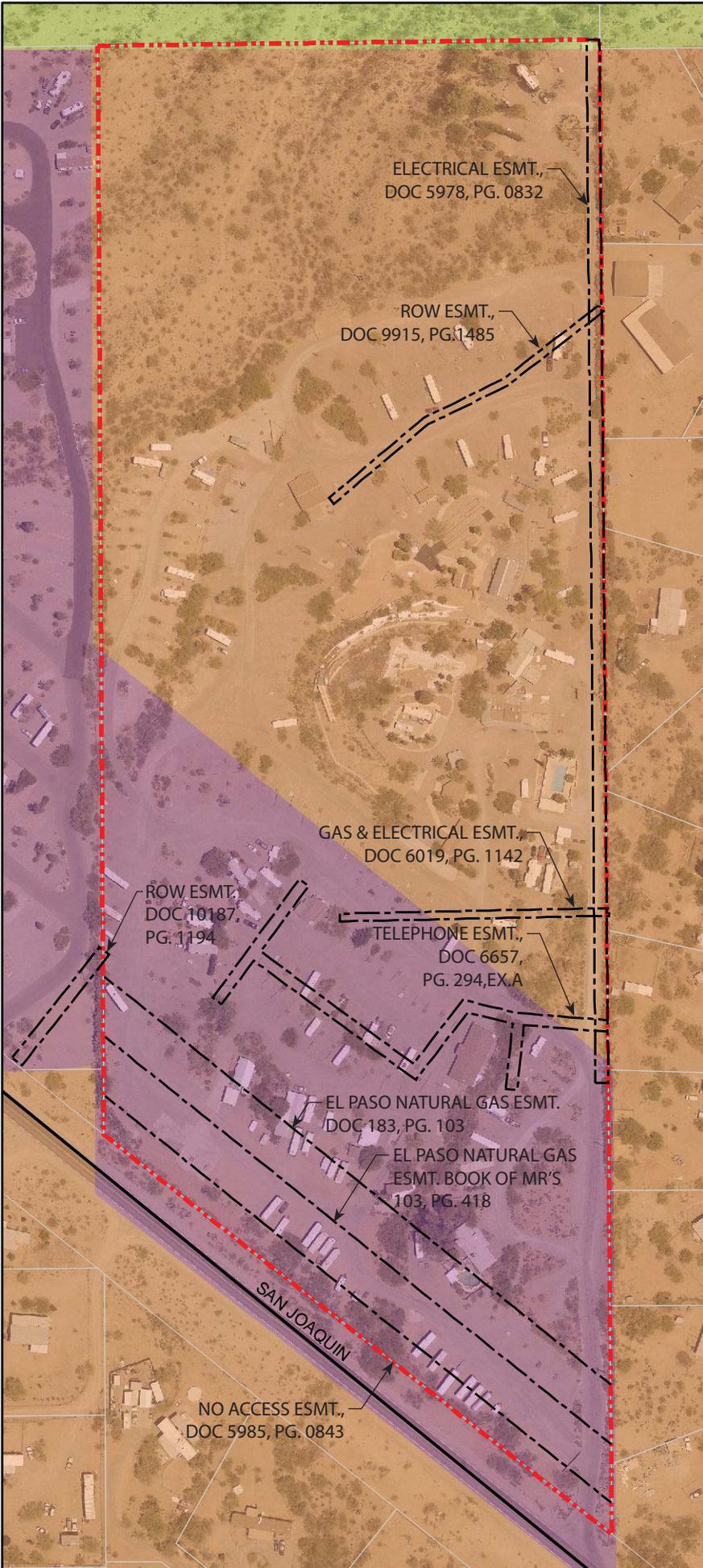




Exhibit 1.A.3 Aerial Photo

LEGEND

 SUBJECT PARCEL



Shade Structure	360 SF	y	One story
Pool Equipment Shed	192 SF	y	One story
Shade Structure	288 SF	y	One story

b. Recorded easements. (see Exhibit 1-A.2a-b, Existing Zoning and Easements On Site).

Easement Type	Recording
Electrical	DOC 5978, Pg. 0832
ROW	DOC 9915, Pg. 1485
Gas and Electric	DOC 6019, Pg. 1142
Telephone	DOC 6657, Pg. 294, Exhibit A
El Paso Natural Gas	DOC 183, Pg. 103
El Paso Natural Gas	Book of MR's 103, Pg. 418
No Access	DOC 5985, Pg. 0843
ROW	DOC 10187, Pg. 1194

c. The site is designated as Resource Transition in the Pima County Comprehensive Plan and is also within Special Policy Areas RP-43 and S-29. (see Exhibit 1-A.4e, Surrounding Comprehensive Plan)

3. Aerial Photo

(see Exhibit 1-A.3, Aerial Photo).

4. Contextual Information on Property Within 1/4 Mile

The following information is provided for all property within a 1/4 mile radius of the Desert Trails RV Park (see Exhibit 1-A.4a-d, Surrounding Zoning and Land Uses and Exhibit 1-A.4e, Surrounding Comprehensive Plan).

TABLE 1-A.4: CONTEXTUAL INFORMATION ON PROPERTY WITHIN 1/4 MILE

Property	Zoning ¹	Planned Land Use ¹ / Existing Land Use	# of Stories
Desert Trails RV Park	TH, GR-1, Buffer Overlay Zone	Resource Transition / Trailer Homesites	1 Story / 2 Story (Office)
North	RH, Buffer Overlay Zone	Resource Transition / Undeveloped BLM Land	NA
East	GR-1, Buffer Overlay Zone	Resource Transition / Residential	1 Story
South	GR-1	Resource Transition, Low Intensity Urban 3.0 / Residential	1 Story
West	TH, Buffer Overlay Zone	Resource Transition / Trailer Homesites	1 Story

¹ Pima County GIS, February 2015

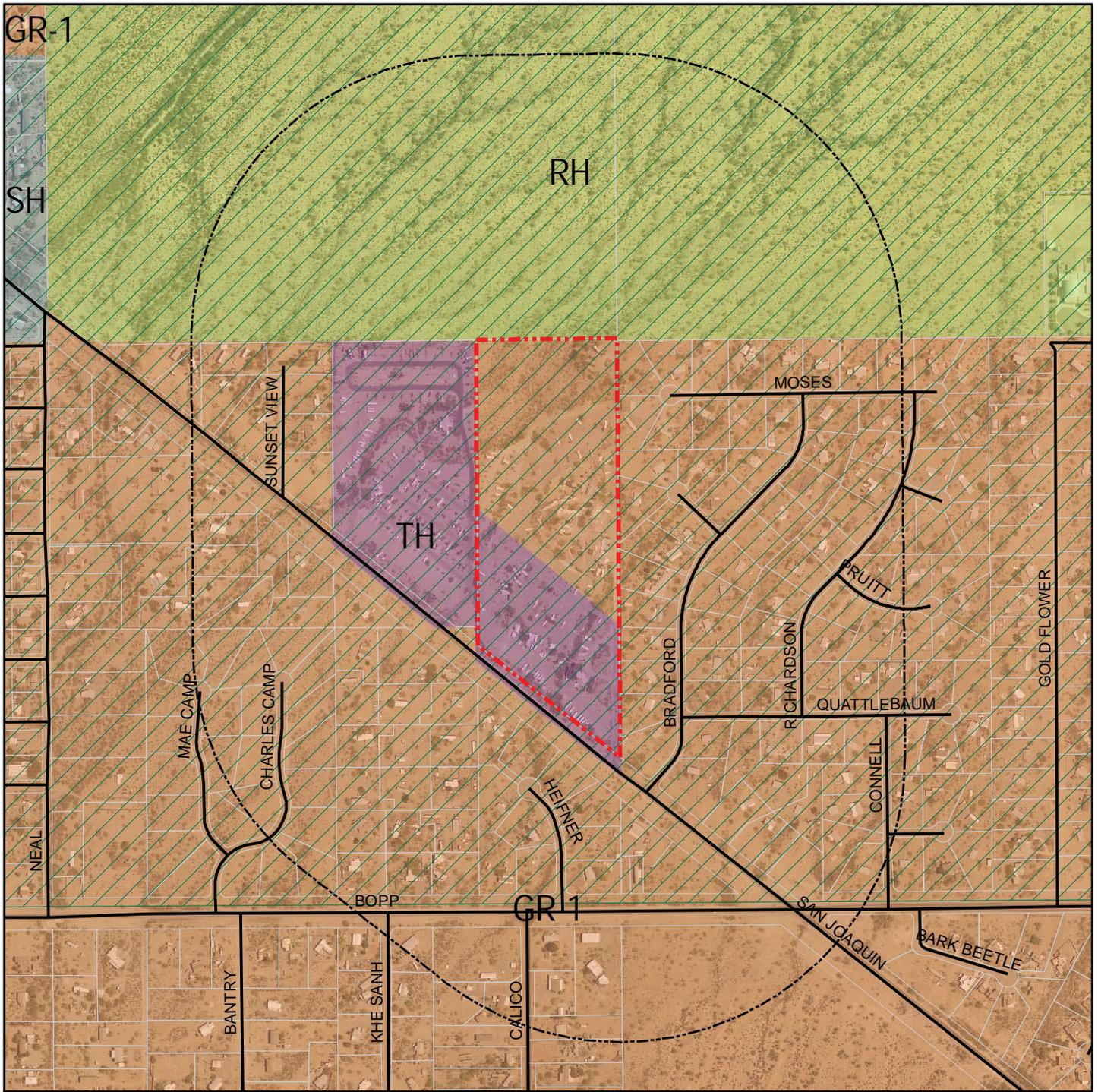
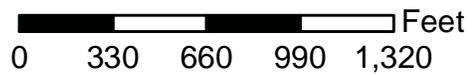


Exhibit 1.A.4a-d Surrounding Zoning and Land Uses



LEGEND

- SUBJECT PARCEL
- 1/4 MILE BUFFER
- COUNTY ZONING GR-1
- RH
- SH
- TH
- BUFFER OVERLAY ZONE

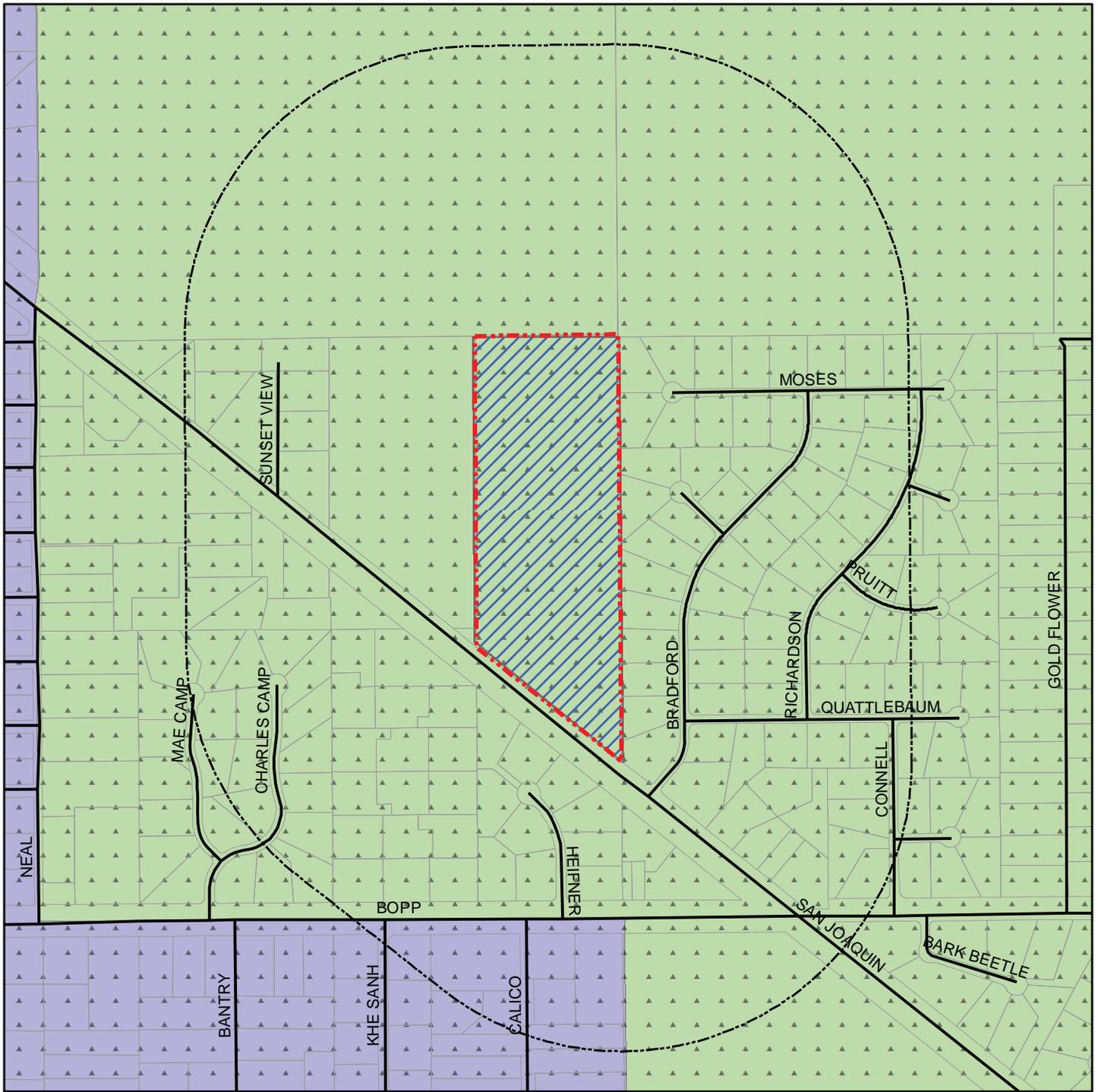


Exhibit 1.A.4e Surrounding Comprehensive Plan



LEGEND

- SUBJECT PARCEL
- 1/4 MILE BUFFER
- LOW INTENSITY URBAN-3.0
- RESOURCE TRANSITION
- SPECIAL AREA POLICY
- RP-43
- S-29

I-B.Topography and Grading

1. Significant Site Topography

- a. There are no Restricted Peaks or Ridges on the site.
- b. There are no rock outcrops on the site.
- c. Most of the site is flat with the exception of the man-made hill in the center of the site and banks of the washes that cross the site (see Exhibit 1-B.1, Topography). The man-made slopes are now shown on Exhibit 1.B.1.
- d. There is a 20 foot tall man-made hill in the center of the site that was a part of the previously existing water park.
- e. Approximately 6.5 acres of the site was graded based on the original development plan area prior to the additional encroachment for the proposed development. A portion of the 6.5 acres is currently serving as common area and recreational amenities. The proposed development has a approximately 7.5 acres of graded area. The total graded area is 14.0 acres (55% of the site) excluding the existing graded area in the El Paso Natural Gas Easement (1.4 acres). Total graded area is approximately 60% of the site including the El Paso easement.

2. Pre-Development Cross-Slope

The pre-development average cross slope of the total site is 6.59%. This result is determined using the calculation set forth by the Hillside Development Overlay Zone, Chapter 18.61 of the Pima County Zoning Code, as follows:

$$\text{Avg. Cross Slope} = \frac{I \times L \times 0.0023}{A}$$

Where:

I= 2 = Contour interval in feet (maximum 10')

L= 36,192.1 = Combined length in feet of all contour lines measured on the parcel

0.0023= Conversion of square feet into acres x 100

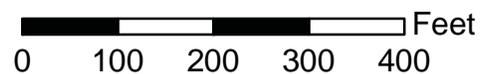
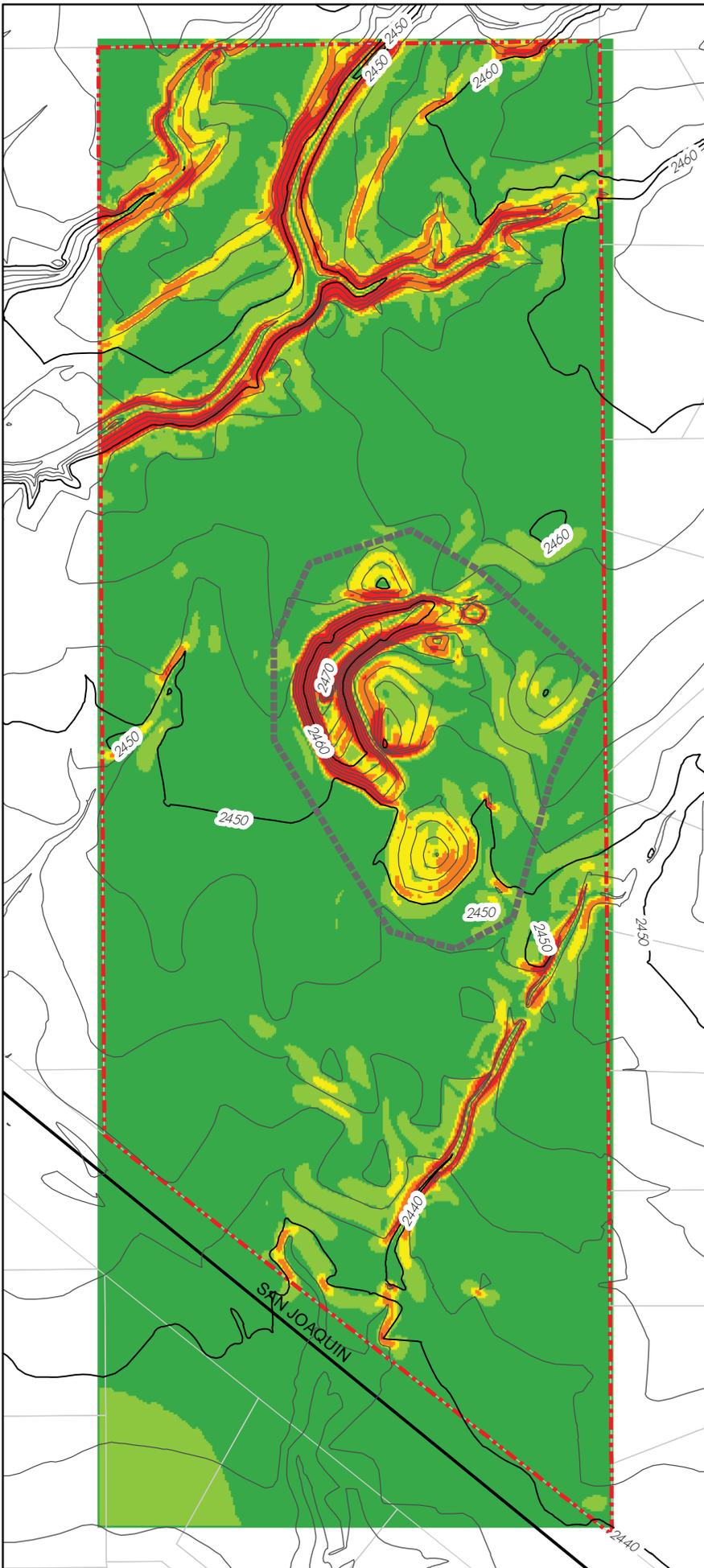
A = 25.2573 = Project site or parcel area in acres

$$\text{Avg. Cross Slope} = (2 \times 36,192.1 \times 0.0023) / 25.2573 = 6.59\%$$

Exhibit 1.B.1 Topography

LEGEND

-  SUBJECT PARCEL
- 2' CONTOUR INTERVAL
-  INDEX
-  INTERMEDIATE
- PERCENT SLOPE
 -  0 - 5%
 -  5 - 10%
 -  10 - 15%
 -  15 - 25%
 -  25%+
-  MAN-MADE SLOPES



I-C. Hydrology

A hydrologic site assessment of the Desert Trails RV Park was conducted by Darling Environmental and Surveying, Ltd. in June of 2003 as a portion of a previous rezoning application titled +/-22.2 Acre Parcel at 3551 S. San Joaquin Road, Site Analysis Submittal for Pima County; Planning Resources, Nov 18, 2003. No significant changes to the hydrology have occurred since that report was submitted. The information presented in that report is repeated here.

1. Off-Site Watersheds

Off-site watersheds are shown on Exhibit 1-C.1, Off-Site Watersheds. (Source: Map I-C.1, +/-22.2 Acre Parcel at 3551 S. San Joaquin Road, Site Analysis Submittal for Pima County; Planning Resources, Nov 18, 2003). The exhibit is provided on the following page.

2. Significant Off-Site Features

The following is excerpted from Appendix 1 - Water World and Desert Trails RV Park Hydrologic Site Assessment, June, 2003.

“Four drainage basins cross the water park and RV park property. Drainage Basin 1 lies immediately east of the site and covers approximately 23 acres. The Basin 1 flow enters the site through an 18-inch diameter PVC culvert constructed beneath the east boundary road. Basin 1 flow leaves the site on the south property boundary and flows across San Joaquin Road in a shallow dip crossing. On-site drainage areas include RV parking sites, driveways and portions of the water park. Upstream of the park, Basin 1 contains several single-family residences. South of the park property, Basin 1 flows through suburban development. Drainage Basin 2 covers 6.1 acres of natural open space and suburban residential development northeast of the RV and Water Parks. Basin 2 enters the site through a 16-inch steel culvert constructed beneath the east boundary road near the northeast corner of the park property. The drainage discharges into Basin 3. Disturbance within the park boundaries has little impact on flow in Basin 2. Drainage Basin 3 originates near the Ironwood Picnic area in Tucson Mountain Park and contains 176.63 acres natural open space. Basin 3 collects only minor amounts of surface water runoff from disturbed areas within the park boundaries. Within the park boundaries, Basin 3 is primarily undisturbed. Drainage Basin 4 crosses the northwest corner of the park property. The upstream portion of the basin contains 17.7 acres. Basin 4 is not impacted by development within the park boundaries, and the on-site portion of the basin contains undisturbed land. Drainage Basin 5 is a 4.89 acre internal drainage basin that exits the site on the on the west property boundary. It drains RV parking areas, driveways and portions of the water park.”

3. Off-Site Watersheds 100-Year Discharges

The following is compiled from: Water World and Desert Trails RV Park Hydrologic Site Assessment, June, 2003.

TABLE 1-C.3: Off-Site Watersheds 100-Year Discharges

Basin	Acres Upstream/Onsite/Total	Peak 100-Yr Discharge (cfs)	Comment
1	23.0/ 13.84/ 36.84	291	
2	6.1/ 1.65/ 7.75	48	Less than 100 cfs
3	176.63/ 3.63/ 180.26	796	
4	17.7/ 1.06/ 18.76	118	
5	0/ 4.89/ 4.89	33.2	Less than 100 cfs

4. On-Site Hydrology

See Exhibit 1.C.4

- a. Approximate 100-year storm event flood limits are shown on Exhibit 1.C.4 The location of the water surface level associated with the 100-year storm event was estimated by developing cross sections and estimating normal depth with Manning's Equation at select locations about the site. Cross section locations and calculations are contained in Appendix 1. Water World and Desert Trails RV Park Hydrologic Site Assessment, June, 2003.
- b. Sheet flooding areas and average depths were taken from the Online PC-RFCD Flood Hazard Map.
- c. Federally mapped floodways and floodplains were taken from the 2245L Firm Panel. There are no mapped base flood elevation lines, or floodways in the 2245L Firm Panel. The entire site is mapped as Zone X floodplain.
- d. Peak discharges entering and leaving the site are taken from Appendix 1: Water World and Desert Trails RV Park Hydrologic Site Assessment, June, 2003.

Basin	Location	Peak 100-Yr Discharge (cfs)	Comment
1	Upstream from east boundary	164	Flow into site
1	At San Joaquin Rd	291	Off-site Flow
2	At east boundary	48	Flow into site
3	At north boundary	762	Flow into site
3	At west boundary	796	Off-site Flow
4	Crossing northwest corner of RV Park	118	
5	West park boundary	33.2	Off-site Flow

- e. There are 0.92 acres of mapped Xeroriparian D on site. The 2005 Riparian Classification Map (RCM) appears to have a projection error when viewed over the 2014 PCDOT Orthophoto. Exhibit 1.C.4e.1 shows the proposed realignment of the RCM polygon to fit the topographic contours, 100 year floodplain limits, and denser vegetation as directed in PC-RFCD technical procedure Tech-104. Exhibit 1.C.4e.2 shows the RCM and proposed RCM realignment over the 1996 USGS aerial orthophotos and clearly demonstrates the riparian habitat disturbance occurred prior to the effective date of the 1999 or 2005 RCM.
- f. There are no existing onsite surface water retention/detention facilities. There are 4 culverts in Basin 1 shown on Exhibit 1.C.4

Culvert	Size/Material
A	18" Steel
B	18" PVC
C	2-8" Concrete
D	30" PVC

- g. There are no sources of perennial water on site.
- h. Erosion hazard setback limits are based on the setbacks identified in the PPC-RFCD Floodplain Mapguide Map. All on-site washes have flood peak discharges less than 500 cfs.

5. Existing Downstream Drainage Conditions

A significant portion of the site and surrounding area is located in areas the PC-RFCD has identified as having potential for sheet flooding up to an average of 6" depth. The Water World and Desert Trails RV Park Hydrologic Site Assessment, June, 2003 concluded "Existing culverts in Basin I are undersized relative to the estimated peak 100-year storm flow. Minor flooding over culvert headwalls is anticipated during high precipitation events. For the 100-year event, water depth could be on the order of 1-foot at culvert headwalls. Otherwise, the potential for widespread flooding at the site appears to be limited.

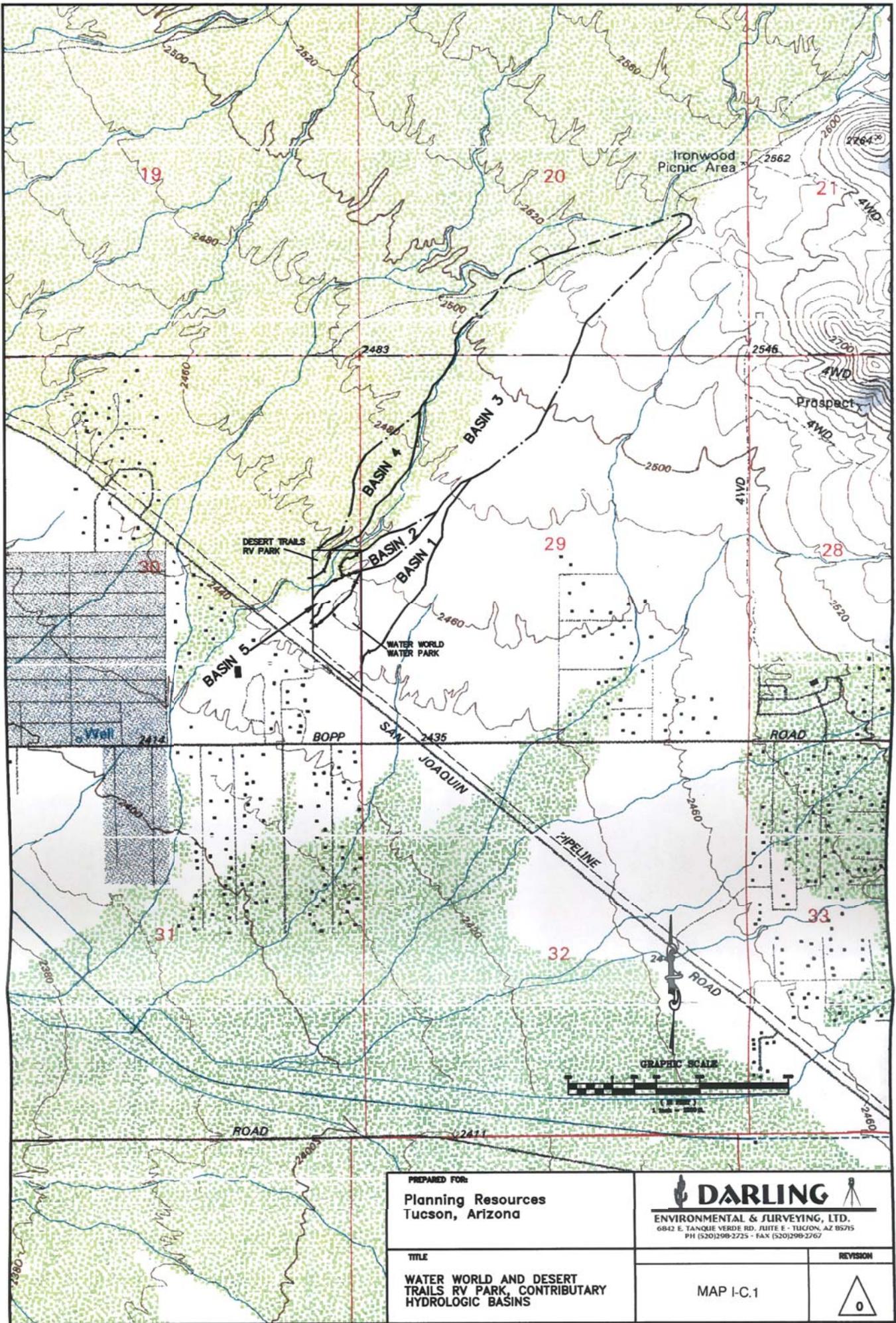


Exhibit 1.C.4 On-Site Hydrology



LEGEND

- SUBJECT PARCEL
- WASHES
- 25' EROSION HAZARD SETBACK LIMIT
- 100-YEAR WATER SURFACE ELEVATION
- WATERSHED BASIN BOUNDARY
- 2' CONTOUR INTERVAL
- INDEX
- INTERMEDIATE
- SHEET FLOW AREA
- REGULATED RIPARIAN HABITAT
- XERORIPARIAN D

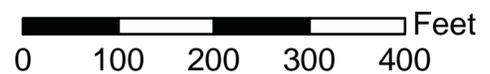


Exhibit 1.C.4e.1 Regulated Riparian Habitat

LEGEND

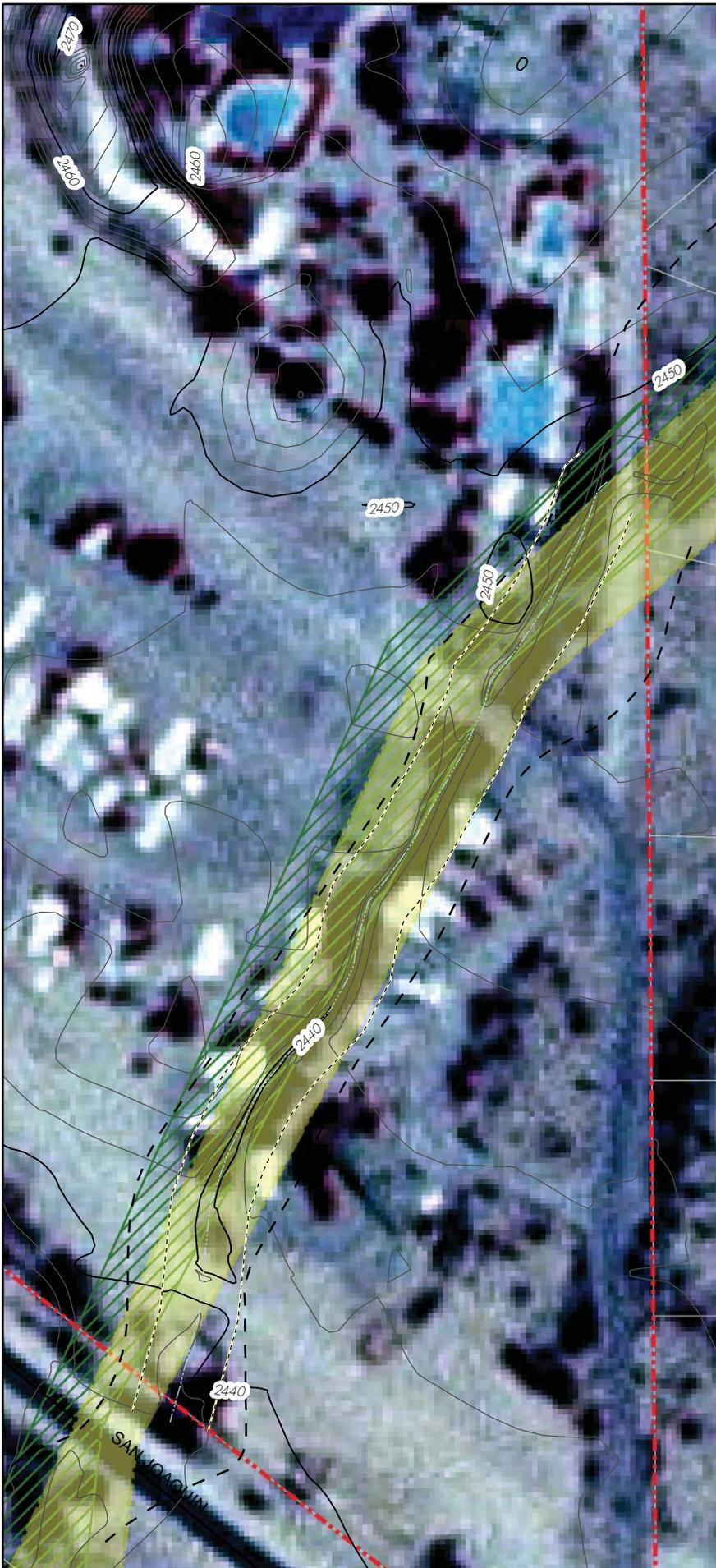
-  SUBJECT PARCEL
-  WASHES
-  25' EROSION HAZARD SETBACK LIMIT
-  100-YEAR WATER SURFACE ELEVATION
-  2' CONTOUR INTERVAL
-  INDEX
-  INTERMEDIATE
- REGULATED RIPARIAN HABITAT - 2005 RCM
-  XERORIPARIAN D
-  PROPOSED ADJUSTMENT OF 2005 RCM



Exhibit 1.C.4e.2 Regulated Riparian Habitat

LEGEND

-  SUBJECT PARCEL
-  WASHES
-  25' EROSION HAZARD SETBACK LIMIT
-  100-YEAR WATER SURFACE ELEVATION
- 2' CONTOUR INTERVAL
-  INDEX
-  INTERMEDIATE
- REGULATED RIPARIAN HABITAT - 2005 RCM
-  XERORIPARIAN D
-  PROPOSED ADJUSTMENT OF 2005 RCM



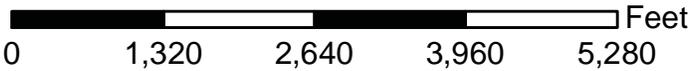
 Feet

I-D. Biological Resources

1. Conservation Lands System (CLS)
The project site is not within any of the Conservation Lands System Categories. (See Exhibit 1-D.1, Conservation Lands System)
2. Critical Landscape Connections (CLC)
The site is not within or adjacent to any of the six Critical Landscape Connections shown on the CLS map.
3. Pima Pineapple Cactus Conservation Priority Area
The site is not within the Conservation Priority Area for Pima Pineapple Cactus. (See Exhibit 1-D.3-5 Conservation Priority Areas)
4. Needle Spined Pineapple Cactus Conservation Priority Area
The project site is not within the Conservation Priority Area for Needle Spined Pineapple Cactus. (See Exhibit 1-D.3-5 Conservation Priority Areas)
5. Owl Conservation Priority Areas
The site is not within the Conservation Priority Area for Cactus Ferruginous Pygmy Owl or Western Burrowing Owl. (See Exhibit 1-D.3-5 Conservation Priority Areas)
6. Special Status Species
A report of the special status species from the Arizona Game & Fish Department Heritage Data Management System is included on pages 16-25.
7. Saguaro and Ironwood Inventory
There are no ironwood trees on the site. A map of the existing Saguaros is provided in Exhibit 1-D.7-10: Saguaros and Biotic Communities.
8. Habitat Protection or Community Open Space Priority Acquisition
The property is not a Habitat Priority or Community Open Space priority acquisition property.
9. Important Vegetation
There is an existing oleander hedge down the entire eastern property line that provides important screening for the adjacent residential properties.
10. Vegetative Communities
The site is typical of the Palo Verde/Saguaro plant association. Within the site boundary, there are saguaros (*Carnegiea gigantea*). Species identified on the site include: native mesquite (*Prosopis velutina*), whitethorn acacia (*Acacia constricta*), cat claw acacia (*Acacia greggii*), foothills palo verde (*Cercidium microphyllum*), creosote (*Larrea tridentate*), graythorn (*Zizyphus obtusifolia*), barrel (*Ferocactus wislizeri*), staghorn and jumping cholla (*Opuntia* sp.) and prickly pear (*Opuntia engelmannii*). The entire site is within the Tropical-Subtropical Desertlands; Sonoran Desert-Scrub; Paloverde-Mixed Cacti (Arizona Uplands) Series; Ambrosia deltoidea-Cercidium microphyllum mixed scrub Association (See Exhibit 1-D.7-10: Saguaros and Biotic Communities).



Exhibit 1.D.1 Conservation Lands System

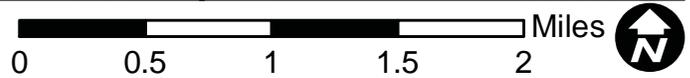


LEGEND

- SUBJECT PARCEL
- 1 MILE BUFFER
- AREAS OUTSIDE CONSERVATION LANDS SYSTEM
- IMPORTANT RIPARIAN AREAS
- MULTIPLE USE MANAGEMENT AREAS



Exhibit 1.D.3-5
Conservation Priority Areas



LEGEND

-  1 MILE BUFFER
-  SUBJECT PARCEL
- CONSERVATION PRIORITY AREA
 -  CACTUS FERRUGINOUS PYGMY OWL
 -  PIMA PINEAPPLE CACTUS
 -  WESTERN BURROWING OWL

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:

Desert Trails RV Parks Rezoning

Project Description:

Rezoning of Desert Trails RV Park. Current Zoning is split in Parcel due to former use of water park on site. Now the site is used for a RVPark only

Project Type:

Development Outside Municipalities (Rural Development), Commercial/industrial (mall) and associated infrastructure, Maintenance/expansion/rehabilitation of existing facilities

Contact Person:

Hampton Uzzelle

Organization:

Norris Design

On Behalf Of:

CONSULTING

Project ID:

HGIS-00574

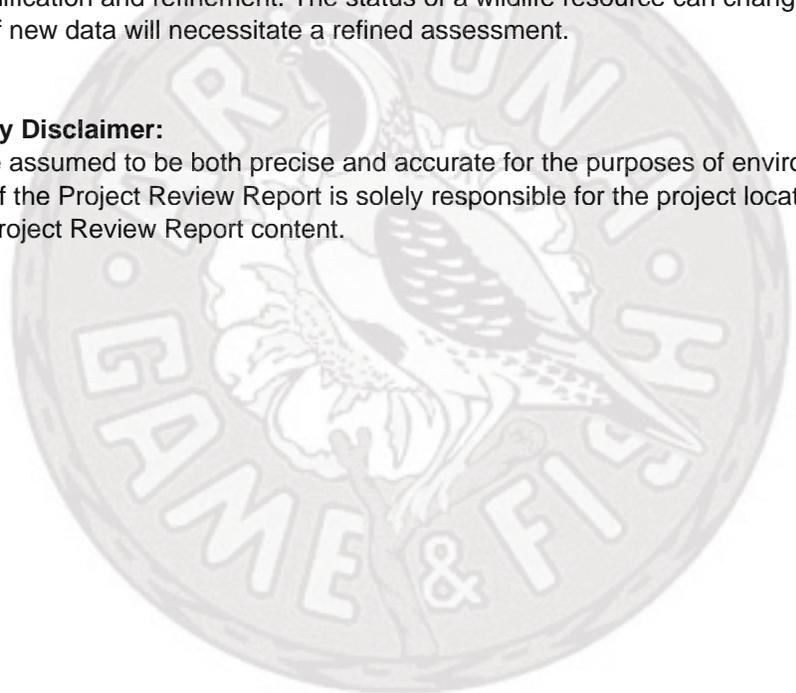
Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

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.

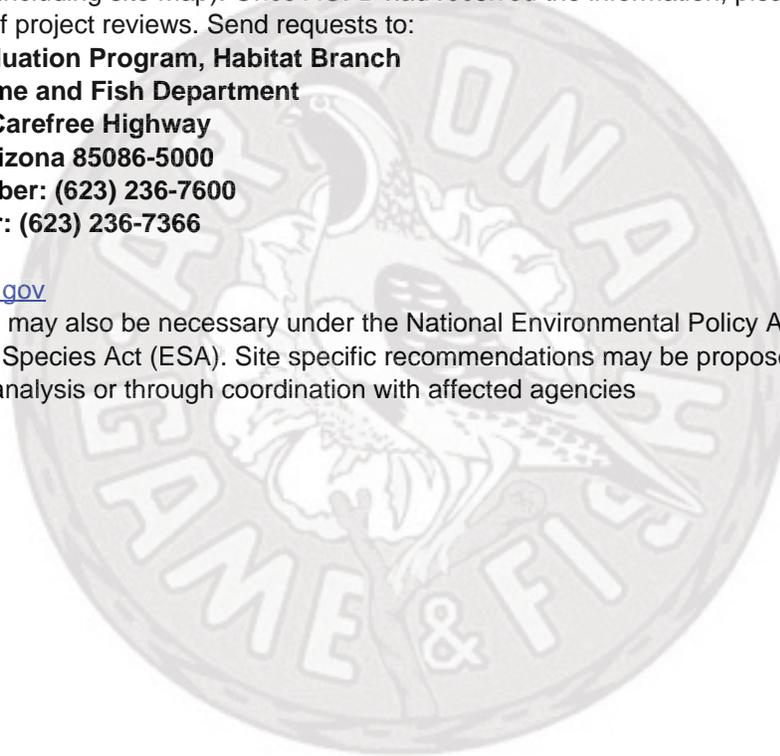
Locations Accuracy Disclaimer:

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.

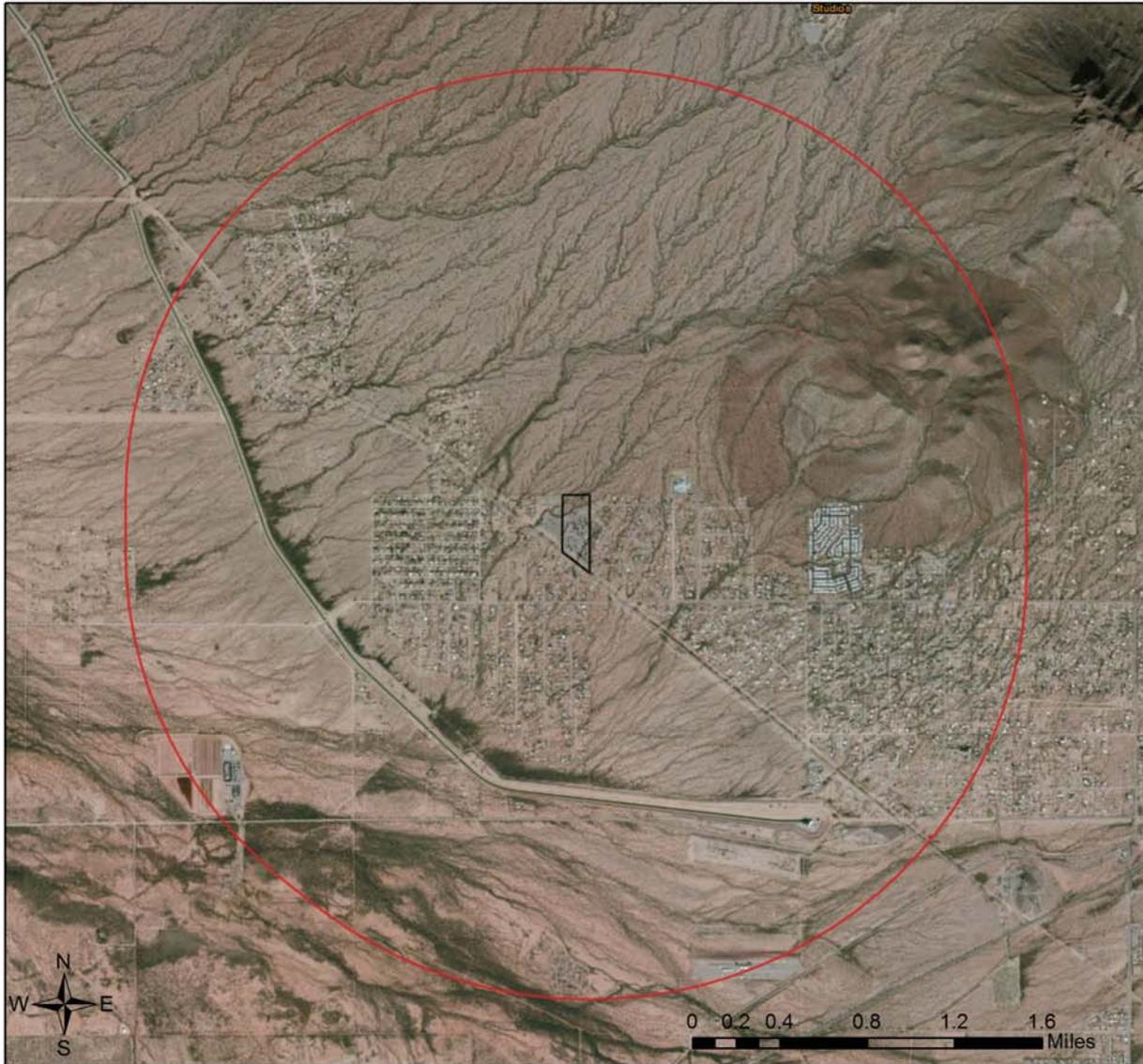


Recommendations Disclaimer:

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



Desert Trails RV Parks Rezoning Aerial Image Basemap With Locator Map



- Project Boundary
- Buffered Project Boundary

Project Size (acres): 25.24

Lat/Long (DD): 32.1822 / -111.1493

County(s): Pima

AGFD Region(s): Tucson

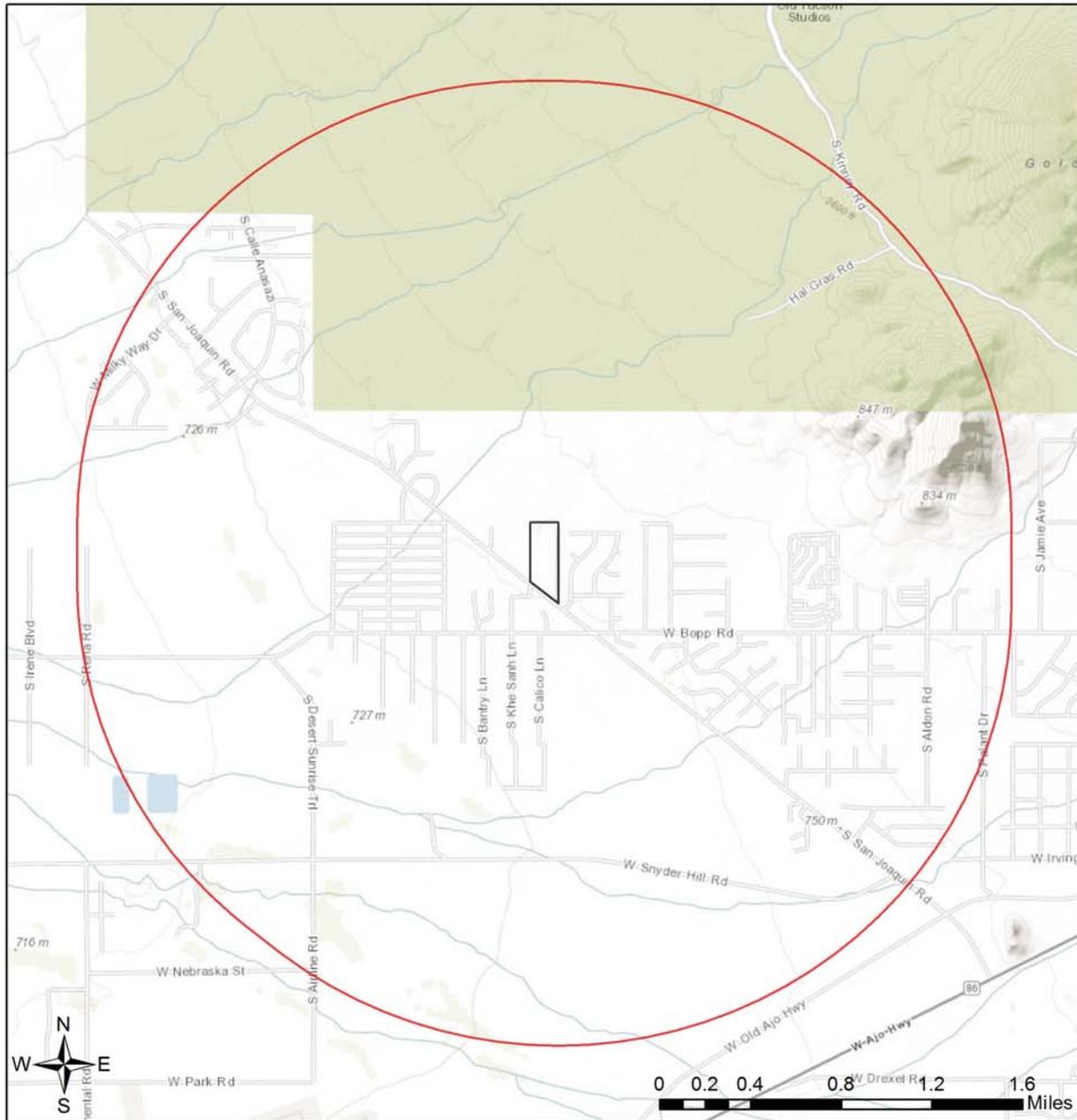
Township/Range(s): T14S, R12E

USGS Quad(s): BROWN MOUNTAIN

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),



Desert Trails RV Parks Rezoning Web Map As Submitted By User

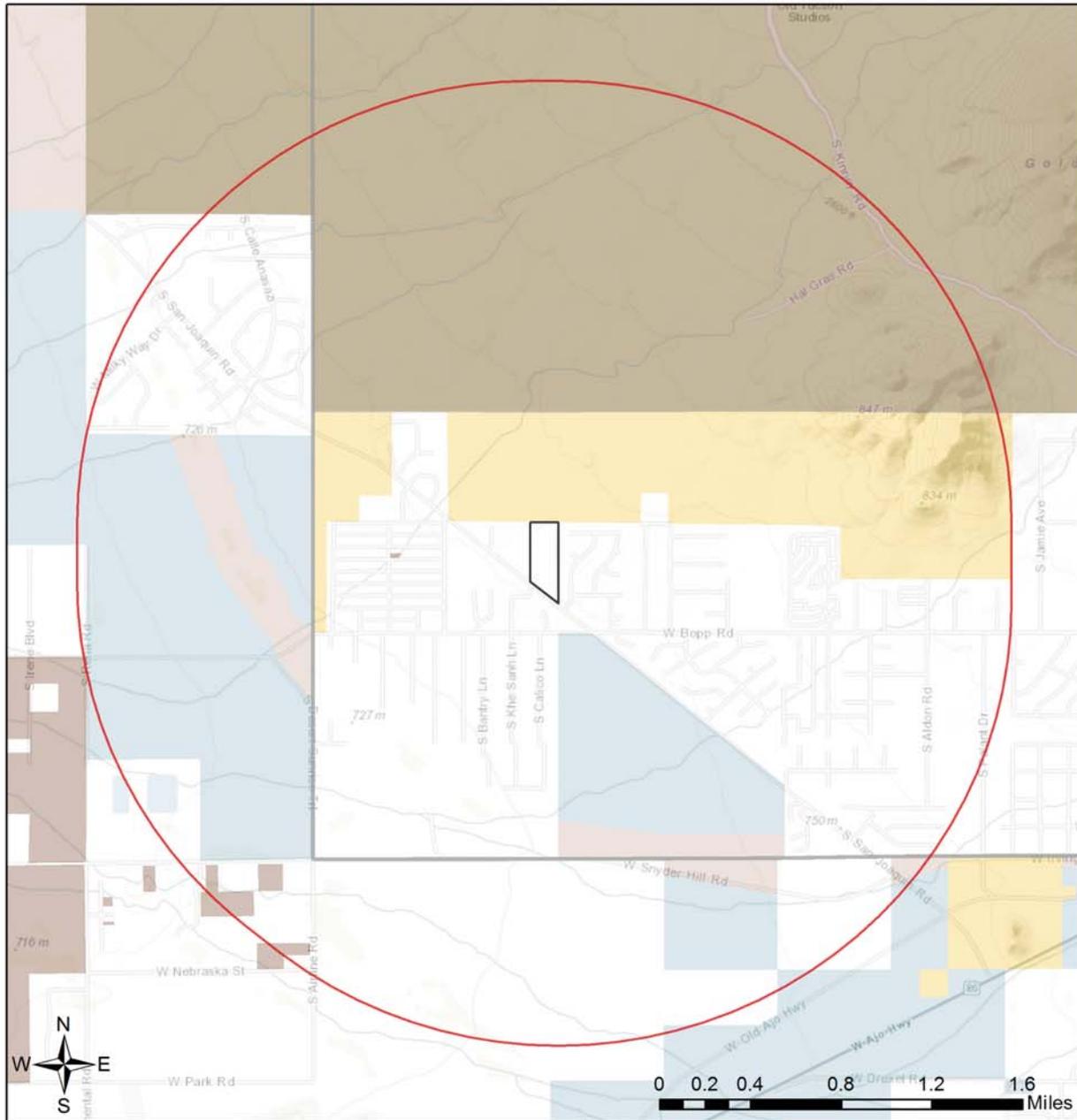


- Project Boundary
- Buffered Project Boundary

Project Size (acres): 25.24
Lat/Long (DD): 32.1822 / -111.1493
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T14S, R12E
USGS Quad(s): BROWN MOUNTAIN

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

Desert Trails RV Parks Rezoning Topo Basemap With Township/Ranges and Land Ownership



- | | |
|---------------------------|--------------------------|
| Project Boundary | Mixed/Other |
| Buffered Project Boundary | National Park/Mon. |
| Township/Range | 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): 25.24
 Lat/Long (DD): 32.1822 / -111.1493
 County(s): Pima
 AGFD Region(s): Tucson
 Township/Range(s): T14S, R12E
 USGS Quad(s): BROWN MOUNTAIN

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

Special Status Species and Special Areas Documented within 2 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	State	SGCN
Antilocapra americana sonoriensis	10J area for Sonoran Pronghorn					
Bat Colony						
Coryphantha scheeri var. robustispina	Pima Pineapple Cactus	LE			HS	
Macrotus californicus	California Leaf-nosed Bat	SC		S	WSC	1B
Mammillaria thornberi	Thornber Fishhook Cactus				SR	
Tumamoca macdougalii	Tumamoc Globeberry		S	S	SR	

Note: Status code definitions can be found at http://www.azgfd.gov/w_c/edits/hdms_status_definitions.shtml.

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

Scientific Name	Common Name	FWS	USFS	BLM	State	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*			WSC	1A
Aquila chrysaetos	Golden Eagle	BGA		S		1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern				WSC	1B
Buteo regalis	Ferruginous Hawk	SC		S	WSC	1B
Chilomeniscus stramineus	Variable Sandsnake					1B
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	WSC	1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC	1B
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S	WSC	1A
Heloderma suspectum	Gila Monster					1A
Incilius alvarius	Sonoran Desert Toad					1B
Lasiurus blossevillei	Western Red Bat		S		WSC	1B
Lasiurus xanthinus	Western Yellow Bat		S		WSC	1B
Leopardus pardalis	Ocelot	LE			WSC	1A
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE			WSC	1A
Lepus alleni	Antelope Jackrabbit					1B
Macrotus californicus	California Leaf-nosed Bat	SC		S	WSC	1B
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolni	Lincoln's Sparrow					1B

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

Scientific Name	Common Name	FWS	USFS	BLM	State	SGCN
Melospiza aberti	Abert's Towhee		S			1B
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Panthera onca	Jaguar	LE			WSC	1A
Passerculus sandwichensis	Savannah Sparrow					1B
Perognathus amplus	Arizona Pocket Mouse					1B
Peucaea carpalis	Rufous-winged Sparrow					1B
Phrynosoma solare	Regal Horned Lizard					1B
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Sonorella papagorum	Black Mountain Talussnail					1B
Tadarida brasiliensis	Brazilian Free-tailed Bat					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	State	SGCN
Callipepla gambelii	Gambel's Quail					
Callipepla squamata	Scaled Quail					1C
Odocoileus hemionus	Mule Deer					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					

Project Type: Development Outside Municipalities (Rural Development), Commercial/Industrial (mall) and associated infrastructure, Maintenance/expansion/rehabilitation of existing facilities

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.

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 http://www.azgfd.gov/h_f/hunting_rules.shtml

Follow manufacturer's recommended application guidelines for all chemical treatments. The U.S. Fish and Wildlife Service, Region 2, Environmental Contaminants Program has a reference document that serves as their regional pesticide recommendations for protecting wildlife and fisheries resources, titled "Recommended Protection Measures for Pesticide Applications in Region 2 of the USFWS", http://www.fws.gov/southwest/es/arizona/Documents/ECReports/RPMPA_2007.pdf. The Department recommends that direct or indirect impacts to sensitive species and their forage base from the application of chemical pesticides or herbicides be considered carefully.

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 herptef fauna (snakes, lizards, tortoise) from entering ditches.

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

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.

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 Tucson Sub-Office Flagstaff Sub-Office
2321 W. Royal Palm Rd, Suite 103 201 N. Bonita Suite 141 SW Forest Science Complex
Phoenix, AZ 85021 Tucson, AZ 85745 2500 S. Pine Knoll Dr.
Phone: 602-242-0210 Phone: 520-670-6144 Flagstaff, AZ 86001
Fax: 602-242-2513 Fax: 520-670-6155 Phone: 928-556-2157
Fax: 928-556-2121



Exhibit 1.D.7-10 Saguaros and Biotic Communities

LEGEND

 SUBJECT PARCEL

BIOTIC COMMUNITY

 *A. deltoidea*-*C. microphyllum* MIXED SCRUB

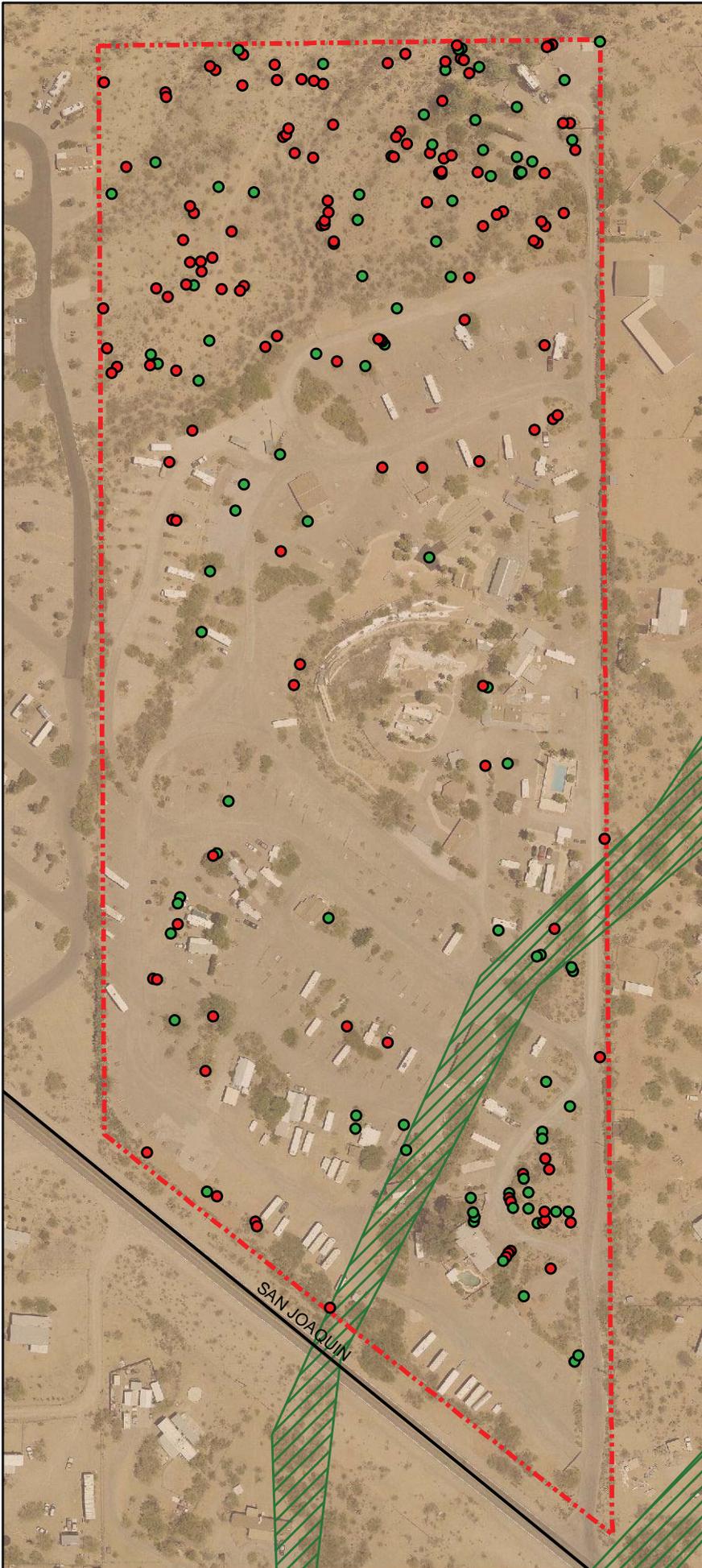
REGULATED RIPARIAN HABITAT

 XERORIPARIAN D

SAGUAROS

 ≤ 6

 > 6



0 100 200 300 400 Feet

I-E. Viewsheds

1. Areas of High, Medium and Low Visibility

Visibility onto the site from San Joaquin along the southern boundary is highly-visible along this edge of the property. The interior of the property is obstructed by changes in elevation and mature vegetation. North of the site is undeveloped and while the site may be visible from trails in the Tucson Mountains, the project site will have low visibility and will be obscured due to distance.

2. Ground Level Photos

a. Views and vistas from adjacent properties that may be blocked or impaired

Distant views of the Tucson Mountains can be seen to the northeast. Some filtered distant views of the Santa Rita Mountains can be seen to the southeast, but these views are broken up by mature vegetation and the remains of the waterpark structures.

TABLE 1-E.2A: VIEWSHEDS FROM ADJACENT PROPERTIES

Image	View Description
North	Distant views of the Tucson Mountains
South	Distant views of the Santa Rita Mountains
East	Distant views of the Santa Rita Mountains
West	Open Space

Note: Please reference Exhibit 1-E.2

b. Views and vistas from beyond adjacent properties that may be noticeably affected

Distant views of the Tucson Mountains can be seen to the northeast. Some filtered distant views of the Santa Rita Mountains can be seen to the southeast, but these views are broken up by mature vegetation and the remains of the waterpark structures.

TABLE 1-E.2B: VIEWSHEDS FROM BEYOND ADJACENT PROPERTIES

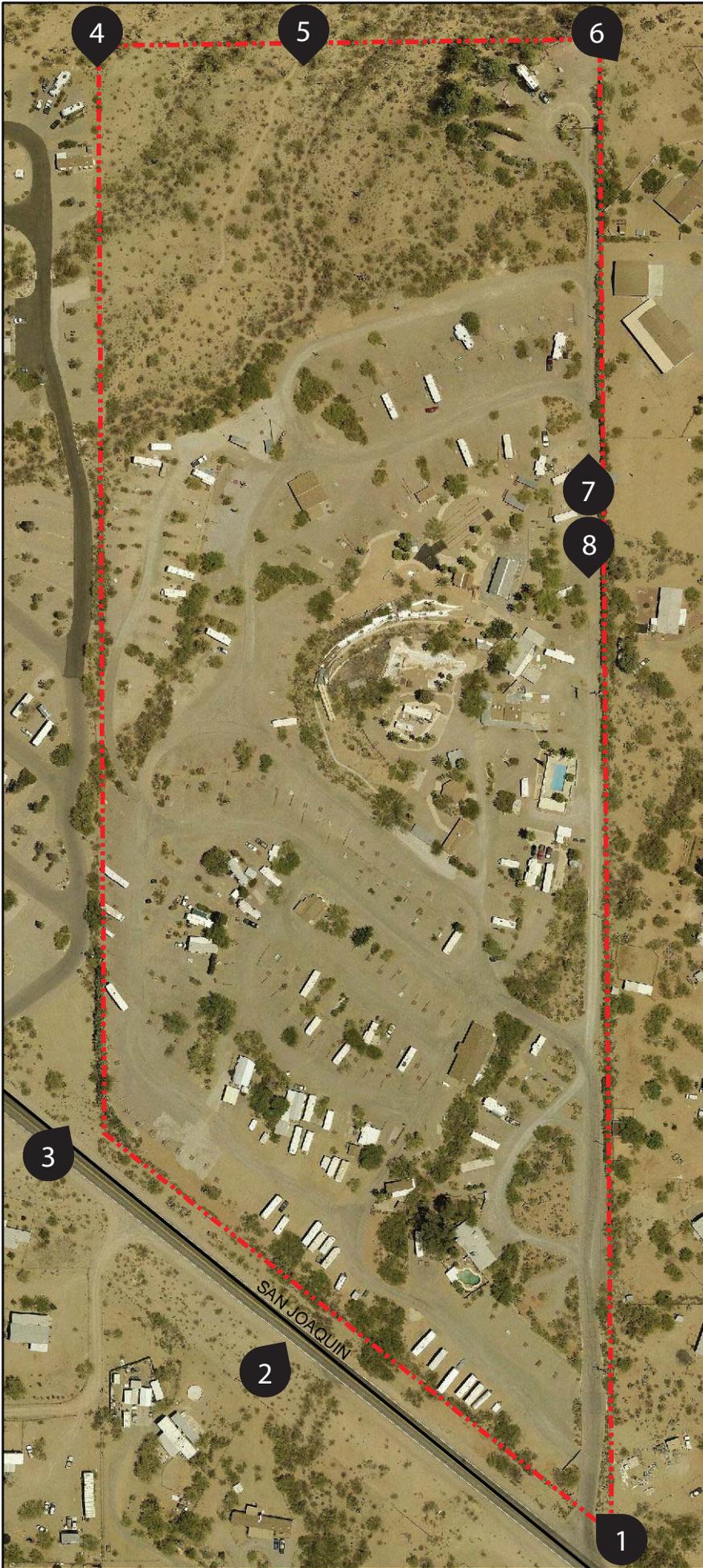
Image	View Description
North	Distant views of the Tucson Mountains
South	Distant views of the Santa Rita Mountains
East	Distant views of the Santa Rita Mountains
West	Open Space

Note: Please reference Exhibit 1-E.2

Exhibit 1.E.2 Viewsheds

LEGEND

 SUBJECT PARCEL



0 100 200 300 400 Feet



SOUTHEAST CORNER - LOOKING NORTHWEST AT ACCESS POINT



SOUTH - LOOKING INTO SITE



SOUTHWEST CORNER - LOOKING NORTH ALONG PROPERTY LINE



NORTHWEST CORNER - LOOKING SOUTH ALONG PROPERTY LINE

EXHIBIT I-E.2: VIEWSHEDS



NORTH - LOOKING SOUTH INTO SITE



NORTHEAST CORNER - LOOKING SOUTHEAST TO ADJACENT PROPERTY



EAST PROPERTY LINE - LOOKING NORTH



EAST PROPERTY LINE - LOOKING SOUTH

I-F. Transportation

- The site has a single ingress/egress point onto San Joaquin Road 1,075 feet north of the intersection of Bopp Road and San Joaquin Road. San Joaquin Road is a major route south of the intersection with Bopp Road. The 25.27 site currently operates as a Recreational Vehicle Park with 246 Recreational Vehicle spaces. The ITE Trip Generation 7th Edition provides two methods for determining Average Daily Trips (ADT) for Mobile Home Parks: 39.61 trips/day/acre or 4.99 trips/day/space. Based on these formulas the site currently has between 1,001 and 1,228 ADT. There are no proposed new off-site streets associated with this project. Exhibit I-F.1a shows all the major routes within a 2 mile radius of the site.

STREET NAME	ROW WIDTH	MEETS PIMA COUNTY STADS	CONTINUOUS ROW?	TRAVEL LANES	CAPACITY	POSTED SPEED LIMIT	EXISTING PAVEMENT WIDTH	ADT	EXISTING BIKE AND PEDESTRIAN WAYS	SCENIC ROUTE
S. KINNEY ROAD	60-150	Y	N	2	15,930	45	40	14,464 IRVINGTON RD TO BOPP RD OCT-13	NO	YES
W. BOPP ROAD	150	Y	N	2	15,930	45	25	5,354 TUCSON ESTATES RW TO KINNEY RD OCT-13	NO	NO
S. JOAQUIN ROAD	150	Y	Y	2	15,930	50	25	2,426 AJO WAY TO BOPP RD OCT-13	NO	YES

- Show Distances from the Site to Existing Driveways and intersections
See Exhibit I.F.1b for distances from the site to existing driveways and intersections.
- Transit Stops
There is an existing transit stop at the intersection of San Joaquin Road and Bopp Road. Sun Shuttle Route # 430 – Tucson Estates, Begins at Laos Center end Irvington and Sheridan. Operation hours 6:15 AM to 7:13 PM with 90 minute headways between shuttles. See Exhibit I-F.1a for the Transit Stop map and route details.

I-G. Sewers

- Map of Existing Public Sewers
Exhibit 1-G.1 shows the existing public sewers in relation to the project site. The site will discharge into the existing (and currently in use) septic system. Currently, there are 15 septic tanks in operation on site with a capacity between 500 and 3,000 gallons. Construction of new collection sewers is not proposed with this rezoning request.
- Wastewater Capacity Response Letter
There is existing sewer capacity if this site was to connect to the sewer system in the future. There are no known site constraints. (See Exhibit 1-G.2 Wastewater Capacity Response Letter)

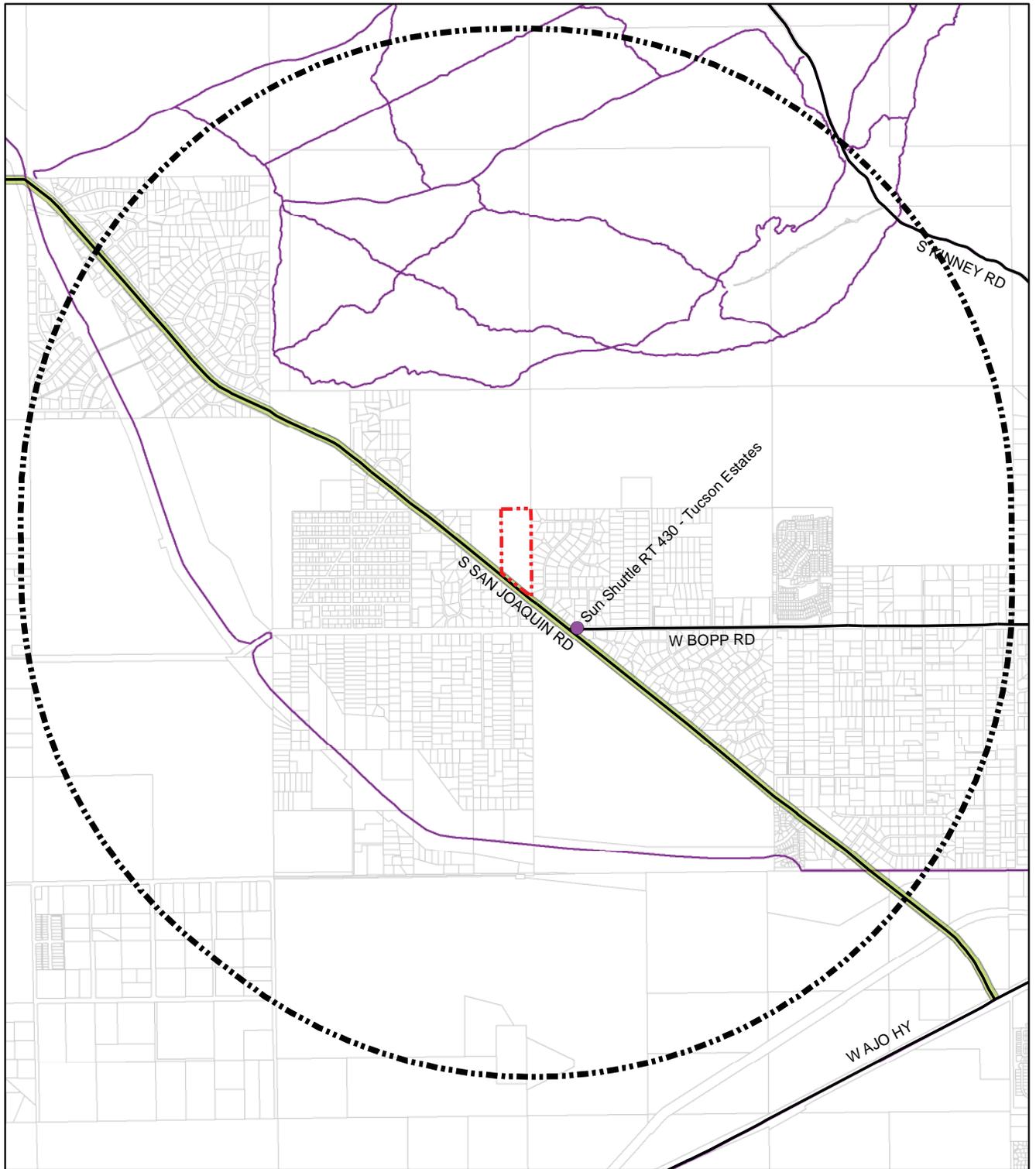


Exhibit 1.F.1 - Existing Major Routes



LEGEND

-  2 MILE BUFFER
-  SUBJECT PARCEL
-  MAJOR ROUTES
-  SCENIC ROUTE
-  BIKE ROUTES
-  BUS STOPS

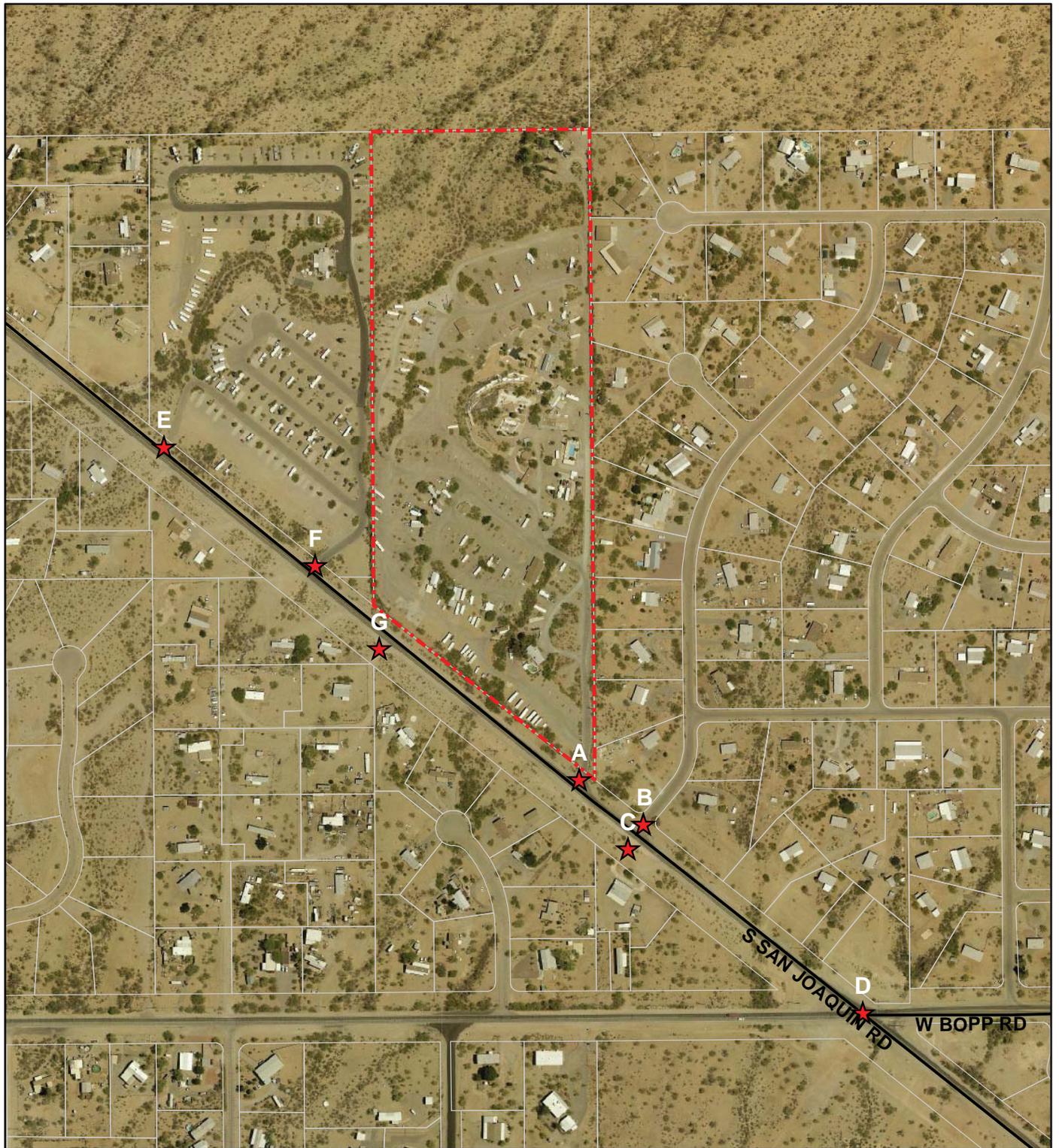
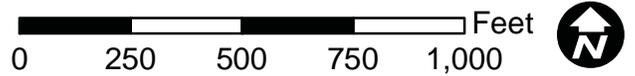


Exhibit 1.F.2 - Intersections and Driveways



LEGEND

-  SUBJECT PARCEL
-  MAJOR ROUTES
-  Intersections and Driveways

Distance from Desert Trails Entry		
LABEL	Name	Distance
A	Desert Trails Entry	--
B	San Joaquin Rd & Bradford Dr	230'
C	Driveway south of San Joaquin Rd	230'
D	San Joaquin Rd & Bopp Rd	1,075'
E	Access drive to west adjacent parcel	1,600'
F	Access drive to west adjacent parcel	1,025'
G	Access drive south of San Joaquin Rd	725'

02020.01

RECEIVED
JUL 02 2003



PIMA COUNTY
WASTEWATER MANAGEMENT DEPARTMENT
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

KATHLEEN M. CHAVEZ, P.E.
DIRECTOR

PH: (520) 740-6500
FAX: (520) 620-0135

June 26, 2003

Planning Resources
270 N. Church
Tucson, AZ 85701
Attention: Susan Phillips

CAPACITY RESPONSE CR03-42

Dear Ms. Phillips:

We have reviewed your request regarding the availability of sewer service for Parcel 212-35-1300 located north of S. San Joaquin Rd.

Under existing conditions (actual developments and commitments for service through approved Sewer Service Agreements), there is capacity for this proposed development in the existing 21-inch diameter public sewer (G-86-025) located approximately one mile south of the property and north of the Central Arizona Project Canal.

An off-site extension and over-sizing of the public sanitary sewer will be required to provide flow-through to un-served parcels. Connection is to be accomplished at a manhole. A Sewer Service Agreement may be required.

Should you desire to enter into a Sewer Service Agreement, a Development Plan, showing the existing connection and preliminary sewer layout for the proposed project must be submitted and approved.

This response is not to be construed as a commitment for conveyance capacity allocation, but rather an analysis of the existing sewerage system as of this date.

Should you desire addition information regarding this subject, please contact this office (740-6544).

Sincerely,

Handwritten signature of Ilene Deckard.
Ilene Deckard
Sr. Civil Eng. Assist.

Xc: Tim Rowe, Development Services
File: T14,R12,Sec 30

I-H. Recreation and Trails

1. Existing Recreational Facilities Within 1 Mile

Exhibit 1-H.1 shows all parks, recreation areas, and adopted public trails within one mile of the Desert Trails RV Park site. The Pima County - Tucson Mountain Park is less than 1 mile to the north from the site. According to the Eastern Pima County Trail System Master Plan, there are several trails located within a one-mile radius of the site but the GIS data does not indicate the development status of the trails.

2. Proposed Trail Right-of-way from "Eastern Pima County Trail System Master Plan"

According to the Eastern Pima County Trail System Master Plan, there are several trails located within a one-mile radius of the site but the GIS data does not indicate the development status of the trails (See Exhibit 1-H.1 Recreation).

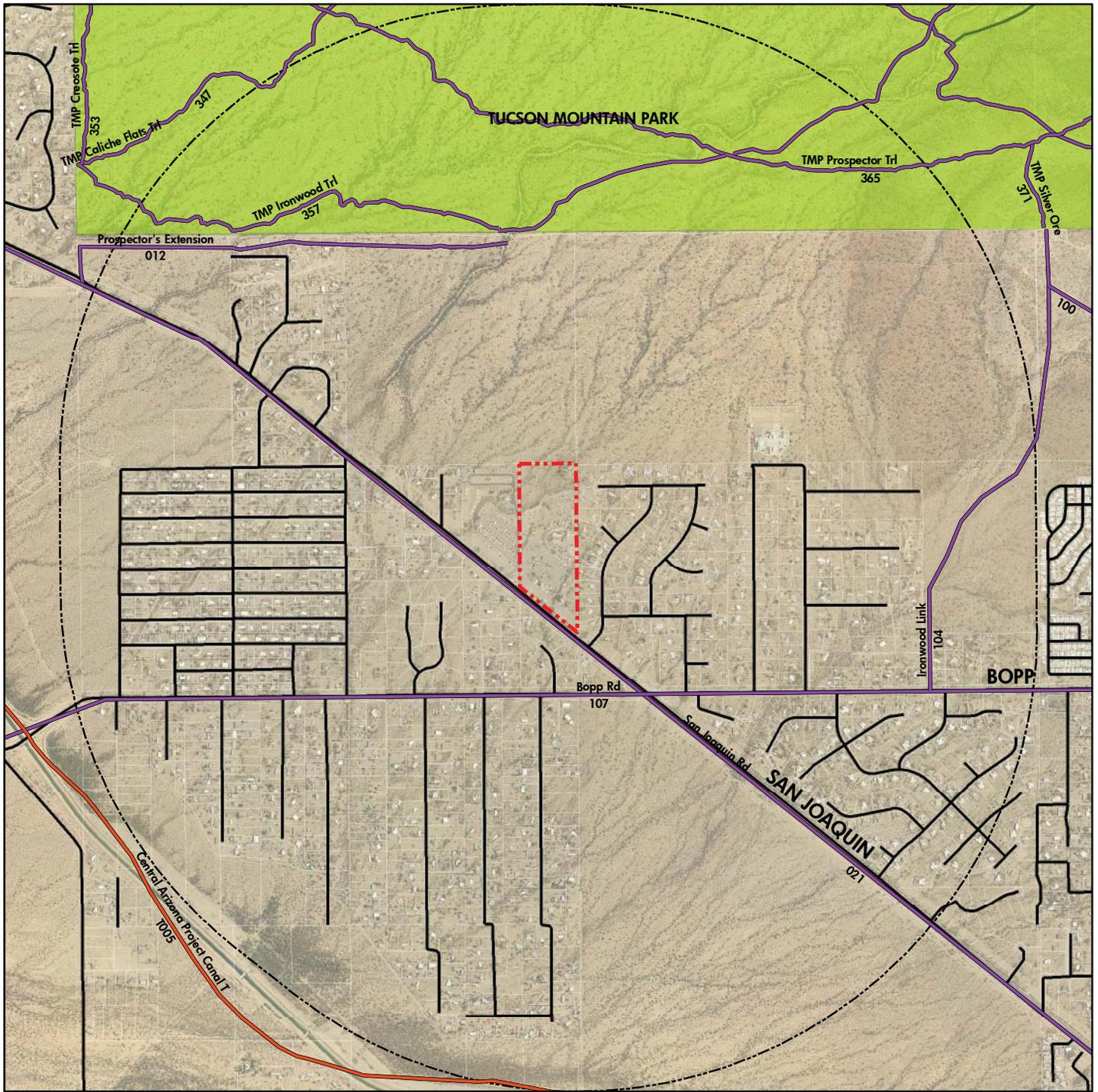


Exhibit 1.H.1 Recreation

LEGEND

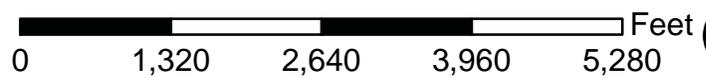
- 1 MILE BUFFER
- SUBJECT PARCEL

PARKS

TUCSON MOUNTAIN PARK

TRAILS

- SINGLETRACK TRAIL
- TRAIL



I-I. Cultural Resources: Archaeological and Historic Sites

1. Report of Available Site Information

The Arizona State Museum finds that the subject property has not been surveyed for archaeological or historical sites (See Exhibit 1-I.1 Arizona State Museum Archaeological Records Check Letter dated June 17, 2003).

2. Identified Archaeological and Historic Sites

No archaeological or historic sites have been recorded on the property.

3. Identified Cultural Resources

A cultural resources field survey shall be completed at the time of or prior to submittal of a tentative plat.

I-J. Air Quality

Current site conditions and overall intended land use are to remain as is. The land use for the site does not adversely affect the air quality.



Arizona State Museum
P.O. Box 210026
Tucson, AZ 85721-0026
(520) 621-6302
FAX: (520) 621-2976

Arizona State Museum Pima County Archaeological Records Check Form

Date of Request: June 16, 2003 **Date Completed:** June 17, 2003

Request came in by: Mail Phone Fax Email

Requested by:

Name and Title Susan Phillips
Company Planning Resources
Address 270 N. Church Ave
State and zip code Tucson, Arizona 857 01
Phone and Fax 520-628-1118 FAX 520-628-7637

Project Name and/or Number Desert Trails RV Park #02023.01 **Project Description** Archaeological Records Check for property to be rezoned.

Location of Project Area: (General description such as street intersections)

Parcel # 212-35-1300, North of South San Joaquin Rd.

Legal Description:

T14 S R12 E S 30

Size of Buffer Radius 50 feet

Results of Search

Surveys in Project Area? No Sites in Project Area? Not Known
ASM Survey Numbers: NA Site Numbers:

Surveys in Buffer Area? No Sites in Buffer Area? Not Known
ASM Survey Numbers: NA Site Numbers:

Results sent by Mail Fax

The Pima County Cultural Resources Staff will make recommendations based on these and other results. A list of qualified archaeological contractors is available on our website at <http://www.statemuseum.arizona.edu/profsvcs/permits/permittees.asp> should the County require further investigation.

If you have any questions, please feel free to contact me.

Su Benaron, Assistant Permits Administrator
(520) 621-2096 FAX (520) 621-2976
sbenaron@email.arizona.edu

RECEIVED
JUN 19 2003



I-K.1 Composite Map

1-3. Characteristics (See Exhibit 1-K.1, Composite Map)

The composite map assembles site Topography, Hydrology, and Biological Resources on one map.

- a. Topography - The site does not contain any protected peaks and ridges or rock outcrops. Slopes of 15-25% or greater than 25% are shown.
- b. Hydrology - See section I.C for detailed discussion of the 100-year floodplain delineation and calculations, sheet flooding areas, federally mapped floodways and floodplains, regulated riparian habitat and perennial surface waters.
 1. Approximate 100-year storm event flood limits are shown on Exhibit 1.C.4 The location of the water surface level associated with the 100-year storm event was estimated by developing cross sections and estimating normal depth with Manning's Equation at select locations about the site. Cross section locations and calculations are contained in Appendix 1. Water World and Desert Trails RV Park Hydrologic Site Assessment, June, 2003.
 2. Sheet flooding areas and average depths were taken from the Online PC-RFCD Flood Hazard Map.
 3. Federally mapped floodways and floodplains were taken from the 2245L Firm Panel. There are no mapped base flood elevation lines, or floodways in the 2245L Firm Panel. The entire site is mapped as Zone X floodplain.
 4. There are 0.92 acres of mapped Xeroriparian D on site. The 2005 Riparian Classification Map (RCM) appears to have projection error when viewed over the 2014 PCDOT Orthophoto. Exhibit 1.C.4e.1 shows the proposed realignment of the RCM polygon to fit the topographic contours, 100 year floodplain limits, and denser vegetation as directed in PC-RFCD technical procedure Tech-104. Exhibit 1.C.4e.2 shows the RCM and proposed RCM realignment over the 1996 USGS aerial orthophotos and clearly demonstrates the riparian habitat disturbance occurred prior to the effective date of the 1999 or 2005 RCM.
 5. There are no lakes, ponds, springs, wetlands, or other sources of perennial water on site.
- c. Biological Resources - Regulated Riparian Habitat and saguaros are shown. There are no Ironwoods on the site. No areas of significant habitat were noted by Arizona Game and Fish Department.

Exhibit 1.K.1 Composite Map

LEGEND

SAGUAROS

- ≤6
- >6

WASHES

--- 25' EROSION HAZARD SETBACK

--- 100 YEAR WATER SURFACE ELEVATION

2' CONTOUR INTERVAL

— INDEX

— INTERMEDIATE

SLOPES

- <15%
- 15 - 25%
- 25+%

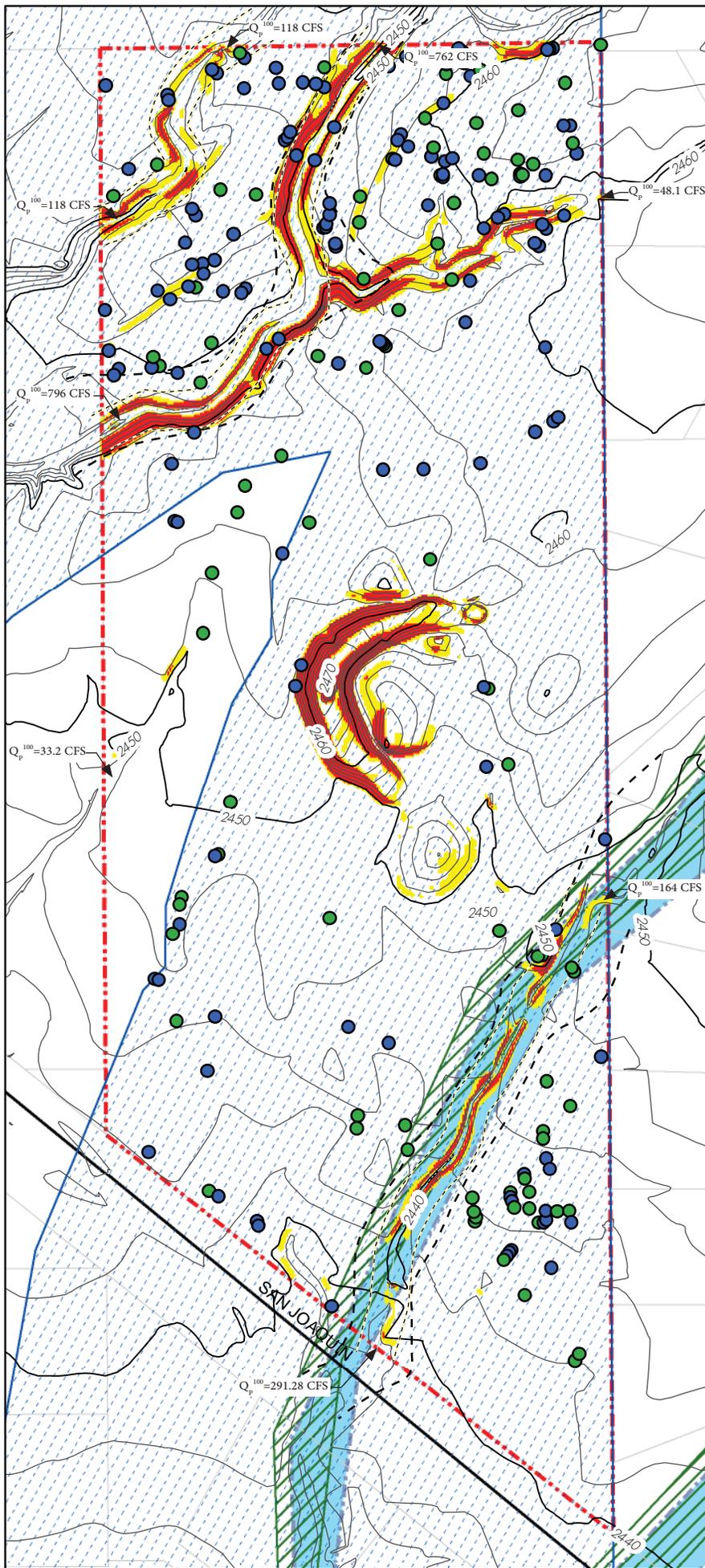
SHEET FLOW AREAS

SUBJECT PARCEL

REGULATED RIPARIAN HABITAT - 2005 RCM

XERORIPARIAN D

PROPOSED ADJUSTMENT OF 2005 RCM



II-A. Project Overview

1. Proposed Zoning Boundaries

A map of the requested zoning boundary is shown in Exhibit II-A.1. A change from GR-1 (Rural Residential) to TH (Trailer Homesite) is being requested for the entire site in order to allow the project site to have a consistent zoning designation of TH. The Desert Trails RV Park site is composed of a single parcel, identified by the Pima County Assessor as 212-35-1300 (see Exhibit II-A.1, Requested Zoning Boundaries).

2. Characteristics of Proposed Development

- a. The project site currently is used as a recreational vehicle park, Desert Trails RV Park. Current site conditions and land use will continue to exist without any significant alteration to the existing site plan. A requirement to submit a development plan will be one of the recommended rezoning conditions, there is a Preliminary Development Plan associated with this request.
- b. The rezoning request is in conformance with Pima Prospers due to Rezoning Policy RP-43, which states "Allow a rezoning to TH in the existing RT designation".
- c. Contact will be made with adjacent property owners when the site analysis is deemed "complete". The neighbors will be informed that the project site is attempting to obtain conformance with zoning regulations.
- d. The Preliminary Development Plan presents a compatible land use for the site. Another RV Park lies immediately west of the property, south and east of the property are GR-1 low intensity urban homes. Homes to the east of the property will be shielded from any adverse effects of the park due to a large oleander hedge that will provide screening for the adjacent properties. The rezoning will assist with creating a cohesive zoning category for the single parcel, enabling the entire project site to be zoned TH.
- e. The development of the property as planned is consistent with Growing Smarter principles in a number of ways. Recreational Vehicle Parks are often associated with travel, recreation and tourism. RV Parks can encourage tourism, much akin to a hotel or temporary occupancy. This park's proximity to the Tucson Mountains would be of particular interest to visitors. This development also furthers the goal of creating a range of housing opportunities and choices. No single type of housing can serve the varied needs of today's diverse households. An RV Park adds to the existing mix of housing choices offered in Pima County. The proposed project conforms to another principle which calls for "fair and cost effective" development, made possible by the proximity to existing utilities and other infrastructure. Lastly, the project will be a walkable neighborhood with pedestrian paths available throughout the common areas of the site.
- f. There are no plans to utilize solar energy systems, however individual RV owners may choose to add solar energy systems to their recreational vehicles at some point in the future. Additionally, the site's orientation, north-south, is preferable for solar use.

3. Conformance to Existing Ordinances

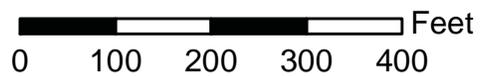
a. Buffer Overlay Zone

The Desert Trails RV Park site is located within the Buffer Overlay Zone for the Tucson Mountain Park. Approval of a variance to allow for the BOZO minimum area exception will be necessary. The current site plan preserves and protects open space in the northwest corner of the property, fostering the unimpeded movement of wildlife, creating a visual connection to the nearby public preserve, and allowing for wash preservation. Open space located around the water park is used as a scenic view point as this is the highest point of the site. A walking path is utilized to reach

Exhibit 2.A.1 Proposed Zoning Boundaries

LEGEND

-  SUBJECT PARCEL
-  GR-1
-  RH
-  TH



the peak. The current undisturbed open space area on the property is approximately 6.0 acres (24% of the total area, or 34% of the site excluding the previously approved graded portion of the property, see note on page 53 for a further explanation and refer to Appendix 3). The remaining area of the site has previously been disturbed for several decades when the RV Park was constructed. The overall existing open space and common area provided is 43% of the total site comprised of natural open space and common area.

II-B. Preliminary Development Plan

1. Map of Preliminary Development Plan (PDP)

The Preliminary Development Plan (PDP) is included as Exhibit II-B.1. This exhibit addresses all of the elements identified in Section II-B.1 of the Checklist, covering the same elements as identified in Zoning Code Section 18.91.030E, to the extent that they apply. The following is provided for clarification:

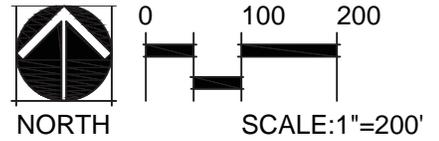
- a. The site boundaries and the preliminary lot dimensions are shown.
- b. The location of all proposed/existing structures are shown.
- c. The adjacent San Joaquin Road right-of-way is shown.
- d. The one point of access, i.e. Sunset View Trail, is shown.
- e. Parking will be accommodated within the site in designated areas. On site parking consists of 217 spaces for passenger vehicle parking. This total includes one passenger car parking space per each of the 212 recreational vehicle spaces in accordance with Pima County's parking requirements plus five (5) spaces for the office / manager residence (1,000s.f. of office and 1,200s.f. of manager's residence), one (1) handicap space and two (2) bicycle racks.
- f. This project requires a 40' Bufferyard D along the southern boundary and 10' Bufferyard D along the eastern boundary, as shown.
- g. Common areas, especially remnant pieces of the water park, within the project will be used for water harvesting and will also continue to be landscaped. The large open area along the north boundary will be left natural.
- h. Recreation areas within the sites common areas include a mountain bike course, dog run, gym, walking trails, pool and exercise room, as shown. Open space and natural areas are also depicted on the PDP.
- i. All drainage features are shown. There are 4 culverts in Basin 1 shown on Exhibit I.C.4

Cul-vert	Size/Material
A	18" Steel
B	18" PVC
C	2-8" Concrete
D	30" PVC

Concentration points (Q=xx cfs) are show on the PDP exhibit and an updated hydrology report will be submitted with the Development plan.

- j. The only such significant feature is the existing drainageway and riparian habitat that runs across the southern portion of the property. This feature is identified.
- k. The various land uses proposed for the site are identified.
- l. There are no trails within this proposal's boundary, however this project is adjacent to Trail #021 that runs along San Joaquin.
- m. An El Paso Natural Gas easement, as well as a Gas and Electric easement and a Telephone easement are all depicted on the PDP.
- n. All septic tanks are identified on the PDP.
- o. This project is within the BOZO.
- p. There are no transit stops.

EXHIBIT II-B.1: PRELIMINARY DEVELOPMENT PLAN (PDP)



LINETYPE LEGEND

- PROPERTY LINE
- SEPTIC LINE
- ELECTRICAL LINE
- WATER LINE
- RV SITE BOUNDARY
- EXISTING TRAIL
- 25' EROSION HAZARD SETBACK
- 100 YR FLOODPLAIN
- RV USE AREA
- PROPOSED RIPARIAN HABITAT MAPPING
- BUFFERYARD
- WATER VALVE
- UTILITY POLE
- TRANSFORMER BOX
- ELECTRICAL PANEL
- TELEPHONE RISER
- SEPTIC TANK
- LIGHTPOLE
- EPNG MONUMENT
- SURVEY MARKER
- CULVERT

PROJECT SUMMARY

TOTAL RV SPACES - 212
 BUFFER OVERLAY ZONE OPEN SPACE - 6.0AC (34%)
 TOTAL ACREAGE - 25.27AC
 *Percentage based on proposed development area

CULVERT	SIZE/MATERIAL
A	18" STEEL
B	18" PVC
C	2 - 8" CONCRETE
D	30" PVC

DESERT TRAILS RV PARK

2. Support Data For PDP

a. Gross floor area of commercial and industrial structures

NA

b. Building heights

The maximum building height is 34' (2 stories). TH - Trailer Homesite Zoning Requirements include:

- Building height limitations: Maximum height: Thirty-four feet, Maximum stories: Two

c. Total number of dwelling units

There are 212 recreational vehicle spaces.

TH - Trailer Homesite Zoning Requirements include:

- 18,000SF minimum lot area for a trailer park: Proposed site is 25.26 acres or 1,056,330 SF.
- Minimum area per trailer: 2,000SF - Max sites allowed: 251, Proposed sites: 212
- Minimum yard requirements: Front: Thirty feet, Side: Ten feet, Rear: Thirty feet
- Minimum distance between main buildings or trailers: Twenty feet provided.

d. Maximum residential density of each planning unit

NA

e. Total number of parking spaces

On site parking consists of 217 spaces for passenger vehicle parking. This total includes one passenger car parking space per each of the 212 recreational vehicle spaces in accordance with Pima County's parking requirements, five (5) spaces for the office and manager residence (1,000s.f. of office and 1,200s.f. of manager's residence), one (1) handicap space and two (2) bicycle racks.

TH - Trailer Homesite Zoning Requirements include:

- Off-street parking: There shall be one off-street parking space per recreational vehicle in a RV park.

f. Type of landscaping

A variance will be submitted for the Bufferyard requirements. The Landscape Design Manual for Pima County requires a Bufferyard "D" along the southern boundary (40') and Bufferyard "D" along the eastern boundary (10'). The eastern bufferyard is currently in existence. Additional information regarding bufferyards can be found in Section II-F Buffer Plan.

g. Acreage and Description of Open Space

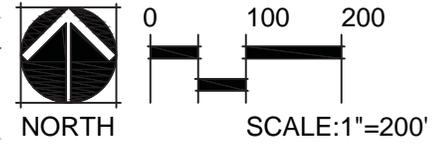
Area in the north west corner of the property has been left undisturbed as natural open space equaling 24% of the total open space (34% of the development area that was not previously permitted, see note on page 53 for a further explanation and refer to Appendix 3) is designated as Buffer Overlay Zone Open Space.

h. Additional PDP Information

All illustrative information is depicted on the PDP Map Exhibit II-B.1. Below is a table depicting the size and setbacks of all existing/proposed structures: *Distance setbacks for accessory buildings in TH - Front: 60', Side: 4', Rear:4'

Existing Structure Use	Size	Meets Setbacks*	Height
Pool Hall & Laundry Facility	1,200 SF	y	One story
Crafts Building and Toilets	2,820 SF	y	One story
Open Storage Shed	900 SF	y	One story
Storage Shed	391 SF	y	One story
Aerobics Room	1,176 SF	y	One story
Weight Room & Laundry Facility	1,085 SF	y	One story
Toilets	264 SF	y	One story
Wood Shop and Shed	117 SF	y	One story

EXHIBIT II-C.3.4: TOPOGRAPHY AND GRADING



LINETYPE LEGEND

-  PROPERTY LINE
-  SEPTIC LINE
-  ELECTRICAL LINE
-  WATER LINE
-  RV SITE BOUNDARY
-  EXISTING TRAIL
-  100 YR FLOODPLAIN
-  RV USE AREA
-  RIPARIAN HABITAT
-  BUFFERYARD
-  WATER VALVE
-  UTILITY POLE
-  TRANSFORMER BOX
-  ELECTRICAL PANEL
-  TELEPHONE RISER
-  SEPTIC TANK
-  LIGHTPOLE
-  EPNG MONUMENT
-  SURVEY MARKER
-  CULVERT

Shade Structure for Picnic Area	429 SF, 208 SF, & 136 SF	y	One story
Storage Shed	396 SF	y	One story
Hot Tub with Shade Structure	900 SF	y	One story
Recreational Hall for Customer Activities	2,625 SF	y	One story
Laundry and Showers	320 SF	y	One story
T.V. Lounge	940 SF	y	One story
Office and Manager Residence (Total) Office (First Floor)	2,211 SF 1,000 SF	y	Two story
Library / Guest Room	2,079 SF	y	One story
Shade Structure	360 SF	y	One story
Pool Equipment Shed	192 SF	y	One story
Shade Structure	288 SF	y	One story

Below is a table summarizing the open space and land use summary for the Desert Trails RV Park.

Desert Trails Land Use and Open Space Summary			
	SF	AC	%
Gross Area	1,100,874	25.27	100%
Proposed BOZO		6.0	24%
Total Common Area/ Open Space BOZO	476,493	10.9	43% Natural/Functional
RV Spaces	SF	Total	%Mix
Small (28'x40')	1,120	58	27%
Medium (28'x50')	1,400	104	49%
Large (28'x60')	1,680	50	24%
		212	
Original Development Area (1979 Development Plan)*	337,990	7.76	
Total Area		25.27	100%
Remaining Area	762,883	17.51	
Required BOZO		8.8	50%
Proposed BOZO	260,578	6.0	34% Natural
Required NPP Set Aside	228,820	5.3	30% Natural
Provided NPP Set Aside	260,578	6.0	34% Natural

* For the purposes of calculating total site area for the Buffer Overlay Zone and Native Plant Preservation ordinances, the area graded for Justin's Water World (DW-79-2) was subtracted from the total since this was a previously permitted use (by virtue of accepting the site plan). Please note that the additional RV Park area, which was not permitted at the time, was not deducted from the total site area.

II-C. Topography and Grading

1. Slope Development and Mitigation

Most of the site is flat with the exception of the man-made hill in the center of the site and banks of the washes that cross the site. In some cases, these areas include slopes of 15% or greater. Development impacts such as erosion or degraded views of slopes are not expected to be an issue due to the fact that the site has already been graded and used for an RV Park. A condition requiring a development plan may be recommended as a condition of this rezoning.

2. Areas to be Left Natural Under The Hillside Development Zone, and New Average Cross Slope

No portion of the site is currently “natural” or proposed to be “left natural” in order to take advantage of the allowances provided for under the Hillside Development Overlay Zone code. Current site conditions and land use will be similar and will not need significant alteration to the average cross slope to be built. The average cross slope for the project area will be 6.59%.

3. Areas to be Graded, Disturbed, and Revegetated

When completed, approximately 60% of the overall site will be disturbed and graded, while the northwest corner will remain undisturbed, natural open space. The landscape bufferyard area on the east side of the property was previously revegetated per the landscape design guidelines for bufferyards. (See Exhibit II-C.3,4: Topography and Grading) Refer to the table above for how open space requirements will be met.

4. Changes to Natural Grade

Approximately 6.5 acres of the site was graded based on the original development plan area prior to the additional encroachment for the proposed development. The proposed development has a approximately 7.5 acres of graded area. The total graded area is 14.0 acres (55% of the site) excluding the existing graded area in the El Paso Natural Gas Easement (1.4 acres). Total graded area is approximately 60% of the site including the El Paso easement.

5. Describe and Map Engineering and Design Features For Mitigation

Not applicable only required for cluster development.

II-D. Hydrology

1. Response of PDP to Hydrologic Characteristics

A hydrologic site assessment of the Desert Trails RV Park was conducted by Darling Environmental and Surveying, Ltd. in June of 2003 as a portion of a previous rezoning application titled +/-22.2 Acre Parcel at 3551 S. San Joaquin Road, Site Analysis Submittal for Pima County; Planning Resources, Nov 18, 2003. That analysis was conducted after the additional 7.5 acres of development disturbance occurred and there is no available data to compare the pre- and post-development hydrologic conditions. No significant changes to the hydrology have occurred since the 2003 report was submitted. No additional alteration to the existing site plan is proposed, therefore, on-site and off-site hydrology will not be altered from the conditions reported in the 2003 study (see exhibit II-D.1).

The site analysis demonstrates that the apparent encroachment into mapped regulated riparian habitat occurred prior to the effective date of the 2005 FC2 Floodplain management ordinance, and no mitigation is necessary (see exhibit, I.C.4).

The site is a Recreational Vehicle Park and the majority of the lots are outside of the 100-year water surface elevation limits and the 25-foot erosion hazard setback limits. A limited number of the recreational vehicle spaces are partially located within the Erosion Hazard Setback or 100-year water surface elevation, however recreational vehicles that are on site for fewer than 180 days are exempted from floodplain permit requirements per Chapter 16.34.10-C.

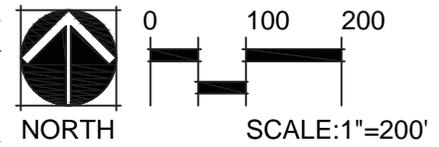
The Recreation Hall is a permanent structure that is located within both the 100-year water surface elevation and the Erosion Hazard Setback. This structure appears on aerial photographs dating as far back as 1992 and is located on a flat graded area on top of the wash bank. Online searches for Elevation Certificates and Building Permits did not yield any useful information about the FFE of this structure in relationship to the base flood elevation level. Further investigation of this issue will be addressed in the Development Plan and an updated hydrological report will be submitted at that time.

2. 100-year Floodplain and Erosion Hazard Setback
No additional proposed impacts beyond those previously analyzed in the 2003 Hydrologic report are proposed within the 100-year Floodplain or Erosion Hazard Setback.
3. Quantify and Map Post-development Water Discharge
All of the grading and drainage impacts within the proposed development have already occurred and were quantified and mapped in 2003 hydrologic report. No additional impacts beyond those previously analyzed are proposed. An updated drainage report utilizing current methodology and rainfall data will be required with the Development Plan submittal and the peak discharge rates will be confirmed at that time.
4. Describe and Map Mitigation Features For Drainage and Erosion Problems
All of the grading and drainage impacts within the proposed development have already occurred. No additional grading or alteration of watercourses are proposed and therefore the erosion mitigation control measures detailed in the Pima County Floodplain Management Ordinance and Pima County Grading Design Manual are not necessary at this time. An updated drainage report utilizing current methodology and rainfall data will be required with the Development Plan submittal and the need for additional water harvesting, erosion control, and stormwater detention improvements will be evaluated at that time. There are 4 existing culverts as shown on Exhibit II.D.1
5. Conformance of PDP to Applicable Pima County Policies
The proposed development and the subsequent impacts to the site hydrology resulting from changes to the grading and watercourses on the site have already occurred and have been documented in the 2003 hydrologic site assessment. No changes to the current grading or impervious surfaces are anticipated. Further investigation of the site hydrology will be conducted in an updated hydrologic site assessment in conjunction with the Development Plan. The need for additional water harvesting, erosion control, and stormwater detention improvements to bring the site into compliance with the Floodplain Management Ordinance will be evaluated at that time.

II-E. Biological Resources

1. Impacts to Biological Resources
 - a. Conservation Lands System
The site is not within any of the Conservation Lands System Categories.
 - b. Saguaros
Saguaros are present on the site. The proposed PDP directs development around existing saguaro specimens. Existing saguaros on-site will not be disturbed.
 - c. Ironwood Trees

EXHIBIT II-D.1: PROPOSED HYDROLOGY



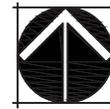
LINETYPE LEGEND

- PROPERTY LINE
- SEPTIC LINE
- ELECTRICAL LINE
- WATER LINE
- RV SITE BOUNDARY
- EXISTING TRAIL
- 25' EROSION HAZARD SETBACK
- 100 YR FLOODPLAIN
- RV USE AREA
- PROPOSED RIPARIAN HABITAT MAPPING
- BUFFERYARD
- WATER VALVE
- UTILITY POLE
- TRANSFORMER BOX
- ELECTRICAL PANEL
- TELEPHONE RISER
- SEPTIC TANK
- LIGHTPOLE
- EPNG MONUMENT
- SURVEY MARKER
- CULVERT

CULVERT	SIZE/MATERIAL
A	18" STEEL
B	18" PVC
C	2 - 8" CONCRETE
D	30" PVC

DESERT TRAILS RV PARK

EXHIBIT II-F.1-2: BUFFERYARD PLAN



NORTH

0 100 200



SCALE: 1"=200'

LINETYPE LEGEND

- PROPERTY LINE
- SEPTIC LINE
- ELECTRICAL LINE
- WATER LINE
- RV SITE BOUNDARY
- EXISTING TRAIL
- 100 YR FLOODPLAIN
- RV USE AREA
- RIPARIAN HABITAT
- BUFFERYARD
- WATER VALVE
- UTILITY POLE
- TRANSFORMER BOX
- ELECTRICAL PANEL
- TELEPHONE RISER
- SEPTIC TANK
- LIGHTPOLE
- EPNG MONUMENT
- SURVEY MARKER
- CULVERT

There are no ironwood trees on site.

d. Pima Pineapple Cactus

The site is not within the Conservation Priority Area for Pima Pineapple Cactus.

e. Needle-spined Pineapple Cactus

The site is not within the Conservation Priority Area for Needle Spined Pineapple Cactus.

f. Areas of Significant or Important Vegetation

Current site conditions and land use will continue as is without any significant alterations to the existing site plan. While Oleander is not on the County's approved vegetation list, the existing Oleander hedge runs the entire eastern property line and that provides important screening for the adjacent residential properties. This hedge is planned to remain in place.

2. Protection of Landscape Connectivity

The project site is not within any of the Conservation Lands System Categories or within or adjacent to any of the six Critical Landscape Connections shown on the CLS map.

II-F. Landscape and Buffer Plan

1. Bufferyard Descriptions

A variance will be submitted for the site's Bufferyard requirements. The PDP shows a 40' natural bufferyard on the south edge and a 10' bufferyard east edge of the property. Bufferyard 'D' is a natural bufferyard and will remain in its existing condition. The proposed bufferyard consists of 10' to the south and east, with an existing Oleander hedge located along the entire eastern property line, which provides important screening for the adjacent residential properties (see Exhibit II-F.1-2: Bufferyard Plan)

2. Bufferyard Conflicts

An existing 10' bufferyard will continue to be provided on the eastern boundary of the site. A 40' bufferyard will continue to be provided on the southern boundary of the site. Revegetation of the southern edge may be required to restore this area to a natural desert condition.

3. Vegetation Transplanting Impacts

No vegetation will be transplanted into the bufferyards, open space areas or other areas on site. A variance will be requested.

II-G. Viewsheds

1. Impacts to Views

a. Views and vistas from adjacent properties

Visibility onto the site from San Joaquin along the southern boundary will be highly-visible along this edge of the property, however the proposed development (unauthorized encroachment area) will not be visible from the road. The interior of the property will be obstructed by changes in elevation and mature vegetation. North of the site is undeveloped and while the site may be visible from trails in the Tucson Mountains, the project site will have low visibility and will be obscured due to distance.

b. Views and vistas from areas beyond adjacent properties

The development is not expected to block any significant views or vistas seen from the adjacent properties. The dominant views are of the Tucson Mountains.

2. Mitigation of Visual Impacts

The current site conditions and land use will continue to exist without any significant alteration to

EXHIBIT II-H.1: EXISTING ACCESS POINTS AND DRIVEWAYS



0 100 200

SCALE: 1"=200'

LINETYPE LEGEND

- PROPERTY LINE
- SEPTIC LINE
- ELECTRICAL LINE
- WATER LINE
- RV SITE BOUNDARY
- EXISTING TRAIL
- 25' EROSION HAZARD SETBACK
- 100 YR FLOODPLAIN
- RV USE AREA
- PROPOSED RIPARIAN HABITAT MAPPING
- BUFFERYARD
- WATER VALVE
- UTILITY POLE
- TRANSFORMER BOX
- ELECTRICAL PANEL
- TELEPHONE RISER
- SEPTIC TANK
- LIGHTPOLE
- EPNG MONUMENT
- SURVEY MARKER
- CULVERT

ACCESS POINT	DESCRIPTION
A	Primary entry
B	SAN JOAQUIN AND BRADFORD: 230'
C	DRIVEWAY-SOUTH SIDE OF SAN JOAQUIN: 230'
D	DRIVEWAY-SOUTH SIDE OF SAN JOAQUIN: 725'
E	ACCESS DRIVE-SOUTH SIDE OF SAN JOAQUIN: 1,025'

DESERT TRAILS RV PARK

the existing site plan. Visual impacts will not be altered from their current state.

a. Views and vistas from off-site

As noted in the site analysis, no new construction that could block or impair views and vistas from off-site properties is planned for the site. No mitigation will be necessary.

b. Areas of high and medium visibility

The Desert Trails RV Park was not developed under the Cluster Development Option of the Zoning Code. Current site conditions will remain. No mitigation will be necessary.

II-H. Transportation

This project will have no impact on surrounding transportation as this project will remain as an existing use with the same access points. No new access points, roads (on-site or off-site), increased ADT, pedestrian or bicycle pathways are proposed with this rezone request.

1. Proposed Ingress/Egress

No alterations or modifications to existing ingress/egress points are being made as part of this rezone request. The main access is at the southeast corner of the project site along San Joaquin Road. Exhibit II-H1 shows the distance from the access point to the existing nearby driveways and intersections.

2. Off-site Improvements

No future off-site road improvements for access are anticipated to be associated with this project.

3. Changes to ADT

The intent of the proposed development on the site is to bring the existing land use into conformance with the zoning code requirements for the TR zone designation. Currently the site has 246 existing Recreational Vehicle spaces. In order to meet the code requirements, the number of spaces will be reduced to 212. As discussed in Section I-F.1, the ITE Trip Generation 7th Edition provides two methods for determining Average Daily Trips (ADT) for Mobile Home Parks: 39.61 trips/day/acre or 4.99 trips/day/space. Based on these formulas, the site currently has between 1,001 and 1,228 ADT. The proposed development will have fewer spaces and as a result the ADT may be reduced to a range of 1,001 – 1,058.

4. Traffic Impacts on Surrounding Local Streets

The PDP will potentially lower the impacts on local streets based on the overall reduction of Recreational Vehicle spaces discussed in the previous section.

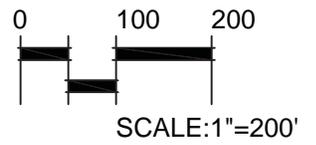
5. Bicycle and Pedestrian Pathways

No new on-site bicycle or pedestrian pathways are proposed with this request.

6. Proposed On-Site Roads

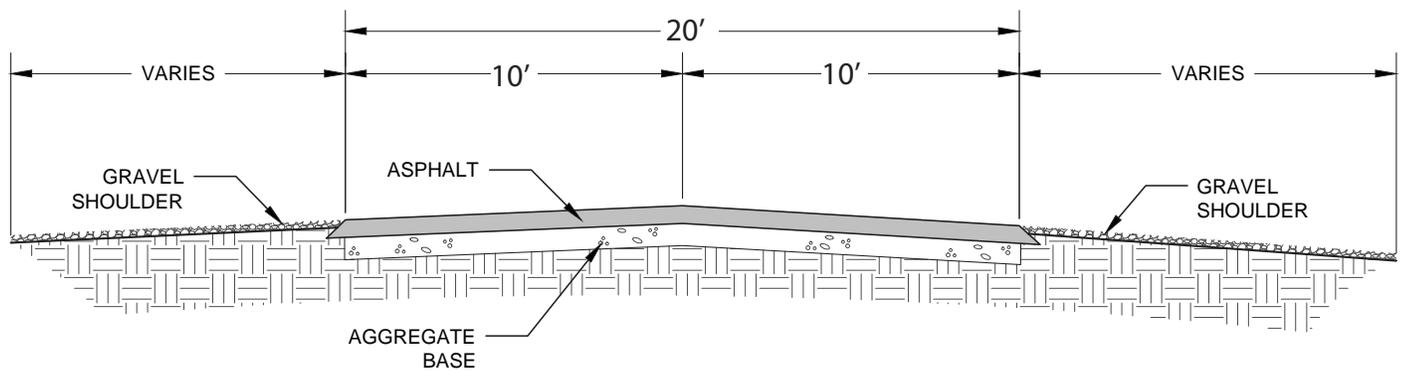
No new on-site roadways are proposed with this request. Current site conditions and land use will remain as is and any significant deviations to the current site plan will be required to obtain the appropriate permits. The current main access road, Sunset View Trail, provides a paved 20' wide cross section at the entry into Desert Trails RV Park. Current internal chip sealed private drives provide 20' section accommodating two 10' drive lanes for the proposed development type.

EXHIBIT II-1.3: WASTEWATER DISPOSAL AREAS



LINETYPE LEGEND

-  PROPERTY LINE
-  SEPTIC LINE
-  ELECTRICAL LINE
-  WATER LINE
-  RV SITE BOUNDARY
-  EXISTING TRAIL
-  100 YR FLOODPLAIN
-  RV USE AREA
-  RIPARIAN HABITAT
-  BUFFERYARD
-  WATER VALVE
-  UTILITY POLE
-  TRANSFORMER BOX
-  ELECTRICAL PANEL
-  TELEPHONE RISER
-  SEPTIC TANK
-  LIGHTPOLE
-  EPNG MONUMENT
-  SURVEY MARKER
-  CULVERT



TYPICAL SECTION FOR SUNSET VIEW TRAIL

NTS

7. **Transportation Concurrency Conformance**
Based on the potential reduction of existing ADT (by approximately 170 trips) by the proposed development (see Section II-H.3), the proposed development would be categorized as a Minor Transportation Concurrency Concern per the Pima County Memorandum on Transportation Concurrency Analysis dated February 13, 2007.
8. **Traffic Impact Study**
Per discussions with Pima County Planning Staff, a Traffic Impact Study will not be required at this time. A Traffic Impact Study may be required following the public hearing for this development.
9. **Alternate Modes**
The proposed project is located in an area where there are few nearby commercial centers, the operator of the facility provides entertainment and education opportunities, a fitness center, food service, and laundry on-site which reduces the need for residents to travel to other locations. There is also an existing transit stop located 1,075' from the site at the intersection of Bopp Road and San Joaquin Road.

II-I. On-Site Wastewater Treatment and Disposal

1. **Soils Evaluations**
There is currently a septic system in place that services the Desert Trails RV Park. No new on-site facilities are proposed with this rezone request, therefore, no soils tests are required. (See Exhibit II-I.3: Wastewater Disposal Areas)
2. **Reasons For Not Connecting to Sewer**
There is existing sewer capacity within 200 feet of the site and no known site constraints prohibiting the connection to the existing sewer line. Connection to this sewer line will not be made however, due to the fact that the site has an existing septic system that can/will be utilized by the proposed use.
3. **Primary / Reserve Disposal Areas**
The Desert Trails RV Park currently utilizes the existing septic system. Construction of new collection sewers is not proposed with this rezone request.

II-J. Sewers

The site will discharge into the existing (and currently in use) septic system. There is existing sewer capacity if this site was to connect to the sewer system in the future. Construction of new collection

sewers is not proposed with this rezone request.

II-K. Water

1. Water Context Map-
See Exhibit II.K.1 -Regional Water Context
See Exhibit II.K.2 - Local Water Context
2. Brief Description of Property's Existing and Historic Water Use
The property is an existing recreational vehicle park with 242 RV sites, bathrooms, laundry facilities, landscaping, two swimming pools and a hot tub. Historically, the site was also Justin's Water World The water park is no longer in operation and the property is being rezoned to allow the entire site to be used a recreational vehicle park.
3. Description of Property's Proposed Water Use
The land use on this site will continue as a recreational vehicle park. However, as a condition of the rezoning the total number of recreational vehicle site will be reduced to 212. The water use will reduce in proportion to this reduction of users. The number of support structures (i.e. laundry facilities, bathrooms, etc.) will remain the same as the existing conditions and the two pools and hot tub will remain as they currently exist.
4. Description of Water Supply Options and Proposed Method of Delivery
 - (1) The site is currently served by a Municipal Provider (Tucson Water) with legal and physical access to a renewable and potable water supply. The property is within the current defined service area of Tucson Water.
 - (2) See Appendix 2: Tucson Water Service Area Policy
 - (3) The site is already has a point of connection to the existing water system and is currently being served by Tucson water. See Exhibit 2
5. Water Demand Projections
 - A. The project is being rezoned to TH. There are 212 proposed trailer sites with a total square footage of 293,060 square feet. There is an additional 7,681 square feet of support structures that have plumbing for dwelling space, laundry, or restrooms. There are two swimming pools and a hot tub. The landscape is mostly native plant material that is not irrigated. Historically, the water consumption for the site has averaged 13.2 acre-ft per year. Based on Table A: Estimated Baseline Water Demands for Residential Uses, the baseline demand for the site is 51.1 acre-feet.
 - B. Although the project is already existing, project will commit to the following water conservation measures from Table B Water Conservation Measures:

OPTION	DESCRIPTION	POINTS
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
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-10	INSTALL A WASHING MACHINE WITH A WATER FACTOR OF 6.0 OR LESS	2
O-12	INSTALL DROUGHT-TOLERANT, NON-IRRIGATED LANDSCAPING DESIGN BY A LICENSED LANDSCAPE PROFESSIONAL. PLANT SPECIES LIMITED TO NATIVE PLANTS ONLY.	4
O-14	PROVIDE RECHARGE/RETENTION PLAN FOR RAINWATER	1
TOTAL		16

6. Proximity to Renewable and Potable Water Supplies
The project is already connected and being served by Tucson Water, See Exhibit 2.
7. Drawdown Analysis
The project does not meet the criteria for a drawdown analysis.

II-L. Schools

1. Access to Adjacent or On-Site Schools
There are no schools adjacent to the project site or proposed for on-site.
2. School Capacity Analysis and Letter
Additional enrollments are not anticipated as a result of this rezone request due to the fact that the proposed RV Park is adult only (40+) and will not be housing or accommodating any children on a long-term basis. Long term guests are allowed visits by grandchildren for short periods of time only.
3. Agreement With School District For Mitigation
The Desert Hills RV Park is located in the Tucson Unified School District (TUSD). The nearest school is Laura Nobles Banks Elementary School located less than half a mile east and north of the project site. No communications have been initiated with TUSD since the proposed RV Park is adult only, as a result additional enrollments are not anticipated as a result of this rezone request.

II-M. Recreation and Trails

1. On-Site Recreation
Current site conditions and overall intended land use are to remain as is and any significant deviations will be required to obtain the appropriate permits. Existing recreation areas include a mountain bike course, dog run, gym, and exercise room.
2. Ownership of Recreation Areas
Recreation areas as well as natural and modified open space within the Desert Trails RV Park are owned and maintained by the property owner.
3. Proposed Trails On or Off-Site
There are no trails within this proposal's boundary, however this project is adjacent to Trail #021 that runs along San Joaquin. According to the Eastern Pima County Trail System Master Plan, there are several trails located within a one-mile radius of the site, but the GIS data does not indicate the development status of the trails. The Pima County - Tucson Mountain Park is less than 1 mile to the north from the site.

II-N. Cultural Resources: Archaeological and Historic Sites

1. Protection of Known Cultural Resources
There are no archaeological or historical sites known to exist on the subject property based on a records check (see ASM Archaeological Records Check Form).
2. Mitigation Measures of Potential Resources
The property has not been surveyed for cultural resources; however, a cultural resources survey be conducted at the time of or prior to submittal of a development plan to alter any of the current uses on site

3. Cultural Resources Mitigation Plan

Should significant archaeological or historical sites be recorded during survey, a mitigation plan shall be prepared and implemented in accordance with the Site Analysis requirements.

II-O. Environmental Quality

1. Methods of Controlling Dust Pollution

Current site conditions and overall intended land use are to remain as is. Any significant deviations to site conditions will be required to obtain the appropriate permits. No dust control measures are proposed/needed at this time.

2. Air Quality and Hazardous Materials For Non-Residential Projects

NA

II-P. Agreements

1. Agreements With Neighboring Properties

There are no agreements with neighboring properties.

Project Resources:

Appendix 1: Water World and Desert Trails RV Park Hydrologic Site Assessment, June, 2003

Appendix 2: Tucson Water Service Area Policy

Appendix 3: Development Plan (DW-79-2) Boundary Exhibit



DARLING



ENVIRONMENTAL & SURVEYING, LTD.
KOLB EXECUTIVE OFFICE PARK
1650 NORTH KOLB ROAD, SUITE 136 ♦ TUCSON, AZ 85715
PH (520) 298-2725 ♦ FAX (520) 298-2767

**Water World and Desert Trails
RV Park
Hydrologic Site Assessment**

Prepared for:

*Water World and Desert Trails RV Park
3551 South San Joaquin Road
Tucson, Arizona 85735*

and

*Planning Resources Inc.
270 North Church Avenue
Tucson, Arizona 85701*

future service is required, designated in light blue on Exhibit

A.

2. An "Expansion Area," which shall consist of:

a. An area where annexation or an agreement to annex is required, designated in pink on Exhibit A; and

b. An area where annexation may be required in the particular case, as determined by the City Manager or that officer's designee, designated in pink stripe on Exhibit A.

3. A "Non-Expansion Area," where no new service extensions will be made, which shall consist of:

a. Unincorporated Pima County (except as provided in Section I(C)(1) below), designated in yellow on Exhibit A; and

b. Areas within other jurisdictions, designated in black on Exhibit A; and

c. Areas serviced by other water providers, designated in gray on Exhibit A; and

d. Areas within tribal reservations, designated in light brown on Exhibit A; and

e. Areas dedicated as Federal, State, and local parks and preserves, or to other Government uses, designated in green on Exhibit A.

4. An "Unresolved Area," designated in white on Exhibit A, which shall consist of the following areas that are outside of the Existing Obligated Service Area:

a. Painted Hills, where the question of service is in litigation.

B. Exhibit A portrays in map form the various areas designated by Section I(A) as of the date of this Resolution. The Tucson Water Department (Tucson Water) is authorized and directed to maintain a map of record that is updated regularly to reflect water service extensions as they occur as well as any approved annexations and pre-annexation agreements.

C. Tucson Water staff shall review requests for water service extension on a case by case basis, and apply the Water Service Area Policy as generally depicted on the map of record. Because the map of record is not sufficiently detailed to show water service policy at the parcel level for all parcels, Tucson Water staff shall make a determination regarding water service to a proposed development using the following criteria:

1. Requests for extension of water service in the Non-Expansion Area shall not be considered except for proposed

developments in unincorporated Pima County (yellow area of Exhibit A) that abut the current Tucson Water service area (dark blue area of Exhibit A). For such a development to be approved for an extension of Tucson Water service, the development must be surrounded on three sides by parcels served by Tucson Water and be less than 20 acres in size.

2. Requests for extension of water service in Expansion Areas (pink and pink-stripe area of Exhibit A) will be approved only if the owner agrees to annexation to the City when required by the City.

3. Future requests from other jurisdictions or water providers pertaining to continuation of Tucson Water service or extension of the Tucson Water system will be governed by Mayor and Council-approved agreement, as provided in Section J of this Resolution. Nothing in this policy shall affect existing agreements with other jurisdictions or water providers pertaining to Tucson Water service.

D. If an applicant for extension of water service believes that Tucson Water came to an incorrect determination when applying the Water Service Area Policy that resulted in denial of the water service extension, the applicant may request an administrative review of Tucson Water's determination.

E. If the requested water extension is approved, Tucson Water will issue a Water Assurance letter stating that Tucson Water will provide water service to the project based on the requested zoning of the subject parcels. The Assurance Letter, and any subsequent approval by Tucson Water, are valid for one year only, and will become null and void if the applicant does not take action to obtain water service in compliance with Tucson Water policies and procedures during that one-year period. If the one year time limit is reached, the Assurance Letter or any subsequent approval become null and void, and the applicant must submit a new application for water service extension.

F. When a water service extension is approved, the development receiving the new water service shall pay all costs to extend the Tucson Water system, including costs for system improvements necessary to provide the requested water service to the new development.

G. Consistent with recommendations 3.1 and 3.2 in the comprehensive planning section of the City/County Water and Wastewater Study, Phase 2, City staff is directed to work with other jurisdictions and water providers on comprehensive, collaborative water planning recommendations by sub-region. The collaborative efforts may include developing agreements in which the City of Tucson would:

1. Wheel (convey) the water supply of other jurisdictions and/or water providers through Tucson Water infrastructure; and/or
2. Exchange wet water for water credits.

These discussions should include the Metropolitan Domestic Water Improvement District, the Pasqua Yaqui Tribe, the Town of Oro Valley, the Town of Marana, the Vail Water Company, Pima County, the Tohono O'odham Nation, and others.

H. City of Tucson staff will encourage proposed developments outside of the Tucson City limits to incorporate the same Rainwater Harvesting and Gray Water standards as for new developments within the City limits.

I. Annually, Tucson Water and the Citizens' Water Advisory Committee shall review the Water Service Area Policy and the available "Water Checkbook" balance, and shall provide a report to the Mayor and Council in June with the results of the annual review and with any recommended modifications to the Water Service Area Policy.

J. The Mayor and Council may:

1. Modify the Water Service Area Policy from time to time by resolution; or

2. Authorize exceptions to the policy, by resolution or Mayor and Council-approved agreement, when such an exception would provide clear and substantial benefit to the region, as documented in a staff report.

SECTION 2. The various City officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this resolution.

SECTION 3. WHEREAS, it is necessary for the preservation of the peace, health and safety of the City of Tucson that this resolution become immediately effective, an emergency is hereby declared to exist, and this resolution shall be effective immediately upon its passage and adoption.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Tucson, Arizona, August 4, 2010.



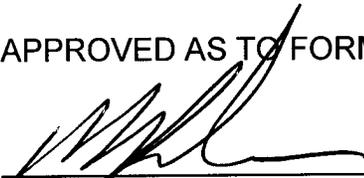
MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

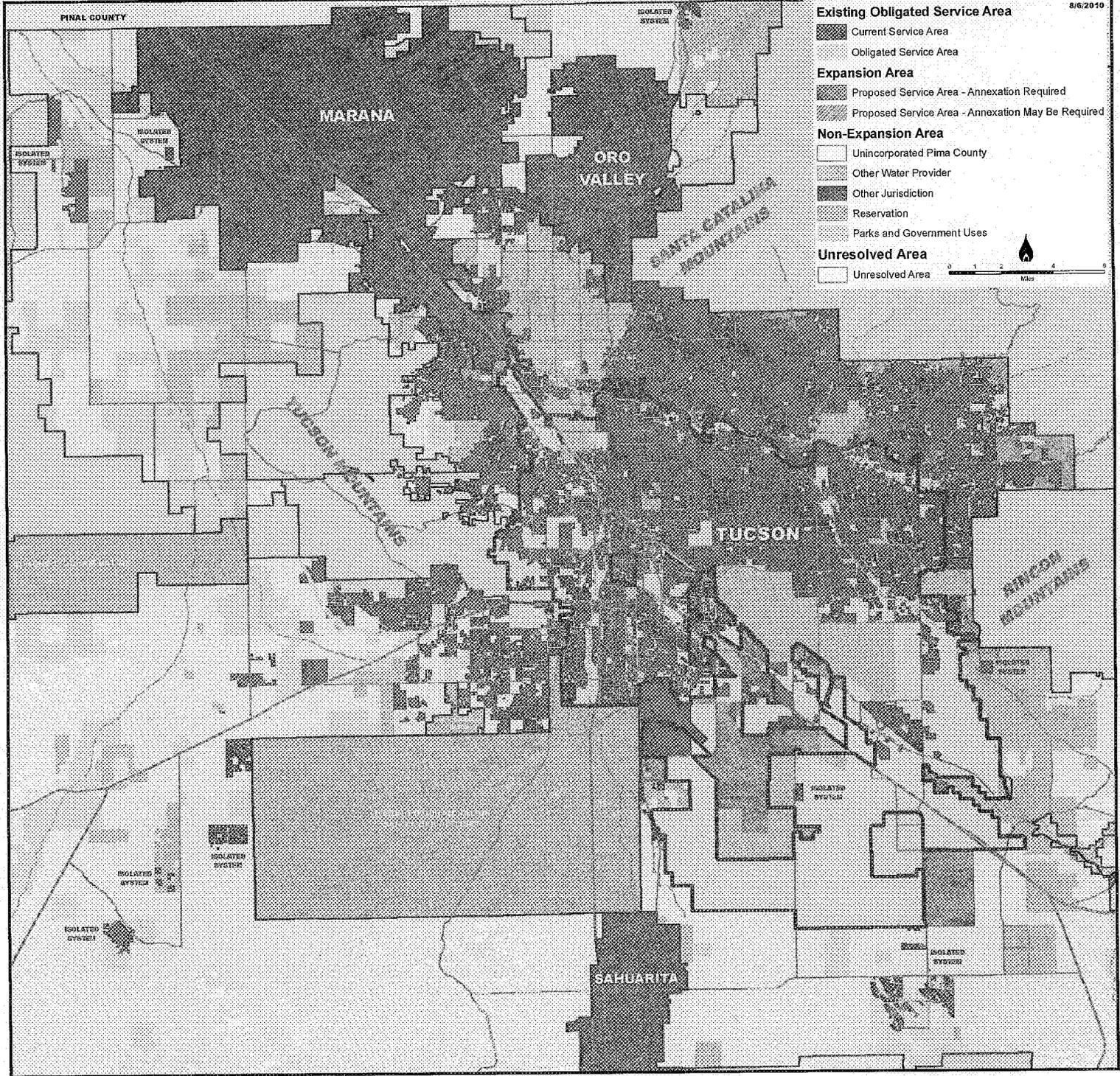
REVIEWED BY:



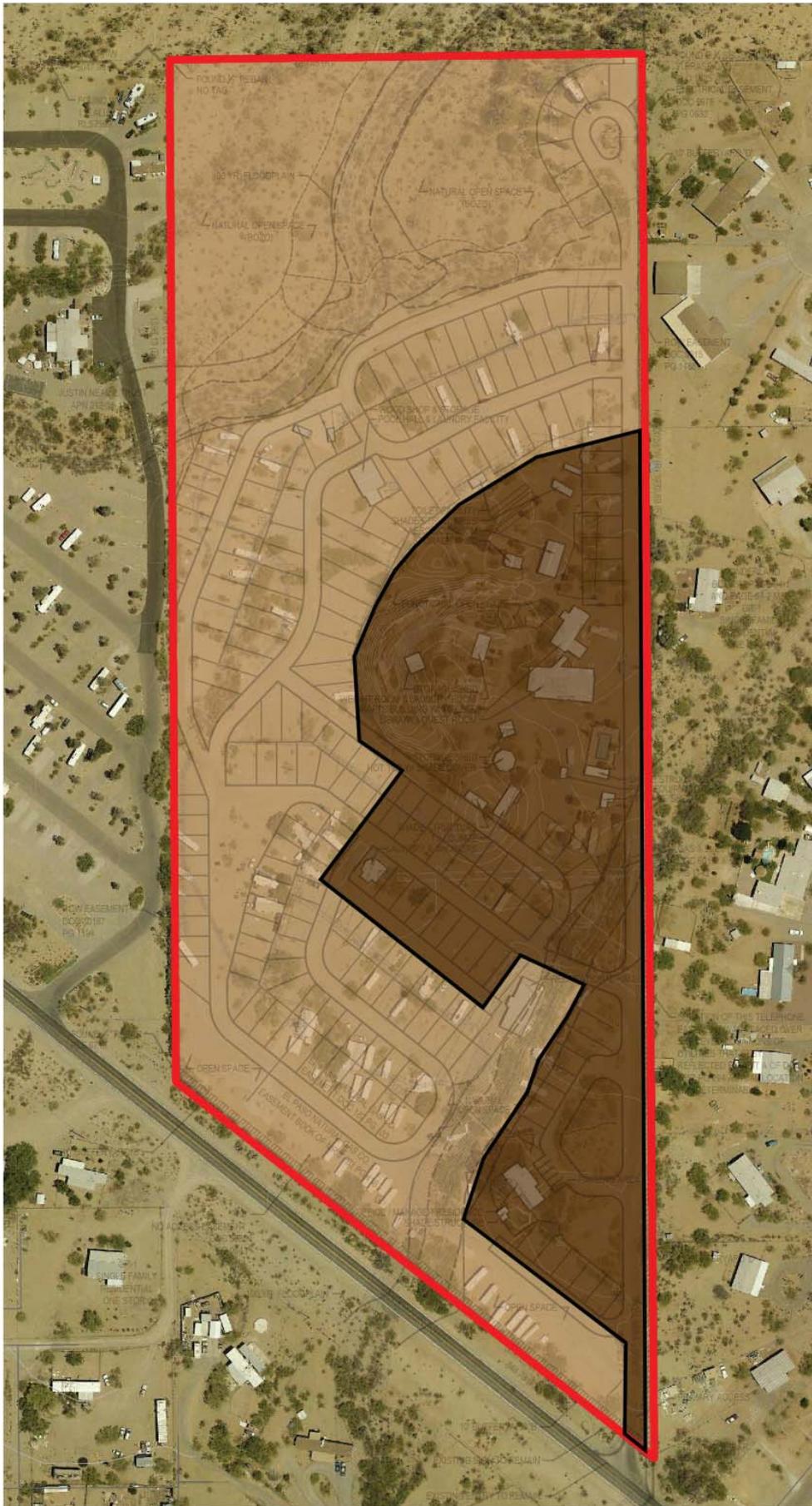
CITY MANAGER

DPM/dc
7/29/2010 1:24 PM

CITY OF TUCSON WATER Tucson Water Service Area



APPENDIX 3: DEVELOPMENT PLAN BOUNDARY EXHIBIT



- REZONING AREA FOR ACREAGE CALCULATIONS
- AREA COVERED IN PREVIOUS DEVELOPMENT PLAN (DW-79-2)