

July 24, 2015

Mr. David Petersen, AICP
Pima County Department of Development Services –
Planning Division
201 North Stone Ave, 2nd Floor
Tucson, Arizona 85701

Re: Co9-15-02 PRF3 LLC – W. Briar Rose Lane Rezoning

Dear Mr. Petersen:

I have received and reviewed the letter by the Coalition for Sonoran Desert Protection and signed by Carolyn Campbell on July 23, 2015. Generally speaking we are pleased with this letter of support. We believe it grants confirmation that our solution to the Conservation Lands System conditions is a good one and one that is consistent with the Area Plan Special Policy.

I also can say that we generally accept all four of the proposed rezoning conditions. However, in reviewing the language of those conditions we find that a few minor modifications would clear up any potential confusion. So, I would like to offer the following, which shows elements of the original Coalition conditions ~~striked-out~~ and new language added and shown in bold type.:

1. All saguaros at a height of 14 feet or less meeting the transplanting criteria of Pima County Native Plant Preservation, Chapter 18.72 of Zoning Code and the Native Plan Preservation Manual 18.72.S04, shall be preserved in place or salvaged and transplanted on-site where practicable. The property owner/developer shall move and plant a maximum of 10 saguaros, at the time of site construction, which cannot be transplanted on-site to ~~locations to be determined by Pima County, the Coalition for Sonoran Desert Protection and the property owner/developer~~ **the Arthur Pack Park property, or the Tucson Audobon property on Thornydale Road, or to some other property within one mile of the subject property, with the approval of Pima County, the Coalition for Sonoran Desert Protection and the property owner/developer?**
2. All ironwood trees meeting the transplanting criteria of Pima County Native Plant Preservation, Chapter 18.72 of Zoning Code) and the Native Plan Preservation Manual 18.72.S04, shall be preserved in place or salvaged and transplanted on-site where practicable. The property owner/developer shall move a maximum of 10 ironwood trees, at the time of site construction, which cannot be transplanted on-site to ~~locations to be determined by Pima County, the Coalition for Sonoran Desert Protection and the property owner/developer~~ **the Arthur Pack Park property, or the Tucson Audobon property on Thornydale Road, or to some other property within one mile of the subject property, with the approval of Pima County, the Coalition for Sonoran Desert Protection and the property owner/developer?**
3. The property owner/developer shall move a maximum of 10 Palo Verde Trees, at the time of site construction, to ~~locations to be determined by Pima County, the Coalition for Sonoran Desert Protection and the property owner/developer~~ **the Arthur Pack Park property, or the Tucson Audobon property on Thornydale Road, or to some other property within one mile of the subject property, with the approval of Pima County, the Coalition for Sonoran Desert Protection and the property owner/developer?**
4. Prior to grading the subject site, ~~appropriate nonprofits (e.g. the Tucson Audubon Society, the Tucson Cactus and Succulent Society, and any other appropriate nonprofits identified by the Coalition of Sonoran Desert Protection~~ **the Tucson Audubon Society, the Tucson Cactus and Succulent Society, and any other appropriate nonprofits identified by the Coalition of Sonoran Desert Protection** prior to grading, will be notified and invited to salvage remaining vegetation on-site.

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The following are these same rezoning conditions modified.

1. All saguaros at a height of 14 feet or less meeting the transplanting criteria of Pima County Native Plant Preservation, Chapter 18.72 of Zoning Code and the Native Plan Preservation Manual 18.72.S04, shall be preserved in place or salvaged and transplanted on-site where practicable. The property owner/developer shall move and plant a maximum of 10 saguaros, at the time of site construction, which cannot be transplanted on-site to the Arthur Pack Park property, or the Tucson Audobon property on Thornydale Road, or to some other property within one mile of the subject property, with the approval of Pima County, the Coalition for Sonoran Desert Protection and the property owner/developer.
2. All ironwood trees meeting the transplanting criteria of Pima County Native Plant Preservation, Chapter 18.72 of Zoning Code) and the Native Plan Preservation Manual 18.72.S04, shall be preserved in place or salvaged and transplanted on-site where practicable. The property owner/developer shall move a maximum of 10 ironwood trees, at the time of site construction, which cannot be transplanted on-site to the Arthur Pack Park property, or the Tucson Audobon property on Thornydale Road, or to some other property within one mile of the subject property, with the approval of Pima County, the Coalition for Sonoran Desert Protection and the property owner/developer.
3. The property owner/developer shall move a maximum of 10 Palo Verde Trees, at the time of site construction, to the Arthur Pack Park property, or the Tucson Audobon property on Thornydale Road, or to some other property within one mile of the subject property, with the approval of Pima County, the Coalition for Sonoran Desert Protection and the property owner/developer.
4. Prior to grading the subject site, the Tucson Audubon Society, the Tucson Cactus and Succulent Society, and any other appropriate nonprofits identified by the Coalition of Sonoran Desert Protection prior to grading, will be notified and invited to salvage remaining vegetation on-site.

This alternative language preserves the substance of the conditions as originally written but should clarify a few points so they can be implemented as we believe they should be. I would like to ask you to present this to the Planning & Zoning Commission members. I hope that you can support these changes. I will provide Carolyn Campbell a copy and I hope that she will agree that the changes do not affect the substance of her conditions. And I'd like to make the Commission members know that we do not object to any of the rezoning conditions recommended in the July 23, 2015 Coalition for Sonoran Desert Protection letter, but I would ask that they be modified as presented in this letter. Thank you.

Sincerely,



Michael Marks, AICP
President

Cc: Carolyn Campbell, Coalition for Sonoran Desert Protection