

SITE ANALYSIS REPORT
FOR A 7.37 ACRES OF PROPERTY
LOCATED AT THE SOUTHEAST CORNER
OF 1ST AVENUE & INA ROAD

MJM

CONSULTING, INC.

Land Planning and Development Services
7002 E. 4th Street Tucson, Arizona 85710 Phone & Fax: 520-885-5021

**SITE ANALYSIS REPORT
FOR A 7.37 ACRES OF PROPERTY
LOCATED AT THE SOUTHEAST CORNER
OF 1ST AVENUE & INA ROAD**

Prepared for:
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c/o Marc G. Simon, Esq.
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7002 E. 4th Street
Tucson, Arizona 85710

July 31, 2015

PREFACE

This report is submitted in connection with a rezoning application proposing a change from CR-1 to TR on property at the southeast corner of 1st Avenue and Ina Road. The report was prepared in accordance with the official Pima County Site Analysis Report Checklist, as it was amended in March, 2010.

This Site Analysis Report was prepared by Michael Marks, AICP of MJM Consulting, Inc. Assistance in the preparation of specific sections of the report was provided by other consultants. CMG Drainage Engineering, Inc performed the hydrologic & drainage analysis. Oracle Engineering Group, Inc. performed preliminary drainage and grading analysis. Novak Environmental, Inc. performed the vegetative inventory and riparian habitat related work. PAST performed the archaeological work.

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BIBLIOGRAPHY

Existing Land Use Information Sources: Boundary Survey by Putt Land Surveying, Inc; Pima County Mapguide, Pima County Assessor's Office, Land Use Survey of Subject Property and Surrounding Properties, Aerial Photography, Pima County Planning Division records

Topography Sources: Topographic information by Putt Land Surveying and by Site Visit

Hydrology Sources: Hydrology Report by CMG Drainage Engineering, Inc.

Vegetation Sources: Survey and assessment by Novak Environmental, Inc

Wildlife Sources: Letter by Arizona Game and Fish Department, Memo by Novak Environmental, Inc.

Viewshed Sources: Site visit

Traffic Sources: Use of Pima County Street Standards information.

Recreation and Trails Sources: Eastern Pima County Trails Master Plan, Pima County Mapguide

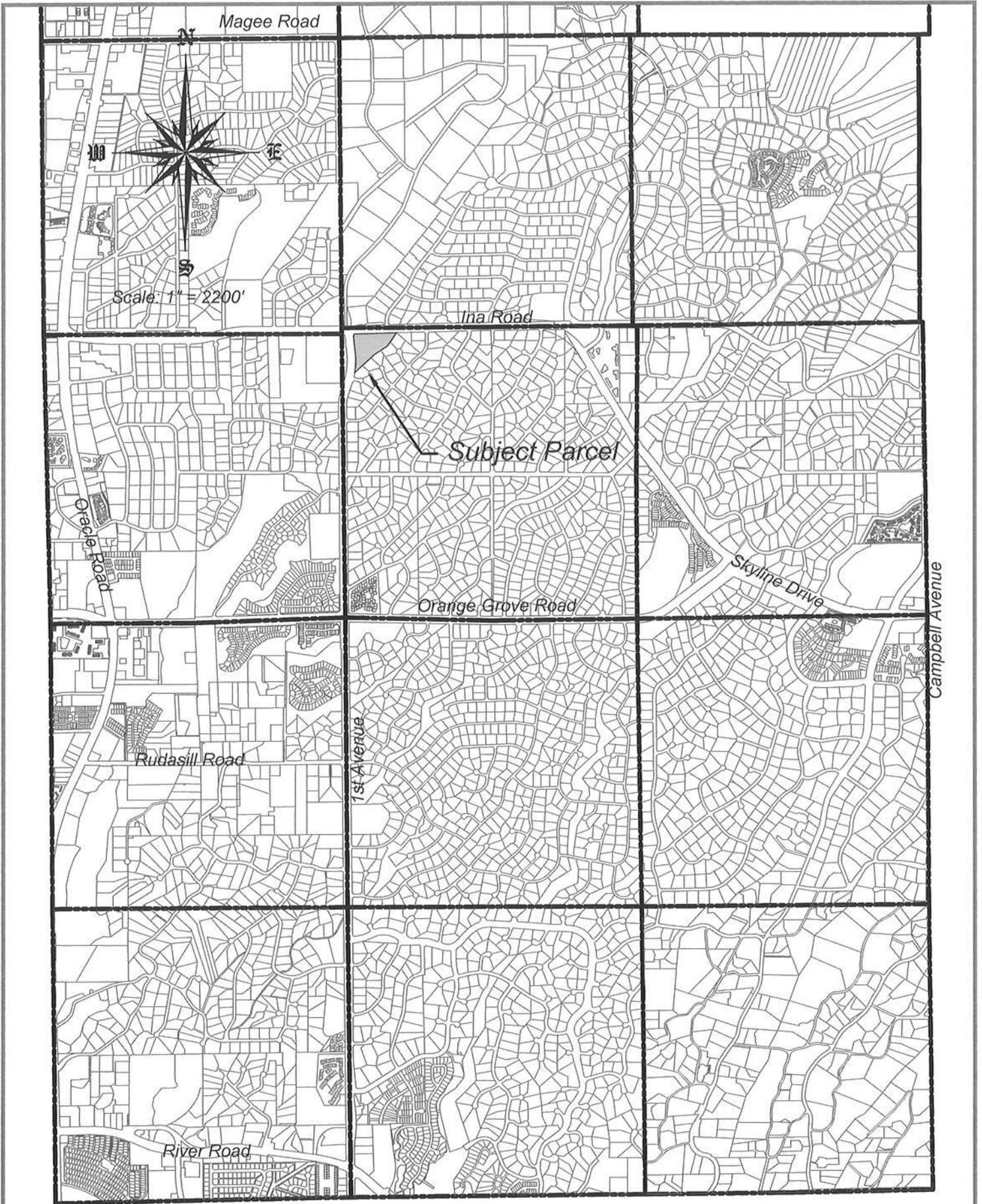
Cultural/Archaeological/Historic Resources Sources: Archaeology Report by PAST

Public Utilities Sources: Records of Pima County Wastewater Management Department, City of Tucson Water, Tucson Electric Company, Southwest Gas, Quest, and site observation.

PART I SITE INVENTORY

I-A. EXISTING LAND USES

1. Exhibit I-A.1, i.e. the Regional Location Map, depicts the site in a regional context. The property is Assessor Parcel 108-05-1380, which is located within Section 6 of Township 13 South, Range 14 East.
2. Exhibits I-A.2a (i.e. the Subject Property Map) and I-A.2b (i.e. the Boundary Map) show the conditions of the property.
 - a. The property is vacant.
 - b. Exhibit I-A.2b shows three slope easements along Ina Road and a drainage easement along the southeast boundary line.
 - c. The Comprehensive Plan designates all of the property as Medium Intensity Urban (MIU). This is depicted on Exhibit I-A.4b. The property is subject to two policies: One is Rezoning Policy RP-12 which reads as follows:
 - A. Landscaping buffers are promoted between the higher intensity development area and the existing neighborhoods;
 - B. Building height shall be limited to one story, not to exceed 24 feet.
 - C. Development will be limited to office uses, and,
 - D. Architectural design, materials, signage and colors shall be such that they blend with the natural desert landscape and topography of the area.The second is Special Area Policy S-2, which reads “No Construction of building exceeding 24 feet in height shall be permitted without specific authorization from the Board of Supervisors. The Board of Supervisors reserves the right to limit construction to one story.” Compliance with both policies will be discussed in Report Section II-A.2.b.
3. Exhibit I-A.3, the Surrounding Properties Map, is an aerial photo of the subject property and the surrounding area within 600 feet in all directions.
4. Exhibits I-A.4a & I-A.4b & I-A.4c show the properties within ¼ mile & address the following:
 - a. Exhibit I-A.4a shows the zoning within ¼ mile to all be CR-1 except for a corridor of SR to the north. A small area at the north edge of the ¼ mile radius is within the Buffer Overlay Zone.
 - b. Exhibit I-A.4b shows the land uses nearby. There are several vacant properties to the north & east & near the southwest corner. The parcel at the very southwest corner of Ina & 1st is developed at a very low density. The majority of the developed properties within one quarter mile are residential at a density of 1 RAC. The only non-residential structure within ¼ mile is the Church that is on the south side of Ina Road and west of 1st Avenue.
 - c. Exhibit I-A.4b indicates building height, the 1-story structures without any labeling and the 2-story structures labeled with a ‘2’. The vast majority of the structures are 1-story. The one story residential structures would typically be about 14 feet tall, and the two story residential home would generally be up to 24 feet tall. The nearby Church is a complex of 1-story buildings, with a height ranging from an estimated 16 to 30 feet tall.
 - d. There are no pending or conditionally approved rezonings within one quarter mile.
 - e. Ex. I-A.4c shows the Comprehensive Plan designations for all properties within a ¼ mile.



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Schocket - Ina Road
 APN: 108-05-1380
 Section 6, Township 13 South, Range 14 S,
 Pima County, Arizona

Exhibit I-A.1
 Regional Location Map

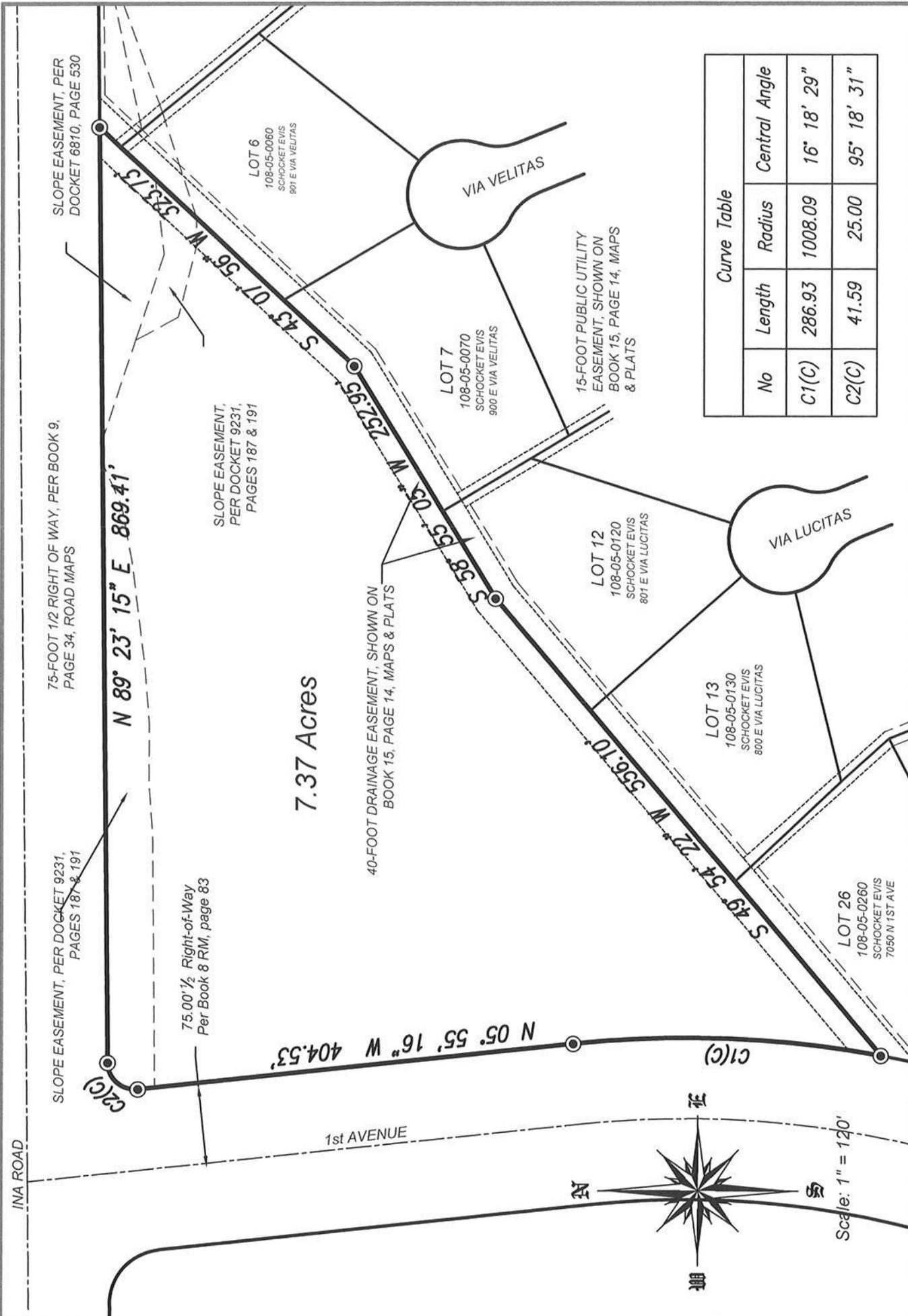


Exhibit I-A.2a
Subject Property Map

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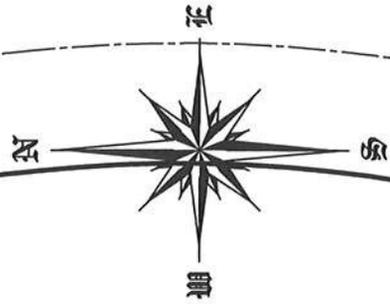


Curve Table		
No	Length	Central Angle
C1(C)	286.93	16° 18' 29"
C2(C)	41.59	95° 18' 31"

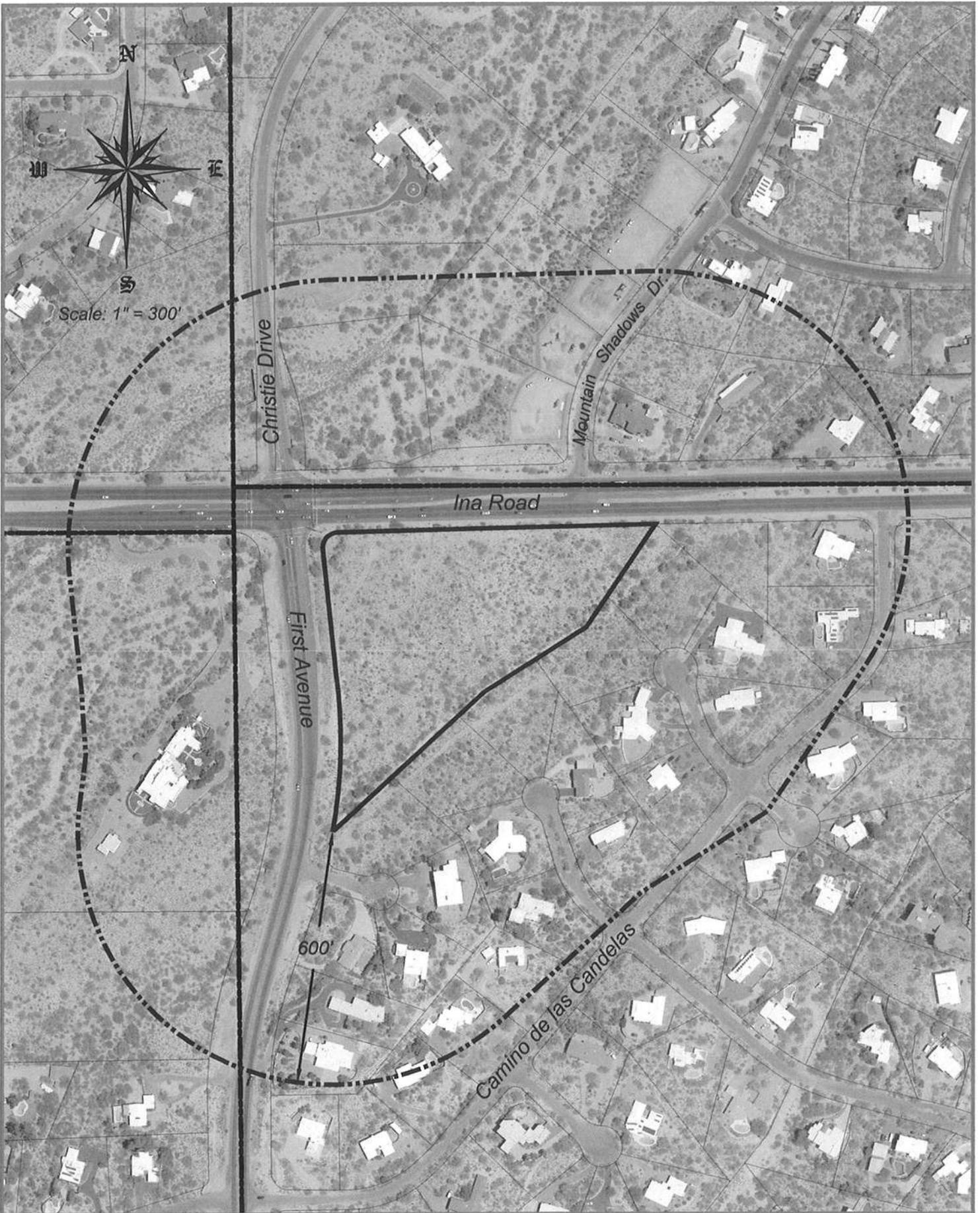
Exhibit I-A.2b
Boundary Map

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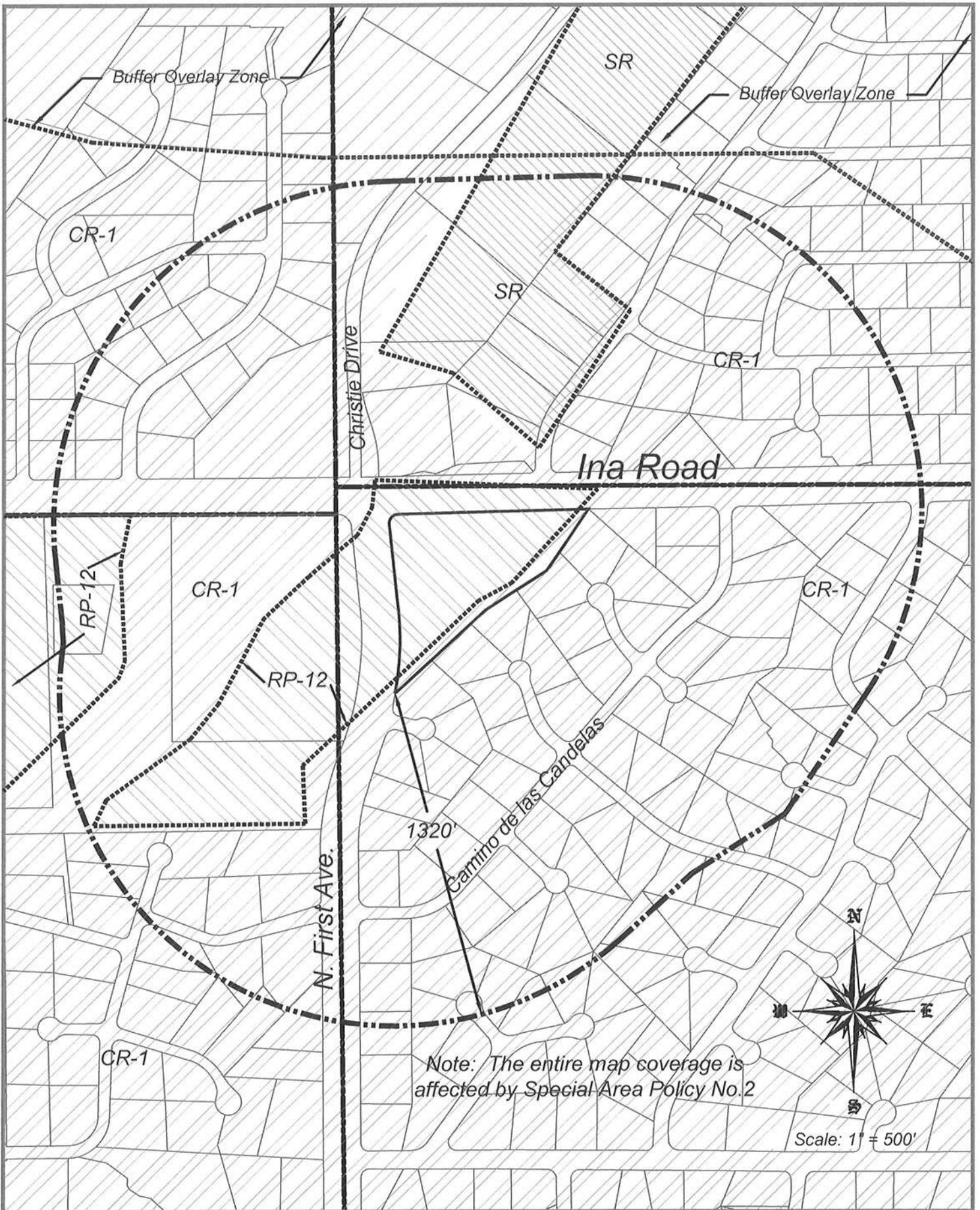
Scale: 1" = 120'



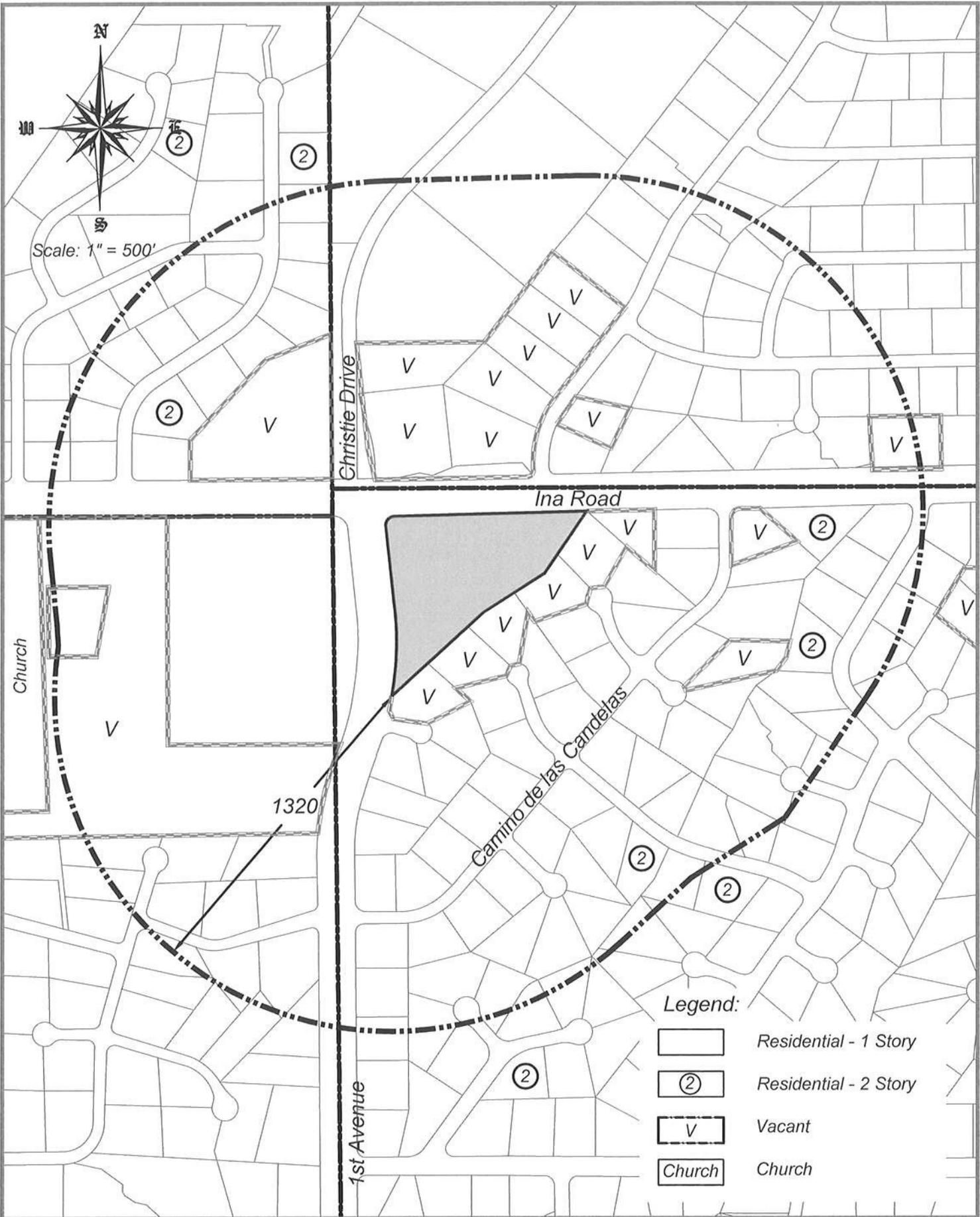
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Exhibit I-A.3
 Surrounding
 Properties Map



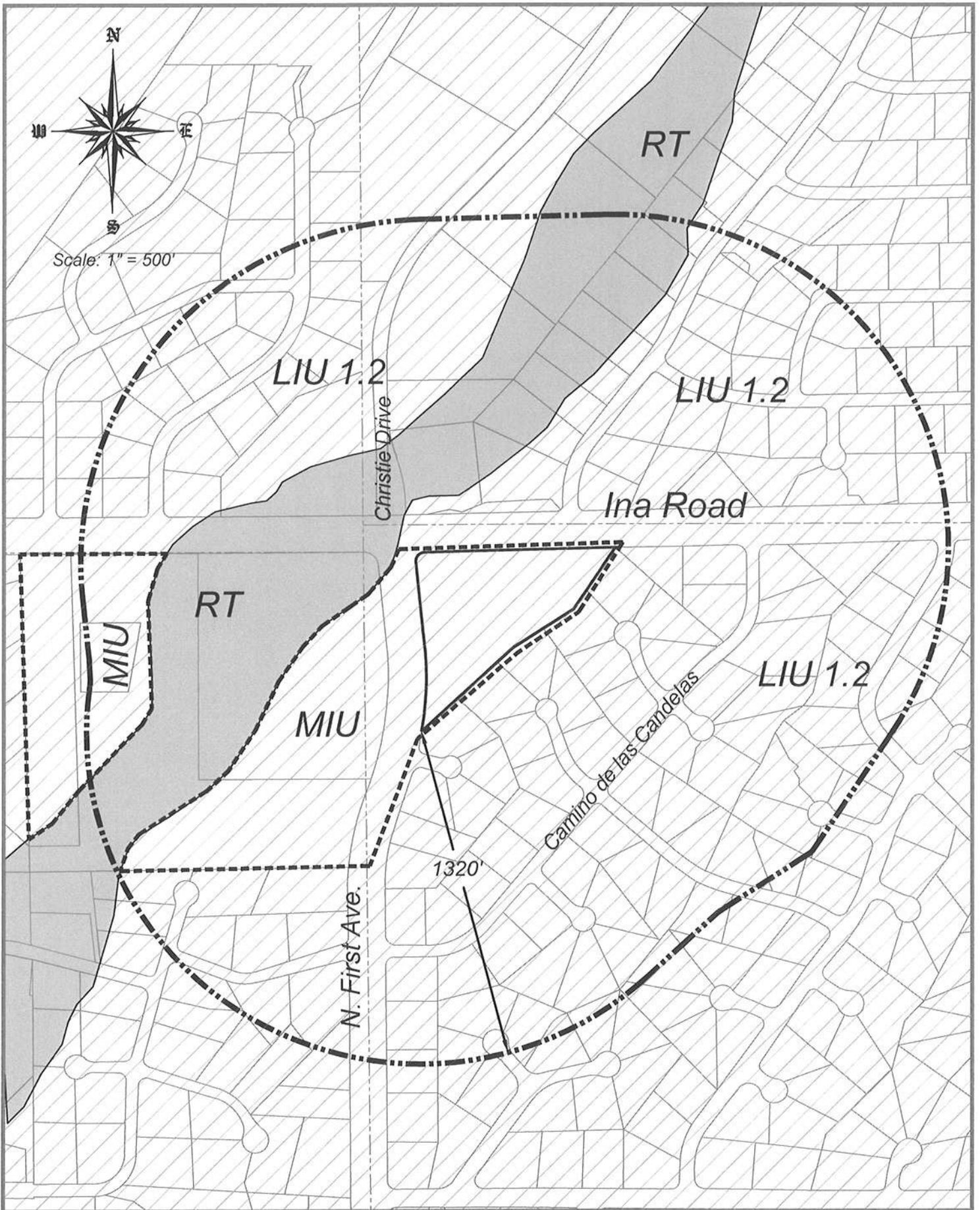
Note: The entire map coverage is affected by Special Area Policy No.2



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Exhibit I-A.4b
 Vicinity Map
 with Land Use



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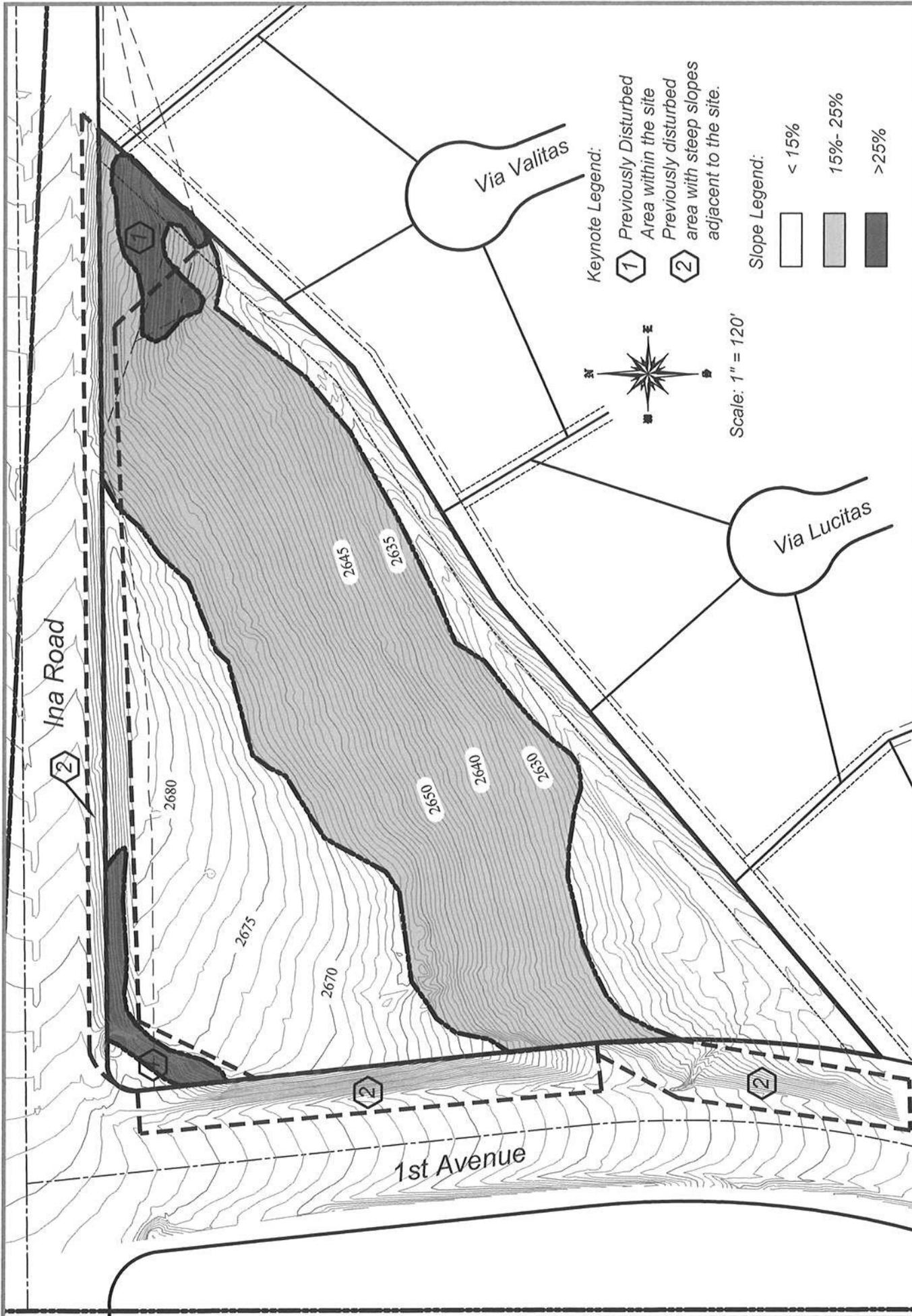
Exhibit I-A.4c
 Vicinity Map
 with Comp Plan

I-B. TOPOGRAPHY AND GRADING

1. The topographic characteristics of the property, still in mostly in a natural state, are described below and are depicted on the Exhibit I-B.
 - a. There are no restricted peaks or ridges.
 - b. There are no rock outcrops or talus slopes.
 - c. The property contains steep slopes along the Ina Road & 1st Ave street frontages and along the southeast border. The latter is natural but the former two slopes are the results of grading in connection with road construction for those two adjoining streets. That grading clearly encroached into the site along the Ina Road side but along the 1st Ave side it appears as though the grading occurred up to the right-of-way line and ended at or very close to the property line. The slopes from 15 to 25% and those of 25% or greater, using the definitions in Zoning Code Sections 18.61.020A.18 & 18.61.030A.1, are shaded on the exhibit. The 'previously disturbed' areas are delineated, as best is possible, on the Topography Map. The document between the owner of the subject property and Pima County to allow this grading is enclosed as Appendix 1.
 - d. There are no significant topographic features, other than is what is mentioned above, and other than for the fact that the slope at the southeast border leads to an existing wash.
 - e. As stated in 'c' above, the Topography Map delineates the area, as best as possible, that was previously graded in connection with roadway projects for Ina Road and 1st Avenue.
2. The 'Agreement' between the owner and Pima County which is enclosed as Appendix 1 contains a record of the average cross slope prior to the grading of the property. This is the analysis that should apply to the property for regulatory purposes, as the Agreement states in Items 10 & 11 under 'Terms'. This analysis finds the property to have an average cross slope of 14.4 percent. This is based on a total length of contours of 23,324 feet, a contour interval of 2 feet, and an area of 7.46 acres. This apparently was the site area prior to r/w dedications.

I-C. HYDROLOGY

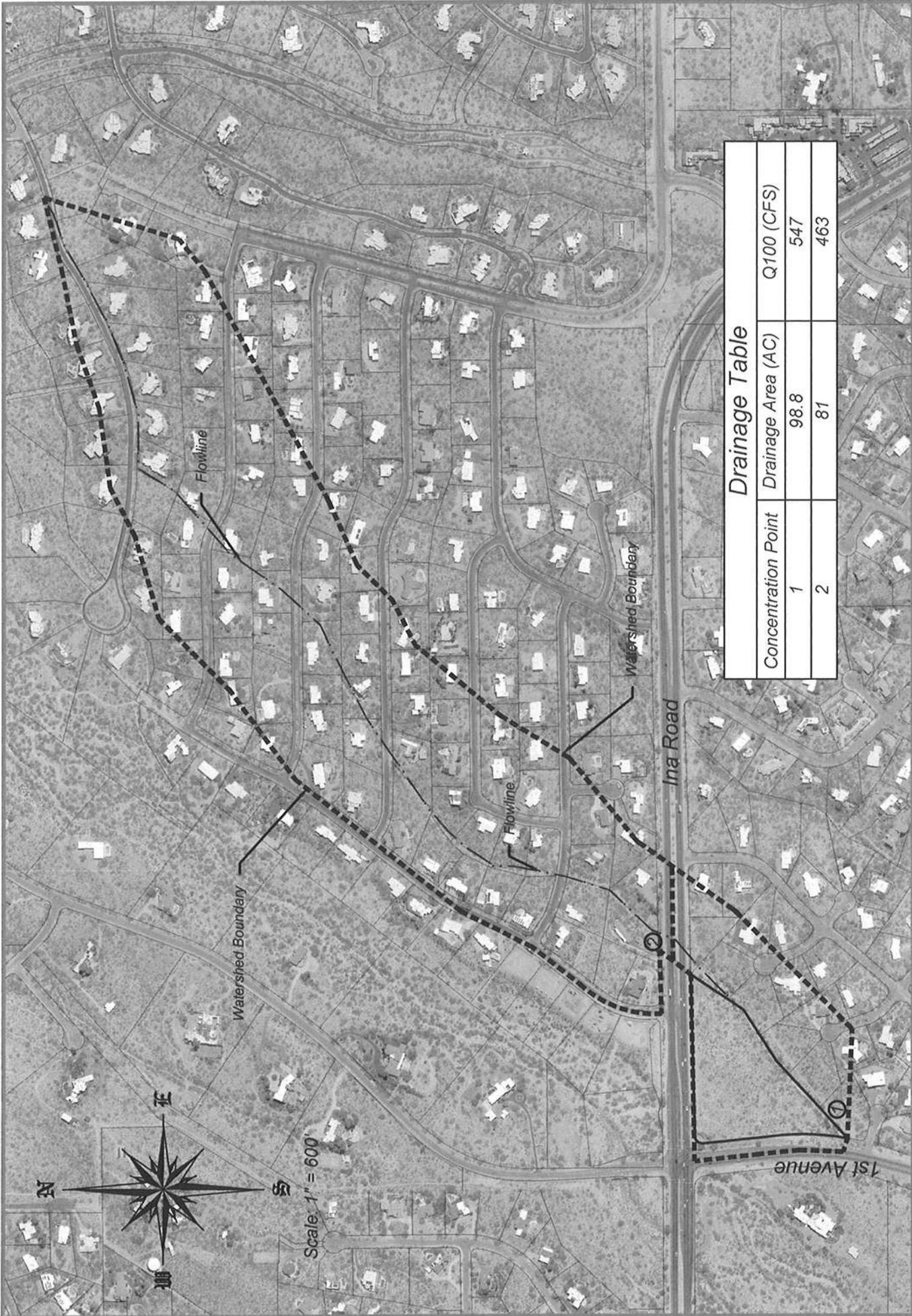
1. Exhibit I-C.1 shows the boundaries of the watershed that impacts the subject property. That watershed is a balanced hydrologic basin as defined by the Regional Flood Control District.
2. The upstream watershed identified on Exhibit I-C.1 is all developed, is all residential, and is all typical of 1 RAC development. Surface runoff flows across lot lines and onto streets and ultimately reaches the north side of Ina Road at a low point where it is collected in a 60-inch corrugated metal pipe (CMP) culvert which carries that runoff to the south side of Ina Road. The runoff that is on Ina Road and west of that 60" CMP does not impact the subject property as that runoff is retained on the street until it is collected into a storm sewer inlet where it is directed to a west side of 1st Ave. Ina Road runoff east of the 60" CMP is collected in a storm sewer system inlet and discharged into the 60" CMP where it combines with the upstream watershed runoff. The runoff discharged from the culvert under Ina Road flows southerly in a natural wash and encroaches into the subject property along the southeast boundary.
3. The upstream watershed impacts the subject property at only one point. At that point, that being the northeast corner of the site, the contributing flow is 463 cfs in the 100 year storm event, with a drainage area of 81 acres.



**Exhibit-I-B
Topography Map**

Schocket - Ina Road
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Concentration Point	Drainage Area (AC)	Q100 (CFS)
1	98.8	547
2	81	463

Exhibit I-C.1
Offsite Watershed Map

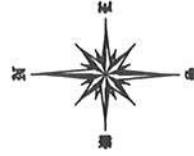
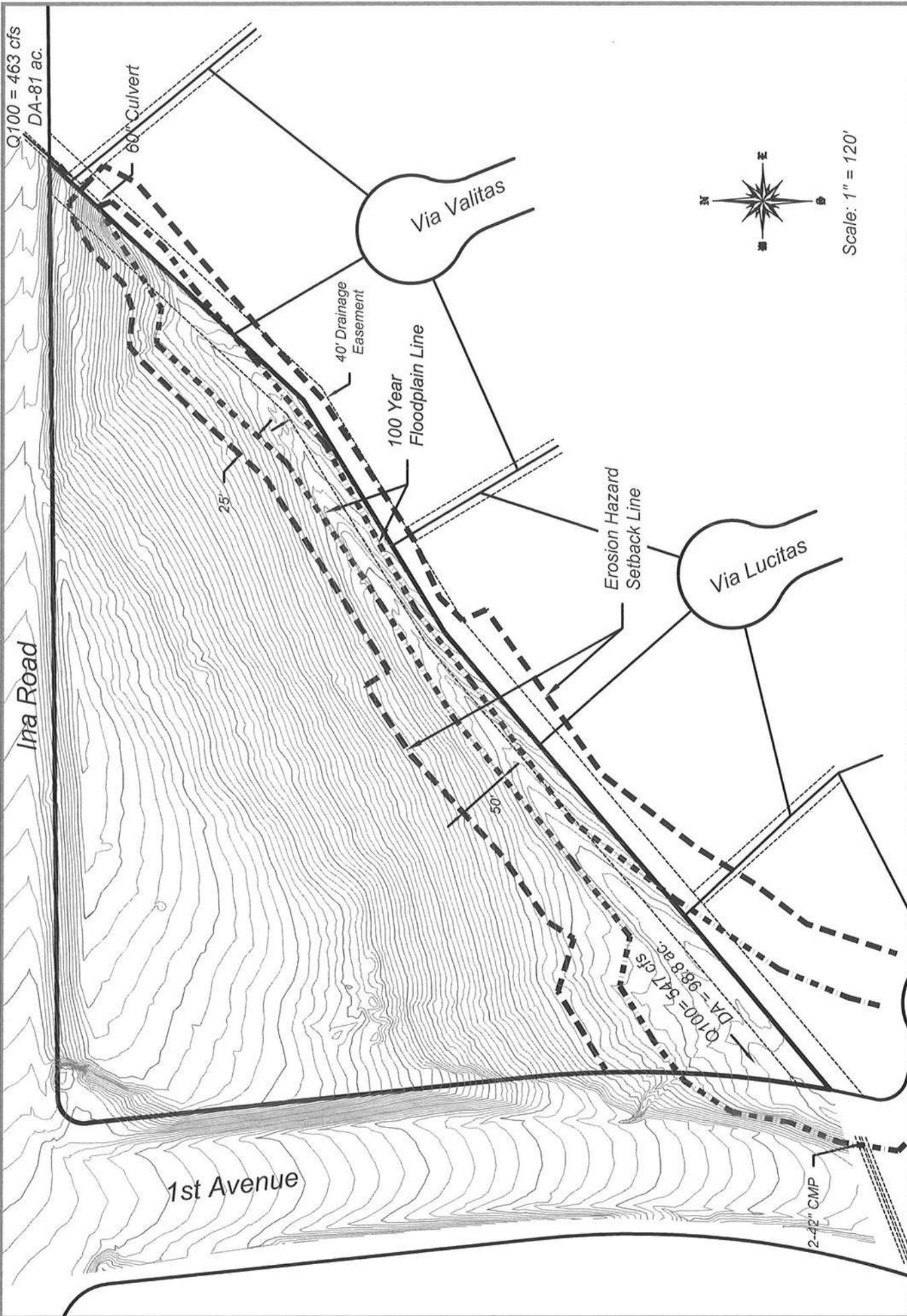
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4. The Onsite Hydrologic conditions are depicted on Exhibit I-C.4.
 - a. The 100 year floodplain lines are shown along the east boundary. These lines were determined by CMG Drainage Engineering and relate to the one wash with a discharge greater than 100 cfs.
 - b. No sheet flooding, as defined by the RFCD, occurs on the site.
 - c. There are no federally mapped floodways or floodplains. The entire property is classified as Zone X (i.e. 'areas determined to be outside the 0.2% annual chance floodplain' per FEMA Map No. 04019C1680L).
 - d. The peak discharge entering and exiting the site along the east boundary is shown.
 - e. The property is completely outside of any Riparian Habitat Ordinance designation.
 - f. The culvert under Ina Road enters the subject property within a Drainage Easement near the northeast corner of the property. Otherwise the property contains no drainage infrastructure.
 - g. No sources of perennial surface water exist on the site.
 - h. The erosion hazard setback (EHS) line, adjacent to the one local floodplain, is shown. The 25 & 50 foot dimensions are based on Section 16.28.080 of the Pima County Floodplain Management Ordinance, 2010.
5. Downstream of the property is 1st Ave, low density residential development, and then the Pima Wash. The flows exiting the subject property, at the site's southwest corner, enter a 2 barrel 42-inch CMP culvert that extends beneath 1st Ave to the west. This culvert does not have sufficient capacity to convey all of the 100-year flow reaching it before the headwater rises enough to overtop the short cul-de-sac street to the south. The culvert flows continue to drain on the surface westerly to where they enter the Pima Wash. The flows overtopping the cul-de-sac street to the south will continue to drain south along the 1st Ave right-of-way.

I-D. BIOLOGICAL RESOURCES

1. Exhibit I-D.1 shows that the entire property lies outside of the Conservation Land System (CLS).
2. The property is not within or adjacent to one of the Critical Landscape Connections.
3. The property is not within the Priority Conservation Area for the Pima Pineapple Cactus.
4. The property is not within the Priority Conservation Area for the Needle-spined Pineapple Cactus.
5. The property is entirely within the Priority Conservation Area for the Cactus Ferruginous Pygmy-Owl (Priority 2), as is the surrounding region, but not at all for the Western Burrowing Owl.
6. A copy of the Arizona Game & Fish Department Heritage Data Management System is enclosed as Appendix #2, with an excerpt of the 'Special Status Species and Special Areas Documented within 3 Miles of the Project Vicinity' illustrated on Exhibit I-D.6a. The list includes the Pima Indian Mallow, the Giant Spotted Whiptail, the Mexican Gray Wolf, the Mexican Long-tongued Bat, the Cactus Ferruginous Pygmy-owl, the Lesser Long-nosed Bat, the Lowland Leopard Frog, the California Leaf-nosed Bat, the Stag-horn Cholla, and the Tumamoc Globeberry. The likelihood of each species was then evaluated by Karen Cesare, RLA and the results are presented in Exhibit I-D.6b which speaks to that likelihood.
7. Novak Environmental, Inc. staff, under the direction of Karen Cesare, RLA, performed field work on the site to identify vegetative communities and to inventory Saguaros and Ironwoods. No Ironwoods were found. Regarding Saguaros, 148 were found, of which 141 are viable. Of the 148, 100 are less than or equal to 6 feet tall and 48 are greater than 6 feet tall. Exhibit I-D.7/9 depicts the location of these saguaros.

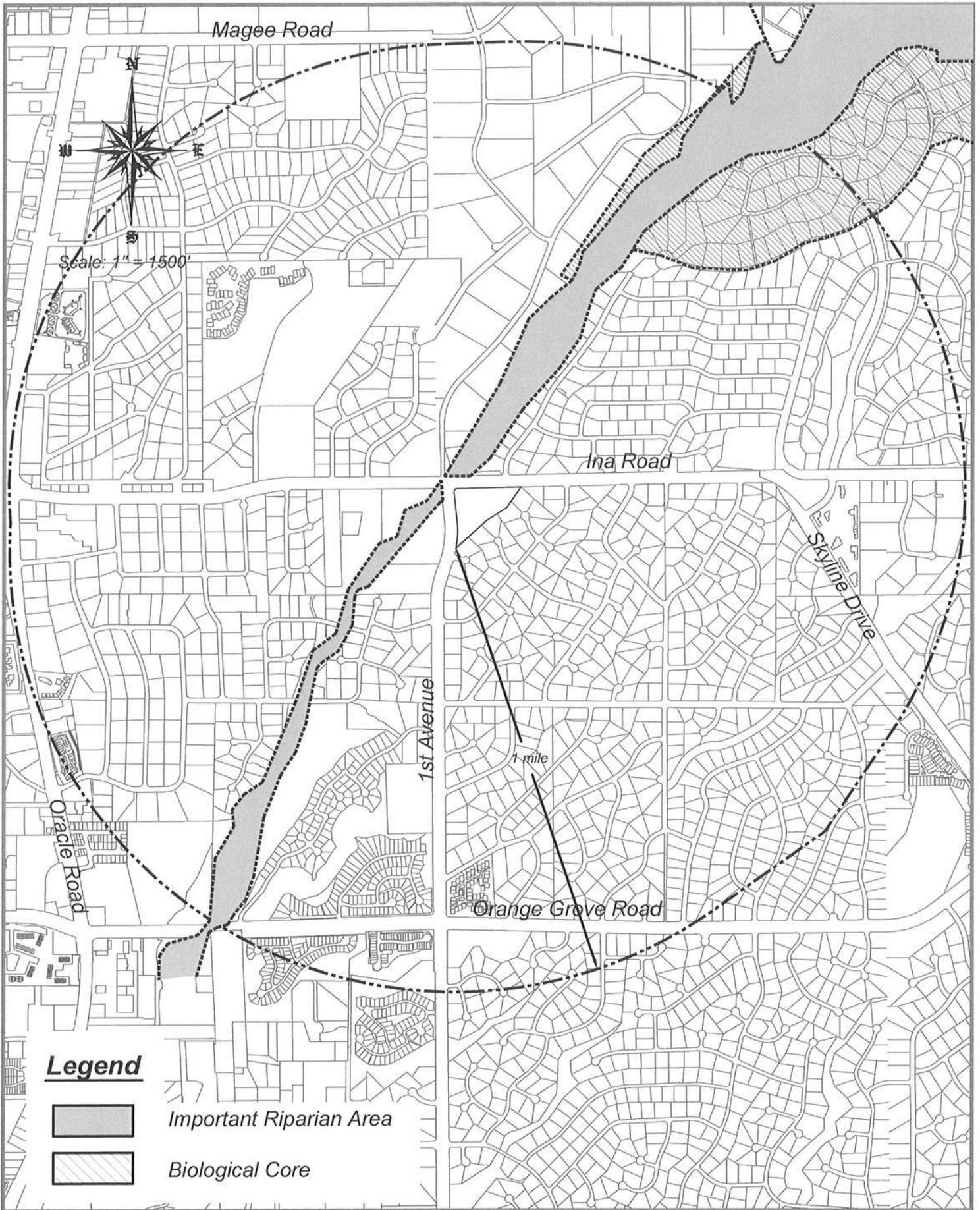


Scale: 1" = 120'

Exhibit I-C.4
Onsite Hydrology Map

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Exhibit I-D.1
 Conservation Land
 System Map

AN EXCERPT OF THE ARIZONA GAME & FISH DEPARTMENT
HERITAGE DATA REPORT ON THE SUBJECT PROPERTY

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Abutilon parishii</i>	Pima Indian Mallow	SC	S	S	SR	
<i>Aspidoscelis stictogramma</i>	Giant Spotted Whiptail	SC	S			1B
Bat Colony						
<i>Canis lupus baileyi</i>	10J area Zone 2 for Mexican gray wolf	LE,XN				
<i>Choeronycteris mexicana</i>	Mexican Long-tongued Bat	SC	S	S		1C
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
<i>Leptonycteris curasoae yerbabuenae</i>	Lesser Long-nosed Bat	LE				1A
<i>Lithobates yavapaiensis</i>	Lowland Leopard Frog	SC	S	S		1A
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC		S		1B
<i>Opuntia versicolor</i>	Stag-horn Cholla					SR
<i>Tumamoca macdougalii</i>	Tumamoc Globeberry		S	S		SR

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

Exhibit I-D.6a



Novak Environmental, Inc.
4574 North First Avenue
Suite 100
Tucson, AZ 85718
Phone 520-206-0591
Fax 520-882-3006

April 30, 2015

Exhibit
I-D. 6b

Mr. Michael Marks, MJM Consulting
7002 E. 4th Street
Tucson, AZ 85710

Subject: Arizona Game and Fish Special Status Species Occurrence Statement – Shocket Property

Dear Mike:

I have reviewed the information contained in the results of the Arizona Game and Fish's "On-line" review for the approximately 6.9 acre parcel of land on N. 1st Avenue in Pima County.

The results returned show a total of 10 species of plants and/or animals that have some sort of special status as possibly existing within three miles of the subject property.

I have reviewed the list of species and compared the habitat requirements of each against the conditions found on the subject property.

It is important to note that within a three mile radius of the subject property there is Pusch Ridge, Pima Canyon and its protected riparian areas and lower elevations of the Catalina Mountains in the Coronado National Forest. This is mentioned as an explanation for the presence of many of the species listed in the results of the review.

With a few exceptions, there is no habitat on the subject property that could support the species listed. The species that may be found, but are not highly likely to be found on site include:

1. *Opuntia versicolor*, Stag-horn Cholla, which only listed as a state regulated species, and not observed on site even though there is a significant population of other Cholla species. No special treatment of this species is required should it be found.
2. Bat species, Mexican Long-tounged Bat, Lesser Long-nosed Bat, and the California Leaf-nosed Bat, were not observed on site. The site does not provide habitat conducive for roosting. It is, however, suitable for feeding due to the large population of columnar cacti they feed on. The Saguaro population will remain at or above the same population levels after development due to the Pima County Native Plant

Ordinance therefore the bat populations that may be in the area should not be adversely affected.

3. *Tumamoca macdougallii*, Tumamoc Globeberry, which is only listed as a state regulated species, was not found on site. The site is conducive to its growth patterns. No special treatment of this species is required should it be found.

Please let me know if you have any questions or need more information.

Sincerely,



Karen Cesare, RLA
President

Exhibit
I-D.6b

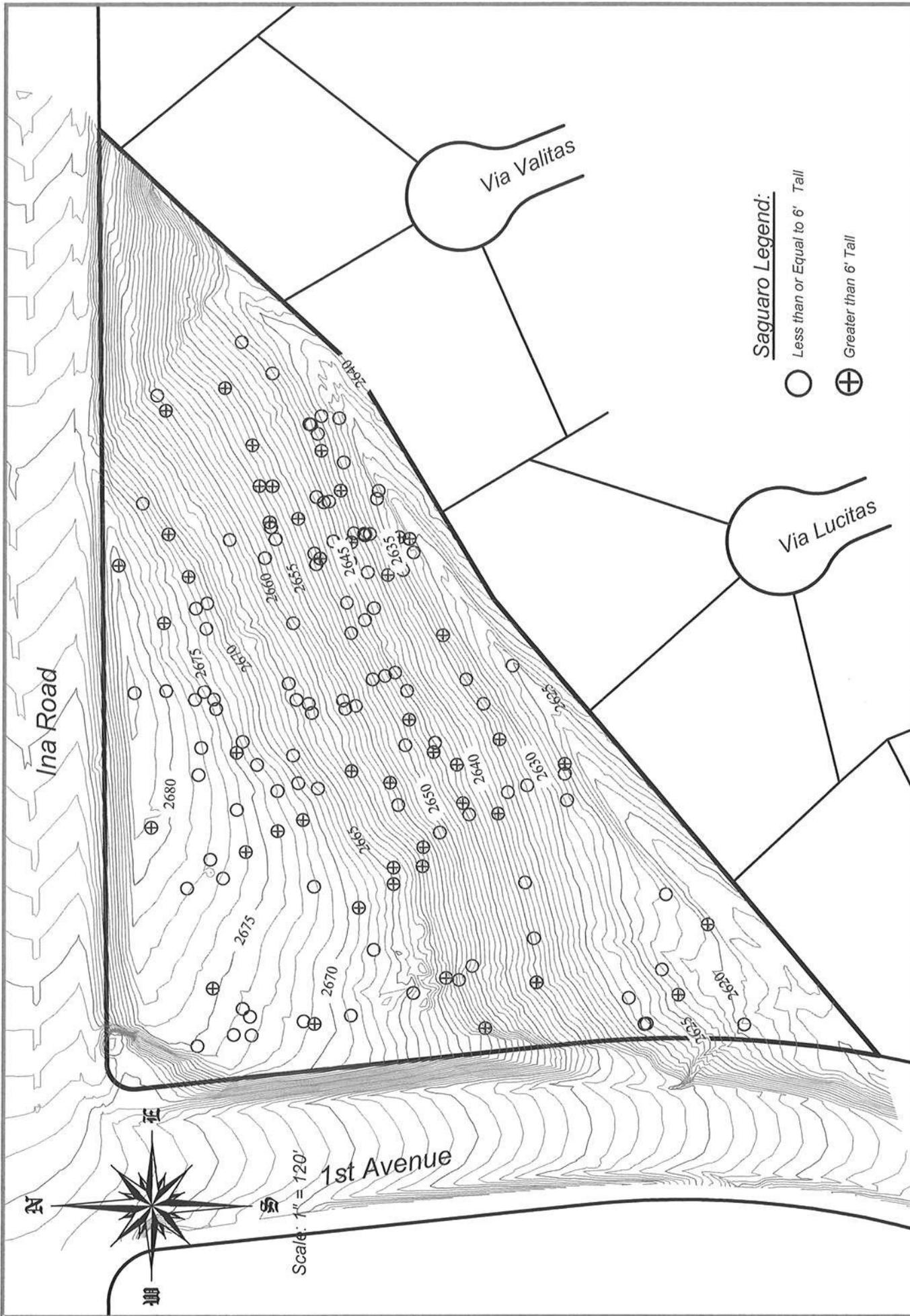


Exhibit I-D.7/9
Special Species Map

Schocket - Ina Road

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8. The property is not classified as Habitat Protection or Community Open Space by either the approved 2004 or the proposed 2015 Conservation Bond Program.
9. The visible areas of the site along the Ina Road and 1st Ave frontages provide marginal scenic values to motorists due to their apparent natural conditions. These slopes, at least a portion of them, are actually not natural and are the result of a cut condition performed in conjunction with prior roadway improvement projects. The re-vegetation effort along Ina Road has grown since the construction took place to the extent that it appears to be in a naturalistic state. The re-vegetation effort that took place along 1st Ave has not been successful. The cut slope on that side is actually in the right-of-way adjacent to the subject property, it has very little plant material on it, and shows signs of erosion. The drainage swale, between that cut slope and the 1st Ave roadway, is overgrown with non-native vegetation and is a catch-all for litter. When the site is developed, the Ina Road and 1st Ave sides as well as the southeast border will be subject to Pima County ordinance 18.73 Landscaping, Buffering and Screening Standards.
10. Exhibit I-D.10, i.e. the Vegetative Communities Map, shows the majority of the property to be located within the Sonoran Desert Upland, Mixed Palo Verde/ Saguaro plant community (approximately 52% of the total site). It shows another area designated as 'High Concentration Ocotillo Area' (approximately 31% of the total site), technically a sub-set of the Sonoran Desert Upland, Mixed Palo Verde/ Saguaro plant community. The Sonoran Desert Upland, Mixed Palo Verde/ Saguaro plant community primarily consists of Foothills Palo Verde, Saguaro, Jojoba, Cholla cactus of varying species and prickly pear of varying species. The balance of the site consists of a Previously Disturbed Area (approximately 8% of the total site) and an Un-Regulated Riparian Community (approximately 9% of the total site). The latter community is located along the southeast border overlaid on top of the no-name wash. The un-regulated riparian community primarily consists of Blue Palo Verdes with a smaller number of Velvet Mesquites, Catclaw Acacias, and Desert Hackberries. The Desert Hackberry population is solely located in the south eastern corner of the property where the 1st Ave drainage swale combines with the existing no-name wash.

I-E. VIEWSHEDS

1. The Cluster Option will not be utilized and therefore this section will not apply.
2. See Exhibit I-E.2, for photos of the site, taken both on and off site.

I-F. TRANSPORTATION

1. The property has direct access onto both Ina Road and 1st Avenue. Exhibit I-F.1 shows all roads designated by the Major Streets & Routes Plan (MS&R) within 1 mile of the subject property. They include the two abutting roads plus Orange Grove Road, and Oracle Road. Ina and Orange Grove Roads are 'Scenic Major Routes', 1st Ave is a 'Major Route', and Oracle Road is a 'Scenic, State or Interstate Highway'. Information is provided for each below.

Ina Road

- a. The existing right-of-way varies although generally is a full 150 feet. Adjacent to the subject property it is 150 feet.
- b. The ultimate right-of-way per the Major Streets & Routes Plan is 150 feet. No additional right-of-way would need to be dedicated off of the subject property.
- c. The R/W is continuous to the west for 6 +/- miles to I-10 and beyond. To the east, Ina Road becomes Skyline Drive that then becomes Sunrise Drive which all together is continuous to Sabino Canyon Drive, about 9 miles away.
- d. There are no 'offsite roads' to discuss.



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Exhibit I-D.10
 Vegetative Communities Map



From the north looking southerly onto the site



Looking from the southeast looking onto the site



From the west looking easterly onto the site

- e. The roadway consists of two travel lanes on either side of a raised median. On the edge of both sides there are bike lanes and curbs but no sidewalks. At the 1st Ave intersection there are designated left & right turn lanes, for both the westbound and eastbound directions. The posted speed limit is 45 MPH. The capacity for such a roadway is 39,800 average daily trips (ADT).
- f. According to PAG's online traffic volume records, Ina Road between Oracle Road and 1st Avenue has an average daily two-way traffic of 35,217 trips, based on a 2013 count.
- g. There are bike lanes on both sides of the street but there are no pedestrian paths.
- h. The Pima County 5 Year Transportation Improvement Plan (TIP) calls for improvements to Ina Road at the Oracle Road intersection, however those improvements are now completed.

1st Avenue

- a. The existing right-of-way from Ina Road to the south is generally 150 feet in width as it is along the subject property.
- b. The ultimate right-of-way per the Major Streets & Routes Plan is 150 feet. No additional right-of-way would need to be dedicated off of the subject property.
- c. South of Ina Road, 1st Ave runs through the City, changes name to Euclid Ave and then Park Ave, and continues for over 10 miles. North of Ina Road 1st Ave is more of a local road and continues to Magee Road, about a mile to the north.
- d. There are no 'offsite roads' to discuss.
- e. The roadway consists of one travel lane on either side of a striped center left turn lane, with a bike lane on both sides. On the edge there are no curbs or sidewalks.. At the Ina Road intersection, northbound, there is a double left turn lane, a thru lane, and a right turn lane. The posted speed limit is 35 MPH next to the subject property, but further to the south it is 45 MPH. The capacity for such a roadway is 17,700 average daily trips.
- f. According to PAG's online traffic volume records, 1st Ave between Ina & Orange Grove Roads has an average daily two-way traffic of 16,423 trips, based on a 2011 count.
- g. There are bike lanes on both sides of the street but there are no pedestrian paths.
- h. The Pima County 5 Year Transportation Improvement Plan (TIP) does not list any project for 1st Ave.

Orange Grove Road

- a. The existing right-of-way, for the segment within 1 mile, is 150 feet in width.
- b. The ultimate right-of-way per the Major Streets & Routes Plan is the same 150 feet.
- c. Orange Grove Road starts at the intersection with Skyline Dr to the east about 1.3 miles and runs to the west of 1st Ave for about 5 miles to I-10.
- d. There are no 'offsite roads' to discuss.
- e. The roadway consists of two travel lanes and bike lanes on either side of a raised median. There are no curbs or sidewalks. There is a left turn lane at 1st Ave. The posted speed limit is 45 MPH. The capacity is 16,700 average daily trips (ADT).
- f. According to PAG's online traffic volume records, Orange Grove Road, between Oracle Road & 1st Ave, has an average daily two-way traffic of 22,456 trips, based on a 2013 count.
- g. There are bike lanes but no pedestrian paths along the roadway.
- h. There are no roadway improvements planned per the Pima Co 5 Year Transportation Plan.

Oracle Road (only the area at & near the Ina Road intersection)

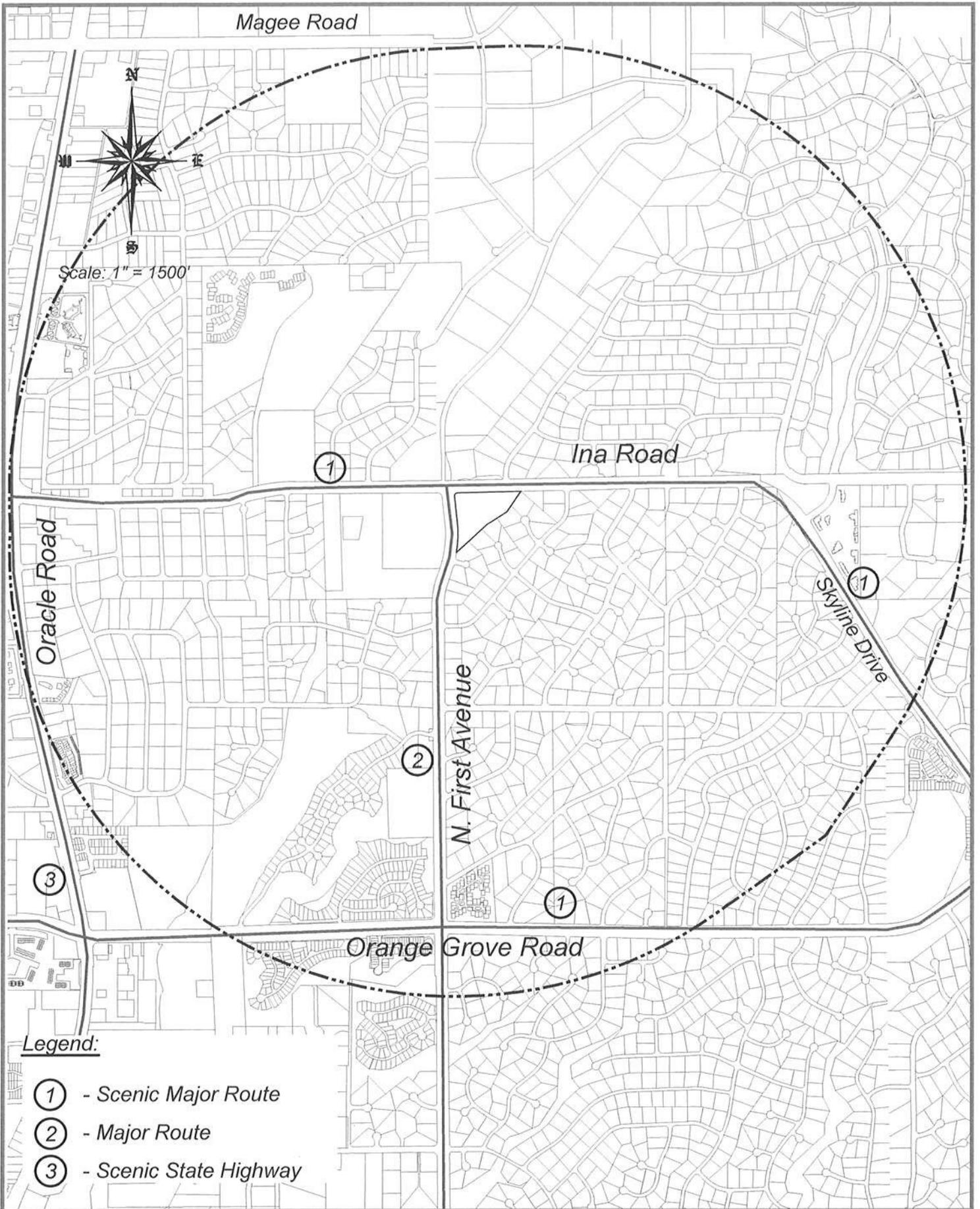
- a. The existing right-of-way varies from about 130 to 200 feet wide.
 - b. The ultimate right-of-way is not determined by the Major Streets & Routes Plan as it is a State Highway.
 - c. Oracle Road is continuous from Tucson north to northern Arizona.
 - d. There are no 'offsite roads' to discuss.
 - e. The roadway consists of three travel lanes, striped bike lanes, and dirt shoulders on both sides of a raised median. On the outside there are no curbs or sidewalks. The posted speed limit is 45 MPH. The capacity is 59,900 average daily trips (ADT).
 - f. According to the Pima County Department of Transportation traffic volume online report, based on the 2009 count, Oracle Road between Ina and Orange Grove Roads has an average daily two-way traffic of 54,995 trips.
 - g. There are striped bike lanes but no pedestrian paths along the roadway.
 - h. The Pima County 5 Year Transportation Improvement Plan (TIP) calls for improvements to Ina Road at the Oracle Road intersection, however those improvements are now completed.
2. Exhibit I-F.2 shows the location of nearby streets. The nearest street to the south on 1st Ave, on the same side and about 75 feet away, is a short cul-de-sac, also by the name 1st Ave. There are no driveways or streets on the west side of 1st Ave in this area. On the south side of Ina Road, about 515 feet to the east, is Camino de las Candelas. With Ina Road being a divided roadway, with a raised median, the location of driveways and streets is not as important as it would be if the roadway were undivided. However, about 620 feet east of Christie Drive is Mountain Shadows Drive, which runs north from Ina Road. At the Mountain Shadows Drive there is a median opening in Ina Road.
 3. There are no existing Sun Tran bus routes within ½ mile, nor are any planned.

I-G. SEWERS

1. Exhibit I-G shows an existing 8" public sewer line (i.e. C-088 & G-82-014) running adjacent to the southeast boundary of the property, within an easement, within the adjoining Vistas de Las Candelas Lots 1, 6, 7, 12, 13 & 26, all owned by the same party that owns the subject property.
2. There are no conditions that would prevent designing and using a gravity sewer system.

I-H. RECREATION AND TRAILS

1. There are no existing public parks within one mile of the property. There are three designated trails, within that distance, though.
2. Exhibit I-H shows three public planned trails, as identified on the Eastern Pima Regional Trail System Master Plan within a one mile radius. Those are the Pima Wash Trail (#43), the Geronimo Wash Trail (#42) and the Casas Adobes Wash Trail (#185).



Legend:

- ① - Scenic Major Route
- ② - Major Route
- ③ - Scenic State Highway

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Exhibit I-F.1
 Major Routes Map

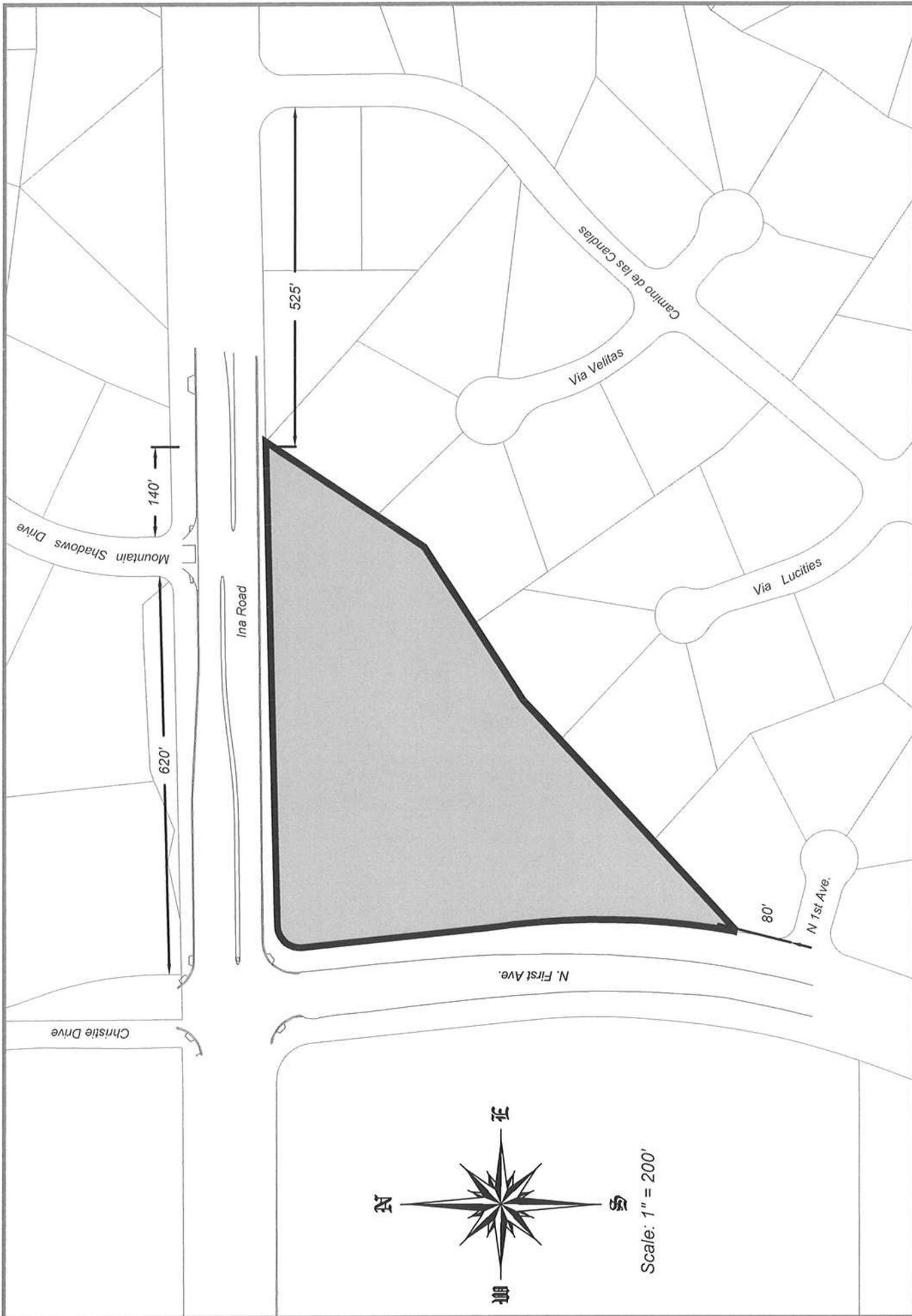


Exhibit I-F.2
Adjacent Streets Map

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N. First Ave.

Mountain Shadows Drive

Ina Road

Via Velitas
Camino de las Candelas

Via Lucities

N 1st Ave.



Scale: 1" = 200'

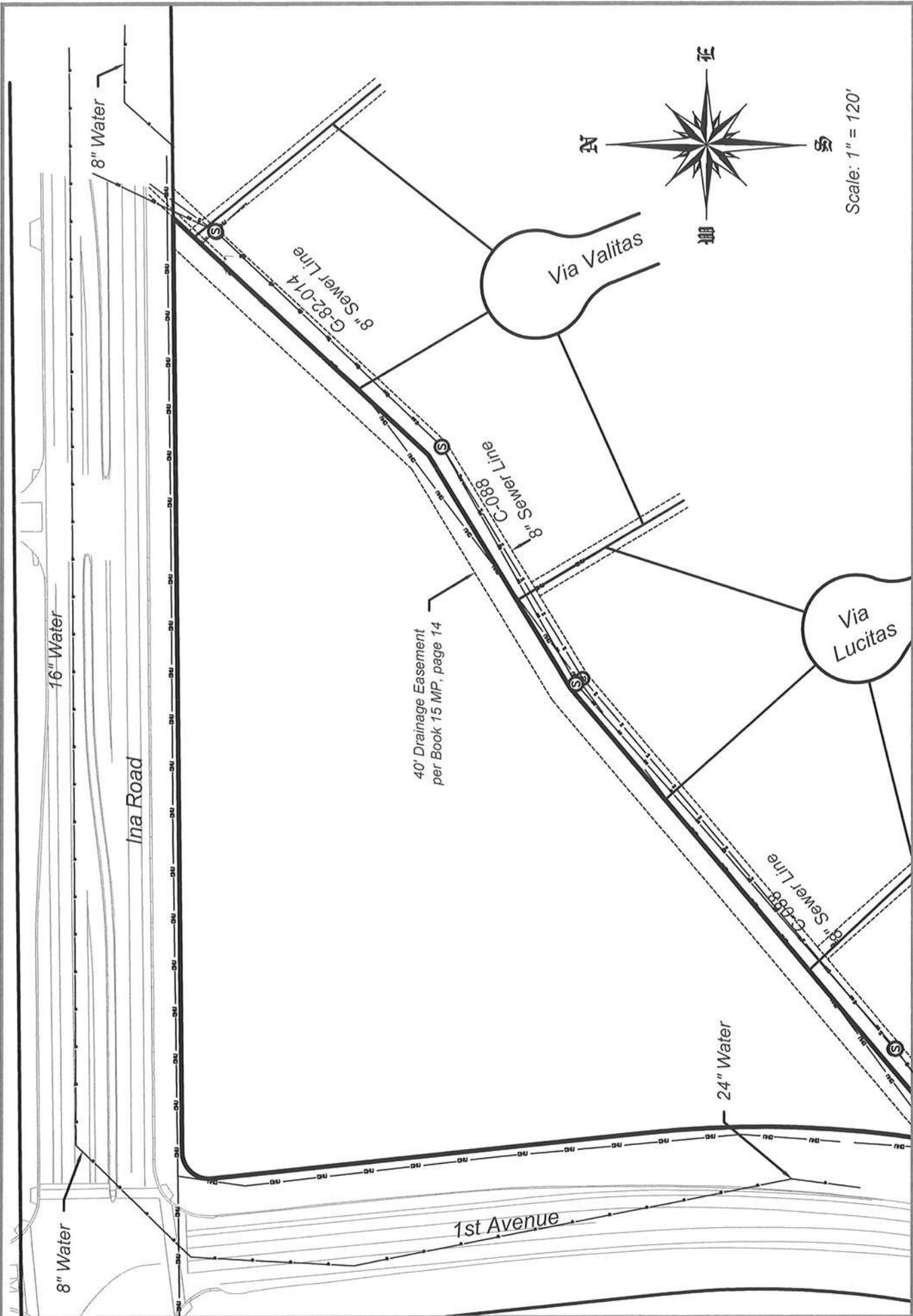
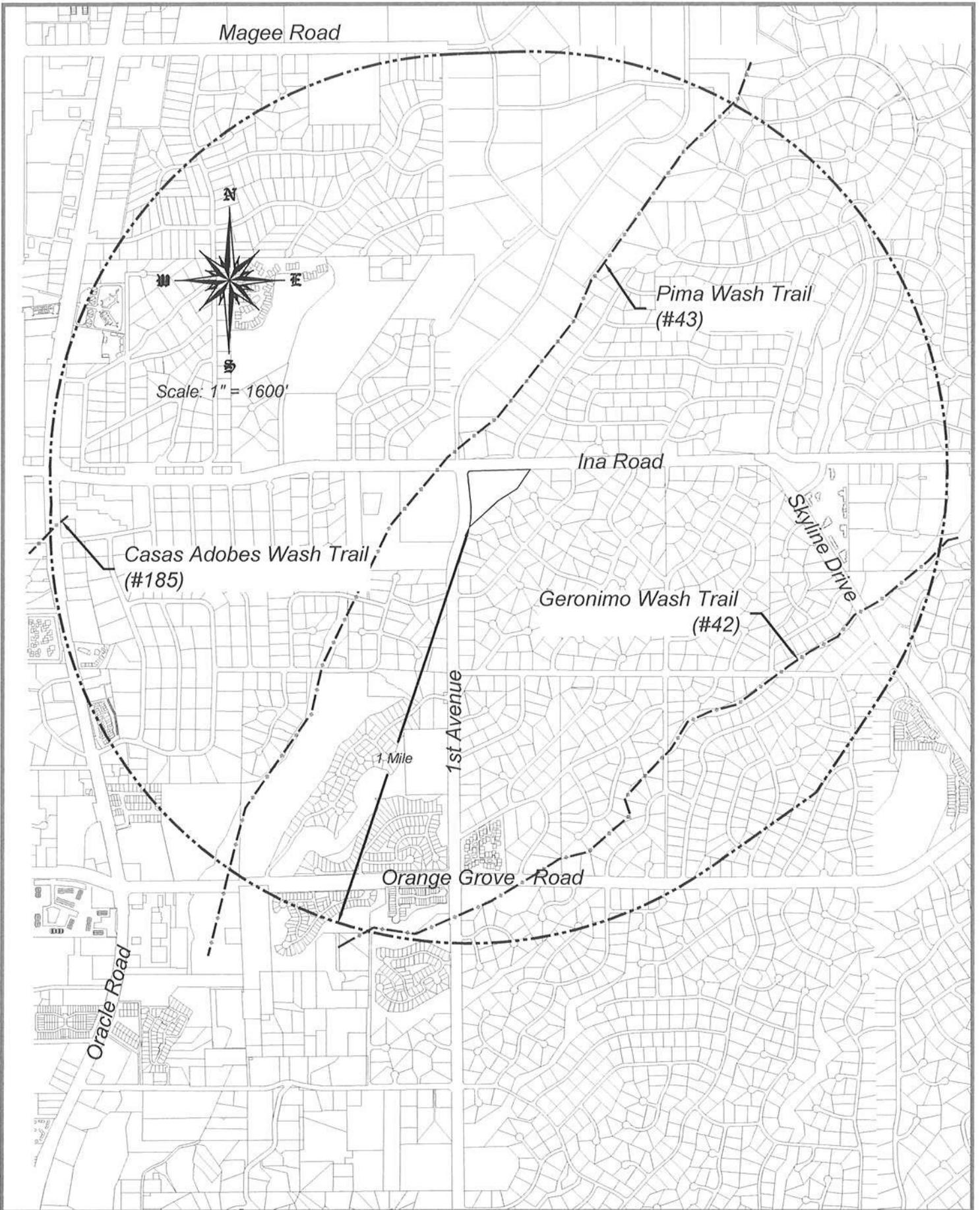


Exhibit I-G
Utility Map

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I-I. CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

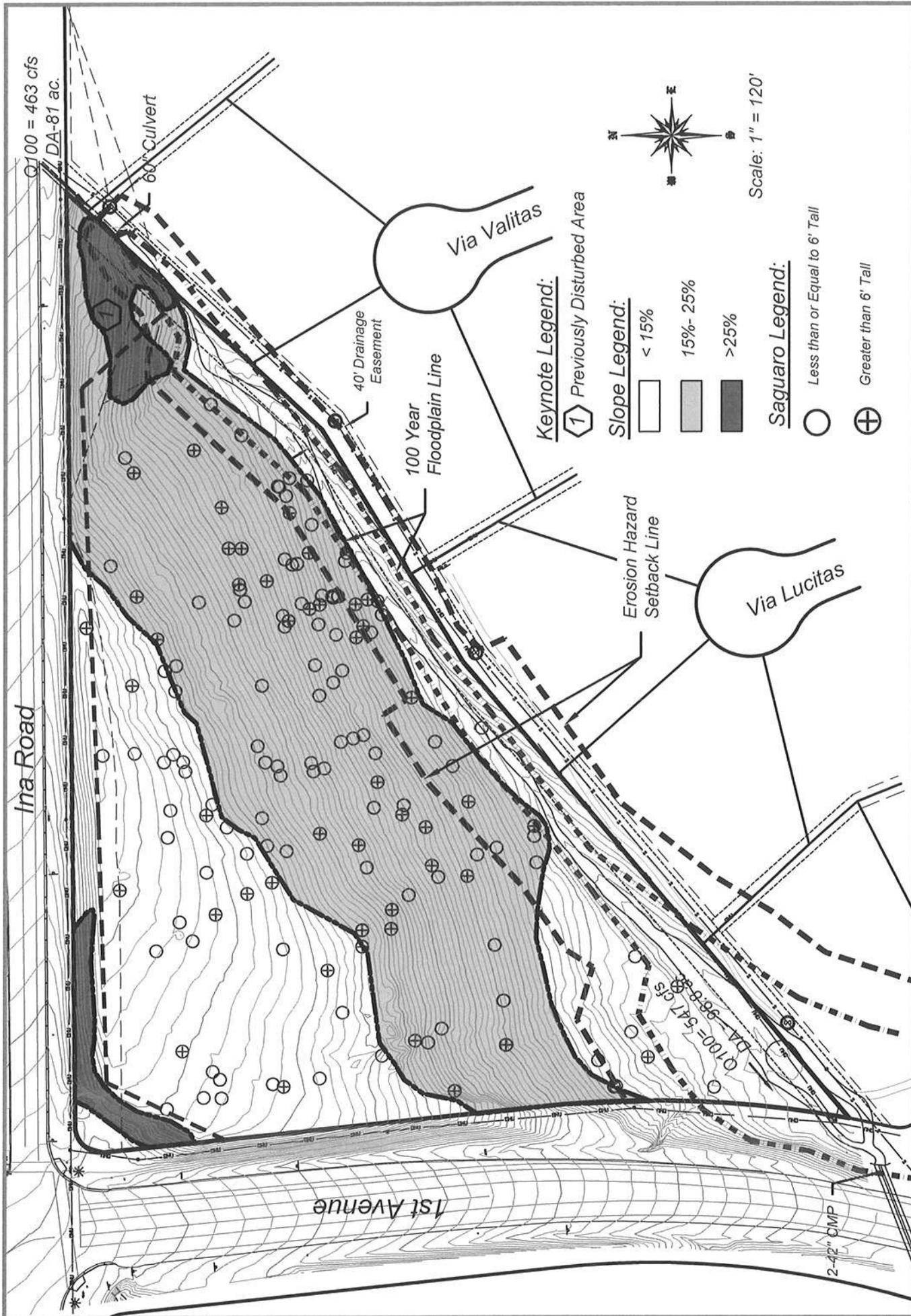
1. An Archaeological Survey of the property was prepared by P.A.S.T on April 27, 2015. A copy will be supplied to the Pima County Cultural Resources Office concurrently with the review of this Site Analysis Report. It indicates that there is no record of any prior found resources. The Report says in part, on Page 8, "There were no surface indications of archaeological resources within the study area which meet the Arizona State Museum minimum standard for recording as an archaeological site or that would be eligible for inclusion in the National Register of Historic Places." It goes on to say, on Page 9, "development of the inspected parcel will not have a negative impact on important cultural resources within or in close proximity to the study area."
2. Based on the results of the archaeological study there is nothing to describe or map.
3. This is moot given the fact that an archaeological report has been prepared and the results were negative.

I-J. AIR QUALITY

1. As this project is an office complex this section does not apply.

I-K. COMPOSITE MAP

Exhibit I-K.1 graphically integrates the significant site features identified in the Report. It shows the slopes of 15 to 25% and those greater than 25%. It shows the local 100-year floodplain and the erosion hazard setback. It also shows the location of the saguaros. There are no other features listed in the checklist that apply. In addition to the paper copy of the Composite map there is an acetate overlay of the same (i.e. Exhibit I-K.2) which can be used over the Preliminary Development Plan. This overlay does not have topography since there are no significant topographic features.



- Keynote Legend:**
- ⬡ Previously Disturbed Area
- Slope Legend:**
- < 15%
 - ▒ 15%- 25%
 - >25%
- Saguaro Legend:**
- Less than or Equal to 6' Tall
 - ⊕ Greater than 6' Tall

Exhibit I-K.1
Composite Map

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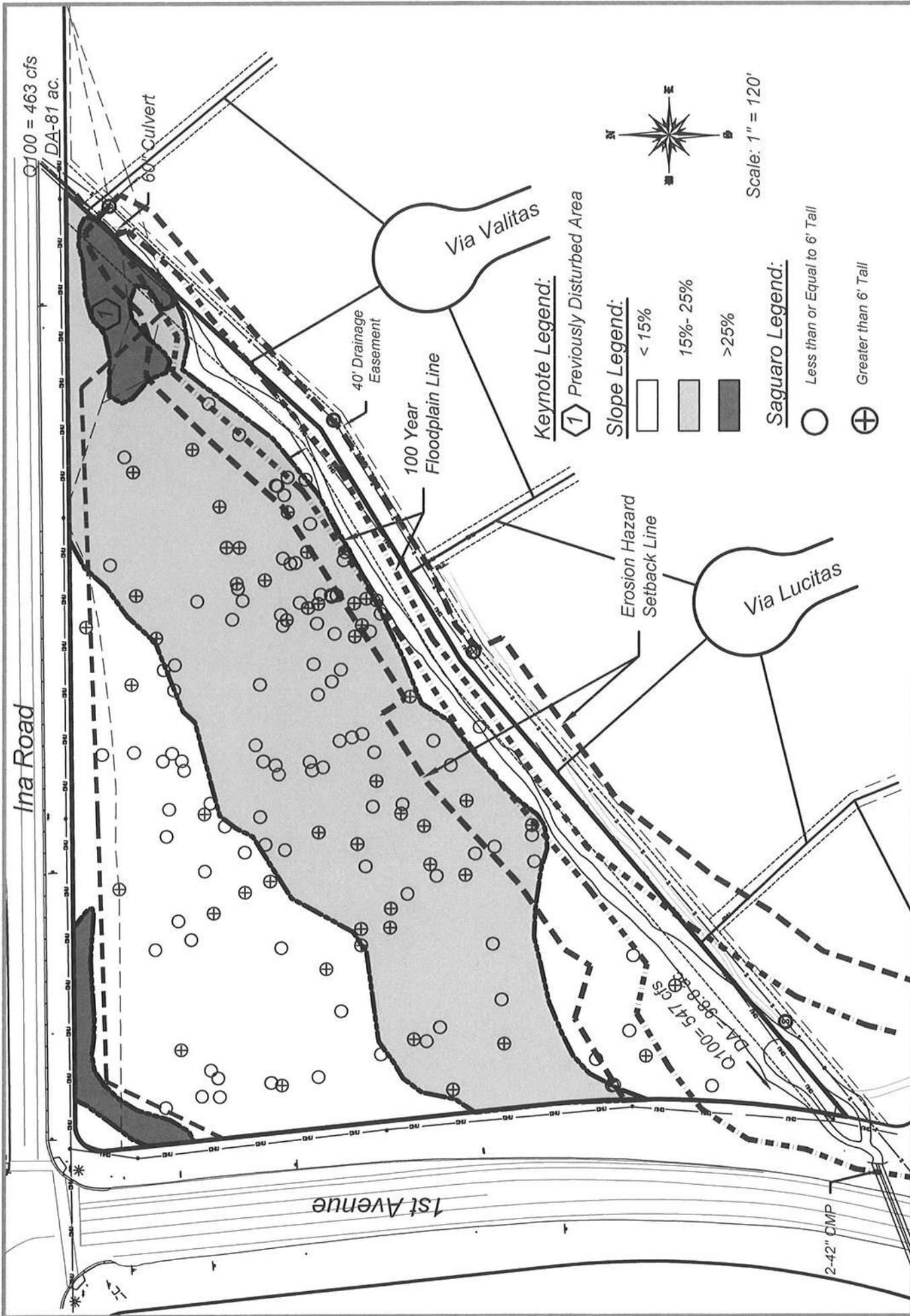


Exhibit I-K.2
Composite Map Overlay

Schocket - Ina Road
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PART II LAND USE PROPOSAL

II-A. PROJECT OVERVIEW

1. The entire property in question is to be rezoned from SR to TR. There is no need to create a map for this item.
2. The property is to be developed into an office complex. The Preliminary Development Plan shows three office buildings with a total space of 33,000 square feet. No more than 50% of that space will be leased to 'medical' tenants with the remaining space leased to general office users.
 - a. The proposed buildings and driveways and parking are located close to Ina Road and 1st Ave, away from the steepest slopes near the southeast boundary. The slope is the most sensitive characteristic of the property. In order to make the property developable a flat area needs to be created near the two perimeter streets, where grading has previously taken place as a result of roadway construction. The slope easement along Ina Road should no longer be necessary once the grading needed for this project takes place, and therefore is assumed to be unnecessary. There are full access driveways proposed for 1st Ave and the easterly driveway on Ina Road, located at a median opening. The westerly Ina Road driveway would be right-in/right-out only.
 - b. The Comprehensive Plan calls for MIU which allows TR zoning. The office proposal is permitted in the TR zone and therefore would be in compliance with the Plan. Rezoning Policy RP-12 is satisfied as follows:
 - A. There will be a natural bufferyard along the southeast border where the project is close adjacent to CR-1 residential development. There will also be landscaped bufferyards along Ina Road and 1st Ave to buffer the project from the residential on the other side of those streets.
 - B. The Building height will be limited to one story and will not to exceed 24 feet.
 - C. The proposed development will be limited to office uses, and,
 - D. This subject is addressed separately in Appendix No. 3.Special Area Policy S-2 will be complied with by the developer commitment that the office buildings will not be any greater than 24 feet in height.
 - c. There has not been a neighborhood meeting yet, but one will be held prior to the Planning & Zoning Commission public hearing.
 - d. The Preliminary Development Plan represents a conversion of the property from vacant to 'developed' status for the majority of the property. A portion of the property will be left as 'natural', which is situated to provide a natural buffer to those to the east, southeast & south. This change in land use will impact the immediate neighbors as typically is perceived or occurs but also it will provide the benefits to these neighbors by the provision of medical and general office uses that they could use themselves. Due to the relatively modest project size there are no impacts expected to be felt by others within a quarter mile outside of the immediate area.
 - e. The development of the property as planned is consistent with Growing Smarter principles in a number of ways. The development of the subject property, surrounded by development, makes the proposed project 'infill'. The development constitutes 'compact development' as defined by the Smart Growth Network. This classification is possible

because of the preservation of the natural open space along the southeast boundary, another smart growth principle. 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. It should also satisfy Growing Smarter principles by shortening the drive that some in the nearby area currently take to obtain the services that they now will have the opportunity to have at the subject property.

- f. There are no plans as of yet to utilize solar energy systems. The builder, however, will comply with the County's Green Building Program.
3. The property is not subject to a) Buffer Overlay Zone, b) the Gateway Overlay Zone, d) the Cluster Development Option, f) the Historic Zone, or g) the Airport Environs and Facilities Zone. It is subject to c) the Hillside Development Zone (HDZ), and e) the Native Plant Preservation Ordinance (NPPO). Regarding the HDZ, the average cross slope applicable to the site should be that contained within the Agreement between Pima County and the Owner, which is enclosed as Appendix 1. The property will comply with all HDZ standards.. Regarding the NPPO compliance will be demonstrated during the Development Plan stage. At that point the decision to comply using the Set-aside Method or the Selective Plant Preservation Method will be made. In any event the number of saguaros left in place or transplanted onsite will achieve the 80% rule stipulated in the Code.

II-B. PRELIMINARY DEVELOPMENT PLAN

1. Exhibit II-B.1a depicts the Preliminary Development Plan with topography. Exhibit II-B.1b is the same but without the topography, and in the form of a removable transparency overlay. These exhibits address 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 are shown.
 - b. The Plan shows the location and size of all proposed office buildings.
 - c. The Plan shows the Ina Road and 1st Ave right-of-ways.
 - d. The Plan shows the three points of access, plus the Ina Road median opening, and the internal driveways. The internal sidewalks are shown on Exhibit II-H.1.
 - e. The Plan shows the proposed parking.
 - f. The Plan shows a 20 foot bufferyard along both Ina road and 1st Ave adjacent to the built project. These bufferyards will contain introduced landscaping and a screening structure. South of the built project on 1st Ave and east of it along Ina Road there will be a natural 40 foot bufferyard, and there will be along the southeast boundary,
 - g. The areas around the buildings, which appear 'white' on the drawing, will be landscaped. That is shown on Exhibit II-F Landscape and Buffer Plan.
 - h. There is no need to provide any recreation or common areas as that would be appropriate for residential development. There will be natural open space and that area is shown on Exhibit II-C.3 Preliminary Grading Map.
 - i. The one onsite wash, along the southeast border, is to be left natural. The associated 100 year floodplain lines and the erosion hazard setback lines are shown. Also shown is the detention basin.

- j. There are no restricted peaks or ridges or any other significant physical features. The steepest slopes along the southeast border are preserved as natural.
 - k. All of the development within 300 feet is residential is zoned CR-1. Exhibit II-B.1.k shows the PDP with all properties within 300 feet. There are no 2-story homes within this area. There are several lots nearby shown to be vacant. In fact all of the lots along the southeast border are vacant, and this should lessen any impact on properties in that direction.
 - l. This point is moot as there are no such trails.
 - m. The Slope Easements along Ina Road are shown. The Owner will request that these easements, which are in favor of Pima County, be abandoned since there are no slopes that the County will need to maintain after the project is built. The PDP also shows the existing Drainage Easement along the southeast border, which will remain in place.
 - n. This point is moot. Sewers will be utilized.
 - o. This point is moot. There are no overlay zones.
 - p. This point is moot. There are no transit stops.
2. The following support data is provided:
- a. The total gross floor area is 33,000 square feet.
 - b. The maximum building height will be 24 feet and one story.
 - c. This does not apply.
 - d. This does not apply.
 - e. The Plan shows 198 parking spaces. This is based on one half of the space being medical office and the other half being general office. The medical office has 83 spaces based on 1 per 200 square feet of space and 40 for employees (at 1 space per employee). The general office has 55 spaces based on 1 per 300 square feet of space and 20 for employees (at 1 for every 2 employees).
 - f. The landscape will be primarily characterized as 'desert', in compliance with the County's approved plant list.
 - g. The project preserves a substantial portion of the site as natural open space. This area is identified on the Preliminary Development Plan and described in Section II-C.3. There is no recreation area as none is warranted for an office project.
 - h. Appendix No. 3 shows a conceptual Building Elevation that would be typical for the three proposed office buildings.

II-C. TOPOGRAPHY AND GRADING

1. The proposed development does encroach onto slopes of 15 percent or greater. A part of those 15% or greater slopes were man-made, those being along the north boundary. Along this same border and along the west side the elevation will be lowered with the exposed cut slope being relatively minor and with revegetation to reduce the visual impact. The fill slope on the southeast side, will be concealed by a retaining wall for a portion of this side and then for the remainder, near the west side, will contain a vertical wall with a bench for landscaping to obscure the wall. Between the retaining wall and vertical wall along the southeast side there will be a substantial amount of open space which will mitigate the visual impact of the grading.
2. There is no need to leave any land as natural due to the average cross slope. However, HDZ Table 18.61.054-1 does limit the grading for office development to 80% of the site, leaving a minimal of 20% as natural. That number will be exceeded.



Legend:
V = Vacant

Exhibit II-B.1k
PDP with 300' Coverage

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3. The conditions after grading according to the Preliminary Grading Plan amounts to the following:
 - a. The natural open space amounts to 43 percent of the property.
 - b. The graded and then revegetated area amounts to 9 percent of the project.
 - c. That leaves the remaining 48 percent of the property that will be graded to accommodate the office development, in terms of buildings & driveways & parking areas. These different areas are shown on Exhibit II-C3.

These numbers are preliminary and subject to unsubstantial change by the final Grading Plan.

4. Exhibit II-C.4 shows the areas with a cut or fill of 5 feet or greater. The majority of cuts are in the single digits but there is an isolated area that will be cut down as much as 19 feet. Likewise the majority of the fills are in the single digits but there is an isolated area that will be filled as much as 16 feet. The areas to be cut will result in grading tying in to existing slopes with only minor visible cut slopes that will be revegetated. The areas to be filled will result in extensive slopes along the southeasterly edge of grading to be treated with a vertical wall broken up with an intermediate bench to be landscaped. Additional mitigation to this vertical wall will be achieved by landscaping on the ground outside of this retaining wall. Compliance with the HDZ standards will be demonstrated during the Development Plan process.
5. This is moot.

II-D. HYDROLOGY

1. The PDP leaves the one onsite wash as is. There is no encroachment into that wash's 100 year floodplain or its associated erosion hazard setback. All of the developed property will drain into a detention/retention basin which will outlet onto the slope that will carry the runoff into the wash along the southeast boundary. This condition ultimately is the same as what takes place under pre-development conditions. The detention/retention basin will be designed to satisfy the First Flush Retention volume requirements.
2. There is no encroachment into the floodplain or the erosion hazard setback of the one wash along the southeast corner. There is no riparian habitat to avoid. The impacts of development onto the one floodplain will be mitigated by the construction of the one detention/retention basin which will reduce the increased onsite discharge back to pre-development rates.
3. Exhibit II-D.3 shows the quantity of flow for the one wash at the entering and exiting locations as well as the portion of flow contributed by the project site. Those numbers are the same as under pre-development conditions. Any increase in peak discharges onsite will be addressed by the detention/retention basin.
4. Exhibit II-D.3 shows the location and size of the detention/retention basin along with estimated 100-year peak discharges in and out of the basin.
5. There are no basin management plans or other Pima County policies relating to flood control policies that affect this property.

II-E. BIOLOGICAL RESOURCES

1. See Exhibit II-E.1 for a graphic response to the biological issues in the Checklist.
 - a. The entire site is outside of the Conservation Land System.
A total of 148 saguaros were counted on the site and are depicted on this exhibit. Approximately 48 are located within or adjacent to the natural area along the southeast & east borders and all of them will all be preserved in place in place. The remaining 100 are within the graded area and they will be subject to being transplanted onsite. As part

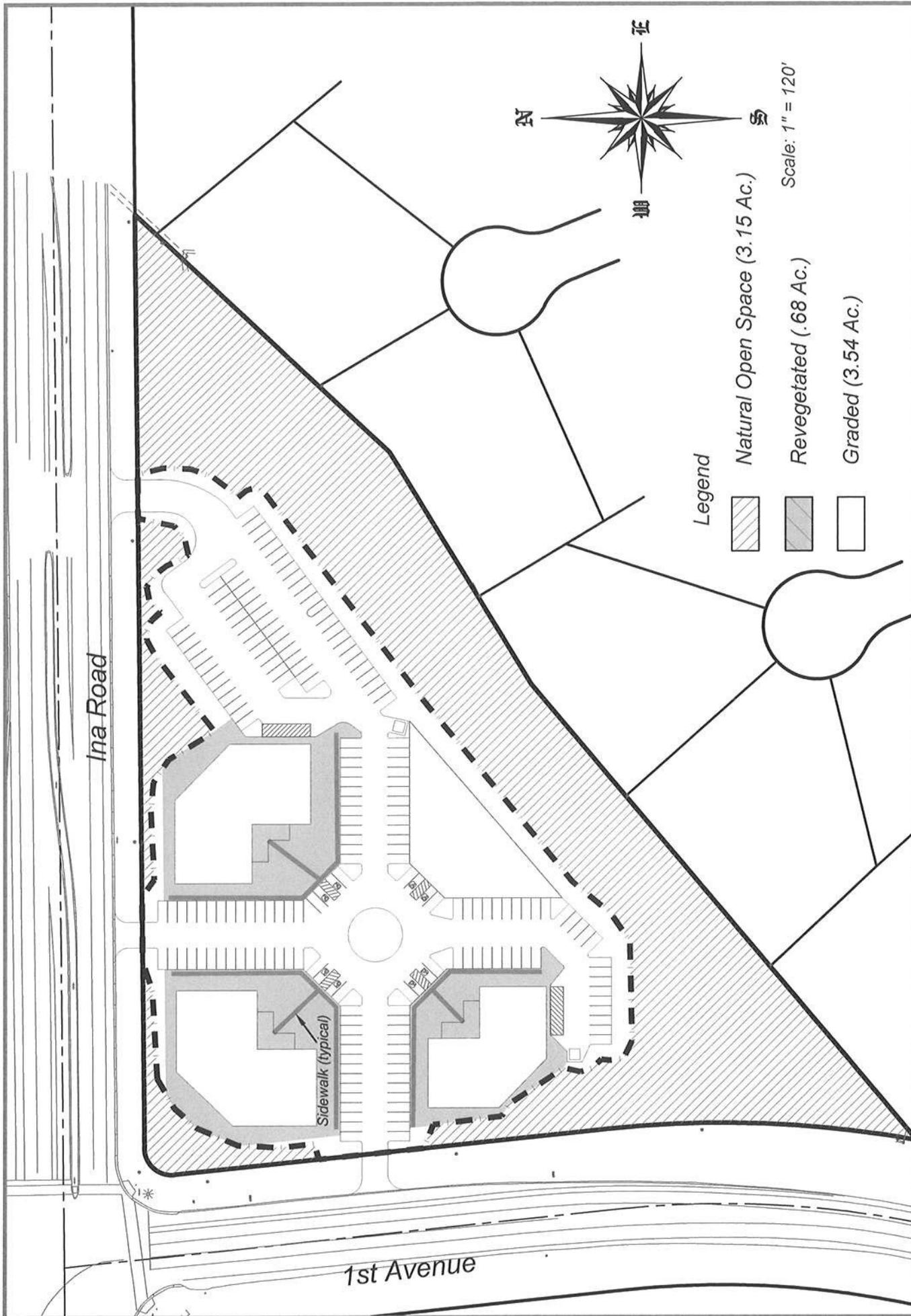


Exhibit II-C.3
Preliminary Grading Plan

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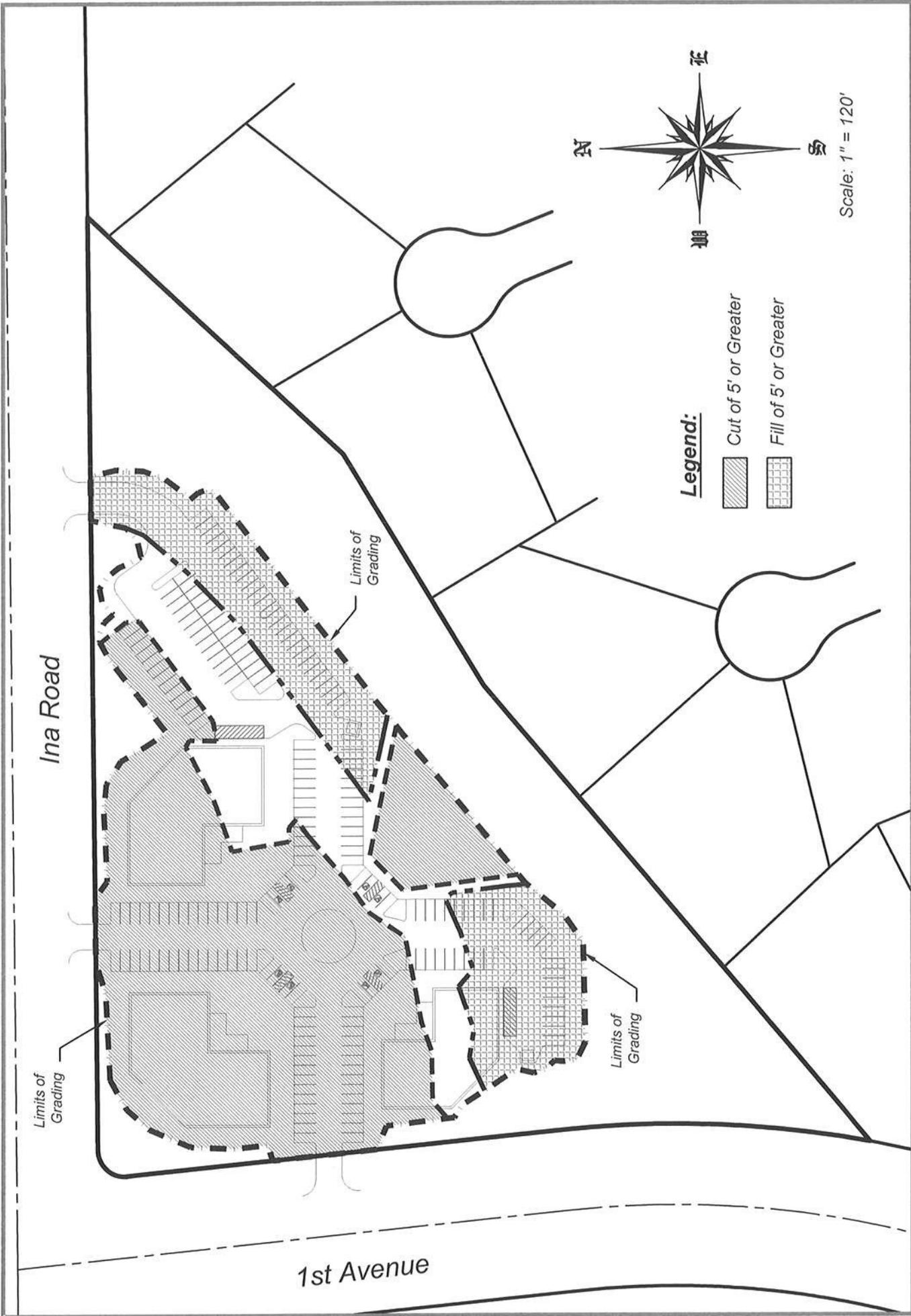


Exhibit II-C.4
Cut and Fill Map

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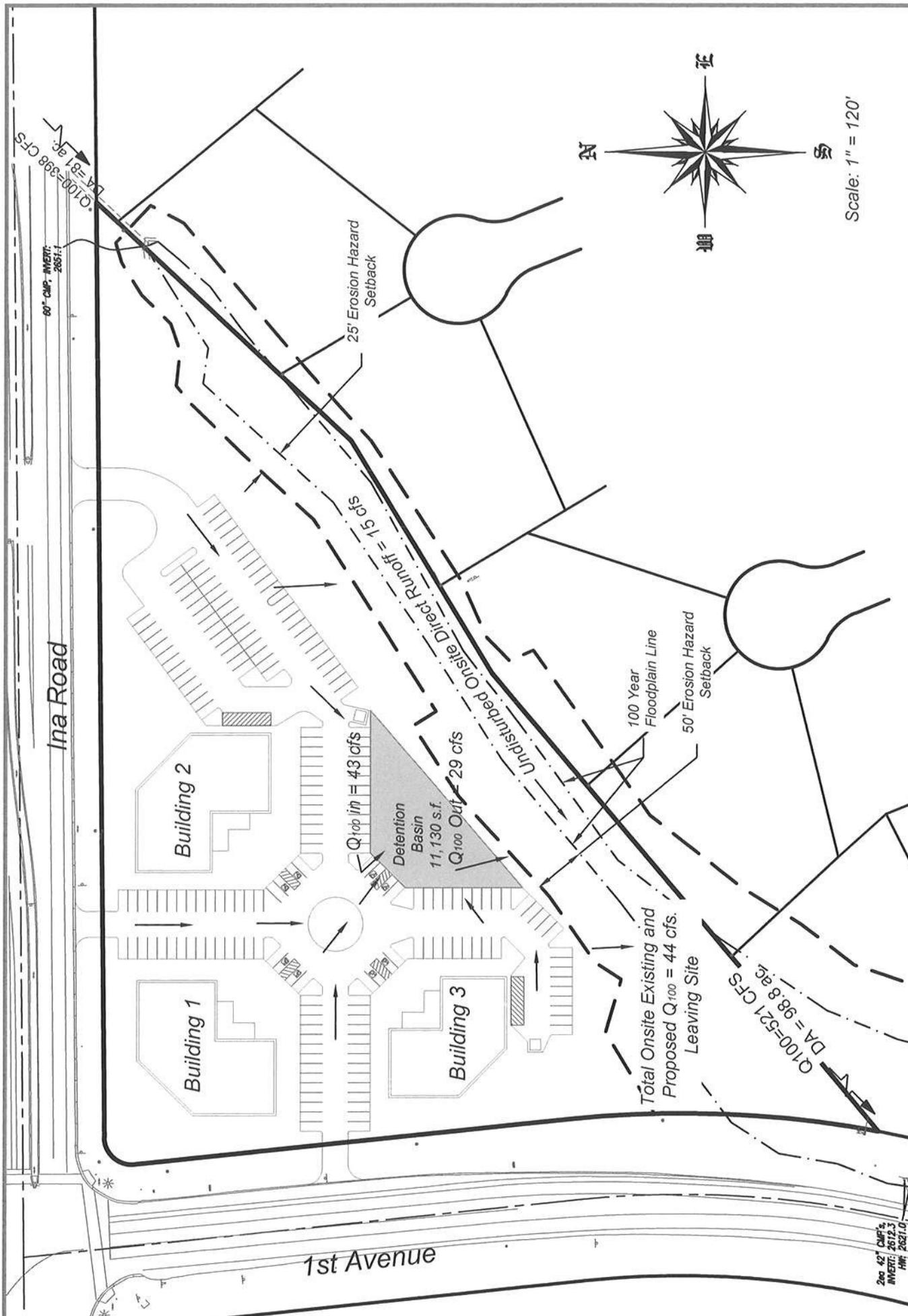


Exhibit II-D.3
 Preliminary Drainage Plan

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of the final Grading Plan work it will be determined which saguaros within the graded area will be able to be left in place. The developed area has substantial area to accommodate transplanted saguaros.

- b. This point is moot as the site does not contain any Ironwood Trees.
 - c. This point is moot, as the site does not contain any Pima Pineapple Cactus.
 - d. This point is moot, as the site does not contain any Needle-Spined Pineapple Cactus.
 - e. Other than the wash and adjacent southeast slope, which will be preserved, there are no other areas of significant or important vegetation.
2. This is moot since the site does not contain any CLS or Critical Landscape Connection.

II-F. LANDSCAPE AND BUFFER PLAN

1. Along Ina Road a Bufferyard D will be required as that road is a Scenic Route. From 1st Ave easterly to the second driveway that bufferyard will contain 20 feet of landscaping and the required structure. From that second driveway easterly the bufferyard will be a 40 feet of natural terrain. Along 1st Ave there will nbe a Bufferyard D due to that street being a ‘Major Highway’. From Ina Road southerly to just beyond the Building 3 parking lot that bufferyard will contain 20 feet of landscaping and the required structure. From that parking lot southerly the bufferyard will be a 40 feet of natural terrain. Along the southeast boundary, where the project is adjacent to CR-1 zoning, there will be a Bufferyard D which will use the 40 foot natural option. These bufferyards are shown on Exhibit II-F.1.
2. There are three Slope Easements along Ina Road which are in conflict with the proposed In Road Bufferyard. However, the plan is to abandon these Slope Easements, since the planned grading will make this easement unnecessary. and once this happens this matter will be moot. (This matter has been discussed with Pima County staff and the process to abandon this easements has been initiated.) The one other easement onsite is the Drainage Easement along the southeast border, and while it is in the proposed 40 Foot Bufferyard D along that border this is not a critical conflict. They should be able to coexist.
3. The Plan is for the impacted vegetation to be transplanted into the Ina Rd & 1st Ave bufferyards and elsewhere onsite, to the extent possible. The goal is for all of the transplanted saguaros and mitigation plants to be planted onsite. .

II-G. VIEWSHEDS

1. The visual impact of the development, to whatever extent that it might be, will be mitigated by the one story and 24 foot height limit, as well as the proposed grading resulting in the lowering of the site. There should be no impact on the views of the Catalina Mountains as its elevation dwarfs the elevation of the subject property, even after developed.
2. The one story and 24 foot height limitation in the Rezoning Policies is mitigation enough.

II-H. TRANSPORTATION

1. Exhibit II-H.1 shows one driveway on 1st Ave, which has a 35 MPH posted speed limit, and two on Ina Rd, which has a 45 MPH posted speed limit. The Street Standards requires that the one on 1st Ave be at least 150 feet from Ina Road, measured edge to edge, and it is actually 228 feet. The Standards requires that the first one on Ina Road has to be at least 230 feet east of 1st Ave, measured edge to edge, and it actually is 247 feet. Those Standards also require that the distance between driveways, measured centerline to centerline, for the two on Ina Road be at least 230 feet

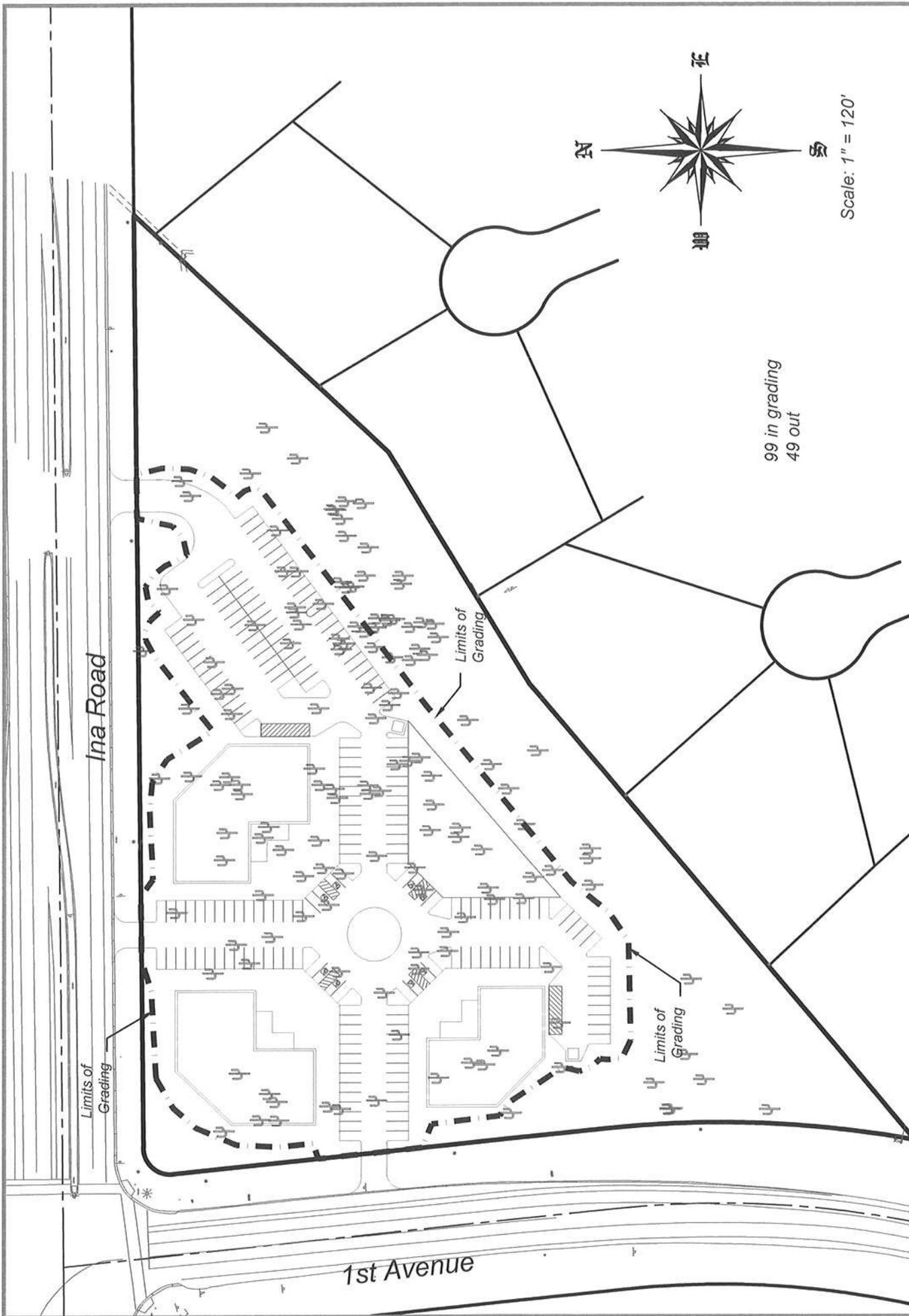
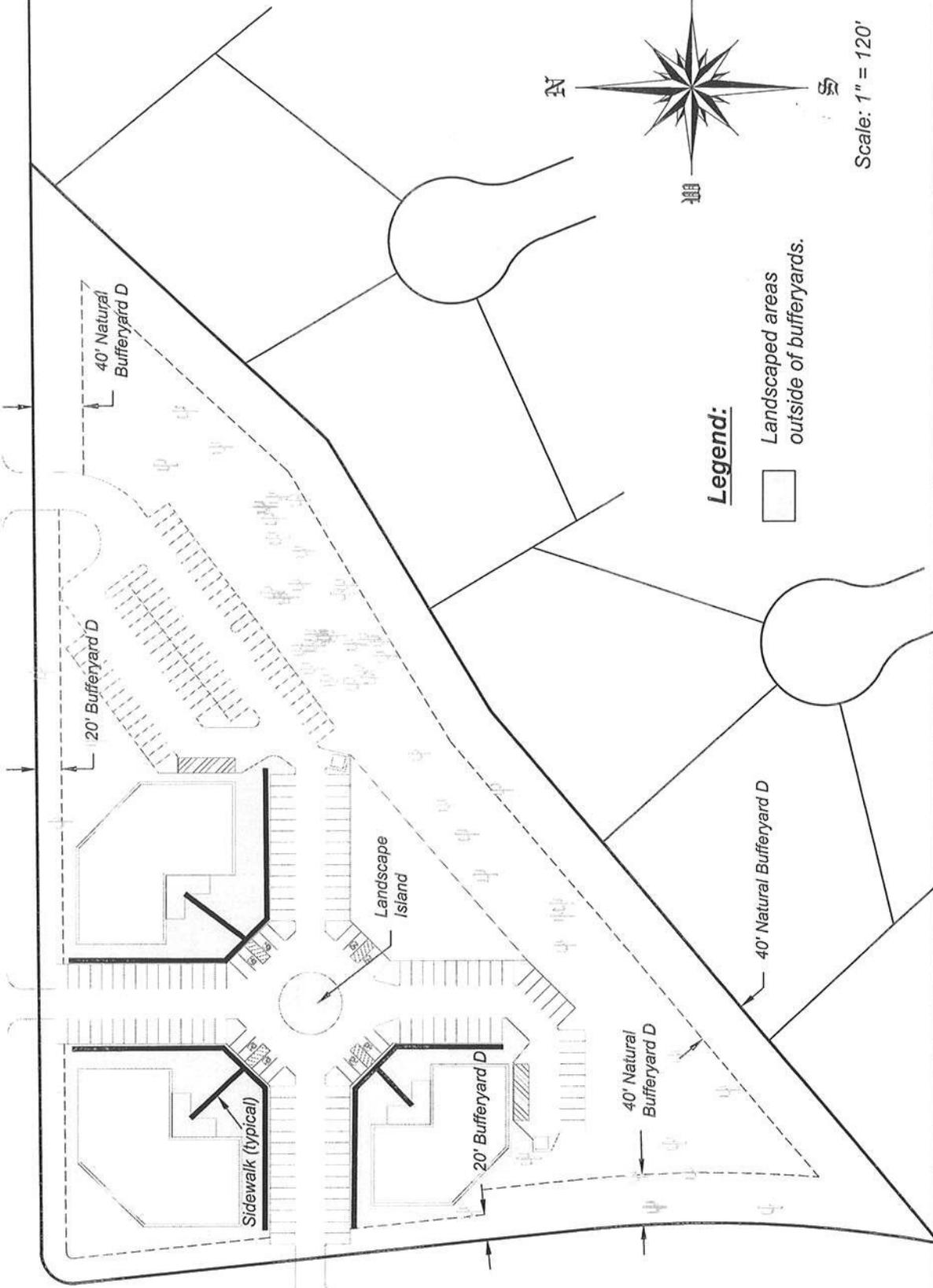


Exhibit II-E.1
Biological Impacts Map

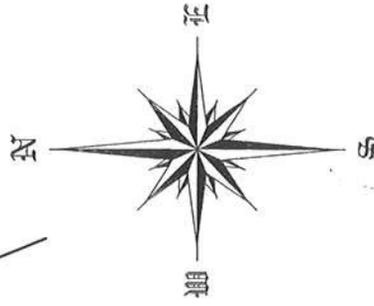
Schocket - Ina Road
 APN: 108-05-1380
 Section 6, Township 13 South, Range 14 S,
 Pima County, Arizona

MJMM CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

Ina Road



1st Avenue



Scale: 1" = 120'

Legend:

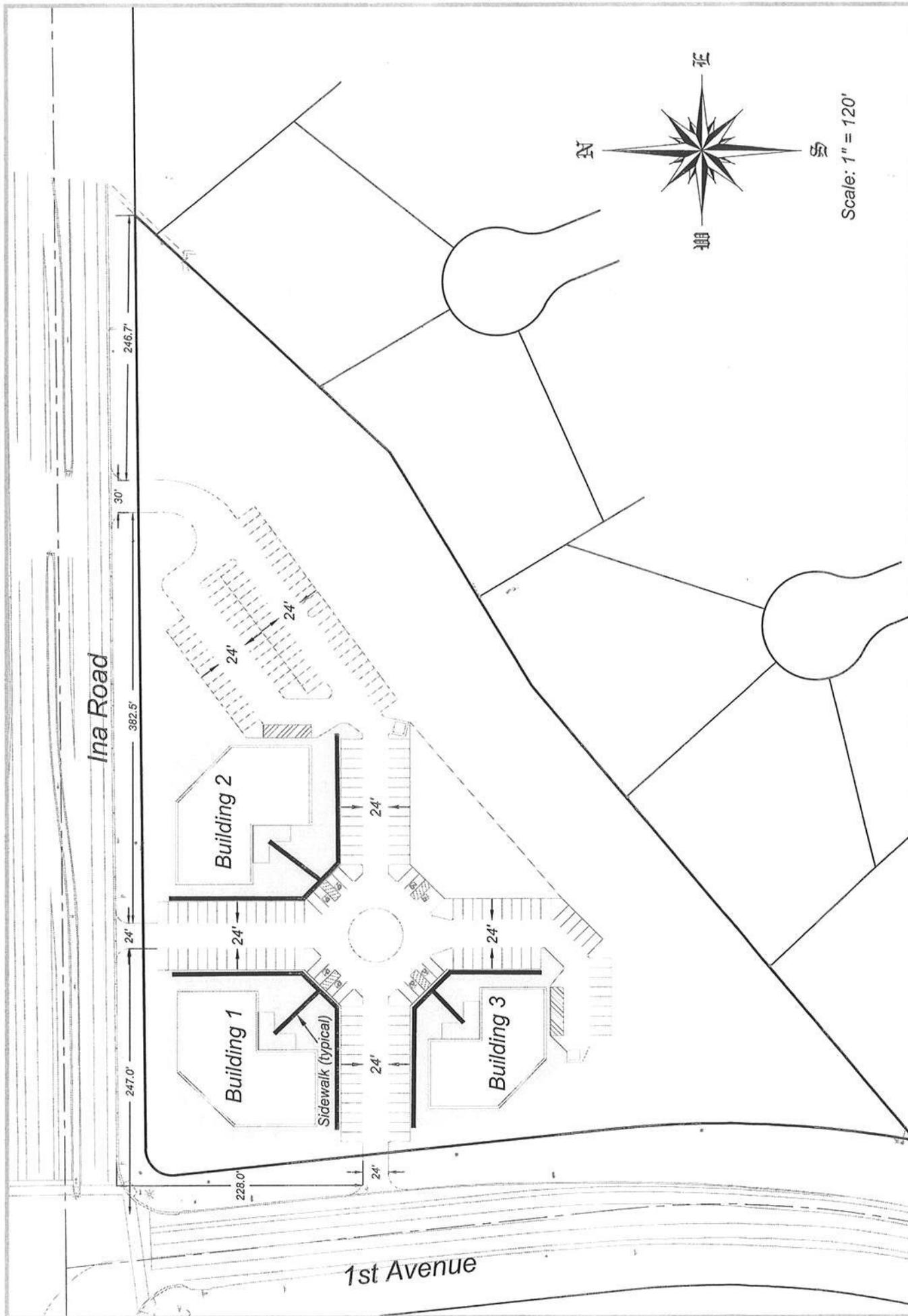
 Landscaped areas outside of bufferyards.

Schocket - Ina Road

APN: 108-05-1380
 Section 6, Township 13 South, Range 14 S,
 Pima County, Arizona

MJMI CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street, Tucson, Arizona 85710 Phone: 520-885-5021

Exhibit II-F.1
Landscape and Buffer Map



MJMI CONSULTING, INC.
 Land Planning and Development Services
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

Schocket - Ina Road
 APN: 108-05-1380
 Section 6, Township 13 South, Range 14 S,
 Pima County, Arizona

Exhibit II-H.1
Driveways and Sidewalks Map

apart from one another, and they are actually 380 feet apart. That easterly driveway is located where it is to line up with the median opening in Ina Road. These distances are shown on Exhibit II-H.1.

2. There are no future off-site road improvements that the proposed development depends upon for access.
3. The two streets from which access will be taken, i.e. Ina Road and 1st Avenue, have no capacity issues. The existing traffic counts for both are less than the capacity for each. So, the addition of the traffic from this project should not affect level of service. The total additional ADT from this project would be 778. So, the impacts should not be significant.
4. There are no local streets that will be impacted by this development.
5. There are no bike paths to be built within the development. So there are no planned connections to the bike lanes in the two adjacent streets. Exhibit II-H.1 shows the proposed onsite sidewalks, but with no connection to either of the adjacent streets since neither has a sidewalk.
6. The onsite PAALS will have 24 feet of pavement, and they will be privately owned.
7. The existing roadway facilities adjacent to the property are sufficient, and so it is thought the project meets Transportation Concurrency.
8. Table 3.2 of the Street Standards indicates the number of peak hour trips for General Office is 1.56 per 1000 square feet, and for Medical-Dental Office it is 4.36 per 1000 square feet. Based on there being 16,500 square feet of General Office and another 16,500 square feet of Medical-Dental Office the total peak hour trips are 97.68. This is the sum of 25.74 peak hour trips for the General Office (1.56 x 16.5) and 71.94 peak hour trips for Medical-Dental Office (4.36 x 16.5). The 97.68 peak hour trips are below the 100 peak hour trips threshold to trigger the need for a Traffic Impact Study.
9. A plan to reduce automobile dependence is not offered as one does not seem practical for such a parcel of land located in such a suburban condition. The number of project employees or patrons who live close enough to walk or ride their bikes is assumed to be very small, if there are any.

II-I. ON-SITE WASTEWATER TREATMENT AND DISPOSAL

1. This does not apply as sewers will be utilized.
2. This does not apply
3. This does not apply

II-J. SEWERS

1. Enclosed as Exhibit II-J.1 is the PCRWRD Capacity Response Letter. It states, in part, that "capacity is currently available for this project..."
2. The property will be served by a connection to the existing 8-inch public sewer line that runs near the southeast boundary of the property.
3. The onsite sewer line will have to connect to the existing public line along the southeast boundary, and will have to run through the natural area to get to that connection.
4. This matter is moot as all sewers are anticipated to have gravity flow.

II-K. WATER

1. The Preliminary Integrated Water Management Plan is enclosed in Appendix #4.



PIMA COUNTY

REGIONAL WASTEWATER RECLAMATION DEPARTMENT

201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

May 5, 2015

Michael Marks
MJM Consulting, Inc.
7002 E 4th Street
Tucson, Arizona 85710

Sewerage Capacity Investigation No. 2015-101 Type I

RE: **Schocket Office Project - Ina Road, Parcel 108051380**
Estimated Flow 1,940 gpd (ADWF).

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor.

Capacity is currently available for this project in the public sewer C-088, downstream from manhole 9902-03B.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is an analysis of the system as of this date and valid for one year. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6642.

Reviewed by: Kurt Stemm

Exhibit
11-J.1

II-L. SCHOOLS

This section is moot as the project is not residential.

II-M. RECREATION AND TRAILS

1. There are no recreational areas as the project is office development.
2. This is moot.
3. There are no such trails.

II-N CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

1. The Archaeological Survey provided to the Cultural Resources Office shows that there are no such resources to mitigate. So this matter is moot.
2. The Archaeological Report has already been prepared.
3. No cultural resources were found.

II-O. ENVIRONMENTAL QUALITY

1. Grading shall take place in accordance with the Pima County Grading Ordinance and the Pima County Air Quality Control permit process. The site, in terms of the construction and paving of the building pads & driveways and the installation of utilities, will be done according to approved construction plans and in accordance with the requirements of the Pima County Department of Environmental Quality.
2. No meeting was held as one was not necessary because:
 - a. The proposed use is not be classified per to the Air Quality Code 17.12.140 as either Class I or Class II or Class III.
 - b. The proposed zoning is TR.

II-P. AGREEMENTS

1. There have not been any discussions with the nearby neighborhood yet. There will be a meeting once the Site Analysis Report is approved.

APPENDIX

1. The Pima County & Schocket Agreement

5. Closing shall occur on or before THIRTY (30) days after approval of this agreement by Pima County;

6. Schocket is aware that there is no earnest money involved in this transaction and that the purchase price will be paid in full at the close of escrow. The date of closing shall be the date used for all necessary prorations;

7. Schocket warrants that there are no oral or written leases on any portion of the property that is to be conveyed;

8. Both Pima County and Schocket warrant that they have not dealt with any broker or finder in regard to this transaction and agree to indemnify and hold harmless each other against claims for broker's or finder's fees by any party claiming to have been employed by the other party;

9. Expenses incidental to the transfer of these easements, including title reports, recording fees, escrow fees, and Owners Title Insurance Policy shall all be paid by Pima County;

10. The compensation paid by Pima County reflects the price paid for the land within the slope easements, and all severance damages to the remainder except that this damage award does not include any loss that may be suffered as a result from any change in the Hillside Development Zone calculations. Pima County agrees that a material part of the consideration to Schocket is the assurance that any future calculations of the slope of the terrain on the Excluded Parcel or on Lot 1 or on Lot 6 shall be calculated using the terrain of the property as it existed prior to the acquisition of these slope easements, and the acquisition of the slope easements that were acquired by Pima County in 1982. The topography of the property as it existed prior to May 1982 is identified on the topographical map which had been prepared prior to 1982 by The WLB Group, Inc., and which is attached hereto as Exhibit C;

11. Pima County further acknowledges that for purposes of doing the average cross slope calculation for Lot 1, and for the Excluded Parcel, the calculations prepared by Simons, Li & Associates, Inc., dated August 1, 1991, are determined to be accurate and shall be controlling regarding the application of the Pima County Hillside Development Zone Ordinance. These calculations are attached hereto as Exhibit D;

12. Pima County agrees that as a part of the Ina Road improvement project, a driveway opening will be allowed and constructed by Pima County for Lot 1. Pima County will construct this driveway apron from the paved portion of Ina Road to that portion of Lot 1 that is at its natural grade. The width, slope and material used for this construction will be that which is normal for a CR-1 zoned residential lot in the Catalina Foothills and shall meet all Pima County design criteria;

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13. In all areas where Pima County removes or replaces soil within the slope easements, except where prohibited by reasonable engineering standards to maintain sight visibility standards for traffic safety, Pima County shall re-seed and replace native vegetation in accordance with the landscaping plans approved for the Ina/Skyline project 4BINOS.

14. Schocket grants a right of entry to Pima County, its agents and contractors, upon Schocket's execution of the Agreement. If this Agreement is not approved by the Pima County Board of Supervisors within ninety (90) days of Schocket's execution of this Agreement, the right of entry shall terminate.

15. This agreement is subject to A.R.S. §38-511 which provides for the cancellation of contracts by Pima County without penalty or further obligation if any person significantly involved in initiating, negotiating, securing, drafting or creating the contract on behalf of Pima County is, at any time while the contract or any extension of the contract is in effect, an employee or agent of any other party to the contract in any capacity or a consultant to any other party of the contract with respect to the subject matter of the contract;

16. All representations and warranties contained herein shall survive the closing;

17. This offer shall constitute the entire contract between Schocket and Pima County and no modification hereof shall be binding unless in writing and signed by both parties; and,

18. This Agreement shall be recorded by Pima County and the rights conferred herein, including those contained in paragraphs 10 and 11, shall be continuing rights that are intended to benefit the Excluded Parcel and Lot 1, and as such, these rights shall run with the land in favor of Seller, or her heirs and assigns.

APPROVED:

By: Eve Schocket (Eve) Date: 1-27-91
Evis (a/ka/ Eve) Schocket, Seller

The foregoing instrument was acknowledged before me this _____ day of _____, 1991, by Evis (a/k/a Eve) Schocket.

My Commission Expires:

Notary Public

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APPROVED AS TO FORM:

By: *Frank Cassidy* Date: 10/3/91
Deputy County Attorney

By: *Thomas E. Burke* Date: 10/9/91
Thomas E. Burke, Manager
Property Management Division

By: *John M. Bernal* Date: 10/10/91
John M. Bernal, Director
Department of Transportation
& Flood Control District

APPROVED AND ACCEPTED:

By: *Regina Morrison* Date: NOV 5 1991
Chairman,
Pima County Board of Supervisors

ATTEST:

By: *Jane S. Williams* Date: NOV 5 1991
Clerk, Pima County Board of Supervisors

Tax Code Numbers: 108-05-0010, 0060 & 1380

9231 194

May 14, 1990
Revised June 25, 1991
MMILD S6187-03-75

DESCRIPTION OF SLOPE EASEMENT TO BE ACQUIRED FROM
SECTION 6, TOWNSHIP 13 SOUTH, RANGE 14 EAST, GILA AND SALT
RIVER MERIDIAN, PIMA COUNTY, ARIZONA

That portion of Section 6, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the northwest corner of Lot 1, VISTA DE LAS CANDELAS ESTATES, according to the plat recorded in Book 15 of Maps and Plats at Page 14, Records of Pima County, Arizona:

THENCE S 88° 53' 43" W along the south right-of-way line of INA ROAD, according to the map recorded in Book 9 of Road Maps at Page 34, Records of Pima County, Arizona, a distance of 311.85 feet to the POINT OF BEGINNING;

THENCE S 65° 15' 27" W 43.66 feet;

THENCE S 79° 15' 28" W 53.76 feet;

THENCE S 82° 35' 18" W 95.58 feet;

THENCE S 84° 52' 52" W 57.14 feet;

THENCE S 89° 56' 54" W 54.41 feet;

THENCE S 85° 05' 23" W 45.20 feet;

THENCE S 88° 57' 24" W 236.63 feet to the east right-of-way line of NORTH FIRST AVENUE, according to the map recorded in Book 8 of Road Maps at Page 83, Records of Pima County, Arizona;

THENCE N 06° 24' 48" W along said east line a distance of 15.50 feet to a point of curvature of a tangent curve concave to the southeast;

THENCE northeasterly along the arc of said curve, to the right, having a radius of 25.00 feet and a central angle of 95° 18' 31" for an arc distance of 41.59 feet to a point on said south right-of-way line of INA ROAD;

THENCE N 88° 53' 43" E along said south line a distance of 557.67 feet to the POINT OF BEGINNING;

TOGETHER WITH:

That portion of Section 6, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

EXHIBIT A(1)

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May 17, 1990
MMLD 86187-03-75/F

DESCRIPTION OF SLOPE EASEMENT TO BE ACQUIRED
FROM LOT 1, VISTA DE LAS CANDELAS ESTATES

That portion of Lot 1, VISTA DE LAS CANDELAS ESTATES, according to the plat recorded in Book 15 of Maps and Plats at Page 14, Records of Pima County, Arizona, described as follows:

BEGINNING at the most northwesterly corner of said Lot 1;

THENCE N 88° 53' 43" E along the north line of said Lot 1 a distance of 179.36 feet;

THENCE S 69° 41' 50" W 176.90 feet to the southwesterly line of said Lot 1;

THENCE N 39° 47' 32" W along said southwesterly line a distance of 49.50 feet to the most westerly corner of said Lot 1;

THENCE N 42° 33' 28" E along the northwesterly line of said Lot 1 a distance of 27.00 feet to the POINT OF BEGINNING;

Containing 0.135 acres, more or less.

PREPARED BY:

McGOVERN, MacVITTIE, LODGE & DEAN, INC.



James L. Dean, R.L.S.

OWNER:
TAX CODE NO.:
ADDRESS:

Schocket, Eve
108-05-001
2815 E. Cerrado Los Palitos
Tucson, Arizona

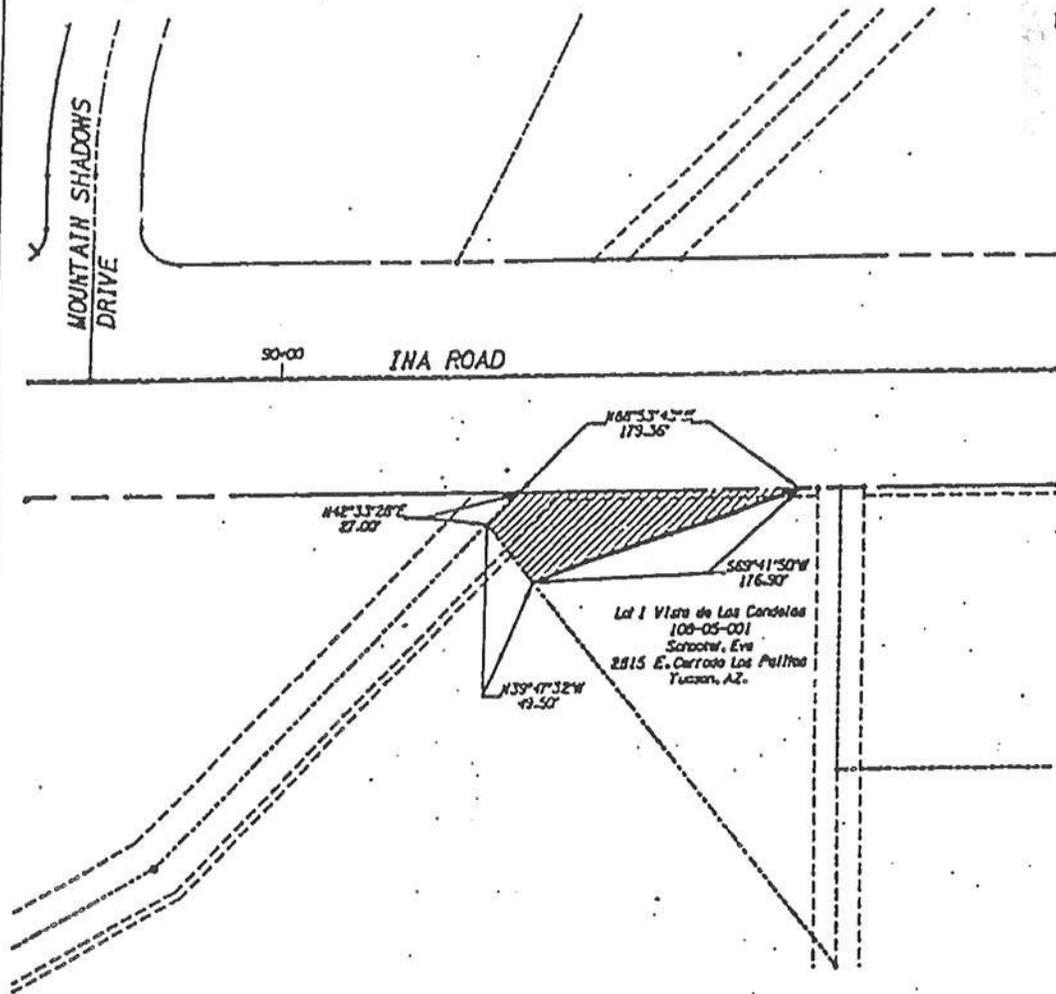


EXHIBIT A(3)

9231

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RIGHT-OF-WAY PLAN



Lot 1 Vista de Las Candelas
108-05-001
Sector, Eva
2815 E. Carroto Los Pelitos
Tucson, AZ.

ASSESSOR'S PARCEL NUMBER=108-05-001
LOT 1, VISTA DE LAS CANDELAS SUBDIVISION
BOOK 15 OF MAPS AND PLATS AT PAGE 14

TOTAL AREA = 0.831 ACRES
AREA TO BE ACQUIRED=00.135 ACRES
AREA REMAINING = .696 ACRES

 SLOPE EASEMENT AREA TO BE ACQUIRED

0 100



(IN FEET)

1 INCH=100 FEET

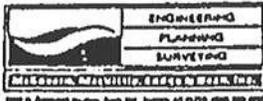


PREPARED BY

jhk & associates

9231

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June 1, 1990
MMLD 86187-03-75/F

DESCRIPTION OF SLOPE EASEMENT TO BE ACQUIRED
FROM LOT 6, VISTA DE LAS CANDELAS ESTATES

That portion of Lot 6, VISTA DE LAS CANDELAS ESTATES, according to the plat recorded in Book 15 of Maps and Plats at Page 14, Records of Pima County, Arizona, described as follows;

BEGINNING at the most northerly corner of said Lot 6;

THENCE S 39° 47' 32" E along the northeasterly line of said Lot 6 a distance of 49.50 feet;

THENCE S 71° 29' 31" W 101.40 feet to the northwesterly line of said Lot 6;

THENCE N 42° 33' 28" E along said northwesterly line a distance of 95.34 feet to the POINT OF BEGINNING;

Containing 0.054 acres, more or less.

PREPARED BY:

McGOVERN, MacVITTIE, LODGE & DEAN, INC.



James L. Dean, R.L.S.

OWNER:
TAX CODE NO.:
ADDRESS:

Schocket
108-02-006
2815 E. Cerrado Los Palitos
Tucson, Arizona

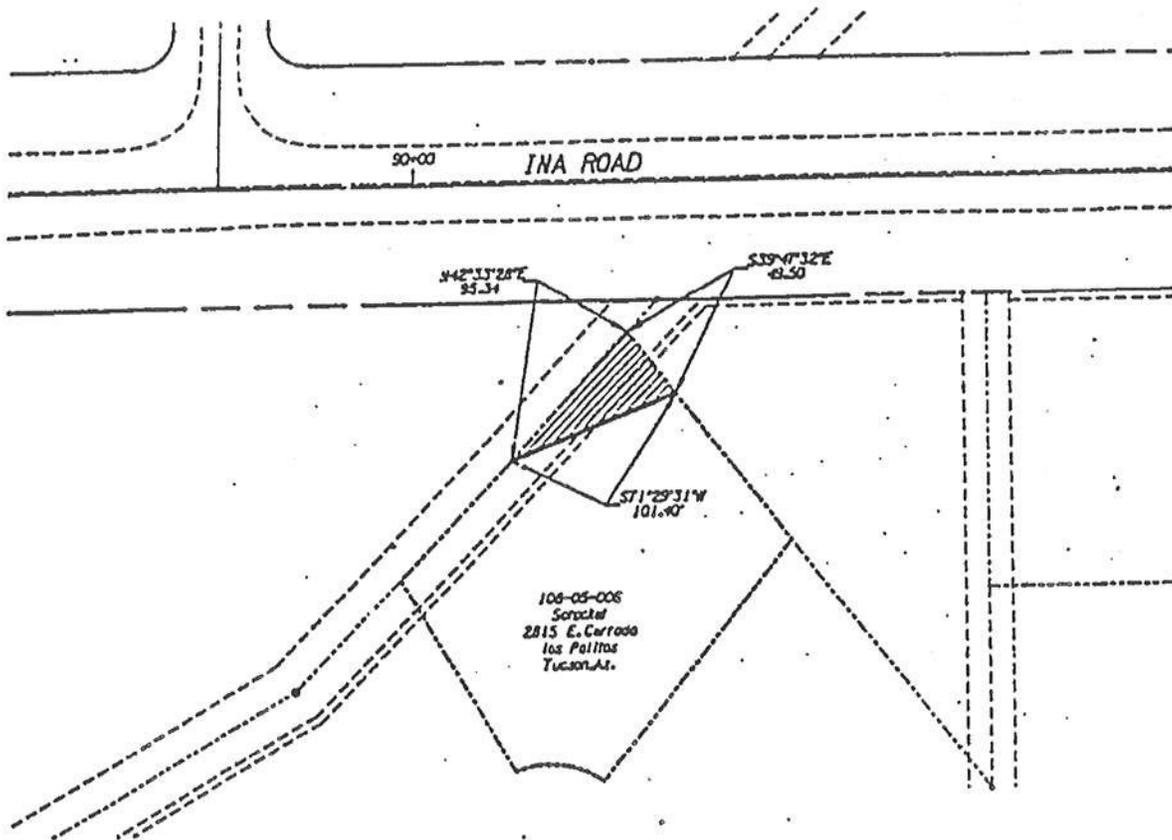


EXHIBIT A(2)

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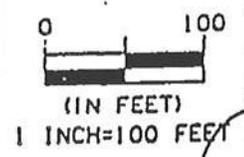
199

RIGHT-OF-WAY PLAN



ASSESSOR'S PARCEL NUMBER = 108-05-006
 LOT 6, SUBDIVISION VISIA DE LAS
 CANDELAS ESTATES
 BOOKS OF MAPS AND PLATS AT PAGE 14

TOTAL AREA = 0.846 ACRES
 AREA TO BE ACQUIRED = 0.054 ACRES
 AREA REMAINING = 0.792 ACRES
 SLOPE EASEMENT AREA TO BE ACQUIRED



PREPARED BY

jhk & associates



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EXHIBIT "B"

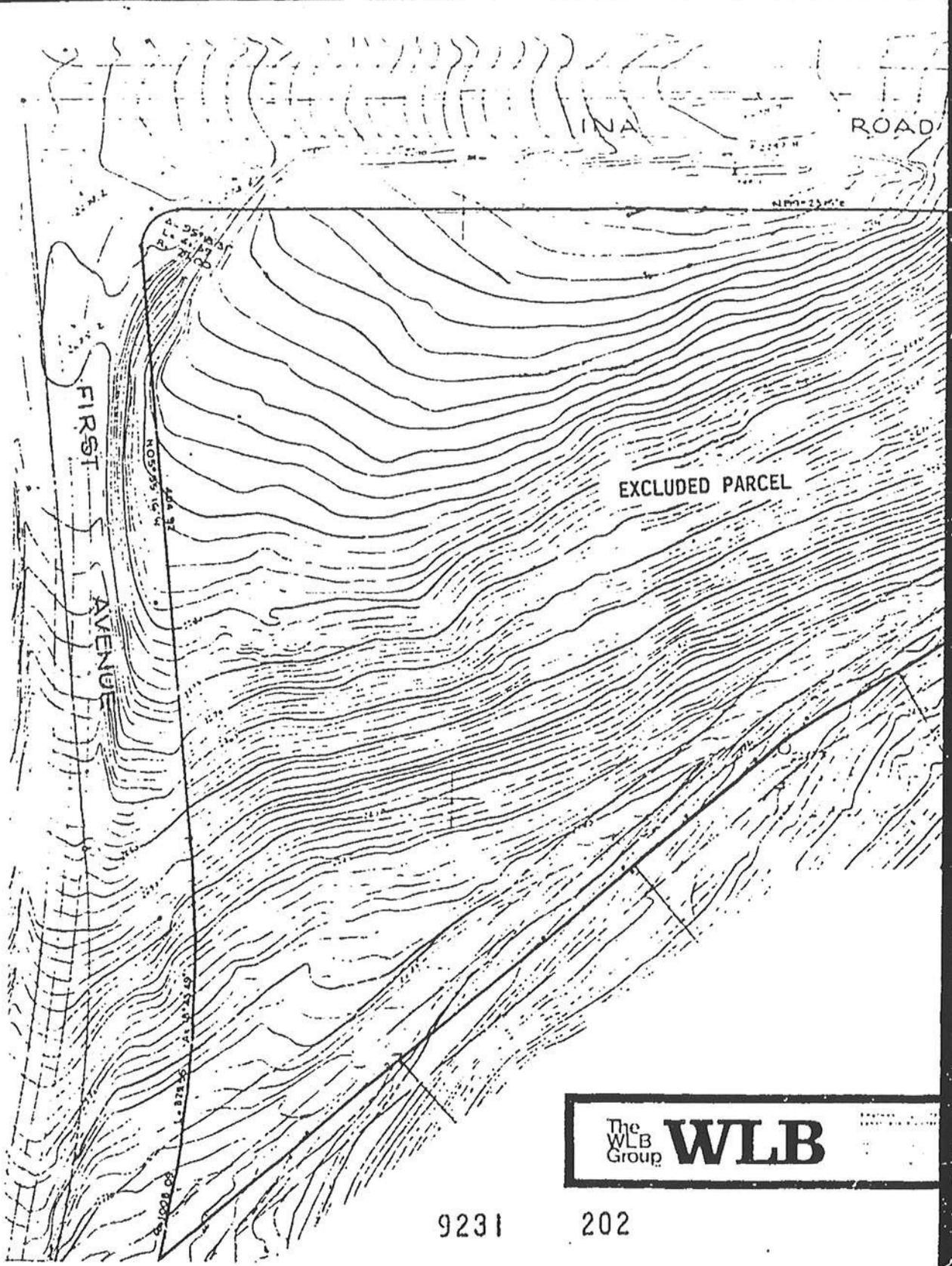
1. Restrictions contained in the instrument recorded August 24, 1960 in Book 1659 of Dockets at Page 341; and Restrictions recorded November 21, 1974 in Book 4898 of Dockets at Page 172.
2. Easements, reservations and conditions as shown on recorded plat of subdivision.
3. Easement to Mountain States Telephone and Telegraph Company recorded May 5, 1961 in Book 1772 of Dockets at Page 410, for telephone and telegraph lines, as set forth in recorded instrument.
4. Slope easement to Pima County, a body politic, as set forth in instrument recorded June 25, 1982, in Docket Book 6810 at Page 530.

Re: Schocket Property
108-02-006 & 108-05-001 & 138
RC

ts

SCHOCKET1.EXB

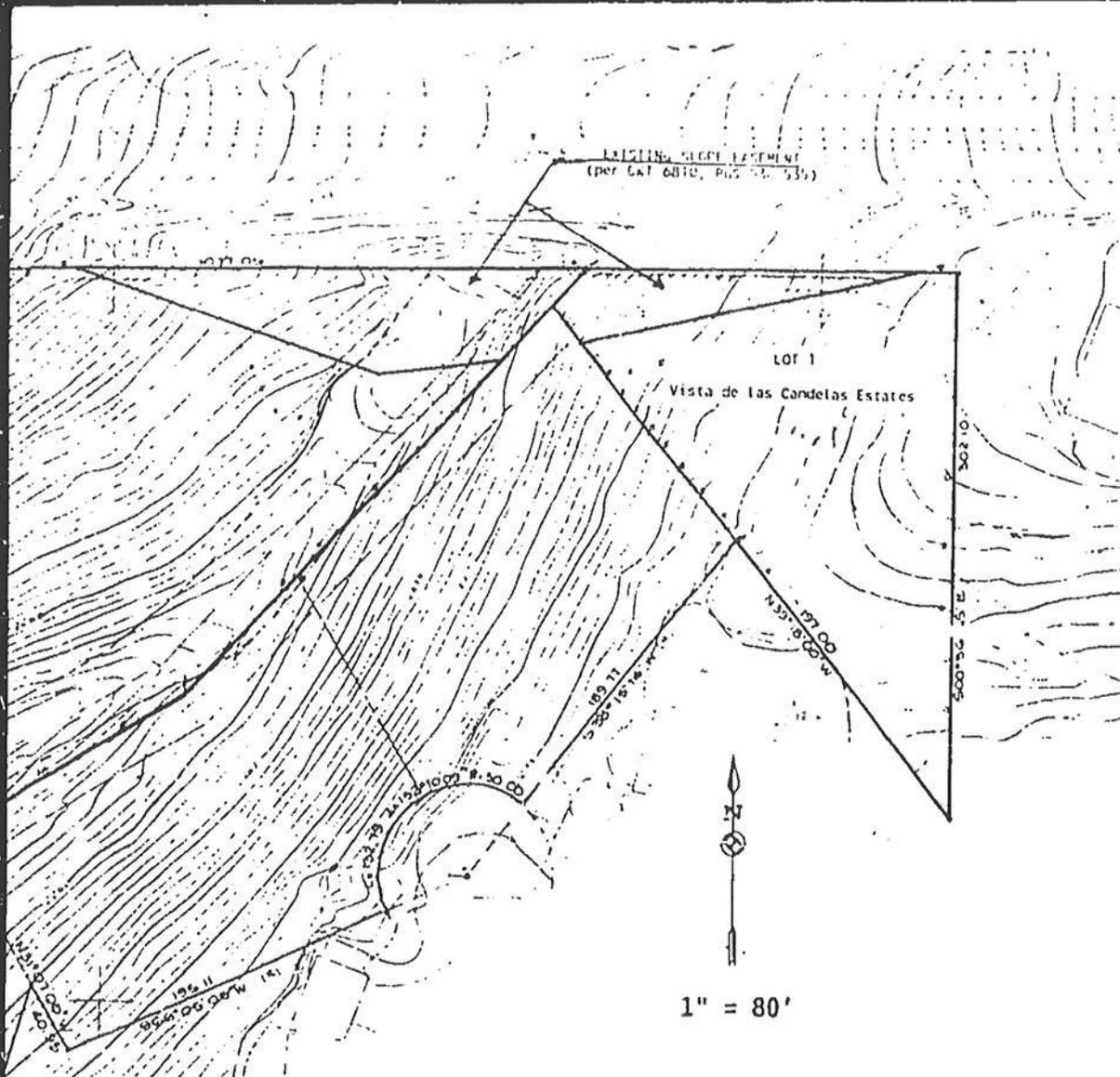
9231 201



The WLB Group **WLB**

9231

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9231 203

FIGURE 1
SCHOCKET PROPERTY
EXHIBIT C

AVERAGE CROSS-SLOPE CALCULATIONS

Eve Schocket Property

Following are average cross-slope calculations for Lot 1 of Vista de las Candelas Estates and the excluded parcel shown on Vista de las Candelas Estates, Book 15, Page 14. These calculations represent the average cross-slope for the natural terrain which existed on the two parcels prior to the fill slopes that were constructed within the existing slope easements (Dkt 6810, Pgs 530-535), in conjunction with improvements to Ina Road. Figure 1 (attached) is a 1" = 80' reduced copy of the topography which was used for these calculations. The actual measurements were made on a full size copy of the topography having a scale of 1" = 40'. Additionally a 2' contour interval was used for the calculations.

Average cross-slope equation:

$$S = ((CI * L)/A) * 0.0023$$

Where : S = average cross-slope (%)
 CI = contour interval (feet)
 L = total length of contour lines (feet)
 A = area of parcel (acres)

Lot 1, Vista de las Candelas Estates

A = 0.844 acres
L = 2088 feet
S = ((2 * 2088)/0.844) * 0.0023
S = 11.4%

Excluded Parcel

A = 7.46 acres
L = 23,324 feet
S = ((2 * 23,324)/7.46) * 0.0023
S = 14.4%



EXHIBIT D

sla SIMONS, L.L.N. Associates, Inc.

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APPENDIX

2. Arizona Game & Fish Department Heritage Data Management System

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:

Schocket

Project Description:

Office Complex

Project Type:

Development Within Municipalities (Urban Growth), Commercial/industrial (mall) and associated infrastructure, New construction

Contact Person:

Michael Marks

Organization:

MJM Consulting, Inc

On Behalf Of:

CONSULTING

Project ID:

HGIS-01121

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:

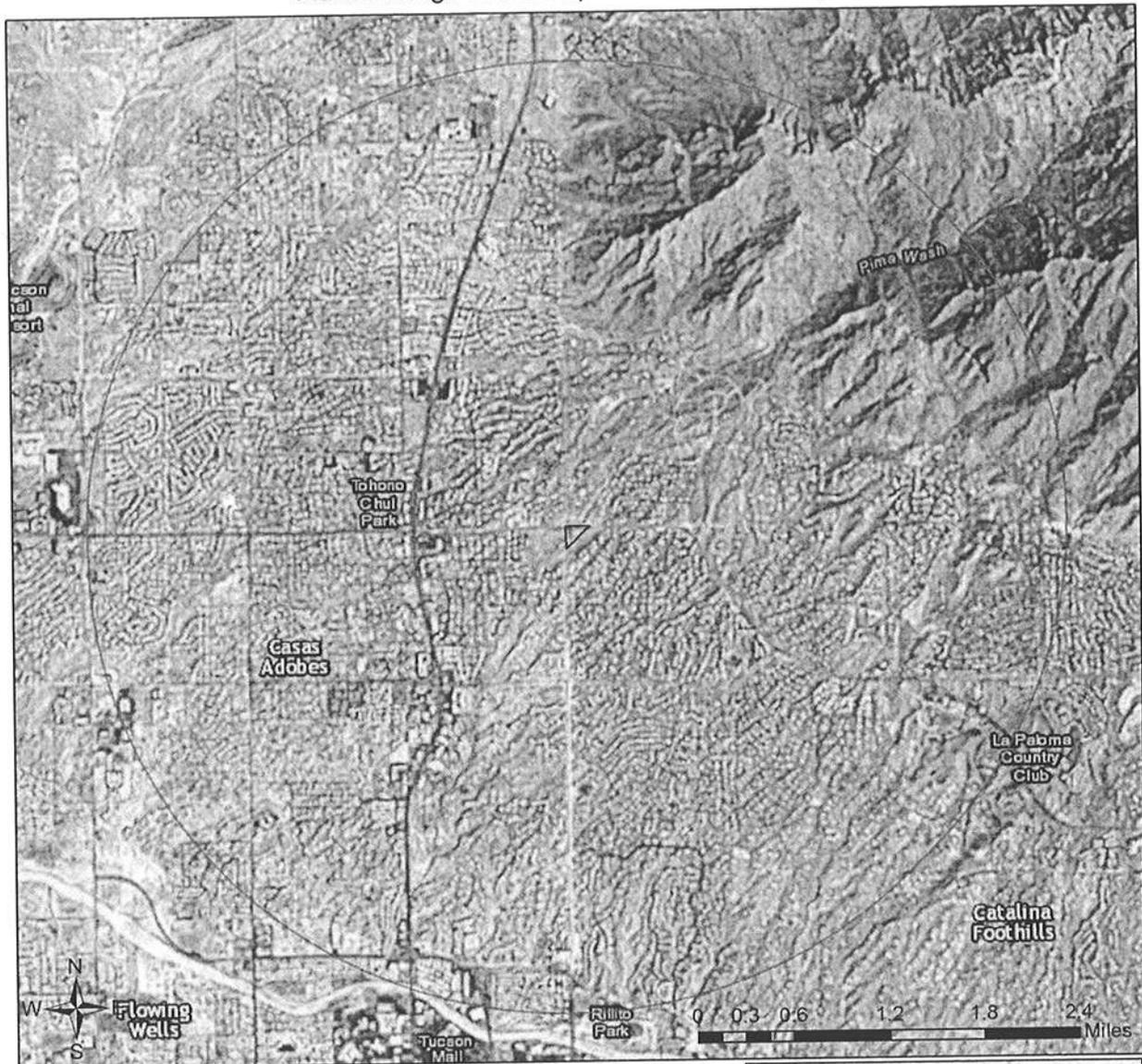
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

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

Schocket

Aerial Image Basemap With Locator Map



- Project Boundary
- Buffered Project Boundary

Project Size (acres): 6.91

Lat/Long (DD): 32.3365 / -110.9598

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T13S, R14E

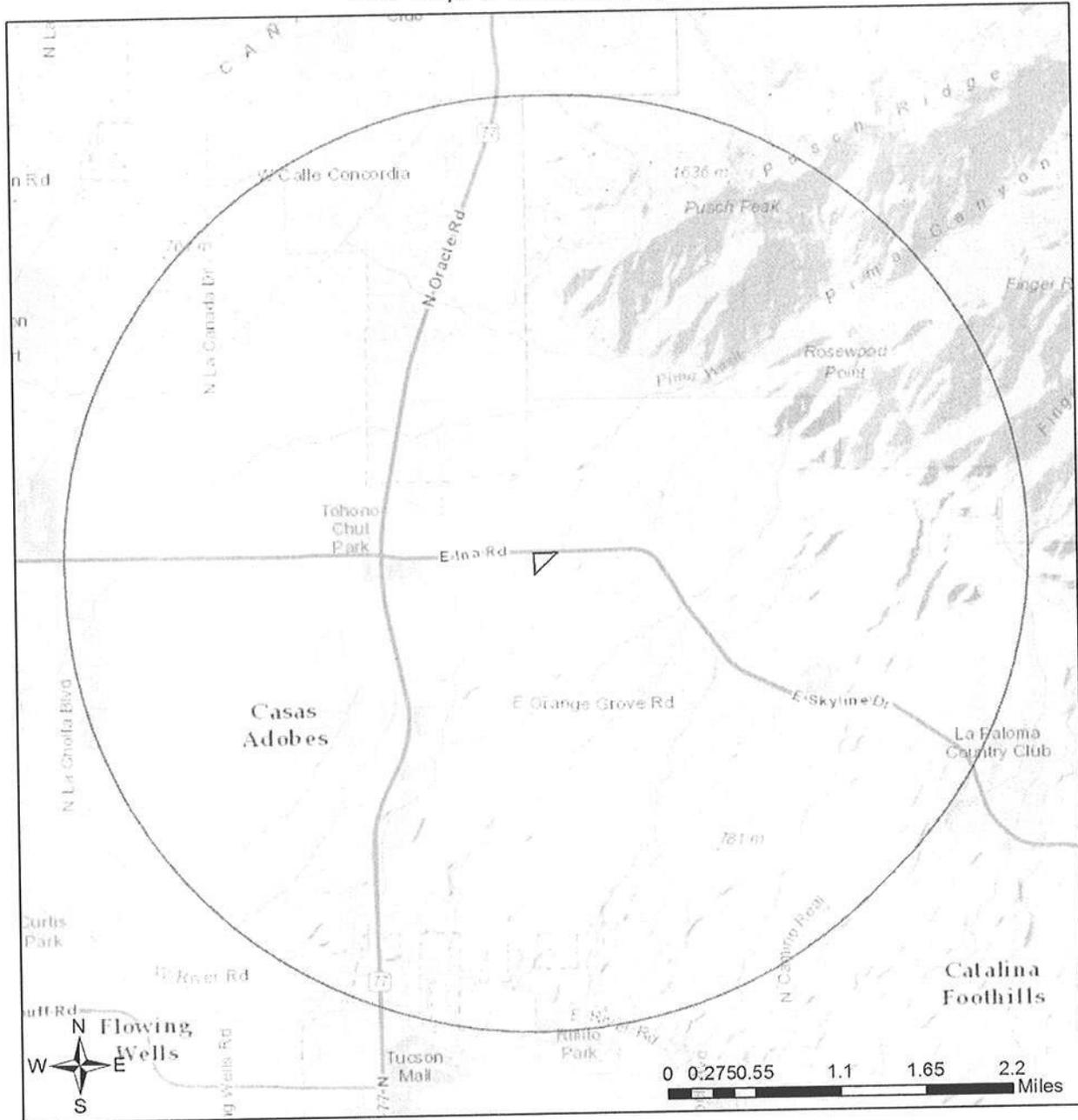
USGS Quad(s): TUCSON NORTH

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),



Schocket

Web Map As Submitted By User



- Project Boundary
- Buffered Project Boundary

Project Size (acres): 6.91

Lat/Long (DD): 32.3365 / -110.9598

County(s): Pima

AGFD Region(s): Tucson

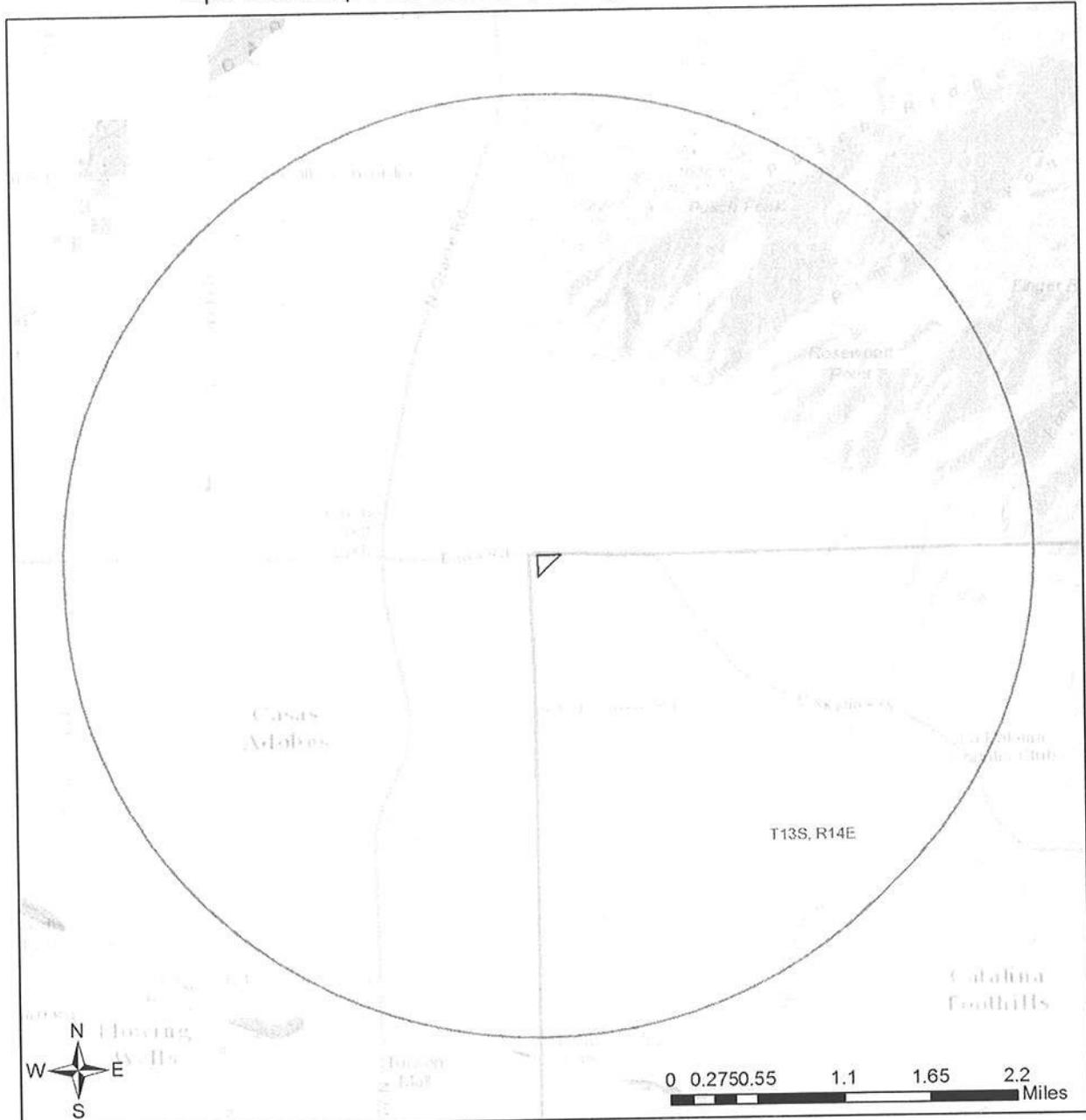
Township/Range(s): T13S, R14E

USGS Quad(s): TUCSON NORTH

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

Schocket

Topo Basemap With Township/Ranges and Land Ownership



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

Project Size (acres): 6.91
 Lat/Long (DD): 32.3365 / -110.9598
 County(s): Pima
 AGFD Region(s): Tucson
 Township/Range(s): T13S, R14E
 USGS Quad(s): TUCSON NORTH

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 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Abutilon parishii	Pima Indian Mallow	SC	S	S	SR	
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Bat Colony						
Canis lupus baileyi	10J area Zone 2 for Mexican gray wolf	LE,XN				
Choeronycteris mexicana	Mexican Long-tongued Bat	SC	S	S		1C
Glauucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE				1A
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S		1A
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Opuntia versicolor	Stag-horn Cholla				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	NPL	SGCN
Aix sponsa	Wood Duck					1B
Amazilia violiceps	Violet-crowned Hummingbird		S			1B
Ammodramus savannarum perpallidus	Western Grasshopper Sparrow					1B
Ammospermophilus harrisi	Harris' Antelope Squirrel					1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Anthus spragueii	Sprague's Pipit	C*				1A
Antrostomus ridgwayi	Buff-collared Nightjar		S			1B
Aquila chrysaetos	Golden Eagle	BGA		S		1B
Aspidoscelis flagellicauda	Gila Spotted Whiptail					1B
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Chilomeniscus stramineus	Variable Sandsnake					1B
Coccothraustes vespertinus	Evening Grosbeak					1B
Coccyzus americanus occidentalis						
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus cerberus	Arizona Black Rattlesnake					1B
Crotalus tigris	Tiger Rattlesnake					1B
Cyananthus latirostris	Broad-billed Hummingbird		S			1B
Dipodomys spectabilis	Banner-tailed Kangaroo Rat			S		1B
Empidonax fulvifrons pygmaeus	Northern Buff-breasted Flycatcher	SC	S			1B

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Euderma maculatum</i>	Spotted Bat	SC	S	S		1B
<i>Eugenes fulgens</i>	Magnificent Hummingbird					1B
<i>Eumops perotis californicus</i>	Greater Western Bonneted Bat	SC		S		1B
<i>Falco peregrinus anatum</i>	American Peregrine Falcon	SC	S	S		1A
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
<i>Glaucidium gnoma gnoma</i>	Northern Pygmy-owl					1B
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	C*	S			1A
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC, BGA	S	S		1A
<i>Heloderma suspectum</i>	Gila Monster					1A
<i>Hypsiglena sp. nov.</i>	Hooded Nightsnake					1B
<i>Incilius alvarius</i>	Sonoran Desert Toad					1B
<i>Junco phaeonotus</i>	Yellow-eyed Junco		S			1B
<i>Kinosternon sonoriense sonoriense</i>	Desert Mud Turtle			S		1B
<i>Lampornis clemenciae</i>	Blue-throated Hummingbird					1B
<i>Lasiurus blossevillii</i>	Western Red Bat		S			1B
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			1B
<i>Leopardus pardalis</i>	Ocelot	LE				1A
<i>Leptonycteris curasoae yerbabuenae</i>	Lesser Long-nosed Bat	LE				1A
<i>Lepus alleni</i>	Antelope Jackrabbit					1B
<i>Lithobates yavapaiensis</i>	Lowland Leopard Frog	SC	S	S		1A
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC		S		1B
<i>Megascops trichopsis</i>	Whiskered Screech-owl		S			1B
<i>Melanerpes uropygialis</i>	Gila Woodpecker					1B
<i>Meleagris gallopavo mexicana</i>	Gould's Turkey		S			1B
<i>Melospiza lincolnii</i>	Lincoln's Sparrow					1B
<i>Melospiza aberti</i>	Abert's Towhee		S			1B
<i>Micruroides euryxanthus</i>	Sonoran Coralsnake					1B
<i>Myiarchus tuberculifer</i>	Dusky-capped Flycatcher					1B
<i>Myiodynastes luteiventris</i>	Sulphur-bellied Flycatcher		S			1B
<i>Myotis occultus</i>	Arizona Myotis	SC		S		1B
<i>Myotis velifer</i>	Cave Myotis	SC		S		1B
<i>Myotis yumanensis</i>	Yuma Myotis	SC				1B
<i>Nyctinomops femorosaccus</i>	Pocketed Free-tailed Bat					1B
<i>Odocoileus virginianus</i>	White-tailed Deer					1B
<i>Ovis canadensis nelsoni</i>	Desert Bighorn Sheep					1B
<i>Panthera onca</i>	Jaguar	LE				1A
<i>Passerculus sandwichensis</i>	Savannah Sparrow					1B
<i>Perognathus amplus</i>	Arizona Pocket Mouse					1B
<i>Peucaea carpalis</i>	Rufous-winged Sparrow					1B
<i>Phrynosoma solare</i>	Regal Horned Lizard					1B

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Picoides arizonae	Arizona Woodpecker		S			1B
Progne subis hesperia	Desert Purple Martin			S		1B
Sciurus arizonensis	Arizona Gray Squirrel					1B
Setophaga petechia	Yellow Warbler					1B
Sorex arizonae	Arizona Shrew	SC	S			1B
Strix occidentalis lucida	Mexican Spotted Owl	LT				1A
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Terrapene ornata	Ornate Box Turtle					1A
Thomomys umbrinus intermedius	Southern Pocket Gopher					1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox					1B

Species of Economic and Recreation Importance Predicted within Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Cyrtonyx montezumae	Montezuma Quail					1C
Odocoileus hemionus	Mule Deer					
Odocoileus virginianus	White-tailed Deer					1B
Ovis canadensis mexicana	Mexican Desert Bighorn Sheep					1B
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					

Project Type: Development Within Municipalities (Urban Growth), Commercial/industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:

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

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

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

Project Location and/or Species Recommendations:

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

Arizona Department of Agriculture

1688 W Adams St.

Phoenix, AZ 85007

Phone: 602.542.4373

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

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

Phoenix Main Office

2321 W. Royal Palm Rd, Suite 103

Phoenix, AZ 85021

Phone: 602-242-0210

Fax: 602-242-2513

Tucson Sub-Office

201 N. Bonita Suite 141

Tucson, AZ 85745

Phone: 520-670-6144

Fax: 520-670-6155

Flagstaff Sub-Office

SW Forest Science Complex

2500 S. Pine Knoll Dr.

Flagstaff, AZ 86001

Phone: 928-556-2157

Fax: 928-556-2121

APPENDIX

3. Regional Policy 12 – Part D

SCHOCKET – INA ROAD REZONING
Rezoning Policy 12 – Section D

Introductory Comments

Section II-A.2.b addresses RP-12 for Parts A-C, but not Part D. This Appendix will describe how compliance with Part D will be achieved. To review the language of this Policy it is the following:

“Architectural design, materials, signage and colors shall be such that they blend with the natural desert landscape and topography of the area”.

Compliance will be described with this Policy broken down element by element.

Architectural Design

The Architectural design shall be consistent with that of other office buildings in the Metropolitan Tucson area that are responsive and compatible with the desert region, including but not limited to architectural styles such as Spanish Colonial, Territorial, Southwest and Mission Revival.

Materials

Acceptable material shall include but not be limited to block, brick, and frame & stucco. Additionally, there shall not be any materials with a light reflecting value greater than 80% as seen from Ina Road, 1st Avenue, or the homes to the southeast.

Signage

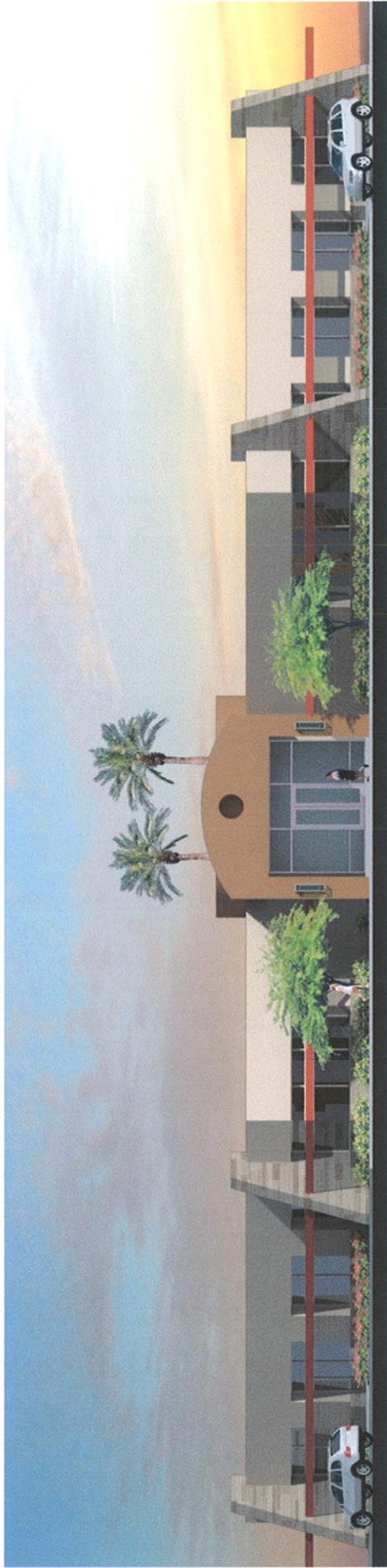
Freestanding signs shall be limited to Monument type freestanding identification signs. All other wall and directional signs shall strictly adhere to the Zoning Code.

Colors

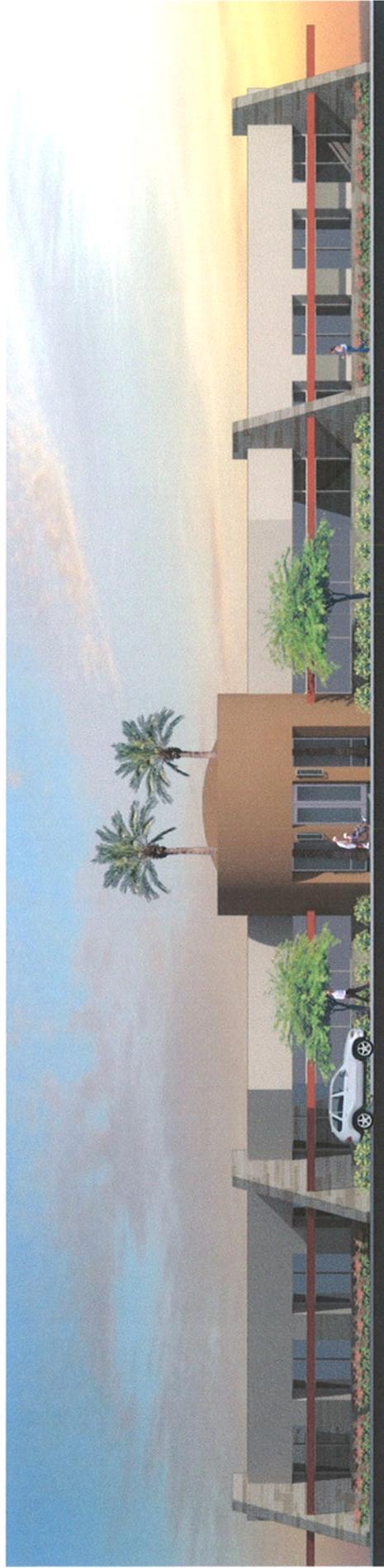
The colors shall be limited to desert/earth tones. This would not preclude other colors for accents on limited areas. Additionally, there shall not be any colors with a light reflecting value greater than 80% as seen from Ina Road, 1st Avenue, or the homes to the southeast.

Exhibit

Attached is a related exhibit, entitled Appendix 3 Exhibit. It depicts two elevations. One, labeled Elevation A, is of Proposed Building #1 as viewed from the intersection of Ina Road and 1st Avenue. The other, labeled Elevation B, depicts the same building as viewed from within the Office Project, near the parking in front of Building #1. The intent of these two elevations is to give the viewer a concept of this one building, as well as the other two proposed buildings, and to demonstrate how such buildings would comply with RP-12.



ELEVATION A



ELEVATION B

ES **Q** **UEMA**
ARCHITECTURE
6418 E TANQUE VERDE RD SUITE 102
TUCSON AZ 85715
PO BOX 41644 TUCSON AZ 85717
TEL (520) 546-0350 FAX (520) 886-2472
www.esquema-arch.com

SCHOCKET
INA RD.

APPENDIX 3 EXHIBIT

APPENDIX

4. The Preliminary Integrated Water Management Plan (i.e. the PIWMP)

Schocket – Ina Road Rezoning

Preliminary Integrated Water Management Plan

1. Water Context/Map

The subject development is adjacent to the Tucson Water Department obligated service area on three sides. The subject property is not included, nor within the service area of any other provider. Contact was made with the Tucson Water Department about service, their response was that the property is in the City's official 'expansion area' and that before an expansion can take place a Pre-Annexation & Development Agreement (i.e. PADA) would have to be executed. That process has been started and should be successfully completed prior to the hearing before the Planning & Zoning Commission. Exhibit 1 is a map of the property within a ½ mile radius showing the service areas of both the Tucson Water Department and the Metropolitan Water Company, based on Pima County Mapguide information. It also shows the Section Grid layers. Exhibit 2 is a letter from the Tucson Water Department indicating the status of the subject property as of May 4, 2015.

2. Brief Description of Property's Existing and Historic Water Use

The property is currently undeveloped and has never been developed. Consequently, the property has no existing or historic water use.

3. Description of Property's Proposed Water Use

The Plan is to develop the property as a three building office project with a total of 33,000 square feet of leasable space. No more than half of that square footage will be occupied by medical-dental office with the remainder being occupied by general office tenants. The plan is to serve the three office buildings with potable water served by the Tucson Water Department. There will be limited landscaped and irrigated areas around the buildings and then in bufferyards along the two frontage streets. There will be no recreation. It is anticipated that the entire project will be built out in one phase.

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

The proposed water supply will be from Tucson Water. Once a PADA is executed it is expected that that department will issue a 'will serve' letter. Tucson Water has water mains in both Ina Road and 1st Ave, so there will be easy access to a connection. See Site Analysis Report Exhibit I-G for the location of these lines. The designated water provider, i.e. Tucson Water, has an assured water supply designation from the State of Arizona Department of Water Resources. Once Tucson Water issues a 'will serve' letter for this project, a copy of that letter will be inserted into the Appendix 4 and enclosed as Exhibit 3.

5. Water Demand Projections

5A. The planned zoning for the property is TR and the use is office with a total of 33,000 square feet of leasable space within three buildings. The ADWR Demand Calculator indicates commercial development generates a demand of 2.25 acre feet per acre. Multiplying that number with the gross site area of 7.37 acres the project would use 16.58 acre feet of water. However, using the gross site area the water useage should most likely be over stated. If you use the 4.2 acre net project area (i.e. the gross area less the planned open space) the water demand would be 9.45 acre feet. That demand amount would go down even further if only the combined area of the buildings and landscaped areas area was used, but since the numbers already presented are below any threshold amount that is not necessary.

5B. The water conservation requirements will be satisfied by a commitment to obtain certification under the Pima County Green Building program, employing both indoor and outdoor conservation measures. The detention basin will satisfy the project's water harvesting goals, which will play into the water conservation calculation.

6. Proximity to Renewable and Potable Water Supplies

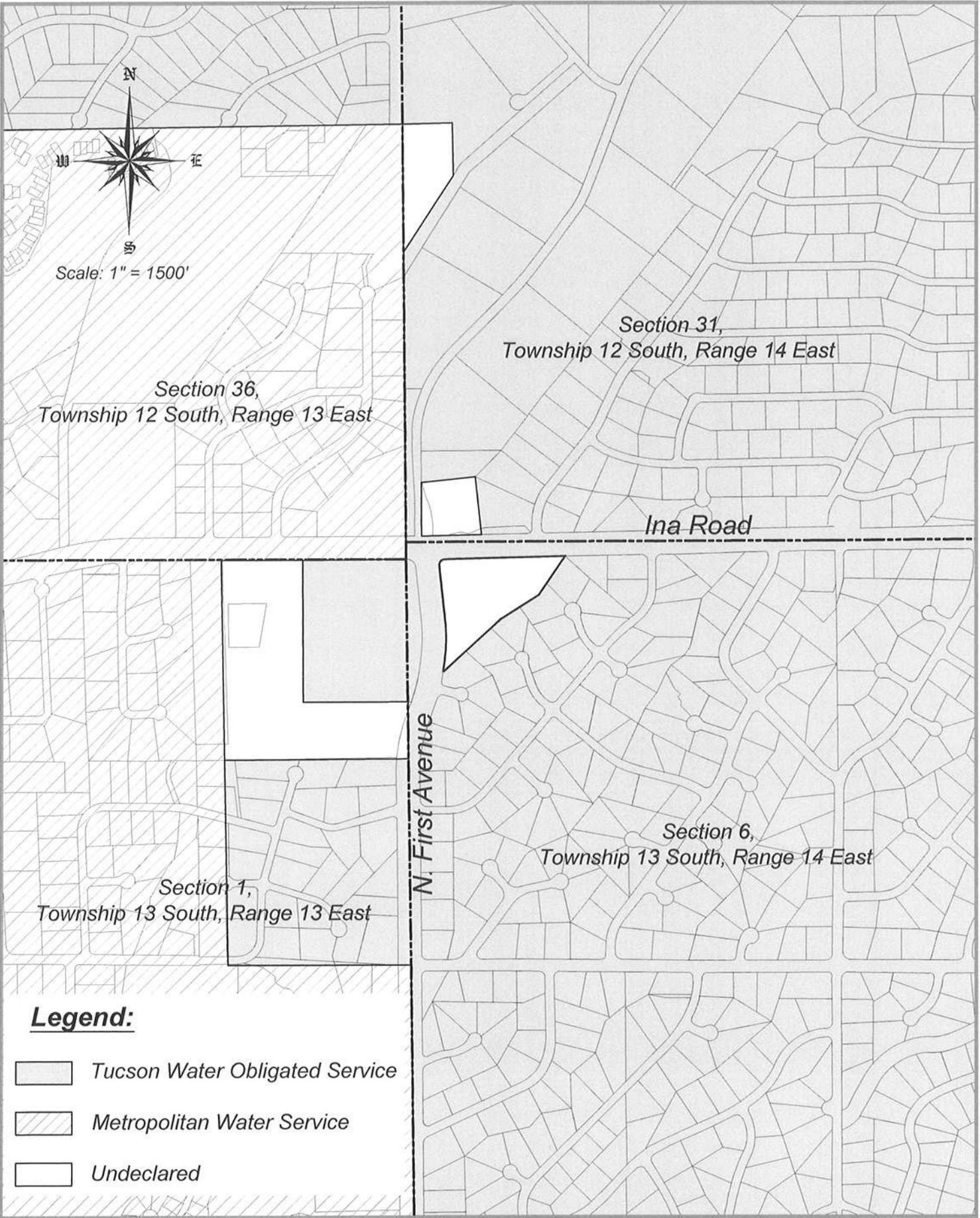
The Estimated Baseline Water Demand is less than 50 acres-feet/year and the project does have legal and physical access to Tucson Water water mains. Therefore the mapping described in this section is not required. As stated in Section 4 the connection to the Tucson Water system will be to one or both of the adjacent mains, both within public right-of-ways.

Items 7-11

None of these Items apply since all three conditions at the bottom of Page 3 of the Site Analysis Report Checklist for this PIWMP do apply.

12. Drawdown Analysis

This Item does not apply since the proposed project will not use 50 acre-feet / year and there is legal and physical access to a renewable source of potable water.



Scale: 1" = 1500'

Section 36,
Township 12 South, Range 13 East

Section 31,
Township 12 South, Range 14 East

Ina Road

Section 1,
Township 13 South, Range 13 East

Section 6,
Township 13 South, Range 14 East

N. First Avenue

Legend:

-  Tucson Water Obligated Service
-  Metropolitan Water Service
-  Undeclared