

# TUCSON NORTHWEST STORAGE

**Rezoning SH to CB-2  
Site Analysis**  
U/E: 15081

2016

**Owners: Claire and Larry Klingler**



Prepared by: **Urban Engineering, Inc.**

877 S. Alvernon Way #200, Tucson, Arizona 85711 (520) 318-3800



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Site Analysis

**Owners: Claire and Larry Klingler**

**Contact Person: David Williams, AICP**  
877 South Alvernon Way Tucson, Arizona 85711 (520) 318-3800  
[dwilliams@urbanengineering.com](mailto:dwilliams@urbanengineering.com)

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# Part I: Site Inventory

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## I-A Existing Land Uses

1. The 3.54-acre site is located in the Catalina area of Pima County in the State of Arizona. The site is composed of three parcels: 222-21-0600; 222-21-0610; 222-21-0650; all located in Section 9, T 11S, R14E. (See Exhibit I-A.1: Regional Map). The site is located about 260 feet west of Oracle Road.
2.
  - a. The site is currently zoned as SH (Suburban Homestead) and its primary land use is designated as high density rural residential. The existing land use of the site is a 'rural' style, recreational vehicle park and has seven rental spaces. There is a freestanding garage that is located on the site that is used for storage and a well located just north of the freestanding garage. (See Exhibit I-A.2a: Existing Land Use and Easements)
  - b. Easements on the site include (See Exhibit I-A.2a: Existing Land Use and Easements):
    - In the northeast corner of the site there is a 30 ft ingress/egress easement. This allows access to the RV storage facility to the north.
    - A 10 ft electric easement on the south and west boundaries of the site allows access to the electric powerlines and cables.
    - A 10 ft electric easement also exists in the center of the site.
  - c. The Comprehensive Plan designation for the entire site is Multifunctional Corridor. There are no known applicable Special Area Policies. (See Exhibit I-A.4c: Comprehensive Plan Designations)
3. An aerial map is included and depicts the site and the surrounding properties within 600 feet of the site. (See Exhibit I-A.3: Aerial Photo)
4. For property within one-quarter mile (1,320 ft.) of the site, the following information is provided:

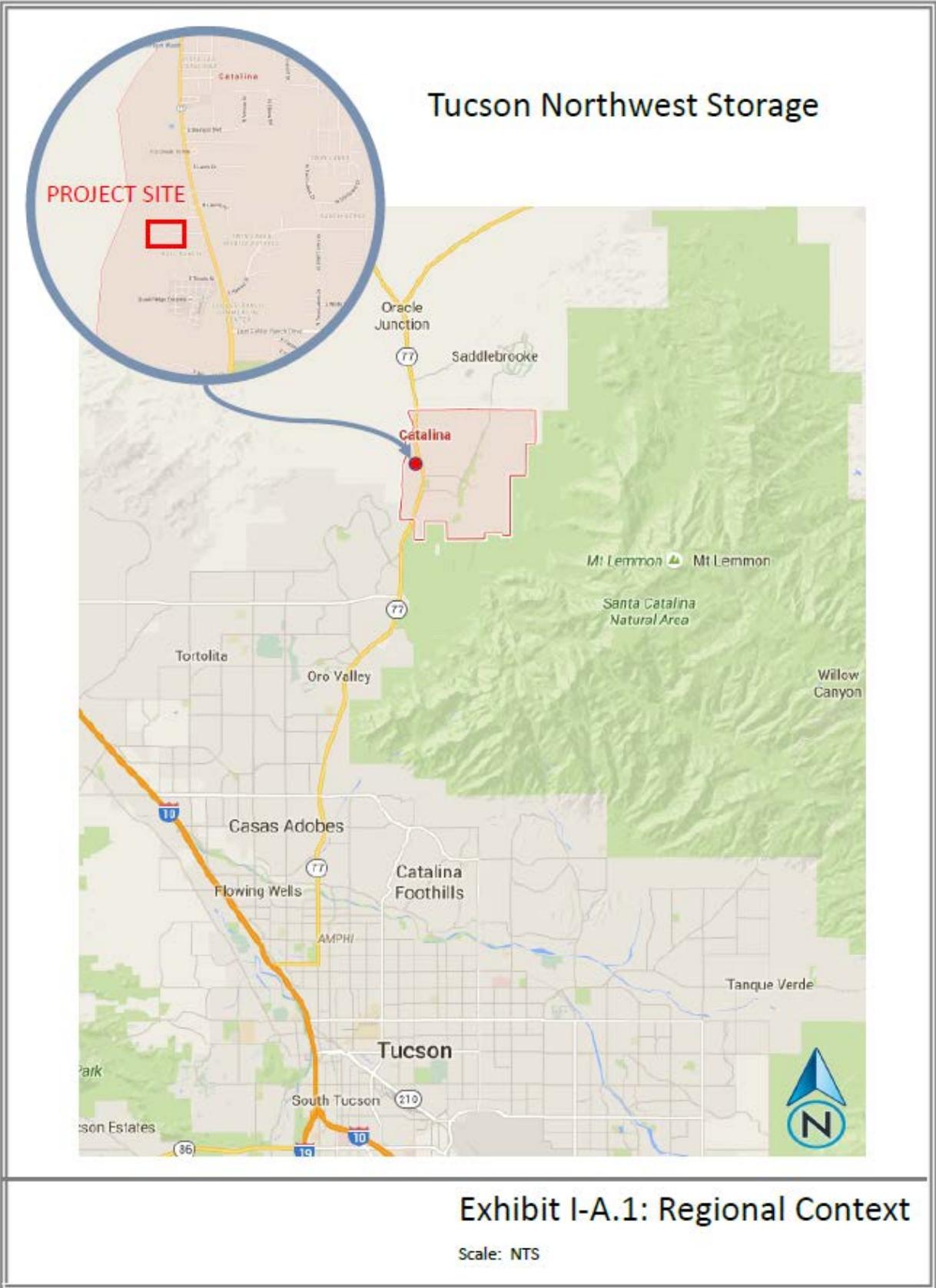


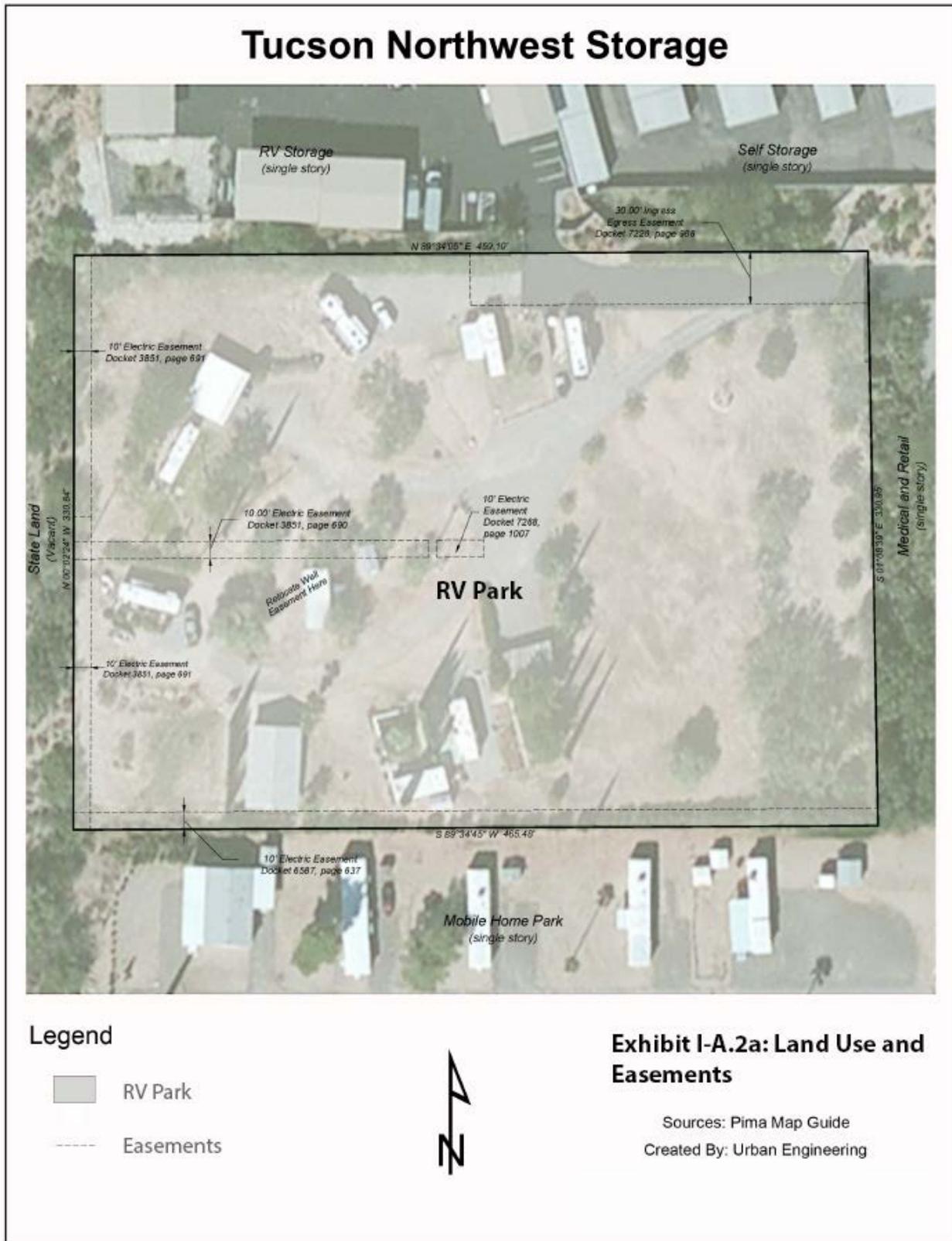
- a. The existing zoning on the site is SH (Suburban Homestead). The zoning within one-quarter mile radius of the site include: to the north, CB-2 (General Business), and CB-1 (Local Business), to the south, GR-1 (Rural Residential) and SH (Suburban Homestead), to the east, CB-2 (General Business), CB-1 (Local Business), TR (Transitional), and SH (Suburban Homestead), and directly to the west, RH (Rural Homestead). The Gateway Overlay Zone is the only applicable overlay zone in the site area. All structures in this ¼ miles radius of the site are single story. (See Exhibit I-A.4a: ¼ Mile Zoning)
- b. The existing land use designation of the site is recreational vehicle park. The land use within one-quarter mile radius of the site has three distinct land uses: commercial (retail and storage), residential, and vacant. This includes to the north, commercial, to the south, LDR (low density residential) and MDR (medium density residential), to the east, continued commercial and vacant lots and LDR (low density residential) and MDR (medium density residential), and directly to the west, vacant. The commercial businesses in the area consist of a RV and self-storage facility, retail businesses and offices, and a hotel. The density of residential uses varies from 1 RAC to 5 RAC. (See Exhibit I-A.4b: ¼ Mile Land Use).
- c. The existing heights of buildings within a one-quarter mile radius of the site are all one story. Heights vary from roughly 11 feet for residential structures to roughly 23 feet for commercial buildings.
- d. There are 5 parcels with conditional zoning within one-quarter mile radius of the site. (See Exhibit I-A.4a: ¼ Mile Zoning) C1: C09-88-080, 15771 North Oracle Road Tucson, AZ 85739 is currently Rancher's Supply Store. The conditional zoning changed from GR-1 to CB-2 in 1993 and affects 3.2 acres. C2: C09-99-017, 15610 North Oracle Road, Tucson, AZ 85739 is currently vacant. The conditional zoning changed from SH to CB-1 in 1999 and affects 1.3 acres. C3: C09-01-025, 15560 North Oracle Road Tucson, AZ 85739 is currently MJM Income Tax Inc. The conditional zoning changed from SH to TR

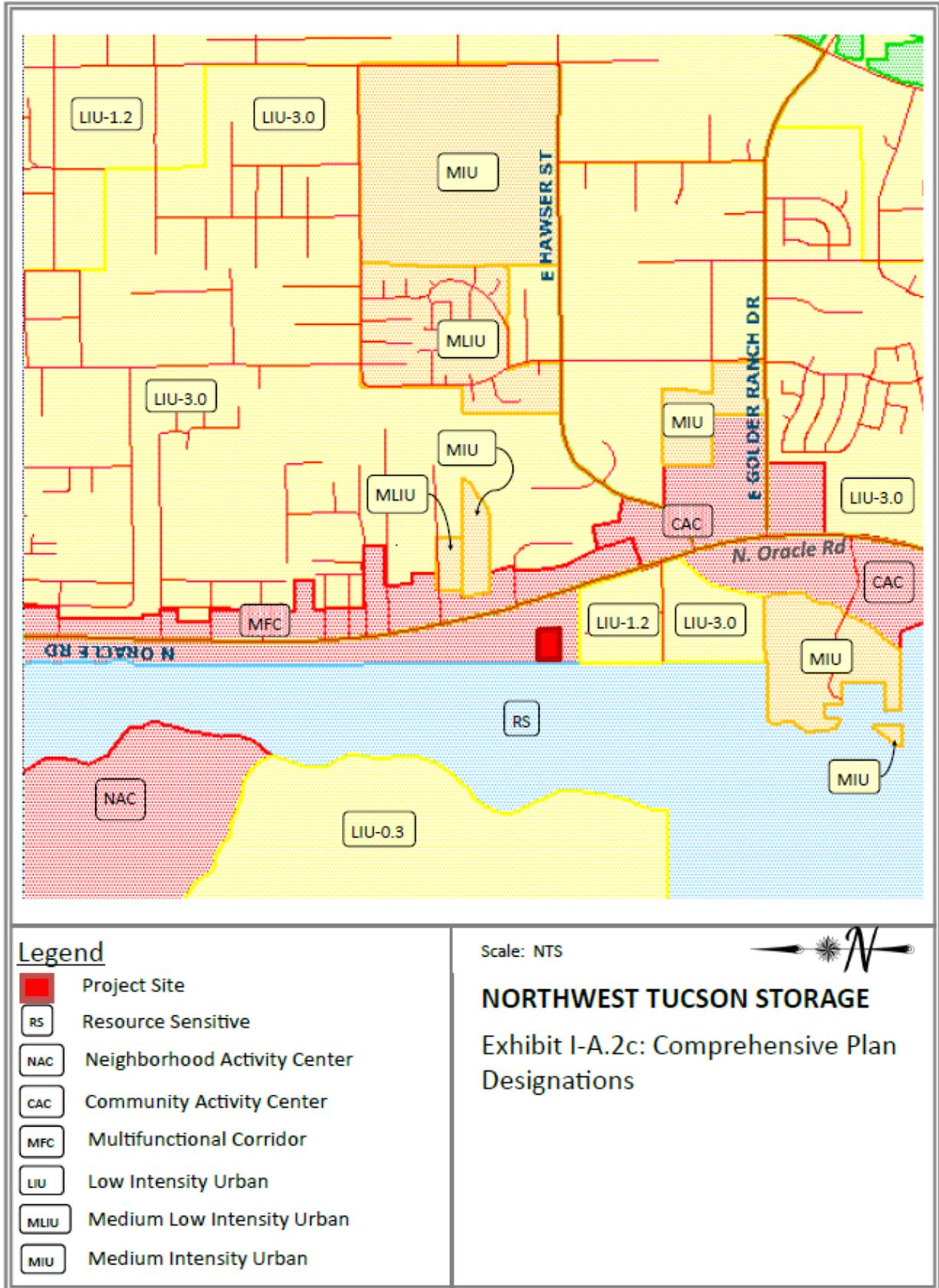


in 2001 and affects 1.2 acres. C4: C09-99-018, 15540 North Oracle Road, Tucson, AZ 85739 is currently vacant. The conditional zoning changed from SH to CB-1 in 1999 and affects 2.34 acres. C5: C09-99-018, 15520 North Oracle Road, Tucson, AZ 85739 is currently vacant. The conditional zoning changed from SH to CB-1 in 1999 and affects 2.34 acres.

- e. Comprehensive Plan designations: the site and all surrounding properties are designated Multifunctional Corridor. Farther south is an area designated LIU-1.2 and farther east, across Oracle Road, are areas designated LIU-3.0. (Exhibit I-A.2c: Comprehensive Plan Designations)









# Tucson Northwest Storage



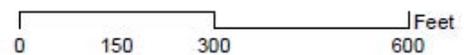
**Legend**

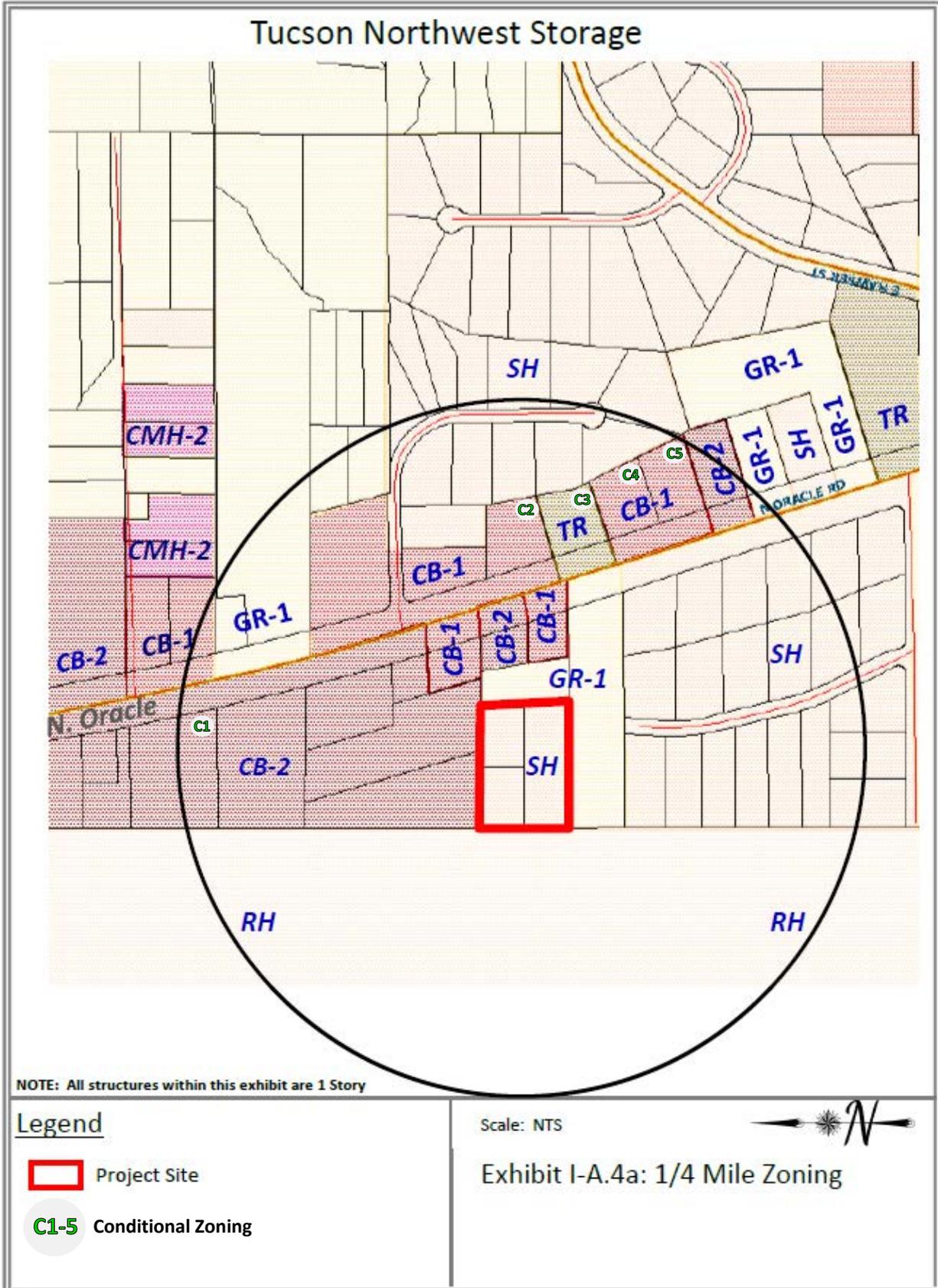
-  Parcel
-  Tucson Northwest Storage

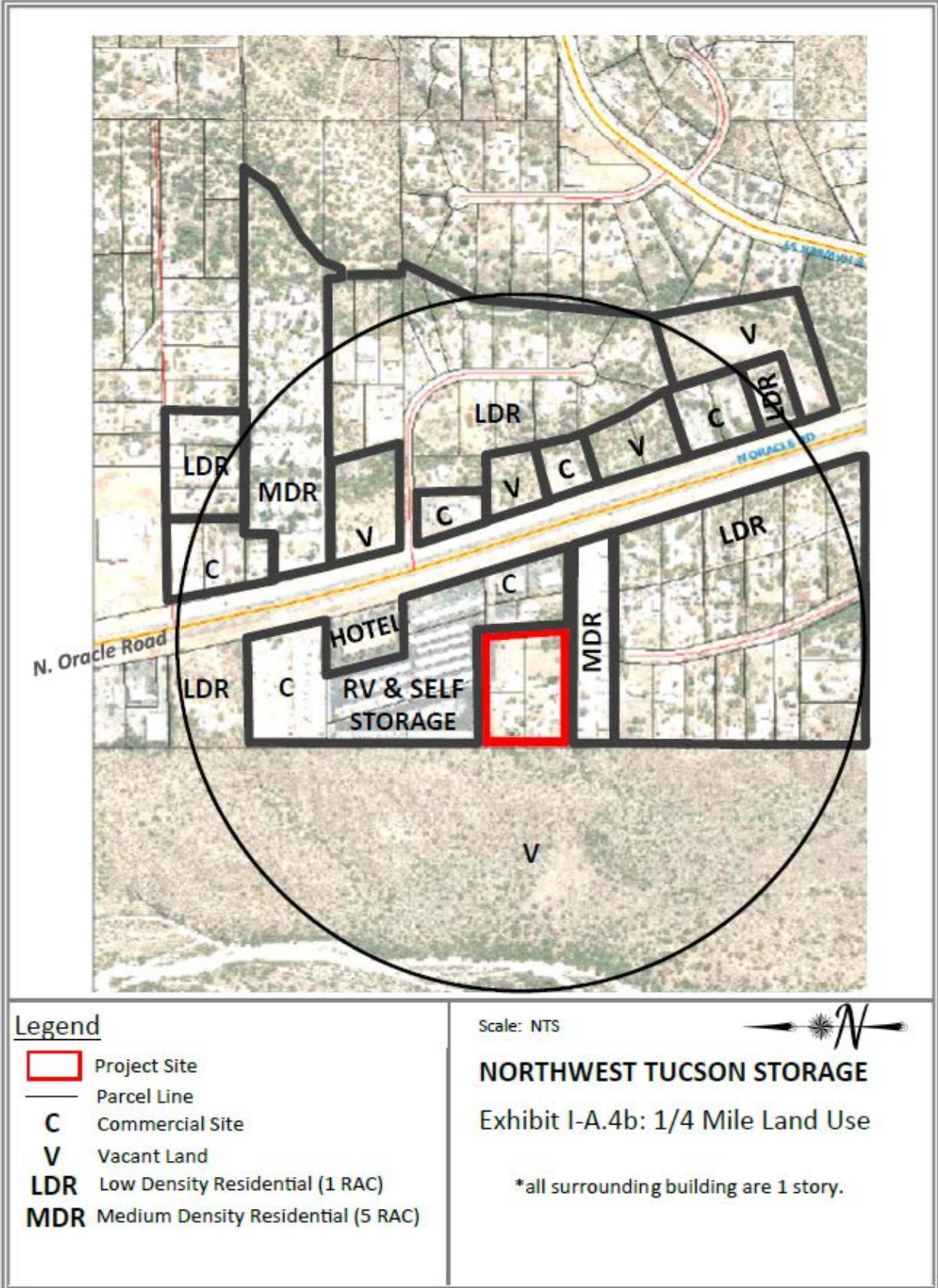


**Exhibit I-A.3: Aerial Photo**

Sources: Pima Map Guide  
Created By: Urban Engineering









## I-B Topography and Grading

1. Topographic characteristics include (See Exhibit I-B.1: 1' Topography Map):
  - a. There are no restricted peaks or ridges on the site.
  - b. There are no rock outcrops or loose rock accumulations on the site.
  - c. There is a small area on the site that has a slope of approximately 15%. This slope was created when the property was graded approximately 40 years ago. It has not revegetated. For this reason, it is not considered a significant or natural feature.
  - d. The site has undulating topography, sloping from northeast to southwest. There are no significant topographic features on the site.
  - e. The entire site appears to have been cleared and partially graded in the past. As a result, little to no understory vegetation exists on the site. A pit or basin appears to have been partially excavated years ago in the southwest corner of the site.
2. Average Cross Slope
  - a. The average cross slope for the entire site (parcels 222-21-0600, 222-21-0610, 222-21-0650) is 7.4%. The methodology used to determine the average cross slopes is provided below.

Horizontal Area S.F.= 145,267.1  
Surface Acres = 3.335  
Slope Surface Area S.F. = 146,040.1  
Acres = 3.353

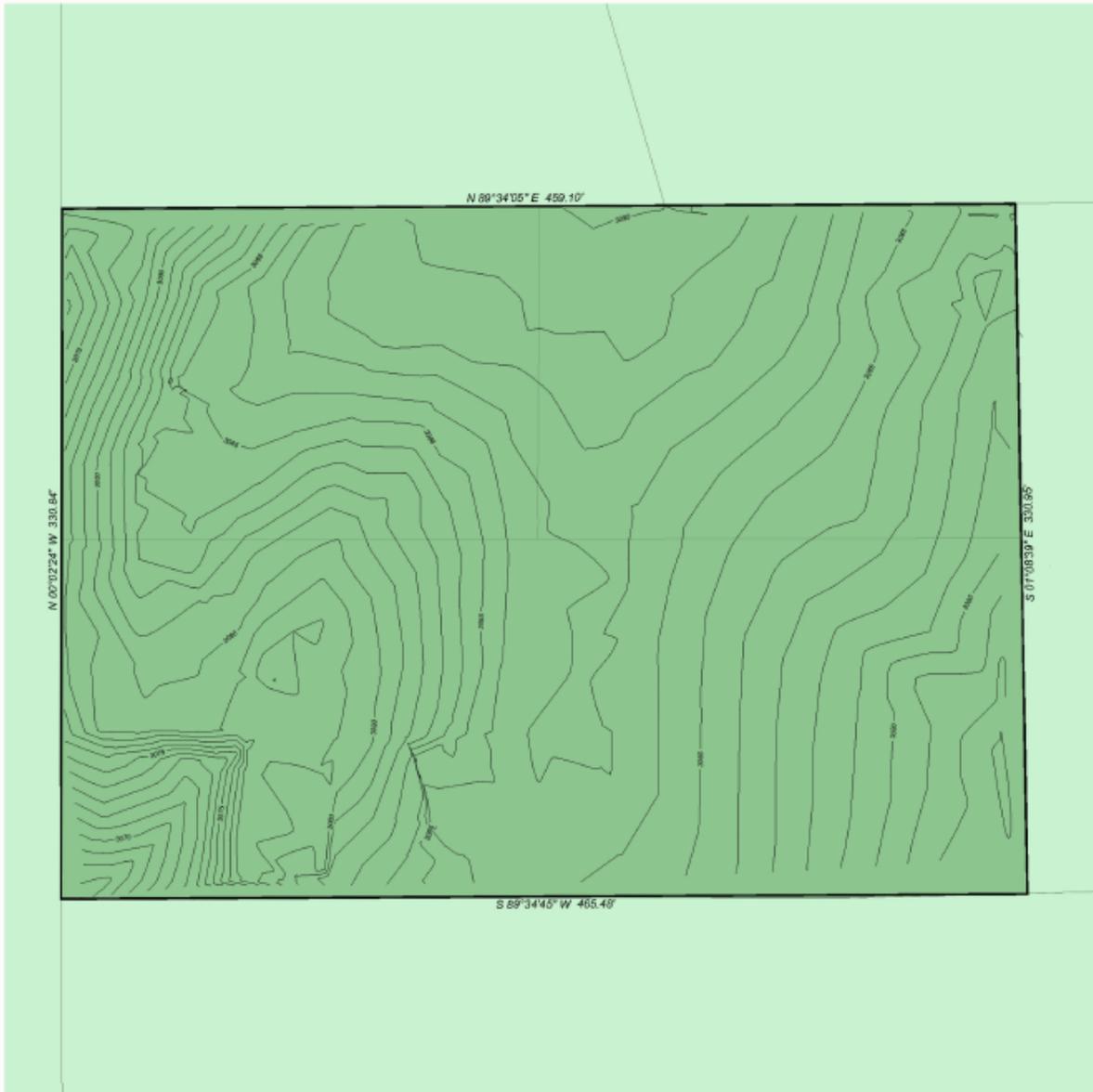
$( I \times L \times 0.0023 ) / A = \text{Average Cross Slope}$   
I = Contour Interval  
L = Cross Slope Contour Length  
A = Cross Slope Area

Project Site:  
I = 1 Foot Intervals  
L = 10,730 Feet  
A = 3.335 Acres

Project Average Cross Slope  
 $( 1 \times 10,730\text{ft} \times .0023 ) / 3.335 = 7.4\%$



# Tucson Northwest Storage



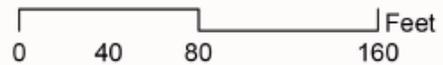
### Legend

-  Parcel
-  Tucson Northwest Storage



### Exhibit I-B.1: 1' Topography Map

Sources: Pima Map Guide  
Created By: Urban Engineering





## I-C Hydrology

1. There is no major through flow on the property (See Exhibit I-C.1: Watershed Maps), other than a partial flow right at the east boundary line below Concentration Point B. Off-site watersheds are not being shown as they neither affect or are affected by the existing condition on the site.
2. The site is protected from upstream flows by a barrier in the form of walls and berms. (See Exhibit I-C.1: Watershed Maps) Concentration Point A consists of detention/retention basin that discharges into the Big Wash a natural drainage to the west of the site. Concentration Point B is a culvert/pipe arrangement that intercepts upstream flow and direct this to a channel right along the east boundary line and out to the Oracle Road right of way and drainage system.
3. All upstream flows from the upstream watershed are diverted around the site with no impact in the proposed area. Therefore, analysis of the upstream offsite areas is not necessary.
4. Exhibit I-C.4: Flood Hazard Map depicts a Flood Hazard Map, obtained from the Pima County Mapguide and the location of the proposed site (red square). The Flood Hazard Map depicts the locations of the major drainage features around the site.
  - a-h. The nearest 100-year floodplain is the Big Wash, located about 600 feet to the west of the site. The figure also shows the federally mapped floodways and nearby riparian habitats. None of these features directly affect the site, no related erosion setbacks are necessary.
5. Downstream of the property boundaries of the proposed site correspond to two concentration points. One on the west of the site, which will be mitigated with a detention basin and then flow into the Big Wash Basin. The south east boundary will be mitigated with a basin and will flow into an existing channel and detention basin and finally onto the Oracle Road right-of-way drainage system.



### Oracle Road RV Storage

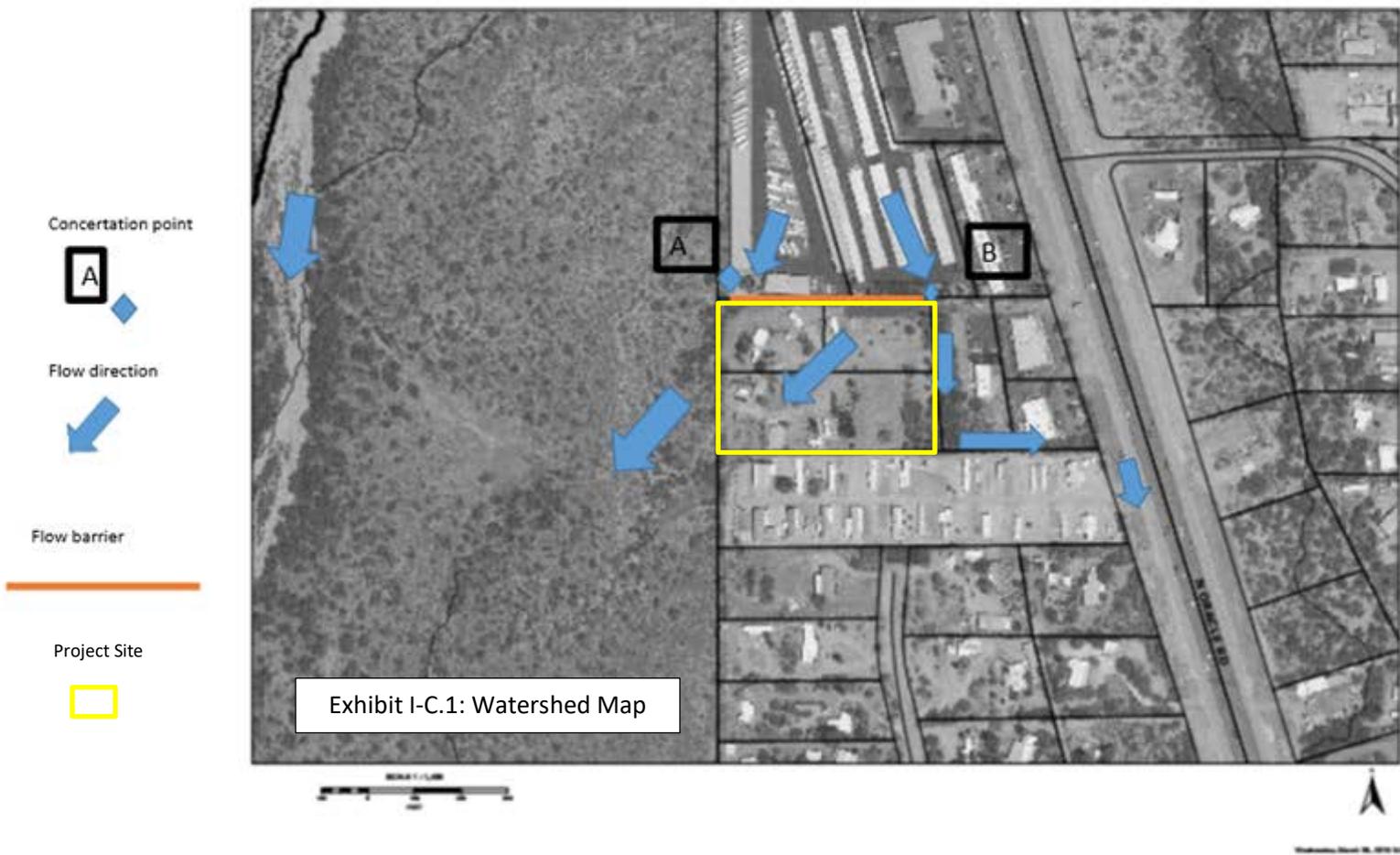
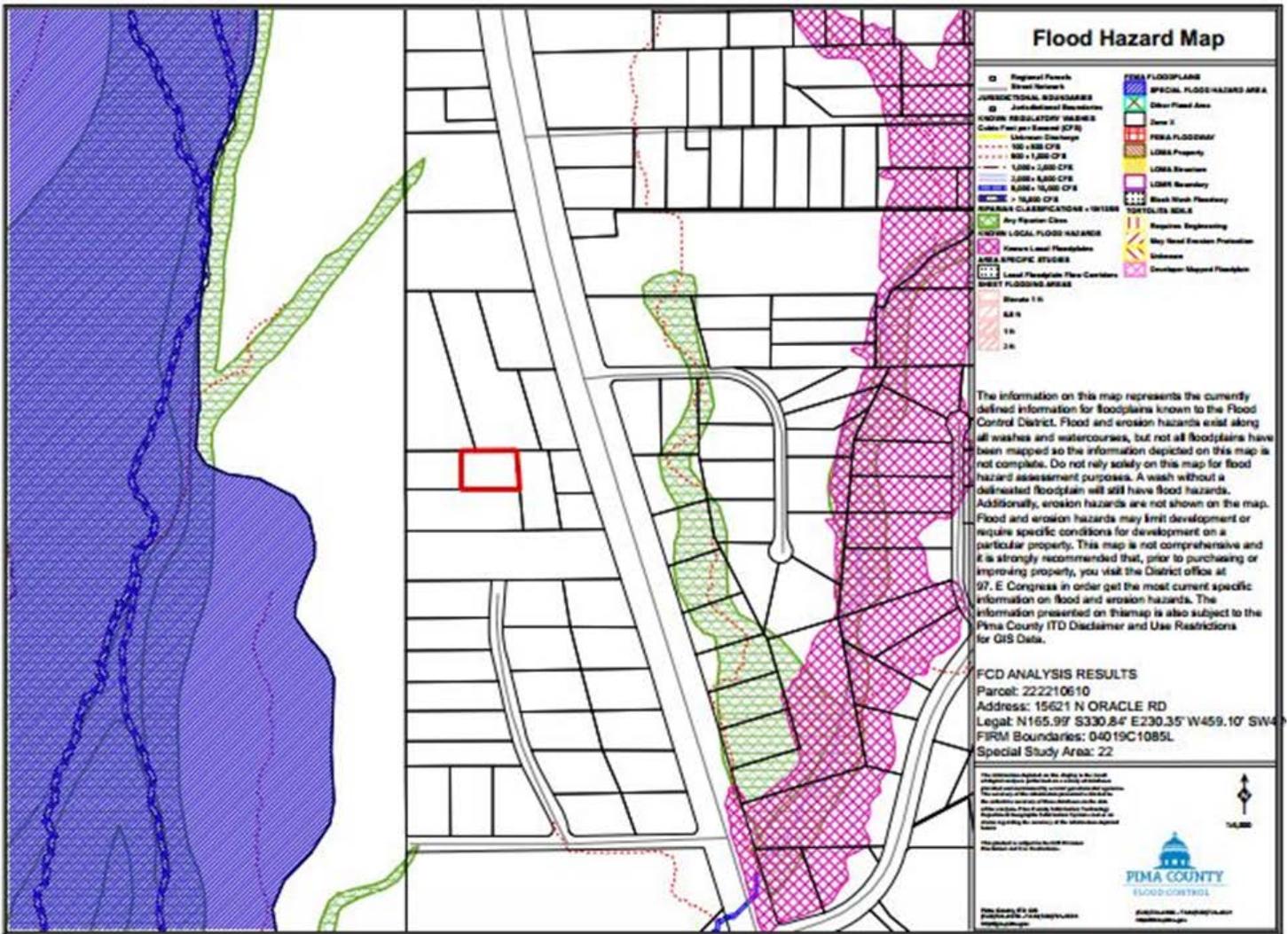




Exhibit I-C.2: Flood Hazard Map



**I-D Biological Resources**

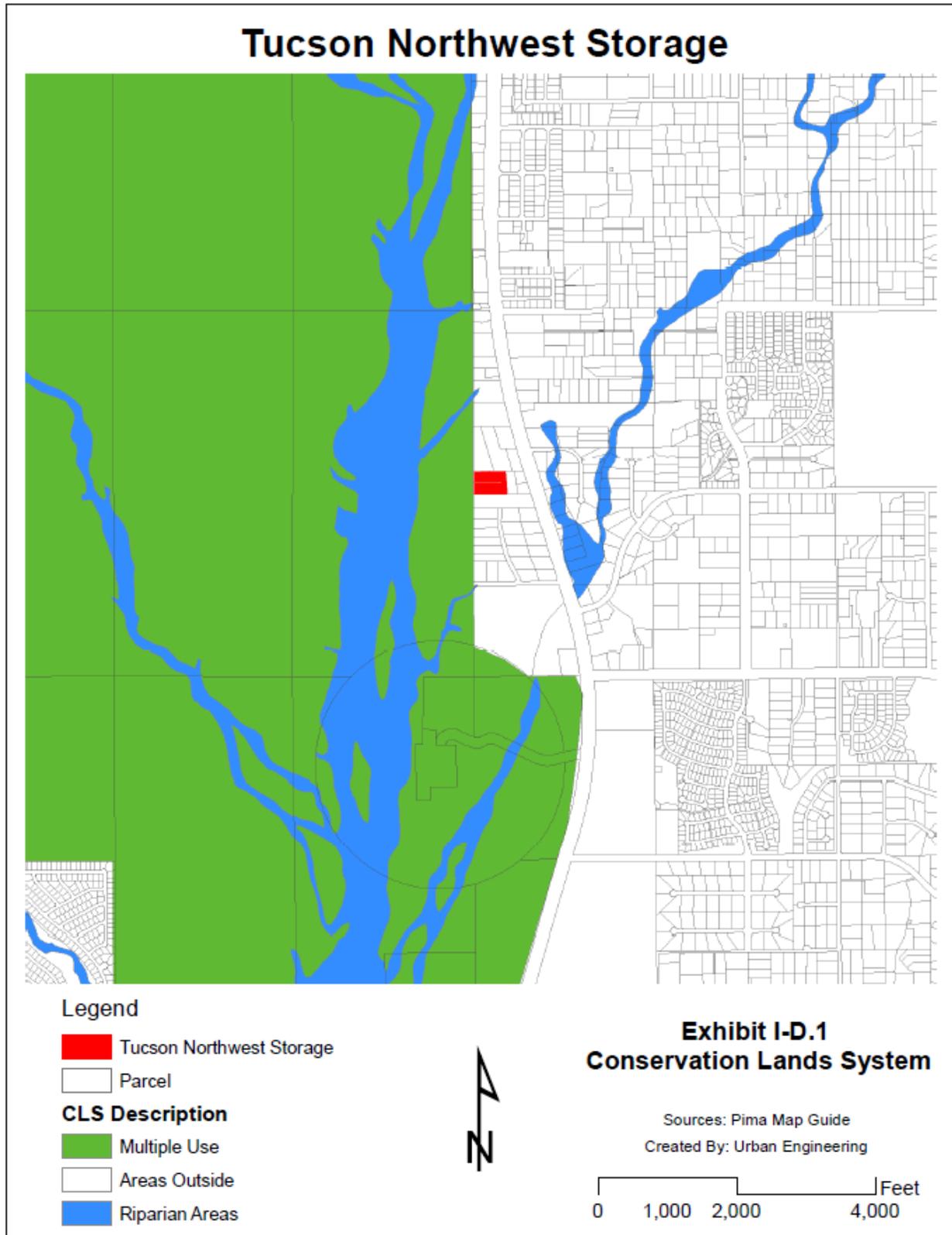
1. The project site's Conservation Lands System designation is, "Areas Outside Conservation Lands System". The entire site (3.54 acre) is located in this designation. There is no CLS designated areas or any Special Species Management Areas on the site. Exhibit I-D.1: Conservation Lands System depicts the regional context of the site at a scale of 1:20,000.
2. The site is not within one of the six critical landscape connections. There is a connection about 1.5 miles to the south of the site. Exhibit I-D.2: Critical Landscape Connections depicts the project site in relationship to this critical landscape connection.
3. The site does not fall within the Priority Conservation Area for the Pima Pineapple Cactus in accordance with the SDCP Mapguide.
4. The site does not fall within the Priority Conservation Area for the Needle-Spined Pineapple Cactus in accordance with the SDCP Mapguide.
5. The site has no Priority Conservation Areas mapped for either the Cactus Ferruginous Pygmy Owl nor the Western Burrowing Owl in accordance with the SDCP Mapguide.
6. The Exhibit I-D.3: Arizona Game and Fish: Department Heritage Data Management System suggests, "no impact to land or water resources are anticipated and therefore no project type recommendations or mitigation measures are provided".
7. Exhibit I-D.4: Biological Resource Map depicts the location of the only Saguaro on the site. The Saguaro is greater than 6 feet tall. There are no Ironwood Trees on the site.
8. The property is not a Habitat Protection or Community Open Space designated site in accordance with the SDCP Mapguide.
9. There is no vegetation on the site that is important for scenic value. Many of the plants on the site are exotic species including numerous palm trees and Italian cypress.



There is existing vegetation on/or adjacent to the site along the east and south property lines. Dense desert vegetation exists on the property to the east. This vegetation is to remain per zoning or permit condition.

The established hedge of oleander bushes along the south property line (See Exhibit I-D.4: Biological Resource Map) that provides buffering for property to the south (a mobile home park). The bushes are large and dense with heights up to about 15 feet. There are also oleanders along the north property line that provide screening of the 6' wall and shade awnings of the RV storage lot to the north.

10. There are no vegetative communities on the site. The site vegetation consists of landscape materials that have been established since the site was cleared and graded in the late 1970s.



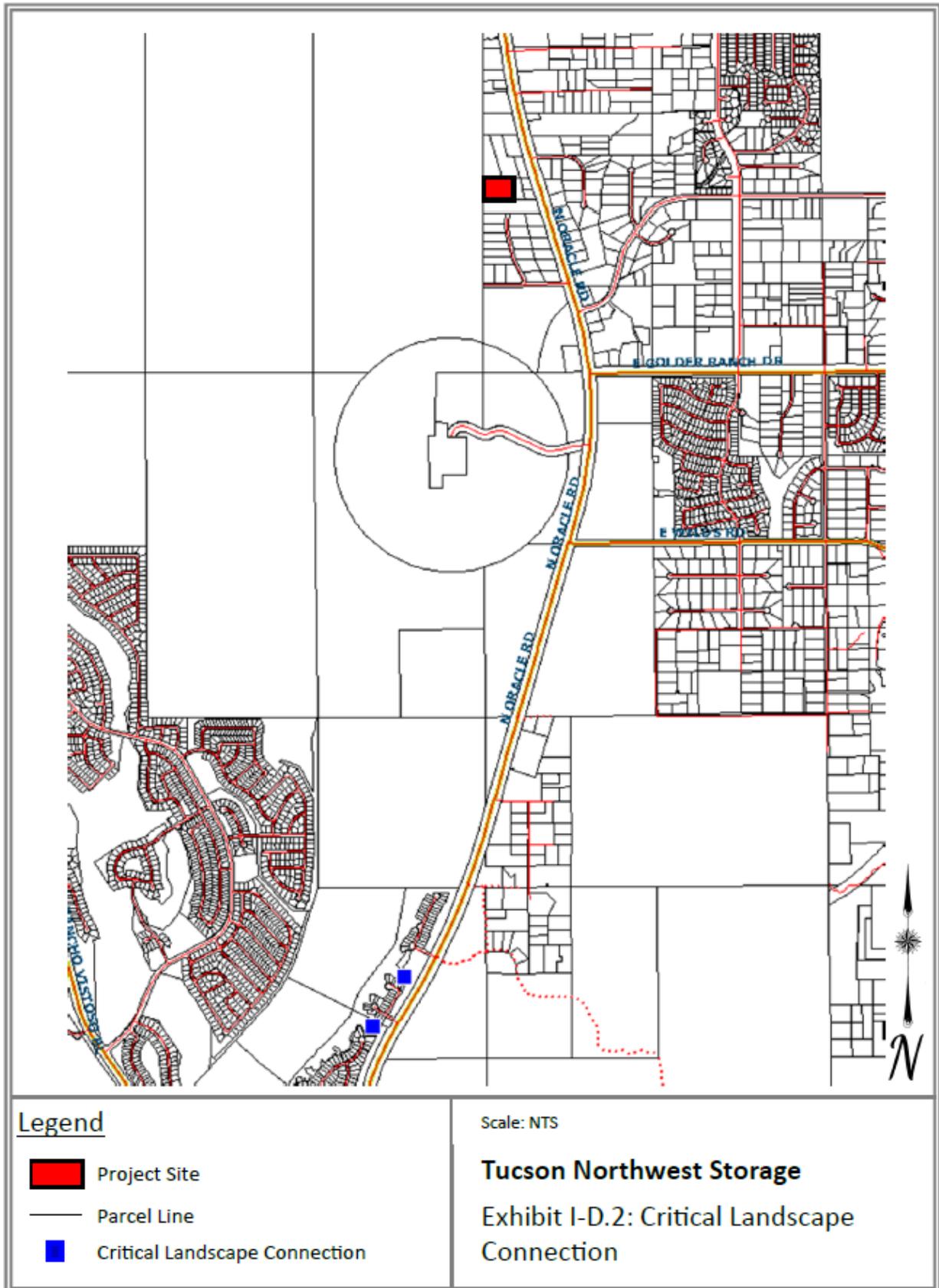




Exhibit I-D.3: Arizona Game and Fish: Heritage Data Management System Report.

## 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:**

private property interest

**Project Description:**

interested in what might be on a given property

**Project Type:**

Education/Information

**Contact Person:**

Sabra Tonn

**Organization:**

Arizona Game and Fish Department

**On Behalf Of:**

PRIVATE

**Project ID:**

HGIS-03416

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



Arizona Game and Fish Department  
Project ID: HGIS-03416

project\_report\_private\_property\_interest\_18562\_18964.pdf  
Review Date: 4/12/2016 09:43:34 AM

**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:**

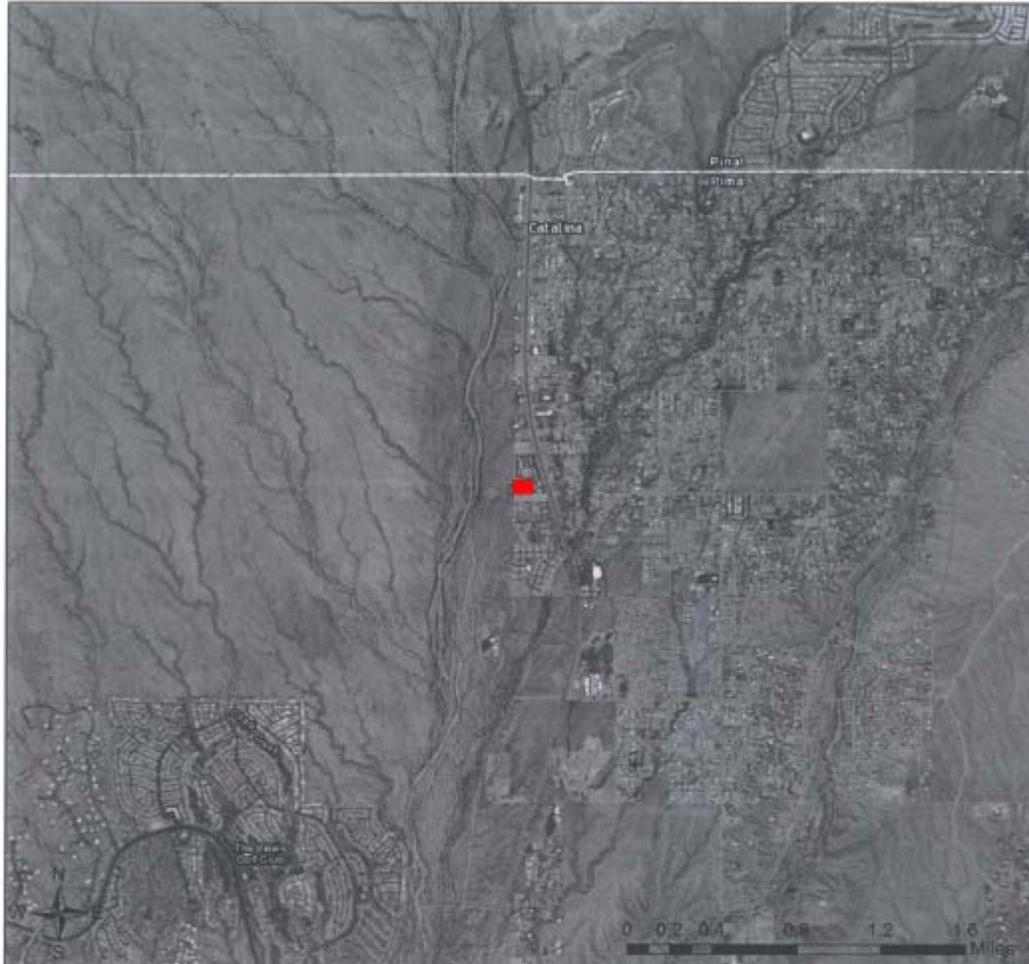
1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, 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](mailto: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



Arizona Game and Fish Department  
Project ID: HGIS-03416

project\_report\_private\_property\_interest\_18562\_18964.pdf  
Review Date: 4/12/2016 09:43:34 AM

### private property interest Aerial Image Basemap With Locator Map



 Project Boundary

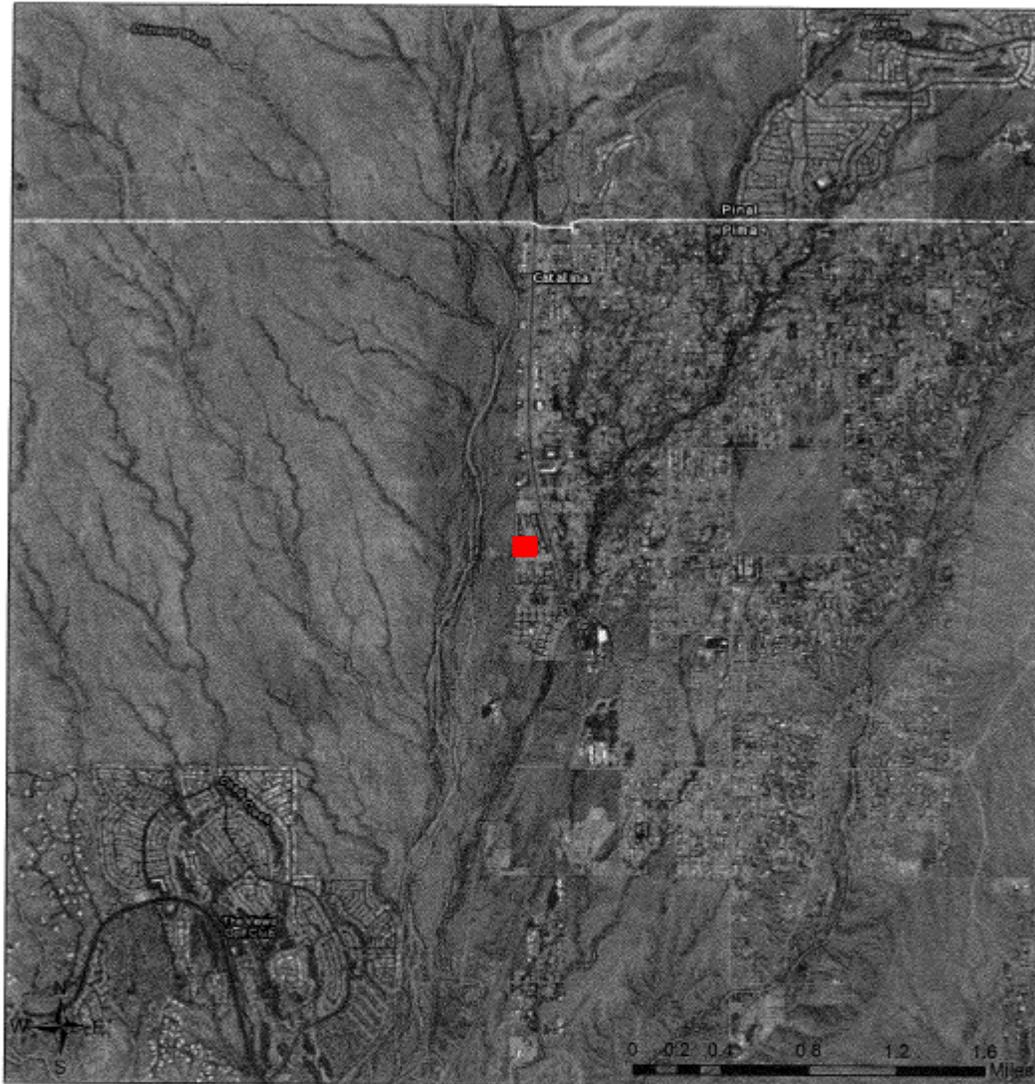
Project Size (acres): 3.35  
Lat/Long (DD): 32.4895 / -110.9263  
County(s): Pima  
AGFD Region(s): Tucson  
Township/Range(s): T11S, R14E  
USGS Quad(s): ORO VALLEY

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),





### private property interest Web Map As Submitted By User



 Project Boundary

Project Size (acres): 3.35  
Lat/Long (DD): 32.4895 / -110.9263  
County(s): Pima  
AGFD Region(s): Tucson  
Township/Range(s): T11S, R14E  
USGS Quad(s): ORO VALLEY

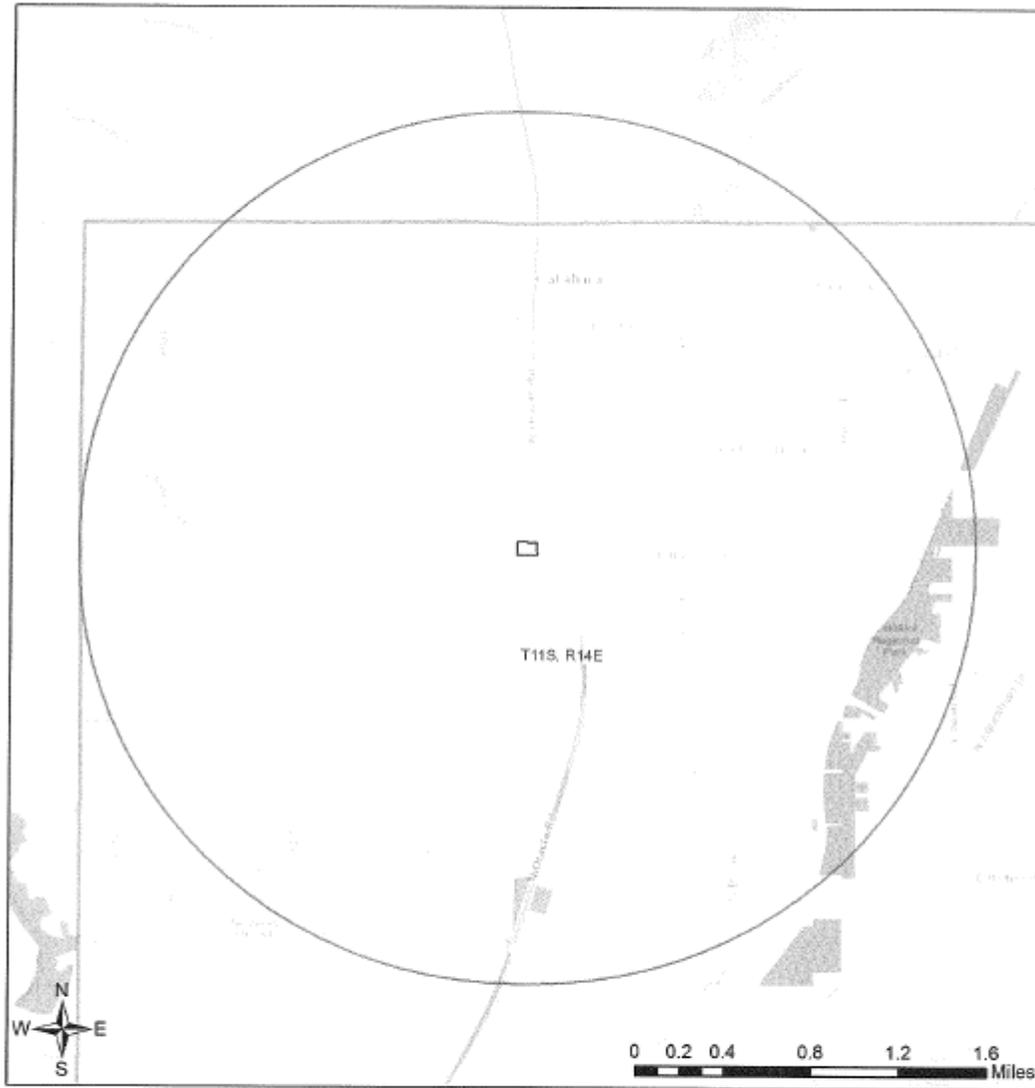
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Cartmapping, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community  
Esri, HERE, DeLorme, Mapbox, © OpenStreetMap contributors, and the GIS user community



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### private property interest Topo Basemap With Township/Ranges and Land Ownership



- Project Boundary
- Buffered Project Boundary
- Township/Ranges
- AZ Game and Fish Dept.
- BLM
- BOR
- Indian Res.
- Military

- Mixed/Other
- National Park/Mon.
- Private
- State and Regional Parks
- State Trust
- US Forest Service
- Wildlife Area/Refuge

Project Size (acres): 3.35  
 Lat/Long (DD): 32.4895 / -110.9263  
 County(s): Pima  
 AGFD Region(s): Tucson  
 Township/Range(s): T11S, R14E  
 USGS Quad(s): ORO VALLEY

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



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Project ID: HGIS-03416

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Tucson - Tortolita - Santa Catalina Mountains Linkage Design	Wildlife Corridor					

Note: Status code definitions can be found at [http://www.azgfd.gov/fw\\_credits/hdms\\_status\\_definitions.shtml](http://www.azgfd.gov/fw_credits/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
<i>Aix sponsa</i>	Wood Duck					1B
<i>Ammospermophilus harrisi</i>	Harris' Antelope Squirrel					1B
<i>Anthus spragueii</i>	Sprague's Pipit	C*				1A
<i>Anrostomus ridgwayi</i>	Buff-collared Nightjar		S			1B
<i>Aquila chrysaetos</i>	Golden Eagle	BGA		S		1B
<i>Aspidoscelis stictogramma</i>	Giant Spotted Whiptail	SC	S			1B
<i>Botaurus lentiginosus</i>	American Bittern					1B
<i>Buteo regalis</i>	Ferruginous Hawk	SC		S		1B
<i>Chilomeniscus stramineus</i>	Variable Sandsnake					1B
<i>Colaptes chrysoides</i>	Gilded Flicker			S		1B
<i>Coluber bilineatus</i>	Sonoran Whipsnake					1B
<i>Corynorhinus townsendii pallescens</i>	Pale Townsend's Big-eared Bat	SC	S	S		1B
<i>Crotalus tigris</i>	Tiger Rattlesnake					1B
<i>Cynanthus latirostris</i>	Broad-billed Hummingbird		S			1B
<i>Dipodomys spectabilis</i>	Banner-tailed Kangaroo Rat			S		1B
<i>Euderma maculatum</i>	Spotted Bat	SC	S	S		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>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>Incilius alvarius</i>	Sonoran Desert Toad					1B
<i>Kinosternon sonoriense sonoriense</i>	Desert Mud Turtle			S		1B
<i>Lasiurus blossevillii</i>	Western Red Bat		S			1B
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			1B
<i>Leopardus pardalis</i>	Ocelot	LE				1A
<i>Leptonycteris curasoae yerbabuenae</i>	Lesser Long-nosed Bat	LE				1A
<i>Lepus alleni</i>	Antelope Jackrabbit					1B
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC		S		1B
<i>Melanerpes uropygialis</i>	Gila Woodpecker					1B



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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Meleagris gallopavo mexicana	Gould's Turkey		S			1B
Melospiza lincolni	Lincoln's Sparrow					1B
Melospiza aberti	Abert's Towhee		S			1B
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Odocoileus virginianus	White-tailed Deer					1B
Panthera onca	Jaguar	LE				1A
Passerculus sandwichensis	Savannah Sparrow					1B
Peucaea carpalis	Rufous-winged Sparrow					1B
Phrynosoma solare	Regal Horned Lizard					1B
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Thomomys umbrinus intermedius	Southern Pocket Gopher					1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox					1B

**Species of Economic and Recreation Importance Predicted within Project Vicinity**

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

**Project Type: Education/Information**

**Project Type Recommendations:**

Based on the project type entered (information/education), no impacts to land or water resources are anticipated and therefore no project type recommendations or mitigation measures are provided. If you entered this project type by mistake, please contact the PEP program to change the project type for you.



Arizona Game and Fish Department  
Project ID: HGIS-03416

project\_report\_private\_property\_interest\_18562\_18964.pdf  
Review Date: 4/12/2016 09:43:34 AM

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**Project Location and/or Species Recommendations:**

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



# Tucson Northwest Storage



## Legend

-  15 ft Oleander Hedge
-  > 6 ft Saguaro



## Exhibit I-D.4: Biological Resource Map

Sources: Pima Map Guide  
Created By: Urban Engineering

**I-E Viewsheds**

1. Not applicable. The site is not to be developed for cluster development.
2. Exhibit I-E.2: Viewsheds shows views on to the site from adjoining properties to the north, east, south and west. Adjacent, offsite, native vegetation screens the site from adjoining properties, to the east and west. Views from the north are limited by the 6' masonry wall on the property line. Views from the south are limited by large oleander bushes onsite along most of the south property line.



**I-F Transportation**

1. Portions of this section have been waived by the Planning Administrator.
  - a.-d. These section have been waived.
  - e. Newly expanded State Route 77 (Oracle Road) consists of a total of 6 lanes. There are 3 lanes designated in both north and south directions. The posted speed limit is 45 MPH and the capacity is approximately 55,000 trips per day. The roadway edge on Oracle Road consists of curbing and gutter.
  - f. Average Daily Trips
    1. According to ADOT traffic data, the ADT for Oracle Road in this vicinity is 19,760 vehicles per day. The northbound count was 10,190 and the southbound count was 9,570 as of 2011.
  - g. This section has been waived by the Planning Administrator.
  - h. State Route 77 (Oracle Road) was recently improved from Tangerine Road to the Pima County Line. There are no further roadway improvements planned for the area that are known at this time.

**I-G Sewers**

1. The proposed use of the site for RV storage does not require any wastewater connection or any sewer improvements. No buildings will be built and no structures will be occupied on the site. The facility will not include any RV 'dump' or waste stations and there will be no water connections on the property that might generate wastewater. As with the existing business, First Plaza Storage, an existing off-site office, immediately east of the site, will provide convenience services for customers who are using the storage facility.
2. The section has been waived by the Planning Administrator.



**I-H Recreation and Trails**

This section has been waived by the Planning Administrator.

**I-I Cultural Resources: Archeological and Historic Sites**

1. A letter addressing a records check for the property is included, (See Exhibit I-I-1: Archaeological Summary Letter).
  - a. The project site has not been previously field surveyed.
  - b. Per the Archaeological Summary Letter, “46 survey projects have been conducted within a one-mile radius of the project area between 1981 and 2014. Five archaeological sites have been identified within a one-mile radius of the project area, none of which are crossed by the project area.”
  - c. Two factors indicate a low probability of discovering resources on the site. Within the last 36 years 5 archaeological sites have been identified from 46 survey projects within a one-mile radius of the project. According to the letter, this gives a very low probability that this site has any sub-surface archaeological resources given the number of survey projects completed and only a few sites found to have archaeological resources.
  - d. The letter does not recommend a survey of the site but does recommend a professional archaeologist be “consulted” prior to any ground disturbing activities.
2. No archaeological or historic sites have been identified on the property.
3. As stated above, due to previous site disturbance and the absence of resources resultant from nearby surveys the probability for the discovery of archaeological resources is low. If a survey is recommended at a later date, the survey report will be submitted prior to site development plan submittal.



## Exhibit I-I.1: Archaeological Summary Letter



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

**ARCHAEOLOGICAL SUMMARY LETTER**

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

**Date:** 7/6/2016 **Requester Name:** Forrest Metz  
**Company:** Urban Engineering **Address:** 877 S. Alvernon Way, #200, Tucson, AZ, 85711  
**Phone:** 520-318-3800 **Email:** fmetz@urbanengineering.com  
**Legal Description:** T11S, R14E, S9 **Project Area Location:** Parcels 222-21-0600, 0610, 0650  
**Project Name / Number:** Northwest Tucson Storage  
**Project Description:** Construction of a RV storage facility

**Search Results:**

According to a search of the archaeological records retained at the Arizona State Museum (ASM), 46 survey projects have been conducted within a one-mile radius of the project area between 1981 and 2014. Previous survey work was conducted in support of road and highway construction and improvements; residential and commercial development; school construction, reservoir construction, and the installation and maintenance of gas, communications, and sewer lines. No portion of the project area has been previously surveyed. Five archaeological sites have been identified within a 1-mile radius of the project area, none of which are crossed by the project area.

**Sites in Project Area:**

None are recorded; but the project area has not been previously surveyed.

**Recommendations:**

1. No portion of the proposed project area has been subject to an archaeological survey and there is a possibility for unidentified historic properties in the area. ASM recommends, but it is not required by ASM, that a qualified archaeological contractor be consulted before any ground disturbance begins. A list of archaeological contractors is available on the ASM website at:

<http://www.statemuseum.arizona.edu/crservices/permits/index.shtml>.

2. Pursuant to *Arizona Revised Statutes §41-865 et seq.*, if any human remains or funerary objects are discovered during your project work, all work will stop within the area of the remains and Dr. Todd Pitezel, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4795.

3. City, county, or municipal governments may have requirements, therefore ASM recommends that the relevant jurisdiction(s) be consulted.

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

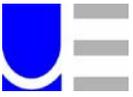
Sincerely,

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



Company: Urban Engineering	Project: Northwest Tucson Storage	Location: Parcels 222-21-0600, 0610, 0650 T11S, R14E, S09	 Project Area
-------------------------------	--------------------------------------	---	--

Location of proposed project area.



**I-J Air Quality**

1. There are no emissions associated with the proposed storage use of this property.

**I-K Composite Map**

1. The subject property contains no natural slopes > 15%, no floodplains discharging 100 cfs, no riparian habitat, or other biological features. No significant vegetation exists on the property with the possible exception of one saguaro, as noted in the Biological Resources Section. As such, no Composite Map has been prepared for this case. If healthy, the one saguaro will be relocated to landscaped areas on the site. Due to the lack of constraining features no acetate overlays have been prepared.



## Part II: Proposed Land Use

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### II-A Project Overview

1. Subsequent to rezoning, the project will include only one zoning district, CB-2.
2. The purpose of this project is rezoning (Parcel # 22-21-0600; 0610; 0650) from SH to CB-2. The intended use of the property is to develop the site for a single use: recreational vehicle storage facility. The proposed project will maximize efficient use of the site by providing structured storage spaces for approximately 120 recreational vehicles and 9 passenger vehicles. One zoning district, CB-2, is being applied for.
  - a. The proposed development is a valuable and needed use in the Catalina area. It responds to nearby market demands for RV storage space. This is largely driven by the nearby location of Saddlebrook and Sun City Vistoso retirement communities that need this type of facility. The site is situated in an area of very low visibility and has no significant natural features or resources, and, as such, is well suited to the RV storage use. The site layout is intended to efficiently use the property for RV storage. Like all storage and industrial uses, the site layout is designed to maximize the use and efficiency of the property. Similar uses have been successfully established adjacent and to the north of this site.
  - b. No Comprehensive Plan or Special Area policies were specifically identified as pertinent to this proposed rezoning. The rezoning does further Comprehensive Plan directives to ensure land use compatibility, and minimize land use conflicts. Most of the project is bordered by other storage uses or commercial properties. Only one side (south) is a residentially used property. In accordance with the Comprehensive Plan and County Code, screening and buffering will be employed to reduce potential visual impacts.



Additionally, the project is an infill type development as all the surrounding properties have been developed for urban uses.

The project supports economic development and employment goals of the Comprehensive Plan by providing increased tax revenue and several jobs in Pima County.

- c. No conversations or meetings have taken place with surrounding property owners. A meeting will be scheduled with surrounding property owners prior to the Planning and Zoning Commission public hearing for this rezoning case. Adequate time will be provided for public comment and input on this case prior to convening with the Commission.
- d. The site is currently used as a small (6 spaces) recreational vehicle park. The site is also used to access an existing recreational vehicle storage lot, part of First Plaza Storage. The proposed development will replace the existing use on the property. All improvements related to the current use will be removed with the exception of the garage near the southwest corner of the site and some of the perimeter landscape materials along the south property line (See TDP). A vehicle storage lot, such as proposed, does not really impact adjacent land uses. Dust, noise, and vibration are virtually non-existent. The use is a very low traffic generator, minimizing traffic and traffic safety impacts. Therefore, impacts to adjacent land uses should be minimal, if any. No impacts are expected to the other storage uses to the north and the commercial uses to the east of the site. There is a potential small visual impact to the residential property to the south. Shade awnings, which shall cover some of the RV parking spaces will be about 15 feet tall and may be partially visible from the south.
- e. The proposed project contributes to the principals of Smart Growth by promoting “Mixed Land Uses”, to “Take Advantage of Compact Building Design”, “Strengthen and Direct Development Towards Existing



Communities”, and helps to “Foster Distinctive, Attractive Communities with a Strong Sense of Place”. The proposed project aims to promote infill development in an area that has a variety of different land use types. This will provide easy access to existing infrastructures and enhance vitality and promote activity in the area. The proposed project will incorporate natural hydraulic features to better manage stormwater drainage, by maintaining two basins on the site. The proposed land use will conform to existing RV storage to support the demand from surrounding communities. The location of the proposed site will also support the overall sense of place of the area as a hub leading towards recreational destinations throughout Arizona for Southern Arizona.

- f. Active Solar power generation is not planned for the project at this time. Shade covers to be employed over a portion of the RV spaces will provide the opportunity for future solar power system installation. Passive solar design is really not an issue for a storage lot such as this without buildings.
3. The proposed project is located in the Gateway Overlay Zone. The purpose of this overlay district is to support scenic qualities at key entry points around metropolitan Tucson and provide guidance for review and evaluation of project designs. The Gateway Overlay Zone consists of five sections: parking and circulation, landscaping, site design, signs, and architectural design.  
  
The proposed use of the property represents a continuation of similar uses on adjacent property and other properties in the vicinity. The property is not visible from Oracle Road. Consistent with the Gateway Overlay Zone, the recreational vehicle storage lot will include screening devices – primarily a decorative masonry wall- and landscaping to reduce visual impacts. Existing dense vegetation along the east and south sides of the property shall remain to conserve existing views from adjacent properties. No buildings or other tall structures will be included in the project. A portion of the parking spaces will have shade awnings that are



approximately 15 feet in height. Setbacks and perimeter screening devices will serve to reduce or eliminate the minor, visual impact of these structures.

**II-B Preliminary Development Plan (PDP)**

1. PDP (See Exhibit II-B.1: Preliminary Development Plan)
2. The PDP support data is provided below.
  - a. There are no buildings in this project. A portion of the RV storage spaces will have shade cover structures or awnings.
  - b. The shade cover structures or awnings will have a maximum height of 15 feet.
  - c. There are no dwellings or units in this project.
  - d. As there are no dwellings or units on this project, there will be no residents.
  - e. Approximately 120 RV storage spaces and 9 passenger vehicle spaces will be provided.
  - f. New landscaping will include only draught tolerant, native plant materials. Existing oleander bushes along the south property will remain.
  - g. There will be no natural or functional open space or recreation areas as the use is a vehicle storage lot. Landscape bufferyards will be provided along the south and west property lines.
  - h. The site will be screened and secured with a 6-foot masonry wall. The rental office for the RV storage facility is located off-site in the adjacent retail center on Oracle Road at 15631 North Oracle Road.





## II-C Topography and Grading

1. The property has previously been graded and landscaped with numerous exotic plant species and a few mesquite and palo verde trees. Approximately 40 years ago, the site was graded creating the current topography, including a sloped area in the western portion of the site. A basin area (approximately 5-6 ft deep) was also created in the southwest corner of the site. These man-made slopes are relatively minor.
2. All areas of the site are to be graded with the exception of the area along the south property line where mature vegetation is intended to remain in place to provide buffering and visual screening between properties. There are no hillside development zones on the property.
3. Natural Open Space, Revegetated, Graded
  - a. The entire site has previously been disturbed or graded. As such, no natural areas exist on the property.
  - b. The intended use of the site is a vehicle storage lot. Approximately 5% of the site will remain unpaved as buffer areas along the south and west edges of the property and an additional 5% of the site will be revegetated, for a total of approximately 10%.
  - c. Approximately 90% of the site will be graded, paved, and utilized for the intended storage use.
4. No areas of the site will be cut or filled more than five feet. The largest cuts and fills on the preliminary grading design are 4-5 feet or less.
5. The project is not a cluster project.



## II-D Hydrology

1. The proposed PDP (See Exhibit II-B.1: Preliminary Development Plan) responds to the hydrologic characteristics of its surroundings by implementing mitigation features to capture the First-Flush runoff and the peak flow differential as incremented by the impervious surfaces of the developed area. Specific features are the two detention basins and the disturbed natural ground areas to be left in the site. Drainage patterns will remain the same other than the increase in runoff properties and no impact on riparian habitat or downstream properties.
2. The proposed development will not encroach into 100-year floodplain or any regulated riparian habitats (See Exhibit I-C.2: Flood Hazard Map).
3. The PDP will not change much of the site drainage pattern, (See Exhibit II-D.3: Site Watershed). The proposed site will drain into the two basins which are the same as the concentration points called out in Section I-C. All drainage discharges into the Big Wash for the northwest area.

Adjusted runoff curve number (CN) for original disturbed natural ground

0.51 acre west area = 87.3 adjusted CN

1.47 acre center area = 87.3

1.56 acre east area = 87.3

Given the areas and adjusted CN and utilizing PC Hydro 6.0 online application for the runoff calculation the results below were obtained, see attachments for details. These three watersheds potentially could produce the following peak flows after development.

0.51 acre west area = 3.3 cfs

1.47 acre center area = 13.8 cfs

1.56 acre east area = 15.2 cfs

From Hydrograph plots (PC Hydro 6.0 output) the detention requirements for the peak flow.



Runoff volume for 0.51 acres

Proposed 0.51 acre west area = 0.071 af

Existing 0.51 acre west area = 0.067 af

Diff.=0.004 acf = 174 cf (Detain))

Runoff volume for 1.47 acres

Proposed 1.47 acre center area = 0.299 af

Existing 1.47 acre center area = 0.200 af

Diff.= 0.099 acf = 4,312 cf (Detain)

Runoff volume for 1.56 acres

Proposed 1.56 acre east area = 0.332af

Existing 1.56 acre east area = 0.24 af

Diff.=0.568 acf = 24,742 cf (Detain)

The basin on the west side of the property will mitigate for the 1.47ac and the 0.51 areas and the east basin for the 1.56ac, therefore the required detention capacities required are:

Peak Flow Retention Required Capacities

West basin = 4,484 cf

East basin = 2,742 cf

From the ordinance on “first-flush” retention of runoff and considering that the whole site will go from disturbed original ground to impervious the site will require to retain 1,440 cf for each acre as follows:

$0.51 \times 1440 = 734.4 \text{ cf}$

$1.47 \times 1440 = 2,116.8 \text{ cf}$



$$1.56 \times 1440 = 2,246.4 \text{ cf}$$

Total first-flush retention 5,097.6 cf

First Flush Detention Required Capacities

West basin = 2,851 cf

East basin = 2,246 cf

4. Exhibit II-B.1: Preliminary Development Plan for the location of the proposed basins. Given the arrangements of the basing they will work for both retention and detention requirements by installing discharge pipes at an elevation that corresponds to the detention volume requirements.

Exhibit II-D.1: Site Watershed





Exhibit II-D.2: Hydraulic Data



**HYDROLOGIC DATA SHEET FOR PIMA COUNTY FLOOD PEAK PROCEDURE**  
 Generated using methods provided by Pima County Regional Flood Control District

Client:	Urban Engineer	Prepared by:	Alonso Vidal, P.E.
Project Name:	Claire Klingler RV	Date:	04/18/2016
Concentration Point:	Main - Proposed 1.47	Job #	1
Watershed Area:	1.47 Acres	Watershed Type	Suburban Foothills

Watercourse Data By Reach				
Reach No.	Height (H1)	Length (L1)	Slope (S1)	Basin Factor (Nb)
1	1	100	0.01	0.032
2	1	100	0.01	0.032
3	1	100	0.01	0.032
4	1	100	0.01	0.032
5	1	100	0.01	0.032
6	1	170	0.0059	0.032

Length of Watercourse (Lc):	670 feet	Mean Slope:	0.0086
Length to Cen. of Gravity (Lca):	300 feet	Weighted Basin Fac:	0.032
Veg. Cover Type(s):	Urban Lawns	Veg. Cover Density:	10

RETURN PERIOD: 100-years										
Rainfall Depths:	NOAA Atlas 14 (90% UCL) @									
Duration:	5-min	10-min	15-min	30-min	1-hr	2-hr	3-hr	6-hr	12-hr	24-hr
Point Values (in):	0.88	1.34	1.67	2.24	2.78	3.1	3.28	3.63	3.99	4.67

Soil Type	Percent	Curve # (CN)	Adj. Curve # (CN*)	Runoff Coef. (C)
B	100	83	87.3	0.565
C	-	-	-	-
D	-	-	-	-
Imp.	80	99	99	0.958

Weighted Runoff Coef. (Cw):	0.879	<table border="1"> <thead> <tr> <th colspan="3">Lesser Return Periods</th> </tr> <tr> <th>Return Period</th> <th>Ratio</th> <th>Qpeak</th> </tr> </thead> <tbody> <tr> <td>2-year</td> <td>.15</td> <td>2.1</td> </tr> <tr> <td>5-year</td> <td>.28</td> <td>3.9</td> </tr> <tr> <td>10-year</td> <td>.40</td> <td>5.5</td> </tr> <tr> <td>25-year</td> <td>.60</td> <td>8.3</td> </tr> <tr> <td>50-year</td> <td>.80</td> <td>11</td> </tr> </tbody> </table>	Lesser Return Periods			Return Period	Ratio	Qpeak	2-year	.15	2.1	5-year	.28	3.9	10-year	.40	5.5	25-year	.60	8.3	50-year	.80	11
Lesser Return Periods																							
Return Period	Ratio		Qpeak																				
2-year	.15		2.1																				
5-year	.28		3.9																				
10-year	.40	5.5																					
25-year	.60	8.3																					
50-year	.80	11																					
Time of Concentration:	5 min																						
Rainfall Intensity (i) @ Tc:	10.56 in/hr																						
Runoff Supply Rate (q) @ Tc:	9.28 in/hr																						
<b>PEAK DISCHARGE:</b>	<b>13.8 cfs</b>																						



**HYDROLOGIC DATA SHEET FOR PIMA COUNTY FLOOD PEAK PROCEDURE**

Generated using methods provided by Pima County Regional Flood Control District

Client:	Urban Engineer	Prepared by:	Alonso Vidal, P.E.
Project Name:	Claire Klingler RV	Date:	04/18/2016
Concentration Point:	Main - existing 1.56	Job #	1
Watershed Area:	1.56 Acres	Watershed Type	Suburban Foothills

Watercourse Data By Reach				
Reach No.	Height (H)	Length (L)	Slope (S)	Basin Factor (Nb)
1	1	100	0.01	0.032
2	1	100	0.01	0.032
3	1	100	0.01	0.032
4	1	100	0.01	0.032
5	1	100	0.01	0.032
6	1	170	0.0059	0.032

Length of Watercourse (Lc):	670 feet	Mean Slope:	0.0086
Length to Cen. of Gravity (Lca):	300 feet	Weighted Basin Fac:	0.032
Veg. Cover Type(s):	Urban Lawns	Veg. Cover Density:	25

RETURN PERIOD: 100-years											
Rainfall Depths:	NOAA Atlas 14 (90% UCL) @ Latitude: 32.49 Longitude: -110.9271										
Duration:	5-min	10-min	15-min	30-min	1-hr	2-hr	3-hr	6-hr	12-hr	24-hr	
Point Values (in):	0.88	1.34	1.67	2.24	2.78	3.1	3.28	3.63	3.99	4.67	

Soil Type	Percent	Curve # (CN)	Adj. Curve # (CN*)	Runoff Coef. (C)
B	100	83	87.3	0.565
C	-	-	-	-
D	-	-	-	-
Imp.	25	99	99	0.958

Weighted Runoff Coef. (Cw):	0.663
Time of Concentration:	5 min
Rainfall Intensity (i) @ Tc:	10.56 in/hr
Runoff Supply Rate (q) @ Tc:	7 in/hr
<b>PEAK DISCHARGE:</b>	<b>11 cfs</b>

Lesser Return Periods		
Return Period	Ratio	Qpeak
2-year	.15	1.7
5-year	.28	3.1
10-year	.40	4.4
25-year	.60	6.6
50-year	.80	8.8



**HYDROLOGIC DATA SHEET FOR PIMA COUNTY FLOOD PEAK PROCEDURE**

Generated using methods provided by Pima County Regional Flood Control District

Client:	Urban Engineer	Prepared by:	Alonso Vidal, P.E.
Project Name:	Claire Klingler RV	Date:	04/18/2016
Concentration Point:	Main - proposed 1.56	Job #	1
Watershed Area:	1.56 Acres	Watershed Type	Suburban Foothills

Watercourse Data By Reach				
Reach No.	Height (H)	Length (L)	Slope (S)	Basin Factor (Nb)
1	1	100	0.01	0.032
2	1	100	0.01	0.032
3	1	100	0.01	0.032
4	1	100	0.01	0.032
5	1	100	0.01	0.032
6	1	170	0.0059	0.032

Length of Watercourse (Lc):	670	feet	Mean Slope:	0.0086
Length to Cen. of Gravity (Lca):	300	feet	Weighted Basin Fac:	0.032
Veg. Cover Type(s):	Urban Lawns		Veg. Cover Density:	0

RETURN PERIOD: 100-years										
Rainfall Depths:	NOAA Atlas 14 (90% UCL) @ Latitude: 32.4894 Longitude: -110.926									
Duration:	5-min	10-min	15-min	30-min	1-hr	2-hr	3-hr	6-hr	12-hr	24-hr
Point Values (in):	0.88	1.34	1.67	2.24	2.78	3.1	3.28	3.63	3.99	4.67

Soil Type	Percent	Curve # (CN)	Adj. Curve # (CN*)	Runoff Coef. (C)
B	100	83	87.3	0.565
C	-	-	-	-
D	-	-	-	-
Imp.	90	99	99	0.958

Weighted Runoff Coef. (Cw):	0.918
Time of Concentration:	5 min
Rainfall Intensity (i) @ Tc:	10.56 in/hr
Runoff Supply Rate (q) @ Tc:	9.69 in/hr
<b>PEAK DISCHARGE:</b>	<b>15.2 cfs</b>

Lesser Return Periods		
Return Period	Ratio	Qpeak
2-year	.15	2.3
5-year	.28	4.3
10-year	.40	6.1
25-year	.60	9.1
50-year	.80	12.2



**HYDROLOGIC DATA SHEET FOR PIMA COUNTY FLOOD PEAK PROCEDURE**

Generated using methods provided by Pima County Regional Flood Control District

Client:	Urban Engineer	Prepared by:	Alonso Vidal, P.E.
Project Name:	Claire Klingler RV	Date:	04/18/2016
Concentration Point:	Main - proposed 1.56	Job #	1
Watershed Area:	1.56 Acres	Watershed Type	Suburban Foothills

Watercourse Data By Reach				
Reach No.	Height (H1)	Length (L1)	Slope (S1)	Basin Factor (Nb)
1	1	100	0.01	0.032
2	1	100	0.01	0.032
3	1	100	0.01	0.032
4	1	100	0.01	0.032
5	1	100	0.01	0.032
6	1	170	0.0059	0.032

Length of Watercourse (Lc):	670	feet	Mean Slope:	0.0086
Length to Cen. of Gravity (Lca):	300	feet	Weighted Basin Fac:	0.032
Veg. Cover Type(s):	Urban Lawns		Veg. Cover Density:	0

RETURN PERIOD: 100-years										
Rainfall Depths:	NOAA Atlas 14 (90% UCL) @ Latitude: 32.4894 Longitude: -110.926									
Duration:	5-min	10-min	15-min	30-min	1-hr	2-hr	3-hr	6-hr	12-hr	24-hr
Point Values (in):	0.88	1.34	1.67	2.24	2.78	3.1	3.28	3.63	3.99	4.67

Soil Type	Percent	Curve # (CN)	Adj. Curve # (CN*)	Runoff Coef. (C)
B	100	83	87.3	0.565
C	-	-	-	-
D	-	-	-	-
Imp.	90	99	99	0.958

Weighted Runoff Coef. (Cw):	0.918
Time of Concentration:	5 min
Rainfall Intensity (i) @ Tc:	10.56 in/hr
Runoff Supply Rate (q) @ Tc:	9.69 in/hr
<b>PEAK DISCHARGE:</b>	<b>15.2 cfs</b>

Lesser Return Periods		
Return Period	Ratio	Qpeak
2-year	.15	2.3
5-year	.28	4.3
10-year	.40	6.1
25-year	.60	9.1
50-year	.80	12.2

**II-E Biological Resources**

1.
  - a. There are no CLS designations on the site. The site has been previously graded and no areas of native desert remain. A few desert trees exist among numerous exotic, landscape plant materials.
  - b. One saguaro exists on the site in the area to be graded. If this specimen is determined to be healthy and transplantable, it will be relocated to a perimeter bufferyard.
  - c. No ironwood trees exist on the site.
  - d. No Pima Pineapple cactus exist on the site.
  - e. No Needle-spined Pineapple cactus exist on the site.
  - f. There are no Sonoran Desert vegetation associations existing on the site. The site has been graded an estimated 40 years ago and has been maintained in a largely cleared state since that time. Many exotic plants exist on the site from historic landscaping activities along with several (8) mature mesquite and (4) palo verde trees.

The biological resources on the site are extremely limited and substantially disturbed from previous ground altering activities by previous owners. Two mesquite trees and one palo verde tree located on the site perimeter will be preserved. One or two additional trees along the east property line may be considered for preservation if grading design so permits.

2. The site is not within the CLS or a Critical Landscape Connection.

**II-F Landscape and Buffer Plan**

1. Bufferyards will be utilized on the south and west sides of the site (See Exhibit II-B.1: Preliminary Development Plan). The bufferyard option to be used for both of these areas is the 10-foot-wide option that complies with Zoning Code requirements, including a masonry wall.
2. All easements are depicted on Exhibit I-A.2a: Existing Land Use and Easements on Site. There are four electrical easements and one access easement on the site. No other easements exist.
3. In general, none of the vegetation from the site will be transplanted into bufferyards or other areas. Since most of the vegetation is exotic, or too large to transplant, new plant materials will be utilized as appropriate in bufferyard areas. The one saguaro on the site will be transplanted into the west bufferyard if it is determined to be healthy and transplantable.

**II-G Viewsheds**

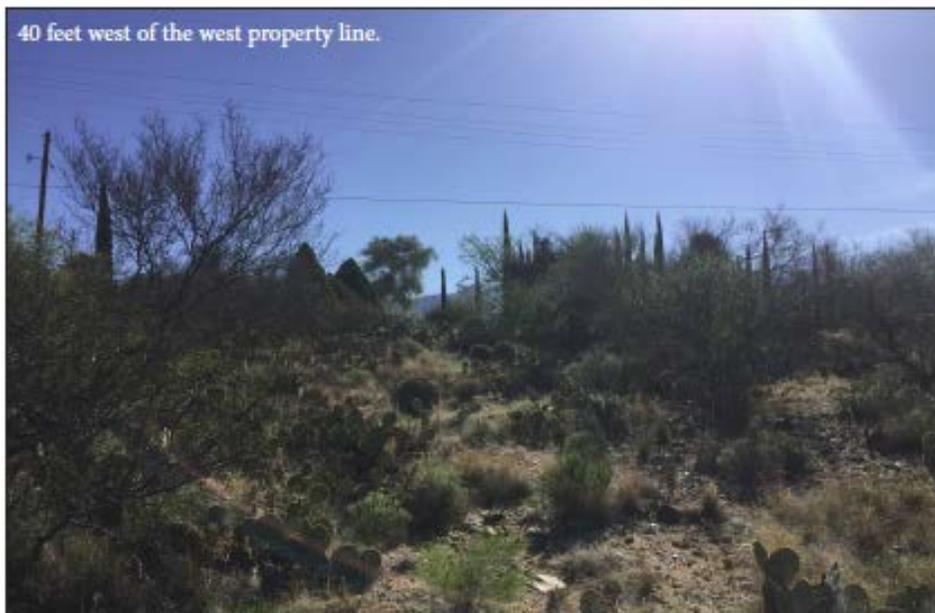
1.
  - a. Overall, development of the RV storage use on the subject property will have very little to no visual impact. Views from the mobile home park south of the site may be slightly impacted by the proposed development. Viewers in this area may see the top portion of the awnings covering some of the RV storage spaces. The awnings are planned to be 15 feet in height. An existing dense oleander hedge screens most views of the site from the mobile home park (See Exhibit II-G.1a.1: South Viewsheds). There are a couple gaps in the hedge in the western part of the south property line. The hedge averages about 12 feet in height.

Views from the east and west onto and across the site are blocked by dense vegetation on those neighboring properties, particularly from the east. The area to the west is vacant State land. When positioned along the west property line, views of the RV storage lot and shade awnings will be apparent, however when moving just a few steps west, views of the site become obscured (See Exhibit II-G.1a.2: West Viewsheds).

Views across the site from the existing storage uses to the north are obscured by an existing 6-foot wall. Shade awnings for the new RV storage use may be visible over this wall in specific locations where no intervening vegetation exists.
  - b. The property is not visible from any scenic routes, including Oracle Road, or any other areas beyond adjacent properties. As such, there will be no noticeable visual impacts to these areas.
2. With visual impacts minimal, little or no mitigation appears necessary. A 6-foot masonry wall will be constructed along the south and west property lines as a component of required bufferyards. Additional mitigation measures are unnecessary as views are quite limited by the existing hedge on the south and dense native vegetation on the abutting State land to the west and to the east.



**Tucson Northwest Storage**  
Exhibit II-G.1a.1: South Viewsheds



**Tucson Northwest Storage**  
Exhibit II-G.1a.2: West Viewsheds



## II-H Transportation

Sections 2, 4, 5, 6, and 8 have been waived by the Planning Administrator.

1. The Ingress and egress from the site will utilize an existing 2-lane, 24-foot-wide driveway that connects to Oracle Road. The length of this driveway between Oracle Road and the site is approximately 260 feet. The driveway is existing on the subject site and serves the abutting RV storage and self-storage lot to the north.

This common driveway also serves commercial property that fronts along Oracle Road. Existing circulation patterns for the properties accessing this drive will be unaltered. Due to the very low traffic volume generated by the RV storage use, no congestion issues are anticipated. Average daily trips for the RV use are estimated at 10 trips per day.

2. This section of the Site Analysis has been waived by the Planning Administrator with input from Department of Transportation staff.
3. About 10 average daily trips will be generated from the proposed recreational vehicle storage use. This daily trip rate is based on trip counts from the existing RV storage lot located immediately to the north. No change in level of service for Oracle Road is anticipated due to trip generation from the proposed use. ADOT's widening of Oracle Road to 6 lanes in Catalina has recently been completed. The driveway has a dedicated left turn bay for northbound Oracle traffic to make a left turn to gain access to the subject property. No ADT data is available for this access drive.
4. There are no local streets that provide access to the site. It is served by a private driveway only. The projected change in ADT for this project is minimal, estimated at 10 trips per day.
5. No bicycle or pedestrian pathways are to be provided within the development. Cross-walks will be provided at appropriate locations in accordance with County standards.
6. The project does not require any on-site road rights-of-way. No new streets will be constructed; only parking area access lanes (paals) will be constructed. Parking lot and paal pavement sections will be designed in accordance with County standards.



7. For this proposed project, there is no concurrency issue as this portion of Oracle Road is well under capacity.
8. The ADT (average daily trips) generated by the proposed rezoning is insufficient to require a Traffic Impact Study (TIS) in accordance with the County's Street Standards.
9. The proposed use is a vehicle storage facility. It will neither reduce nor facilitate an increase in the use of alternative transportation modes.



# Tucson Northwest Storage



### Legend

- Parcel
- Tucson Northwest Storage



### Exhibit II-H.1: Site Access

Sources: Pima Map Guide  
Created By: Urban Engineering



**II-I On-Site Wastewater Treatment and Disposal**

1. On-site wastewater treatment and disposal is not proposed for this rezoning.

**II-J Sewers**

1. The rezoning will not create wastewater and therefore creates no sewer service demand. The project will not include any new sewer connections nor any sewer improvements. The project will not be connected to the wastewater system and as such, no conveyance or treatment capacity is required to serve this project.
2. There will not be a connection point from the project to the regional system. No sewer improvements are required or planned for this development, hence no sewer service will be provided.
3. No collection or transmission sewers are to be located on-site or off-site, no sewer service is required, and, as such, this section does not apply.
4. This section is not applicable as not gravity sewers will be employed.

**I-K Water**

No water service is being requested in conjunction with site development. This entire section has been waived by the Planning Administrator.

**II-L Schools**

There is no residential component to the rezoning, and hence no impacts to local schools. This entire section has been waived by the Planning Administrator.

**I-M Recreation**

No demand for recreational facilities will be created by the rezoning. No natural open space is planned for this project. No trails are planned on or adjacent to the property. The nearest trail is along the Big Wash about 1,000 feet west of the subject property. This section has been waived by the Planning Administrator.

**II-N Cultural Resources: Archaeological and Historic Sites**

1. The archaeological records check at the Arizona State Museum revealed that there are no known archaeological or historic resources on the site to protect or mitigate.
2. An archaeological survey has not been recommended. A qualified archaeological contractor will be consulted prior to any ground disturbance begins.
3. The archaeological records check at the Arizona State Museum revealed that there are no known archaeological or historic resources on the site. No cultural resources mitigation plan is necessary.

**II-O Environmental Quality**

1. All grading and site disturbance activities will comply with Pima County Department of Environmental Quality Standards. During construction the dust pollution will be controlled by adding physical barriers and controlling site traffic, and adequate watering on the site. These measures will be monitored to ensure the dust pollution is minimal and in compliance with County standards. Mitigation measures will be adjusted as needed to maintain compliance and reduce air pollution. All vehicle use areas will be paved and will provide a permanent dust-free operation.
2.
  - a. It is not known which class the proposed facility will be grouped.
  - b. The proposed project is to be developed CB-2.
    - 1) No hazardous materials will be used on site.
    - 2) No hazardous waste will be generated or handled on the site.
    - 3) No reporting requirements will apply to this facility.