SITE ANALYSIS REPORT

FOR A 20.4 ACRE PARCEL LOCATED ON

THE WEST SIDE OF HARRISON ROAD & ABOUT

A HALF MILE SOUTH OF SNYDER ROAD

FarHills

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

SITE ANALYSIS REPORT

FOR 20.4 ACRES ON THE WEST SIDE OF HARRISON ROAD

& ABOUT A HALF MILE SOUTH OF SNYDER ROAD

Prepared for:
The J. DeGrazia Company LLC
Attention: Jerry DeGrazia
4030 N. Painted Quail Place
Tucson, Arizona 85750

Prepared by:
Michael Marks, AICP
MJM Consulting, Inc.
7002 E. 4th Street
Tucson, Arizona 85710

July 2, 2014

PREFACE

This report is submitted in connection with a rezoning application proposing a change from SR to CR-1 on the property at the west side of Harrison Road and about a half mile south of Snyder 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. Baker & Associates Engineering performed the hydrologic/drainage analysis, the site planning, the preliminary grading and drainage, and the potable water supply 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 Amerson 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 Survey by Amerson Surveying Inc and Site Visit

Hydrology Sources: Hydrology Report by Baker & Associates 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.

Water: Tucson Unified School District

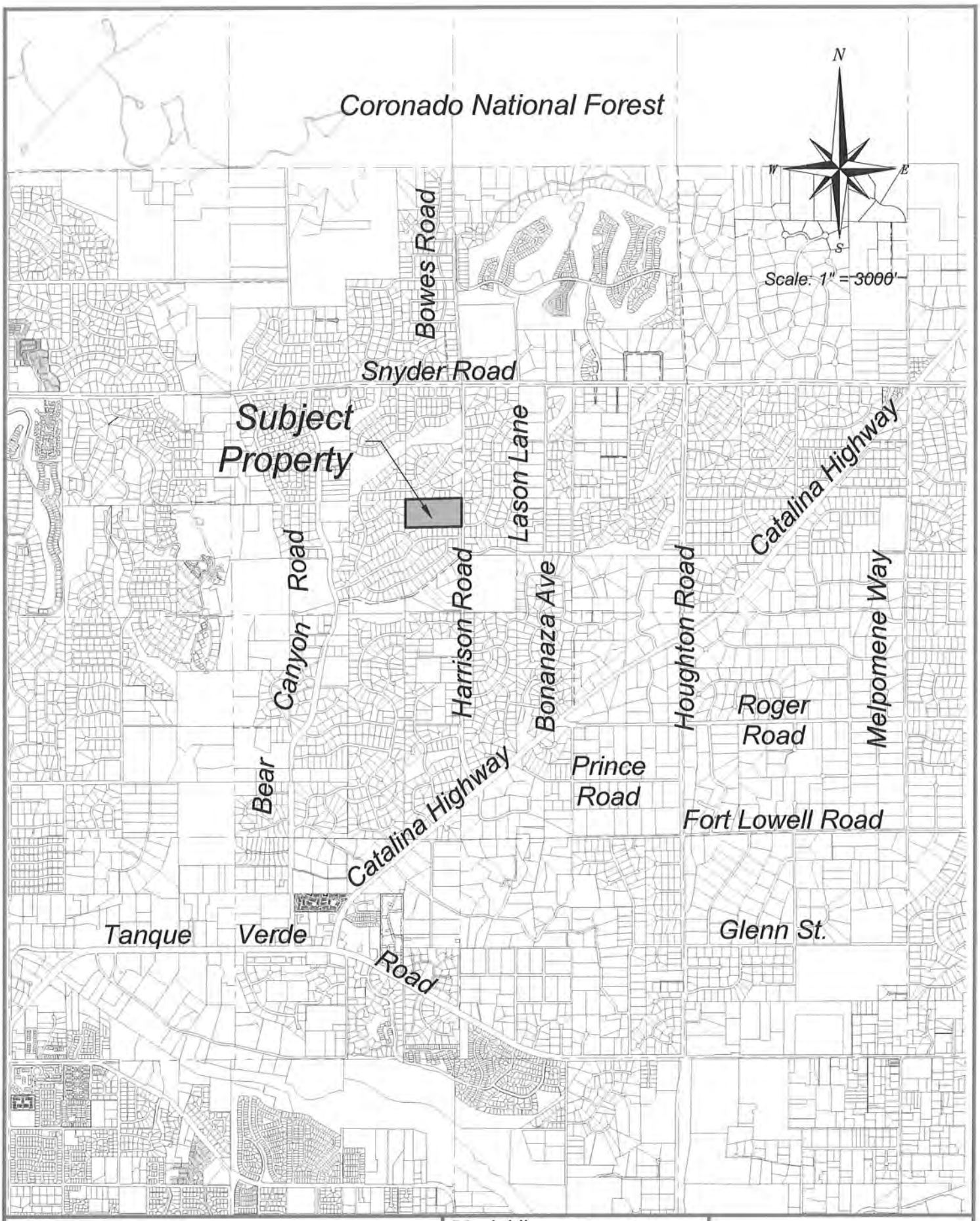
PART I SITE INVENTORY

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 114-19-0230, which is located within Section 23 of Township 13 South, Range 15 East.
2. Exhibit 1-A.2.a shows the conditions of the subject property
    a. The property is vacant, as is shown on the Boundary Map.
    b. Exhibit 1-A shows an aerial photo of the subject property. It shows one Right-of-Way Easement for Communication Facilities along the westerly and southerly 10 feet of the site. No other easements exist.
    c. The Comprehensive Plan designates the property as LIU 1.2. The property is not subject to any rezoning or special area policy. Additionally the property is within the boundaries of the Aqua Caliente – Sabino Creek Zoning Plan, which designates the property for CR-1 zoning, and used to allow a conversion from SR to CR.1 without a public hearing process.
3. Exhibit I-A.3, the Surrounding Properties Map, is an aerial photo of the subject property and surrounding area within 600 feet in all directions.
4. Exhibits I-A.4.a and I-A.4.b show and address the following properties within ¼ mile:
    a. Map 'a' shows the subject property and the property occupied by the McDonald District Park to be zoned SR. Otherwise it shows all other properties to be zoned CR-1. No Overlay Zone applies to any property within a ¼ mile.
    b. Essentially all of the properties within ¼ mile are occupied by residential development at a density of roughly 1 RAC. The only non-residential uses are natural wash set-asides and a public park.
    c. Based upon a drive-by survey the homes are all one story in height.
    d. None of the properties are subject to any conditionally approved rezoning. Except for the McDonald Park, all properties are platted, with the names of those subdivisions shown on the map. There are no active development plans.
    e. Map 'b' shows the Comprehensive Plan designation for all properties within ¼ mile to be LIU 1.2, except for the RT in the McDonald Park & nearby.

I-B. TOPOGRAPHY AND GRADING

1. The topographic characteristics of the property, still essentially in its natural state, are described below and are depicted on Exhibit I-B:
    a. There are no restricted peaks or ridges.
    b. There are no rock outcrops or talus slopes.
    c. There are no slopes of 15 percent or greater, given the definition in the HDZ Ordinance (Zoning Code Section 18.61.030.A.1).
    d. There are no significant topographic features.
    e. The entire property is in its natural state, except for a couple of jeep trails.
2. The pre-development average cross slope on the gross site is 5.8 percent. This percentage is derived from the following formula: (51,468' x 1 x .0023) ÷ 20.41 = 5.8%.



MJM CONSULTING, INC. Land Planning and Development Services 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021	FarHills on Harrison Road Parcel No. 114-19-0230 Section 22, Township 13 S, Range 15 E, Pima County, Arizona	Exhibit I-A.1 Regional Location Map

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FarHills on Harrison Road
Parcel No. 114-19-0230
Section 22, Township 13 S, Range 15 E, Pima County, Arizona

Exhibit I-A.2
Boundary Map

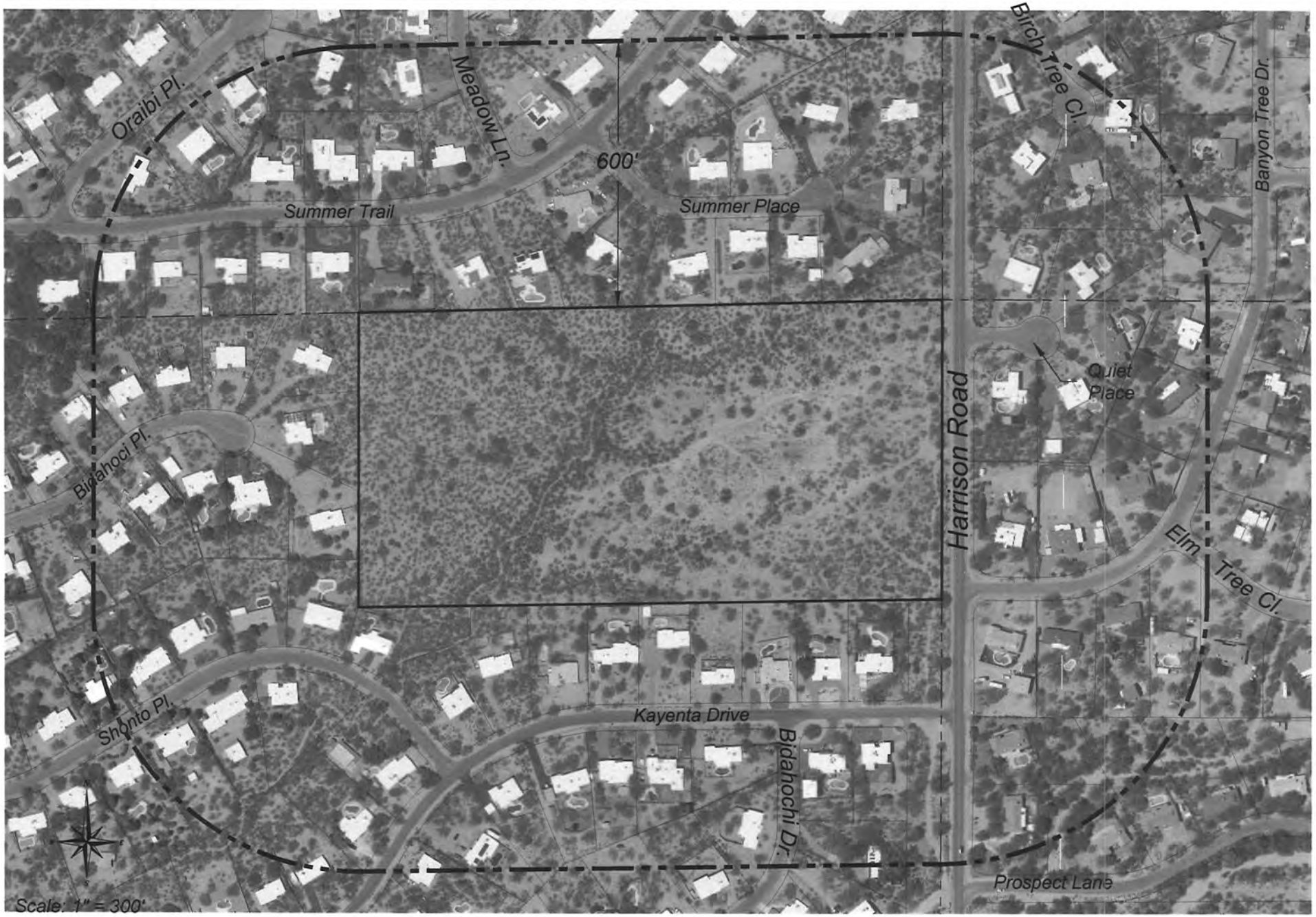

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Exhibit I-A.3
Surrounding Properties Map

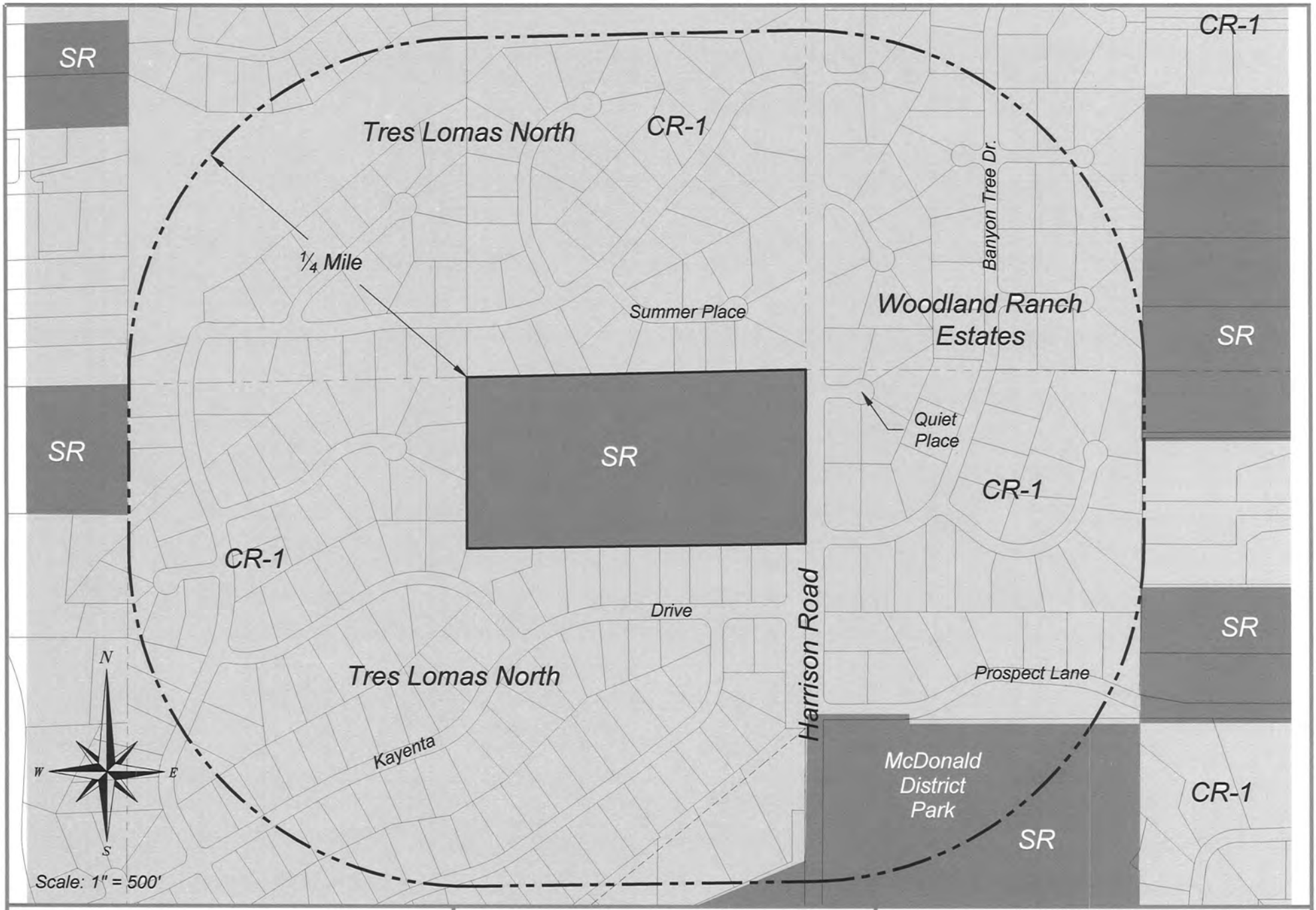

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Exhibit I-A.4a
Vicinity Map with Zoning

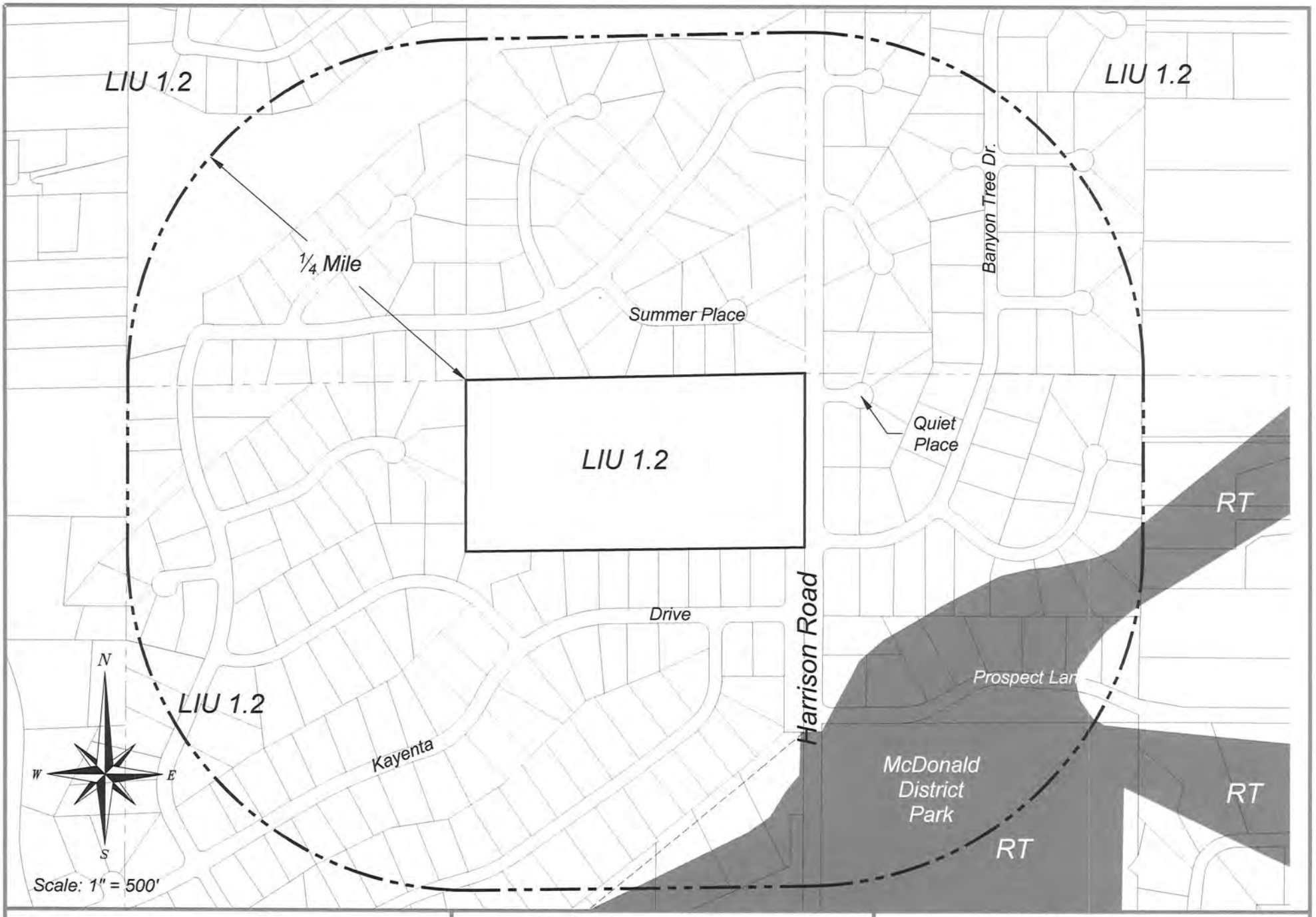

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Exhibit I-A.4(b)
Vicinity Map with Comp Plan

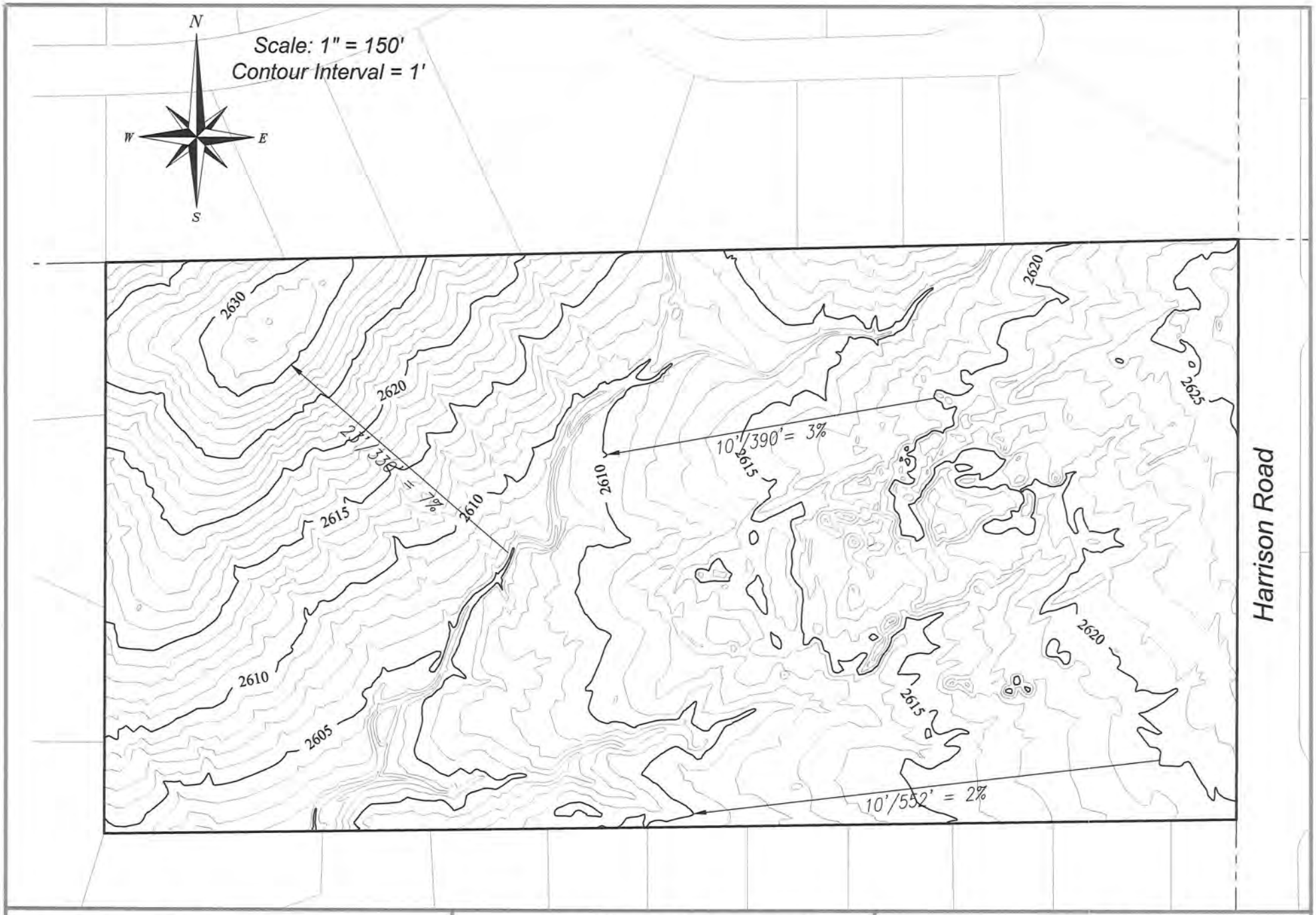

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Exhibit I-B
Topography Map

I-C. HYDROLOGY

1. There are two offsite watersheds that contribute significant runoff to this project as shown on the Offsite Watershed Map (Exhibit I-C.1). The offsite runoff flows from the northeast to the southwest as it enters the site from the northern boundary line and exits the existing subdivision Tres Lomas North 3 (Bk/Pg 32/14). The concentrated flow from these watersheds enter the project along the north boundary located about 200 feet west of the northwest corner of the site and about 675 feet west of that same point. This watershed is not within the study area reflected in the "Catalina Foothills Watercourse Studies: Technical Data Notebook for Hydrologic and Hydraulic Mapping of the Woodland Wash and its Tributaries," dated Feb. 19, 2010.
2. The Tres Lomas Wash is a natural major watercourse located about 1320 feet north of this project. It carries flow to the south and also collects flows from the Tres Lomas North 3 subdivision to the south. The main watersheds identified above are described as developed. The existing Tres Lomas North 3 subdivision directs minor flows through natural drainage easements in a natural condition towards the southern boundary line. There are no existing culverts near these locations, and there is no runoff that enters the site from Harrison Road to the east.
3. There are two existing offsite watersheds that impact the northern boundary of the subject property with more than 100 cfs in a 100 year storm. The one near the center of the site has a Q100 of 111 cfs and a drainage area of 13.7 acres. The other major watershed closer to Harrison Road has a Q100 of 102 cfs and a drainage area of 13.0 acres. The flows within these two concentration points merge quickly once onsite and continue as a unified flow until it exits the site on the south boundary. Downstream of this discharge point there is open space platted to accommodate this wash within the applicable subdivision plat. These watersheds are depicted on the Watershed Map.
4. The onsite hydrologic conditions are depicted on Exhibit I-C.4.
    a. The 100 year floodplain limits and erosion setback limits for the major onsite wash with a flow in excess of 100 cfs are shown.
    b. The property is not subject to any sheet flow so it is not shown on the exhibit.
    c. The property does not contain any federally-mapped floodways or floodplains. It is covered by FEMA Map No. 04019C1720M which designated the entire property in a Zone X, meaning it is "outside the 0.2% annual chance floodplain".
    d. The peak discharges for the major wash with a Q100 greater than 100 cfs is located along the northern boundary with peak flows of 111 cfs and 102 cfs. The peak discharge of the major wash running through the project exits along the southern boundary and has a Q100 of 282 cfs and a drainage area of 47.0 acres. These peak flows were calculated using PCHydro.
    e. The riparian habitat areas are shown on this exhibit. It shows the boundaries of one area designated as Xeroriparian B, and two other connected areas designated as Xeroriparian C. A formal modification to the original boundaries was recently approved by the Regional Flood Control District, with the modified, or corrected set of lines, being shown on this exhibit. The area of all of the designated riparian area has been calculated to be 5.25 acres.
    f. There is no existing drainage infrastructure on the site.
    g. There are no existing onsite drainage sources of perennial surface water.
    h. Exhibit I-C.4 shows the erosion hazard setback adjacent to the main wash flowing through the property. That line is measured at 25 feet from the top of

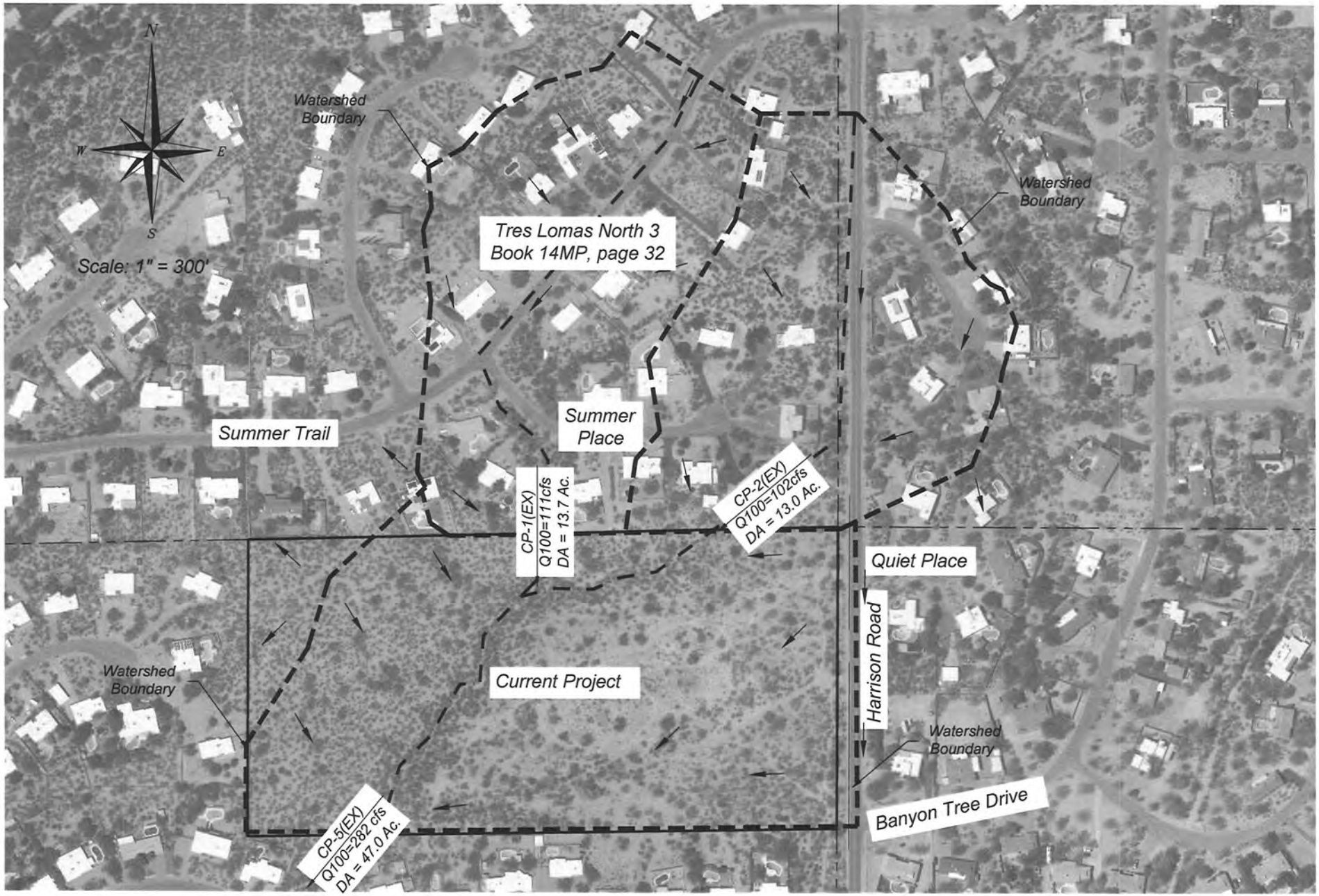

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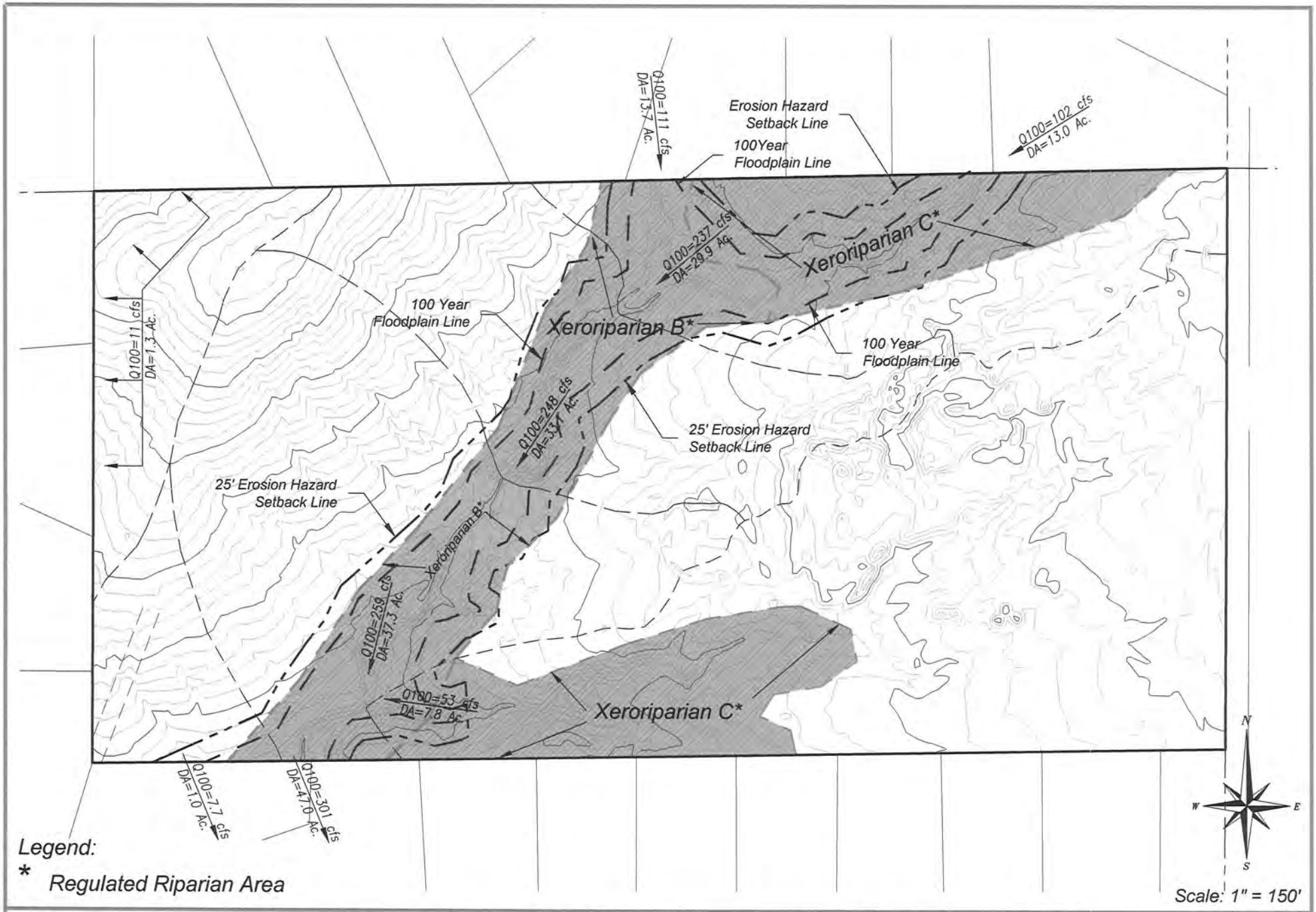
Exhibit I-C.1
Offsite Watershed Map



Legend:

* *Regulated Riparian Area*

Scale: 1" = 150'

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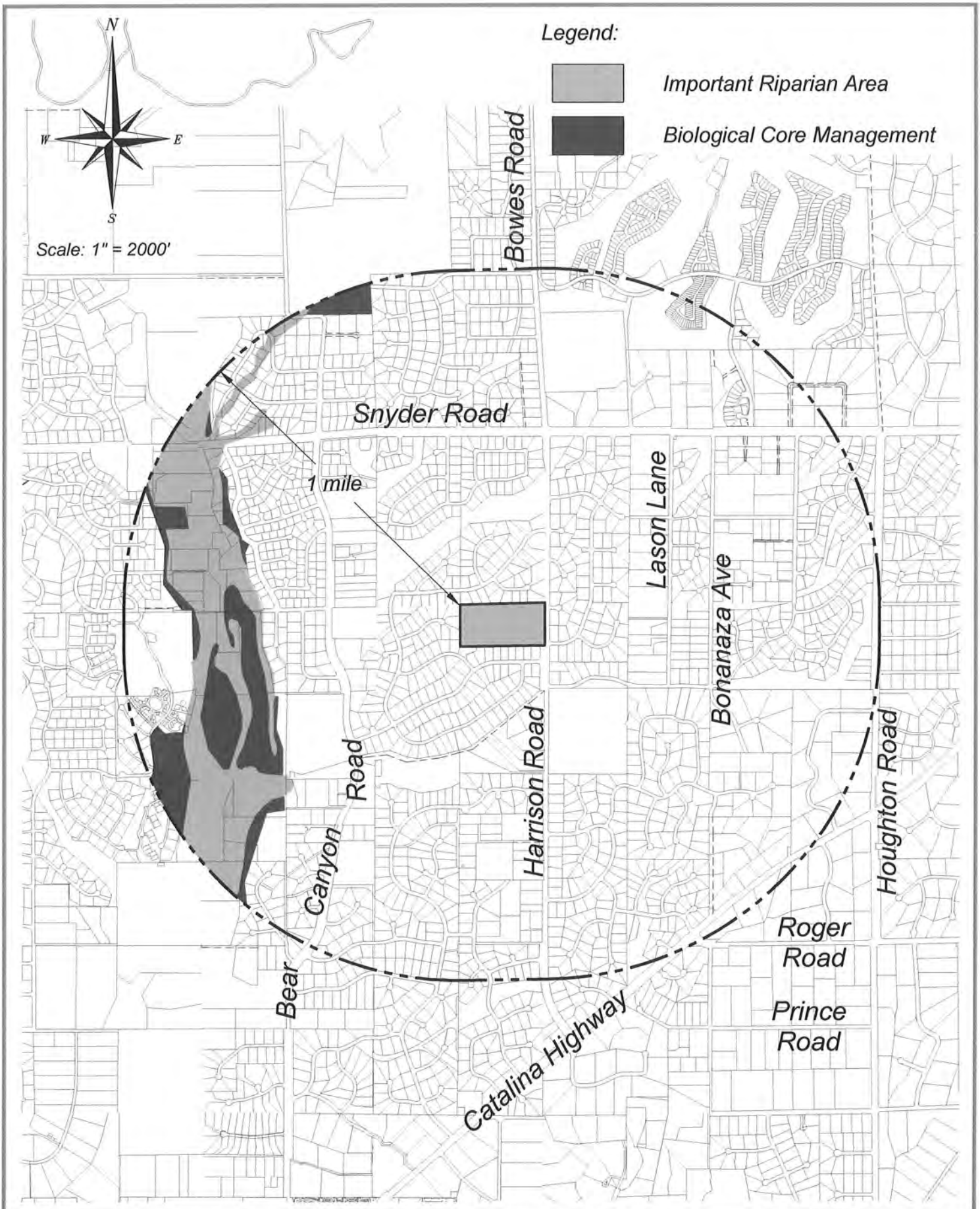
Exhibit I-C.4
Onsite Hydrology Map

bank of this wash, since the wash contains a flow less than 500 cfs in accordance with the Pima County Floodplain Ordinance (2010-FC5).

5. The downstream conditions of the affected watersheds should not be impacted by the development of the subject property. The downstream property conditions will be unaffected because the main wash running through the site will not be encroached upon with any significant additional onsite flow.

I-D. BIOLOGICAL RESOURCES

1. Exhibit I-D.1 shows the subject property to be outside of the Conservation Land System (CLS). Within that map coverage the only properties affected by the CLS are those to the west about 3000 feet away.
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 1) 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 Exhibit I-D.6a. It shows a number of Special Status Species known to exist within a 3 mile radius of the subject property. Given that within a 3 mile radius of the property there is a wide array of habitats, including that of the Sabino Canyon and of the lower elevations of Mt. Lemmon, the number of species on the list is not an indication of the presence of these species on the subject property. Those species are the Pima Indian Mallow, the Sabino Canyon Dancer, the Giant Spotted Whiptail, Designated Critical Habitat for Gila chub, Designated Critical Habitat for Mexican spotted owl, Mexican Long-tongued Bat, Greater Western Bonneted Bat, the Gila Chub, the Cactus Ferruginous Pygmy-owl, the Sonoran Desert Tortoise, the Western Red Bat, the Western Yellow Bat, the Lowland Leopard Frog, the Arizona Manihot, the Palmer's Muhly, the Lemmon Cloak Fern, the Pocketed Free-tailed Bat, the Big Free-tailed Bat, the Stag-horn Cholla, the Mexican Spotted Owl, and the Tumamoc Globeberry. See Exhibit I-D.6a for the specific classification given to each of these 21 special species. 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, 192 were found, of which 188 were viable. Of the 188, 103 were found to be over 6' tall and 85 were found to be 6' tall or less. Exhibit I-D.7/9 depicts the location of these saguaros.
8. The SDCP MapGuide does not classify the property as either Habitat Protection or Community Open Space priority acquisition property under either the 2004 or the Proposed 2010 Conservation Bond Program.
9. There are no areas onsite where the vegetation is especially important for scenic value, but there are some areas that are especially important for screening and/or buffering, as well as for soils stabilization. Vegetation areas that provide some screening and buffering would include vegetation along the south property line, especially in the middle and towards Harrison Road; and vegetation along the north property line north of the minor east-west tributary wash. The riparian vegetation in the washes provides some soil stabilization for the drainageways. See Exhibit I-D.7/9.



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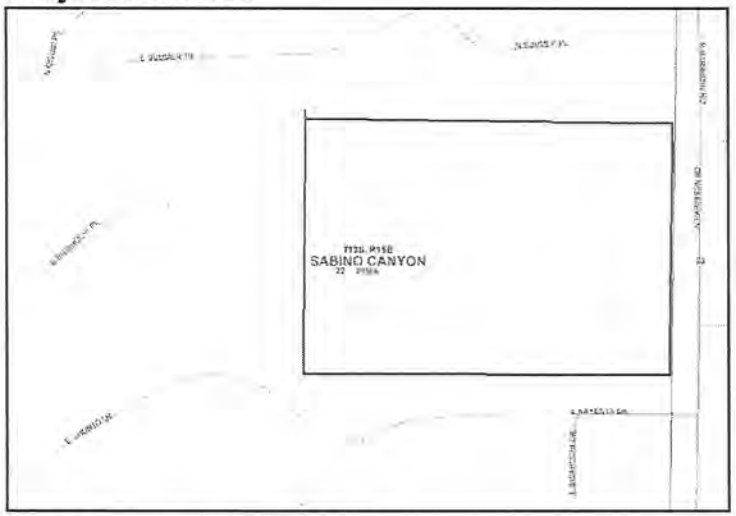
Arizona's On-line Environmental Review Tool
Search ID: 20131107021799
Project Name: DeGraziia - Harrison
Date: 11/7/2013 10:08:57 AM

Project Location



Project Name: DeGraziia - Harrison
Submitted By: Michael Marks
On behalf of: PRIVATE
Project Search ID: 20131107021799
Date: 11/7/2013 10:08:46 AM
Project Category: Development Outside Municipalities (Rural Development),Residential subdivision and associated infrastructure,New construction
Project Coordinates (UTM Zone 12-NAD 83): 519654.662, 3572198.153 meter
Project Length: 1206.144 meter
County: PIMA
USGS 7.5 Minute Quadrangle ID: 1726
Quadrangle Name: SABINO CANYON
Project locality is not anticipated to change

Location 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 Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:

Name	Common Name	FWS	USFS	BLM	State
Abutilon parishii	Pima Indian Mallow	SC	S	S	SR
Argia sabino	Sabino Canyon Dancer	SC	S		
Aspidoscelis burti stictogrammus	Giant Spotted Whiptail	SC	S		
CH for Gila intermedia	Designated Critical Habitat for Gila chub				
CH for Strix occidentalis lucida	Designated Critical Habitat for Mexican spotted owl				
Choeronycteris mexicana	Mexican Long-tongued Bat	SC	S	S	WSC
Eumops perotis californicus	Greater Western Bonneted Bat	SC	S	S	
Gila intermedia	Gila Chub	LE			WSC
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
Gopherus morafkai	Sonoran Desert Tortoise	C*	S		WSC
Lasiurus blossevillii	Western Red Bat		S		WSC
Lasiurus xanthinus	Western Yellow Bat		S		WSC
Lithobates yavapaiensis	Lowland Leopard Frog	SC	S	S	WSC
Manihot davisiae	Arizona Manihot		S		
Muhlenbergia palmeri	Palmer's Muhly		S		
Notholaena lemmonii	Lemmon Cloak Fern	SC			
Nyctinomops femorosaccus	Pocketed Free-tailed Bat		S		
Nyctinomops macrotis	Big Free-tailed Bat	SC			
Opuntia versicolor	Stag-horn Cholla				SR
Strix occidentalis lucida	Mexican Spotted Owl	LT			WSC
Tumamoca macdougalii	Tumamoc Globeberry		S	S	SR

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Ex. I-D. 6a

 APPLICATION INITIALS: _____

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

May 22, 2014

Ex. 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 – Harrison 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 20 acre parcel of land on N. Harrison Road in Pima County.

The results returned show a total of 21 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 Sabino Canyon and Bear Canyon, protected riparian areas and lower elevations of Mt. Lemmon 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.

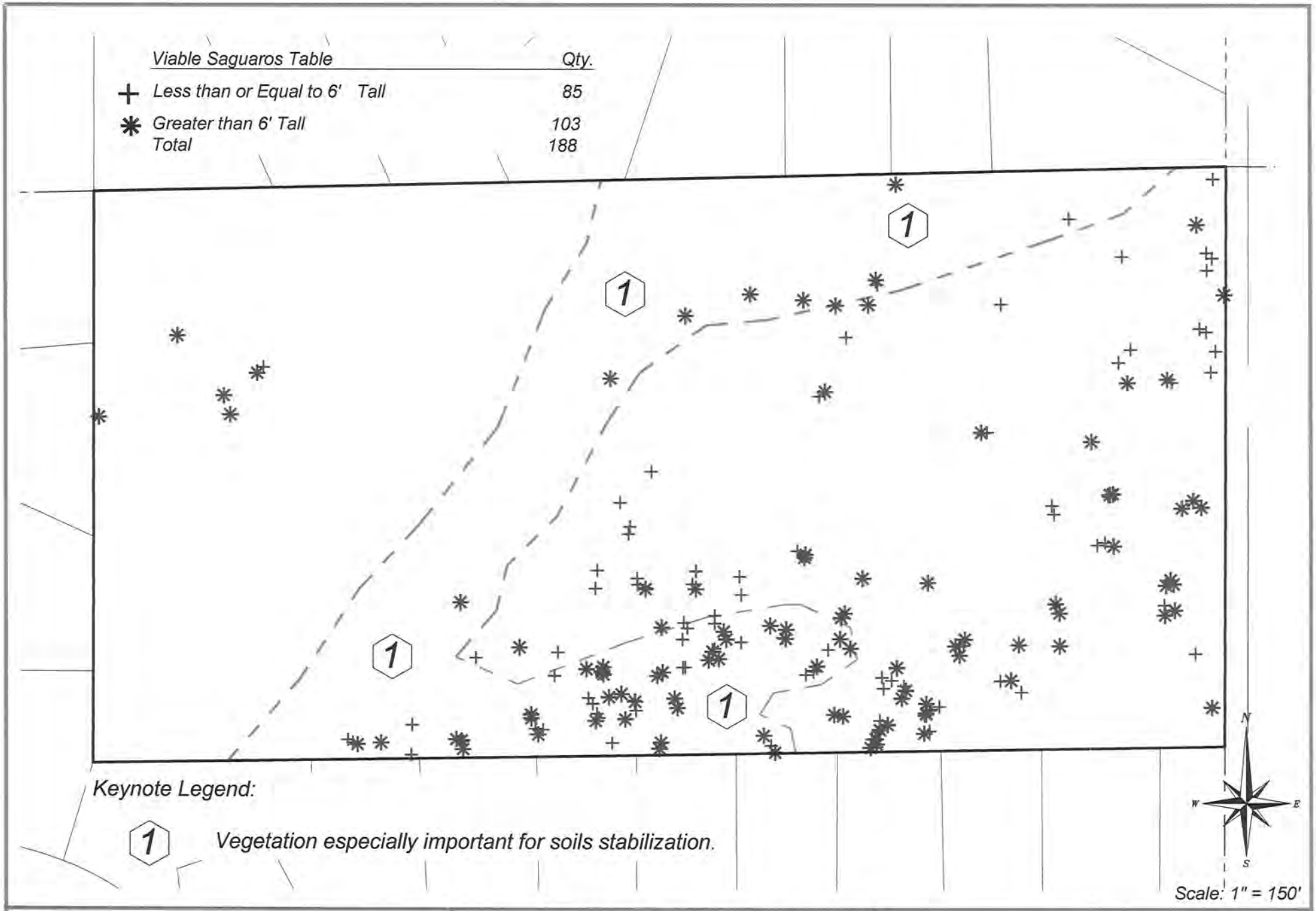
With two exceptions, there is no habitat on the subject property that could support the species listed. The two species that may be found, but are not highly likely to be found on site include:

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. Gopherus morfkai, Sonoran Desert Tortoise, which can be found in a variety of habitats including rocky slope areas and bajadas. No evidence of the Sonoran Desert Tortoise was observed; however, no specific surveys were conducted, nor are required. Should a Sonoran Desert Tortoise be found on site, then appropriate steps for its protection and relocation will be done.

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

Sincerely,

Karen Cesare, RLA
President



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I-D.7/9
Special Species Map

10. Exhibit I-D.10 shows six separate onsite Vegetative Communities, entitled 1) Sonoran Desert Upland – Cholla dominate (1% of the site), 2) Sonoran Desert Upland – Mixed Palo Verde/Saguaro (31% of the site), 3) Sonoran Desert Upland – Creosote Dominate (31% of the site), 4) Xeroriparian Habitat 'B' (12% of the site), 5) Xeroriparian 'C' (13% of site), and 6) a Regrowth Community of previous disturbance and wildcat dumping (12% of the site). The Sonoran Desert Uplands are characterized by Foothills Palo Verde, Mesquite, Saguaro Cactus, Prickly Pear, Pencil Cholla, Jumping Cholla, Barrel Cactus, Creosote Bush, and Triangle Leaf Bursage. Areas further classified as dominated by one species contain a significant number of that species, and are mapped separately to provide more detailed information about the site. The Xeroriparian 'B' area, classified as such by Pima County, includes Mesquite, Catclaw Acacia, Whitethorn Acacia, Barrel Cactus, and Creosote Bush. The Xeroriparian 'C' area, classified as such by Pima County, includes Catclaw Acacia, Whitethorn Acacia, Christmas Cholla, Barrel Cactus, and Creosote Bush. The Regrowth Community was disturbed by grading, dumping of construction debris and some trash, and dumping of some fill soil. The vegetation was a mix of smaller Foothills Palo Verde, Creosote, and Bursage with some cacti at the edges and many non-vegetated areas.

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 from offsite.

I-F. TRANSPORTATION

1. The property has direct access off of Harrison Road, which is not a 'major route' according to the Pima County Major Streets & Routes Plan. The only 'major routes' within a one mile from the site are Snyder Road, Bear Canyon Road, Catalina Highway, and Houghton Road. All four of these 'major routes' are also designated as 'scenic routes'. Harrison Road intersects with Snyder Road to the north and Catalina Highway to the south. Exhibit I-F shows the location of the subject property centered within an area with a one mile radius, within which all three of the noted 'major routes' are also shown. Below information is presented for each one of these 'major routes'.

   Snyder Road

   a. The 1956 establishment for Snyder Road for the entire segment within the 1 mile radius, per Proceedings No. 907, recorded in Book 7 Page 74 of Road Maps, provided for a 100 foot right-of-way, 50 feet on either side of the centerline. Since that time, when plats were recorded adjacent to Snyder Road, the additional right-of-way of 25 feet was dedicated leading to a complete half right-of-way of 75 feet on a segment by segment basis.
   b. The ultimate right-of-way per the Major Streets & Routes Plan is 150 feet. As stated above there are segments with a half right-of-way that do comply and segments that don't, with as little as 50 feet.
   c. Snyder Road is continuous from the Sabino Creek to the west about one mile to the Aqua Caliente Wash about four miles to the east.
   d. See the sub-section below entitled 'Proposed Off-site roads'.
   e. The roadway consists of two travel lanes and dirt shoulders, without any curbs or bike lanes or sidewalks. The posted speed limit is 45 MPH. The capacity of this roadway is 15,930 average daily trips (ADT). There is a center left turn lane (including tappers) from Lason Lane on the west to Wolford Road on the east.

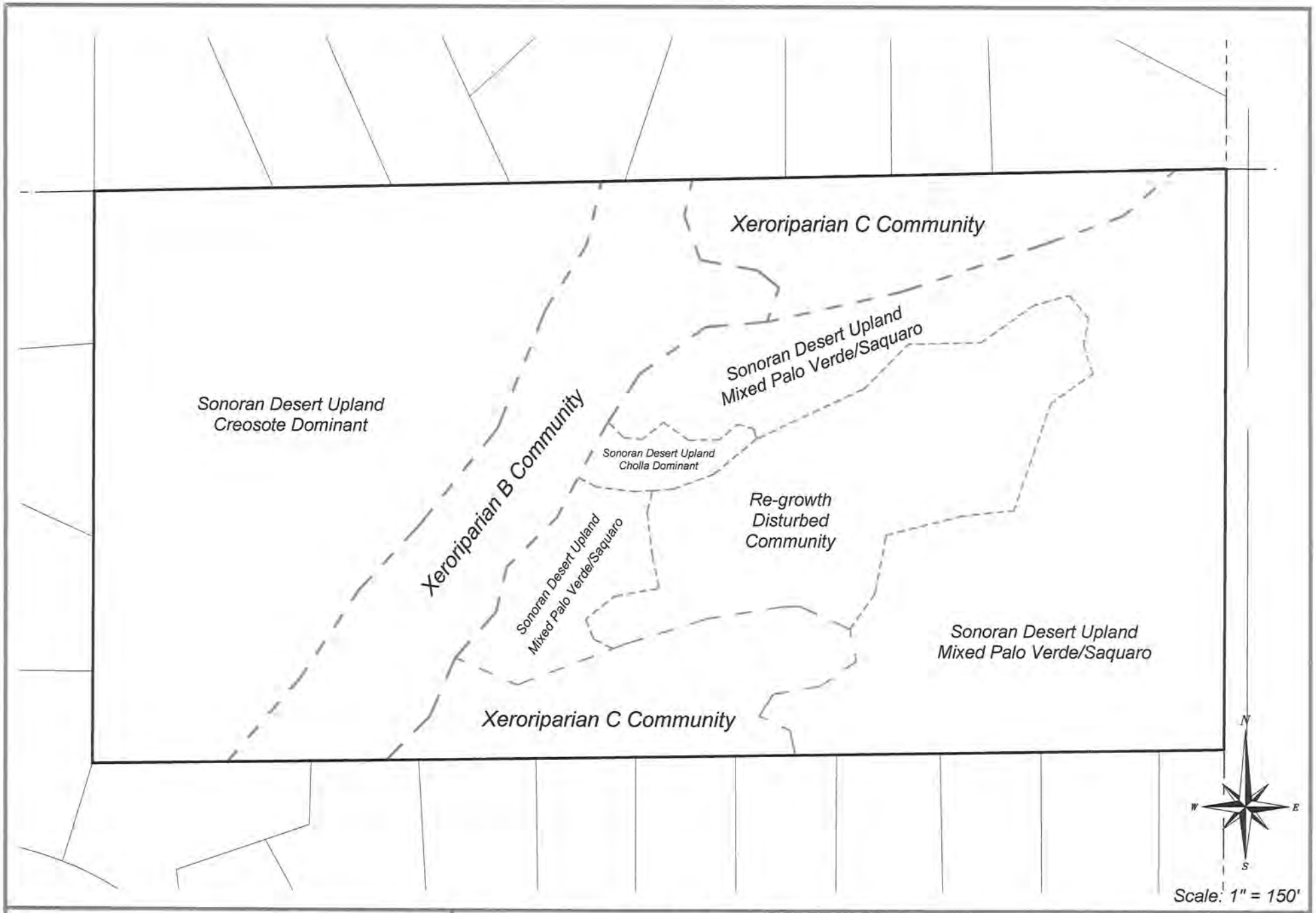

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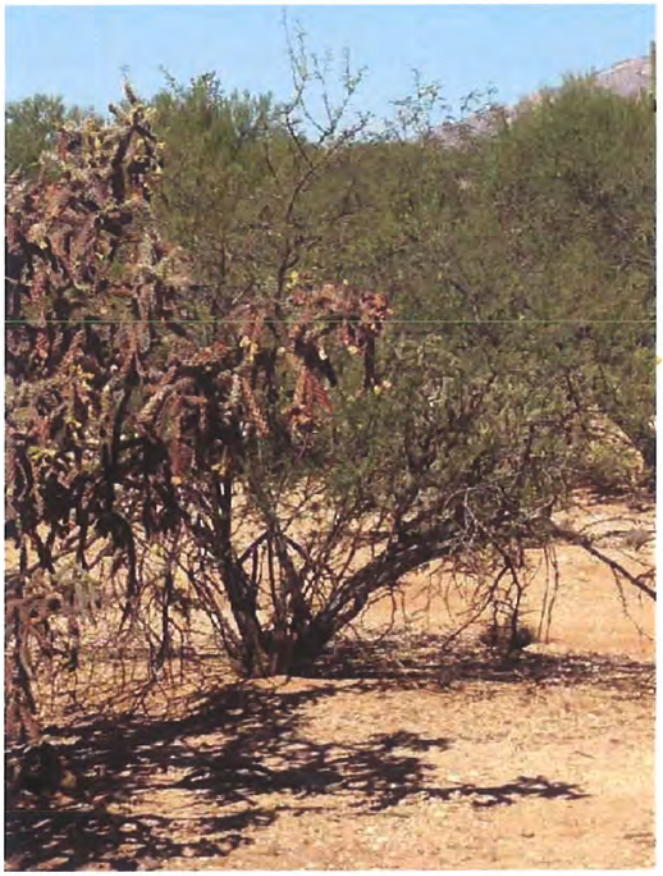
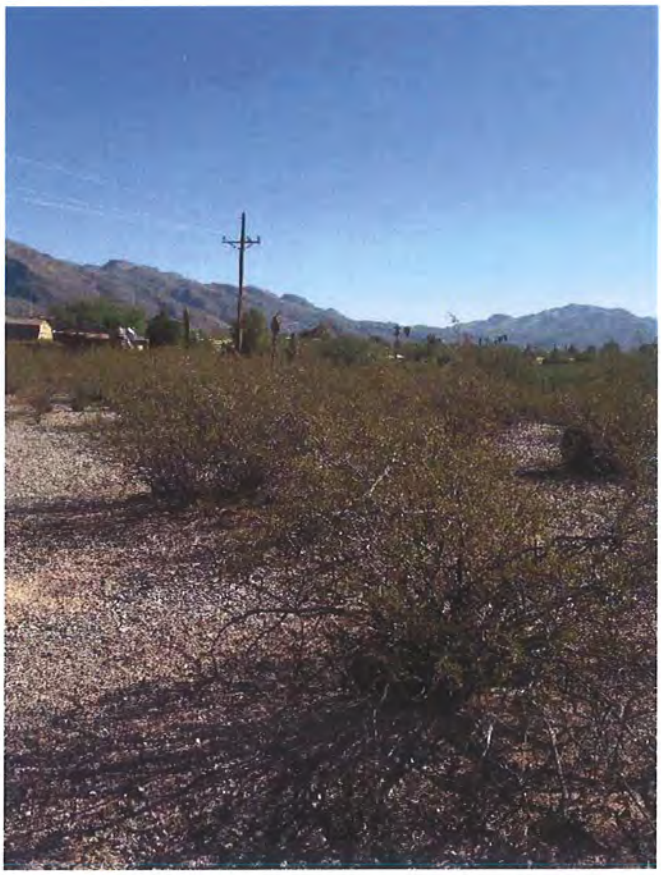
Exhibit I-D.10
Vegetative Communities Map



Near the east boundary looking westerly



Near the west boundary looking easterly

f. According to the PAG traffic volume online report, based on a 2010 count, Snyder Road between Harrison and Houghton Roads has an average daily two-way traffic of 3,000 trips.
g. There are no bike or pedestrians paths along the roadway.
h. There are no roadway improvements planned per the Pima County 5 Year Transportation Plan.

Catalina Highway

a. The existing right-of-way for the segment within 1 mile of the subject property ranges from 90 to 150 feet wide.
b. The ultimate MS&R Plan right-of-way is 150 feet, so there are segments that are sub-standard.
c. The r/w is continuous from Tanque Verde Road to the Mt. Lemon Highway.
d. See the sub-section below entitled 'Proposed Off-site roads'.
e. The roadway consists of two travel lanes plus a continuous center left turn lane, with paved shoulders, and without any curbs or sidewalks. The paved shoulder is painted indicating it to be a bike lane. The posted speed limit is 50 MPH. The capacity of this roadway is 16,700 average daily trips (ADT).
f. According to the PAG traffic volume online report, based on a 2011 count, from east of Houghton Road to Tanque Verde Road the average daily two-way traffic is 15,000 trips. Also, on Catalina Highway, the count from Houghton Rd to Snyder Rd is 3,817 (April 2012) and from Prince Rd to Houghton Rd it is 6,391 (April 2010).
g. There are painted bike lanes on both sides. There are no pedestrian paths.
h. The Pima County 5 Year Transportation Plan does not call for any roadway improvements.

Houghton Road

a. The existing full right-of-way is 150 feet, with 75 feet on both sides, from Snyder Road south to about 1900 feet north of Catalina Hwy, where the r/w reduces in width.
b. The ultimate MS&R Plan right-of-way from Snyder Road to the south is 200 feet. All of the existing r/w south of Snyder Road is deficient.
c. Houghton Road has a continuous right-of-way from north of Snyder Road southerly, to and through the City, to Corona de Tucson.
d. See the sub-section below entitled 'Proposed Off-site roads'.
e. South of Snyder Road, the roadway consists of two travel lanes with paved shoulders, without any curbs or bike lanes or sidewalks. The posted speed limit is 45 MPH. The capacity of this roadway is 15,930 average daily trips (ADT).
f. According to the PAG traffic volume online report, based on a 2010 count, Houghton Road between Snyder Road and Catalina Hwy has an average daily two-way traffic of 4,000 trips.
g. There are no bike or pedestrian paths.
h. There are no roadway improvements planned per the Pima County 5 Year Transportation Plan. The RTA planned improvements to Houghton Road do not affect the segment within one mile of the subject property. The PAG Regional Transportation Plan calls for Houghton Road to be widened to 3 lanes from Tanque Verde Road to Catalina Highway.

Bear Canyon Road

a. North of Snyder Road the existing full right-of-way varies from 60 to 90 feet. South of Snyder Road the right-of-way varies from 150, typical where the properties are platted on both sides, down to 60 feet where the properties are not platted on either side.
b. The ultimate MS&R Plan right-of-way from Snyder Road to the south is 150 feet. All of the existing r/w south of Snyder Road is deficient. From Snyder Road to the north Bear Canyon Road is not on the MS&R Plan.
c. Bear Canyon Road has a continuous right-of-way from north of Snyder Road southerly to Tanque Verde Road.
d. See the sub-section below entitled 'Proposed Off-site roads'.
e. South of Snyder Road, the roadway consists of two travel lanes with paved shoulders, without any curbs or bike lanes or sidewalks. The posted speed limit is 45 MPH. The capacity of this roadway is 15,930 average daily trips (ADT). North of Snyder Road the roadway is divided by a gravel and uncurbed median, and the speed limit is posted at 35 mph.
f. The most recent PCDOT traffic count for Bear Canyon Road for that segment between Bear Claw and Kayenta Drive, taken in 2013, shows an average daily two-way traffic of 6,300 trips, and for that segment between Kayenta Dr. and Snyder, taken in 2011, is 3,700 ADT.
g. There are no bike or pedestrian paths.
h. There are no roadway improvements planned per the PAG 5-Year Regional Transportation Plan, or Pima County Capital Improvement Program, or the Pima County Bond Plan. The Pima County Bond Program includes one completed project called Bear Canyon Bike Lane Snyder to Indian Bend.

Other Offsite Roads

Harrison Road abuts the subject property and therefore it will provide access to the property. Harrison Road is not a 'major route', nor a 'scenic route'. It is a local, residential street which contains strip pavement with minimal dirt shoulders, without any curbs or sidewalks or bike lanes. It is posted at 25 MPH. The half right-of-way varies from 30 to 75 feet; however a predominant number of segments with abutting platted land, has a 60 feet half right-of-way. The subject property has a 50 foot half right-of-way. The latest PAG traffic count, taken in 2010, shows an average daily two-way traffic of 5,000 trips for the segment between Snyder Road and Catalina Highway. The capacity of this roadway is 15,930 average daily trips (ADT).

2. Exhibit I-F.2 shows the distances between the subject property and the nearby street intersections. The Banyon Tree Dr. intersection is essentially is at the same point as the south boundary of the subject property.
3. There is no mapping of transit routes, since none either exist or are planned within one-half mile of the site.

I-G. SEWERS

1. Exhibit I-G.1 shows an existing 8" public sewer line (i.e. S-497) in Harrison Road, adjacent to the property. Also there is an 8" public sewer line (i.e. S-605) in Shonto Lane southeast of the property, connected to the southeast corner of the property, between Lots 89 & 110, by a Public Sewer Easement, established by the Tres Lomas North subdivision plat (recorded in Bk Pg of M&Ps).

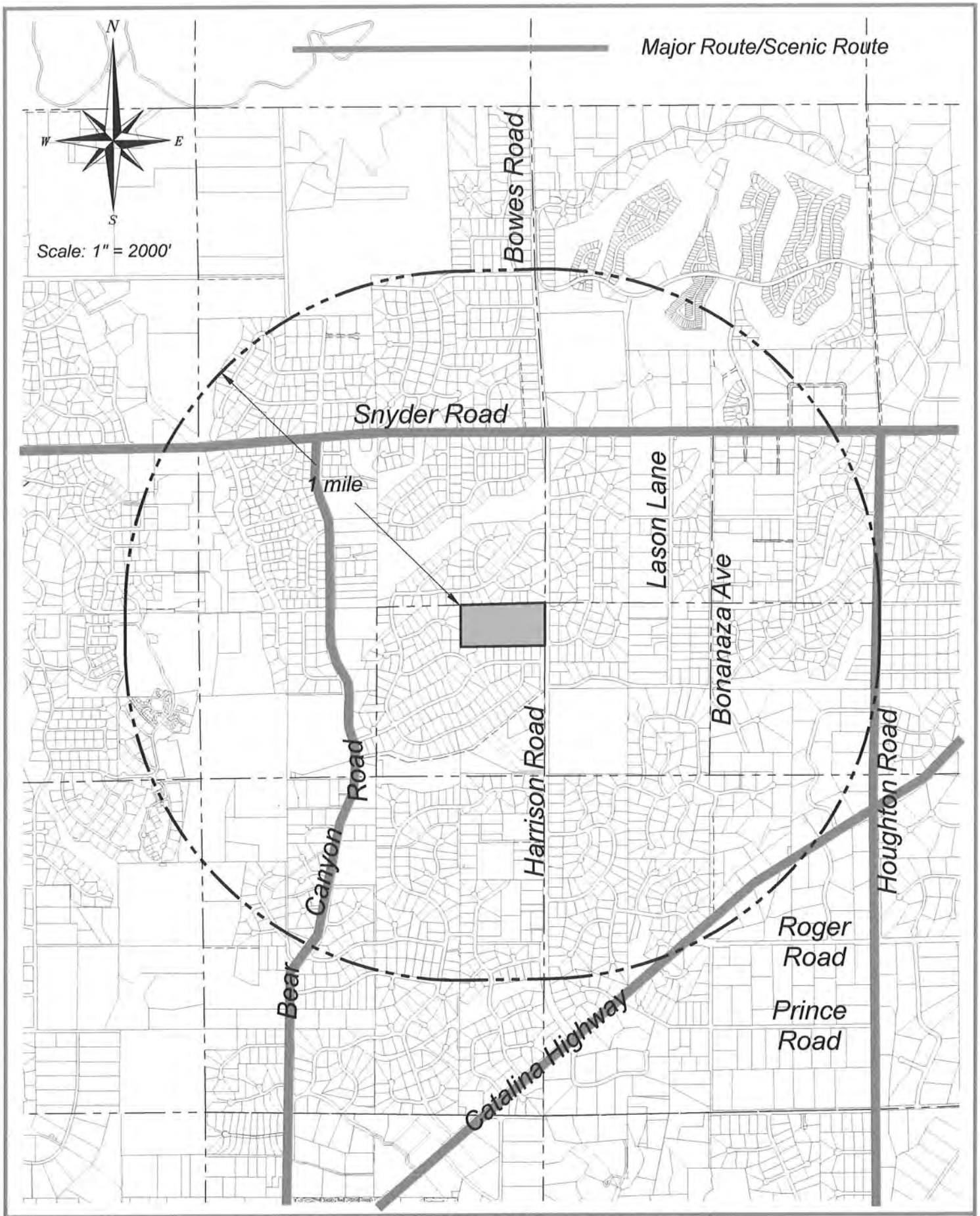


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Exhibit I-F.1
Major Routes Map

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Exhibit I-F.2
Driveway Seperations Map

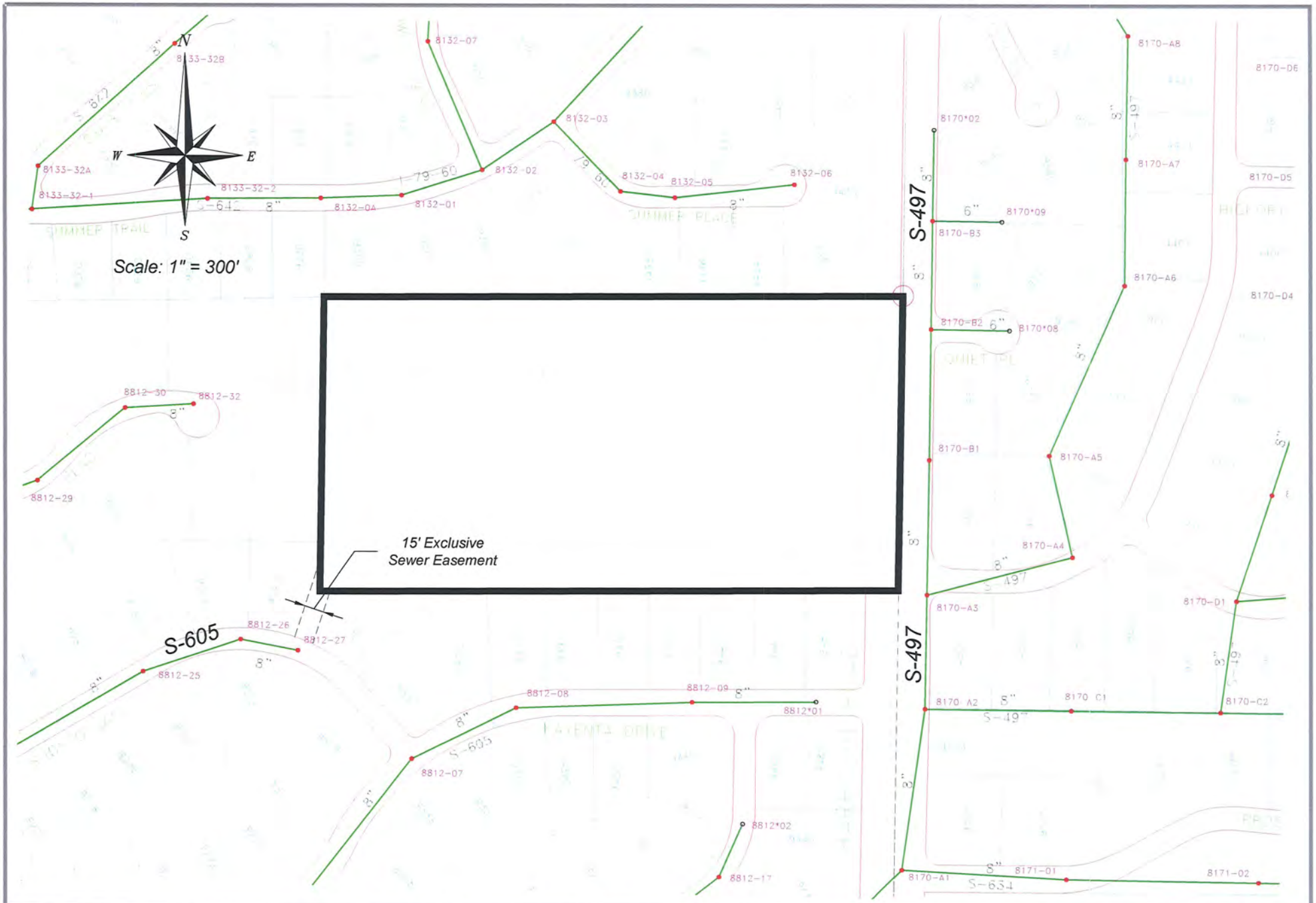

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Exhibit I-G.1
Sewer Map

2. The property will be served by a connection to the line in Shonto Lane, by gravity sewer.

I-H. RECREATION AND TRAILS

1. Within one mile of the property there is just one public park and that is the Pima County McDonald District Park. It is located on the east side of Harrison Road, about 700 feet to the south. That location is shown on Exhibit I-H. There are no recreation areas within that one mile distance, and so none are shown on the exhibit.
2. The Pima Regional Trails System Master Plan indicates within one mile of the subject property there are several planned trails. That includes the proposed Sabino Creek Trail (#45), the proposed Pine Tree Wash Trail (#44), the proposed Pine Tree Wash to Prince Road Trail (#241), the Tomahawk Trail (#199), the proposed Bear Canyon Road alignment Trail (#214), the proposed Snyder Road alignment Trail (#234), and the proposed Harrison-Houghton Link Trail (#195).

I-I. CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

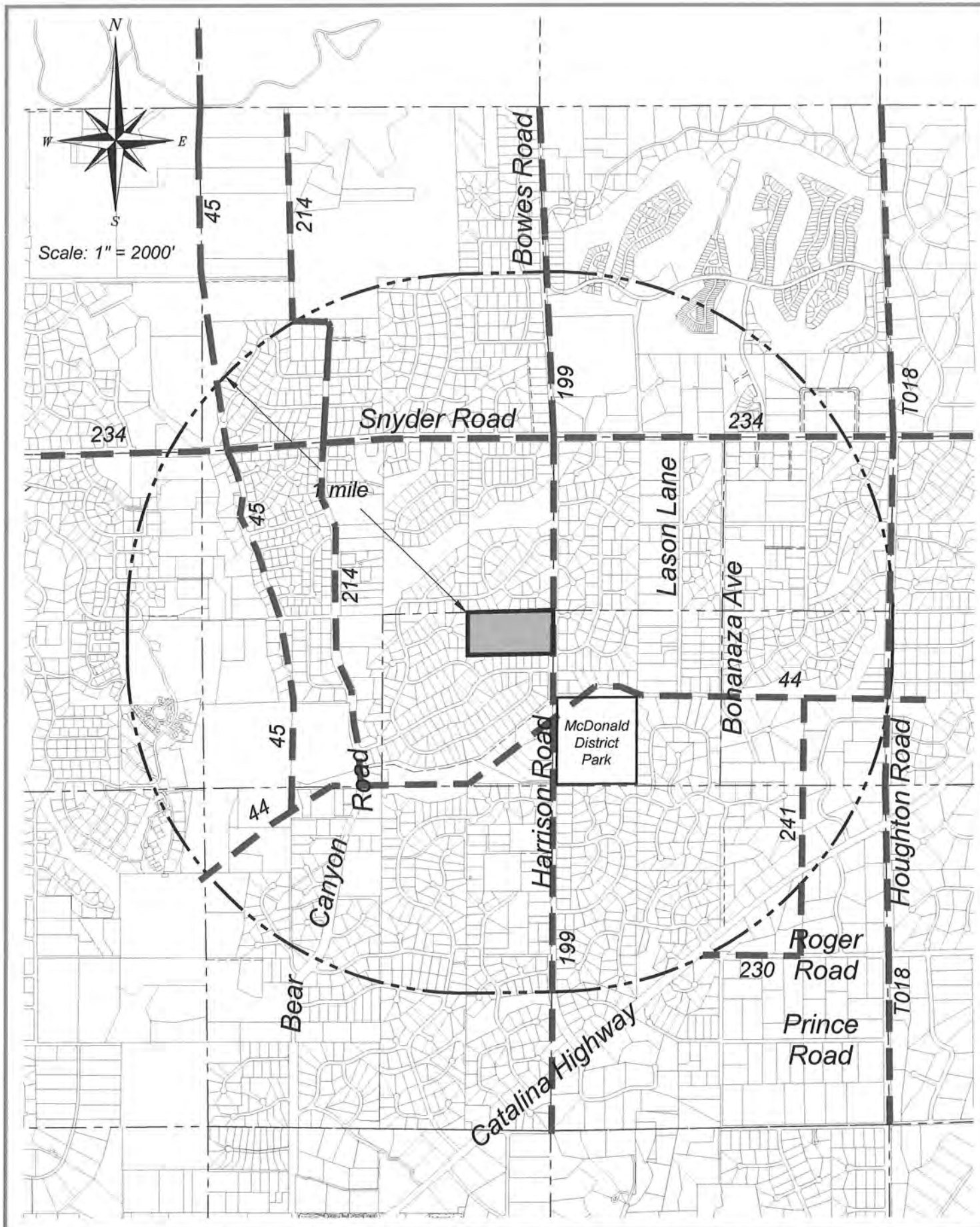
1. A letter is enclosed as Exhibit I-I, written by David Stephens, PhD of the firm Professional Archaeological Services of Tucson, which addresses the following:
    a. It states that a field survey for cultural resources was conducted on the site on August 9, 2009.
    b. It indicates that there are no archaeological sites found or recorded.
    c. The letter indicates that there is no need for any further studies, which according to the archaeologist means that the likelihood of there being any sub-surface findings is not significant.
    d. It indicates that there is no need for further archaeological study.
2. No mapping is necessary due to the lack of resources found.
3. The PAST report includes recommendations concerning cultural resources actions, but Pima County's Office of Sustainability and Conservation, Cultural Resources Division, has the authority to determine which cultural resources actions are required to meet compliance requirements prior to ground modification activities. Pima County has reviewed the PAST survey report and agrees with the recommendation that since no development will have no effect to cultural resources and no additional cultural resources work will be required for construction within the development property as it is currently defined.

I-J. AIR QUALITY

1. As this project is residential this section does not apply.

I-K. COMPOSITE MAP

The Composite Map, as represented by Exhibit I-K.1, graphically integrates the significant site features identified in the Site Analysis Report. It shows: 1) the 100-year floodplain lines, 2) the erosion hazard setback lines, 3) the regulated riparian area, 4) the saguaros, and 5) vegetation especially important for soils stabilization. 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.



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Pima County, Arizona

Exhibit I-H
Parks and Trail Map

PAST
PROFESSIONAL ARCHAEOLOGICAL SERVICES AND TECHNOLOGIES

18 November, 2013

Mr. Jerry DeGrazia
The DeGrazia Company
4030 N. Painted Quail Place
Tucson, AZ 85750

RE: Results of **Harrison Rd./Quiet Pl. SWC (114-19-0230)**
Archival and Site Files Research
PAST Job No. 091944

Ex. I-I

Dear Mr. DeGrazia:

Personnel from P.A.S.T. researched the relevant archives for the subject property. Information from the archival research are summarized below.

Date of Archaeology Study: **August 9, 2009**

Type of Archaeological Survey: **Pedestrian - Intensive/100%** **T13S R15E S22**

P.A.S.T Project Number: **091944** **Report Date:** **8/13/2009**

Project Title:
Archaeological Survey of the Harrison Rd./Quiet Pl. SWC (114-19-0230) Project

Archaeological Sites Found/Recorded Within the Study Area: **NONE**

Recommendations for Further Studies Within the Study Area: **NONE**

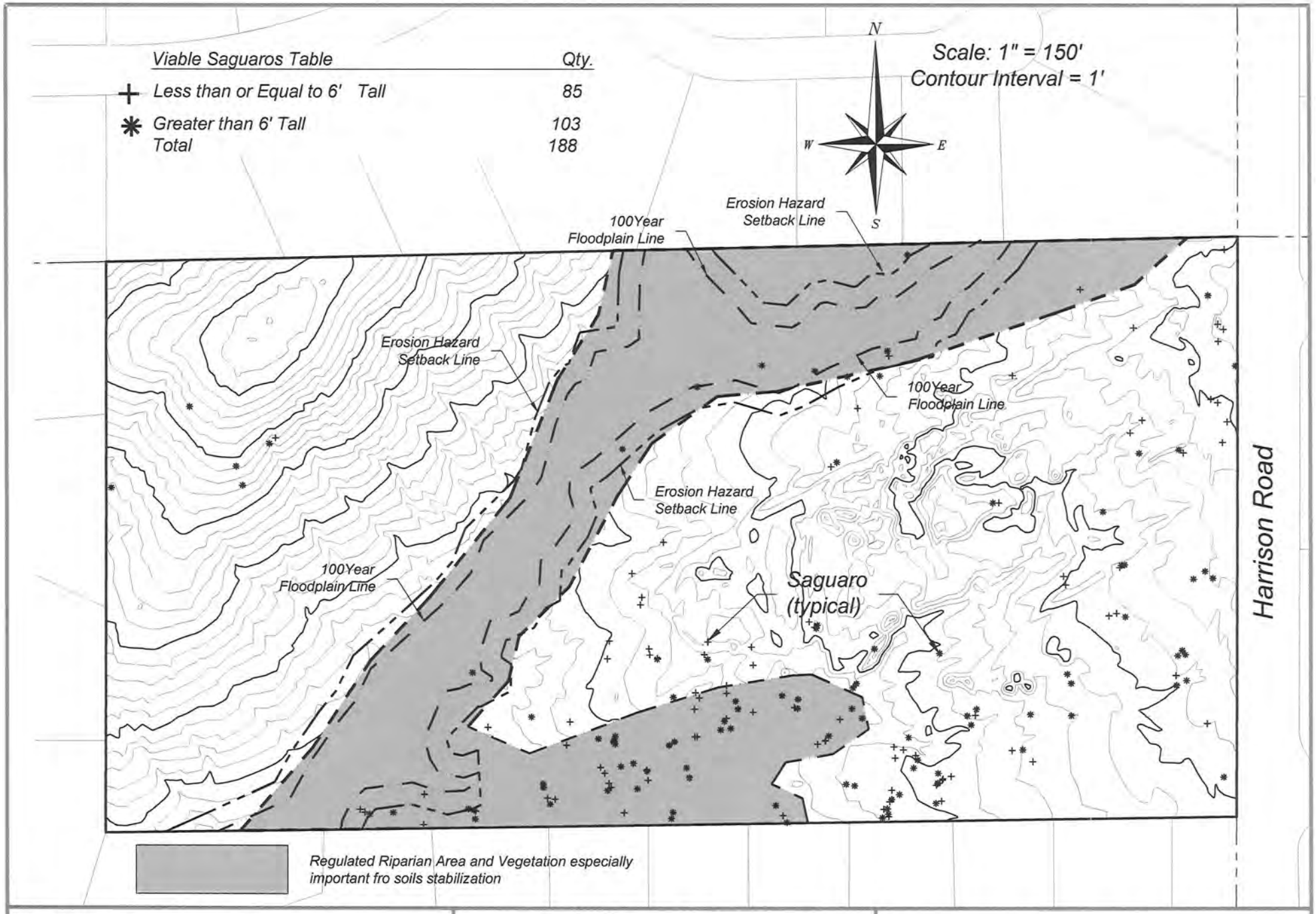
Thank you for the opportunity to work with you on this project. If I may be of any further assistance please do not hesitate to contact me.

Sincerely,

David V. M. Stephen, PhD
Senior Archaeologist

State Antiquities Permit No. 2009-057bl

Consulting Archaeologists
P.A.S.T.
5036 E. Golder Ranch Road
Tucson, Arizona
85739-9602 USA
Telephone 520. 825.3536
Fax 520. 825.2636



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FarHills on Harrison Road
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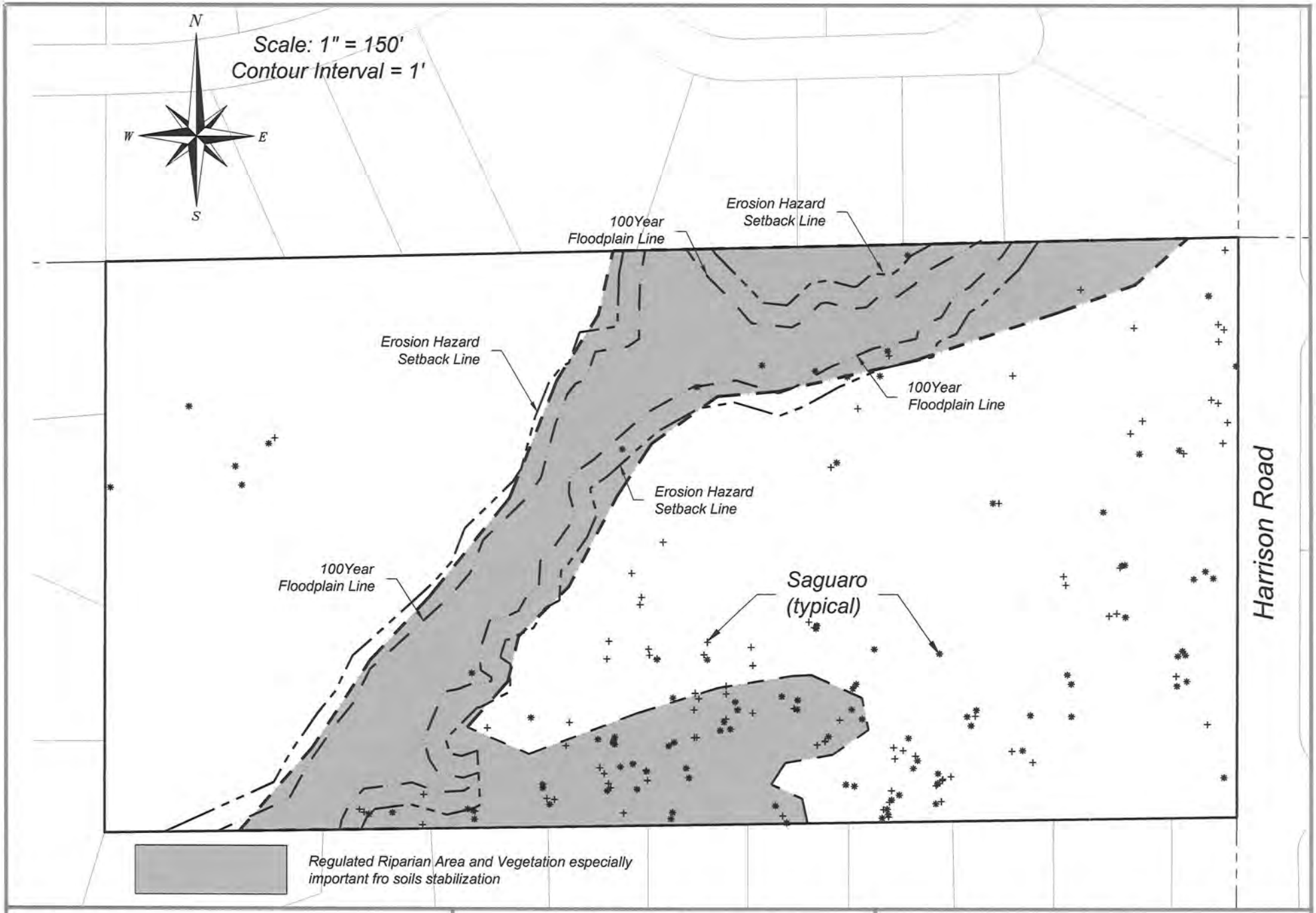
Exhibit I-K.1
Composite Map



MJM CONSULTING, INC. Land Planning and Development Services 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021	FarHills on Harrison Road Parcel No. 114-19-0230 Section 22, Township 13 S, Range 15 E, Pima County, Arizona	Exhibit I-K.2 Composite Map

PART II LAND USE PROPOSAL

II-A. PROJECT OVERVIEW

1. The entire property in question is to be rezoned from SR to CR-1. Therefore there is no need to create a map for this item.
2. The property is to be subdivided into 24 lots for residential development.
    a. The site plan does respond to site constraints by the avoidance of the 100 year floodplain and riparian habitat areas. Outside of these constrained areas there is sufficient opportunity for a sufficient building envelope.
    b. The 24 lots being proposed translates to 1.18 RAC, based on 20.41 acres. This is less than the 1.2 RAC provided for in the Comprehensive Plan. There are no Special or Rezoning Policies that apply. Several Regional Policies could apply, such as the following. In regards to Policy 1.C.1.b the project complies as the planned development is similar to that already built nearby in terms of the single family detached building nature and the density of about 1 RAC. In regards to Policy 1.C.4 the project complies by the preservation of the environmentally sensitive lands. In regards to Policy 1.D.2.a the project complies by leaving the 100 year floodplain area natural. In regards to Policy 7 the project complies due to the lack of any substantial offsite improvements needed, amounting to the project achieving 'concurrency'.
    c. As the date of the writing of this report there has yet to be any meetings with the surrounding property owners.
    d. The proposed residential development will change the land use of the subject property from vacant land to productive low density residential use. It will be consistent with that on the surrounding and vicinity-wide properties.
    e. The Smart Growth principles and single family development on CR-1 lots don't mesh at first review. These principles, as presented by the Smart Growth Network are 1) Mix land uses, 2) Compact building design, 3) Walkable neighborhoods, 4) Preserve open space, farmland, natural beauty and critical environmental areas, 5) Strengthen and direct development towards existing communities, and 6) Make development decisions predictable, fair and cost effective. The type of CR-1 single family development that is being proposed here doesn't constitute mixed land use or compact building design. However, it will allow for the preservation of open space for floodplain, riparian, and NPPO set-aside areas. The proposed development will be compatible with the nearby land use by being of a similar land use and density. The proposed development will also be predictable in the eyes of the nearby existing residences since it will be so similar to the land use pattern that already exists.
    f. With the development consisting of lots with a minimum of 24,000 square feet, and with the homes separated by at least 20 feet and likely more, the opportunity for solar energy use is great. The type of development planned (i.e. CR-1 single family housing) has the potential to satisfy the Green Building Program.
3. The property is not subject to 1) Buffer Overlay Zone, 2) the Gateway Overlay Zone, 3) the Hillside Development Zone, 4) the Cluster Development Option, 5) the Historic Zone, or 5) the Airport Environs and Facilities Zone. It is, however, subject to the Native Plant Preservation Ordinance (NPPO). Compliance with the NPPO will be achieved by

using the 30% Set-Aside Method, with a portion in common area and a portion in easements on individual lots.

The proposed development will utilize the Lot Reduction Option provided for in Zoning Code Sections 18.09.050 and 18.21.060. No lot is less than 24,000 square feet, 23 of the 24 lots have areas less than 36,000 sf, and the cumulative deficiency of those 23 lots is 220,628 sf. The Preliminary Development Plan conforms with all four of the Lot Reduction Conditions stipulated in Section 18.09.050.B. Subsection B.1 is satisfied by the area of the combined common area and the internal streets (i.e. 345,873 sf) being greater than the area of the deficiency. Subsection B.2 is satisfied by the PDP-complying with the Floodplain Management Ordinance and the Zoning Code, including the Residential Recreation Areas allowance of a full in-lieu option given that the total number of lots is less than 65 lots and the subdivision is less than 0.75 miles from the McDonalds Park. Subsection B.3 is satisfied in regards to surface drainage given that the 100 year floodplain is within common area or drainage easements, to be shown on the plat. Subsection B.4 is satisfied in the same way described above with respect to Subsection B.2.

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 topo, and in the form of a removable transparency overlay. Combined these exhibits address all of the elements identified in the 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. For the reasons of readability the lot line dimensions are only shown on the latter version, to avoid overlaps with the topographic contour lines. The following is provided for clarification:
    a. The site boundaries and the preliminary lot dimensions are shown.
    b. A building envelope is shown within each lot to illustrate the likely location of each residence and associated improvements. Minor modification may be necessary during the platting process but in the end they will all conform with the individual lot setbacks and remain outside of any 100 year floodplain or riparian area. These envelopes are shown at 70' by 100'.
    c. It shows that an additional 5 feet of right-of-way for Harrison Road will be dedicated by the subject subdivision plat. This is in addition to the existing 75 feet of r/w. The PCDOT was consulted and it indicated that the additional 5 feet of r/w would be sufficient.
    d. The one future point of access within the site is shown. It is located about 250 feet south of the northeast corner of the property. It is about 180 feet south of Quiet Place and 390 feet north of Banyon Tree Drive, both acceptable separations. The internal streets will conform with Pima County Street Standard Detail 5.1 which contains two 12 foot travel lanes, no curbs, no sidewalks, unpaved shoulders, all within a 45 foot right-of-way.
    e. Parking will be accommodated within garages or under carports, as well as in the driveway. There will be at least two parking spaces on each lot for homes with up to 3 bedrooms, and at least three for homes with 4 or more bedrooms.
    f. There are no required buffers or screening or walls.
    g. There is no required landscaped area.
    h. The PDP shows common area, which will remain as natural undisturbed open space (NUOS) except for a disturbed area near the roadway crossing, and

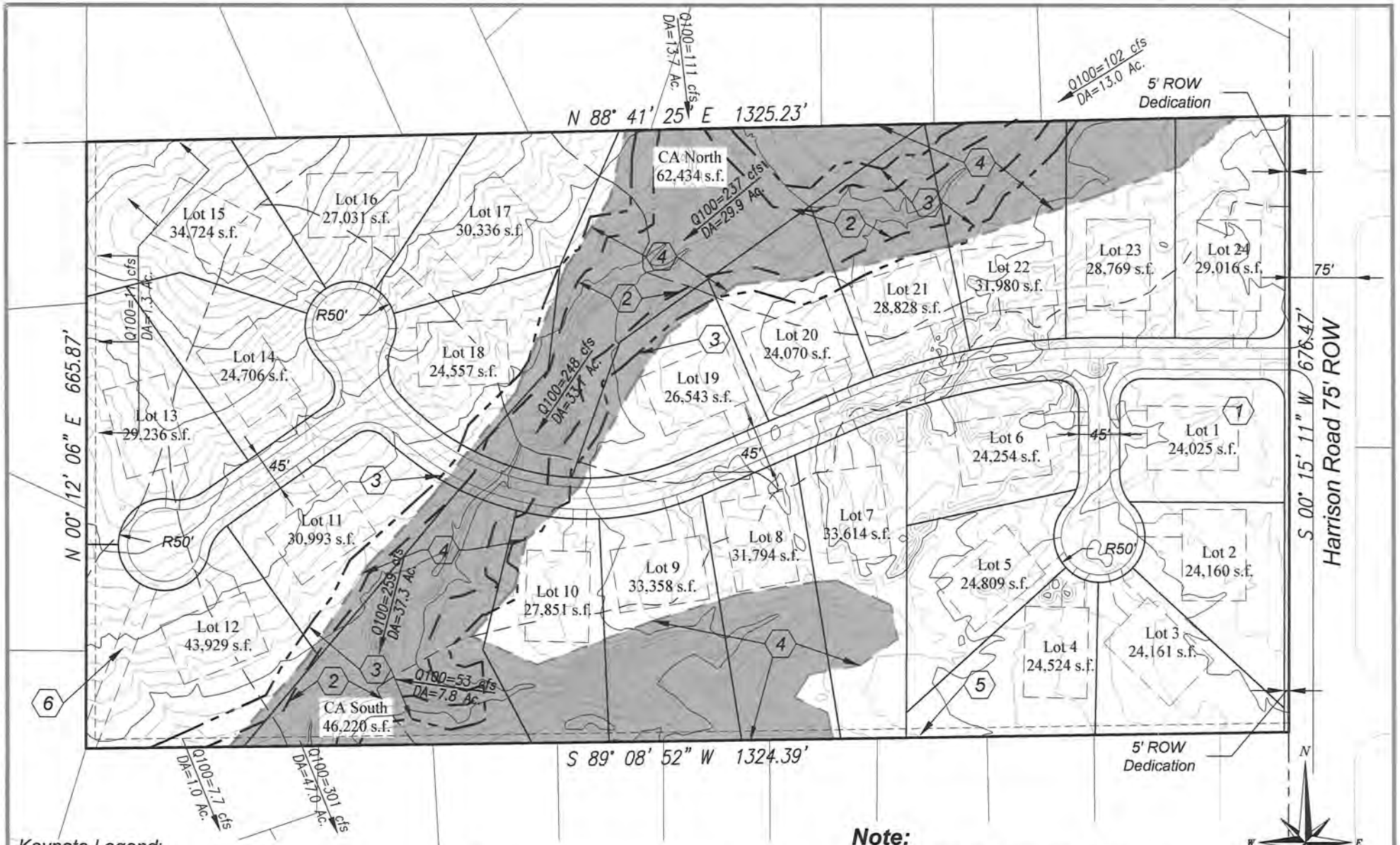
numerous lots with portions of their areas designated as NUOS. There are no recreation areas to show.

i. The PDP shows all federal floodways, all Pima County regulated riparian areas, and all erosion hazard setbacks.
j. This point is moot.
k. A separate version of the PDP is presented in Exhibit II-B.1k which shows the properties within 300 feet. All of those properties are one-story residential.
l. This point is moot.
m. The PDP shows the onsite right-of-way easement for communication facilities identified in Section I-A.2. It is also shown on Exhibit II-B.1.k, as is the offsite Public Sewer Easement running from the southwest corner of the site, straddling the common property line between Lots 89 & 110 of the Tres Lomas North subdivision, to Shonto Drive. The latter easement was established by the plat recorded in Book 28 Page 52 of Maps & Plats.
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. Not applicable
   b. The maximum CR-1building height is 34 feet and two stories, and it will apply.
   c. The total number of dwellings is 24.
   d. The density for the entire site is 1.18 RAC.
   e. Each dwelling will contain the required parking spaces onsite as determined by Line 1a of the Zoning Code Table 18.75.1.
   f. The landscaping will primarily be characterized as 'natural desert', however each lot will be allowed an active oasis landscaped area in the front and the rear yards, at the owner's choice.
   g. The total amount of committed natural open space on the site is 6.22 acres. This is made up of NUOS (i.e. Natural Undisturbed Open Space) in the Common Area and on portions of lots, and of NPPO Set-Aside areas on lots, all shown on the Preliminary Development Plan. The NUOS contains all of the regulated riparian area, other than that disturbed for the street construction, and 100 year flood- plain area. There is more land, within lots and outside of building envelopes, which may remain as 'natural', but is not committed as such.
   h. Not applicable.

II-C. TOPOGRAPHY AND GRADING

1. The site does not contain any slopes of 15 percent or greater.
2. There is no need to set aside natural area as a result of the Hillside Development Zone.
3. Exhibit II-C.3, the Preliminary Grading Plan, depicts both the committed natural open space and the area to be graded, without any area designated as revegetated. The natural open space amounts to 6.22 acres or 31 percent of the site. The graded area represents 6.58 acres or 32 percent of the site. The undesignated area, which is basically on lots outside of building envelopes and NUOS, amounts to 7.53 acres or 37 percent of the site. Likely a large portion of this area will ultimately be 'natural' but no commitment is made in this regard.
4. No cuts or fills of 5 feet or greater are expected.
5. The 'cluster option' will not be used.



Keynote Legend:

① *Building Envelope (70'X100' Typ.)*
② *100 Year Floodplain Lines*
③ *25 ft Erosion Hazard Setback*
④ *NUOS (Natural Undisturbed Open Space)*
⑤ *10 foot Communications Easement*
⑥ *Proposed Sewer Easement*
Regulated Riparian Area

Note:
The building envelopes are shown for illustrative purposes. During the platting process there may be modifications but none should be substantial.

Scale: 1" = 150'

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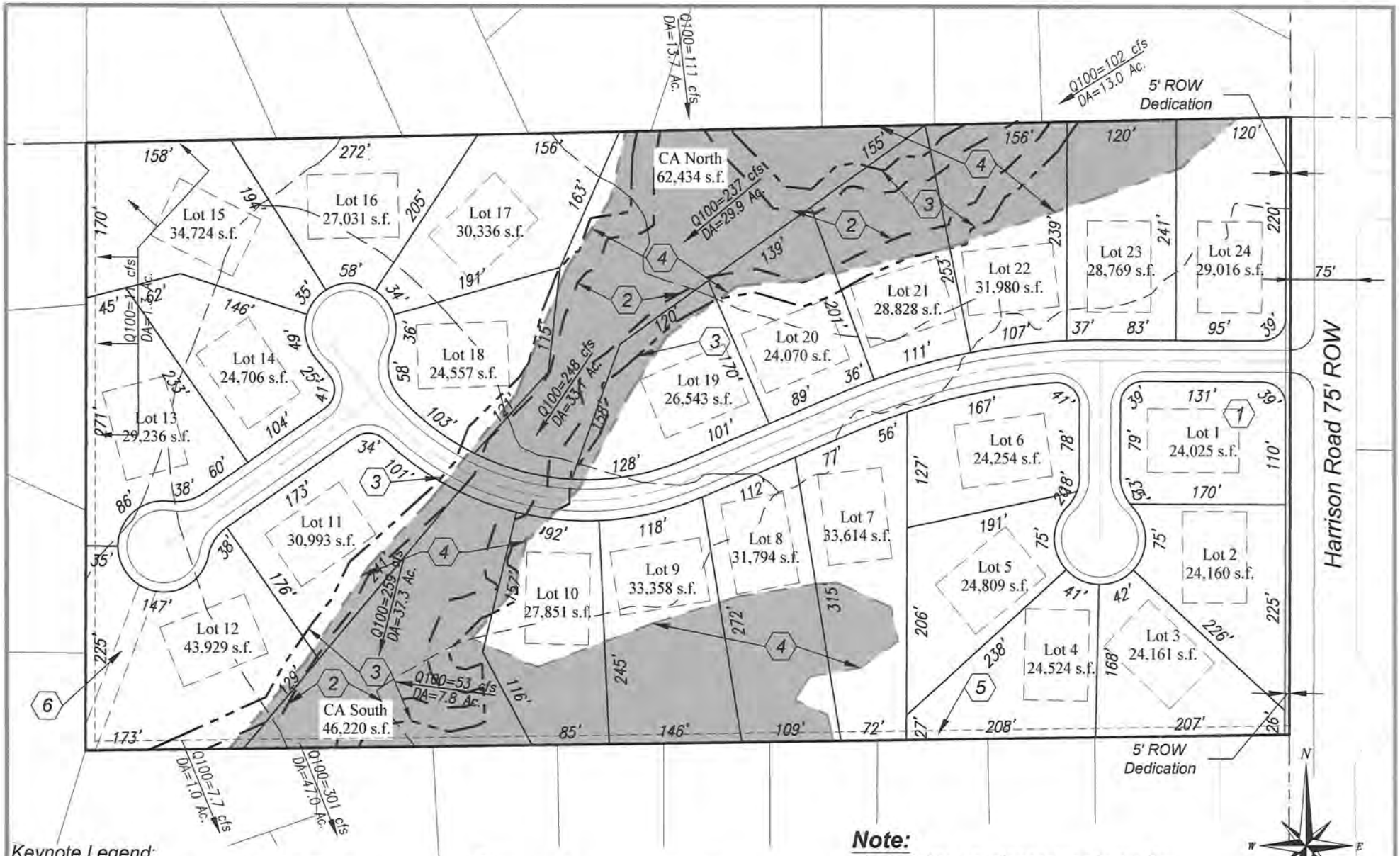
FarHills *on Harrison Road*
Parcel No. 114-19-0230
Section 22, Township 13 S, Range 15 E, Pima County, Arizona

Exhibit II-B.1a
Preliminary Development Plan



Keynote Legend:

1. *Building Envelope (70'X100' Typ.)*
2. *100 Year Floodplain Lines*
3. *25 ft Erosion Hazard Setback*
4. *NUOS (Natural Undisturbed Open Space)*
5. *10 foot Communications Easement*
6. *Proposed Sewer Easement*

Regulated Riparian Area

Note:

The building envelopes are shown for illustrative purposes. During the platting process there may be modifications but none should be substantial.

Scale: 1" = 150'

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FarHills *on Harrison Road*
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Exhibit II-B.1b
Preliminary Development Plan

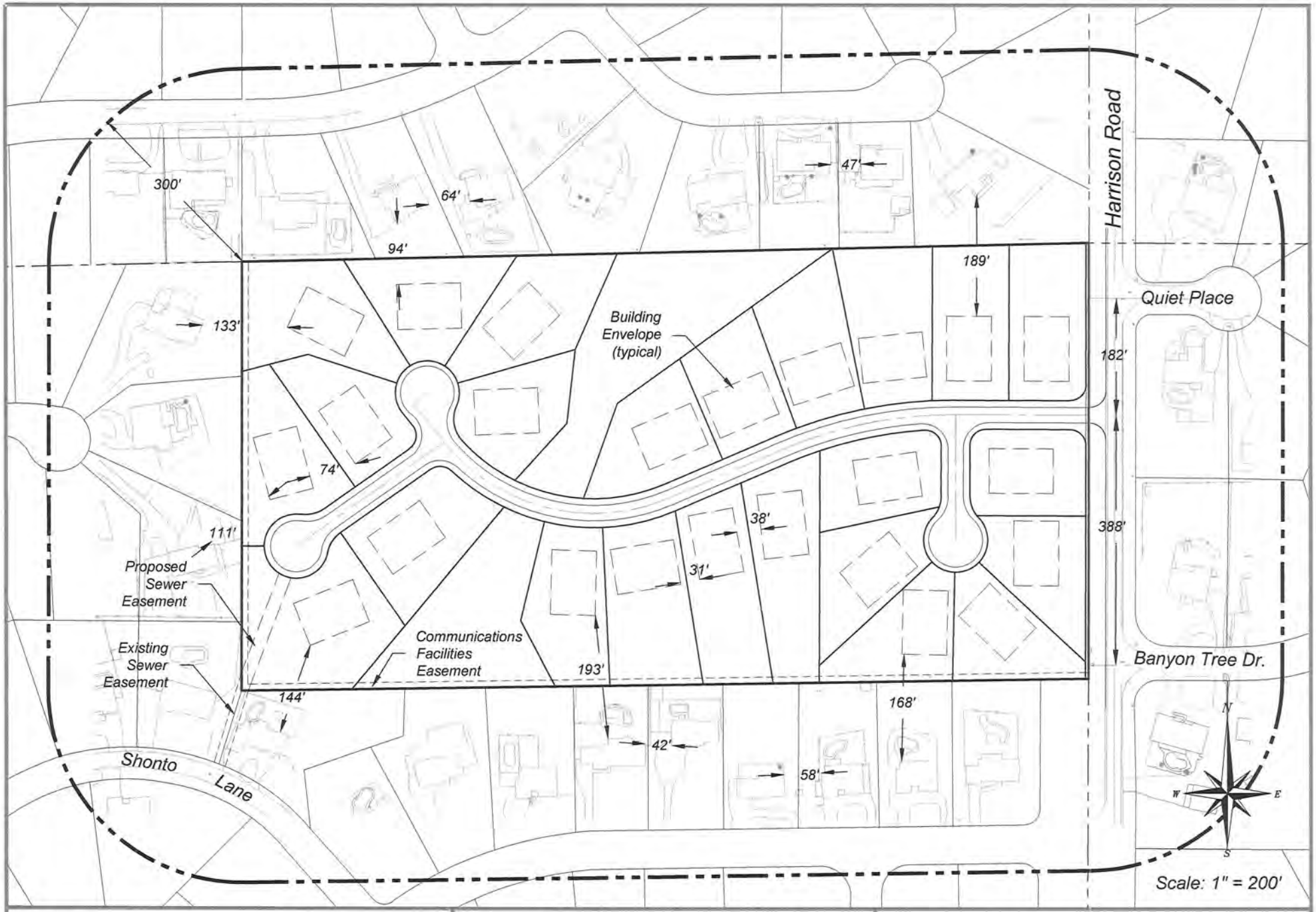

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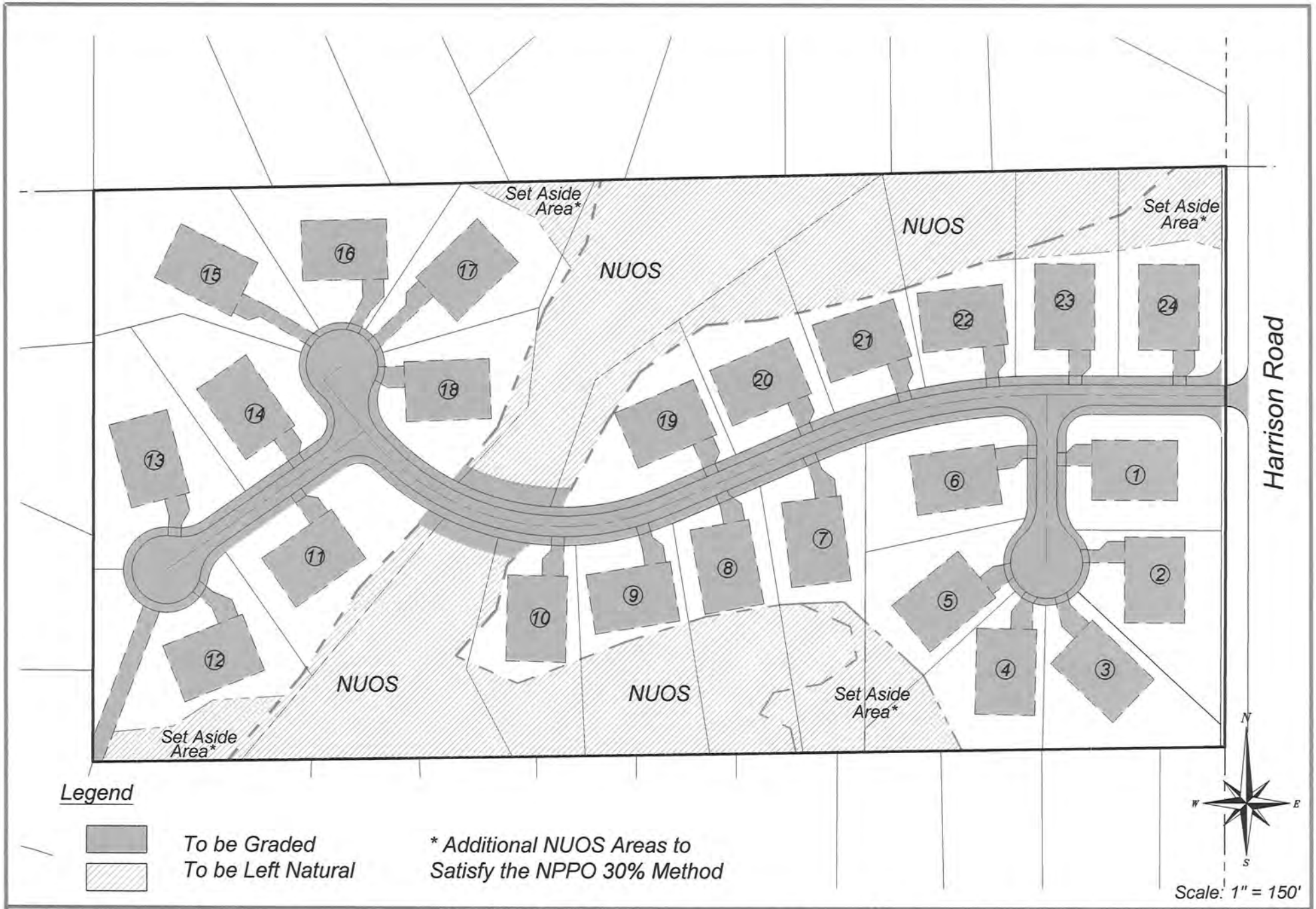
Exhibit II-B.1k
PDP with 300' Coverage



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

FarHills on Harrison Road
Parcel No. 114-19-0230
Section 22, Township 13 S, Range 15 E, Pima County, Arizona

Exhibit II-C.3
Preliminary Grading Plan

II-D. HYDROLOGY

1. The PDP is sensitive to both the one regulatory floodplain and the regulated riparian area on the site. Both of these constraints are accommodated within the Common Area or the designated NUOS on lots. The regulatory wash flow can pass through the property without any obstruction except for the wash crossing at the internal street where a culvert will be installed to allow the flow to continue downstream unaffected. The 100 year floodplain is completely within the Common Area or the designated NUOS. The erosion hazard setback line is outside of the Building Envelopes. The regulated riparian area is protected by being completely within either the Common Area or the designated NUOS.
2. Avoidance will be achieved. The regulated 100 year floodplain area and the regulated riparian area will be contained within Common Area or designated NUOS with restrictions against any encroachment. The area within the erosion hazard setback will be outside of the building envelopes and will be restricted against any encroachment by a note on the plat. As stated above the only encroachment to the 100 year floodplain is for the roadway crossing of the proposed internal street. The individual lots are not anticipated to be mass-graded, therefore nuisance flows are expected to be redirected around improvements on each lot to discharge in substantial conformance to existing drainage patterns. Any increase in peak discharge will be addressed by detention requirements and/or in-lieu fees.
3. Exhibit II-D.3 shows the post-development quantities of flow. The location of the regulated wash where it exits the site is the same as under existing conditions. The quantity of flow only increases by 19 cfs in the 100 year storm, from 282 cfs to 301 cfs. as is also the case for all of the minor flows. The nuisance flows at the southwest corner of the site and along the west boundary of the site will increase by 0.7 & 1 cfs respectively.
4. Mitigation of drainage impacts is not necessary as there is minimal impact. However, the site will comply with the Retention First Flush requirements to the extent necessary. It should be noted that the property does lie within the boundaries of a critical basin, which will be accounted for in the Hydrology Report.
5. A very small portion of the property is in Woodland Wash Special Study boundaries. That 2010 Pima County Flood Control District study established floodplain boundaries. It did not establish policies affecting development. Otherwise there are no other Pima County flood control policies that affect the subject property.

II-E. BIOLOGICAL RESOURCES

1. See Exhibit II-E.1 for a graphic response to the biological issues in the Checklist.
    a. This is moot, as the site is outside of the CLS.
    b. A complete avoidance of the saguaro population cannot be achieved due to its number and spatial distribution. However, a high percentage of them do exist within the Common Area and designated NUOS and NPPO set-aside areas, so a high percentage will be avoided and preserved in place. Of the remaining number a high percentage is outside of the building envelopes which would also be preserved in place. Even many within the building envelopes may be preserved, as the envelopes contain area for the backyard and other outdoor areas, which will not all be graded.

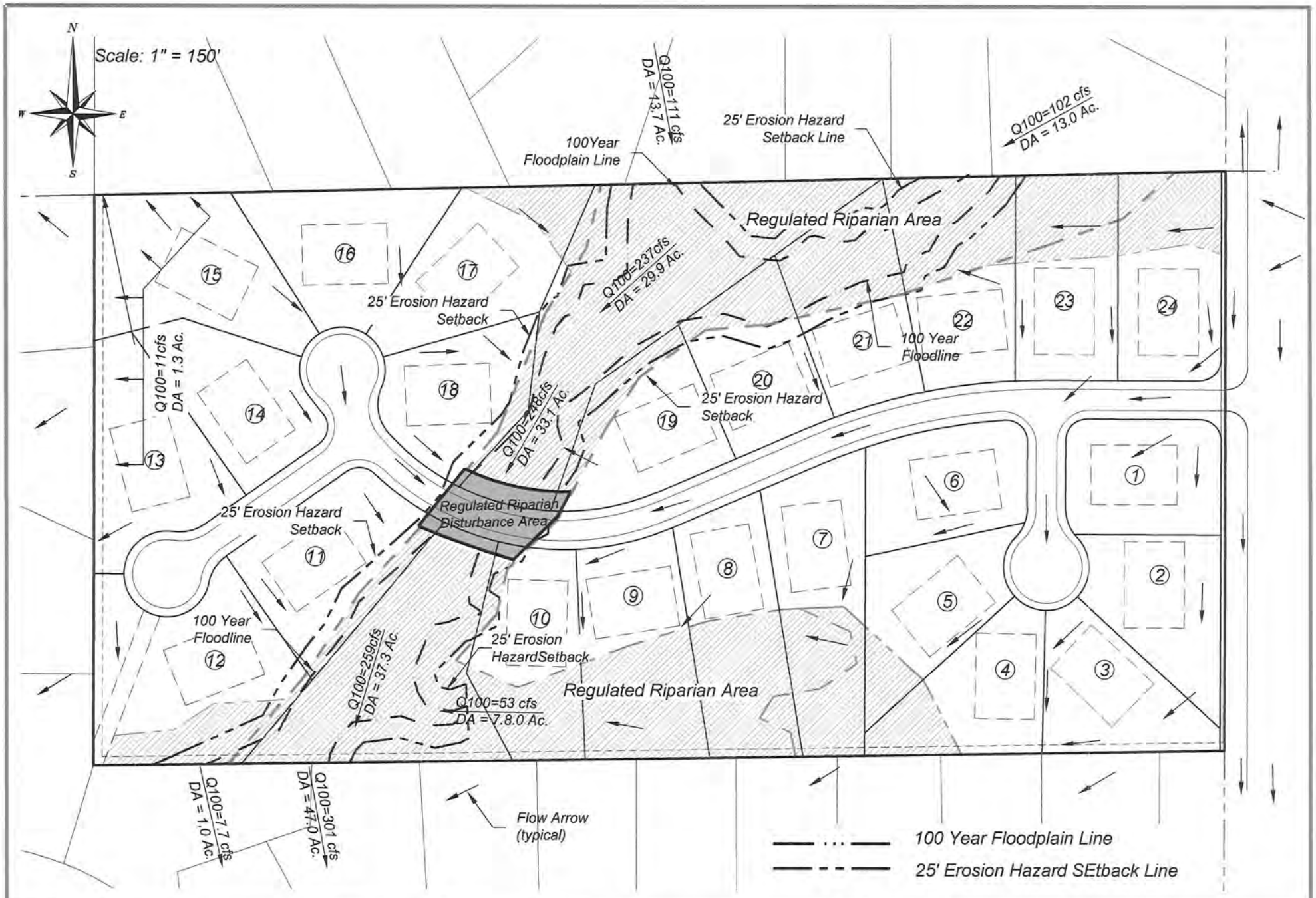


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Exhibit II-D.3
Preliminary Drainage Plan

c. This is moot, as the site does not contain any Ironwoods.
d. This is moot, as the site does not contain any Pima Pineapple Cactus.
e. This is moot, as the site does not contain any Needle-Spined Pineapple Cactus.
f. The areas designated, on Exhibit I-D/7/9, as 'especially important for soils stabilization' are all located within the Common Area or designated NUOS areas.

2. This section does not apply as the property is outside of the CLS and unaffected by any Critical Landscape Connection.

II-F. LANDSCAPE AND BUFFER PLAN

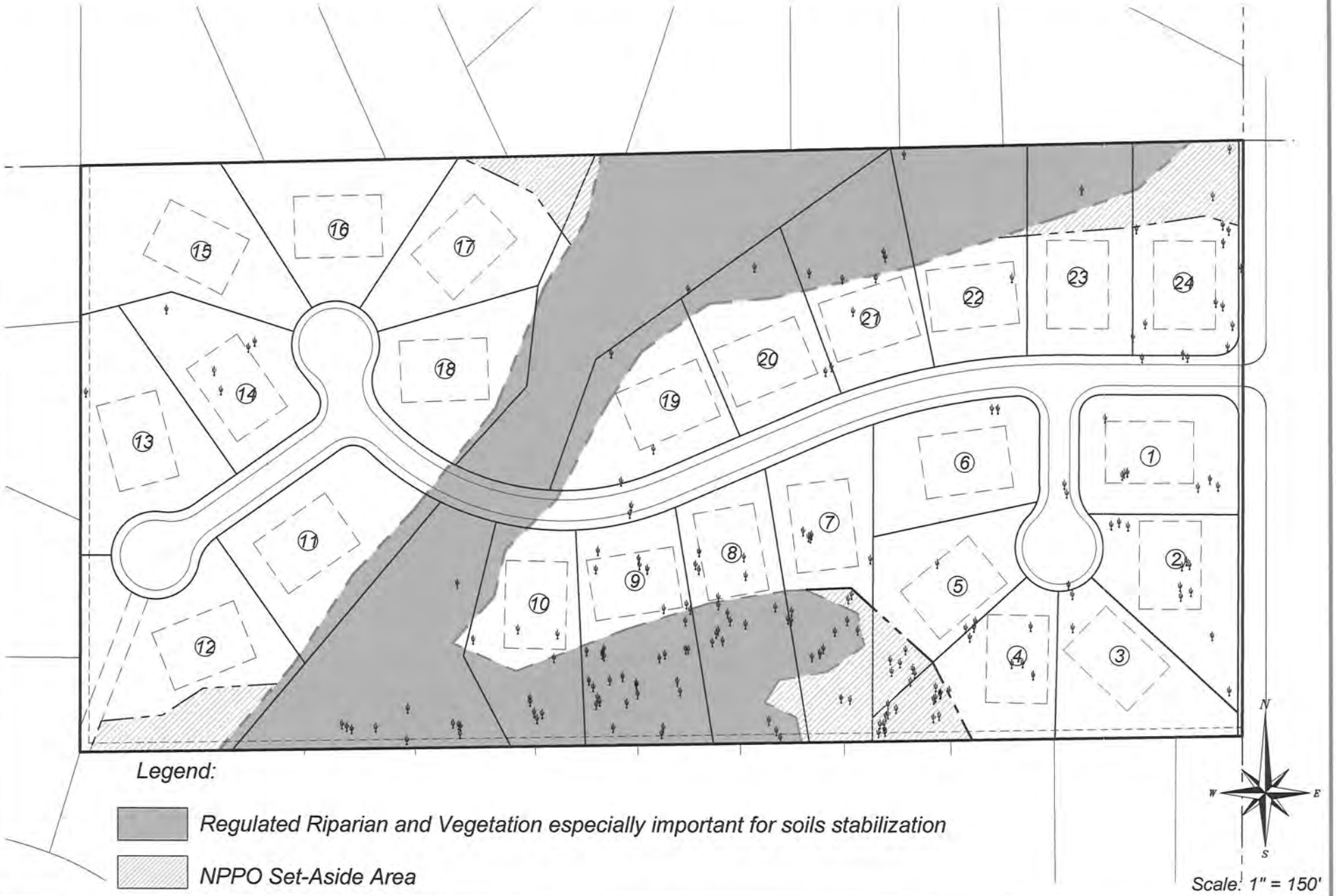
1. Given that the proposed zoning/use is CR-1 single family development and the adjacent zoning is all CR-1, Zoning Code Chapter 18.73 does not require any landscape bufferyards along any site boundary. Therefore there is no mapping for this section.
2. This is moot since no landscape bufferyards are required, and further that the Communications Easement shown on Exhibits I-A.2, II-B.1a, II-B.1b & II-B.1k, is currently devoid of utilities and due to current Arizona Corporation Commission rules there cannot be any overhead utility facilities. Under current practice utilities will be delivered to each lot by way of underground cable within the internal street. An abandonment of the Easement will be pursued during the platting process.
3. This is moot in regards to bufferyards. Currently there are no plans to transplant any vegetation into the common areas or the riparian area easements.

II-G. VIEWSHEDS

1. The development is not expected to block any significant views or vistas seen from adjacent properties. The dominant offsite views are of the Catalina Mountains, which would not be obscured by even a 2-story home due to the elevation of the mountains.
2. No mitigation measures should be necessary given the conclusions expressed above.

II-H. TRANSPORTATION

1. The PDP shows one new/proposed roadway within the property. This street intersects with Harrison Road approximately 250 feet south of the northeast property corner. That new street intersection is also about 185 feet south of Quiet Place and 365 feet north of Banyon Tree Drive, measured centerline to centerline. Given these distances the location should be deemed acceptable as they comply with all of the separation rules found in Sections 8.1.1.1 & 8.1.1.2 of the Pima County Subdivision and Development Street Standards.
2. There are no future off-site road improvements that the proposed development depends upon for access.
3. As stated in Section I-F.1 Harrison Road has a capacity of 15,930 ADT but only an average daily two-way traffic of 5,000 trips. Therefore there is a substantial amount of unused capacity, with the additional traffic generated by the proposed development being minor. There should be no problem with Harrison Road handling this additional 240 ADT.
4. Given that the internal circulation is all self-contained, without any connection to any adjacent subdivision, there are no traffic impacts to any other local streets anticipated.
5. The standard 45 foot right-of-way cross-section for 'rural residential' local streets (Subdivision and Development Street Standards Detail 5.1) contains a 4' unpaved shoulder on both sides to accommodate pedestrians. It does not contain a bike lane. There are no regional pedestrian or bike paths/lanes nearby to tie in to.



Legend:

Regulated Riparian and Vegetation especially important for soils stabilization

NPPO Set-Aside Area

Scale: 1" = 150'

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Exhibit II-E.1
Biological Resources Map

6. The one new/proposed street is a 45 foot right-of-way. The cross-section is the Standard Detail 5.1. The street will terminate at a cul-de-sac.
7. The existing roadway facilities adjacent to the property and from that street to the nearest arterial 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 per dwelling unit is 1.02. That would result in a total of 24.5 peak hour trips. That is far below the threshold for a Traffic Impact Statement, which is 100 peak hour trips.
9. A plan to reduce automobile dependence is not offered as one does not seem practical for such a parcel of land located in suburban Tucson, proposed for CR-1 residential development, as is the case for all nearby existing development, and far removed from any transit line. There are no pedestrian pathways to connect to as all roads nearby are built to a rural cross-section.

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 in Shonto Lane, at the most upstream manhole. The route to this manhole will involve the use of the Exclusive Sewer Easement that connects to the southwest corner of the site.
3. The one onsite sewer line is planned to be located within public right-of-way, under the new/proposed street.
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 at Addendum #1. The Tucson Water Department 'will serve' letter referenced in that Plan will be submitted separately, after it is issued, which will take place after the Mayor & Council approves the Preliminary Annexation & Development Agreement (i.e. PADA), which is scheduled to take place on July 8, 2014.

II-L. SCHOOLS

1. There are no schools that are either within or abutting the property.
2. Enclosed as Exhibit II-L.2 is a response letter from TUSD regarding school capacity. It addresses all of the topics described in the Checklist.
3. A meeting was held with Bryant Nodine and Shaun Brown of TUSD on January 15, 2014 regarding the school impacts. Subsequently Mr. Brown provided a letter regarding the capacity of the affected schools, which indicated that all affected schools currently have unused capacity. The property was actually purchased by the owner from TUSD, and the purchase agreement represents the agreement regarding development impacts.

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

5/7/2014

Ex.II -J.1

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

Sewerage Capacity Investigation No. 2014-94 Type I

RE: **FarHill on Harrison Road, Parcel 114190230**
Estimated Flow 5,184 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 S-605, downstream from manhole 8812-27.

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 and Chrisinda Ballew

TUCSON UNIFIED SCHOOL DISTRICT
Department of Engineering, Facilities and Planning
Planning Services Section
2025 East Winsett Street
Tucson, Arizona 85719
(520) 225-4949
(520) 225-4939 (fax)

To: **Michael Marks, AICP**
MJM Consulting, Inc.

From: **Shaun Brown**
Planning Technician

Ex. II-L.2

Date: **January 17, 2014**

Re: **Case/Project #:**
Project Name: **DeGrazia Harrison Rd.**
New Units: **24**

IMPACTED SCHOOLS	CAPACITY	PROJECTED 2016 ENROLL	ADDITIONAL STUDENTS FROM PROJECT	PROJECTED ENROLL WITH PROJECT	STUDENTS EXCEEDING CAPACITY
Collier Elementary	460	196	6	202	-258/ -56%
Magee Middle	720	693	3	696	-24 / -3%
Sabino High	1950	993	4	997	-953 / -49%

Response:

Based on projected enrollment at TUSD, there is capacity to absorb the impact of proposed twenty-four single-family detached residential homes.

II-M. RECREATION AND TRAILS

1. There are no recreational areas provided within the project, as none are required or deemed necessary given the low density and small number of lots being proposed. It is true that Zoning Code Section 18.69.090 does require a recreation area for all residential developments, but it also allows for a full in lieu option for subdivisions of 65 lots or less. This in lieu option will be used.
2. This does not apply as there is no recreation area. However, it should be added that there is common area, which will amount to be open space, and this common area shall be owned by the subdivision homeowners association.
3. The Pima Regional Trails System Master Plan does not show any trail within or adjacent to the project site. Therefore none are mapped.

II-N. CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

1. The PAST cultural resources survey report has identified that no archaeological or historical resources are known to exist on the site. See the PAST Survey Report No. 091944.
2. In the event that cultural resources are revealed during ground-disturbing activities, all construction shall cease, and consultation shall be initiated with Arizona State Museum (ASM) to assess the potential significance of any unearthed materials (ARS 41-841). If human skeletal remains or funerary objects are discovered, ASM will be contacted immediately (ARS 41-865 & 41-844).

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 & paving of the one street and the installation of utilities and the construction of the building pads & driveways, will be done according to approved construction plans and in accordance with the requirements of the Pima County Department of Environmental Quality.
2. A meeting was deemed not to be necessary as neither of the following items applies:
    a. The proposed use will not be classified per to the Air Quality Code 17.12.140.
    b. This item is moot as the proposed zoning is CR-1

II-P. AGREEMENTS

1. There have been no discussions with the nearby neighborhoods as of yet. They will take place once the Site Analysis Report proceeds further through the review process.

APPENDIX

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

William H. Baker Jr., P.E., R.L.S.
Martin V. Magelli, P.E.

3561 E. Sunrise Dr.,

Baker & Associates Engineering, Inc.

Preliminary Integrated Water Management Plan (PIWMP) for Harrison Road Property

May 27, 2014
BAE #2202

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7. Groundwater-Dependent Ecosystems (not required) 4
8. Groundwater Depth and Trends (not required) 4
9. Geologic and Hydrogeologic Data (not required) 4
10. Area Water Supply (not required) 4
11. Well Test Data (not required) 4
12. Drawdown Analysis (not required) 4
References 5
Appendix - Exhibits ..... attached

Introduction

Baker & Associates Engineering, Inc. (BAE) has prepared this Preliminary Integrated Water Management Plan (PIWMP) for a proposed 20.4± acre development (Assessor Parcel 114-19-0230, which is located within Section 22 of Township 13 South, Range 15 East) (approximately 32.286489° latitude, -110.791575° longitude) at the northwest corner of Harrison Road and Banyon Tree Drive (see Vicinity Map - Exhibit 1).

1. Water Context/Map

The subject development is within the 2005 Tucson Active Management Area, in an area that Tucson Water is reflected as the large municipal provider (see Exhibit 2).

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

The property is currently undeveloped, has never been developed, so the property's existing and historic water use are no previous water use.

3. Description of Property's Proposed Water Use

As noted above, it is intended that the parcel be served by Tucson Water. Tucson Water has an assured water supply designation from the Sate of Arizona Department of Water Resources. An application for water service has been submitted to, and a letter of Water Availability (dated __/__/__) has been received from Tucson Water for the proposed residential uses (see Exhibit 3).

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

Existing water lines of Tucson Water are located immediately along the east boundary in the vicinity of the parcel, (see existing Tucson Water waterline reflected on Vicinity Map - Exhibit 1).

5. Water Demand Projections

5A. The planned zoning for the property is: CR-1. Therefore, for this site, with the afore-mentioned proposed residential zoning, the hypothetical build-out would be as shown:

PROJECT OVERVIEW					
Zoning	Land Use	Acres	Lots	Demand per home (ac-ft/year)	Net Est'd Demand (ac-ft/year)
CR-1	Residential	20.4	24	0.46	11.0

Based upon *Table A: Estimated Baseline Water Demand for Residential Land Uses*, the estimated water demand for the anticipated 10 residential lots: (10 x 0.46 acre/feet/home = 4.6 acre/feet per year).

5B. The water conservation requirements would be satisfied by a commitment to obtain certification under the Pima County Green

Building program, employing both indoor and outdoor conservation measures.

Since water service is to be provided by an existing Municipal Provider - Tucson Water, no new wells and no increased pumping of existing wells within one quarter mile of the site is anticipated, and the estimated yearly water demand of approximately 11.0 ac-ft is significantly less than 50 ac-ft/year, the following sections are not required.

6. Proximity to Renewable and Potable Water Supplies

not required

7. Groundwater-Dependent Ecosystems

not required

8. Groundwater Depth and Trends

not required

9. Geologic and Hydrogeologic Data

not required

10. Area Water Supply

not required

11. Well Test Data

not required

Since the proposed project is not anticipated to use over 50 acre-feet/year of water based upon the water demand calculator, and does have access to a renewable source of water, the following section is not required.

12. Drawdown Analysis

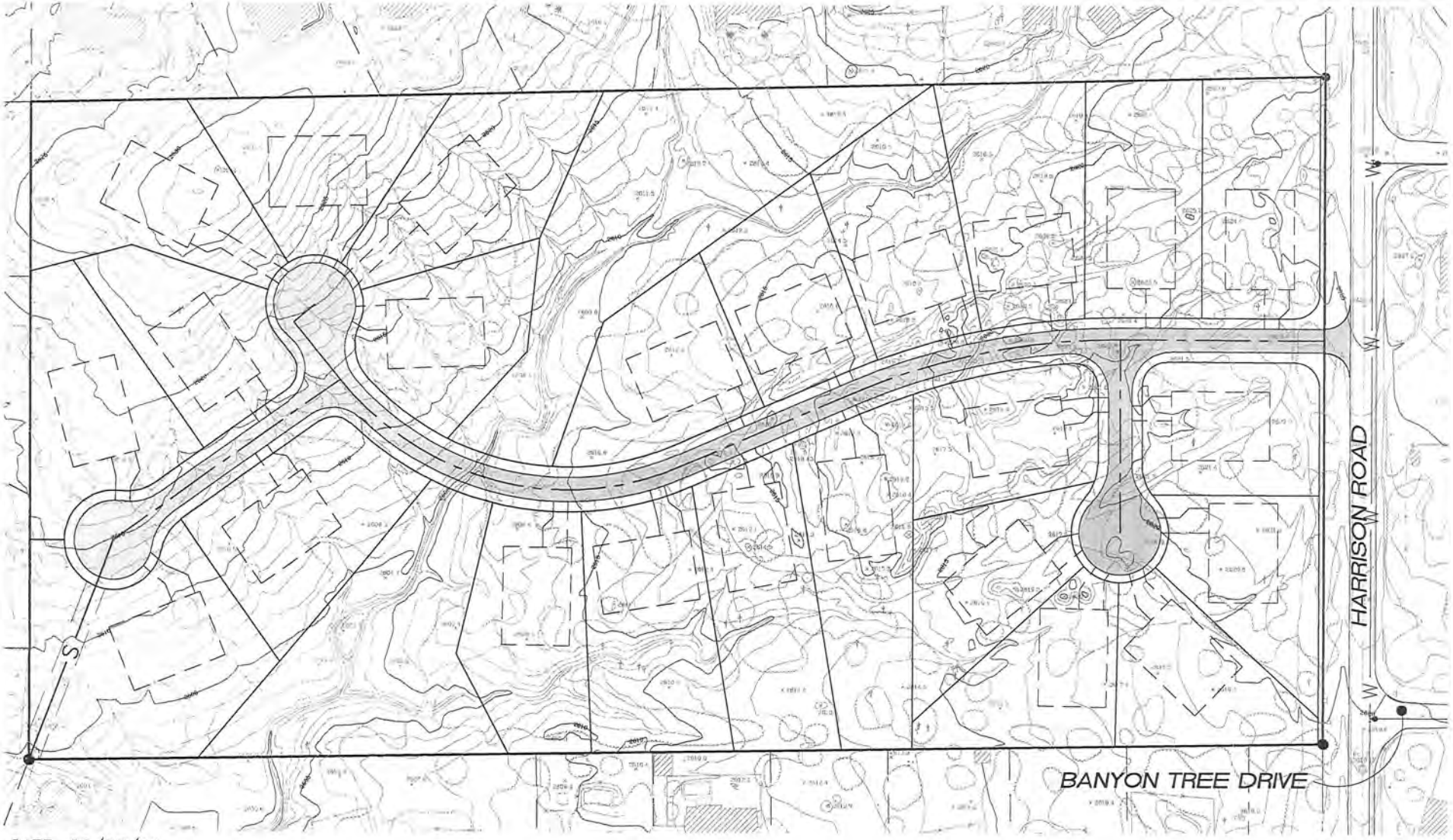
not required

References:

Mapping - by Arizona Department of Water Resources.

Appendix - Exhibits

Exhibit 1 .....Vicinity Map
Exhibit 2 .....Tucson AMA Map
Exhibit 3Water Availability Letter - from Tucson Water



DATE: 05/27/14

EXHIBIT 1
HARRISON ROAD PROJECT
VICINITY MAP

N

0 150

SCALE IN FEET

CONTOUR INTERVAL = 1'

Baker & Associates Engineering, Inc.

3561 E. Sunrise Drive, Suite #225 Tucson, Arizona 85718 (520) 318-1950 Fax (520) 318-1930

2005 TUCSON ACTIVE MANAGEMENT AREA LARGE MUNICIPAL PROVIDERS

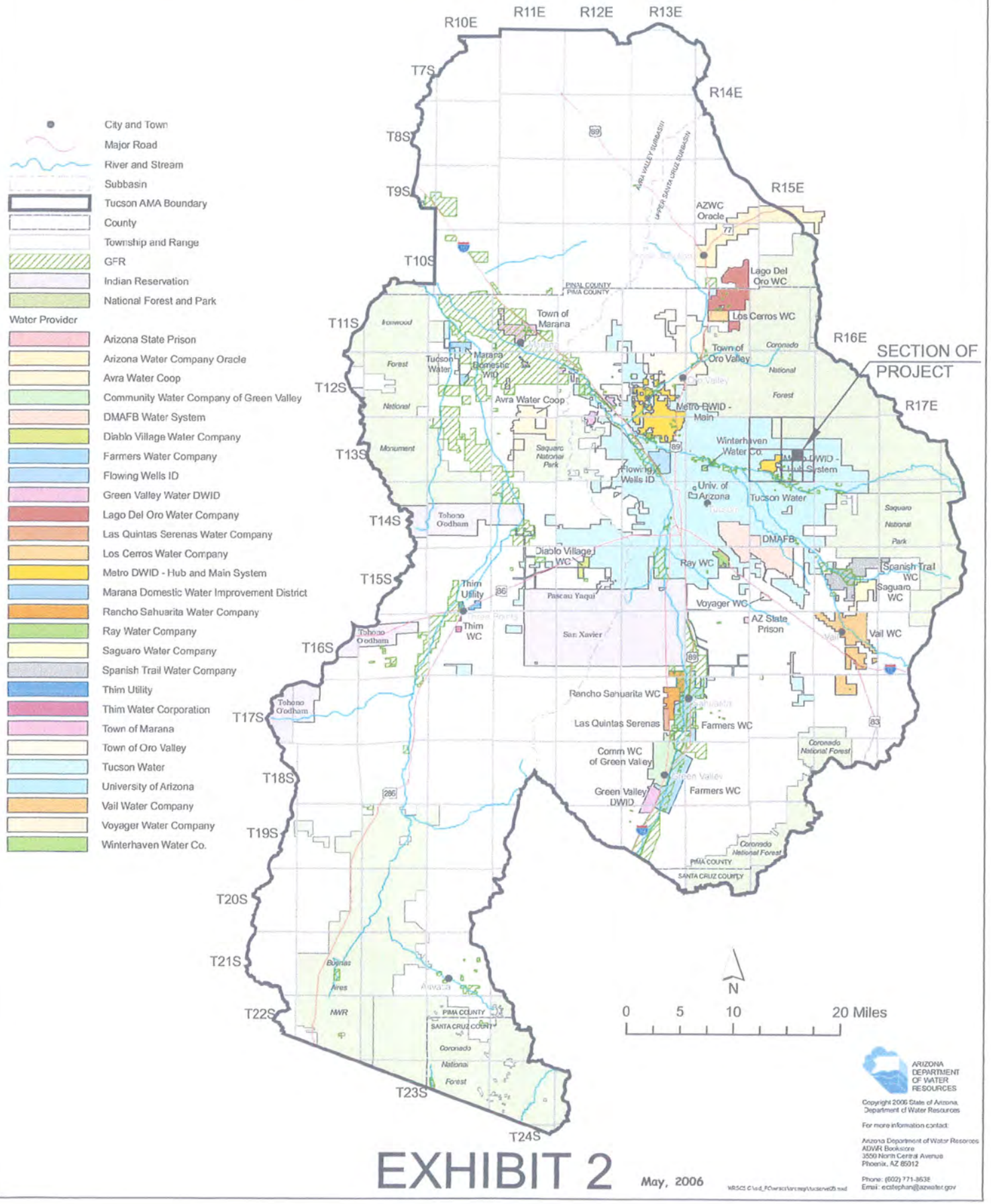


EXHIBIT 2

May, 2006

ARIZONA DEPARTMENT OF WATER RESOURCES

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For more information contact:

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