Belnor Vista Specific Plan

Approved by the Pima County Board of Supervisors June 22, 2021
RESOLUTION 2022-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 125 ACRES LOCATED ON THE SOUTH SIDE OF W. VALENCIA ROAD, APPROXIMATELY 400 FEET WEST OF THE INTERSECTION OF S. CAMINO DE LA TIERRA AND W. VALENCIA ROAD, IN SECTION 17 OF TOWNSHIP 15 SOUTH, RANGE 13 EAST, IN THE SOUTHWEST PLANNING AREA IN CASE P20SP00001, FIDELITY NATIONAL TITLE TR 60405, ET AL. - W. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT.

IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map in the Southwest Planning Area is amended to change the planned land use intensity category for approximately 125 acres, as referenced in P20SP00001 Fidelity National Title TR 60405, et al. - W. Valencia Road Specific Plan and Comprehensive Plan Amendment, located on the south side of W. Valencia Road, approximately 400 feet west of the intersection of S. Camino de la Tierra and W. Valencia Road in Section 17, Township 15 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Higher Intensity Urban (HIU), Medium Low Intensity Urban (MLIU), and Community Activity Center (CAC) to the Planned Development Community (PDC).

Section 2. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

Section 3. This Resolution shall become effective on the date of adoption.

Passed and adopted, this 15th day of March, 2022.

[Signature]
Chair, Pima County Board of Supervisors

ATTEST:

[Signature]
Clerk, Board of Supervisors

P20SP00001
APPROVED AS TO FORM:

Deputy County Attorney
Lesley M. Lukach

APPROVED:

Executive Secretary
Planning and Zoning Commission
COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Exhibit A

Taxcode: 138-26-319H, 320B, 320C, 320D, 6880, & Belnor Vista II

Higher Intensity Urban (HIU), Medium Low Intensity Urban (MLIU),
and Community Activity Center (CAC)
to Planned Development Community (PDC) 125.0 Acres +/-

Southwest Planning Area under Pima Prospers
Section 17, Township 15 South, Range 13 East

Planning and Zoning Commission Hearing: April 28, 2021 (Scheduled)
Board of Supervisors Hearing: June 22, 2021

Map Scale: 1:10,000
Map Date: July 16, 2021 / dms

District 5
Location:
Located on south side of W. Valencia Road, 400’ W. of
intersection of S. Camino de la Tierra and W. Valencia Road

Page 3 of 3
ORDINANCE 2022-6


IT IS ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

Section 1. The approximately 125 acres located on the south side of W. Valencia Road, approximately 400 feet west of the intersection of S. Camino de la Tierra and W. Valencia Road illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Map No. 63, is rezoned from the CR-3 (TDR-RA) (Single Residence – Transfer of Development Rights – Receiving Area) and GR-1 (TDR-RA) (Rural Residential – Transfer of Development Rights – Receiving Area) zones to the SP (Specific Plan) zone subject to the conditions in this ordinance and the Belnor Vista Specific Plan is hereby adopted and attached as Exhibit B (which has not been recorded but may be viewed at the office of the Pima County Development Services Department – Planning Division).

Section 2. Rezoning Conditions. The Belnor Vista Specific Plan (Exhibit B) is adopted subject to the conditions required by the Board of Supervisors and included in Part IV (Conditions of Approval) of the Belnor Vista Specific Plan.

Section 3. Amendments. The rezoning conditions adopted in by the Board of Supervisors and described in Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Pima County Zoning Code, Chapter 18.90.

Section 4. The effective date of this Ordinance is 30 days after adoption by the Board of Supervisors.
Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this 15th day of March, 2022.

Chair of the Board of Supervisors

Attest:

Deputy County Attorney
Lesley M. Lukach

Approved As To Edjim

Approved:

Executive Secretary, Planning and Zoning Commission

P20SP00001 2 of 3
EXHIBIT A

AMENDMENT NO. 72 BY ORDINANCE NO. 2022-6 TO PIMA COUNTY ZONING MAP NO. 63 TUCSON AZ. BEING ALL OF BELNOR VISTA II (BK 62, PG 53) AND A PART OF THE NW 1/4 OF SECTION 17 OF T13S R15E.

ADOPTED: March 15, 2022 EFFECTIVE: March 15, 2022

EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE FROM CR-3, GR-1 & GR-1 (TDR-RA) 125.0 ac
ds-July 16, 2021
Belnor Vista Specific Plan
Pima County, Arizona

Submitted to:

Pima County
Development Services Department
201 North Stone Avenue
Tucson, Arizona 85701

Prepared for:

Southern Arizona Land Trust Inc. (SALT)
3044 North Alvernon Way
Tucson, Arizona 85712

Prepared by:

The Planning Center
2 East Congress Suite 600
Tucson, Arizona 85701
Telephone: (520) 623-6146

&

Presidio Engineering
190 S. Stratford Dr. Suite 150
Tucson, Arizona 85716
Telephone: (520) 795-7255

Greenlight Traffic Engineering
14050 N 83rd Ave, Unit 290
Peoria, AZ 85381
 Telephone: (602) 499-1339

June 2021
# Introduction & Policy

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Introduction & Policy

In November 2010, Southern Arizona Land Trust Inc. (SALT) purchased 116 acres of the 125-acre Belnor Vista Specific Plan (BVSP) property (also hereinafter referred to as the Project) on the south side of Valencia Road, west of Camino de la Tierra (see Exhibit I.A.1: Location and Vicinity). At the time, the intent was to develop the property under its existing residential entitlements. However, as a result of the Great Recession and a change in Tucson Water’s service area policy, nothing was ever developed.

In August 2016, Tucson Electric Power (TEP) approached SALT with an interest in purchasing the property for a major solar array, but their due diligence was ultimately halted when they determined it would be too costly given the rocky terrain. TEP continues to show an interest but today, the vision for the subject property is much more than a solar array or traditional single-family residential subdivision with ancillary commercial uses along Valencia Road. Belnor Vista is envisioned to be a blend of carefully planned employment, residential, commercial and public uses appropriately balanced and buffered from adjoining land uses. This vision of the Project is discussed in detail on the first two pages of Section II (Land Use Proposal) of this Specific Plan and aligns perfectly with the policies of Pima Prospers. It is an exciting opportunity to create a uniquely integrated atmosphere of employment, commercial services, housing and public uses in the southwest portion of eastern Pima County.

As both a local non-profit and a support organization of the Pima County Industrial Authority (IDA), SALT is uniquely positioned to reimagine the property to provide the greatest benefit to the region and surrounding area. To that end, SALT proposes development of a major employment hub supported by new housing options and the potential for a regional County library that would have a tremendous community impact. The success of the proposed employment hub requires thoughtful integration of office, restaurants, commercial services and housing designed to minimize impacts on neighboring residences.

The 125-acre subject property is special due to its naturally sloping terrain and three (3) large hills, each at least 50 feet in height, that help break it up and create secluded settings. The property is also located along Valencia Road in the emerging Southwest Growth Area of the Tucson Metropolitan Region and is situated where it can provide needed commercial, civic and housing options. This Specific Plan is crafted to respond to the site’s location and unique character with a creative mix of land uses, development standards and engineering solutions. The intent of this Specific Plan is to provide flexibility in design and location of uses and permit increased height for major employers, creating a framework to help attract a wide spectrum of future end users while being sensitive to the neighboring context. Belnor Vista Specific Plan is an exciting infill project within an area of Pima County that needs new investment, housing and jobs.

A. Conformance with Pima Prospers

Belnor Vista Specific Plan is consistent with the goals and policies of the Pima County Comprehensive Plan, Pima Prospers. Like other Planned Development Community (PDC) designated projects, BVSP:

- is located on a major arterial roadway with access to public transportation;
- has direct pedestrian and bicycle access to surrounding neighborhoods;
- is a high-intensity mixed-use center with a full range of uses, including employment, housing, research and development opportunities, neighborhood-level commercial services, restaurants and public uses; and
is designed to allow for a mix of housing types including medium density single-family and lower density attached dwelling units.
Section I: Site Inventory
A. Existing Land Uses

1. Location and Regional Context

   The subject property is located southwest of Tucson on the south side of Valencia Road approximately three (3) miles west of Interstate 19 in the northwest quarter of Township 15S, Range 13E, Section 17. The approximately 125-acre property consists of the Belnor Vista II subdivision plat and five parcels along Valencia Road with the following Pima County Assessor’s Parcel Numbers (APNs): 13826320B, 13826320C, 13826320D, 138266880 and 13826319H. The four (4) parcels north of the 260 platted lots in Belnor Vista II are part of the original 116 acres purchased by SALT in 2010. APN 138-26-319H was purchased by SALT at the beginning of 2020 to better connect to existing sewer infrastructure and water service. See Exhibit I.A.1: Location and Vicinity.

2. Site History

   As mentioned previously, SALT purchased much of the BVSP property in November 2010. At purchase, the property had a plat for 260 homes and an assured water supply when the plat was recorded in 2007. The City of Tucson Mayor and Council passed Resolution #21602 on August 4, 2010 adopting a new water service area one month before escrow was opened on the purchase. The seller was a bank that had foreclosed on the property and any notices that may have been received regarding the change in water service were not disclosed to SALT. The resolution effectively removed the property from Tucson Water’s Obligated Service Area.

   Much of Belnor Vista Specific Plan was originally platted for 300 lots in 1979 via Pima County Case Number ZON09-79. A subsequent plat was later approved for 316 lots before the property was subdivided again into the existing Belnor Vista II Plat recorded on May 7, 2007. The Belnor Vista II plat created a 260-unit subdivision in the southern two-thirds of the subject property and excluded the remaining northern parcels for future commercial development. Per the plat, Sorrel Lane was realigned with a 90-foot right-of-way dedication extending through the center of the property north to Valencia Road. However, as a result of the Great Recession, Belnor Vista II was never developed and remains undeveloped today due to the change in water policy.

   In addition to the previously mentioned interest from TEP, in May 2019, the Pima County Administrator identified the property as a suitable location for a regional library of sufficient size to support a number of other County uses like a Sheriff’s substation integrated into the building or located nearby.

3. Existing Land Uses

   Though much of the property has been platted over the years, the property is currently vacant. See Exhibit I.A.3: Existing Land Uses.
4. **Existing On-Site Easements**

The property contains several easements. The major easements on-site are:

- 110-foot private drainageway per Book 33, Page 79 of Maps and Plats
- 50-foot public water easement by Belnor Vista II Plat
- 120-foot public non-motorized trail easement granted to Pima County by Belnor Vista II plat running through the southern third of the property
- 25-foot public electrical easement per Docket 9272, Page 1191
- 15-foot public electric right-of-way easement per Docket 4362, Page 547
- 5-foot public electric right-of-way easement per Docket 4381, Page 591

Remaining easements associated with the current Belnor Vista II subdivision plat, including access and utility easements, will be revisited and possibly replaced when the property is replatted.
Exhibit I.A.1: Location and Vicinity
5. **Comprehensive Plan Designations On-Site and Surroundings**

According to *Pima Prospers*, the property is located within the Southwest Planning Area and the Southwest Focused Development Investment Area. The existing land use designations on the site and adjacent properties are as follows:

- On-site: CAC (Community Activity Center), HIU (Higher Intensity Urban) and MLIU (Medium Low Intensity Urban)
- North: MFC (Multifunctional Corridor) and MLIU (Medium Low Intensity Urban)
- South: MLIU (Medium Low Intensity Urban)
- East: MFC (Multifunctional Corridor) and MLIU (Medium Low Intensity Urban)
- West: LIU-3.0 (Low Intensity Urban-3.0)

The entire property is subject to Special Area Policy S-29 Southwest Infrastructure Plan (SWIP) whereas only the four parcels north of Belnor Vista II are subject to Rezoning Policy RP-71 W. Valencia Road.

*See Exhibit I.A.5: Comprehensive Plan Designations.*

6. **Surrounding Land Uses**

The property is currently vacant with no existing businesses in the vicinity except for a QuikTrip convenience store and gas station located at the southwest corner of Camino de la Tierra and Valencia Road. Otherwise, the nearest commercial center is located about a half-mile east at the intersection of Valencia and Cardinal Avenue. Existing land uses for surrounding properties are identified in *Table I.A.6*.


**Table I.A.6.a: Existing Off-site Land Uses**

<table>
<thead>
<tr>
<th>North</th>
<th>Vacant, Major Scenic Route</th>
</tr>
</thead>
<tbody>
<tr>
<td>South</td>
<td>Vacant, Single-Family Residential (SFR)</td>
</tr>
<tr>
<td>East</td>
<td>Vacant, Commercial and Single-Family Residential (SFR)</td>
</tr>
<tr>
<td>West</td>
<td>Single-Family Residential (SFR)</td>
</tr>
</tbody>
</table>

7. **Pending Rezonings, Plats, or Development Plans**

There are no pending rezonings, plats or development plans in proximity to the subject property.
Exhibit I.A.3: Existing Land Uses

LEGEND

- **Specific Plan Boundary**

FILE NAME: SLT-01_parcel_aerial_f08.mxd
SOURCE: Pima County GIS, 2019
Exhibit I.A.5: Comprehensive Plan Designations

LEGEND

Specific Plan Boundary Parcels

PIMA COUNTY COMPREHENSIVE PLAN

Low Intensity Urban 1.2
Low Intensity Urban 3.0
Medium Low Intensity Urban
High Intensity Urban
Community Activity Center
Multifunctional Corridor

FILE NAME: SLT-01_comprehensive_plan_64.8.mxd
SOURCE: Pima County GIS, 2019
B. **Topography and Grading**

The rezoning site’s topography is comprised of low foothills, a ridgeline and two main peaks that transition into sloping plains which drain into three main washes.

These three washes drain to the west confluencing with each other in the western portion of the site just upstream of Camino De La Tierra.

The ridgeline is located at the north end of the site and runs parallel to Valencia Road.

The two peaks are located in the northern third of the site with one each adjacent to the site’s east and west boundaries. There is also a smaller hill located within the center of the site.

1. **Topographic Characteristics**

The existing conditions contours and topographic features are depicted within Exhibit I-B.

   a. **Restricted Peaks & Ridges**

   There are no designated restricted peaks or ridges on the property.

   b. **Rock Outcroppings, etc.**

   The site contains areas where the underlying rock base is visible due to wind or runoff erosion and/or man-made activities as well as both minor and significant rock outcroppings.

   The most significant rock outcropping consists of the peak and ridge feature that is located along the midpoint of the Project’s western boundary.

   Although less prominent with respect to overall land area and topographic relief are a group of rock outcroppings located within the central portion of the site.

   c. **Slope of 15% or Greater**

   The Project site does contain some slopes of fifteen percent (15%) or greater which are both longer than fifty feet (50’), when measured in any horizontal direction, and higher than seven-and-one-half feet (7.5’) when measured vertically.

   Additionally, the site contains select slope areas of 25% or greater via the same definition referenced above.

   The majority of the above described slopes are predominantly located within the rezoning site’s northern half with some isolated slopes located within the southern half of the site.
d. **Other Significant Topographic Features**

   Other than the aforementioned peaks, ridges and washes there are no other significant topographic features pertaining to the site.

e. **Existing Grading and/or Ground Disturbance**

   Although the majority of the site exists in its natural site, a minor amount of ground disturbance was created via the installation of the following utility and previous Project improvements:

   - Existing 42" CCP Tucson Water transmission main per PNs 032-1967 and 226-1995 traversing the northern third of the site from west to east. This main runs within an existing 50’ easement (Bk. 62, Pg. 53 M&P and Dkt. 3123, Pg. 476).

   - Existing 26" and 30" El Paso Natural Gas mains. These mains traverse the southern third of the site from west to east. The mains run within an existing 120’ wide El Paso Natural Gas easement.

   - Existing minor pad grading and bank protection installation associated with the Development Plan for the Valencia Commercial project per Pima County Activity No. P1208-026. These improvements are located within the northeast corner of the rezoning site.

   - Existing overhead TEP 3 Phase primary and overhead subtransmission lines running within a 25’ easement along the Project’s frontage with Valencia Road. There is also an existing TEP overhead 3 Phase line extending south from Valencia Road across the northeastern corner of the site. This line lies within a 25’ easement (Dkt. 9272, Pg. 1191).

2. **Pre-Development Average Cross Slope**

   The average cross-slope calculation for the subject property, in accordance with Chapter 18.61 (Hillside Development Zone), is as follows:

   \[
   \text{ACS} = \frac{I \times L \times 0.0023}{A}
   \]

   Interval (I) = 2’
   Total length of contours in feet (L) = 233,499’
   Area in acres (A) = 125

   \[
   \text{ACS} = \frac{2’ \times 233,499’ \times 0.0023}{125}
   \]

   The resultant Average Cross Slope (ACS) = 8.59%
C. **Hydrology**

1. **Off-Site Hydrology**
   
   See Exhibit I.C.4: Existing Hydrology.

2. **On-Site Hydrology**
   
   **f. Flood Control Resource Areas**
   
   Flood Control Resource Areas, designated by Pima County, generally correspond to the floodplains for the three offsite regulatory watercourses which enter the Project site at concentration points N1, S1, and V1.

   **g. Concentration Points and 100-Year Peak Discharges**
   
   For existing conditions, on-site stormwater runoff generally flows to one of the three regulatory watercourses, then easterly to exit the Project site at concentration point N2. On-site watersheds, concentration points, and 100-year flow values have been identified on the attached exhibit, and are summarized in the following table.

<table>
<thead>
<tr>
<th>Concentration Point</th>
<th>Area (acres)</th>
<th>Q100 (cfs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>E1</td>
<td>1.4</td>
<td>9</td>
</tr>
<tr>
<td>E2</td>
<td>20.6</td>
<td>137</td>
</tr>
<tr>
<td>E3</td>
<td>3.5</td>
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<tr>
<td>E4</td>
<td>2.1</td>
<td>14</td>
</tr>
<tr>
<td>E5</td>
<td>5.4</td>
<td>36</td>
</tr>
<tr>
<td>E6</td>
<td>13.2</td>
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<tr>
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<td>294</td>
</tr>
<tr>
<td>E8</td>
<td>7.5</td>
<td>46</td>
</tr>
</tbody>
</table>

   **h. FEMA-Designated and Locally Identified Floodplains**
   
   The Project site is shown on Flood Insurance Rate Map 04019C2270L (FEMA, June 16, 2011). Portions of the Project site are located in Zone A, which are “special flood hazard areas subject to inundation by the 1% annual chance flood, no base flood elevations determined.”

   These 100-year floodplains lie along the three regulatory watercourses which enter the Project site at concentration points V1, N1, and S1. See Exhibit I.C.4: Existing Hydrology.

   **i. Floodplain Delineation**
The 100-year floodplains for the three regulatory watercourses which enter the Project site at concentration points V1, N1, and S1 have been mapped by FEMA.

j. **Determination of Regulatory Sheet Flood Areas**
Not applicable

k. **Sources of Perennial Surface Water**
Not applicable

l. **Erosion Hazard Setbacks**

<table>
<thead>
<tr>
<th>Concentration Point</th>
<th>Q100 (cfs)</th>
<th>Setback (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>V1</td>
<td>305</td>
<td>25</td>
</tr>
<tr>
<td>S1</td>
<td>280</td>
<td>25</td>
</tr>
<tr>
<td>N1</td>
<td>947</td>
<td>50</td>
</tr>
<tr>
<td>N2</td>
<td>1430</td>
<td>50</td>
</tr>
</tbody>
</table>

m. **Regulated Riparian Habitat**
Pima County indicates that riparian habitat designated as Xeroriparian “C” is located within the northern third of the site and is generally located within the limits of the northern two washes.

A portion of this habitat has previously been disturbed by the installation of Tucson Water’s 42” transmission main per PNs 032-1967 and 226-1995.

n. **Flow Arrows for Non-Regulatory Flows**
Flow arrows for all discharges flowing off the Project site are indicated on Exhibit I.C.4: Existing Hydrology.

o. **Existing Drainage Easements**
None

p. **Existing Drainage Infrastructure**
An existing 60-inch reinforced concrete pipe (RCP) is located at concentration point V1. The RCP conveys offsite runoff under Valencia Road to discharge within the on-site regulatory watercourse.

Four 24-inch corrugated metal pipes (CMP) are located at concentration point N2. The CMPs convey low flows under Camino de la Tierra from the on-site regulatory watercourse to downstream offsite properties.

3. **Hydrology**
a. **Features of the Watersheds that may be Affected**

The Project site is not located within a designated critical basin.

b. **Acreage and 100-Year Peak Discharge of Upstream Watersheds**

Offsite stormwater runoff within regulatory watercourses originates from upstream watersheds located north and west of the Project site. Concentration points and 100-year flow values have been identified on the attached exhibit, and are summarized in the following table. Regulatory flows greater than 100 cfs exist at concentration points N1, N2, S1, and V1.

Concentration points N1, S1, and V1 are located where the watercourses enter the Project site. The three watercourses combine on-site, then exit the Project site at concentration point N2.

<table>
<thead>
<tr>
<th>Concentration Point</th>
<th>Area (acres)</th>
<th>Q100 (cfs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>V1</td>
<td>61.5</td>
<td>305</td>
</tr>
<tr>
<td>S1</td>
<td>50.9</td>
<td>280</td>
</tr>
<tr>
<td>N1</td>
<td>278.8</td>
<td>947</td>
</tr>
<tr>
<td>N2</td>
<td>532.3</td>
<td>1430</td>
</tr>
</tbody>
</table>

Local offsite watersheds contribute runoff along all four sides of the Project site. Concentration points and non-regulatory 100-year flow values have been identified on the attached exhibit, and are summarized in the following table.

<table>
<thead>
<tr>
<th>Concentration Point</th>
<th>Area (acres)</th>
<th>Q100 (cfs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>O1</td>
<td>0.2</td>
<td>1</td>
</tr>
<tr>
<td>O2</td>
<td>4.6</td>
<td>32</td>
</tr>
<tr>
<td>O3</td>
<td>0.4</td>
<td>3</td>
</tr>
<tr>
<td>O4</td>
<td>4.0</td>
<td>28</td>
</tr>
<tr>
<td>O5</td>
<td>7.0</td>
<td>34</td>
</tr>
<tr>
<td>O6</td>
<td>1.0</td>
<td>9</td>
</tr>
<tr>
<td>O7</td>
<td>1.0</td>
<td>7</td>
</tr>
<tr>
<td>O8</td>
<td>1.5</td>
<td>11</td>
</tr>
</tbody>
</table>

c. **Methodology to Determine Erosion Hazard Setbacks**

In accordance with Pima County regulations, erosion hazard setbacks along regulatory watercourses are based on the corresponding 100-year discharge.

d. **Methodology to Determine 100-Year Floodplains**
The 100-year floodplains for the three regulatory watercourses which enter the Project site at concentration points V1, N1, and S1 have been mapped by FEMA.
D. Biological Resources

1. Conservation Lands System
   According to the Pima County Conservation Lands System (CLS) Map, the entire site is outside of the CLS limits.

2. Priority Conservation Area (PCA)
   a. *Pima Pineapple Cactus*
      The site is not located within the Pima Pineapple Cactus Priority Conservation Area (PCA).
   b. *Needle-Spined Pineapple Cactus*
      The site is not located within the Needle-Spined Pineapple Cactus PCA.
   c. *Cactus Ferruginous Pygmy Owl*
      The site is not located within a Priority Conservation Area for the cactus ferruginous pygmy-owl.
   d. *Western Burrowing Owl*
      The site is not located within a Priority Conservation Area for the western burrowing owl.

3. Sagueros and Ironwood Trees
   An inventory was conducted in March of 2020. A total 932 sagueros were identified, 444 of which were six feet in height or less and 488 were over six feet in height. The majority of sagueros are located on the large hills on the western site boundary and northern ridge adjacent to Valencia Road.

   There were no ironwood trees present on the site.

4. Habitat Protection/ Community Open Space
   Per the Sonoran Desert Conservation Plan, the site is not identified for habitat protection or community open space.
E. Transportation

1. Existing and Planned Off-Site Streets

No new off-site roads are planned to be built with this Project. Traffic generated on-site will utilize the existing off-site street network.

a. Rights-of-Way and Capacity

The site is located in Pima County, on Valencia Road approximately 400 feet west of Camino de la Tierra except for an undevelopable portion of land that extends along hillside/floodplain wash area to Camino de la Tierra. Characteristics of streets within two miles of the subject property are in Table I.E.1.a: Roadway Inventory and are further discussed in section 2.3 of the accompanying Traffic Impact Study (TIS) submitted under separate cover. The nearest major north-south route is at the intersection of Valencia Road and Cardinal Avenue, approximately one-half (1/2) mile east of the property.

Table I.E.1.a: Roadway Inventory

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Existing Right-of-Way*</th>
<th>Number of Travel Lanes</th>
<th>Capacity***</th>
<th>Speed Limit*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Valencia Road</td>
<td>145-170 feet</td>
<td>4</td>
<td>35,820</td>
<td>45</td>
</tr>
<tr>
<td>Camino de la Tierra</td>
<td>90-100 feet</td>
<td>2</td>
<td>14,040</td>
<td>35</td>
</tr>
<tr>
<td>Cardinal Avenue</td>
<td>90-100 feet</td>
<td>2</td>
<td>14,040</td>
<td>35</td>
</tr>
<tr>
<td>Mission Road</td>
<td>60 feet</td>
<td>2</td>
<td>15,930</td>
<td>45</td>
</tr>
<tr>
<td>Drexel Road</td>
<td>80 feet</td>
<td>2</td>
<td>15,930</td>
<td>40</td>
</tr>
<tr>
<td>Irvington Road</td>
<td>120 feet</td>
<td>2</td>
<td>15,930</td>
<td>45</td>
</tr>
<tr>
<td>Los Reales Road</td>
<td>150 feet</td>
<td>2</td>
<td>14,040</td>
<td>35</td>
</tr>
<tr>
<td>Camino de Oeste</td>
<td>150 feet</td>
<td>2</td>
<td>15,930</td>
<td>45</td>
</tr>
<tr>
<td>Mark Road / Joseph Avenue</td>
<td>60-90 feet</td>
<td>2</td>
<td>15,930</td>
<td>45</td>
</tr>
</tbody>
</table>

Source: *PimaMaps (2020), **Pima County Major Streets and Scenic Routes Plan (2015), ***Florida Department of Transportation (2020)

Valencia Road

Valencia Road is shown on PimaMaps to have an existing right-of-way (ROW) width between 145 and 170 feet and a posted speed limit of 45 mph. The Pima County Major Streets and Scenic Routes Plan (MSSRP) classifies the road as a high-volume arterial and major scenic route with a planned ROW width of 200 feet. It is also listed by the Bicycle and Pedestrian Program as a bike route with striped shoulder.
Camino de la Tierra
Camino de la Tierra is shown on PimaMaps as a major local road with an existing right-of-way width between 90 and 100 feet and has a posted speed limit of 35 mph. The ultimate right-of-way is 100 feet. Camino de la Tierra is identified as a local street by the Pima County Bicycle and Pedestrian Program.

Cardinal Avenue
Cardinal Avenue is shown on PimaMaps to have an existing right-of-way width of 90 to 100 feet and has a posted speed limit of 35 mph. The Pima County MSSRP identifies the road as a collector with an 80-foot wide right-of-way. Cardinal Avenue is identified as a major street with no bike lanes or paved shoulders by the Pima County Bicycle and Pedestrian Program.

Mission Road
Mission Road is identified by the Pima County Bicycle and Pedestrian Program as a major street with no bike lanes or paved shoulders. PimaMaps shows Mission Road having a right-of-way width of 60 feet. The Pima County MSSRP does not identify Mission Road as a major street or route in this area as this portion is located with the San Xavier District of the Tohono O’odham Nation.

Drexel Road
Drexel Road has an existing right-of-way width of 80 feet and has a posted speed limit of 40 mph. The Pima County MSSRP identifies the road as a collector east of Cardinal Avenue with an 80-foot right-of-way. PimaMaps identifies Drexel Road as a minor local road west of Cardinal Avenue. The Pima County Bicycle and Pedestrian Program identifies the portion of Drexel Road west of Mission Road as a major street with no bike lanes or paved shoulders. East of Mission Road, Drexel Road is identified as a bike route with stripe shoulder.

Irvington Road
Irvington Road has a posted speed limit of 45 mph and an existing right-of-way width of 120 feet. The Pima County MSSRP identifies Irvington Road as a medium volume arterial and a major scenic route with an ultimate right-of-way of 150 feet. The Pima County Bicycle and Pedestrian Program identifies the road as a bike route with striped shoulder.

Los Reales Road
Los Reales Road is shown on PimaMaps with an existing right-of-way width of 150 feet and a posted speed limit of 35 mph. It is also listed by the Bicycle and Pedestrian Program as a bike route with striped shoulder. The MSSRP identifies Los Reales Road as a collector between Mission Road and Cardinal Avenue with an 80-foot right-of-way. Mapguide identifies Los Reales as a major local road west of Cardinal Avenue.
Camino de Oeste
Camino de Oeste is listed as a minor local road with a right-of-way width of 150 feet. The posted speed limit is 45 miles per hour. The Pima County Bicycle and Pedestrian Program identifies the road as a bike route with striped shoulder.

Mark Road / Joseph Avenue
Mark Road / Joseph Avenue is shown on PimaMaps to have existing right-of-way widths that vary between 60 and 90 feet. The posted speed limit is 45 mph. The Pima County MSSRP identifies Mark Road Mark Road / Joseph Avenue as a low volume arterial with an ultimate right-of-way of 90 feet. The road is also listed as a key connecting street by the Pima County Bicycle and Pedestrian Program.

b. Present Average Daily Trips (ADT) for Existing Streets

Table I.E.1.b Average Daily Trips identifies traffic counts on roadways within two (2) miles of the Project site, generated by Pima Association of Governments (PAG) Roadway Segment Traffic Counts.

<table>
<thead>
<tr>
<th>Road</th>
<th>Average Daily Trips (Year Taken)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Valencia Road (Camino de la Tierra to Cardinal Avenue)</td>
<td>34,147 (2019)</td>
</tr>
<tr>
<td>Valencia Road (Camino de la Tierra to Camino de Oeste)</td>
<td>30,218 (2019)</td>
</tr>
<tr>
<td>Camino de la Tierra (Valencia Road to Bilby Road)</td>
<td>3,161 (2019)</td>
</tr>
<tr>
<td>Camino de la Tierra (Valencia Road to Los Reales Road)</td>
<td>6,064 (2019)</td>
</tr>
<tr>
<td>Cardinal Avenue (Valencia Road to Bilby Road)</td>
<td>10,706 (2019)</td>
</tr>
<tr>
<td>Cardinal Avenue (Valencia Road to Los Reales Road)</td>
<td>7,618 (2019)</td>
</tr>
<tr>
<td>Mission Road (Valencia Road to Drexel Road)</td>
<td>11,402 (2019)</td>
</tr>
<tr>
<td>Mission Road (Valencia Road to Los Reales Road)</td>
<td>8,524 (2019)</td>
</tr>
<tr>
<td>Drexel Road (Cardinal Avenue to Mission Road)</td>
<td>12,123 (2019)</td>
</tr>
<tr>
<td>Irvington Road (Cardinal Avenue to Camino de Oeste)</td>
<td>7,046 (2019)</td>
</tr>
<tr>
<td>Los Reales Road (Cardinal Avenue to Sorrel Lane)</td>
<td>9,588 (2019)</td>
</tr>
<tr>
<td>Los Reales Road (Cardinal Avenue to Mission Road)</td>
<td>8,458 (2019)</td>
</tr>
<tr>
<td>Camino de Oeste (Tetakusim Road to Valencia Road)</td>
<td>7,634 (2019)</td>
</tr>
<tr>
<td>Mark Road / Joseph Avenue (Valencia Road to Irvington Road)</td>
<td>5,437 (2019)</td>
</tr>
<tr>
<td>Mark Road / Joseph Avenue (Valencia Road to Los Reales Road)</td>
<td>2,101 (2019)</td>
</tr>
</tbody>
</table>

c. **Existing Bicycle and Pedestrian Ways**

According to PimaMaps and the Pima County Regional Bike Map (PCRBM), there are existing bicycle routes with striped shoulders on Valencia Road, Irvington Road, Los Reales Road, and Camino de Oeste. Mark Road / Joseph Avenue is listed as a key connecting street by the PCRBM. Existing sidewalk and bicycle facilities were installed with the Valencia Road improvements. An existing hard-surface path runs along the northern side of Tetakusim Road approximately three-quarters (3/4) of a mile south of the property. See Exhibit I.G.1: Parks, Recreation and Trails.

d. **Scheduled Roadway Improvements**

According to the Pima Association of Governments (PAG) 2045 Regional Mobility and Accessibility Plan, the Valencia Road #3 (RMAP ID#156.398) is the only roadway project in the vicinity anticipated by 2025. The planned project would widen Valencia Road from four (4) lanes to six (6) from Camino Verde to Mission Road. Bike lanes and sidewalk improvements are also anticipated as part of the project. The planned expansion of Valencia Road would minorly affect the subject property.

2. **Distances from the Site to Existing Driveways and Intersections**

*Exhibit I.E.2: Distance to Existing Driveways* has been provided to give more detailed information on the distance from the site to the nearest intersections and driveways.

3. **Bus Routes**

Sun Tran has two (2) bus routes in the vicinity. Bus Route #27 - *Midvale Park* travels Valencia Road along the northern edge of the property boundary. This route is active Monday through Friday from 5:20 a.m. to 10:55 p.m. with service between the Laos Transit Center and the Casino Del Sol Park and Ride lot. The nearest bus stops for this route are located near the intersection of Valencia Road and Camino de la Tierra. The second bus route, # 29 – Valencia, travels south on Cardinal Avenue and turns west along Los Reales Road and on to Casino Del Sol. This route is active Monday through Friday from 5:35 a.m. to 11:50 p.m. with service between the Laos Transit Center and the Casino Del Sol Park and Ride lot. Multiple bus stops are served along this route, with the stop located on Sorrel Lane south of Los Reales Road being the nearest to the property.

The traffic map addresses the right-of-way requirements as outlined for the Transportation section of the Pima County Site Analysis Requirements (October 2017) for major roads within a two-mile radius of the Project. See *Exhibit I.E.1: Transportation*. It also addresses roads adjacent to the site. Existing right-of-way information was obtained from PimaMaps. Future right-of-way information was obtained from the Pima County MSSRP.
Exhibit I.E.1: Transportation

LEGEND
- Specific Plan Boundary
- Major Street
- Street
- Scenic Route
- Bike Route
- Bus Routes
- 27 - Midvale Park
- 29 - Valencia
- Bus Stop

FILE NAME: SLT-01_transport_0x8.mxd
SOURCE: Pima County GIS, 2019
Exhibit I.E.2: Distance to Existing Driveways
F. Sewers

1. Size and Location of Existing Sewers
   The following summary provides a description of the location and size of existing public sewer lines that are adjacent to the site. The locations of these sewer lines are also graphically depicted on Exhibit I.F.1.b: Existing Sewer Network.

   There is only one location where an existing public gravity sewer line runs directly adjacent to the site’s boundary. This occurs where the northern portion of the site’s east boundary fronts along S. Camino De la Tierra. At this location there is an existing 8” public gravity sewer per PN G-2015-033.

   There are also two other areas where there are existing public gravity sewers located within adjacent developed residential subdivisions.

   The first area is the Las Palomas residential subdivision (Bk. 23, Pg. 39) which runs along the southern two-thirds (2/3) of the site’s eastern boundary. There is an existing 8” public gravity sewer system within the subdivision’s public street rights-of-way.

   The second area of adjacent public gravity sewer lines occurs within the two residential subdivisions that lie south of and adjacent to the south boundary of the site. These subdivisions are Presidio Ridge (Bk. 59, Pg. 73) and Mission Ridge (Bk. 33, Pg. 38). Existing 8” public gravity sewer lines are located within W. Center Mountain Way per PN G-2004-145, W. Avenida Montana Alta per PN G-2002-080 and S. Sorrel Lane per PN G-2002-085.

   Additionally, a formal Type I Capacity Response letter (No. P20WC00072) has been obtained from the Pima County Regional Water Reclamation District (PCRWRD) as presented on Exhibit I.F.1.a: Wastewater Letter.

2. Site Constraints to Gravity Service
   There appears to be only one existing public gravity sewer that may be able to provide public gravity sewer conveyance to the entire site. This is the existing 8” public gravity sewer (PN G-2015-033) located within S. Camino De la Tierra.

   However, there are several challenges to providing a gravity sewer extension into the site from this existing sewer. The challenges are to define an alignment(s) that provide sufficient cover, separation, avoidance and mitigation (protection) to deal with the following site features:

   a. Existing 42” CCP Tucson Water transmission main per PNs 032-1967 and 226-1995 traversing the northern third of the site from west to east. This main runs within an existing 50’ easement.
b. Existing 26" and 30" El Paso Natural Gas mains. These mains traverse the southern third of the site from west to east. The mains run within an existing 120' wide El Paso Natural Gas easement.

c. Three watercourses which drain across the northern two thirds of the site. These watercourses confluence within the rezoning just west of Camino De la Tierra.

d. Various peaks and ridges that are primarily located within the northern third of the rezoning site.
April 27, 2020

Tanya Washington
PRESIDIO ENGINEERING, INC.
190 S Stratford Dr., Ste 105
Tucson, Arizona 85716

Sewerage Capacity Investigation No. P20WC00072 Type I

RE: Type I: Belnor Vista Rezoning, Parcels 13826320C, 138490010, 138490020, 138490030, 138490040, 138490050, 138490060, 138490070, 138490080, 138490090, 138490100, 138490110, 138490120, 138490130, 138490140, 138490150, 138490160, 138490170, 138490180, 138490190, 138490200, 138490210, 138490220, 138490230, 138490240, 138490250, 138490260, 138490270, 138490280, 138490290, 138490300, 138490310, 138490320, 138490330, 138490340, 138490350, 138490360, 138490370, 138490380, 138490390, 138490400, 138490410, 138490420, 138490430, 138490440, 138490450, 138490460, 138490470, 138490480, 138490490, 138490500, 138490510, 138490520, 138490530, 138490540, 138490550, 138492610, 138492620, 138492630, 138492640

Estimated Flow 103,560 gpd (ADWF).

Greetings:

The above referenced project is tributary to the Agua Nueva Water Reclamation Facility via the Southwest Interceptor.

Capacity is currently available for a project this size in the public sewer G-2015-033, downstream from manhole 2547-08.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. 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, CEA Sr.
Exhibit I.F.1.b: Existing Sewer Network

- Existing Manhole ID# 2547-08
- Existing Manhole ID# 2547-08A
- Existing Manhole ID# 5294-20
- Existing Manhole ID# 5294-19
- Existing Manhole ID# 3803-05
- Existing Manhole ID# 3645-03

Legend:
- Specific Plan Boundary
- Existing 8" Public Sewer, Flow Direction
- Existing Sewer Manhole
G. Recreation

1. Existing Recreational Facilities On-Site and Within One Mile

There are two (2) existing park facilities in the vicinity. Mission Ridge Park is an approximately six-acre park located one-third (1/3) of a mile to the east of the property. Ebenee Marie Moody Park is an approximately five-acre park located on Cardinal Avenue two-thirds (2/3) of a mile to the east. See Exhibit I.G.1: Parks, Recreation and Trails.

2. Trails

According to the Pima Regional Trail System Master Plan (PRTSMP), several single-track trails are located within one (1) mile of the property. One trail, the Gas Pipeline (Trail ID ST023), runs through the southern portion of the property. The other trails are located as follow:

- Bilby Road (Trail ID ST106) runs along Bilby Road approximately one half (1/2) mile to the north.
- West Branch Santa Cruz River (Trail ID ST014) is located approximately one (1) mile to the south.
- Cardinal Avenue (Trail ID ST019) runs along Cardinal Avenue approximately two-thirds (2/3) of a mile to the east.
- The Beehive Trail (Trail ID ST101) is located approximately 1 mile to the north.

See Exhibit I.G.1: Parks, Recreation and Trails.
Exhibit I.G.1: Parks, Recreation and Trails

LEGEND

- Specific Plan Boundary
- 1-Mile Radius
- Park
- Major Street
- Street
- Singletrack Trail
- Greenway

FILE NAME: SLT-01_recreation_6x8.mxd
SOURCE: Pima County GIS, 2019
H. Cultural Resources: Archaeological and Historic Sites

1. Records Check: Arizona State Museum Letter
   An Arizona State Museum Records check was completed as part of a larger cultural resources inventory conducted in 2016. See Cultural Resources Report 2016-62 submitted under separate cover.

2. Survey Title
   See Cultural Resources Report 2016-62 submitted under separate cover.

I. Composite Map
   The composite map graphically illustrates the summation of topographic, hydrologic and biological opportunities and constraints identified during the inventory and analysis process. See Exhibit I.I: Composite Map.
Exhibit I.1: Composite Map
Section II: Land Use Proposal
A. Project Overview

1. Proposed Zoning Boundaries

This proposal, in conjunction with a comprehensive plan amendment, requests rezoning the approximately 125-acre property from GR-1 (Rural Residential) and CR-3 (Single Residence Zone) to Specific Plan (SP) with a blend of two (2) land use designations. Proposed land use boundaries are shown in Exhibit II.B: Conceptual Land Use Plan.

2. Project Description

a. Proposed Development Use and Type

Belnor Vista Specific Plan envisions the creation of an employment hub with supporting commercial services and housing in the emerging Southwest Growth Area. Situated along a major thoroughfare, this hub will provide convenient employment opportunities and services to the surrounding community. The plan includes two (2) land uses, each uniquely suited to a specific portion of the property. Proposed designations consist of Campus Core and Residential Neighborhood. Descriptions for each land use designation are detailed as follows:

Campus Core (CC)

Located in the central and northern portions of the property, the Campus Core designation is envisioned as the main employment driver and core identity of the Project. The goal is for the creation of a campus setting nestled into the natural character of the site. The flexible nature of this designation allows creative adaptation for campus employment to develop with a potential range of uses from educational, office, research and development and light manufacturing, to higher density housing and civic uses such as a fire station or regional library. Though the primary use will be campus-style major employment, commercial development to support and enhance the primary uses on-site and improve accessibility to local services for existing residents is encouraged. Campus Core also features a residential component to expand new housing options in the area and provide a residential transition from the Campus Core employment hub to housing planned in the Residential Neighborhood land use designation. The ultimate development mix, building sizes and configurations will be determined by the end user(s), with final design being determined during the development plan process.

The areas of the property situated along Valencia Road offer an ideal location for dining and convenience options as well as hospitality. Such uses would support the core employment and residential uses on-site as well as provide additional services and employment opportunities for
neighboring areas and communities such as Star Valley to the west. The planned expansion of Valencia Road indicates the roadway’s regional transportation significance and future growth potential. Maximizing the limited frontage along this portion of the roadway will be critical to the success of commercial uses. Design and theming will also be crucial to differentiate this area from typical commercial developments.

Residential Neighborhood (RN)

Residential uses are proposed in the southern and eastern portions of the property. The Residential Neighborhood designation acts as a buffer between existing adjacent residential developments and future employment uses in the Campus Core. Transitioning between these uses will not only minimize the effects of higher intensity development, but will add a variety of quality, attainable housing to the area. Anticipated residential densities for this designation will be comparable to neighboring residential development designated MLIU (2.5-5 RAC) in the Pima County Comprehensive Plan.

b. Project Response to Site Opportunities and Constraints

The property’s existing character lends itself to the proposed combination of land uses. The preservation of hillsides and wash areas will separate on-site uses and buffer them from neighboring development. The Campus Core takes advantage of rolling terrain to create a secluded atmosphere. One- and two-story residential development will be situated in the higher elevations to maximize surrounding views, whereas taller buildings will be centrally located on lower lying land. Undevelopable areas have the potential to be preserved as functional open space, further enhancing the site’s character with on-site views of natural desert scenery including saguaro-studded hillsides and riparian areas.

c. Proposed Project Conformance to Pima Prospers and Applicable Regional, Special Area and Rezoning Policies

This Specific Plan proposal has been crafted in conjunction with a comprehensive plan amendment from CAC, HIU and MLIU to PDC (Planned Development Community) as shown in Exhibit II.A.2.c: Proposed Land Use Intensity. Together, the amendment to PDC and the proposed RN and CC Specific Plan land use designations are sensitive to the predominant comprehensive plan land use designation in the area, which is MLIU. Tailoring the RN designation to ensure a residential density transition from the higher density potential in the Campus Core to lower density on the perimeter that is comparable to adjacent subdivisions.
The proposal is consistent with the following goals and policies from *Pima Prospers*:

**Use of Land**

1. **Land Use Element Policies**
   - *Goal 1, Policy 1*: Promote land use patterns that support healthy people, a healthy environment, and a healthy economy.
   - *Goal 1, Policy 2*: Provide an appropriate mix of land uses that:
     - Supports a balance of housing, employment, shopping, recreation, and civic uses;
     - Furthers expansion of economic development goals;
     - Recognizes in the unincorporated County the dominant suburban growth pattern within the metropolitan area and the dominant rural growth pattern outside of the metropolitan area; and
     - Promotes the integrated and efficient use of infrastructure and services.
   - *Goal 1, Policy 4*: Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County.
   - *Goal 1, Policy 5*: Include regulatory floodplains and regulated riparian areas as open space priorities to maintain hydrologic integrity, wildlife corridor connectivity and contiguous open space corridors.
   - *Goal 1, Policy 7*: Support and incentivize horizontal and vertical mixed-use development and redevelopment in character and scale with existing development.

**BVSP Policy Implementation:** Belnor Vista Specific Plan proposes a mix of employment and residential uses in conjunction with a public library to serve the surrounding community. Additional neighborhood-level services such as shopping and dining options may also be built along Valencia Road. Existing roadways and utility infrastructure will serve the development until such time that improvements must be made to maintain adequate service levels. As shown in *Exhibit II.B.1: Conceptual Land Use Plan*, ample open space will be provided throughout to preserve the scenic and recreational value of the hill and wash areas on-site.
2. Focused Development Investment Area Policies

The subject property is located within the Southwest Focused Development Investment Area

- **Goal 1, Policy 2**: Coordinate public and private investments in capital infrastructure and services within Focused Development Investment Areas through efficient use of land and public/private funding partnerships.

- **Goal 2, Policy 1**: Utilize infill development to strengthen existing neighborhoods, create the higher density necessary to support desirable services, increase the tax base, and make our communities more efficient without being disruptive to existing neighborhoods.

- **Goal 2, Policy 4**: Support redevelopment efforts in areas that include densifying neighborhoods, vacant or non-performing shopping centers, or blighted or unsafe housing.

- **Goal 2, Policy 5**: Invest in local public service facilities to support and complement revitalization.

- **Goal 3, Policy 1**: Support a public-private approach to accelerate infill, redevelopment, and revitalization efforts.

- **Goal 5, Policy 1**: Promote a mix of compatible land uses along economic development corridors that:
  - Support emerging employment centers for biosciences, medical services, innovation and technology;
  - Incorporate opportunities for support services, job training, and commerce;
  - Provide community gathering areas (courtyards, plazas, river walks, etc.) and other amenities that help both attract, support, encourage and retain a healthy workforce and appeal to multigenerational family members as well; and
  - Where appropriate, incorporate a diversity of housing types including workforce housing and a conveniently located mix of residential neighborhoods.

**BVSP Policy Implementation**: The property owner, SALT, is a support organization of the Pima County Industrial Development Authority. In partnership with the County, a library and sheriff’s substation are proposed. A public-private partnership may be formed for a variety of housing
construction, or SALT may build, own and rent, or sell new residences. The proposed mixed use employment campus off Valencia Road with open space dispersed throughout is meant to attract major employers and aid in retaining a healthy workforce. A system of interconnected pathways and outdoor seating/gathering areas will also appeal to new and existing residents as well as future employees.

3. Environmental Policies

- **Goal 2, Policy 1:** Support climate adaptation strategies that benefit the public health, economy, and the environment by:
  - Retaining natural open space.

- **Goal 2, Policy 4:** Ensure the viability of the natural environment in context of climate change by:
  - Identifying and protecting areas that have served as ecological refuge for species during time of past climatic variability (riparian areas, talus, limestone);

BVSP Policy Implementation: Over 50 acres of land within BVSP is proposed for preservation, including the on-site washes and steep hillsides. Additional open space throughout the two proposed land use areas (Campus Core and Residential Neighborhood) is also likely due to existing topography constraints.

4. Housing and Community Design Policies

- **Goal 1, Policy 1:** Ensure a safe, diverse, and quality housing supply for all income ranges for existing and future populations.

- **Goal 1, Policy 2:** Support and ensure multi-generational housing is accessible to jobs, multi-modal transportation, education, recreation, commerce, healthy foods and health-related services.

- **Goal 3, Policy 1:** Incentivize the integration of affordable housing developments to provide new rental and for-sale dwelling units priced for households earning below the area median income.

- **Goal 4, Policy 1:** Incentivize the integration of affordable market-rate housing units into developments to provide new rental, rent-to-own, and for sale dwelling units for all income ranges.

- **Goal 8, Policy 1:** Incorporate through good design, housing types within mixed use developments at scales generally compatible but more dense than adjacent established neighborhoods.
Goal 8, Policy 2: Continue to use appropriate transitions for dissimilar types of development and provide connectivity to trails, pedestrian walkways, and bicycle routes.

Goal 8, Policy 4: Include trees and other landscape elements as design mechanisms in creating scale appropriate developments.

Goal 10, Policy 2: Encourage development in suburban areas to be integrated with its Sonoran Desert setting by:
  - Encouraging a Sonoran Desert color palette that is not limited to earth tones;
  - Incorporating the site’s prominent existing natural features (rock formations, etc.) as part of the design, where appropriate;
  - Supporting contemporary and energy efficient versions of vernacular architectural styles; and
  - With the exception of local food production, continue to utilize a drought-tolerant plant palette that emphasizes both the use of native species and precludes the use of non-native invasive plant species near public preserves and natural open spaces.

Goal 14, Policy 1: Decrease heat island effect and reduce water run-off through site development strategies.

Goal 14, Policy 3: Reduce indoor water use by installing water-efficient fixtures and appliances.

BVSP Policy Implementation: SALT's mission is “To improve the lives of Tucsonans by investing in and revitalizing neighborhoods through the development of quality affordable housing.” and it’s vision is of “A Tucson where everyone has housing available to them that is a blessing and not a burden.” To that end, SALT is committed to providing quality multi-generational housing that is accessible to jobs, multi-modal transportation, education, recreation, commerce. The scale of new residential development will be generally compatible but more dense than adjacent established areas within the interior of BVSP. New development then transitions to one- and two-story residential along the perimeter where adjacent to existing residences.
**Physical Infrastructure Connectivity**

1. **Transportation Policy**
   - *Goal 1, Policy 4:* Incorporate “complete streets” designs on arterials and collectors, where appropriate, to improve access for all roadway users, including bicyclists and pedestrians.

BVSP Policy Implementation: Sorrel Lane will be built to County standards with accommodations for both bicyclists and pedestrians. Any improvements to Valencia Road will also incorporate “complete streets” design.

2. **Water Resources Policy**
   - *Goal 4, Policy 1:* Work with water providers and private sector to identify areas with economic development potential that are lacking public water service and identify options for cost effective water service.

BVSP Policy Implementation: SALT is working with Tucson Water to provide public water service for BVSP.

3. **Energy Policy**
   - *Goal 1, Policy 9:* Mitigate urban heat island effect by reducing paved areas, increasing shade and applying other methods.

BVSP Policy Implementation: The two on-site washes that break up the Campus Core into smaller areas will help mitigate the urban heat island effect of BVSP. Additionally, paved parking areas will be planted with shade trees.

4. **Wastewater Treatment Policies**
   - *Goal 1, Policy 3:* Encourage growth in areas with or in close proximity to existing infrastructure.

   - *Goal 1, Policy 5:* Continue to support development of regional economic opportunities and new development through well planned, infill sewer system capacity expansions.

BVSP Policy Implementation: BVSP will connect to existing public sewer infrastructure on the west side of the Camino de la Tierra right-of-way. See Specific Plan section II.I: Sewer for more detail.
5. Environmental: Air Quality and Solid Waste Policy

- **Goal 1, Policy 4:** Encourage land use patterns and transportation alternatives (walk, bike, and ride) that support the reduction of automobile emissions.

BVSP Policy Implementation: Belnor Vista Specific Plan will be a walkable development with a mix of uses, including housing, employment and services on a single site to help reduce automobile dependency. Pedestrian connections between buildings and across the site will be made to encourage walking and biking to and from BVSP as well as within it. As stated in section I.E.3: Public Transit, Belnor Vista Specific Plan is adjacent to a bus stop on Valencia Road with another stop located nearby at the intersection of Valencia and Camino de la Tierra. Sidewalks and paths along the roads within BVSP will connect to off-site pedestrian facilities to provide safe and convenient access to transit. Bike routes and trails are also located in the area as well as a paved multi-use path along Sorrel Lane that will be extended through BVSP from the south boundary to Valencia Road. Scenic desert trails will also be built to encourage outdoor exercise and play.

6. Public Buildings and Facilities Policies

- **Goal 1, Policy 1:** The IFPS (Integrated Facilities Planning System) will:
  - Integrate land use decisions with transportation systems, flood control, infrastructure, library district, parks and recreation, safety, and other County services and facilities planning.

- **Goal 2, Policy 2:** Encourage new development in the unincorporated areas of the County to reduce its carbon footprint by incorporating, where feasible and applicable:
  - Pedestrian, bicycle and trail connectivity to increase health and wellness.

- **Goal 3, Policy 1:** Encourage new County facilities and the expansion of older facilities to be built to:
  - Complement the scale, massing, character and identity of adjacent neighborhoods to create an authentic sense of place;
  - Incorporate horizontal and vertical mixed-use when designing new or expanding existing facilities to provide support services and retail to meet the needs of the community; and
Be located in areas accessible by multiple forms of transportation (walking, biking, and transit).

BVSP Policy Implementation: SALT and Pima County intend to provide housing, employment, and a library within BVSP. The library may include a sheriff’s substation and workforce training programs. The library and other uses will be accessible via a mixture of transit, sidewalks, trails, and bicycle paths to help reduce carbon emissions from automobile travel.

7. Trails Policies
   • Goal 1, Policy 3: Implement the vision, goals and action plan identified in the Pima Regional Trail System Master Plan by:
     o Creating connectivity between homes, schools, jobs and commerce; and
     o Co-locating trails with other community facilities.
   • Goal 1, Policy 6: Protect trail corridors that link individual public and private lands, connect public and private lands to existing or planned river parks, create local trail linkages to parks, schools and activity centers or between neighborhoods or subdivisions, or provide public access to established public lands trails.

BVSP Policy Implementation: The extension of the multi-use path along Sorrel Lane to Valencia Road will also cross the Gas Pipeline trail to create a safe route to Miller Elementary School. The north-south and east-west pedestrian circulation as shown on Exhibit II.B.1 will help connect neighborhoods to each other, and to schools, jobs, commerce, and recreation.

8. Flood Control and Drainage Policy
   • Goal 1, Policy 5: Require that drainage improvements are consistent with the overall character of the area and do not create nor worsen existing drainage problems.

BVSP Policy Implementation: As described in detail in section II.D: Hydrology, flow corridors along the three regulatory washes on-site will generally be maintained along their natural flow paths, and proposed flow rates will not exceed the flow rates for existing conditions due to the use of on-site detention basins to mitigate the increase in on-site flow rates.

Human Infrastructure Connectivity
1. Health Services Policy
   • Goal 7, Policy 1: Promote overall wellness by providing access to:
Alternative modes of transportation (walkways, trails and bike paths) that encourage exercise.

BVSP Policy Implementation: As noted previously, BVSP will feature a pedestrian circulation system that includes sidewalk connections to trails that link the three on-site hills together to create a fun, challenging, scenic hike or trail run.

2. Parks and Recreation Policy
   - Goal 1, Policy 7: Increase opportunities to incorporate green space as a part of the urban environment and decrease heat islands effect, improve biological diversity, and enhance property value and quality of life.

BVSP Policy Implementation: Natural open space will be provided throughout BVSP in addition to new landscaping in the developed portions of the property to help reduce urban heat island effects and enhance quality of life.

3. Library Services Policy
   - Goal 1, Policy 1: Support the library’s vital functions as a destination, place of discovery and an active partner in community building, employment and job training, technological breakthroughs and economic development.

BVSP Policy Implementation: The proposed regional public library may feature meeting rooms and access to library materials focused, but not limited to, programming for education, workforce development and STEAM (Science, Technology, Engineering, Arts and Mathematics) programming.

Economic Development
1. Business Retention, Expansion and Attraction Policy
   - Goal 4, Policy 2: Increase and maximize employment opportunities and growth of area median income to provide for personal discretionary income as a component of quality of life.

BVSP Policy Implementation: BVSP is intended to allow the construction of an employment campus that could potentially add hundreds of new jobs in the area. The uses and development standards in this Specific Plan will help position BVSP to be on the radar of site selectors seeking land for major employers to locate/relocate their business.
Cost of Development

1. Cost of Development Policy

- *Goal 1, Policy 1:* Encourage the development of retail, commerce, employment and mixed-use residential projects in Focused Development Investment Areas and in other planning areas where infrastructure is in place or planned.

BVSP Policy Implementation: BVSP is a mixed use development proposal for housing, employment and commerce in an area already served by existing infrastructure, and with future roadway improvements planned.

Applicable Special Area Policies

The property is subject to Special Area Policy S-29 Southwest Infrastructure Plan (SWIP). The SWIP is used to “guide the needs, obligations, funding and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation and other governmental facilities.” The property is located in the eastern portion of the SWIP area, adjacent to existing development and infrastructure. The Specific Plan will conform to the Special Area Policy by utilizing SWIP principles for sustainability and environmental planning while coordinating improvements with appropriate Pima County agencies.

Applicable Rezoning Policies

Four (4) of the northern parcels are subject to Rezoning Policy RP-71 W. Valencia Road. See Exhibit II.A.2.c.2: Rezone Policy. Conformance with the policy’s details are outlined as follows:

**RP-71 W. Valencia Road**

A. *Realign Sorrel Lane to divide the property into two portions, allowing no more than 10 acres of MFC to the east of the future Sorrel Lane re-alignment, and the remaining portion of the subject site, to the west of the future Sorrel Lane re-alignment, as HIU.*

Sorrel Lane was realigned to conform with this policy as a part of the Belnor Vista II Plat in 2007. This Specific Plan proposes to preserve the current alignment of Sorrel Lane where it intersects with Valencia Road to the north and connects to the existing Sorrel Lane alignment to the south. The remaining center section will be reconfigured as shown on the CLUP. See Exhibit II.B.1: Conceptual Land Use Plan. A comprehensive plan amendment has been filed concurrently with this Specific Plan to change the land use intensity designations for these parcels from CAC and HIU to PDC.
B. Retain the hill parallel to Valencia Road, on the north half of the site, as a buffer and noise barrier to future residential uses in the HIU portion of the site.

The hill parallel to Valencia will be kept as a barrier, though the land use intensity designation will be changed.

C. Provide opportunities for multi-modal transportation, within the site, between the MFC and HIU uses.

Multi-modal transportation options including sidewalks, walking and bike paths will be encouraged where possible to improve connectivity between parcels subject to RP-71.

D. Develop the site using sound architectural and urban design (avoid strip-mall approach).

The parcels are proposed to be used for commercial and/or civic development. Multi-family development consistent with the current HIU designation is also allowed. The constraints of the site will play a large role in determining the configuration of buildings. Final building configuration and architectural design will be determined during the development plan process and will adhere to the setbacks required in section XX of this Specific Plan.

E. To the best extent possible, provide multi-modal transportation opportunities between the site and properties south of the site.

Sorrel Lane will act as the primary connection between the parcels subject to Rezoning Policy 71 and the remainder of the site to the south. This will connect the southern portion of the site to Valencia Road and provide opportunity to include multi-modal options. Additionally, the Gas Pipeline trail will be preserved to provide east-west connectivity through the southern portion of the site.

F. Policy related to environmental planning: Unless Development Services is provided with information from the U.S. Fish and Wildlife Service which indicates a site survey is not necessary, the site shall be surveyed for Pima pineapple cactus prior to the submittal of any subsequent rezoning. The survey shall be conducted by an entity qualified to perform biological surveys. Surveys shall be done according to the most recent protocol approved by the U.S. Fish and Wildlife Service. A report containing the results of these surveys and copies of any data collected shall be provided to
Development Services as part of any subsequent rezoning application. The date of the survey should not exceed one year prior to the submittal of any subsequent rezoning. If Pima pineapple cacti are found to be present on the project site, a copy of the report shall also be sent to the Arizona Game & Fish Department’s Heritage Data Management System.

Bowers Environmental Consulting performed a biological evaluation in 2016 as part of a due diligence effort for Tucson Electric Power (TEP). The draft report concluded there is not potential for Pima Pineapple Cactus to occur within the Project area.
Exhibit II.A.2.c.1: Proposed Land Use Intensity
Exhibit II.A.2.c.2: Rezone Policy
d. *How Proposed Project Addresses Surrounding Property Owners Needs*
Surrounding property owners will experience better connectivity to bike and bus routes on Valencia Road, as well as employment and services conveniently located on this site.

e. *Impact to Existing Land Uses and Surrounding Land Uses*
New development will utilize the varying topography and character of the site to minimize impacts on surrounding land uses. Higher intensity uses will be located towards the lower central and northern portions of the property, away from neighboring residential uses. Buildings in the core and to the north will be designed to maximize visual interest in, and relationship to, the washes and hilltops that will be left natural (e.g. windows and openings facing washes and hillsides, trails/nature paths).

Areas bordering existing residences will transition down to one- and two-story residential development at a similar density as shown in the illustrative development concepts in Appendix A. The existing grade differential of the site means buildings will be nestled down onto land that is in most cases at least ten to twelve feet (10-12’) lower or more in elevation than adjacent development, which will help preserve views of offsite mountain ranges to the east, west and north. New development in certain areas may also be partially or completely hidden due to the three (3) hills on-site (see Appendix A: Viewshed Analysis). Proposed building height locations shown on *Exhibit II.B.1* were strategically chosen to take advantage of physical barriers created by the existing terrain and to minimize impacts on views.

The viewshed concepts are meant to show how visible the maximum building heights allowed by this Specific Plan would be from surrounding vantage points. They are only illustrative of maximum allowable height for non-residential uses and typical heights for one- and two-story residential development. The concepts do not include final building design, location or architecture, roadways, parking, landscaping or perimeter walls, which will all be decided during the platting/development plan process. Viewsheds 2 and 3 depict the view from neighboring residences that sit approximately 10-12’ higher and will see the tops of proposed buildings and not the lower portions. Where feasible, existing drainage and topographic features will be preserved to separate differing uses and provide visual/outdoor recreational amenity. Where such separation is not feasible, building setbacks and landscape borders will be used between uses with different land use intensities.

f. *Project Contribution to Smart Growth Principles*
The following are the main goals of smart growth and how the Project meets those goals.

- *Create a Range of Employment Opportunities*: Belnor Vista Specific Plan encourages the creation of a new employment center to increase job opportunities in this area of the County. This may take the form of a central campus-like atmosphere with potential to accommodate a
range of small to major employers. Commercial services along the Valencia Road corridor will provide service employment for the property and surrounding area. Proposed development in Belnor Vista will also create new opportunities in the construction industry as office, commercial and residential buildings are developed.

- **Compact Building Design:** The proposed development is intended to provide employment, housing, commercial services and public uses together on a single site and in close proximity to existing roadway and utility infrastructure. Land uses are configured to make efficient use of the more developable portions of the site and minimize the need for major infrastructure improvements. The site is also located on a major route where transit services are available including bus and bike routes to help reduce automobile dependency. SunTran Bus Routes are available along Valencia Road, with bus stops located at Valencia Road and Camino de la Tierra. Bike routes in the surrounding area are located on Valencia Road, Camino de la Tierra and Los Reales Road.

- **Range of Housing Opportunities and Choices:** Providing quality housing for a range of income levels is an integral component of smart growth strategies. Housing is an important part of community growth, as it constitutes a significant share of new development. Additionally, the location of new housing developments affects access to transportation, commuting patterns, access to services and education, and consumption of energy and natural resources.

Belnor Vista Specific Plan reserves portions of the property for one- and two-story detached single-family residences. Multifamily options on other portions of the site will also help expand housing choices in the area. The proposed residential development provides a greater mix of housing options in an area primarily developed with traditional one- and two-story detached single-family homes. It also provides additional housing choices in a growth area adjacent to the planned employment center.

**g. Sustainability Features**

The following list suggests sustainable techniques that may be implemented to ensure energy efficiency in the proposed buildings:

- Low-e insulated windows that increase efficiency;
- Low-flow toilets and showerheads; and
- Landscape designed with drought tolerant plants with low water demand and trees to maximize shade.

Sustainability features contribute to improved home quality and homeowner comfort, as well as lower energy demand and reduced air
pollution. The following is a list of features that may be used to improve energy efficiency:

- **Effective Insulation:** Properly installed and inspected insulation in floors, walls, and attics ensures even temperatures throughout the house, reduced energy use, and increased comfort.

- **High Performance Windows:** Energy-efficient windows employ advanced technologies, such as protective coatings, to help keep heat in during the winter and out during the summer. These windows also block damaging ultraviolet sunlight that can discolor carpets and furnishings.

- **Tight construction and Ducts:** Sealing holes and cracks in the home's "envelope" and the heating and cooling duct system helps reduce drafts, moisture, dust, pollen, and noise. A tightly sealed home improves comfort and indoor air quality while reducing utility costs and maintenance.

- **Efficient Heating and Cooling:** In addition to using less energy to operate, energy-efficient heating and cooling systems can be quieter, reduce indoor humidity, and improve the overall comfort of the home. When properly installed into a tightly sealed home, this equipment won't have to work so hard to heat and cool the home.

- **Efficient Products:** including but not limited to lighting fixtures, compact fluorescent bulbs, ventilation fans, and appliances, such as refrigerators, dishwashers, and washing machines

- **Third Party Verification:** With the help of independent Home Energy Raters, builder partners choose the most appropriate energy-saving features for their homes. Additionally, raters conduct on-site testing and inspections to verify the energy efficiency measures, as well as insulation, air tightness, and duct sealing details.

### 3. Compliance with Zoning Code

The Specific Plan does not interfere with any sections or chapters of the Pima County Code, but is subject to the following land use regulations found therein:

- **Hillside Development Zone**
  
  Areas with slopes of fifteen percent (15%) and greater are present on site. Therefore, the site is subject to the Hillside Development Zone (HDZ) regulations listed in Sections 18.61.050 and 18.61.060.B of the Pima County Code.

- **Cluster Development Option**
  
  The cluster development option is not requested as part of this Specific Plan.
c. **Native Plant Preservation Ordinance (NPPO)**
The site is required to comply with the NPPO. The set-aside method, as specified in the Pima County Code of Ordinances Chapter 18.72.090, will be utilized for this property. The set-aside method requires that no less than 30% of a site with the highest resource value must remain undisturbed natural open space, wherein no development shall occur.

d. **Historic Zone**
The Project site is not within a Pima County historic zone.

e. **Airport Environ Zone**
The Project site is not within an Airport Environ Zone.
B. Conceptual Land Use Plan

1. CLUP Overlay

An 11x17 exhibit of the Conceptual Land Use Plan (Exhibit II.B.1) is included with this Site Inventory and Land Use Proposal. Exhibit II.B.1 includes all applicable information required by items a-p of this subsection as per the Pima County Rezoning Application Packet last amended October 17, 2017.

2. Support Data

a. Commercial and Industrial Floor Area

Total combined area for employment/office/civic/commercial/light industrial uses is estimated to be no more than 600,000 square feet.

b. Building Heights

Proposed building heights vary across the site depending on location and surrounding context. See Exhibit II.B.1 Conceptual Land Use Plan for maximum building heights. In general, taller building heights up to 75 feet will be allowed in the low-lying center of BVSP. The Campus Core will transition down to a maximum building height of 40 feet along the perimeter and in the southern half of the Specific Plan area. One- and two-story residential development is proposed in the Residential Neighborhood to provide a compatible transition to neighboring homes. Due to the topographic relief on-site and the higher elevation of many of the surrounding homes, impacts to offsite mountain range views will be minimal (see Appendix A: Viewshed Analysis). Of particular concern when determining an appropriate maximum building height was preservation of Tucson Mountain Park views. As shown in Exhibit A.3: Viewshed 3, the proposed 75-foot maximum height is slightly lower than the tallest hill on-site and will still allow unencumbered views of the Tucson Mountain ridgeline.

c. Number of dwelling units

A total of up to 450 dwelling units is proposed.

d. Minimum and Maximum Residential Density

Table II.B.1.d: Residential Density shows the required minimum and maximum density within the Campus Core (CC) and Residential Neighborhood (RN). The combined maximum number of units allowed in each of these two (2) land use designations exceeds the 450-unit residential density cap in this Specific Plan. However, if one land use area develops the maximum number of units, fewer units will be allowed in the other land use area up to a total of 450 units.

Table II.B.1.d: Residential Density
<table>
<thead>
<tr>
<th>Specific Plan Land Use Designation</th>
<th>RAC Min.</th>
<th>Minimum # of Units</th>
<th>RAC Max.</th>
<th>Maximum # of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus Core (CC)*</td>
<td>6</td>
<td>0</td>
<td>15</td>
<td>350</td>
</tr>
<tr>
<td>Residential Neighborhood (RN)**</td>
<td>2.5</td>
<td>59</td>
<td>5</td>
<td>170</td>
</tr>
</tbody>
</table>

*(1) The Campus Core does not require a minimum number of units. In other words, residential development is not required in the Campus Core but is encouraged as an effective transition between existing and planned residential.

(2) Residential development proposals within the Campus Core require a minimum density of 6 RAC.

(3) The Campus Core allows a maximum of 350 units.

(4) Density may be calculated using net acreage or gross acreage.

**(1) Residential Neighborhood requires an overall minimum number of 59 residential units.

(2) The minimum and maximum required density is within the 2.5-5 RAC range.

(3) Density may be calculated using net acreage or gross acreage.

(4) Adjacent on-site open space may also be used to calculate density in the RN.

e. **Landscaping**

The proposed development will feature native and desert-adapted low water use plant species, as well as permeable ground covers that reflect the natural environment of the surrounding desert. The landscape will feature passive rainwater harvesting systems to mitigate rainwater runoff and supplement landscape irrigation. Any revegetation will consist of transplanted vegetation including the saguaros located on-site. Additional drought-tolerant plant species may be used to enhance landscape buffers and will be chosen to mirror existing species of the area.

f. **Open Space**

 Portions of the site containing drainageways and slope areas deemed undevelopable will be preserved as open space. Utility easements may also count towards total open space area.
C. **Topography and Grading**

Please refer to *Exhibit II.C.1: Topography and Grading* for a depiction of the various conceptual grading and design features of the proposed Specific Plan site development. In addition, the following required information is also provided:

1. **Development on Slopes of 15% or Greater**

Slopes of 15% and greater (as defined by the *Site Analysis Guidelines* checklist) do exist on the property and have been indicated on the CLUP (Exhibit II.B.1) and Exhibit II.C.1. The majority of these slopes are located within the northern half of the property and will be preserved as a natural-area set-aside.

There are also some isolated 15% and greater slope areas within the southern half of the site. These isolated slopes are within proposed development areas which will have to adhere to current HDZ development requirements.

2. **Natural Areas Used for HDZ Allowances**

There are no areas being set aside as natural open space for the purposes of average cross slope or HDZ calculation on the subject property. The site’s average cross-slope calculation (as provided in Section I.B of this Specific Plan) is below 15%.

3. **Disturbed, Revegetated, Natural Areas**

The site is characterized by the following topography/grading facts:

   a. **Natural Open Space**

      Approximately 31 acres of the post-development site will be preserved as natural open space, constituting approximately 24.8% overall. Additional areas within the Campus Core and Residential Neighborhood will also be preserved as natural open space at time of development to establish a minimum 30% set-aside for the entire Specific Plan.

   b. **Revegetated Areas**

      Revegetation will occur in those areas designated on the CLUP for detention basins and drainage, as well as in certain perimeter buffer areas. In addition, there will be the customary landscaping of the proposed developed land use areas and streetscapes throughout the Specific Plan area. Revegetation will reflect the character, habitat value, and visual interest of the Sonoran Desert. Revegetated areas may include trees, cacti, shrubs, and accents.

   c. **Graded/Disturbed**

      Approximately 84 acres of the 125-acre Specific Plan area will be graded/disturbed for construction in the proposed land use designation areas along with associated street and drainage/detention improvements.
Note that the above graded area excludes approximately 10 acres associated with the existing site improvements discussed within Section I.B.1.e. The approximate limits of grading have been illustrated on Exhibit II.C.1. As mentioned previously, additional open space preservation is anticipated within the Campus Core and Residential Neighborhood areas to achieve an overall natural open space set-aside of at least 30%.

4. **Changes to Natural Grade**

   Based upon conceptual engineering, it is anticipated there will be areas that will require cuts or fills of more than five feet (5') from existing grade.
Exhibit II.C.1: Topography and Grading
D. Hydrology

1. Post-Development On-Site Hydrology

   a. Preserved Natural Washes

      Flow corridors along the three regulatory washes will generally be
      maintained along their natural flow paths. Where the areas of new
      development encroach into the 100-year floodplains and/or the erosion
      hazard setback, bank protection is proposed.

   b. Regulatory Floodplains and Quantities

      For the areas of proposed bank protection, the proposed regulatory
      floodplain boundaries lie along the limits of the bank protection. For the
      areas that remain natural, the floodplain boundaries generally correspond
      to the existing conditions floodplain boundaries.

      The proposed 100-year flow rates along the regulatory watercourses will
      not exceed the flow rates for existing conditions due to the use of on-site
      detention basins to mitigate the increase in on-site flow rates.

      Table II.D.1.b: On-site Regulatory Watercourses

      | Concentration Point | Area (acres) | Q100 (cfs) |
      |---------------------|--------------|------------|
      | V1                  | 61.5         | 305        |
      | S1                  | 50.9         | 280        |
      | N1                  | 278.8        | 947        |
      | N2                  | 532.3        | 1430       |

   c. Erosion Hazard Setbacks

      In accordance with Pima County regulations, erosion hazard setbacks
      along regulatory watercourses are based on the corresponding 100-year
      discharge. Setbacks for the Project site are listed as follows:

      Table II.D.1.c: Erosion Hazard Setbacks for
      On-site Regulatory Watercourses

      | Concentration Point | Q100 (cfs) | Setback (ft) |
      |---------------------|------------|--------------|
      | V1                  | 305        | 25           |
      | S1                  | 280        | 25           |
      | N1                  | 947        | 50           |
      | N2                  | 1430       | 50           |

   d. Pima County Regulated Riparian Habitat

      Pima County indicates that riparian habitat designated as Xeroriparian “C”
      is located within the northern third of the site and is generally located within
      the limits of the northern two washes.
A portion of this habitat has previously been disturbed by the installation of Tucson Water’s 42” transmission main per PNs 032-1967 and 226-1995. Additionally, further disturbance will occur with the installation of the gravity lines as shown in Exhibit II.I.2: Proposed Sewer Connection.

e. Proposed Drainage Structures
Site-specific drainage structures for each land-use area will be determined at the time of development. Potential structures include channels and swales. Detention basins will be required to mitigate the increase in runoff as the result of development within each land use area.

f. Drainage Crossing & Attendant Structures
New cross-drainage structures are proposed for the four locations where the proposed roadways cross the regulatory floodplain. The proposed reinforced concrete box culverts (RCBC) and reinforced concrete pipes (RCP) are listed as follows:

<table>
<thead>
<tr>
<th>Location</th>
<th>Q100 (cfs)</th>
<th>Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>HS-1</td>
<td>947</td>
<td>(3) 10’x4” RCBC</td>
</tr>
<tr>
<td>HS-2</td>
<td>947</td>
<td>(3) 10’x4” RCBC</td>
</tr>
<tr>
<td>HS-3</td>
<td>280</td>
<td>(5) 36” RCP</td>
</tr>
<tr>
<td>HS-4</td>
<td>280</td>
<td>(5) 36” RCP</td>
</tr>
</tbody>
</table>

g. Floodplain Encroachment and Associated Erosion Protection
Where the areas of new development encroach into the 100-year floodplains and/or the erosion hazard setback, bank protection is proposed for mitigating flood and erosion hazards.

h. Proposed Storm Drain Alignments & Inlets
No storm drains are proposed at this time, although local storm drains may be used as part of site-specific improvements for each land use area.

i. Drainage Easements
The proposed bank protection along the south side of the regulatory watercourse, located downstream of concentration point N1, is proposed to be located south of the existing water easement to avoid any utility conflicts.

j. Streets, Lots and Building Pads
Drainage infrastructure and erosion mitigation measures will be designed at the time of development in order to protect streets, lots, and building pads.
2. **Proposed Hydrology**

   a. **CLUP Response to Constraints**

   Flow corridors along the three regulatory washes will generally be maintained along their natural flow paths. Where the areas of new development encroach into the 100-year floodplains and/or the erosion hazard setback, bank protection is proposed.

   Site-specific drainage structures for each land use area will be determined at the time of development. Potential structures include channels, storm drains, cross-drainage culverts, and swales. Detention basins will be required to mitigate the increase in runoff as the result of development within each land use area. First-flush water harvesting locations will also be provided.

   b. **Encroachment Justification**

   Where the areas of new development encroach into the 100-year floodplains and/or the erosion hazard setback, bank protection is proposed for mitigating flood and erosion hazards.

   Regulatory flows enter the Project site at concentration points N1, S1, and V1. These flows remain the same before or after development.

   For developed conditions, on-site stormwater runoff will flow to one of the three regulatory watercourses, then flow easterly to exit the Project site at concentration point N2. The proposed 100-year flow rate at concentration point N2 will not exceed the existing conditions value due to the use of on-site detention basins to mitigate the increase in on-site flow rates.

   ![](Image)

   **Table II.D.2.c: 100-Year Discharges Entering and Leaving the Project Site**

<table>
<thead>
<tr>
<th>Concentration Point</th>
<th>Existing Q100 (cfs)</th>
<th>Proposed Q100 (cfs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>V1</td>
<td>305</td>
<td>305</td>
</tr>
<tr>
<td>S1</td>
<td>280</td>
<td>280</td>
</tr>
<tr>
<td>N1</td>
<td>947</td>
<td>947</td>
</tr>
<tr>
<td>N2</td>
<td>1430</td>
<td>1430</td>
</tr>
</tbody>
</table>

   c. **Potential Engineering & Design Features**

   New cross-drainage structures are proposed for the four locations where the proposed roadways cross the regulatory floodplain.

   Site-specific drainage structures for each land use area will be determined at the time of development. Potential structures include channels, storm drains, cross-drainage culverts, and swales. Detention basins will be required within each land use area to mitigate the increase in runoff as the
result of development. First-flush water harvesting locations will also be provided.

d. Summary of Overall Development Impacts
Flow corridors along the three regulatory washes will generally be maintained along their natural flow paths. Where the areas of new development encroach into the 100-year floodplains and within the erosion hazard setback, bank protection is proposed.

Site-specific drainage structures for each land use area will be determined at the time of development. Potential structures include channels, storm drains, cross-drainage culverts, and swales. Since the Project site is located within a balanced basin, detention basins will be required within each land use area to mitigate the increase in runoff as the result of development. First-flush water harvesting locations will also be provided.
Exhibit II.D.1: Post Development Hydrology
E. Biological Resources

1. Anticipated Impacts to Biological Resources

   a. Conservation Lands System
      The site is not within the Conservation Lands System Overlay.

   b. Saguars
      Preliminary site visits conducted in March of 2020 resulted in an inventory of 932 saguaros on-site. The highest concentrations of on-site saguaros are on the rocky slopes of two prominent hills located on the western and northern property boundaries. These areas will remain largely undeveloped, thus preserving majority of saguaros in place. The remaining saguaros located across the site will either be transplanted or removed from the site in accordance with Pima County’s Native Plan Preservation Ordinance.

   c. Ironwood Trees
      A preliminary site survey conducted in March of 2020 indicated that no ironwood trees were present on the site.

   d. Pima Pineapple Cactus
      A preliminary site survey conducted in March of 2020 indicated that no Pima Pineapple Cacti were present on the site.

   e. Needle-Spined Pineapple Cactus
      A preliminary site survey conducted in March of 2020 indicated that no needle-spined pineapple cacti were present on the site.
F. Landscape, Bufferyards, and Visual Mitigation

1. Landscape Bufferyard Plan

Table II.F.1 displays the proposed bufferyard requirements for the Belnor Vista Specific Plan, which are also shown on Exhibit II.B.1: Conceptual Land Use Plan.

<table>
<thead>
<tr>
<th>Parcel Boundaries (adjacent zone)</th>
<th>Bufferyard</th>
</tr>
</thead>
<tbody>
<tr>
<td>North: Valencia Road (Major Scenic Route)</td>
<td>No bufferyard where existing hill screens and buffers site from Valencia Road, otherwise 20-foot bufferyard</td>
</tr>
<tr>
<td>South: CR-4 Zone</td>
<td>20-foot bufferyard</td>
</tr>
<tr>
<td>East CR-3 &amp; GR-1 Zone</td>
<td>30-foot bufferyard adjacent to CR-3 Zone</td>
</tr>
<tr>
<td></td>
<td>No bufferyard adjacent to GR-1 Zone as it is planned for commercial use.</td>
</tr>
<tr>
<td>West (GR-1 Zone)</td>
<td>30-foot bufferyard for Campus Core</td>
</tr>
<tr>
<td></td>
<td>25-foot bufferyard for Residential Neighborhood</td>
</tr>
</tbody>
</table>

Note: Bufferyard widths in Table II.F.1 may be reduced if plant density is increased in accordance with Pima County bufferyard standards.

2. Landscape Bufferyard Conflicts

No landscaping shall be required in areas where bufferyards intersect with utility easements. In areas where a drainageway, open space or preserved vegetation is adjacent to existing offsite development, these areas shall act as buffers in place of a landscaped bufferyard.

3. Vegetation Transplanted On-Site

The site will adhere to Chapter 18.72: Native Plant Preservation Ordinance of the Pima County Code. The existing native plants and native plant communities will be preserved by the following methods:

- The preservation-in-place of existing native plants and native plant communities;
- The transplanting of native plants existing on-site to a new location on-site or the transplanting of existing native plants from an adjacent lot to a location on-site; and
- The mitigation of plants destroyed or removed from the site.

Some areas where revegetation will be required may be revegetated with plants collected on-site as from the native plant preservation plan. Any new nursery grown stock shall be of the same genus and species as those found locally on-site. The purpose of the landscaping is to soften and blend features between development areas to create visual corridors and connections to the Project.

4. Visual Impacts and Mitigation Measures

A majority of the site is highly visible from the south and west due to the difference
in elevation between the site and these areas. Mitigation measures to minimize the visual impacts to neighbors include developing similar densities and limiting new development to one-story in areas adjacent to existing residential development. Where proposed uses differ from neighboring uses, greater building setbacks or building height restrictions may be implemented to minimize visual impact. Existing topographic features on-site will be preserved to separate uses and maintain the visual character of the property. An interconnected system of open space areas will also separate uses while further contributing to the site’s character. Other measures may include landscape buffers and screening, lighting restrictions or architectural design requirements.

5. **Significant Vegetation**
Two areas of Class C Xeroriparian habitat occur along wash segments in the northern portion of the property. These areas will largely remain intact. Measures to mitigate disturbance due to development activities will be conducted in accordance with Pima County riparian regulations.

G. **Transportation**

1. **Ingress/Egress**
Primary ingress/egress will be provided via an extension of Sorrel Lane from Valencia Road to the existing roadway stub at the south boundary. This closely matches the Sorrel Lane alignment associated with the Belnor Vista II plat. Maintaining this alignment also adheres to rezoning policies for the area outlined in *Pima Prospers*. Smaller ingress/egress points will be located in the northwest and northeast corners of the property off Valencia Road to provide secondary access to and from the site. Additional driveways may be needed to access land use areas abutting Valencia Road.

2. **Distances to Access Points**
This information is shown in Figure 14 of the accompanying Traffic Impact Study (TIS) submitted under separate cover.

3. **Future Road Improvements**
According to the Pima Association of Governments (PAG) 2045 Regional Mobility and Accessibility Plan, the Valencia Road #3 (RMAP ID#156.398) is the only roadway project in the vicinity anticipated by 2025. The planned project would widen Valencia Road from four (4) lanes to six (6) from Camino Verde to Mission Road. Bike lanes and sidewalk improvements are also anticipated as part of the project. See accompanying TIS for a complete list of recommended off-site roadway improvements.

4. **Changes to Average Daily Trips and Level of Service**
This information is provided in the accompanying Traffic Impact Study prepared by Greenlight Traffic Engineering and submitted under separate cover.
5. **Transportation Concurrency**
   As described in the accompanying TIS, the Project will conform to Pima County Transportation Concurrency requirements by maintaining an adequate level of service on Project area roadways through the construction of off-site improvements.

6. **Bicycle and Pedestrian Pathways**
   The main bicycle and pedestrian path will consist of a ten-foot asphalt path running along the eastern portion of the Sorrel Lane right-of-way. The new path segment will connect the existing path that terminates at the southern property boundary to bicycle and pedestrian facilities along Valencia Road. The Sorrel Lane path will connect to the existing Gas Pipeline trail to provide a safe route to Miller Elementary School. Additional pedestrian paths in the open space areas provided on-site, particularly up to the top of each hill, are also planned to promote outdoor exercise and the enjoyment of beautiful desert scenery.

7. **On-Site Street System**
   Sorrel Lane will be the main roadway for the Project. It will be a Major Collector public street and utilize a 90-foot right-of-way per the 2016 Pima County Subdivision and Development Street Standards (SDSS). This right-of-way matches the existing segment of Sorrel Lane serving the subdivision to the south. The internal streets will also be public and will utilize a 45-foot local street standard detail for an urban residential subdivision per the 2016 SDSS. Commercial driveways will be at least 24 feet wide for two-way travel and will be private.

8. **Traffic Impact Study**
   Submitted under separate cover.

H. **On-Site Wastewater Treatment and Disposal**

1. **Rationale for Non-connection to Public System**
   No on-site wastewater treatment/disposal is proposed with this Project. The Project will connect to the public sewer system.

I. **Sewer**

1. **Capacity Response Letter**
   Capacity Response Letter No. P20WC00072 from the Pima County Regional Wastewater Reclamation Department (PCRWRD) is provided in the Site Inventory. See Exhibit I.F.1.a: Wastewater Letter.
2. **Method of Sewer Service and Point of Connection**

   It is proposed that providing public gravity sewer service to the Specific Plan site will be accomplished by making two points of connection to the existing downstream 8” public sewer system (PN G-2015-033) located within the western right-of-way of Camino De la Tierra and adjacent to the Project’s eastern boundary. These points of connection will occur between existing MH Nos. 2547-08 and 2547-08A. From these points of connection, two main lines will extend into the site in a westerly direction as shown on Exhibit II.I.2: Proposed Sewer Connection.

3. **Sewer Easements**

   All new proposed on-site sewers within the Specific Plan area will be public and will be located within public sewer easements that meet PCRWRD access and easement width standards. Public sewer easements required by PCRWRD will be provided at the time of future subdivision platting.

4. **Mitigation of Constraints to Gravity Service**

   The following are the methods being proposed in order to mitigate for the currently identified constraints:

   a. The proposed new sewer main alignments as depicted on Exhibit II.I.2 have been oriented so as to avoid a crossing of the existing 42” CCP Tucson Water transmission main per PNs 032-1697 and 226-1995. This main traverses the northern third of the site within an existing 50’ easement.

   b. It is intended that the new sewer main would cross under the existing 26” and 30” El Paso Natural Gas mains. These mains traverse the southern third of the site from west to east. The mains run within an existing 120’ wide El Paso Natural Gas easement. This crossing will be similar to the originally approved public gravity sewer plan (PN G-2006-099) which was prepared as a part of the Belnor Vista II Final Plat (Bk. 62, Pg. 53).

   c. Three watercourses drain across the northern two-thirds (2/3) of the site. These watercourses confluence within the site just west of Camino De la Tierra. It is intended that the proposed sewer mains run below estimated wash scour depths and/or utilize appropriate scour protection per PCRWRD standards.

   d. Proposed sewer main alignments have been selected to avoid major peaks and ridges as well as to avoid excessive depths.
Exhibit II.I.2: Proposed Sewer Connection
J. **Water**
   Refer to *Appendix B: Preliminary Integrated Water Management Plan.*

K. **Schools**
   1. **Access to Adjacent Schools**
      There are no schools located immediately adjacent to the subject property. The nearest school is Miller Elementary School, located less than a quarter mile to the southeast. Other schools within one mile include Warren Elementary School and Maldonado Elementary School. See *Exhibit II.K.1: Existing Schools.*

   2. **School Capacity**
      The site is located within the Tucson Unified School District. Schools serving the property are Miller Elementary School, Valencia Middle School and Cholla High School. Each of these schools currently has capacity to absorb the 260 residential units anticipated for this development. See *Exhibit II.K.2: School Capacity Letter.*
Exhibit II.K.1: Existing Schools

- Pistor Middle School
- White Elementary School
- Warren Elementary School
- Southwest Alternative School
- Lawrence 3-8 School
- Miller Elementary School
- Maldonado Elementary School
- Hiaki High School
- Pascua Yaqui Nation
- Tohono O'odham Nation San Xavier District

LEGEND
- Specific Plan Boundary
- Major Street
- Street
- Public School
- Charter School
Exhibit II.K.2: School Capacity Letter

TUCSON UNIFIED
SCHOOL DISTRICT

Department of Engineering, Facilities, and Planning
TUSD Planning Services – 2025 E Winsett Street Tucson, Arizona 85719
(520) 225-4949
(520) 225-4939 (fax)

To: Adam Call, Planner
The Planning Center

From: Shaun Brown
District Planner

Date: April 3, 2020

Re: Case/Project #: Rezoning at Valencia Road and Camino de la Tierra
New Units: 260

<table>
<thead>
<tr>
<th>Impacted Schools</th>
<th>Capacity</th>
<th>Projected Enrollment 2020</th>
<th>Additional Students from Project</th>
<th>Projected Enroll w/Project</th>
<th>Students Exceeding Capacity</th>
<th>Students Exceeding Capacity %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Miller Elementary</td>
<td>575</td>
<td>495</td>
<td>53</td>
<td>548</td>
<td>-27</td>
<td>-5%</td>
</tr>
<tr>
<td>Valenica Middle</td>
<td>1225</td>
<td>731</td>
<td>25</td>
<td>756</td>
<td>-469</td>
<td>-38%</td>
</tr>
<tr>
<td>Cholla High</td>
<td>1725</td>
<td>1711</td>
<td>31</td>
<td>1742</td>
<td>17</td>
<td>1%</td>
</tr>
</tbody>
</table>

Response:

Based on the projected enrollment at TUSD, there is adequate capacity to absorb the impact of the proposed 260 residences mixed multifamily and single-family homes at Miller Elementary, Valencia Middle School and Cholla High School.
L. Recreation and Trails

1. Recreation Areas to be Provided
   Due to topography and other constraints, large portions of the site will remain undeveloped. These areas provide opportunities to incorporate recreational elements at strategic locations. Recreational elements may include trails, shade structures, benches/picnic tables or fitness stations. Recreational elements may also be incorporated into residential common areas. Final design of recreational areas, including location and amenities, will be determined during the development plan/platting process.

2. Proposed Ownership of Open Space
   The open space and common areas present on the site will be maintained by an established homeowner’s association and/or the owners of parcels within the development.

3. Proposed Trails in Compliance with Trails System Master Plan
   A planned asphalt path will extend along the eastern portion of the Sorrel Lane right-of-way connecting to Valencia Road to the north and will be built with the Sorrel Lane roadway improvements. The construction of this path will follow the recommendations outlined in the Pima County Regional Trails System Master Plan. The existing Gas Pipeline singletrack trail that traverses the southern half of the property will remain in place.

M. Environmental Quality

1. Control of Dust Pollution
   Watering trucks will be on hand during construction to control dust pollution. In addition, all streets will be paved.

N. Agreements

1. Agreements with Neighboring Properties
   There are currently no agreements with neighboring property owners.
O. Development Standards

This section of the Belnor Vista Specific Plan is intended to provide land use and development standards for each designation as identified on the Conceptual Land Use Plan.

1. Campus Core (CC)
   
   a. Permitted Uses
      
      Unless modified herein, all uses identified within the County CPI and CB-2 Zones are permitted in the Campus Core (CC) designation. Residential uses are also permitted and may consist of single-family homes (detached/attached) and multifamily units.
   
   b. Prohibited Uses
      
      The following land uses are prohibited within the Campus Core:
      
      1. Automotive, trailer, mobile home, boat or motorcycle repair, sales, storage or washing
      2. Building material sales yards including lumberyard or plant nursery
      3. Billboards
      4. Cemetery, mortuary or crematory
      5. Contractor equipment sales or storage
      6. Drive in theater
      7. Fair, carnival or tent show
      8. Feed yards
      9. Fortune telling
      10. Gasoline service station
      11. Kennels
      12. Large scale retail (over 50,000 square feet)
      13. Laundromat or dry cleaning
      14. Liquor store
      15. Medical marijuana dispensary/cultivation
      16. Nightclub
      17. Pawn shop
      18. Public utility storage yard
      19. Self-storage facility (unless facility is climate-controlled)
Table III.A.1: Campus Core (CC) Development Standards

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum Site Area</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Maximum Site Coverage</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Maximum Floor Area Ratio (FAR)</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Maximum Height</strong></td>
<td>As shown on Exhibit II.B.1:</td>
</tr>
<tr>
<td></td>
<td>Interior: 75 feet</td>
</tr>
<tr>
<td></td>
<td>25 feet (one-story) within 60 feet of western property line, otherwise, 40-50 feet</td>
</tr>
<tr>
<td><strong>Minimum Setbacks</strong></td>
<td>North: None except for Valencia Road bufferyard and erosion hazard setback</td>
</tr>
<tr>
<td></td>
<td>East: No setback adjacent to GR-1 Zone as it is planned for commercial use</td>
</tr>
<tr>
<td></td>
<td>South &amp; East (Interior, adjacent to RN):</td>
</tr>
<tr>
<td></td>
<td>Residential – None</td>
</tr>
<tr>
<td></td>
<td>Non-residential – 20 feet</td>
</tr>
<tr>
<td></td>
<td>West: 20 feet</td>
</tr>
<tr>
<td><strong>Minimum Building Separation</strong></td>
<td>Per Building Code</td>
</tr>
<tr>
<td><strong>Vehicular Parking</strong></td>
<td>Per Pima County Code unless modified with an Individual Parking Reduction Plan (IPRP)</td>
</tr>
<tr>
<td><strong>Bicycle Parking</strong></td>
<td>Office/Civic/Light Industrial: 1 space per 10,000 SF; Minimum 2 spaces</td>
</tr>
<tr>
<td></td>
<td>Multifamily: 1 space per 4 units</td>
</tr>
<tr>
<td></td>
<td>Single-Family: None</td>
</tr>
<tr>
<td><strong>Loading Areas</strong></td>
<td>1 space per 50,000 SF GFA</td>
</tr>
</tbody>
</table>
2. **Residential Neighborhood (RN)**
   
a. **Permitted Uses**
   
The following land uses are permitted within areas designated Residential Neighborhood (RN):
   
   1. Single-family homes on individual lots
   2. Single-family attached homes (i.e. townhomes or condos)
   3. Multifamily units as apartments or casitas (no apartments allowed within 150 feet of east boundary)
   4. Accessory building or use (e.g. detached garage or home occupation)
   
b. **Prohibited Uses**
   
The following land uses are prohibited within areas designated Residential Neighborhood (RN):
   
   1. Mobile homes

---

**Table III.A.2: Residential Neighborhood (RN) Development Standards**

<table>
<thead>
<tr>
<th>Minimum Site Area</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Site Coverage</td>
<td>None</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>70% for main buildings</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>Single-Family Residential (SFR): 25 feet</td>
</tr>
<tr>
<td></td>
<td>Multifamily: 40 feet (25 feet within 200 feet of east and west boundaries)</td>
</tr>
<tr>
<td>Minimum Site Setbacks</td>
<td>North: None; area is internal to the Project and adjacent to open space and an easement</td>
</tr>
<tr>
<td></td>
<td>South: 25 feet</td>
</tr>
<tr>
<td></td>
<td>East &amp; West: 30 feet</td>
</tr>
<tr>
<td>Average Area Per Dwelling Unit (SFR)</td>
<td>2,000 SF</td>
</tr>
<tr>
<td>Lot Setbacks (SFR)</td>
<td>Front: 20 feet, or 10 feet for side entry garage</td>
</tr>
<tr>
<td></td>
<td>Note: Zero lot-line siting of dwelling units on individual lots is permitted</td>
</tr>
<tr>
<td>Minimum Building Separation</td>
<td>Per Building Code</td>
</tr>
<tr>
<td>Vehicular Parking</td>
<td>Per County Code unless modified with an IPRP</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>SFR: None</td>
</tr>
<tr>
<td></td>
<td>Multifamily: 1 space per 4 units</td>
</tr>
</tbody>
</table>
Section III: Implementation, Phasing & Administration
A. **Administration and Interpretation**

The Specific Plan shall be administered by the Pima County Planning Official and all implementation decisions shall be based on the purpose of the Specific Plan. If conflicts arise between the Specific Plan and the Pima County Zoning Code, the Specific Plan shall control. If the Specific Plan is silent on any issue, and the Zoning Code is consulted, the purpose and intent of the Specific Plan shall control the Planning Official’s decision whether and how to apply the Zoning Code. Appeal of any Planning Official interpretation of this Specific Plan may be made to the Board of Supervisors within thirty (30) days of the date of interpretation. A fee in accordance with adopted Pima County Development Service Department fee schedule for an “Appeal of an Interpretation” and an “Advertised Public Hearing” must accompany such appeal. The Specific Plan will not result in the modification or change of any existing County-adopted building codes.

B. **Phasing**

1. **Block Plat**

   Upon recording of the Specific Plan Rezoning Ordinance, a block plat will be created replacing the existing Belnor Vista II Plat. The block plat will allow water service to be obtained and prepare the site for further subdivision and development.

2. **Development**

   It is anticipated that the Project will be developed over several phases subject to the following factors:

   - Market conditions.
   - Entitlement processing.
   - Utility service availability.
   - Infrastructure extensions and development.
   - Environmental and cultural permitting.

   The initial phase of development is likely to occur within the Campus Core land use area within the northeast portion of the site along the Project’s frontage.

   Subsequent phased development will most likely proceed in a southern direction and will require the following site improvements:

   - Southern extension of Sorrel Lane and any other secondary access roads from Valencia Road along with the construction of all-weather drainage structures across the two major washes.
   - Extension of the existing public gravity sewer system in Camino De La Tierra to the west into the site.
   - Extension of the existing public water system in Valencia Road south as well as the existing public system in Sorrel Lane along the Project’s southern boundary into the adjacent proposed residential land use area.
   - Site specific grading, drainage, paving, utility and landscape improvements.
Additionally, the supporting entitlement process will involve:

- Initial block platting of the entire site which will serve to effectively abandon the lots and right-of-way previously created via the Belnor Vista II Final Plat (Bk. 62, Pg. 53).
- Processing of site construction and/or building/site construction permits for specific commercial development within the newly created blocks along with the platting or re-subdividing of blocks as necessary to support residential development.
- Processing of any environmental and/or cultural permitting.
- Processing of any required CLOMR/LOMRs resulting from proposed encroachment into existing FEMA floodplains.

C. Amendments

1. Administrative change
   The County Planning Official may administratively approve minor or insubstantial changes provided such changes are not in conflict with the overall intent expressed in the Belnor Vista Specific Plan. The County Planning Official’s decision regarding administrative changes and determination of substantial changes, as outlined below, shall be subject to appeal to the Board of Supervisors. Categories of administrative changes include, but are not limited to:
   - Addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines, as interpreted by the County Planning Official;
   - Minor changes to development regulations based on new information, market trends/demand or best practices if the intent of the Specific Plan is not altered;
   - Changes to infrastructure, such as drainage and utilities, which do not change the overall intent of the Specific Plan;
   - Changes in the land use designation boundary, division of plan areas or combinations of areas;
   - Minor modifications, adjustments or encroachments into easements, riparian areas, rights-of-way, or open space, so long as the modifications do not conflict with the overall intent of the Specific Plan; and
   - The determination by the County Planning Official that a use not specifically listed as permitted may be allowed if the overall intent of the Specific Plan is not changed.

2. Major Amendment
   Major (or substantial) amendments to the Specific Plan shall be those changes or modifications that materially alter the guiding goals and objectives as presented in the Specific Plan. Major amendments to the Specific Plan shall be processed in accordance with Section 18.90.080 of the PCZC.
References

Bicycle and Pedestrian Program, Pima County, Arizona, 2016


Floodplain Management Ordinance No. 1988-FCI for Pima County Arizona, adopted by the Board of Directors, Pima County Flood Control District, April 26, 1988. Pima County Department of Transportation and Flood Control District, Pima County, Arizona.


Regional Trail System Master Plan, Pima County, Arizona, 2010.


Section IV: Conditions of Approval
A. Purpose

On June 22, 2021, the Pima County Board of Supervisors approved the Belnor Vista Specific Plan. The approval was subject to several conditions that have been incorporated into this final Specific Plan document and provided herein (see Section IV.B below). If the Specific Plan is amended in the future, this section, “Conditions of Approval,” will be updated to document all changes and any additional conditions of approval that may be associated with each amendment. This will provide an ongoing record of the overall Specific Plan, including all associated amendments and revisions, throughout the life of the project in a single location.

B. June 22, 2021 Board of Supervisors Conditions of Approval

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.

2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply.

3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan’s development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.

4. Transportation conditions:
   A. A Master Traffic Impact Study shall be provided with the block plat submittal and shall be updated with each subsequent individual block development. The Master Traffic Impact Study and subsequent updates shall evaluate traffic conditions at that time including those of previous block plat submittals, projected site traffic impacts, and provide necessary mitigation.
   B. A construction phasing and sequencing plan for both onsite and offsite improvements shall be provided with the submittal of each and any block plat.
   C. Trip reduction strategies shall be included within the master traffic impact study during the block plat submittal process and subsequent updates. The trip reduction strategies shall be designed and intended to reduce peak hour trips and impacts on the adjacent roadway network.
   D. The property owner shall dedicate the 25-feet of right-of-way for Valencia Road prior to block plat approval.

5. Flood Control District conditions:
   A. The Flood Control Resource Area shall be avoided to the maximum extent possible. The north wash floodplain, erosion hazard area and riparian habitat shall be treated as a designated Resource Sensitive area and remain natural.
The northerly wash should have no bank protection or bank protection which mimics the natural environment, such as gabions or terraced rock with vegetation. The corridor should be enhanced with riparian vegetation and provide a neighborhood resource amenity with pedestrian and/or multi-use trails.

B. At the time of development the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.

6. Wastewater Reclamation conditions:
   A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
   B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County’s public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
   C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
   D. The owner(s) shall connect all development within the rezoning area to Pima County’s public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
   E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
   F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

7. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove invasive non-native species
from the property, including those below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

Invasive Non-Native Plant Species Subject to Control

<table>
<thead>
<tr>
<th>Species</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ailanthus altissima</td>
<td>Tree of Heaven</td>
</tr>
<tr>
<td>Alhagi pseudalhagi</td>
<td>Camelthorn</td>
</tr>
<tr>
<td>Arundo donax</td>
<td>Giant reed</td>
</tr>
<tr>
<td>Brassica tournefortii</td>
<td>Sahara mustard</td>
</tr>
<tr>
<td>Bromus rubens</td>
<td>Red brome</td>
</tr>
<tr>
<td>Bromus tectorum</td>
<td>Cheatgrass</td>
</tr>
<tr>
<td>Centaurea melitensis</td>
<td>Malta starthistle</td>
</tr>
<tr>
<td>Centaurea solstitialis</td>
<td>Yellow starthistle</td>
</tr>
<tr>
<td>Cortaderia spp.</td>
<td>Pampas grass</td>
</tr>
<tr>
<td>Cynodon dactylon</td>
<td>Bermuda grass (excluding sod hybrid)</td>
</tr>
<tr>
<td>Digitaria spp.</td>
<td>Crabgrass</td>
</tr>
<tr>
<td>Elaeagnus angustifolia</td>
<td>Russian olive</td>
</tr>
<tr>
<td>Eragrostis spp.</td>
<td>Lovegrass (excluding E. intermedia, plains lovegrass)</td>
</tr>
<tr>
<td>Melinis repens</td>
<td>Natal grass</td>
</tr>
<tr>
<td>Mesembrianthemum spp.</td>
<td>Iceplant</td>
</tr>
<tr>
<td>Oncosiphon pilulifer</td>
<td>Stinknet</td>
</tr>
<tr>
<td>Peganum harmala</td>
<td>African rue</td>
</tr>
<tr>
<td>Pennisetum ciliare</td>
<td>Buffelgrass</td>
</tr>
<tr>
<td>Pennisetum setaceum</td>
<td>Fountain grass</td>
</tr>
<tr>
<td>Rhus lancea</td>
<td>African sumac</td>
</tr>
<tr>
<td>Salsola spp.</td>
<td>Russian thistle</td>
</tr>
<tr>
<td>Schinus spp.</td>
<td>Pepper tree</td>
</tr>
<tr>
<td>Schismus arabicus</td>
<td>Arabian grass</td>
</tr>
<tr>
<td>Schismus barbatus</td>
<td>Mediterranean grass</td>
</tr>
<tr>
<td>Sorghum halepense</td>
<td>Johnson grass</td>
</tr>
<tr>
<td>Tamarix spp.</td>
<td>Tamarisk</td>
</tr>
</tbody>
</table>

8. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.

9. Adherence to the specific plan document as approved at the Board of Supervisor’s public hearing.

10. Flexible combinations of the specific plan conceptual preliminary development plans are encouraged so long as adequate infrastructure to support the phased uses exists for each phase.

11. In the event the subject property is annexed, the property owner shall adhere to all
applicable conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

12. The property owner shall execute the following disclaimer regarding Proposition 207 rights. “Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I).”
Appendices
A. Appendix A: Viewshed Analysis
Exhibit A.1: Illustrative Development Concept 1
Exhibit A.2: Illustrative Development Concept 2
Exhibit A.3: Viewshed 1

- 75' Building
- 50' Building
- 40' Building
- 50' Building
- 40' Building
- 40' Building
Exhibit A.4: Viewshed 2

- 40' Building
- 75' Building
- 75' Building
- 50' Building
Exhibit A.6: Viewshed 4

1-Story MFR: 14'
2-story SFR: 25'
1-SFR: 22'
B. Appendix B: Preliminary Integrated Water Management Plan

1. Will Serve Letter

As stated in Exhibit B.1: Will Serve Letter, the eastern 8.8-acre parcel will be served by Tucson Water. Plans are underway to install a meter and establish water service on the 8.8 acres. The balance of the Specific Plan will then be divided into parcels that conform to the water service area policy of Tucson Water per Resolution No. 21602 and 22080. As stated earlier in the phasing section of this document, initial block platting of the entire site will serve to effectively abandon the lots and right-of-way previously created via the Belnor Vista II Final Plat (Bk. 62, Pg. 53).
Exhibit B.1: Will Serve Letter

February 19, 2019
Valencia 14 LLC
c/o Joshua Myers
6262 N. Swan Rd. Ste #120
Tucson, AZ 85718
Attn: Joshua Myers


WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designated from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply - it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.

This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

Sincerely,

Michael Mourreale, P.E.
Engineering Manager
Tucson Water Department

MM:ka
CC: SW Camino de la Tierra & Valencia.docx

NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4718 • FAX (520) 791-2501 • TDD (520) 791-2639 • www.tucsonaz.gov/water
2. Water Conservation Measures

a. Water conservation measures for Single-Family Subdivision Development as listed in Table A – Water Conservation Measures in the Pima County Site Analysis requirements to be included as part of the proposed Project are as follows:

Table A – Water Conservation Measures for Single-Family Subdivision Development

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Indoor Options</strong></td>
<td></td>
</tr>
<tr>
<td>I-3a</td>
<td>Low-flow toilets</td>
<td>3</td>
</tr>
<tr>
<td>I-3d</td>
<td>Low-flow faucets and showerheads</td>
<td>3</td>
</tr>
<tr>
<td>I-6</td>
<td>Low-water use kitchen sink and dishwasher</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td><strong>Outdoor Options</strong></td>
<td></td>
</tr>
<tr>
<td>O-3b</td>
<td>Only native and/or drought-tolerant, low-water use landscaping for 50% of Landscape Area*</td>
<td>3</td>
</tr>
<tr>
<td>O-4a</td>
<td>CC&amp;Rs that restrict the use of non-native plants and turf grasses in front yards of lots</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td><strong>Infrastructure Options</strong></td>
<td></td>
</tr>
<tr>
<td>Inf-4</td>
<td>Enhance native vegetation, including riparian habitat and natural drainage patterns</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td>15.5</td>
</tr>
</tbody>
</table>

*Landscape Area = Bufferyards and Common Area

The ultimate mix of water conservation measures used in the proposed subdivision will be determined during the platting process.
b. Water conservation measures for Commercial and Multifamily Development as listed in Table B – Water Conservation Measures in the Pima County Site Analysis requirements to be included as part of the proposed Project are as follows:

Table B – Water Conservation Measures for Commercial & Multifamily Development

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Indoor Options</strong></td>
<td></td>
</tr>
<tr>
<td>I-2a</td>
<td>Low-flow toilets</td>
<td>3</td>
</tr>
<tr>
<td>I-3</td>
<td>Low-flow faucets and showerheads</td>
<td>3</td>
</tr>
<tr>
<td>I-8</td>
<td>Low-water use kitchen sink and dishwasher</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td><strong>Outdoor Options</strong></td>
<td></td>
</tr>
<tr>
<td>O-6b</td>
<td>Install irrigation system with components listed in Table B of PIWMP Requirements</td>
<td>2.5</td>
</tr>
<tr>
<td>O-7b</td>
<td>Use native and/or drought-tolerant, low-water use plants for 25% of the Landscape Area*</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td><strong>Infrastructure Options</strong></td>
<td></td>
</tr>
<tr>
<td>Inf-4</td>
<td>Enhance native vegetation, including riparian habitat and natural drainage patterns</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td>16.5</td>
</tr>
</tbody>
</table>

*Landscape Area = Bufferyards and Common Area

The ultimate mix of water conservation measures used in the proposed subdivision will be determined during the development plan process.