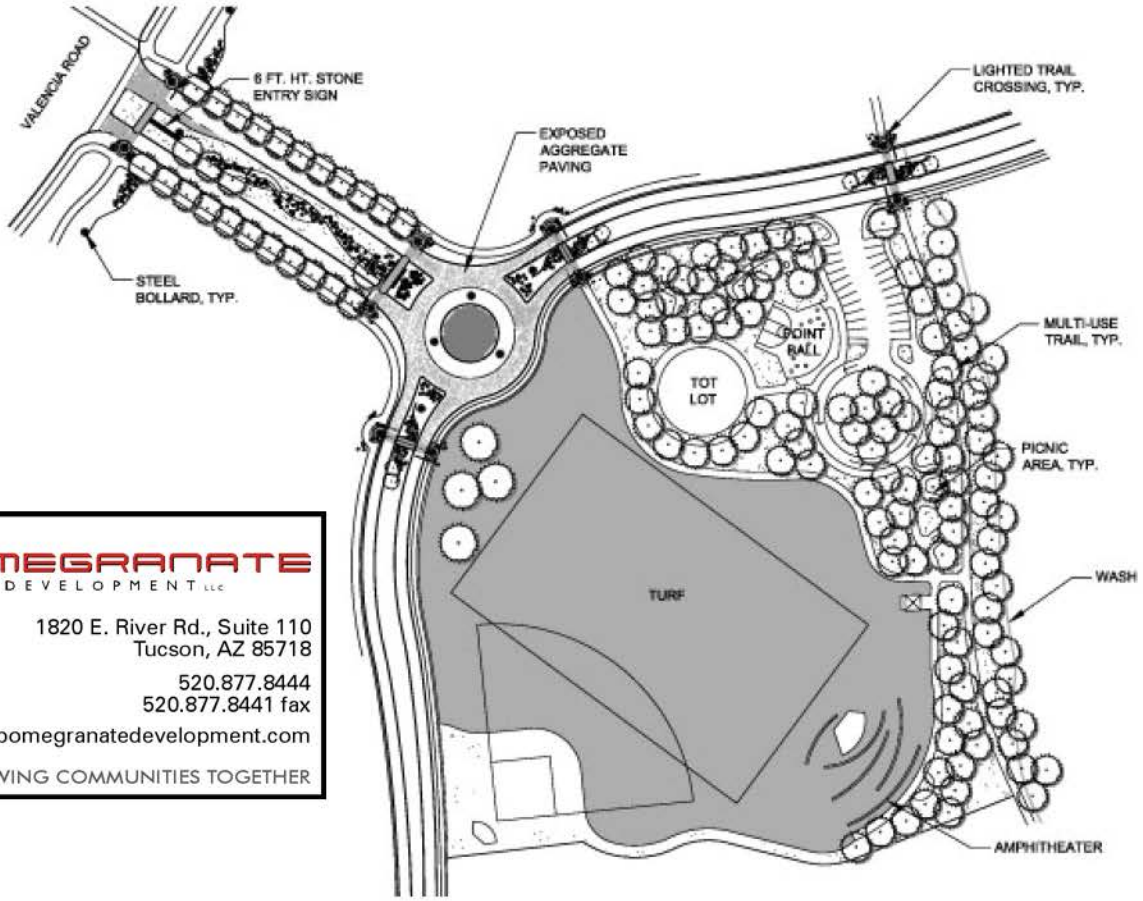
Pomegranate Farms Specific Plan



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GROWING COMMUNITIES TOGETHER

September, 2008
Revised December 12, 2008
Approved February 17, 2009

Co23-08-02

Thanks to All who have Contributed to the Preparation of this Specific Plan....

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ORDINANCE 2009-41

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING PROPERTY (PARCEL CODES 210-40-022A, 210-40-023G, 210-40-023E, 210-40-023F) OF APPROXIMATELY 645 ACRES FROM RH (RURAL HOMESTEAD) TO SP (SPECIFIC PLANS) IN CASE **CO23-08-02 POMEGRANATE FARMS SPECIFIC PLAN**; LOCATED SOUTH OF AJO HIGHWAY, APPROXIMATELY 2,000 FEET EAST OF THE INTERSECTION OF W. VALENCIA ROAD AND AJO HIGHWAY IN SECTION 18, T15S, R12E; AMENDING PIMA COUNTY ZONING MAP NOS. 65 AND 102.

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

Section 1. The 645 acres, located southeast of the intersection of Ajo Highway and Valencia Road, illustrated by the shaded area on the attached rezoning ordinance map (EXHIBIT A), which amends Pima County Zoning Map Nos. 65 and 102 is hereby rezoned from RH (RURAL HOMESTEAD) to SP (SPECIFIC PLANS).

Section 2. Rezoning Conditions.

1. Not more than 60 days after the Board of Supervisors approves the Specific Plan, the owner(s) / developer(s) shall submit to the Planning Director the specific plan document, including 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. Submittal of a development plan, or acceptable site development plan, if determined necessary by the appropriate County agencies.

3. Recording of a covenant holding Pima County harmless in the event of flooding.

4. Recording of the necessary development related covenants as determined appropriate by the various County agencies.

5. Provision of development related assurances as required by the appropriate agencies.

6. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department, Document Services.

7. There shall be no subdividing or lot splitting without the written approval of the Board of Supervisors.

8. 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 another Pima County regulation not listed in Section 18.90.050B3, the more restrictive requirement shall apply.

9. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's design standards shall be interpreted to implement the specific plan or relevant Pima County regulations.

10. Prior to the issuance of any permits, this specific plan is subject to the approval of a Master Subdivision Block Plat for the entire site. The subdivision block plat shall make all dedications (including roads, sewer, drainage, trails and open space), unless otherwise specified in the development agreement, and the plat shall identify all necessary improvements and provide a design and construction phasing plan. Upon submittal of the block plat, the studies, reports, information required by these specific plan conditions and the specific plan document itself, shall be provided for review and approval of the applicable Pima County department or departments. Subsequent site development requires submittal of subdivision plats or development plans prepared in accordance with the subdivision block plat.

11. No building permits shall be issued until all applicable specific plan requirements for or affecting the site are satisfied and the Planning Director issues a Certificate of Rezoning Compliance.

12. Transportation Department requirements:

    A. The property owner/developer(s) shall dedicate 200 feet full right-of-way, or 100 feet half right-of-way as applicable, for Valencia Road as designated by

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the Major Streets and Scenic Routes Plan. The alignment of Valencia Road shall require approval by the Department of Transportation and shall be coordinated with adjacent development.

B. The property owner/developer(s) shall dedicate 150 feet right-of-way, or 75 feet half right-of-way as applicable, for Los Reales Road and 120 feet right-of-way, or 60 feet half right-of-way as applicable, for Desert Sunrise Trail per recommended findings of the Southwest Infrastructure Plan.

C. A building setback of 130 feet shall be provided on Valencia Road, 105 feet shall be provided on Los Reales Road and 90 feet on Desert Sunrise Trail shall be provided (half right-of-way plus 30 feet that is measured from the centerline of the right-of-way/roadway). For development along the portion of Valencia Road, Los Reales Road and Desert Sunrise Trail, within high density and commercial developed areas, reduction of setbacks to 10 feet plus half of the required right-of-way may be allowed as previously discussed by the Design Review Committee.

D. The property owner/developer(s) shall provide on-site and off-site improvements to Valencia Road, Los Reales Road and Desert Sunrise Trail as determined necessary by the Department of Transportation. Construction of Los Reales Road and Desert Sunrise Trail are the responsibility of the property owner/developer(s) and the property owner/developer(s) may be eligible to receive impact fee credits after construction is completed. Los Reales Road construction includes the north half ultimate cross section of a four-lane divided or five-lane desert parkway/urban major collector. Desert Sunrise Trail construction includes the full cross section of a four-lane divided or five-lane desert parkway/urban major collector. Improvements to Valencia Road could include, but may not be limited to, additional pavement for travel, turn or multi-use lanes, outside curb and sidewalks. This condition may be clarified or amended pursuant to a Board of Supervisors approved Development Agreement between Pima County and the owner/developer(s).

E. The property owner/developer(s) shall dedicate right-of-way and construct a major collector road (within E.I and D.4 districts), to be located opposite Collector 2 that is located within the Town Center. The road shall provide a connection between Valencia Road and the north property line. It is located within the commercial and multiple use areas designated E.1 and D.4 to provide future access to property located north of the specific plan. The width of said road shall be subject to approval during platting process, depending upon what type of commercial development is planned. In the event that Valencia Road is not aligned as indicated in the Specific Plan, then this condition is not applicable.

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F. Minimum separation between driveways and streets shall be 600 feet along Valencia Road, Los Reales Road and Desert Sunrise Trails. All access shall require Department of Transportation approval.

G. Provision of access from the internal loop road to the southeast boundary of the specific plan to provide future access to undeveloped property to the east.

H. Provision of a detailed and up to date Traffic Impact Study shall be submitted with the Master Block Plat and shall be updated as determined necessary by Department of Transportation throughout the development of the specific plan.

I. Two Park & Ride facilities shall be provided for within the specific plan, one within the town center or commercial uses along Valencia Road and one along Los Reales Road. The property owner/developer(s) shall provide a study/report that addresses transit issues for the specific plan and how it interrelates within the southwest area.

J. Each district shall be designed to establish coordinated pedestrian and transit oriented connections within the specific plan and plan for future connections beyond the limits of the specific plan.

13. Regional Flood Control District requirements:

A. Drainage improvements required to remove the developable portions of the site from the FEMA floodplain will be identified in a drainage report to be finalized with the Master Block Plat. Approval of the Drainage Report and CLOMR shall be required prior to recordation of the block plat and approval of the Certificate of Compliance. Approval of the LOMR is required prior to issuance of any building permits.

B. Drainage corridors identified in the Specific Plan are to be enhanced to provide riparian habitat connectivity across the site as well as recreational and aesthetic amenity to the residents. If a riparian mitigation plan is required, it shall be submitted for approval with the Block Plat and prior to the Certificate of Compliance in order to ensure sustainability principles identified by the County and Specific Plan are implemented.

C. Drainage improvements shall be designed in coordination with Ajo Highway and neighboring developments.

D. Due to the proposed land use intensities and severe flood and erosion hazards, flood control improvements shall be constructed with concrete, gunite, soil cement, or other structural methods. Earthen channels shall not be allowed.

14. Wastewater Reclamation Department requirements:

A. The owner / developer shall construe no action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner / developer to that effect.

B. The owner / developer shall obtain written documentation from the 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, sewer improvement plan or request for building permit for review. Should treatment and / or conveyance capacity not be available at that time, the owner / developer shall have 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.

15. Natural Resources, Parks and Recreation Department requirements:

A. Prior to the release of assurances for the 1,038th lot (30% of the lots), the approximate seven-acre park and all associated and required recreation elements shall be constructed.

B. Prior to the release of assurances for the lots greater than 75% of the total lots within each district as shown on the Phasing Plan (Exhibit IV-A.6), recreation elements and trail locations shall be built as conceptually shown on Exhibit II-M within that district.

C. The 10-foot shared-use path and eight-foot stabilized trail within the residential collector road shall be constructed by the developer and maintained by a Homeowners Association.

D. A Homeowners Association shall maintain all shared-use paths and stabilized trails throughout the development.

E. Final determination of recreation areas and elements required shall be determined with a Recreation Area Plan (RAP), which shall be submitted and approved prior to the approval of the tentative plat. A RAP shall be submitted for each district. Each district shall meet the recreation requirements as stated in Section 18.69.090 and the Recreation Area Design Manual.

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F. A Recreation Area Plan (RAP) shall be submitted with the Tentative Master Block Plat. The RAP shall show the alignment of the trails within the open space as shown on Exhibit II-M. The RAP shall include the park and show the required recreation elements.

16. Cultural Resources requirements:

A. Two archaeological sites, AZ AA:16:481(ASM) and AZ AA:16:482(ASM), both eligible for listing in the National Register of Historic Places, are located on the property. Cultural resources mitigation of the archaeological sites is required. The preferred mitigation strategy is avoidance and preservation of sites AZ AA:16:481(ASM) and AZ AA:16:482(ASM). A mitigation plan shall include a preservation strategy that runs with the land; such as a Conservation Easement, a Restrictive Covenant, or recordation on the original Plat submitted to the County. In recording the sites, the Plat map must clearly delineate the spatial extents of the sites with buffer zones and must include a descriptive Plat Note. If avoidance and preservation are not possible, data recovery will be required. If data recovery should become necessary, all archaeological work shall be conducted by an archaeologist permitted by the Arizona State Museum. Any development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County zoning Code.

B. 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.

17. In the event the subject property is annexed, the owner(s) / developer(s) shall adhere to all applicable rezoning 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.

18. The property owner shall execute and record the following disclaimer regarding Prop 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

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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)."

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

20. If required by the Drexel Heights Fire District (District), the developer shall provide a fire station site within the project that is compatible with adjacent land use and acceptable to the developer and the District and to be shown on the applicable subdivision plat or development plan. The developer shall provide for the transfer of that property to the District.

21. The developers shall include disclosure statements regarding Ryan Airfield in all sales contracts, public reports, and the recorded covenants. The developers shall also establish avigation easements relative to Ryan Airfield. The specific language for inclusion in the disclosure statements and the enactment of the avigation easements shall be coordinated with the Tucson Airport Authority. Land use restrictions shall be coordinated with Ryan Airfield operations to ensure compatibility of proposed land uses with current and projected future airport operations.

22. At a minimum, the majority of infrastructure and transportation costs shall be self-funded by the developer, including but not limited to impact fees. A development agreement to address, at minimum, infrastructure commitments, phasing, and funding shall be developed and approved by the Board of Supervisors prior to submittal of a Master Block Plat. No permits shall be issued until the revisions to the Pima County development impact fee program are adopted by the Board of Supervisors.

23. Any proposal or action which would result in a significant deviation from the objective of providing or reserving the necessary acreage for commercial services within ¼ - ½ mile of all residential development (as stated in the specific plan) or the general dispersal of commercial services to serve the residential development of the specific plan, would be considered a "Substantial Modification" of the specific plan requiring public hearings before the Planning and Zoning Commission and the Board of Supervisors per Section 18.90.080.

24. Owner/Developer shall reach an agreement with Tucson Unified School District (TUSD) or another public school provider regarding the provision of a school location within the development as shown and described in the specific Plan. TUSD and Owner/Developer have begun negotiations. If the agreement is with

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TUSD, the agreement will be in substantial conformance with the Letter of Intent dated February 13, 2009 between Owner/Developer and TUSD or otherwise mutually acceptable to TUSD and Owner/Developer.

Section 3. That the Pomegranate Farms Specific Plan, 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), is hereby adopted, subject to amendment by the specific plan applicant of Exhibit B, as necessitated by the Board of Supervisors' action.

Section 4. That the Legal Description of the Pomegranate Farms Specific Plan is hereby shown in Exhibit C to this ordinance and incorporated herein by this reference.

Section 5. No building permits shall be issued based on the rezoning approved by this Ordinance until all conditions 1 through 24 are satisfied and the Planning Official issues a Certificate of Rezoning Compliance.

Section 6. The rezoning conditions of Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

Section 7. The effective date of this Ordinance shall be 30 days after adoption.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, this 5th **day of** May **, 2009.**

Chairman of the Board of Supervisors

MAY 05 2009

ATTEST:

Clerk, Board of Supervisors

APPROVED AS TO FORM:

Deputy County Attorney ANDREW FLAGG

Executive Secretary,
Planning and Zoning Commission

2084305501

EXHIBIT A

AMENDMENT NO'S. 13, 4 BY ORDINANCE NO. 2009-41
TO PIMA COUNTY ZONING MAP NO'S. 65, 102 TUCSON, ARIZONA
PARCELS 22A, 23E, 23F & 23G BEING SECTION 18, T15S R12E.

ADOPTED MAY 5, 2009 EFFECTIVE JUNE 5, 2009

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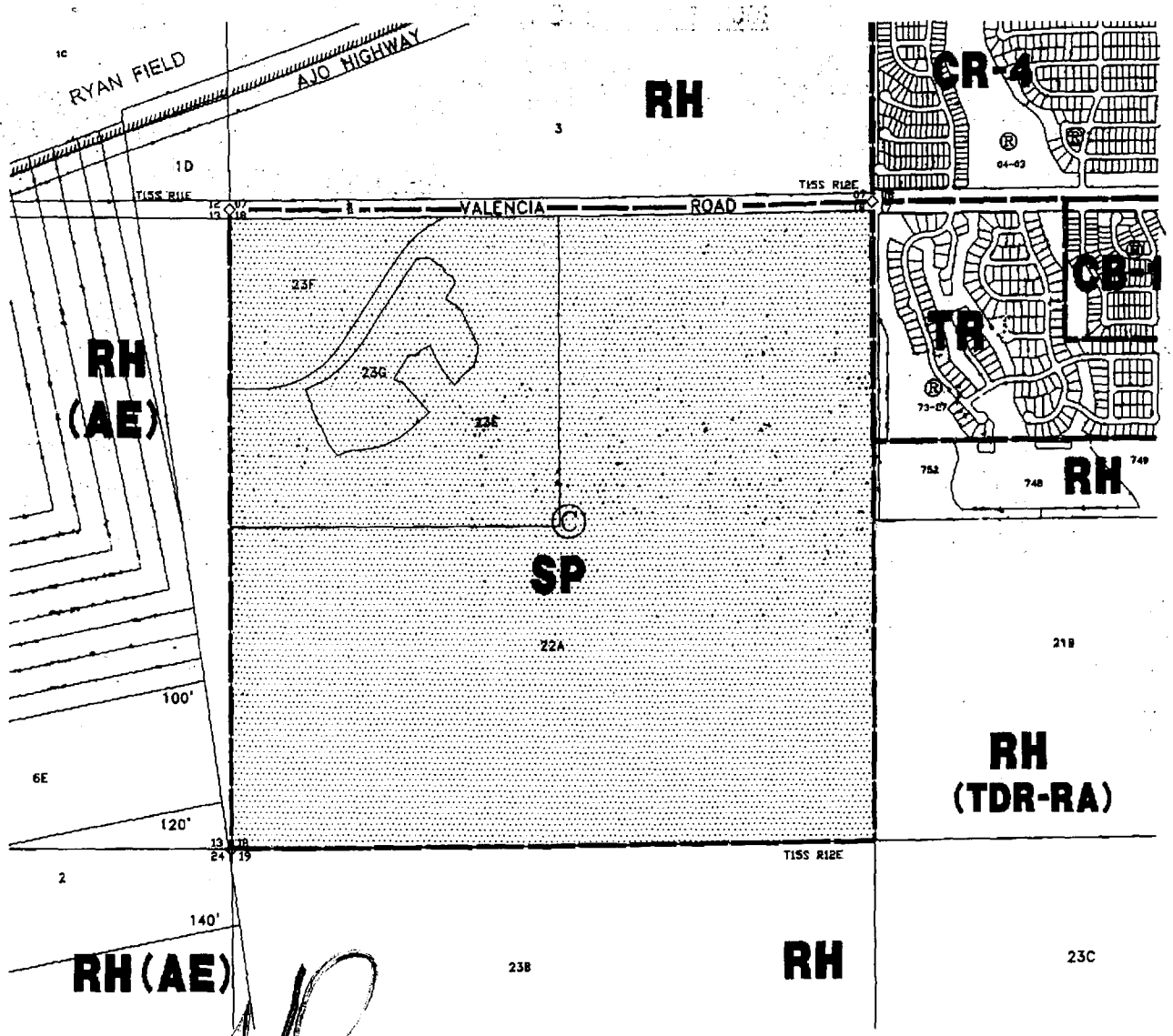

for EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

Co23-08-02
Co7-06-12
Co7-07-31
210-40-022A,
210-40-023E,
210-40-023F
21040023G

© NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM RH 644.93 ac±
ds-APRIL 6, 2009

Exhibit B is the Pomegranate Farms Specific Plan document approved by the Pima County Board of Supervisors on February 17, 2009.

The document is not recorded but may be viewed at the office of the Pima County Development Services Department, Planning Division, at the following address:

County-City Public Works Building
201 N. Stone Avenue, 2nd Floor
Tucson, Arizona

Exhibit C

Legal Description

Parcel 210-40-022A – NE4 EXC N75' THEREOF & S2 482.14 AC SEC 18-15-12

Parcel 210-40-023F – PTN S1401' N1476' W1765.61' NW4 36.59 AC SEC 18-15-12

Parcel 210-40-023E – PTN NW4 100.93 AC SEC 18-15-12

Parcel 210-40-023G – CTRL PTN NW4 25.27 AC SEC 18-15-12

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Table of Contents

PART I - SITE INVENTORY 5
I-A EXISTING LAND USES 5
I-B TOPOGRAPHY 13
I-C HYDROLOGY 15
I-D BIOLOGICAL RESOURCES 23
SOILS 32
I-E VIEWSHEDS 33
I-F TRAFFIC 37
I-G SEWERS 40
I-H RECREATION AND TRAILS 40
I-I CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES 41
I-J AIR QUALITY 41
I-K COMPOSITE MAP 45
PART II – LAND USE PROPOSAL 47
II-A PROJECT OVERVIEW 47
II-B MASTER PLAN 54
II-C TOPOGRAPHY 64
II-D HYDROLOGY 66
II-E BIOLOGICAL RESOURCES 77
II-F LANDSCAPE & BUFFER PLAN 83
II-G VIEWSHEDS 83
II-H TRAFFIC 85
II-I ON-SITE WASTEWATER TREATMENT & DISPOSAL 89
II-J SEWERS 89
II-K WATER 91
II-L SCHOOLS 91
II-M RECREATION AND TRAILS 107
II-N CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES 112
II-O AIR QUALITY 113
II-P OTHER 113
PART III - REGULATORY DEVELOPMENT STANDARDS 119
III-1 Purpose and Intent 119
III-2 Definitions 119
III-3 Master Block Plat 122
III-4 Zoning Districts 124
III-5 Residential Districts 125
III-6 Commercial District 143
III-7 Mixed Use Zoning District 147
III-8 Pomegranate Farms Specific Plan Design Standards 157
III-9 GENERAL DEVELOPMENT STANDARDS 173
PART IV - IMPLEMENTATION & PHASING SCHEDULE, AMENDMENT PROCEDURES 189

Table of Contents

Exhibits

I-A.1	Vicinity Map	7
1-A.2.c	Comprehensive Plan	8
I-A.3	Aerial	11
I-A.4.a/b	Surrounding Land Uses/Existing Zoning	12
I-B	Existing Topography	14
I-C.1	Offsite Watershed Map	20
I-C.4	Onsite Hydrology	21
I-C.4.c	Federally Mapped Floodways/Plains	22
I-D.1	Special Elements - Vegetation	26
I-D.1.a	Conservation Land Systems	27
I-D.3	Pima Pineapple Cactus Map	28
I-D.4	Vegetation Densities	29
I-E.1	Photo Key Map	34
I-E.1.a	Site Photographs	35
I-E.2	Viewsheds	36
I-F	Major Streets & Routes	39
I-G	Existing Sewers	42
I-H	Recreation & Trails	43
I-K	Composite Map	46
II-B	Pomegranate Farms Master Plan	58
II-B.1	Conceptual Town Center	60
II-B.2	Conceptual Multi-Story Mixed Use Development	61
II-B.3	Conceptual Mixed Use Development	62
II-C	Grading Limits	65
II-D.3	Off-Site Post-Development Drainage	73
II-D.4	On-Site Post-Development Drainage	74
II-D.5	Typical Open Space Cross Section	75
II-D.7	Wash Crossings	76
II-E.1	Proposed Open Space	79
II-F	Buffer Plan	84
II-H	Traffic Plan	88
II-J	Sewers	90
II-L	Schools	92
II-M	Trail Plan	111
IV-I	Phasing Plan	188

Tables

Table 1	Summary of 100-Year Peak Discharges	18
Table 2	Existing State Route 86 Culverts	20
Table 3	Largest Employers in the Vicinity	54
Table 4	Density Calculations	59
Table 5	Post-Development Regulatory 100Year Discharges	67
Table 6	SP/CB-2 Permitted Land Uses	142
Table 7	SP/MU Permitted Land Usess	148

SEE GRAPHICS & APPENDICES BOOK FOR BELOW INFORMATION

Appendices

1. Biological Impact Report and Arizona Game & Fish
2. Pima County Letter Regarding Sewers
3. Vegetation Restoration & Enhancement Plan
4. Avigation Easement
5. LEED Information
6. Sustainable Section from the Southwest Area Plan
7. Crime Prevention Through Environmental Design (CPTED)

Figures

1. Detention Basin
2. Wall Detail
3. Shared Use Trail Along Residential Collector Street
4. Bus Pullout
5. Water Harvesting Streetside
6. Water Harvesting Medians
7. Hammerhead Options
8. Cul-De-Sac Options
9. Mid-Block Turnarounds
10. Trail Crossing
11. Cul-De-Sac Trail Connection
12. Entry Concept
13. Variable Setback (Detached Single Family Residence)
14. Variable Setback (Attached Single Family Residence)
15. Variable Setback (Cul-De-Sac Detached Single Family Residence)
16. Alley Illustration
17. Alley Section

INTRODUCTION

The Pomegranate Farms project is located along Valencia Road, near the intersection of Ajo Highway and Valencia Road, is approximately +/- 645 acres of undeveloped land within the regulatory jurisdiction of Pima County, and the Southwest Subregion of the Pima County Comprehensive Plan. This area has been identified as a growth area in Pima County, and is subject to the Plan Amendment Polices, approved December 11, 2007 (Co7-06-12).

The Specific Plan review process was chosen over the traditional rezoning process to permit a unique mix of housing types, uses, and design that is not available using traditional zoning classifications. The Specific Plan addresses the needs of the Southwest area, the constraints of the site, and provides regulations tailored to a mixed-use development.

PART I - SITE INVENTORY

I-A EXISTING LAND USES

I-A.1. Site Location and Regional Context

The property is bounded by Valencia Road to the north and undeveloped property owned by the Bureau of Land Management across Valencia Road. To the east, there is undeveloped State Land and the Sonoran Ranch Estates I & Villages subdivision to the east, undeveloped State Land to the south and undeveloped property owned by Montecito Communities to the west. This regional area is conducive to development, as the topography is generally flat, there are relatively few environmental constraints and there is good access to the regional transportation network.

The site is within the vicinity of several single-family residential subdivisions along Valencia Road, including Sonoran Ranch Estates II currently under construction to the north, Sonoran Ranch Estates and Villages to the east, Eagle Point Estates to the northeast, Tucson Mountain Ranch further northeast, and Diablo Village Estates, Star Valley Estates and Villages further east.

Exhibit I-A, Vicinity Map, shows the location of the project and provides contextual information.

<u>Legal Description;</u>

Parcel 210-40-022A - NE4 EXC N75' THEREOF & S2 482.14 AC
SEC 18-15-12

Parcel 210-40-023F - PTN S1401' N1476' W1765.61' NW4 36.59 AC SEC 18-15-12

Parcel 210-40-023E- PTN NW4 100.93 AC SEC 18-15-12

Parcel 210-40-023G - CTRL PTN NW4 25.27 AC SEC 18-15-12

The section is owned by Pomegranate Development I, L.L.C. & Pomegranate Farms Commercial A, L.L.C.

I-A.2. Existing Land Uses and Zoning on Site

The Comprehensive Plan Amendment approval for Pomegranate Farms included a change in the land use designation from Low Intensity Rural (LIR)

to Medium Intensity Urban (MIU) with Special Area Policies to allow a mixed use development that could include residential, commercial, and office uses. The Comprehensive Plan allows 10 residences per acre (RAC) on the gross developable residential acreage. In addition to the MIU land use designation, the special area policies allow 50 acres of "floating" Community Activity Center (CAC), and an additional 16 acres of CAC, located in the northwest corner of the property. See Exhibit I-A.2.c.

Pomegranate Farms is currently zoned Rural Homestead (RH) and is subject to Special Area Policy S-9 Ajo Highway Corridor/Western Gateway. The property consists primarily of vacant desert land, occasional wildcat dumping and dirt roadways. The land has been used for cattle grazing through the years, but that activity ceased in 2005.

There is a +/- 21 acre borrow pit in the mid-northern section of the property. See Exhibit I-B, Topography.

I-A.3. Existing Conditions

I-A.3.a Existing Zoning Surrounding the Site

This property and properties to the west, north, and south are zoned RH. The State Land to the east is zoned RH. RH zoning allows rural residential development of a minimum 180,000 square foot lots. Sonoran Ranch Estates is zoned TR and CB-1 to the east, Sonoran Ranch Estates II, to the northeast is zoned CR-1, and Eagle Point is zoned TR and CB-1. Homes may be two-stories or 34' in height.

Exhibit I-A.4.a *Surrounding Zoning and Land Use* shows the existing zoning within ¼ mile of the property.

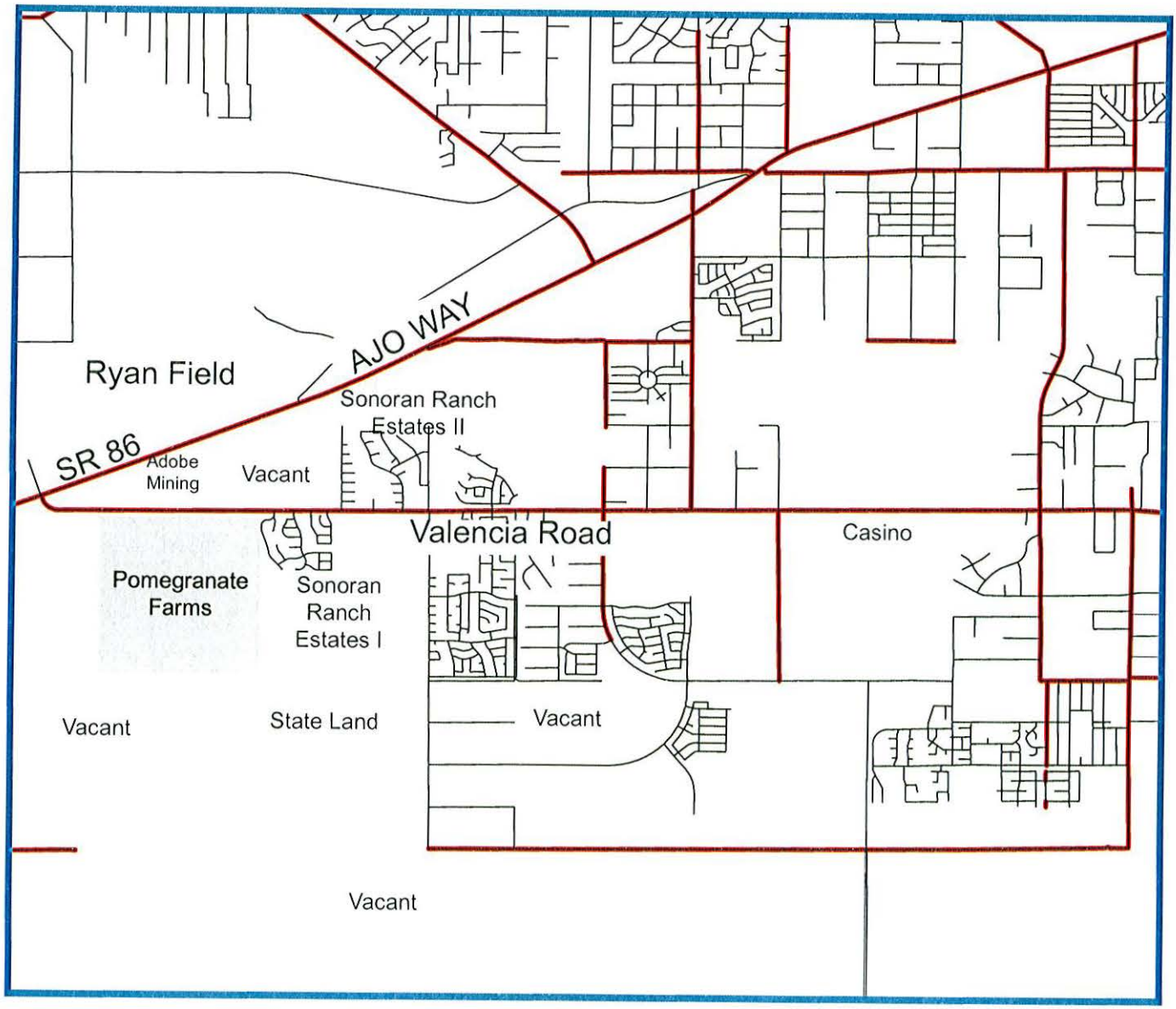


Exhibit I-A.1
Location in a Regional Context

NORTH NOT TO SCALE

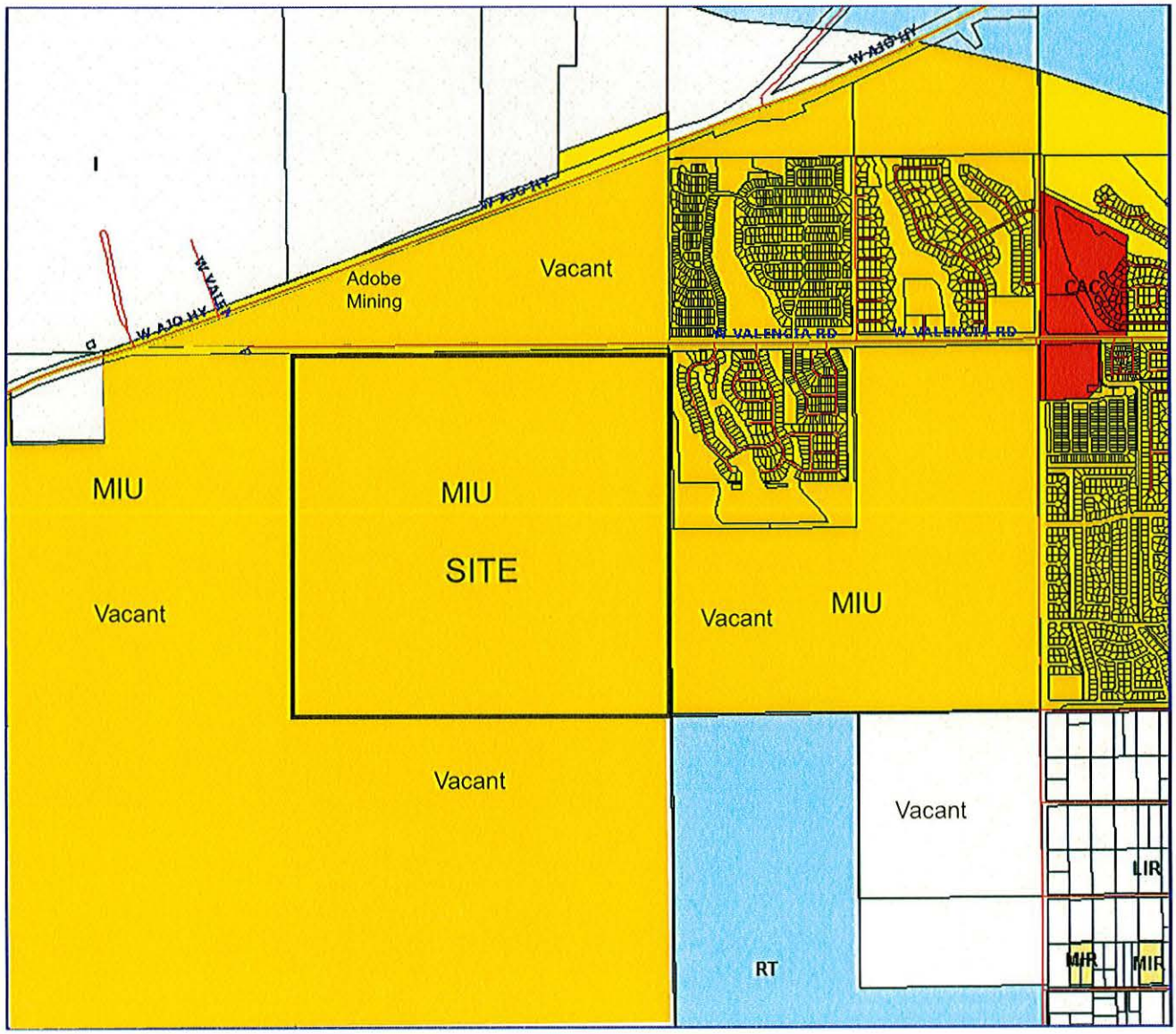


Exhibit I- A.2c
Comprehensive Plan Designations Map

NORTH NOT TO SCALE

Major Residential Developments in the Area

During the past five years, the volume of home building in the Tucson area has transitioned from the northwest to the southern portions of the Tucson metropolitan area. This area has experienced significant growth in the last several years, and is projected to do so in the future. The southwest Tucson area makes up 14% of the current Tucson market. It is an area that is projected to serve as a location for first-time homebuyers, as well as provide homes for people who work for some of Tucson's major employers. Current home sales statistics for the southwest show that the current homes offered are built on smaller lots, with smaller building square footage and have lower prices than the average homes in the Tucson market. There is a critical need in the area for entry level homes, and the median home sales price in this submarket is approximately 17% less than the Tucson market as a whole.

I-A.3.b Existing Land Use Surrounding the Site

The land uses surrounding the site are described below.

All adjacent land uses to the south, west and southeast are vacant desert land. To the east is Sonoran Ranch Estates I and the Villages, a single-family residential land use, with a 2.6 RAC and a 4.6 RAC. Across Valencia Road to the north is an adobe mining facility, vacant land, and to the northeast, another single-family subdivision, Sonoran Ranch Estates II, with a 3.7 RAC.

See Exhibit I-A.4.a Surrounding Zoning and Land Use for graphic representation of surrounding land uses.

Airport and Other Land Uses in Area

Ryan Airfield, located at 9698 West Ajo Highway, is a 60-year old, general aviation airport, which is operated by Tucson Airport Authority. It is about two miles north and west of Pomegranate Farms. The airport is comprised of about 1,804 acres, and has three runways, hangers, maintenance buildings, offices, and a restaurant. See Exhibit I-A.4.a for the avigation easement.

Ryan Field is planning for future expansion to better serve Tucson's growing aviation business. Tucson Airport Authority is revising its business plan, master plan, and currently conducting open houses to inform the area's residents of its plans.

I-A.3.c Number of Stories of Existing Structures

The surrounding medium density residential properties include one and two story single-family homes.

I-A.4 Existing Wells

There is a well (#1) located on the SE 1/4 of the NW 1/4 of the NW 1/4 of Section 16, T15S, R12. The well casing is 12". Diablo Village/Thim Water Utility is presently pumping in the range of 425 GM and the production can be increased with a larger pump. There is no registered capacity.

Another well (#2) is located in the NW 1/4 of the SW 1/4 of Section 8, T15S, R12E. The well casing is 12". This well was tested by Errol Montgomery and production was a sustained rate of 850 gpm. Robin Thim, owner of Diablo Village/Thim Water Utility, estimates the production will start within the next 6 months. Both wells are in compliance with ADEQ water quality standards, including arsenic.

There is no infiltration of CAP water to groundwater in this area.

The location and identification of well ownership on well sites within 100 feet of the site is shown on Exhibit I-A.4.a, Existing Zoning and Land Use.

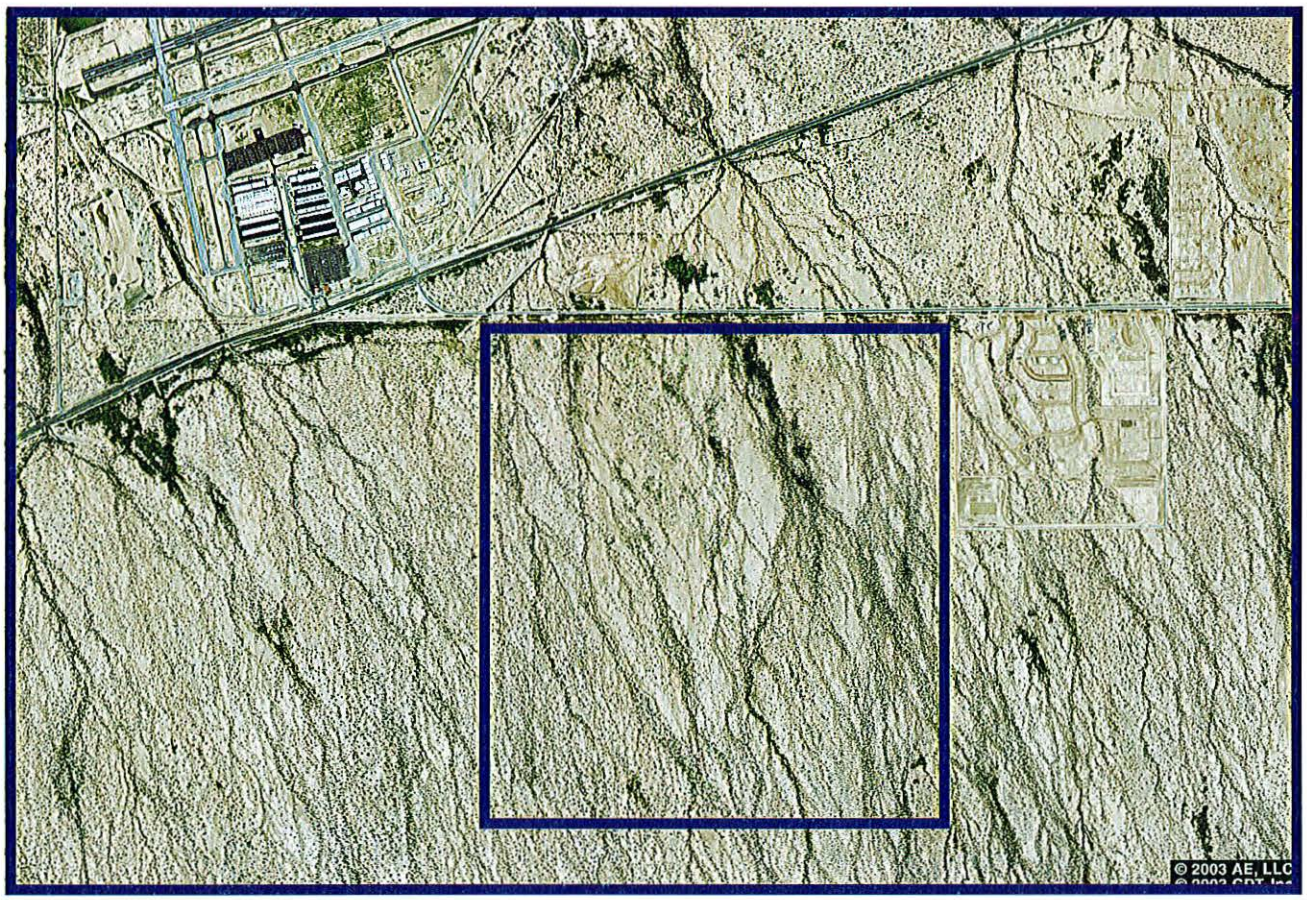
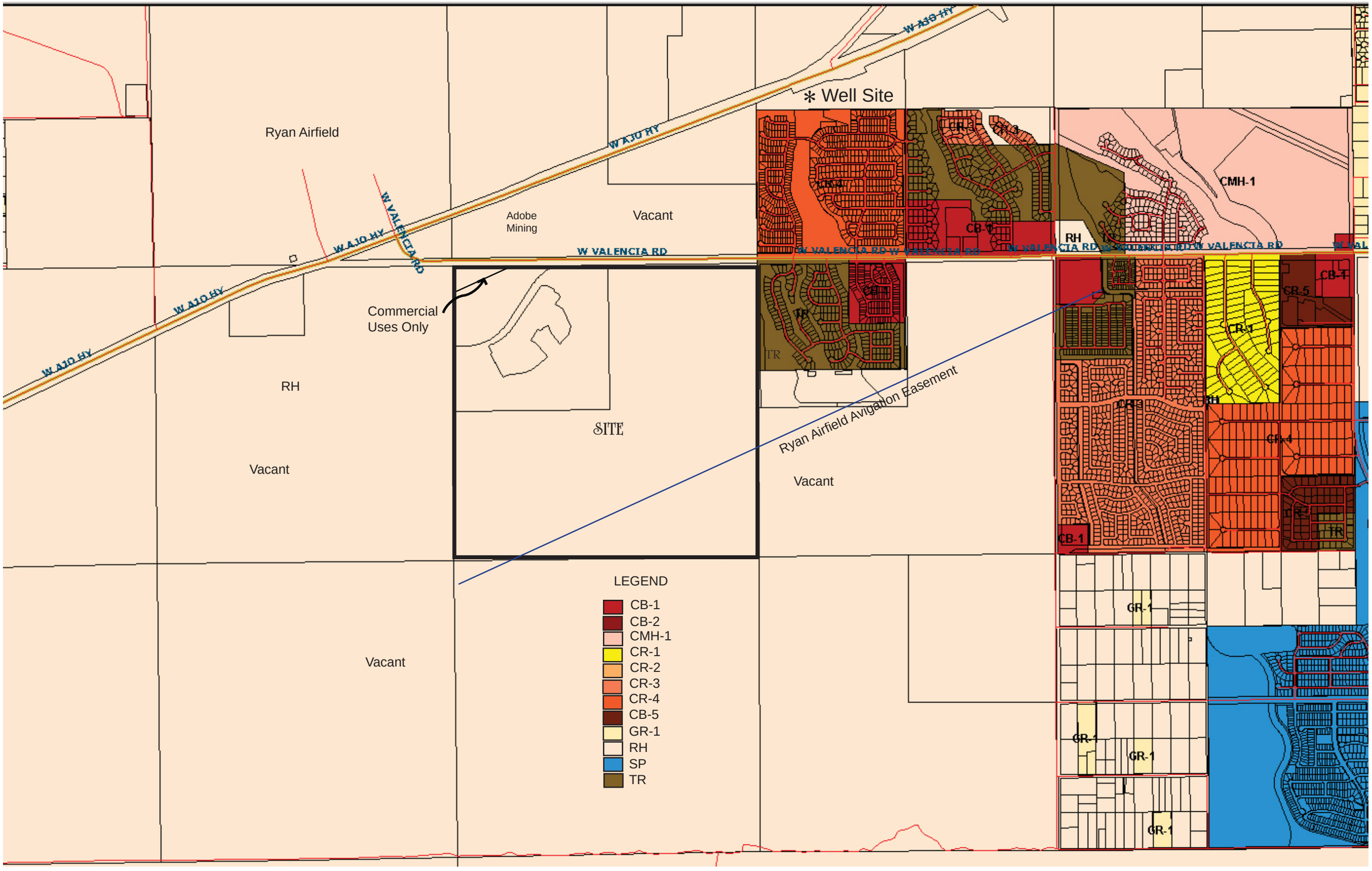


Exhibit I-A.3 Aerial Photo

NORTH NOT TO SCALE



NORTH NOT TO SCALE

Exhibit I-A.4a
Existing Land Use and Zoning Map

I-B TOPOGRAPHY

I.B.1. Describe Topographic Characteristics of the Site

Field inspection of the property and evaluation of project topography confirmed that the site's topography is composed of fairly level terrain that descends to the west and northwest at approximately 1%. Generally, elevations range from 2,505 at the southeastern corner of the site to 2,437 at the northwest corner of the property.

The borrow pit was graded to prevent Valencia from flooding and serves as retention basin currently. The borrow pit ranges in depth from 2′ at the northern boundary and 8′ at the southern end. Exhibit I-B, *Existing Topography* shows the existing topography of the property.

Topography information exists for the entire site, flown at 1′ contours in 2005.

No significant topographic features such as rock outcrops or slopes exceeding 15% exist on this site. There are also no restricted peaks and ridges on or near this site as defined in Pima County's Hillside Development Zone. There are numerous washes that traverse the site.

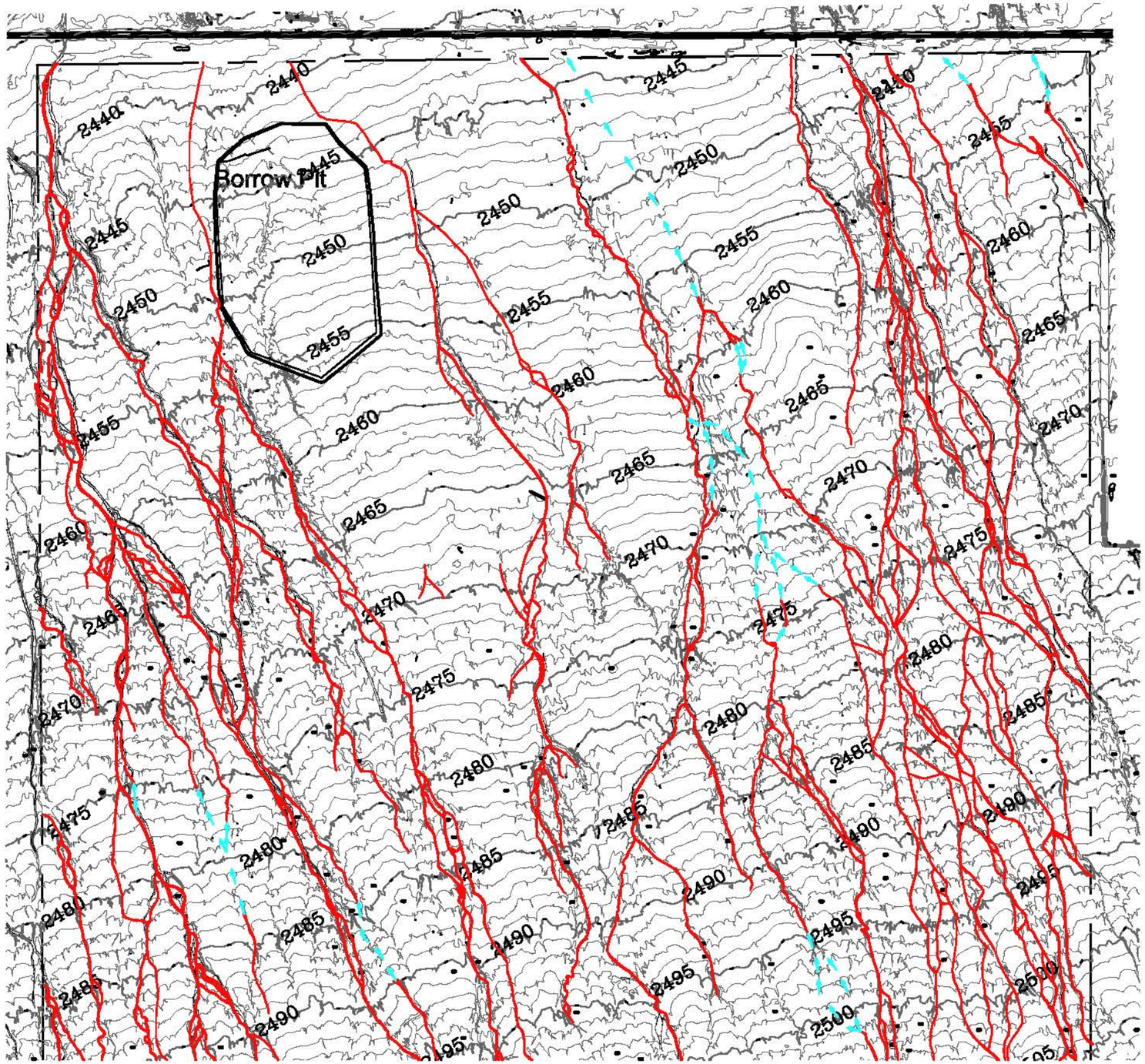
I-B.2. Predevelopment Average Cross Slope

The site's pre-development average cross slope calculation, as measured from available topographic mapping, and as defined in the Pima County Zoning Code, Section 18.61 Hillside Development Overlay Zone (HDZ) is 2.98%. The calculation was determined based on the following data:

Contour Interval:	5 feet
Length:	159,682.2 feet
Area:	645acres

Average Cross Slope Calculation: (5 x 159,682 x .0023) / 645 = 2.9%

Although the average cross slope calculation show a 2.9% cross slope, this calculation is skewed by the topo lines following the washes, making the lines longer. Therefore, a more realistic calculation of the cross slope is 1.5%



Average Cross Slope = 2.98%
Topo range 2440' at northwest corner
2505' at southeast corner

404 JD - Waters of the US

Pomegranate Farms
Exhibit I-B
Topography

CONTOUR INTERVAL = 1 FOOT

SCALE: 1"=600'-0"

0 600'

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GROWING COMMUNITIES TOGETHER

I-C HYDROLOGY

1. Off-site Watersheds

The property is located within the lower reaches of several watersheds emanating from the Sierrita Mountains southwest of Tucson. These watersheds, which generally drain from south to north across a broad moderately sloping plain, contribute to the Black Wash upstream of its confluence with the Brawley Wash, north of the project site. The project lies within the Black Wash critical drainage basin as designated by the Pima County Regional Flood Control District (RFCD). As such, detention facilities are required to provide a peak discharge reduction of 10 to 15 percent from the pre-development values.

The foremost characteristics of the upstream offsite watersheds are that they are broad and unconfined with low topographic relief. Runoff is conveyed through a system of low-flow channels during the more periodic low-intensity rainfall events, but larger flood flows, e.g. the 100-year flood, are not confined to well-defined channels.

The watershed boundaries are poorly defined and numerous locations have been identified where break-out flows occur between watersheds. The drainage basin boundaries of the primary watershed systems have been mapped in a previous study, *HEC-1 Modeling of Watersheds Concentrating along Valencia Road; Ajo Road to Black Wash*, by JE Fuller Hydrology & Geomorphology, Inc. (JEF), May 11, 2005. This hydrologic study was prepared as part of a regional study for the RFCD. The study utilized USGS topographic quadrangle maps and aerial mapping data obtained from the Pima Association of Governments (PAG). The results of the JEF study, associated with the project site, have been reviewed and are still valid for use in current planning activities. The study results have also been accepted by the RFCD and approved for public use for land development planning/design purposes within the study area. CMG Drainage Engineering, Inc. (CMG) acquired the JEF study and made modifications to customize the hydrologic analysis for use in the project specific drainage design for the Pomegranate Farms Development.

Exhibit I.C.1, *Pomegranate Farms Off-site Watershed Map*, shows the perimeter of all offsite watersheds that affect, or are affected by the property, both upstream and downstream to their logical conclusion. Upstream, the watershed boundaries were delineated to their topographic limits and downstream they were delineated to the Black Wash. These boundaries coincide with the boundaries delineated in the JEF May 2005 study noted above. The upstream watersheds are almost completely undeveloped. The drainage channels emanating from these watersheds exist in a natural state.

They are characteristically defined as having a system of distributary low-flow channels that bifurcate and coalesce at numerous points, sometimes making it difficult to define watershed boundaries. Downstream watersheds are undeveloped with the exception of an adobe mining operation north of Valencia Road and the Ryan Airfield complex north of Ajo Highway, downstream of the western portions of the project site. The natural downstream drainage systems have been altered in the vicinity of these developments.

2. *Offsite Features that may Affect or be Affected by the Site*

The most significant man-made feature within the project environment is Valencia Road, which forms the northern (downstream) boundary of the project property. Per the JEF May 2005 hydrologic study, flows concentrate and cross Valencia Road at six locations along the project boundary. Currently, flows cross the road through at-grade road crossings at the five easternmost concentration points and through a low-flow culvert at the westernmost concentration point. During moderate to large rain storms, access along Valencia Road is impeded by excessive flow depths in the at-grade crossings. However, with the grading of the borrow pit, flows that impeded Valencia Road at this location are now retained. Due to the rapid development of the surrounding vicinity, this portion of Valencia Road is included in ongoing improvement studies by Pima County and PAG. The PAG study is part of the Regional Transportation Authority (RTA) May 2006 multi-modal transportation plan. It is anticipated that future road improvements will include upgrading the existing at-grade crossings and culvert crossing fronting the Pomegranate Farms property to 100-year design allowing all-weather access to the area via Valencia Road.

3. Acreage of Upstream Off-Site Watersheds:

Approximate acreages of upstream off-site watersheds are shown in Table 1. The locations of the concentration points for these watersheds are shown on Exhibit I-C.4. *Pomegranate Farms On-Site Hydrology*.

TABLE 1: HYDROLOGY

Summary of 100-Year Peak Discharges (Q's) Entering the Site		
Sub-watershed Concentration Point Number	Q_{100} (CFS)	Drainage Area (Acres)
105	878	1836.8
107	67	57.6
213	1090	5888.0
301	1606	3475.2
405	613	1196.8
505	536	889.6

*Drainage areas do not include upstream split flow watershed areas.

TABLE I-C.4: 100-Year Peak Discharges (Q's) Leaving the Site		
Sub-watershed Concentration Point Number	Q_{100} (CFS)	Cumulative Upstream Drainage Area (Acres)*
106	879	1753.6
108	101	102.4
214	1097	6304.0
302	1914	281.6
303	51	38.4
406	317	1324.8
505	745	883.2

* Drainage areas do not include upstream split flow watershed areas

Data Source: *HEC-1 Modeling of Watersheds Concentrating along Valencia Road; Ajo Road to Black Wash*, by JE Fuller/ Hydrology & Geomorphology, Inc. (JEF), May 11, 2005.

4. *On-Site Hydrology*

a. Regulatory 100-year floodplains: All of the subject property is considered regulatory floodplain under RFCD floodplain regulations due to the FEMA Zone A mapping designation and the sheet-flow characterization of the existing on-site and upstream drainage patterns. This has been noted on Exhibit I.C.4.

b. Areas of Sheet Flooding with Average Depths: The entire property is subject to sheet flooding during a 100-year flood. The depths of flooding range from 0.5 to 1.5 feet in the sheet flow areas between defined channels, and 3 to 4 feet within the channels themselves.

c. Federally Mapped Floodways and Floodplains: Exhibit I.C.4. shows the federally mapped FEMA floodplain areas, which cover the entire property (Panels #04019C2200K and 04019C2800K, effective date February 8, 1999). The FEMA floodplain areas were determined by approximate methods and are designated as a Zone A with no base flood elevations or depths determined.

d. 100-Year Peak Discharges: The peak discharge rates for the primary watersheds entering and leaving the property are listed in Table 1. The May 11, 2005 JEF hydrologic study, the data source for the Table 1 information, states that break-out flows between watersheds are likely and thus, a base model without break-outs and a model with break-outs were included in the study. Based on CMG's review of the magnitude and location of the upstream split locations, and the conservative nature of some input parameters in the HEC-1 model, the break-out discharges have been utilized for this Site Analysis.

e. Westland Resources mapped the 404 Jurisdiction washes on the property in February, 2006. The mapped washes were accepted by the Army Corps of Engineers in May of 2006. The 404 washes can be found on Exhibit I-B. Due to on-going litigation and policy changes, Pomegranate Development may re-submit the 404 Jurisdiction washes to the Army Corps for another review.

5. *Existing Drainage Conditions along Downstream Property Boundary*

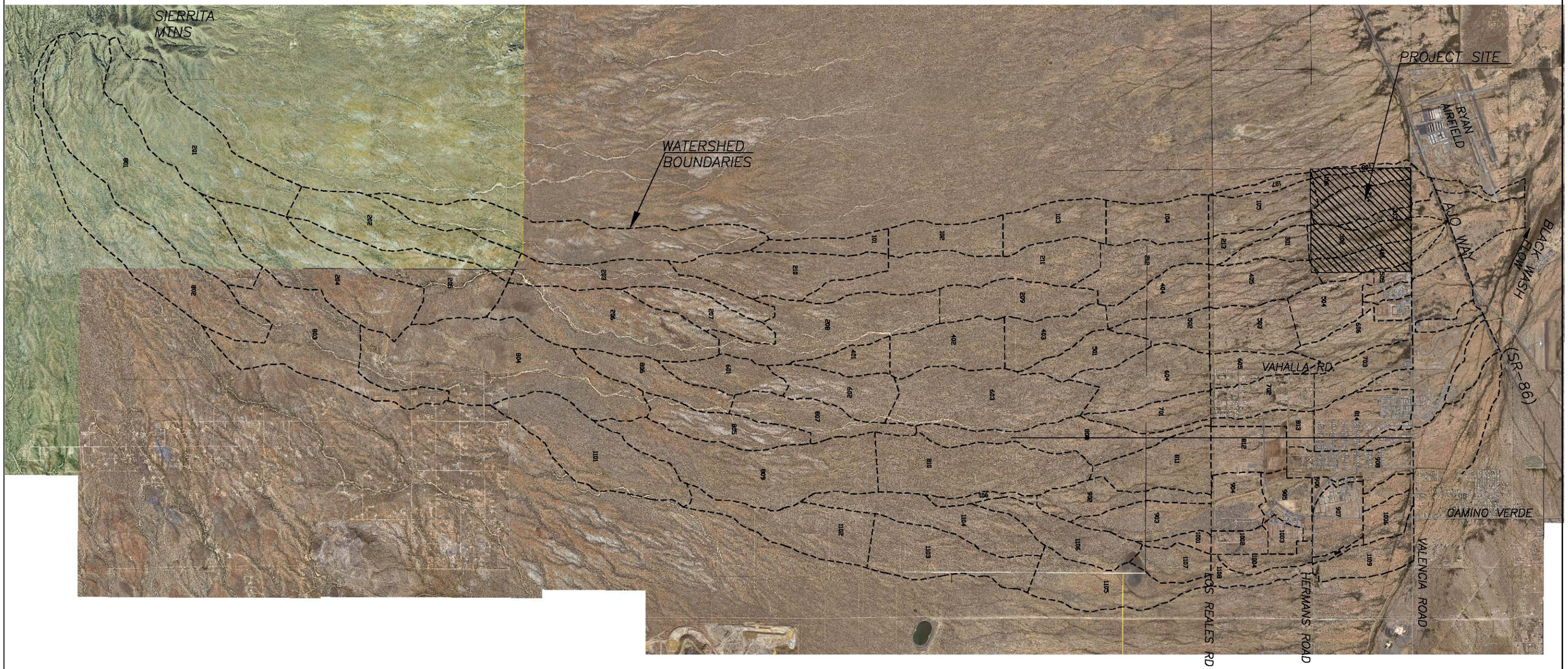
The Valencia Road right-of-way forms the downstream (north) property boundary. As noted previously, drainage mostly sheet flows across the road through existing at-grade dip sections. There is one existing low-flow culvert beneath Valencia Road near the west end of the property boundary. Flows continue downstream of Valencia Road (northwesterly) through natural drainages in the four easternmost watersheds or through man-made drainages in the two western watersheds. The west drainages have been diverted around an existing adobe mining operation and/or away from the intersection of Valencia Road and Arizona State Route 86 (SR 86). Near SR 86, the six washes have been diverted to drain to two existing culvert crossings under the highway. Data on these culverts is summarized in Table 2, below.

TABLE 2: EXISTING SR 86 CULVERTS

Summary of Culvert Information			
Culvert Number	Number of Barrels	Culvert Size - Span x Rise (Ft)	Culvert Type
1	5	10 x 6	Concrete Box Culvert
2	7	10 x 5	Concrete Box Culvert

Data Source: *Initial Drainage Report (DRAFT) In support of Draft Design Concept Report for SR 86 Continental Road to Kinney Road,* by J2 Engineering and Environmental Design, April 3, 2007.

SCALE: 1" = 5000'



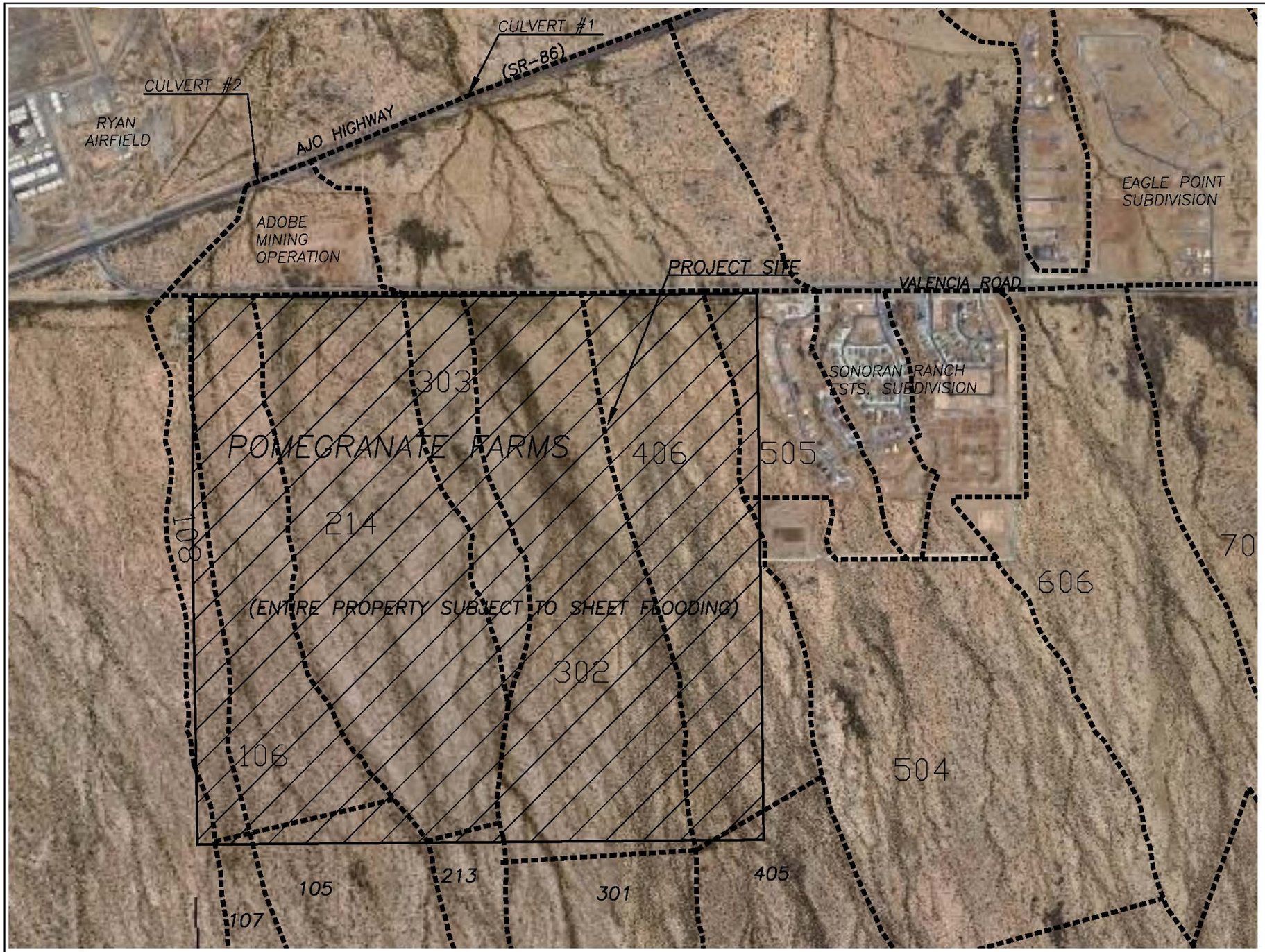
LEGEND

503	JEF HEC-1 WATERSHED SUB AREA LABEL
— — —	WATERSHED BOUNDARY

MAPPING REFERENCE: 1) AERIAL PHOTO-PAG 2002 & 2005 DATA
2) UPSTREAM WATERSHEDS-JE FULLER/HYDROLOGY & GEOMORPHOLOGY, INC. (JEF), MAY 11, 2005 HEC-1 HYDROLOGIC STUDY

EXHIBIT I.C.1
POMEGRANATE FARMS
OFF-SITE WATERSHED MAP

CMG JOB No. 26148
APRIL 17, 2007



SCALE: 1" = 1000'

NOTE: 1) 100-YEAR PEAK DISCHARGES AND DRAINAGE AREAS ARE LISTED IN TABLE 1, SECTION 1.C IN THE SITE ANALYSIS REPORT.
2) SR 86 CULVERT INFORMATION IS LISTED IN TABLE 2.

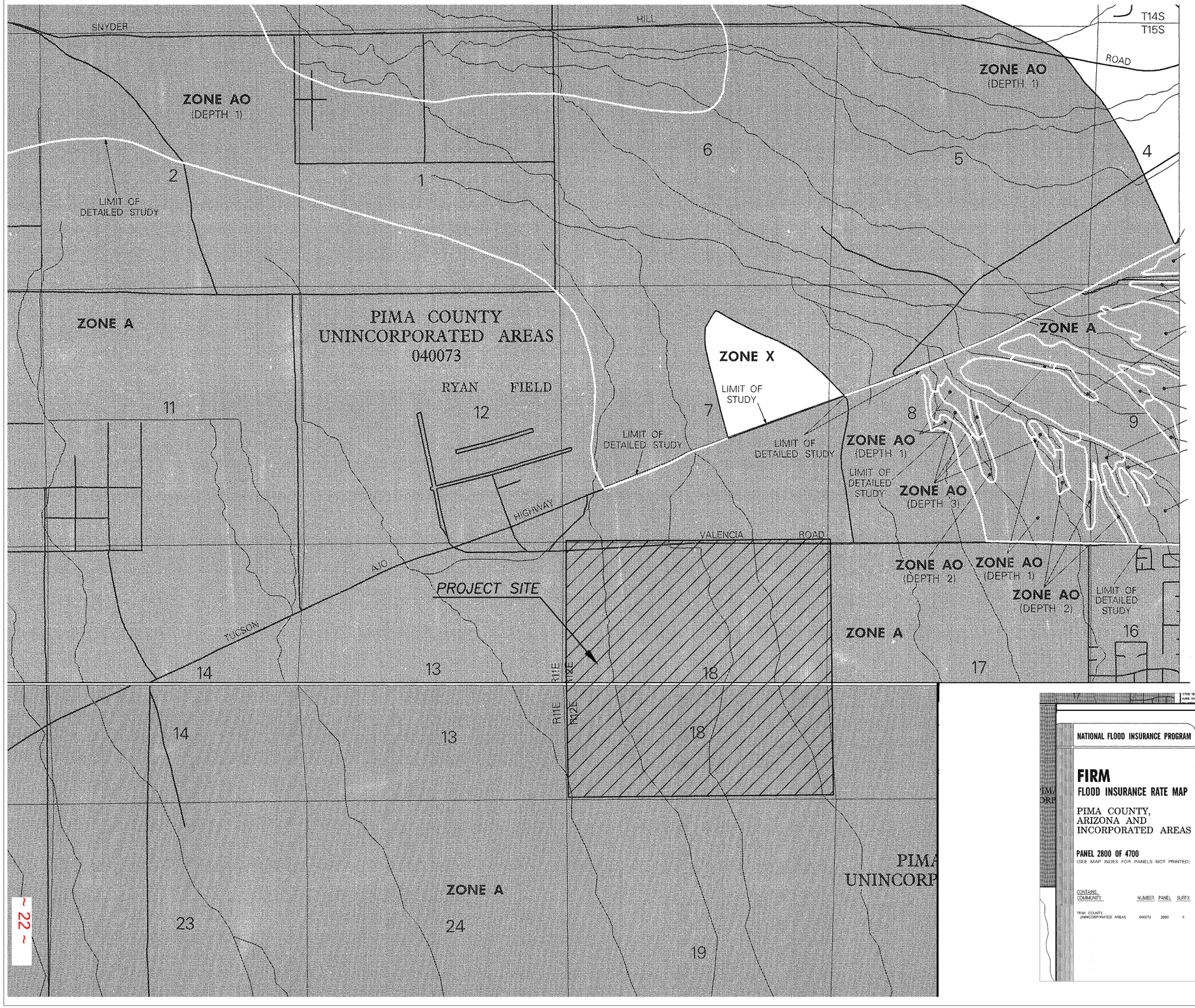
MAPPING REFERENCE: 1) AERIAL PHOTO-PAG 2005 DATA
2) WATERSHED BOUNDARIES-JE FULLER/HYDROLOGY & GEOMORPHOLOGY, INC. (JEF), MAY 11, 2005 HEC-1 HYDROLOGIC STUDY

LEGEND

503	JEF HEC-1 WATERSHED SUB AREA LABEL
— — —	WATERSHED BOUNDARY

EXHIBIT I.C.4
POMEGRANATE FARMS
ON-SITE HYDROLOGY

CMG JOB No. 26148
APRIL 17, 2007



FIRM
FLOOD INSURANCE RATE MAP

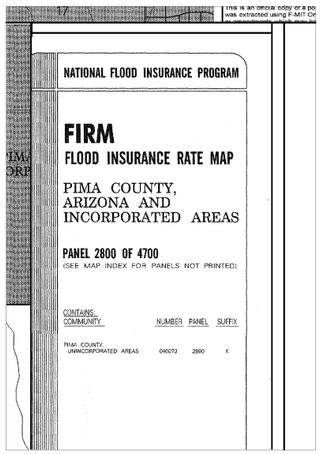
PIMA COUNTY,
ARIZONA AND
INCORPORATED AREAS

PANEL 2200 OF 4700
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS: COMMUNITY	NUMBER	PANEL	SUFFIX
PIMA COUNTY, UNINCORPORATED AREAS	040073	2200	K

MAP NUMBER
04019C2200 K

EFFECTIVE DATE:
FEBRUARY 8, 1999



SCALE: 1" = 2000'

EXHIBIT I.C.4.c
POMEGRANATE FARMS
FEDERALLY MAPPED FLOODWAYS AND FLOODPLAINS

CMG JOB No. 26148
APRIL 17, 2007

I-D BIOLOGICAL RESOURCES

I-D.1 Vegetative Communities and Associations

Vegetation communities on the site are typical of Arizona Upland Sonoran desert scrub (Brown 1994). The landscape is crossed from south to north by a network of small drainages, and vegetation growth follows these patterns. Xeroriparian stands of velvet mesquite (Prosopis velutina) and whitethorn acacia (Acacia constricta) are locally dense. There is some mesoriparian vegetation present. Upland desert occurs between these drainages, and there are a few large areas that are devoid of vegetation. These areas may be the result of previous heavy grazing and disturbance by border crossers. Other areas near Valencia Road that appear disturbed are dominated by burroweed (Isocoma tenuisecta) and snakeweed (Gutierrezia sp.).

Vegetation in the upland area includes velvet mesquite, whitethorn acacia, creosote (Larrea tridentata), fourwing saltbush (Atriplex canescens), triangle-leaf bursage (Ambrosia deltoidea), fluffgrass (Erioneuron pulchellum), and various forbs and grasses. Common mixed cacti species include fish hook barrel (Ferocactus wislizenii), chainfruit, pencil, and Christmas cholla (Opuntia fulgida, O. arbuscula, and O. leptocaulis), Engelmann's prickly-pear (Opuntia engelmannii), Thornber's pincushion (Mammillaria thornberi), and hedgehog cactus (Echinocereus fendleri).

Riparian habitats within Pomegranate Farms vary in composition and structure and, with some exceptions, are of generally low to moderate value. This may be due to past grazing, ATV activity, and border crossers disturbance. Also, the soils are somewhat clayey or calcarelous, which prevents water from penetrating to root zones.

Dominant species include velvet mesquite, whitethorn acacia, catclaw acacia, blue palo verde (*Cercidium floridum*), and desert hackberry (*Celtis pallida*). Some upland species, notably creosote bush, become less common along the washes, while other species, including desert broom (*Baccharis sarothroides*), graythorn (*Ziziphus obtusifolia*), wolfberry (*Lycium sp.*), and four-wing saltbush (*Atriplex canescens*) generally are restricted to riparian areas in the project. Grasses, particularly tobosa grass (*Hilaria mutica*), bush muhly (*Muhlenbergia porteri*), vine mesquite (*Panicum obtusum*), spike dropseed (*Sporobolus contractus*), and the invasive species, such as Lehmann's lovegrass (*Eragrostis lehmanniana*) and buffelgrass (*Pennisteum ciliaris*), occur in patches in some of the washes.

Additionally, FCD Regulated Riparian Areas currently adopted by Pima County Flood Control District as regulated under Chapter 16.54 of the Pima County Flood Control occur within the Specific Plan Area.

There are some Important Riparian Areas (35.06 acres) on the site as shown on the County's Conservation Land System map. Pima County has mapped the Important Riparian Areas (IRA), but because the data was provided by satellite information, some of these areas do not coincide with existing dense vegetation.

I-D.2. Vegetation Scenic Value, Screening or Buffering, and Soil Stabilization

The site contains Upland habitats dominated by creosote bush, with a generally sparse understory and are considered to have generally low scenic value when compared to other common upland habitats such as the Palo Verde/Saguaro habitats in the foothills or Ironwood dominated upland habitats northwest of Tucson. Greater scenic values can be associated with the moderate/high value Xeroriparian habitat with greater percent cover ranging from 80 to 95 percent that occur along the main drainage way,

Due to the low density and stature of upland habitats at Pomegranate Farms, vegetation on the site does not provide for screening or buffering of views between onsite areas and offsite areas. Within the Pomegranate Farms Specific Plan Area some onsite (within project) screening and buffering may be provided by the moderate value Xeroriparian habitats that occur on the site.

Upland habitats are dominated by creosote bush and soil surfaces are gravelly, with rock surfaces forming a pavement like cover in places. Due to the absence of dense ground cover, vegetation appears to play only a minor role in the stability of these soils. Within these areas, the ongoing desertification process has resulted in the loss of substantial plant cover, and areas of these drainages are actively eroding, but the gullies formed are not deep (.5- 1' depth).

I-D.3 Federally Listed Threatened and Endangered Plant Species

The United States Fish and Wildlife Service (USFWS) currently identifies six plant species as endangered, threatened, candidate, or under conservation agreement in their list of species for Pima County. In a screening analysis to identify those federally listed plant species that have the potential to occur within the site, species with known ranges located outside of the site and/or species that occupy habitats not found within or adjacent to the site were eliminated from further evaluation. Only one federally listed plant species, the Pima pineapple cactus (PPC; *Coryphantha scheeri* var. *robustispina*), occurs in the Specific Plan Area and was considered in great detail.

PPC is known to occur on the property, and the entire Specific Plan Area has been surveyed. The Specific Plan Area is located within the Sonoran Desert

Conservation Plan's (SDCP) Priority Conservation Area (PCA) for this species; however, the Specific Plan Area is located in the medium habitat model (as designated by the SDCP), and the density of PPC is low throughout the Specific Plan Area. A more detailed analysis of the patterns of PPC distribution within the Specific Plan Area is included in the Biological Evaluation (Cottonwood, 2008), provided as Appendix 1, found under separate cover in Pomegranate Farms Specific Plan Graphics & Appendices, and on Exhibit I-D.3.

There are no saguaros or ironwood trees on the site.

I-D.4. Vegetation Densities

Exhibit I-D.4 depicts vegetation cover that is mapped within Pomegranate Farms using current aerial photographs (Cooper Aerial 2005) and field verification.

Medium vegetation cover (16-75%) was calculated at approximately 42% over the site, and higher volume vegetation (76-100%) was calculated at approximately 3%. Approximately fifty-five percent of the site is low or no volume vegetation (0-15%). Most of the high volume vegetation is a result of Valencia Road acting as a dyke that retains water after rains.

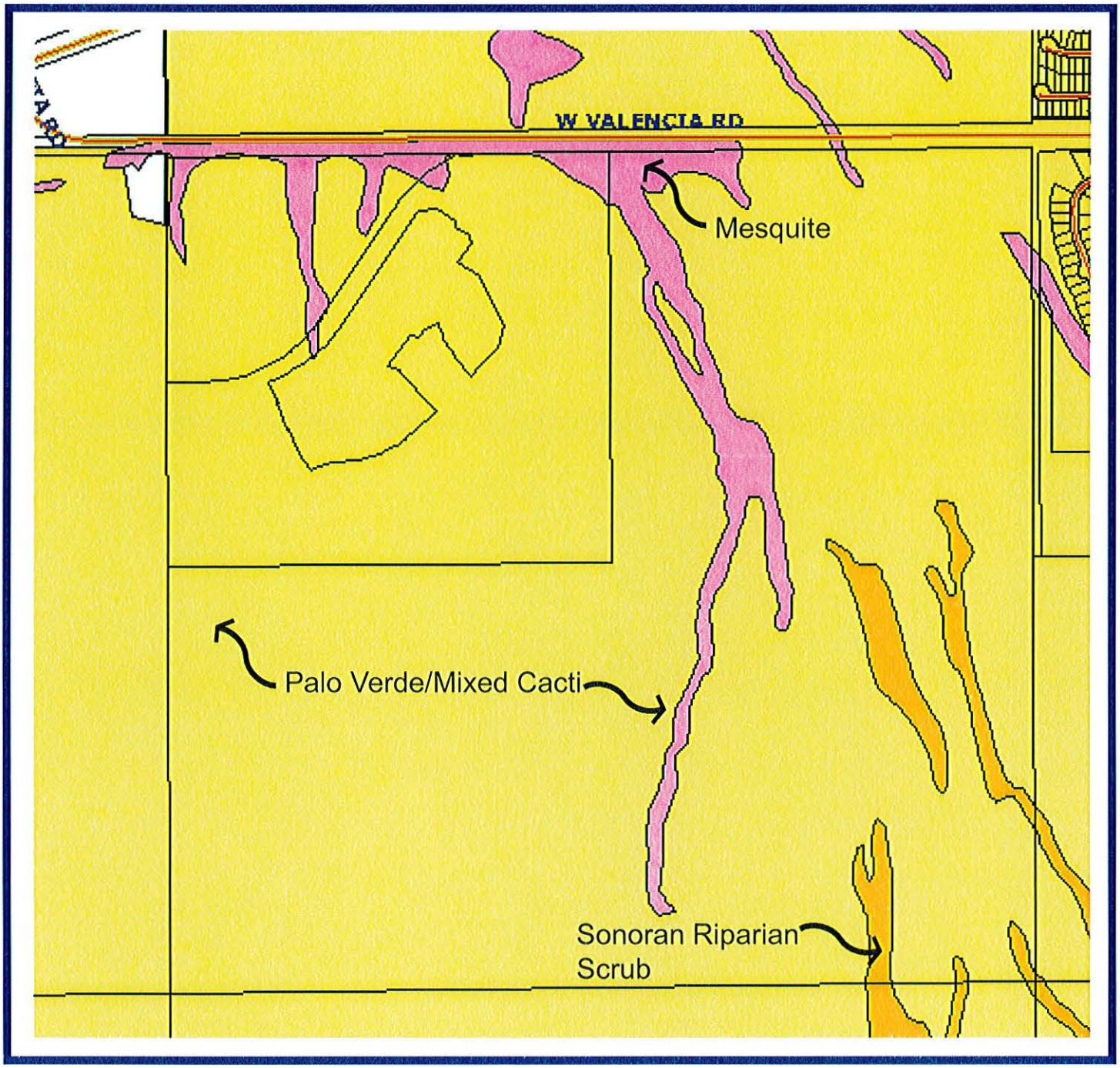
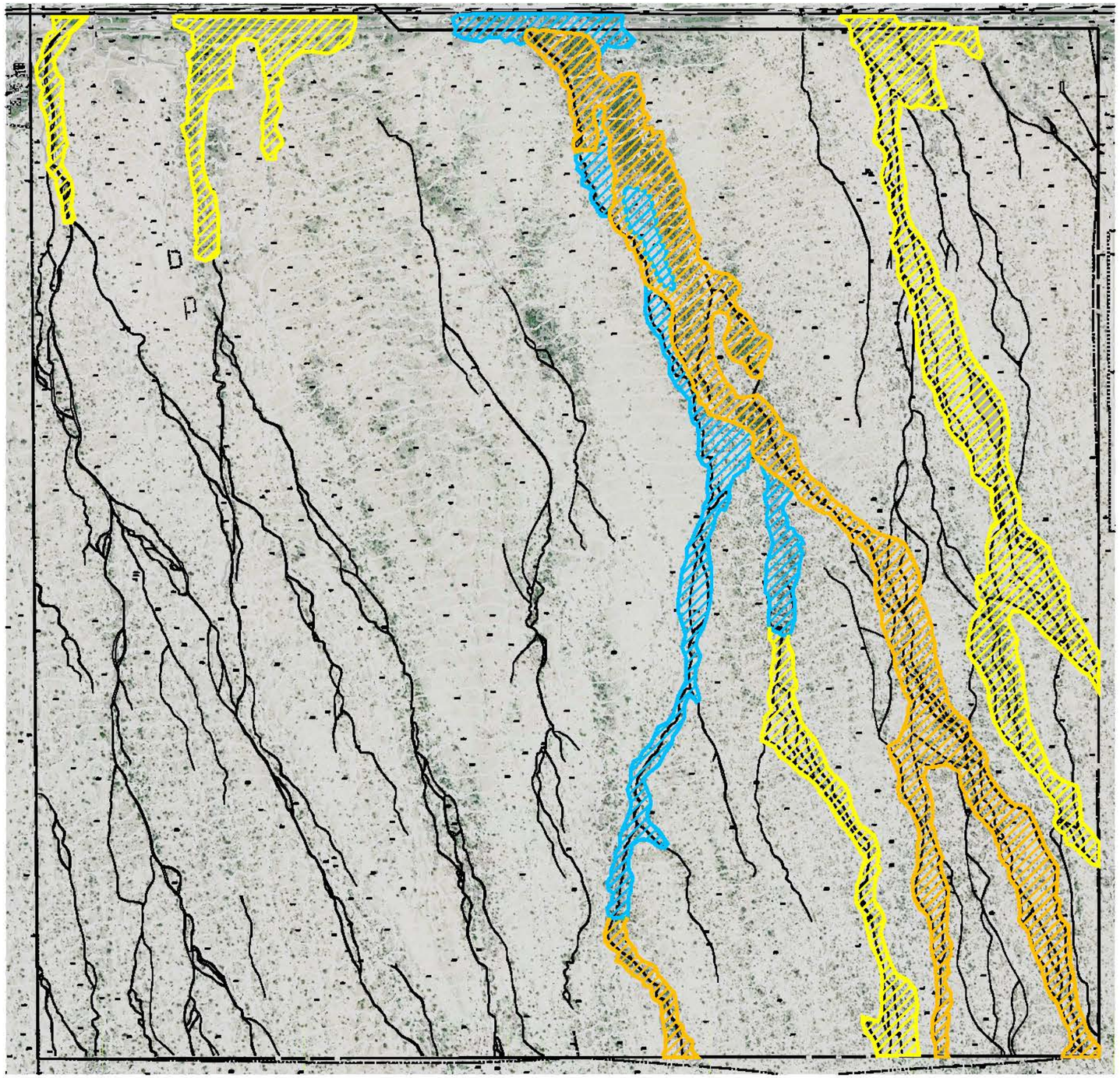


Exhibit I-D.1.a
Special Elements - Vegetation

POMEGRANATE FARMS



LEGEND

IMPORTANT RIPARIAN AREAS
35.06 ACRES

FACTORS EFFECTING DELINEATION
1. Connectivity
2. Flow Volume (cfs)
3. Vegetation Density

MESORIPARIAN H
15.31 ACRES

XERORIPARIAN C
38.90 ACRES

EPHEMERAL STREAMS
Designated 404 Jurisdictional

OLSSON ASSOCIATES

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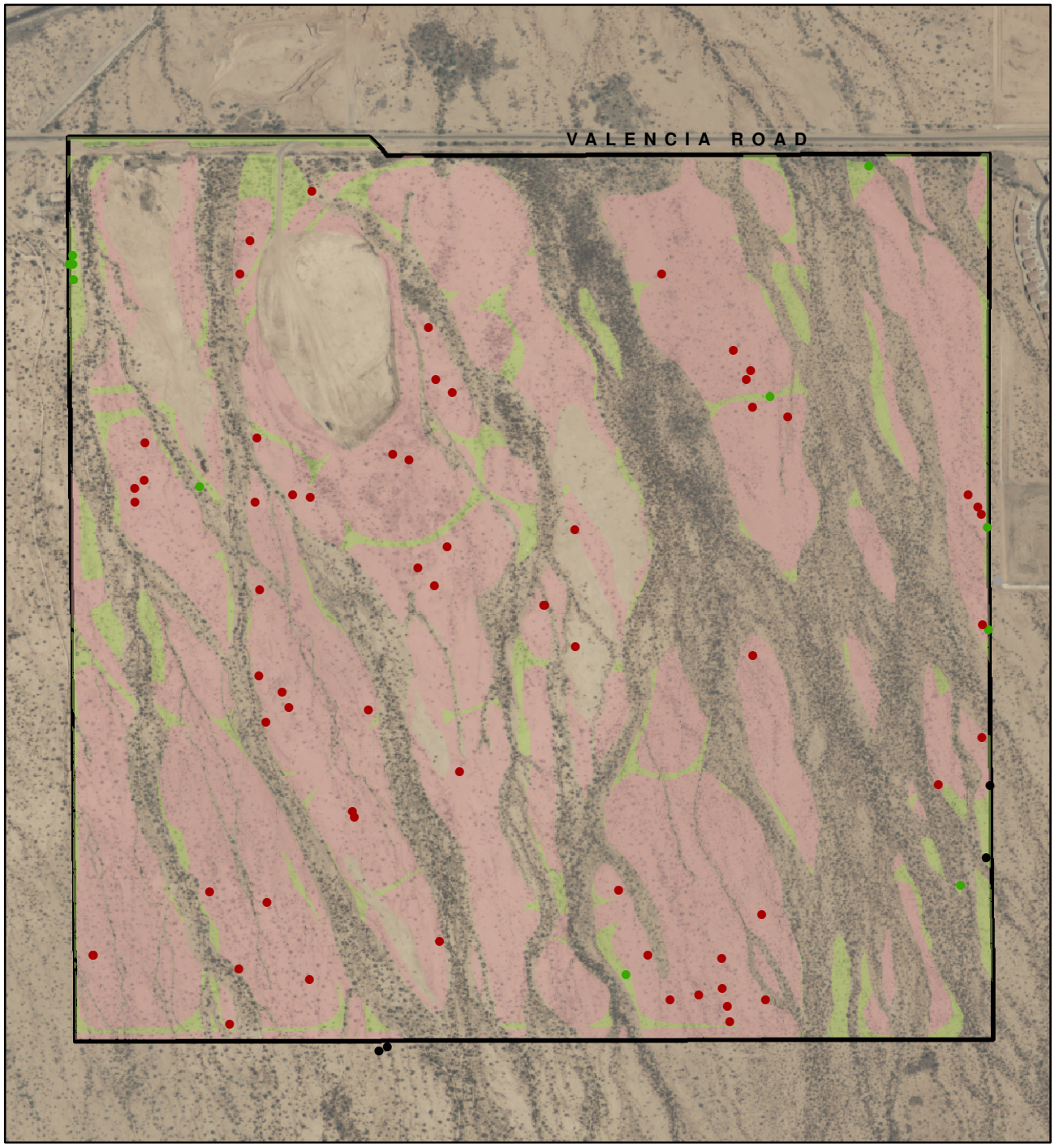
EXHIBIT I-D

PIMA COUNTY
RIPARIAN HABITAT

SCALE: 1"=600'-0"
0 600'



Legend

Project Boundary

Surveyed Pima Pineapple Cactus

- Pima Pineapple Cactus in Areas Proposed for Development
- Pima Pineapple Cactus in Areas Proposed as Open Space
- Out of Project Area
- Not Found

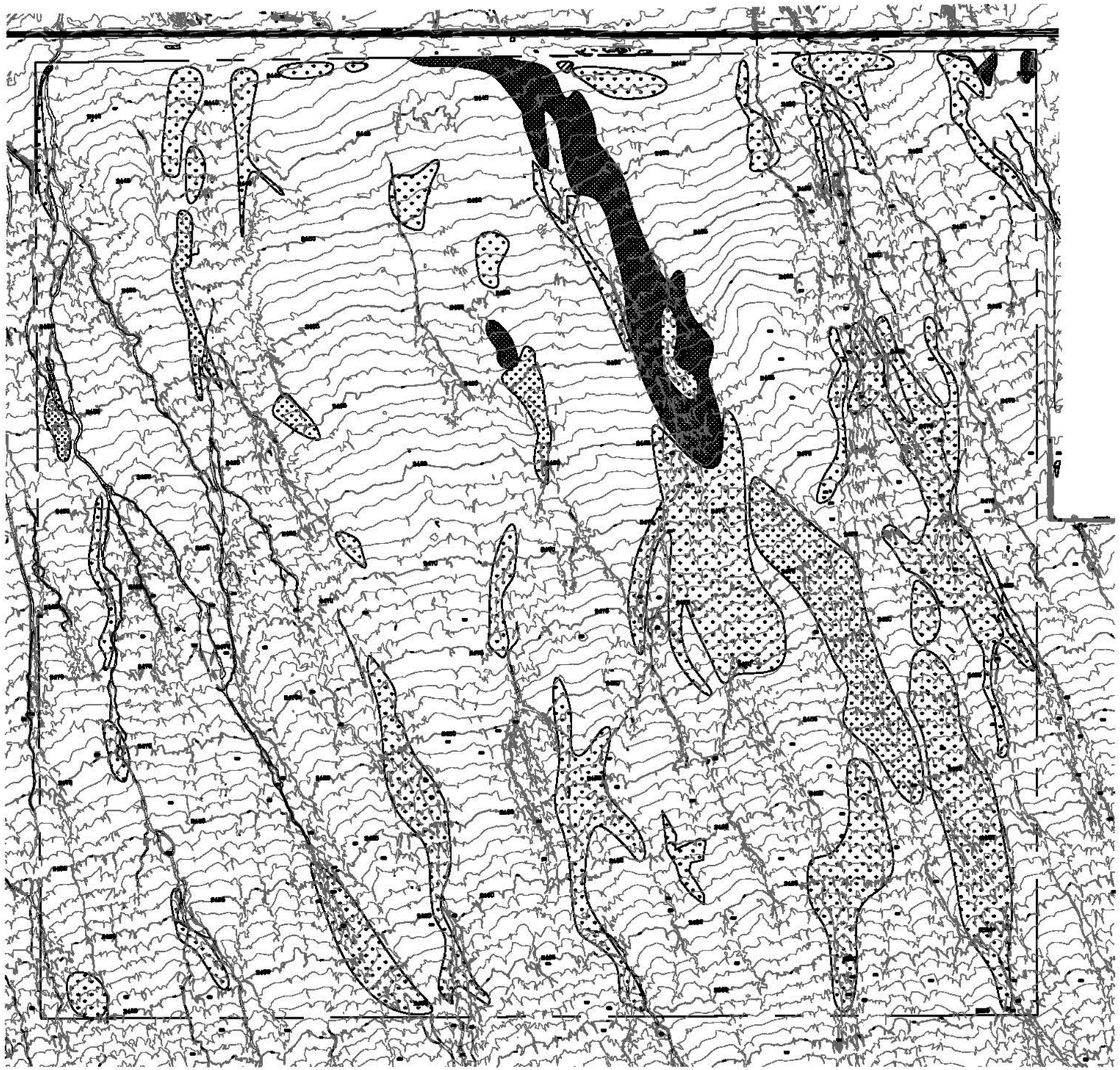
Development and Habitat

- Open Space & Potential Pima Pineapple Cactus Habitat
- Developed Area & Potential Pima Pineapple Cactus Habitat

N

Exhibit I-D.3

0 550 1,100 1,650 2,200 Feet



Legend

- High Volume of Vegetation 76% to 100%
- Medium 16% to 75%
- Low 0% to 15%
- 404 washes

CONTOUR INTERVAL = 1 FOOT

SCALE: 1"=600'-0"

0 600'

Pomegranate Farms
Exhibit I-D.4
Vegetation Densities

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I-D.5 General Wildlife

Wildlife species expected to occur within the Pomegranate Specific Plan Area typically are common and widespread and are expected to be typical of the habitats found on site. Wildlife corridors are provided within the 404 jurisdictional washes and riparian habitat as shown on Exhibit I-D.1. There are no perennial sources of water that would be expected to support aquatic wildlife species dependant on such resources. The denser vegetation associated with xeroriparian habitats found along the ephemeral washes that traverse the site are expected to be more productive, support greater densities of some wildlife species, and provide cover to facilitate the dispersal of some species of wildlife within and through the site.

The common wildlife species observed within the Specific Plan Area include larger mammals such as mule deer (*Odocoileus Hemionus*) javelina (*Dicotyles tajacu*) and coyote (*Canis latrans*), and smaller mammals including desert cottontail (*Sylvilagus audoboni*), black-tailed jackrabbit (*Lepus californicus*), pack rat (*Neotoma sp.*), and ground squirrel (*Citcllus sp.*). Common bird species include mourning dove (*Zenaida maeroura*), Abert's towhee (*Pipilo aberti*), Gila woodpecker (*Mclanerpes uropygialis*), greater roadrunner (*Geococcyx californianus*), pyrrhuloxia (*Cardinalis sinuatus*), cardinal (*Cardinalis cardinalis*), turkey vulture (*Cathartes aura*), house finch (*Carpodacus mexicanus*), purple martin (*Progne subis*), and Gambel's quail (*Callipepla gambelii*). Reptiles that were noted include Sonoran whipsnake (*Masticophis bilineatus*), Western diamondback (Crotalus atrox), coachwhip (*Masticophis flagellum*), horned lizard (*Phyrynosoma plafyrhinos*), and whip tail lizard (*Cnemidophorus sp.*).

I-D.5a. Federally Listed Threatened and Endangered Wildlife Species

The USFWS currently identifies 15 wildlife species as endangered, threatened, proposed, candidate, or under conservation agreement in their list of species for Pima County. In a screening analysis to identify those species that have the potential to occur within the site, species with known ranges located outside of the site and/or species that occupy habitats not found within or adjacent to the site were eliminated from further evaluation. The Specific Plan Area is within the geographic range of one federally listed endangered wildlife species, the cactus ferruginous pygmy-owl (CFPO); *Glaucidium brasilianum cactorum*). This species is not known to occur within or proximate to the Specific Plan Area and is considered in greater detail below.

Cactus Ferruginous Pygmy-owl (CFPO)

Although the CFPO has been removed from the *Endangered Species Act* list, the USFWS is currently undertaking a thorough status review of the species to determine whether to propose adding it to the list of threatened and

endangered species, so discussion of this species is included in this summary. The project area is located within CFPO survey Zone 2 which is defined as areas within the current range of the pygmy-owl with a moderate potential for occupancy. The site is not within any area proposed by USFWS for designation as critical habitat for CFPO nor is it in any areas identified as Recovery Areas. Although the Specific Plan Area is located in the high habitat model (as designated by the SDCP), it is not located within the SDCP's PCA for this species; the nearest SDCP PCA for this species is just over three miles to the west of the Specific Plan Area. The overall project area, but more specifically the xeroriparian washes, may provide habitat elements necessary for pygmy-owl foraging, nesting, rearing of young, roosting, and sheltering. Because approximately +/- 194 acres of the project site will be left as Open Space (OS) centered on the xeroriparian washes and vegetated buffers running through the project limits, no direct or indirect impacts to this species are anticipated as a result of the development of Pomegranate Farms. Three surveys for CFPO were completed in spring of 2008, and no owls were found. Further, there are no known occurrences of this species in the vicinity of the Specific Plan Area.

I-D.5b/c. Arizona Game and Fish Department Heritage Data Management System Search

The Arizona Game and Fish Department's (AGFD's) online Environmental Review Tool was accessed, and a list of special status species in the Heritage Data Management System (HDMS) within three miles of the project vicinity was generated (August 2008) (Appendix 1).

Western Burrowing Owl

Although this species was not identified by AGFD's HDMS as occurring within the project vicinity, suitable habitat for this species occurs on the project site and in nearby areas. The Specific Plan Area is located in the high habitat model (as designated by the SDCP), but it is not located within the Sonoran Desert Conservation Plan's (SDCP) Priority Conservation Area (PCA) for this species; the nearest SDCP PCA for this species is just over 1.5 miles to the west of the Specific Plan Area.

I-D.5.d. Significant Habitat

A search of the HDMS found three species of concern that have been recorded from within three miles of the site: PPC (discussed previously), Thornber fishhook cactus (Mammillaria thornberi) and Tumamoc globeberry (Tumamoca macdougalii). Both the Thornber fishhook cactus and the Tumamoc globeberry are listed as salvage restricted under the Arizona Native Plant Law. Salvage restricted plants can only be collected with a permit. If these species are located within areas that would be disturbed, permitted collection and relocation would occur.

SOILS

The project area is in the Basin and Range Geophysical Province and ranges from 2,437 feet above mean sea level (amsl) in the northwest to 2,505 feet amsl in the southeast. Soils include Bucklebar-Sahuarita complex in the extreme southeast corner of the survey area and Tubac sandy loam elsewhere. Both soil types are very deep, well drained, are found on basin floors and fan terraces, and formed in mixed alluvium. The surface layer and upper subsoil of the Bucklebar-Sahuarita soil is a brown sandy loam about nine inches thick. It is moderately permeable with a slow runoff rate and a moderate hazard of erosion. The surface layer of Tubac sandy loam is a brown sandy loam about two inches thick over a red-brown and pink-gray loam subsurface. Many soft lime masses are present in the subsoil. It has a slow permeability with a medium runoff rate, and is moderate to highly erodible (Cochran and Richardson 2003). Specific soil testing to determine the suitability of soils for construction purposes or to identify specific treatments that may be required for construction has not yet been conducted. Site-specific soils testing would be conducted as a standard course of engineering design at later stages in the development process.

I-E VIEWSHEDS

The site is relatively flat, and several off-site panoramic vistas are present from the property. The most prominent off-site views include the Tucson Mountains to the northeast and the Sierrita Mountains to the southwest. Secondary distant views include the Quinlan Mountains to the west.

Views onto and across the subject property from adjacent properties are mapped on Exhibit I-E.2, *Viewshed Map*. Photographs taken to prepare the Viewshed Map are also provided on Exhibit I-E.1.a. Aside from occasional vegetation views distributed throughout the site, there are no on-site views of any significance from off-site vantage points. An area with low visibility is one that is obstructed by terrain or vegetation or structure. An area with medium visibility is one that is moderately obstructed by terrain or vegetation or structure. An area with high visibility is one that is minimally obstructed by terrain or vegetation or structure.

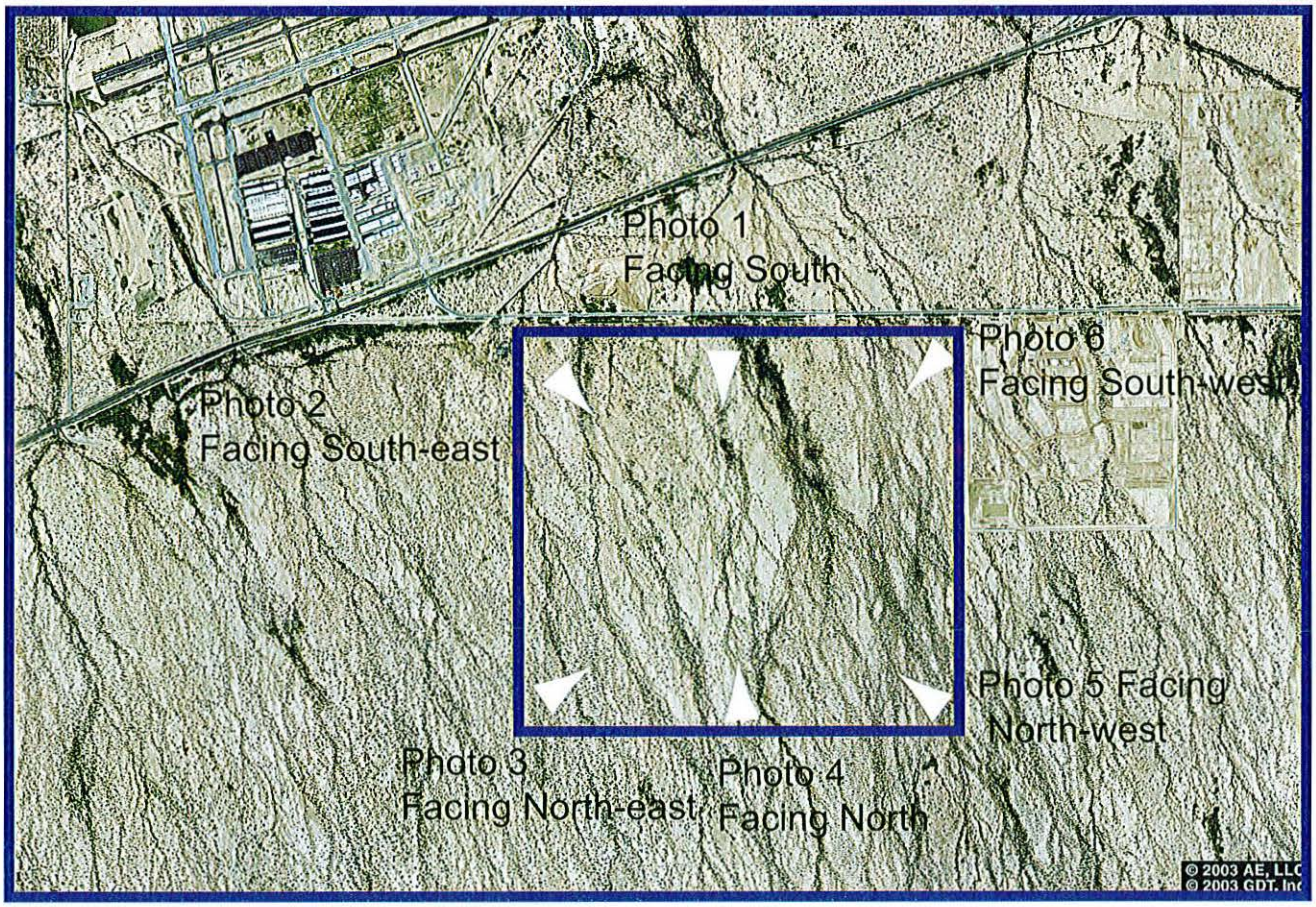


Exhibit I-E.1
Site Photography Locations

Photo Location Sites

#1 Facing South

#2 Facing South-East

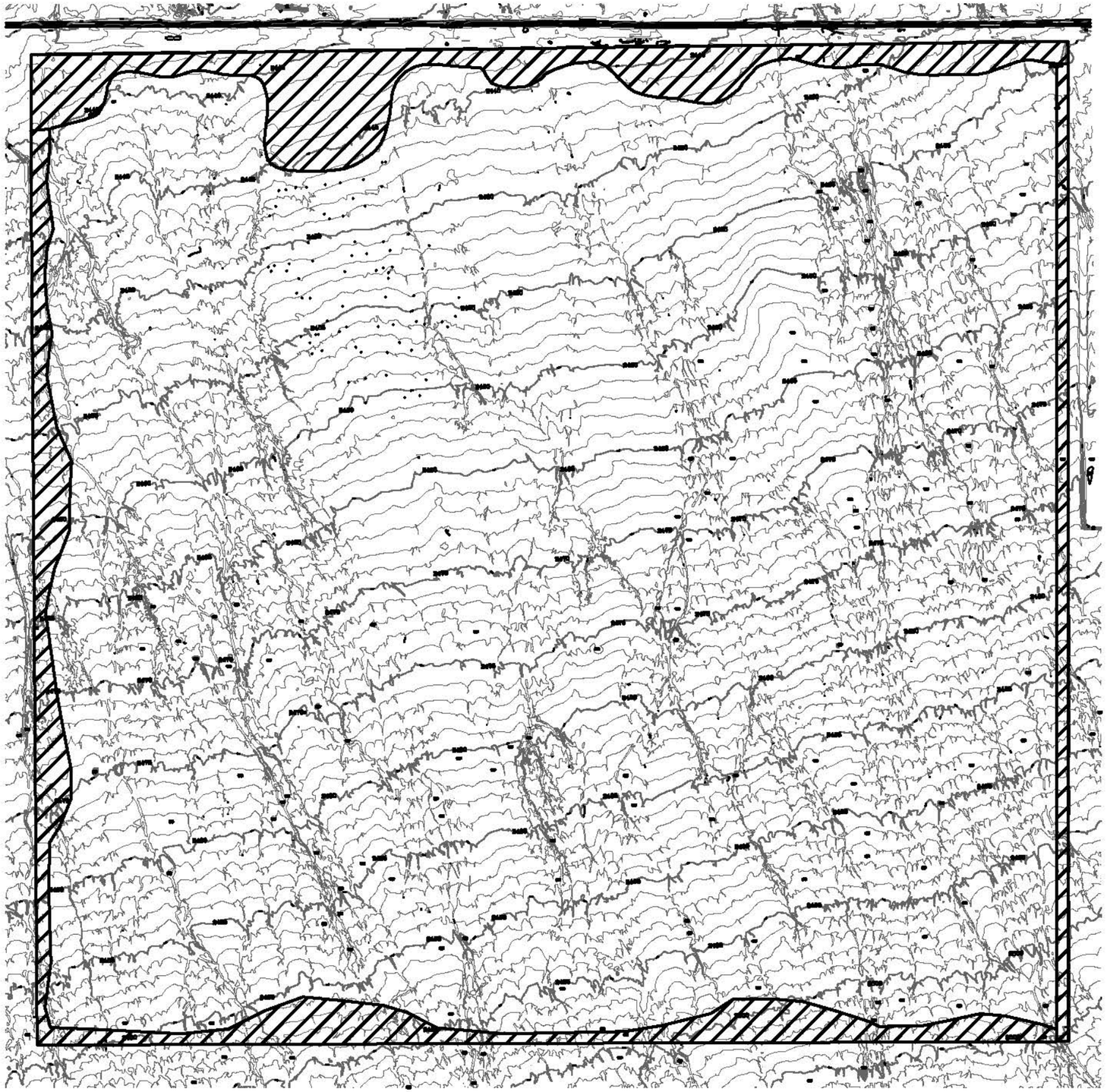
#3 Facing North-East

#4 Facing North

#5 Facing North-West

#6 Facing South-West

Exhibit I-E.1 - Photos



High Visibility

Low Visibility

Pomegranate Farms
Exhibit I-E.2
Viewsheds

CONTOUR INTERVAL = 1 FOOT

SCALE: 1"=600'-0"

0 600'

POMEGRANATE DEVELOPMENT LLC
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Tucson, AZ 85718
520.877.8444
520.877.8441 fax
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p:\Projects\508 - AEW Feb. 14, 2008

I-F TRAFFIC

Existing Roadways

East-west roadway access to Pomegranate Farms is provided by Valencia Road. The intersection of State Highway 86, Ajo Highway, and Valencia Road is approximately a quarter mile away to the northwest. Both of these roads provide access between Pomegranate Farms and Interstate 10 to the east. The closest north-south through street is Camino Verde, 2.75 miles to the east. Both Ajo Highway & Valencia Road are classified on the Pima County Major Streets & Routes Plan (MS&R) as major scenic routes. Camino Verde is classified as a major route. Exhibit I-F shows existing roadways within the region and their specific relationship to the Pomegranate Farms property.

1. Valencia Road

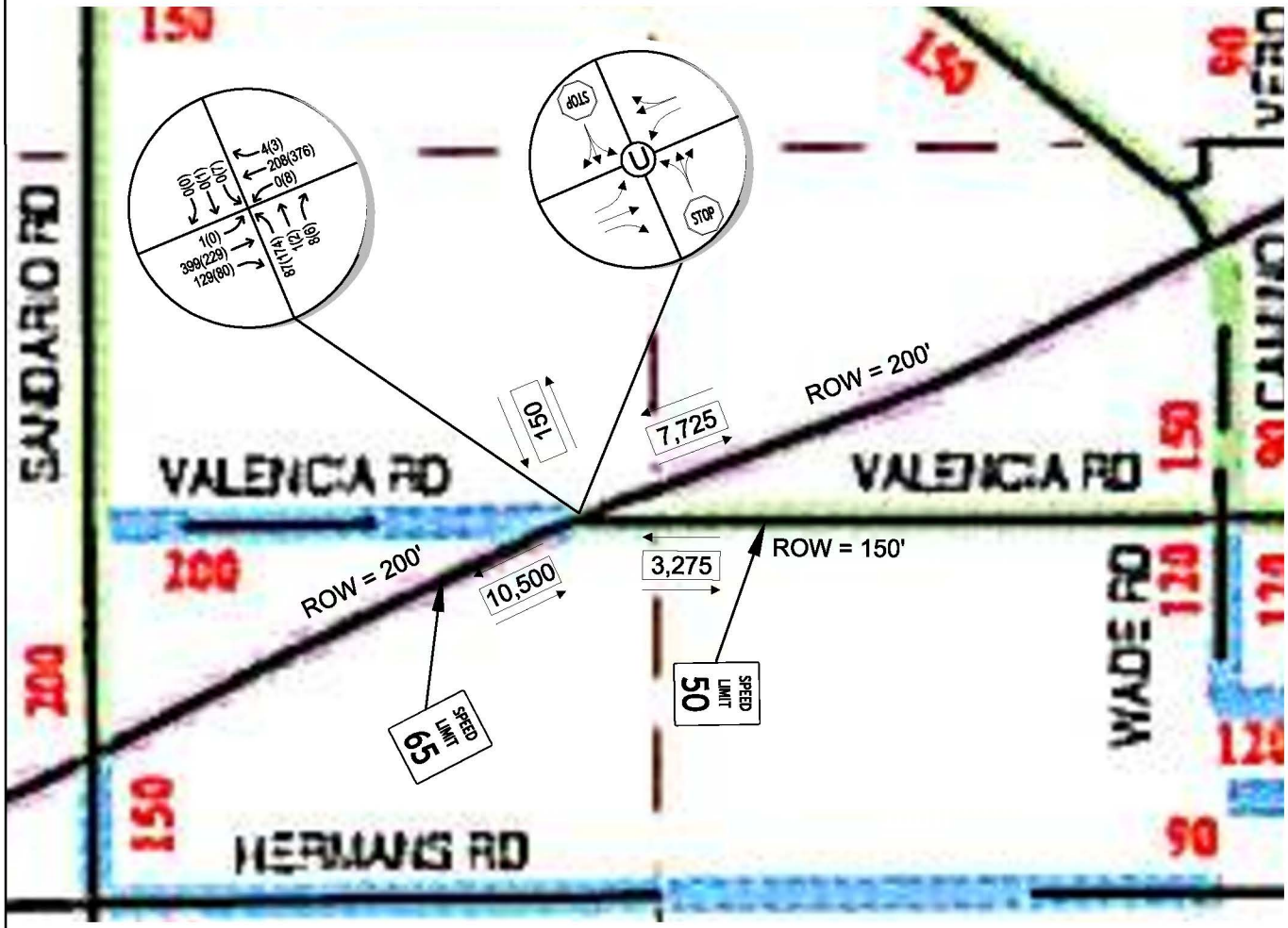
a. The existing right-of-way on Valencia Road is 150 feet to 200 feet. Valencia Road is a major east-west arterial on the south side of Tucson metropolitan area and is designated as a Scenic Major Route in Pima County Major Streets and Routes Plan. This right-of-way meets the Pima County width standards set forth for an arterial road. There are no proposed off-site roads for this project.
b. Currently, there is one lane in each direction on Valencia Road in the vicinity of the project site. The speed limit is 50 MPH in each direction. Based on the MCDOT Roadway Design Volume, arterial, Average Daily Traffic (ADT) of up to 7,300 per lane can be expected. When Valencia Road is built to its ultimate cross-section with two lanes in each direction, it will have a capacity of up to 31,100 vehicles per day.
c. The current Average Daily Traffic (ADT) volume on Valencia Road is approximately 3,300 vehicles.
d. There are no existing sidewalks or bike lanes on Valencia Road.
e. The Pima County Department of Transportation (PCDOT), in conjunction with the Regional Transportation Authority's (RTA) Roadway Improvement Plan, is planning improvements to the Valencia Road Corridor from Mark Road to its western terminus at Ajo Highway. Based on the Regional Transportation Authority's Transportation Plan, improvements to Valencia Road are planned in the second period, 2012 to 2016. The improved Valencia Road will allow for access to the property where shown on the Master Plan (Exhibit II-B). As per the Regional Transportation Authority's (RTA) Roadway Improvement Plan, Valencia Road will have four (4) lanes by the year 2030. The transportation system network, after 2030 capacity improvements, is illustrated by the roadway transportation system map attached to this analysis.

2. Ajo Highway

a. The existing and planned right-of-way on the Ajo Highway is 200 feet.
b. Ajo Highway is classified as a State Route (SR 86) on the south side of Tucson metropolitan area and is designated as a Scenic Major Route on the Pima County Major Streets and Routes Plan. This right-of-way meets the ADOT width standards set forth for a state route.
c. The right-of-way on Ajo Highway is continuous.
d. There are no proposed off-site roads for this project.
e. There is one lane in each direction on Ajo Highway in the vicinity of the project site. The posted speed limit on Ajo Highway is 65 MPH in each direction.
f. The current Average Daily Traffic (ADT) volume on Ajo Highway is approximately 10,700 vehicles to the west and approximately 7,700 vehicles to the east of Ajo Highway and Valencia Road intersection.
g. There are no existing sidewalks on Ajo Highway. There are bike lanes along Ajo Highway.
h. As per the Regional Transportation Authority's (RTA) Roadway Improvement Plan, Ajo Highway will have four (4) lanes in the vicinity of project site by the year 2030. The transportation system network, after 2030 capacity improvements, is illustrated by the roadway transportation system map attached to this analysis. Based on information obtained from PCDOT, improvements to Ajo Highway are planned to begin in 2010.

2. Ajo Highway

a. The existing and planned right-of-way on the Ajo Highway is 200 feet.
b. Ajo Highway is classified as a State Route (SR 86) on the south side of Tucson metropolitan area and is designated as a Scenic Major Route in Pima County Major Streets and Routes Plan. This right-of-way meets the ADOT width standards set forth for a state route.
c. The right-of-way on Ajo Highway is continuous.
d. There are no proposed off-site roads for this project.
e. There is one lane in each direction on Ajo Highway in the vicinity of the project site. The posted speed limit on Ajo Highway is 65 MPH in each direction.
f. The current Average Daily Traffic (ADT) volume on Ajo Highway is approximately 10,700 vehicles to the west and approximately 7,700 vehicles to the east of Ajo Highway and Valencia Road intersection.
g. There are no existing sidewalks on Ajo Highway. There are bike lanes along Ajo Way.
h. As per the Regional Transportation Authority's (RTA) Roadway Improvement Plan, Ajo Highway will have four (4) lanes in the vicinity of project site by the year 2030. The transportation system network, after 2030 capacity improvements, is illustrated by the roadway transportation system map attached to this analysis. Based on information obtained from PCDOT, improvements to Ajo Highway are planned to begin in 2010.



Major Road Network

State and Interstate Routes
(All State Highways Are Designated Scenic Routes)

Major Routes

Scenic, Major Routes

Scenic, Not Major Routes

Routes Subject to Major Revision

Incorporated Limits

Native American Jurisdictions

Parks and National Forest

County Border

Township & Range Lines

150 Planned Width

NTS

LEGEND

XX(XX)	2008 AM(PM) PEAK HOUR VOLUMES
XXX	2008 AVERAGE DAILY TRAFFIC VOLUMES
ROW	RIGHT OF WAY
U	UNSIGNALIZED INTERSECTION
SPEED LIMIT 50	POSTED SPEED LIMIT
STOP	STOP SIGN
	LANE CONFIGURATION

EXHIBIT I-F : Major Streets & Routes

2008 EXISTING CONDITIONS

I-G SEWERS

There are no existing sewer facilities within or immediately adjacent to the Pomegranate Farms project. The Pima County Regional Wastewater Reclamation District serves areas to the east of the project. The Pomegranate Farms project is within the current service area for the Avra Valley Wastewater Treatment Facility. In 2005 Pomegranate Development LLC contributed to the Avra Valley Wastewater Treatment Plant capacity upgrade resulting in the creation of 1,488 sewer credits for the Pomegranate Farms Phase I & 2. Future expansion of the Wastewater Treatment Facility will be necessary to accommodate other phases. See Sewer Credit Agreement in Appendix 2.

Existing Wastewater Facilities in the Project Vicinity

There are no Pima County Regional Wastewater Reclamation District pumping or treatment facilities within the project. A sewer collection system consisting of eight-inch sewer lines serves Sonoran Ranch Estates II, which is directly north and east of the project. East of the project, in Valencia Road at Reed Bunting Drive in Sonoran Ranch Estates II, an existing sewer manhole has an eight-inch sewer stubbed out to the west. This sewer stub connects to the eight-inch sewer line in the Sonoran Ranch Estates II development. There is also a sewer collection system consisting of eight-inch sewer lines serving Sonoran Ranch Estates, which is directly west of the project. Approximately one-half mile to the north of the project is an existing 12-inch sewer line. See Exhibit I-G.

In addition to the existing sewer mains, the Pima County Regional Wastewater Reclamation District operates the Avra Valley Wastewater Treatment Facility. The Avra Valley Wastewater Treatment Facility is approximately two miles to the north of the Pomegranate Farms project, as shown on Exhibit I-G.

I-H RECREATION AND TRAILS

There are no existing parks and/or recreation facilities located within three miles of the subject property. The closest park is Lawrence District Park, five miles to the east. The Eastern Pima County Trails System Master Plan (1989) designates the Black Wash primary trail a mile away to the northeast. Across Valencia Road, adjacent to this site, is a proposed County regional park, however, this is not slated for development anytime in the near future. See Exhibit I-H.

I-I CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

1. The Pomegranate Farms Specific Plan area has been surveyed for cultural resources. The cultural resources survey results are documented in two revised reports: *A Class III Cultural Resources Survey of 480 Acres near Pomegranate Farms, Pima County, Arizona* (Westland Resources, Inc. Cultural Resources Report No. 2005-51), prepared by Michael D. Cook and Eleonore Malarchik and dated August 7, 2007 and *A Class III Cultural Resources Survey for Arboreal Agricultural Resources, Pima County, Arizona* (Westland Resources, Inc. Cultural Resources Report No. 2005-61), prepared by Michael D. Cook and Eleonore Malarchik and dated August 7, 2007.

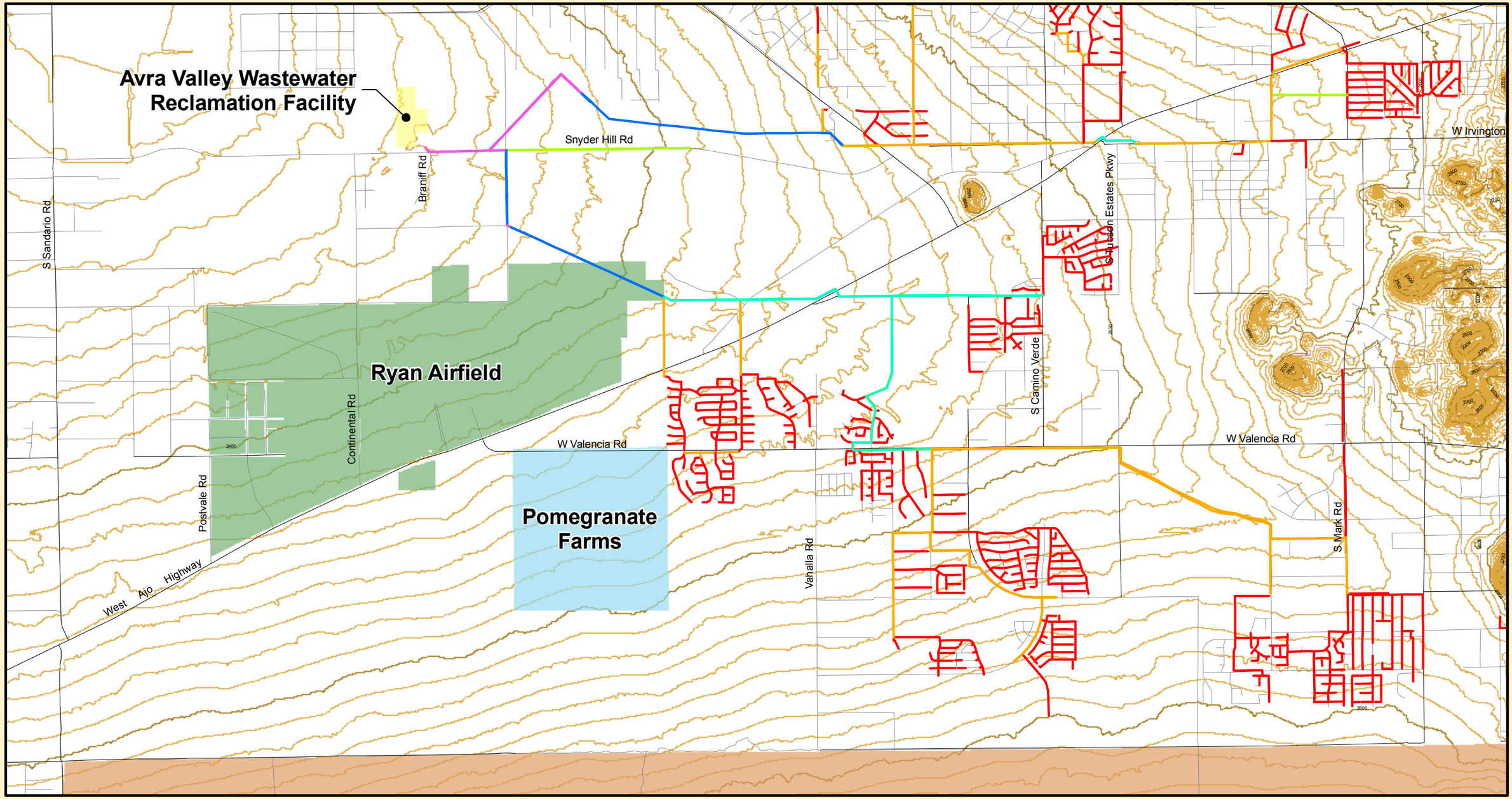
2. Cultural resources survey in the Pomegranate Farms Specific Plan area resulted in finding two archaeological sites: AZ AA:16:481(ASM) and AZ AA:16:482(ASM). Sites AZ AA:16:481(ASM) and AZ AA:16:482(ASM) were determined eligible for listing in the National Register of Historic Places (NRHP) by the U.S. Army Corps of Engineers (USACE) and the State Historic Preservation Office (SHPO). The County concurs with the USACE and SHPO, in finding that the proposed development would have an adverse effect on cultural resources.

3. Pima County was invited to participate in the review process by the USACE and SHPO as part of the cultural resources review process under the terms of Section 404 of the Clean Water Act because a Section 404 permit was required for this development project. However, a Section 404 permit is not required as the developer intends to span the 404 washes.

   In the event that Pomegranate Farms, LLC. changes its direction in spanning the washes, and pursues obtaining 404 permits, development must comply with County, State, and Federal cultural resources requirements.

I-J AIR QUALITY

The site is currently vacant and there are no existing air quality emissions on site. See Section II-O for a discussion on air quality issues related to the proposed land use plan.



Existing Pipelines

- 8"
- 12"
- 15"
- 18"
- 21"
- 24"
- Street
- Intermediate Contour Line
- Index Contour Line
- Treatment Facility
- Ryan Airfield Properties
- Pomegranate Farms
- Tohono O'odham Nation San Xavier District

Pomegranate Farms

Existing Sewer Lines

Exhibit I- G

0 1,500 3,000 6,000
Feet

N

Stantec
Stantec Consulting, Inc
201 North Bonita Avenue Suite 101
Tucson, AZ 85745-2999
www.Stantec.com

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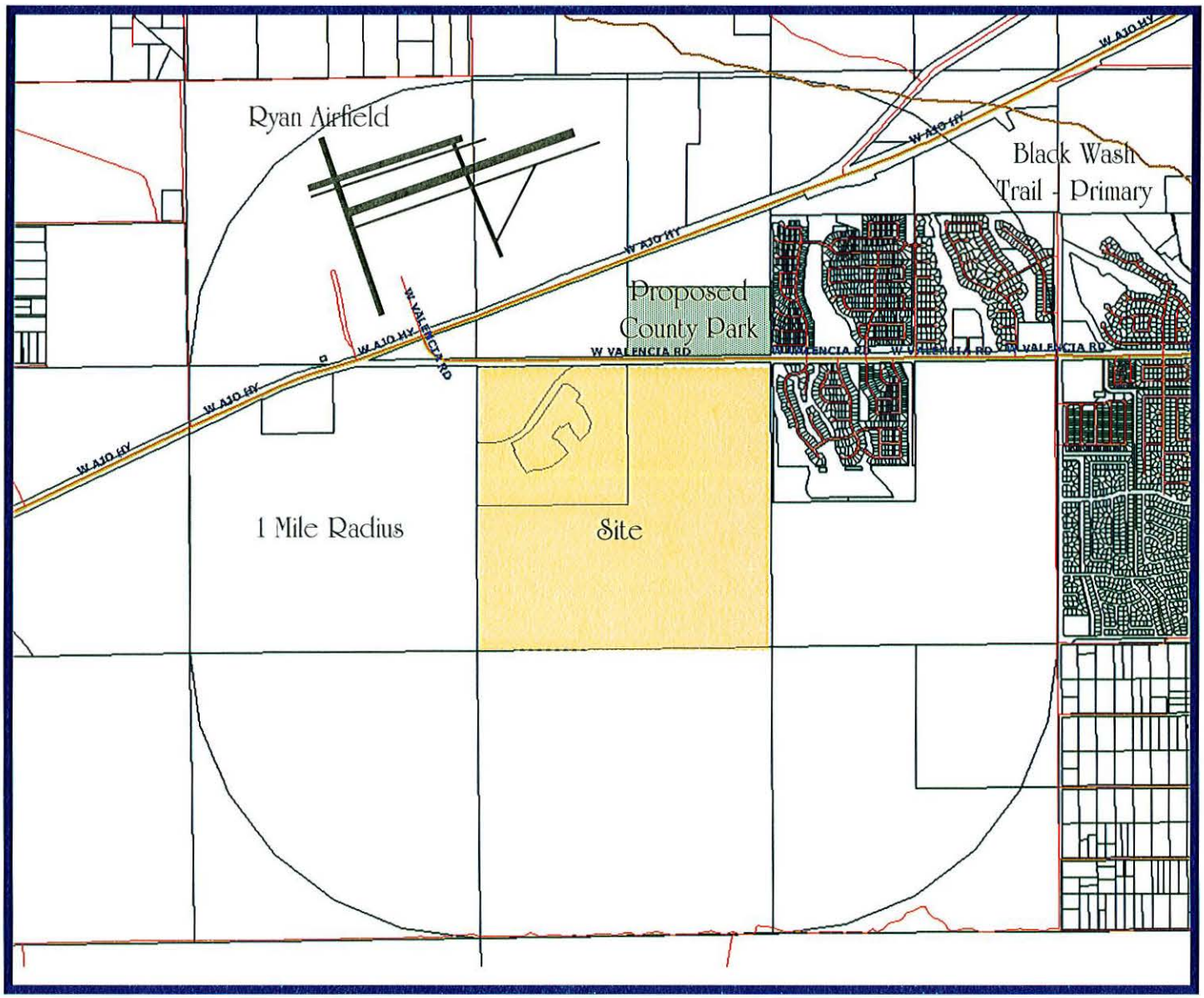


Exhibit I-H.1
Parks & Recreation

NORTH NOT TO SCALE

Arizona State Museum

THE UNIVERSITY OF
ARIZONA®
TUCSON ARIZONA

P.O. Box 210026
Tucson, AZ 85721-0026
Tel: (520) 621-6302
Fax: (520) 621-2976

PIMA COUNTY ARCHAEOLOGICAL RECORDS SEARCH REQUEST

FAX **Request Received:** 3/3/2008 **Search Completed:** 3/11/2008

Requester Name and Title: Kevin W. Tomkiel
Company: Pomegranate Development
Address: 1820 E. River Rd, Suite 110
City, State, Zip Code: Tucson 85718
Phone/Fax/or E-mail: 877-8444

Project Name and/or Number
Pomegranate Farms / Parcels 210400-23E/F/G & -22A

Project Description
Residential development of 644 acres

Project Location: 8651-9393 W. Valencia Road, Pima County, Arizona.

Legal Description: Section 18, T15S, R12E, G&SR B&M, Pima County, Arizona.

Search Results: A search of the archaeological site records maintained at the Arizona State Museum (ASM) identified no cultural resources within the subject project area. The project area has not been inspected for cultural resources, however. Twenty-six archaeological inspections – both block and linear types – were completed within a mile of the project area between 1975 and 2004. Eight cultural resources – prehistoric and historical sites – are recorded within a mile radius of the parcels; some resources are eligible for listing in the National Register of Historic Places for their historic significance. A 2005 color orthophotograph taken of the proposed project area (attached) shows undeveloped land covered with native vegetation.

Sites in Project Area: Unknown.

Recommendations: Because Pima County has jurisdiction within these parcels, the county's cultural resources staff base their recommendations for additional archaeological inquiry on their own data sources, including the ASM's search results and others. Should the county require further archaeological investigation, you may wish to consult a professional contractor. A list of qualified contractors is posted on the ASM website at the following address:
http://www.statemuseum.arizona.edu/crservices/permits/index.shtml.

Pursuant to *Arizona Revised Statutes* § 41-865, if any human remains or funerary objects are discovered during the project work, all effort will stop within the area of the remains and Mr. John Madsen, the ASM associate curator of archaeology, will be contacted immediately at (520) 621-4795.

If you have any questions regarding the results of this records search, please contact me at the letterhead address or at the phone number or email address as follows.

Sincerely,

Nancy E. Pearson

Nancy E. Pearson
Assistant Permits Administrator
(520) 621-2096 Phone/FAX
nepearso@email.arizona.edu

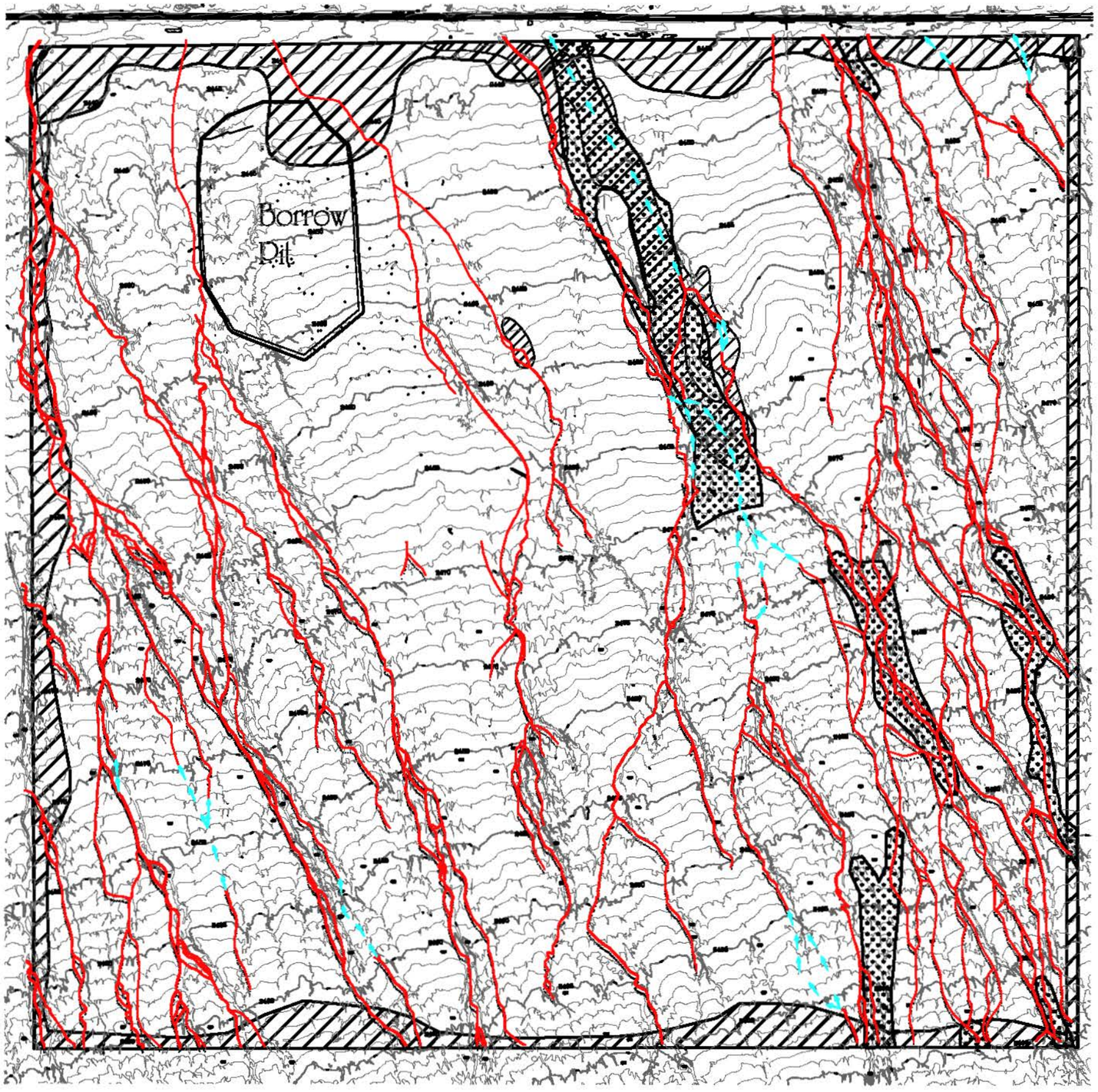
RECEIVED
MAR 1 6 2008

I-K COMPOSITE MAP

The composite map, Exhibit I-K, provides various overlays to show the site characteristics that apply to specific locations on the site. The composite map includes topography, hydrology, Important Riparian Areas and wildlife habitat, preliminary and approved jurisdictional waters delineation. The site is relatively flat with a terrain that descends to the west and northwest at approximately 1% to 3%, and there are no significant topographic features such as restricted peaks or ridges.

Regulatory 100-year floodplains: All of the subject property is considered regulatory floodplain under RFCD floodplain regulations due to the FEMA Zone A mapping designation and the sheet-flow characterization of the existing on-site and upstream drainage patterns. As the whole property is in the 100-year floodplain, no graphic depiction is shown on the Composite Map.

A Viewshed Visibility Map was prepared based on a site visit and photographs taken from various vantage points around the perimeter of the property. As the site is relatively flat with no significant on-site natural or man-made features that would impact views through the property, there are no significant impacts that would warrant any type of mitigation efforts.



Legend

- Highest Volume of Vegetation
- 100-Year Floodplain
- High Visibility
- Important Riparian Area
- 404 Jusisdictional Washes

Pomegranate Farms
Exhibit I-K
Composite Map

CONTOUR INTERVAL = 1 FOOT

SCALE: 1"=600'-0"

0 600'

POMEGRANATE DEVELOPMENT LLC
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520.877.8441 fax
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PART II – LAND USE PROPOSAL

II-A PROJECT OVERVIEW

The Pomegranate Farms project along Valencia Road, near the intersection of Ajo Highway and Valencia Road, is approximately 645 acres of undeveloped land that is within the regulatory jurisdiction of Pima County, and is within the Southwest Subregion of the Pima County Comprehensive Plan. This area has been targeted as a growth area in Pima County, and is subject to the Plan Amendment Polices, approved by the Board of Supervisors on December 11, 2007 (Co7-06-12, Co7-07-31). Development in this area is also guided by the Southwest Infrastructure Plan, prepared by Stantec for Pima County in November, 2007.

The Pomegranate Farms Specific Plan complies with the Plan Amendment Policies by including the following in this document;

- The 50 acres of "floating CAC" is represented by the MU zone and is located throughout the project so that it is accessible to all residents. Pomegranate Farms has provided +/- 30 acres in the area of the southwestern portion of the project as constrained by the 404 washes.

- Higher residential densities, which promote compact development, are concentrated along arterials and collector roads and are in the vicinity of Town Center Districts and the MU zones.

- Regulations that promote a sustainable community are strongly addressed.

- The non-floating CAC (District E.1) has been located at the northwest corner of the property to comply with Ryan Field's policies for non-residential land uses here.

- The developers intend to include all necessary disclosure statements regarding Ryan Field in all sales contracts, public reports, and the recorded covenants.

- A comprehensive trail plan has been developed that is separated from the roadways, and connects all Districts, recreation areas, community facilities, and transit nodes.

- The Southwest Infrastructure Plan (SWIP) was used to guide needs, obligations, funding, and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation, and other governmental facilities. Through various financial mechanisms, the majority of infrastructure improvements for this project will be self-funded.

- A Master Watershed and Drainage Study has been submitted to the Regional Flood Control District for review.

- Multi-use recreation facilities are proposed and Vegetation Restoration & Enhancement Plans will be submitted with the master block plat.

- A Traffic Impact Study has been submitted to the Department of Transportation for review.

- The circulation for this project has been designed to distribute traffic throughout the area and use the major transportation facilities.

- Rights of way necessary for public transportation facilities within the property shall be dedicated to Pima County at no cost at the master block plat submittal.

- A development agreement is anticipated with the Regional Wastewater Reclamation Department to provide sewer service within Pomegranate Farms.

- The Conservation Lands System policy is addressed in this Specific Plan by creating natural Open Space areas that maintains the 404 Jurisdictional washes, Important Riparian Areas, and Meso & Xeroriparian habitats.

This unique cooperative planning effort involved Pima County, the County's consultants, State Land Department, U of A Board of Regents, BLM, the Tribes, Ryan Field, and is a template for future sustainable development in

the County. This is the first time that holistic infrastructure planning has occurred synergistically between Pima County & private parties prior to expected growth.

This Specific Plan, Development Agreements, and the subsequent Design Standards are the result of several years of study in the areas of sustainability and Smart Growth principles. The Pomegranate Farms Master Plan is designed to offer a broad range of housing types & densities, intermixed within different communities, appropriate retail/commercial services within walking and biking distances, employment opportunities, and an Open Space network that provides a cohesive pattern that links neighborhoods, schools, parks, community services and retail areas. The Plan strives to be economically viable and environmentally responsible, while providing a strong sense of community.

Community Vision

The vision for the Pomegranate Farms master plan is to provide community residents, and future generations a place where it is enjoyable, healthy, environmental responsible to live, work and play. Pomegranate Development strove to design the master plan so that it was guided by the nature of the land, and not forced into an artificial condition. The master plan placed as high a value on the existing environment as making this a community special and responsive to human needs. The vision also included placing a reduced value on accommodating the automobile, to reduce the amount of asphalt for streets and parking, and accentuated multi-modal means of transportation to reduce the reliance on cars. The Specific Plan was drafted so that current and future "green" technology could be incorporated in a variety of applications. This Specific Plan anticipates that "green" technology and Pima County's policies will continue to evolve over the years. The principles below are guidelines and will expand to embrace changing technologies and policies in the future. The Town Center is located as shown on Exhibit II-B.1. Conceptual renderings can be found on Figures II-B.1 through B.3 for conceptual renderings of "Main Street" and the "Town Center". Anticipated uses are retail/commercial, residential, municipal building, such as a library, a K-8 school, and church. The Town Center is connected to all the Districts by shared-use multi-modal trails. See Exhibit II-M.

Smart Growth Principles

The Pomegranate Farms Specific plan incorporates Smart Growth and sustainability principles. It is important to design communities using these principles to conserve dwindling resources and provide long-term livable communities. Pomegranate Development chose the Smart Growth design path because of the following reasons;

- Smart Growth fosters design that encourages social, civic, and physical activity, important for all people.
- Smart Growth protects the environment while stimulating economic growth.
- Smart Growth provides more choice for people – where to live, how to get around, how to interact with people around them.
- The principles creates communities, not subdivisions, and;
- Smart Growth considers how future generations will work, live & play.

The Smart Growth principles used to guide the Pomegranate Farms Specific Plan include;

- Mixed land use – residential, retail, office, community facilities, all in one place. The community also will have mixed residential density, and plans to place higher densities adjacent to lower densities, to afford the opportunity to all neighbors, of all income levels, to interact with each other.
- Use compact building design which creates more useable Open Space. Growing vertically rather than horizontally helps to preserve green spaces and reduces the cost of providing public facilities and services.
- Create walkable neighborhoods to provide exercise opportunities & community interaction. The Specific Plan includes multi-modal transportation opportunities so that the walkways, bike and wash trails & paths provide connectivity between the neighborhoods, schools, parks, and to shopping and work places. Local and collector streets are designed for people, not just cars. The streets are also designed for slower speeds with reduced widths and traffic calming measures, so that drivers feel comfortable sharing the road right of way with pedestrians and cyclists.
- First Tier Design Standards are included as part of this Specific Plan to ensure that distinctive, attractive communities with a strong sense of place are created. The Second Tier Design Standards will be prepared

with the Master Block Plat and will contain specific implementation of the goals and objectives contained herein.

- The Specific Plan preserves Open Spaces and sensitive environmental areas.
- Offer a variety of housing opportunities and choices, which allows housing for people of all income levels, household sizes, and stages in the life cycle.
- Makes development decisions predictable, fair, and cost effective.
- Encourage community and stakeholder collaboration in development decisions that involve all so that decisions are owned by the people that participated. This will contribute to better planning, engages residents in their community; good plans survive political changes.

Sustainability Principles

The Specific Plan and the First Tier Design Standards embrace the principles of sustainability. The Second Tier Design Standards will be reviewed with the Master Block Plat and will address the policy expectations of each District.

Green Building & Development

Development within the Pomegranate Farms Specific Plan will meet the guidelines for green building as outlined in the *Pima County Regional Residential Green Building Rating System*, and sets a goal to achieve a minimum of 101 points or greater for each building and/or development. Although the County's program is voluntary, this Specific Plan requires adherence to the standards. Additionally, commercial development will strive to meet at least LEED silver certification. Currently there is a pilot program for LEED Neighborhood Development. It is the intent of this Specific Plan to follow these guidelines that will be adopted in 2009. Follow this link http://www.usgbc.org/ShowFile.aspx?DocumentID=2845 for information about the pilot program. Pomegranate Development scored the project using the LEED Neighborhood Development score card based on our master plan and the Specific Plan and achieved a score of 72 (Gold). See Appendix 5 for LEED guidelines and checklists & Pomegranate Farms Score card.

Green Infrastructure

The master plan is designed to protect the washes on the property as they are important green infrastructure that provides connectivity, and are a green infrastructure that provides many environmental benefits. The green infrastructure shapes and directs development to areas that are the least

environmentally sensitive. The master plan uses Open Space that functions, to improve water/air quality, assist with storm water abatement and containment, replenish the aquifer, increase the native plant population by directing runoff to the existing washes, preserve wildlife corridors by maintaining connectivity, and improve the quality of life for the project's residents.

The planning intent is to span all the 404 Jurisdiction washes, and to provide +/- 200 acres of neighborhood parks and natural Open Space. County approved wash enhancements are planned to further protect and reconstruct the riparian and native vegetation.

Urban Sprawl

Sprawl is defined as "a form of urbanization distinguished by leapfrog patterns of development, commercial strips, low density, separated land uses, automobile dominance and a minimum of public open space."[1] The Pomegranate Farms Master Plan is ***not*** urban sprawl for the following reasons.

1. This project is an eighteen minute drive to downtown. There are many additional employers in the area. See Table 3.
2. The Master Plan incorporates employment centers on site, and Pima County changed the Comprehensive Plan last year to allow large employment center in the vicinity of Ryan Field and five miles to the north and east.
3. The development is not low density.
4. There will be no commercial strips in the community.
5. The Master Plan foresees including park & ride lots and bus pull-outs, bus shelters to provide for transit use and will be on SunTran's route.
6. The development is adjacent to other development.
7. The Master Plan places a reduced value on automobile dominance.
8. The Master Plan places a high emphasis on open space.

While the employment centers listed below are not in the immediate area of the project, in the interim, it is anticipated that residents of Pomegranate Farms may work at these businesses. SunTran plans in the future to extend the bus route further west to Ajo Highway, along Valencia Road, and some of these businesses will be accessible by bus. In the future, the school, church, the commercial/retail areas will provide employment opportunities within the project. The project is planned to be affordable, allowing some residents to live and work within same area.

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[1] -Oliver Gillham, *The Limitless City* (Washington, DC: Island Press, 2002)

Table 3

Largest Employers in the Pomegranate Farms Vicinity

Business	*Address*	*Distance*
Raytheon	1151 E. Hermanns	14.5
University of Arizona	888 North Euclid	18.2
Pima County	130 W. Congress	16.5
City of Tucson	255 W. Alameda	16.5
PC Desert Vista Campus	5901 South Calle Santa Cruz	15.2
ASARCO	6644 W. Pima Mine Rd.	18.6
Unisource	1 S. Church	16.5
American Airlines	3350 E. Valencia Road	13.4
Union Pacific Railroad	1255 S. Campbell	19.1
Casino del Sol	7474 S CAMINO DE OESTE	3.5

The master developer is responsible for coordinating and completing the block plat and/or the Development Agreement(s) and for identifying infrastructure improvements through the community build-out. The Specific Plan reflects a commitment for the construction and installation of the necessary infrastructure without placing an undue burden on Pima County government agencies during the life cycle of the community.

II-B MASTER PLAN

The Master Plan was developed by examining the constraints of the site, incorporating innovative planning and design, and complying with all the adopted Comprehensive Plan and Southwest Infrastructure Plan Policies. These components are summarized below;

- Incorporate Smart Growth & sustainability principles (see previous section)
- Planning design which integrates the numerous washes for connectivity, passive recreation, and improving the habitat using restoration measures
- Responsiveness to the Southwest Infrastructure Plan (Stantec, 2007)
- Higher density housing in proximity to mass transit or multi-modal transportation centers. Plan now for later regional mass transit needs.
- Limited vehicular access points onto Valencia Road
- Balanced ratios and allocation of land uses throughout the property
- Incorporate retail/commercial centers throughout the property so that residents are within ¼ to ½ mile of the centers
- Integrated active & passive recreation areas
- Creation of neighborhoods in close proximity to school(s) and other community resources
- Shared community resources, including, but not limited to, library, school, recreation and community facilities to maximize limited resources from different interests, including but not limited to; the homeowner's associations, school districts, churches, and governmental agencies.
- Limit street right of way and paving widths to reduce energy costs and the "heat island effect"[2]. Promote the use of alternative, light colored, permeable paving materials. Design streetscapes to be used by everyone, not just vehicles.
- Reduce the number of parking spaces available for commercial/retail/office uses, by encouraging shared parking areas, and increased landscape in parking areas, to further reduce the "heat island" effect and encourage people to use alternative means of transportation.

As discussed previously, the framework for the design is to incorporate Smart Growth and sustainability principles, and is planned to maximize the functionality of the green infrastructure. The circulation pattern was planned within this framework to preserve wash corridors, minimize wash crossings, and to provide connectivity throughout the project. District sizes and their configuration were based on the unit configuration,

[2] Heat Island - an urban area having higher average temperature than its rural surroundings owing to the greater absorption, retention, and generation of heat by its buildings, pavements, and human activities. *Dictionary.com Unabridged (v 1.1) Based on the Random House Unabridged Dictionary, © Random House, Inc. 2006.*

development and construction phasing, while maximizing the residential access to the Open Space areas.

Residential densities are based on the Comprehensive Plan Amendment approved by the Board of Supervisors on December 11, 2007. Pomegranate Farms Specific Plan proposes a target range of dwelling units approximately 3,116 – 3,810, which translates into a gross density range of 4.9 – 6.0 RAC. The Density Calculations, Table 4, describes, by District, the proposed zoning, District gross acres, and projected minimum, target range and maximum residential units. Exhibit II-B, the Master Plan graphically shows the proposed zoning and development Districts and is further defined by the Performance Criteria table & graphics.

Residential

A variety of housing types are proposed for the Pomegranate Farms community. Homes will vary in size and character to meet the diverse needs of the anticipated community population. Higher residential densities will be located near the primary transportation corridors to take advantage of multi-modal transportation services. Residential building heights will vary from one-story to up to seven stories or eighty-four feet, depending on the District.

Gross densities for single-family parcels range from 1.0 dwelling unit per acre to twenty dwelling units per acre. These densities are represented by the SP/CR-3, SP/CR-5 and SP/TR zoning Districts. These designations reflect Pima County's Zoning Code, as modified within the regulatory section of this Specific Plan. Cluster design, attached units, zero lot-line housing, condominiums, townhomes, and live-work units may also be constructed within the residential zoning Districts to obtain higher single-family densities in either an attached or detached configuration. Single and multi-family (both attached and detached) will also be allowed in the new Mixed Use (SP/MU).

Residential densities are based on the Comprehensive Plan Amendment approved by the Board of Supervisors on December 11, 2007. Pomegranate Farms Specific Plan proposes a target range of dwelling units from 3,116 to 3,810 dwelling units, exclusive of any accessory units provided, which translates into a gross density range of between 4.9 and 6.0 RAC. The provision of dwelling units either below 3,116 or above 3,810 dwelling units, exclusive of accessory units, requires approval by the Board of Supervisors. The maximum number of dwelling units permitted within the Specific Plan, including accessory dwelling units is 4,570, which reflects the capacity of the project based on the infrastructure to be provided. The Density Calculations, Table 4, provides a potential range of

dwelling units for each District, including a minimum and maximum dwelling unit count. While the actual unit count for an individual District may fall outside of the target range, it cannot fall either below the listed minimum or above the listed maximum (including accessory units) dwelling unit count. If the actual acreage of any District differs from the Specific Plan document at the time of platting, then all land uses within the development Districts(s) shall be administratively adjusted proportionally to the adjusted acreage of the development District upon the survey or plat. A zoning line adjustment shall not be considered a lot split.

The Specific Plan complies with the request by TAA to exclude residential densities in the northwest corner of the property, see Exhibit II-B Master Plan.

Town Center

The Town Center was planned as shown on Exhibit II-B based on the re-alignment of Valencia Road. If Valencia Road is not re-aligned, the configuration and location of the Town Center may change. The Town Center is accessible to all residents through the trail network. Uses that are community oriented will be located in the Town Center, including, but not limited to, the school, church, community center, park, retail, municipal buildings, and residential uses.

Perspective graphics that show the intensity, architectural form, massing, color palette, uses, and landscape treatment are provided on Exhibits II-B.1 through B.3. The graphics are illustrative only and are not intended to be development standards.

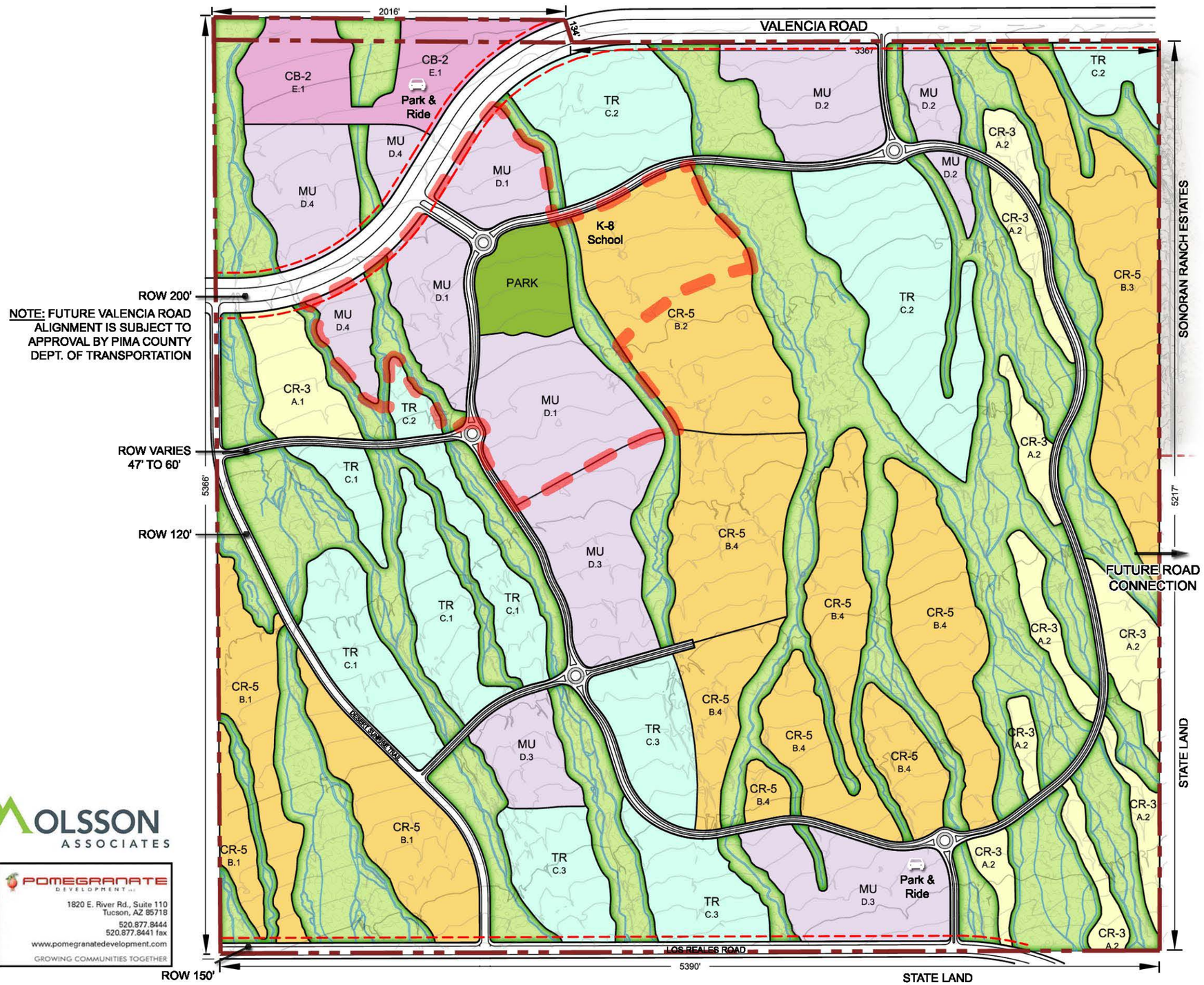
Commercial/Mixed Use

Fifty gross acres were identified in the Comprehensive Plan Amendment as "floating" Community Activity Center (CAC) with the intent of providing retail/commercial services in close proximity to residential areas. The floating CAC is designated as MU for the purpose of the Specific Plan. The Mixed Use zoning allows a combination of commercial uses, (such as major retail), office, employment, entertainment and higher density residential. The Mixed Use Districts are located along the spine roads to minimize traffic impacts on the neighborhoods. The Mixed Use Districts are also located throughout the community with the goal that residential properties are no more than ½ mile away from commercial services. All Mixed Use Districts are also connected by trails and paths to encourage non-motorized circulation from the neighborhoods.

The Mixed Use and TR Districts encourage compact design, and therefore multi-story buildings are proposed. Lower floors would be dedicated to retail/commercial/offices, with residential units on higher floors. The Mixed-Use Districts would incorporate properly designed building massing, with heights of 3 to 7 stories intermixed for visual interest and focal points. The higher story buildings are located towards the southern portion of the property to not interfere with Ryan Field.

Sixteen gross acres of commercial, as designated by the adopted Comprehensive Plan Amendment, is located in the northwest corner of the property, this is identified on the master plan as SP/CB-2.

POMEGRANATE FARMS



LEGEND

DISTRICT	ACREAGE	MIN. DENSITY (DU)	MIN. TARGET DENSITY	TARGET DENSITY (DU)	MAX TARGET DENSITY	MAX. DENSITY (DU)
SP CR-3 Single Residence		4 RAC		8 RAC		10 RAC
A.1	9.1	36	66	73	80	91
A.2	26.0	104	187	208	229	260
Totals	35.1	140	253	281	309	351
SP CR-5 Multiple Residence		4 RAC		8 RAC		10 RAC
B.1	27.7	111	199	222	244	277
B.2	29.6	38	213	237	260	296
B.3	27.4	110	197	219	241	274
B.4	66.5	266	479	532	585	665
Totals	151.2	525	1089	1210	1331	1512
SP TR Transitional		12 RAC		14 RAC		20 RAC
C.1	32.1	385	404	449	494	642
C.2	46.5	558	586	651	716	930
C.3	27.7	332	349	388	427	554
Totals	106.3	1276	1339	1488	1637	2126
SP MU Multiple Use		4 RAC		10 RAC		12 RAC
D.1	17.1	68	154	171	188	205
D.1 COMMERCIAL	13.8	-	-	-	-	-
D.2	9.6	38	86	96	106	115
D.2 COMMERCIAL	6.5	-	-	-	-	-
D.3	18.0	72	162	180	198	216
D.3 COMMERCIAL	17.4	-	-	-	-	-
D.4	3.7	15	33	37	34	44
D.4 COMMERCIAL	12.3	-	-	-	-	-
Totals	98.4	179	436	484	526	536
SP CB-2 General Business						
E.1	16.0					
TOTAL	**407.0**		**3116**	**3463**	**3810**	**4525**

TOTALS

DISTRICTS	407	NOTE 1
OPEN SPACE	201	NOTE 2
RIGHT-OF-WAY	37	NOTE 2
TOTAL	**645**	

NOTE 1: Dwelling unit total rounded to accommodate fractionalized acreage.
NOTE 2: Final acreage of Specific Plan elements to be determined by Final Plat of record.
NOTE 3: To achieve maximum DU (4,525) requires Board of Supervisors approval.

Jurisdictional Washes
Town Center
30' MS&R Set-back

EXHIBIT II-B
MASTER PLAN

SCALE: 1"=600'-0"
0 600'

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GROWING COMMUNITIES TOGETHER

Table 4 - Density Calculations

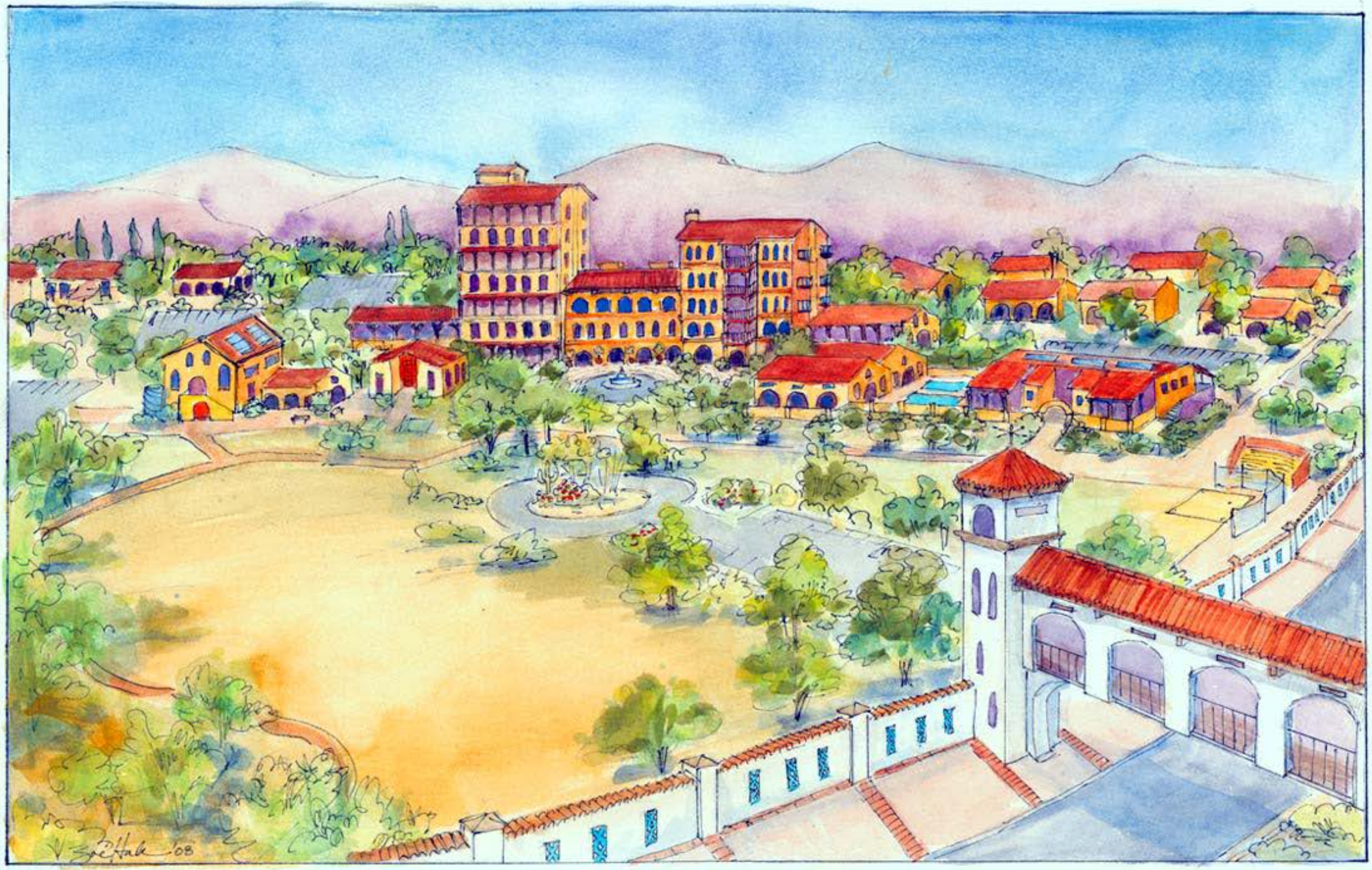
LEGEND						
DISTRICT	ACREAGE	MIN. DENSITY	MIN. TARGET DENSITY	TARGET DENSITY	MAX. TARGET DENSITY	MAX. DENSITY
		(DU)	(DU)	(DU)	(DU)	(DU)
SP CR-3 SINGLE RESIDENCE		**4 RAC**		**8 RAC**		**10 RAC**
A.1	9.1	36	66	73	80	91
A.2	26.0	104	187	208	229	260
TOTAL	35.1	140	253	281	309	351
SP CR-5 MULTIPLE RESIDENCE		**4 RAC**		**8 RAC**		**10 RAC**
B.1	27.7	111	199	222	244	277
B.2	29.6	38	213	237	260	296
B.3	27.4	110	197	219	241	274
B.4	66.5	266	479	532	585	665
TOTAL	151.2	525	1,089	1,210	1,331	1,512
SP TR TRANSITIONAL		**12 RAC**		**14 RAC**		**20 RAC**
C.1	32.1	385	404	449	494	642
C.2	46.5	558	586	651	716	930
C.3	27.7	332	349	388	427	554
TOTAL	106.3	1,276	1,339	1,488	1,637	2,126
SP MU MULITPLE USE		**4 RAC**		**10 RAC**		**12 RAC**
D.1	17.1	68	154	171	188	205
Commercial	13.8	0	0	0	0	0
D.2	9.6	38	86	96	106	115
Commercial	6.5	0	0	0	0	0
D.3	18.0	72	162	180	198	216
Commercial	17.4	0	0	0	0	0
D.4	3.7	15	33	37	34	44
Commercial	12.3	0	0	0	0	0
TOTAL	98.4	179	436	484	526	536
CB-2 GENERAL BUSINESS						
E.1	16.0	N/A	0	N/A	0	N/A
TOTAL	**407.0**		3,116	3,463	3,810	**4,525**

NOTE 1. Total dwelling unit total rounded to accommodate fractionalized acreage.
NOTE 2. Final acreage of Specific Plan elements to be determined by Final Plat of record.
NOTE 3. To achieve maximum DU (4,255) requires Board of Supervisors approval.

Total Districts	407.0	Note 1.
OS & Parks +/-	201.0	Note 2.
ROW +/-	37.0	Note 2.
Total	645.0	

Conceptual Town Center

Figure II-B.1



Conceptual Multi-Story Mixed Use Development

Figure II-B.2

Conceptual Mixed Use Development

Figure II -B.3

Effect of Proposed Development on Existing Land Use

The proposed development will have no adverse affects on the existing land uses on the site, as the property is vacant. There is only one existing adjacent land use, Sonoran Ranch Estates I and the Villages to the east. There is currently a natural buffer between the two projects that is 130' to 635' wide along the entire east boundary of Pomegranate Farms.

All other adjoining land uses are vacant property. Ryan Field will not be negatively impacted by this development, and proposed commercial services could help support the airport. The adobe mining company to the north across Valencia Road will also not be effected by this development, as the Specific Plan designates compatible commercial uses along Valencia Road.

Compare Development Characteristics of Adjacent Land Uses

Most of the surrounding land uses adjacent to this property are currently vacant land. The surrounding land was also included in the same Comprehensive Plan Amendment group as this plan amendment, and all the land is targeted as a higher density, mixed use growth area. The developer to the west, Montecito Companies, has worked alongside of Pomegranate Farms, to jointly plan both projects in terms of circulation, infrastructure and land uses.

II-C TOPOGRAPHY

There are no significant topographic features or slopes exceeding 15% on the site. In fact, the lack of topographic change across the site presents more of a challenge in terms of drainage and visual interest.

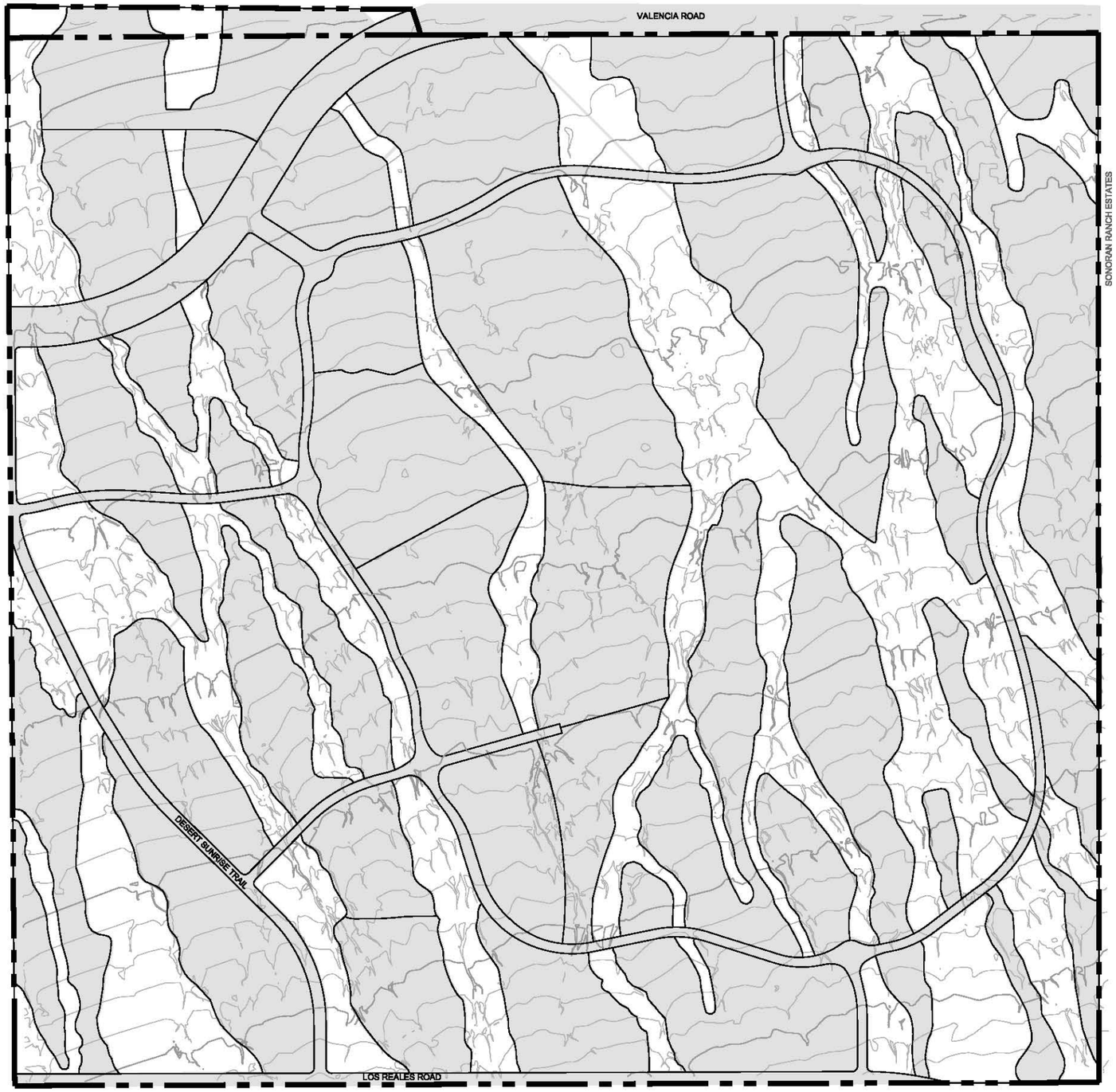
Most of the project can be graded with cuts and fills of less than five feet. However, there is a borrow pit on the site that is 8-10 feet deep, and filling this area for development would result in fills greater than five feet.

Prior to development, the existing borrow pit may be used as an area to contract grow native plants to revegetate the washes and for use in the landscape areas. When the town center is constructed, the borrow pit will be partially filled in for use as park, with a small amphitheater, and a retention area for drainage. The remaining borrow pit will be filled in as development occurs.

Elevation differences between adjacent properties are not severe, and therefore little impact is expected to the surrounding properties. Slopes of 3:1 will be stabilized by native seeding, while steeper slopes (1.5:1 – 2:1) will be stabilized by native rip-rap.

Approximately 451 acres will be graded. See Exhibit II-C for limits of grading.

POMEGRANATE FARMS



Natural Open Space

Graded Areas

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EXHIBIT II - C

GRADING

SCALE: 1"=600'-0"

0 600'

II-D HYDROLOGY

1. To preserve natural drainage patterns in the area, the project is being designed to allow primary washes to flow through open space corridors across the project. These corridors will allow offsite flows to pass through the project in a natural state and maintain or improve the riparian qualities of the washes. These open space areas are, to the extent possible, aligned with the Clean Water Act Section 404 jurisdictional washes. To protect the 404 washes, these washes will be spanned at roadway crossings.

   The width of these open space areas vary from an average of 100-feet to 500-feet. The width of these open space areas have been planned to conform as best as possible to the width of the natural washes; the purpose being to minimize the hydraulic impacts of the transition of the offsite washes at the upstream and downstream boundaries of the project into and out of the open spaces / drainageways within the project.

   In addition to the natural open space flow corridors, the sheet flow conditions that encumber the property will necessitate that the development blocks along the south (upstream) property boundary be elevated on fill to direct storm water to one of the open space corridors that function to convey offsite storm water through the project. The soil fill will require erosion protection in the form of concrete, riprap or soil cement and will be designed to meet Pima County RFCD standards. Freeboard for the blocks will be provided in accordance with standard Pima County design procedures.

   As the site topography allows, elevation of the blocks on fill will be combined with construction of temporary interceptor channels along the south property boundary within the proposed future Los Reales Road right-of-way. These interceptor channels will help collect storm water and convey it to one of the open space corridors. The interceptor channels will require erosion protection and will be designed to meet Pima County RFCD standards. The design of these channels may include installation of grade control structures in combination with lined banks and earthen bottom channels or lining of the channel bottom and banks with concrete, grouted rock or soil cement. These stabilization measures may also be needed to maintain adequate velocity for the sediment conveyance. The interceptor channels are expected to be wide and shallow and generally aligned parallel to the topographic contours, so longitudinal channel slopes will be minimal. When the future Los Reales Road is constructed, it will need to be elevated to provide all-weather access to the area developments. The construction of this roadway

embankment will remove the need for the temporary collector channels, because the roadway will then direct storm water runoff to new culverts aligned with the downstream flow corridors within the Pomegranate Farms project.

The cross-section for these channels may include installation of grade control structures in combination with lined banks and earthen bottom channels or lining of the channel bottom and banks with concrete, grouted rock or soil cement. These stabilization measures must also be provided to maintain adequate velocity for the sediment conveyance. The interceptor channels are generally aligned parallel to contour so that channel slope will be minimal. The width of the interceptor channels will vary from 30-feet to 80-feet and depths will range from 3- to 6-feet. Freeboard for the interceptor channels will be provided in accordance with standard Pima County design procedures.

The building pads along the borders of the natural drainage ways will be raised to levels necessary to create the channel banks and contain 100-year flows at a minimum. The side slopes of the banks will generally be stabilized with concrete, riprap or soil cement to protect the adjoining homes from the threat of erosion. In some locations where flow velocities are low and non-erosive, the banks may be set back outside the regulatory erosion hazard limits and stabilized with vegetation. Usually, there will be an 8-foot wide maintenance road / pedestrian path between the bank and lot line. Vegetation within the 100-foot to 500-foot wide open space areas / drainageways will remain natural and undisturbed except at roadway and underground utility crossings.

Road crossings of the natural wash areas will be designed to convey the 100-year discharge beneath the pavement surface so that all-weather access is provided. All 404 Jurisdictional washes are intended to be undisturbed and spanned. Minor drainageways within the subdivision blocks may be constructed as lined channels. This will occur where engineering constraints prohibit the use of natural drainageways or where the watercourses contain limited vegetation. Constructed drainageways may also be used within the subdivisions to collect street drainage and convey it to one of the natural drainageways or to the downstream project boundary. Where constructed drainage facilities are utilized, maintenance plans for the facilities will be developed and incorporated into the covenant, condition and restriction documents for the subdivision blocks affected.

The project site is located within a critical basin so detention systems must provide a 10 percent reduction in onsite peak flow rates. Five year threshold retention must also be provided. The total detention/retention volume for this project has been estimated to be approximately 62 acre-

feet. Detention/retention facilities will be located within each of the primary sub-watersheds to reduce peak discharges at each location where major flows leave the project limits.

A storm water detention/retention facility with multi-use recreational functions is planned within the park area in sub-watershed No. 214 in the northwest portion of the project. The basin will receive flows from several of the proposed blocks upstream. Storm water detention/ retention within the park will be confined to areas where storm water is accepted from subdivisions having a negligible sediment component.

Detention basins will also be provided within some of the other subdivision blocks, since it will not be possible to convey storm water runoff from the entire project to regional-type basins without adversely disrupting the natural drainage patterns. Where possible, these basins will be linear in design and be placed at the perimeter within or adjacent to the natural open space corridors, so storm water can be readily discharged to one of the primary flow corridors. These linear basins will be constructed to only receive flow from the onsite blocks and by-pass all offsite flows being conveyed within the primary flow corridors. Placement of the linear detention basins within the open space flow corridors will be subject to regulatory floodplain encroachment limits and avoidance of 404 Jurisdictional Waters. The basin designs may incorporate multi-use facilities such as a linear trail system or other recreational facilities that are compatible with the drainage design.

Landscaping within the basins will enhance the natural characteristics of the flow corridors and serve to enhance the open spaces. Adequate transition distances and erosion control features such as riprap aprons, stilling basins, etc. will be constructed at the basin outlets to maintain existing flow conditions where storm water passes onto an adjoining property. A conceptual cross-section drawing of the linear detention basin landscape basin, prepared by Olsson Associates, is included as Figure 1, found under separate cover in the Pomegranate Farms Graphics & Appendices.

Outlets from the basins and channels will be aligned with existing drainage crossings of Valencia Road. Currently, flows cross the road through at-grade road crossings. In the northwest corner of the project, Valencia Road will be realigned to turn south and then west within the project limits. In this realigned section, culverts with adequate capacity to convey the 100-year discharge will be constructed at drainage crossings. In the eastern non-realigned segment of Valencia Road, construction of new drainage crossing culverts will be coordinated with Pima County and the proposed PAG RTA roadway upgrades to Valencia Road.

Exhibit II-D.3 depicts the conceptual post-development drainage design scheme for Pomegranate Farms. This exhibit identifies the location and preliminary alignment for the primary drainage features that will need to be constructed as a part of this project. A typical cross-section of the open space flow corridors and adjacent development blocks is provided on Exhibit II-D.5.

2. Avoidance of encroachments into the 100-year floodplain area is not possible because of the sheet flow conditions that exist over the entire property. The proposed drainage plan as discussed above will not result in any increase in peak discharge rates onto downstream properties because onsite detention will be provided to comply with critical basin requirements. Any increases in flow velocities caused by the project will be mitigated at the downstream property boundary by widening flow limits and by constructing energy dissipation structures, such as riprap aprons, if needed. Erosion protection will be provided along the banks of the washes and downstream areas wherever velocities exceed allowable limits as determined by Pima County design procedures.

   Building pads adjacent to flow corridors will be elevated to 100-year or 500-year flood levels based on block width and grading balance requirements. Blocks with perimeter lots elevated to 100-year flood levels will also have all internal lots elevated to 100-year flood levels. For blocks with perimeter lots elevated to 500-year flood levels, internal lots will not have minimum elevation requirements tied to adjacent flow corridors, but all building pads will be elevated to provide positive drainage within the blocks.

3. The post-development peak discharge rates along the downstream property will be equal to the existing conditions peak discharge rates, based on conveyance of the offsite flows through the project. Peak flows emanating from the land surfaces within the project will be conveyed through detention basins and will be reduced as necessary to comply with critical basin requirements. The post-development peak discharge rates for the primary washes entering and leaving the property are listed in Table4. Exhibit II-D.3 shows the locations of the post-development discharges flowing onto and leaving the site. The discharge rates given in Parts I and II of this site analysis are based upon the results of a previous study, <u>HEC-1 Modeling of Watersheds Concentrating along Valencia Road; Ajo Road to Black Wash</u>, by JE Fuller/ Hydrology & Geomorphology, Inc. (JEF), May 11, 2005 (and subsequently used as a part of the Southwest Infrastructure Plan). CMG Drainage Engineering, Inc. acquired the JEF study and made modifications to customize the hydrologic analysis for use in project

specific drainage design for the Pomegranate Farms development. Discharge rates for flows leaving the site are based on results from the 2-dimensional hydraulic modeling performed for this project, using the FLO-2D computer program.

TABLE 5 Post-Development Regulatory 100-Year Discharges (Q's)

Concentration Point Number		Q_{100} (CFS)	Cumulative Upstream Drainage Area (Acres)*
Entering Site	Leaving Site		
105	---	878	1676.8
	106	1020	1753.6
107	---	67	57.6
	108	67	102.4
213	---	1090	6105.6
	214	1214	6304.0
301	---	1606	115.2
	302	1507	281.6
	303**	---	---
405	---	613	1190.4
	406	312	1324.8
504	---	745	825.6
	505	654	883.2

* Drainage areas do not include upstream split flow watershed areas

** Exiting Concentration Point CP 303 is eliminated in post-development conditions

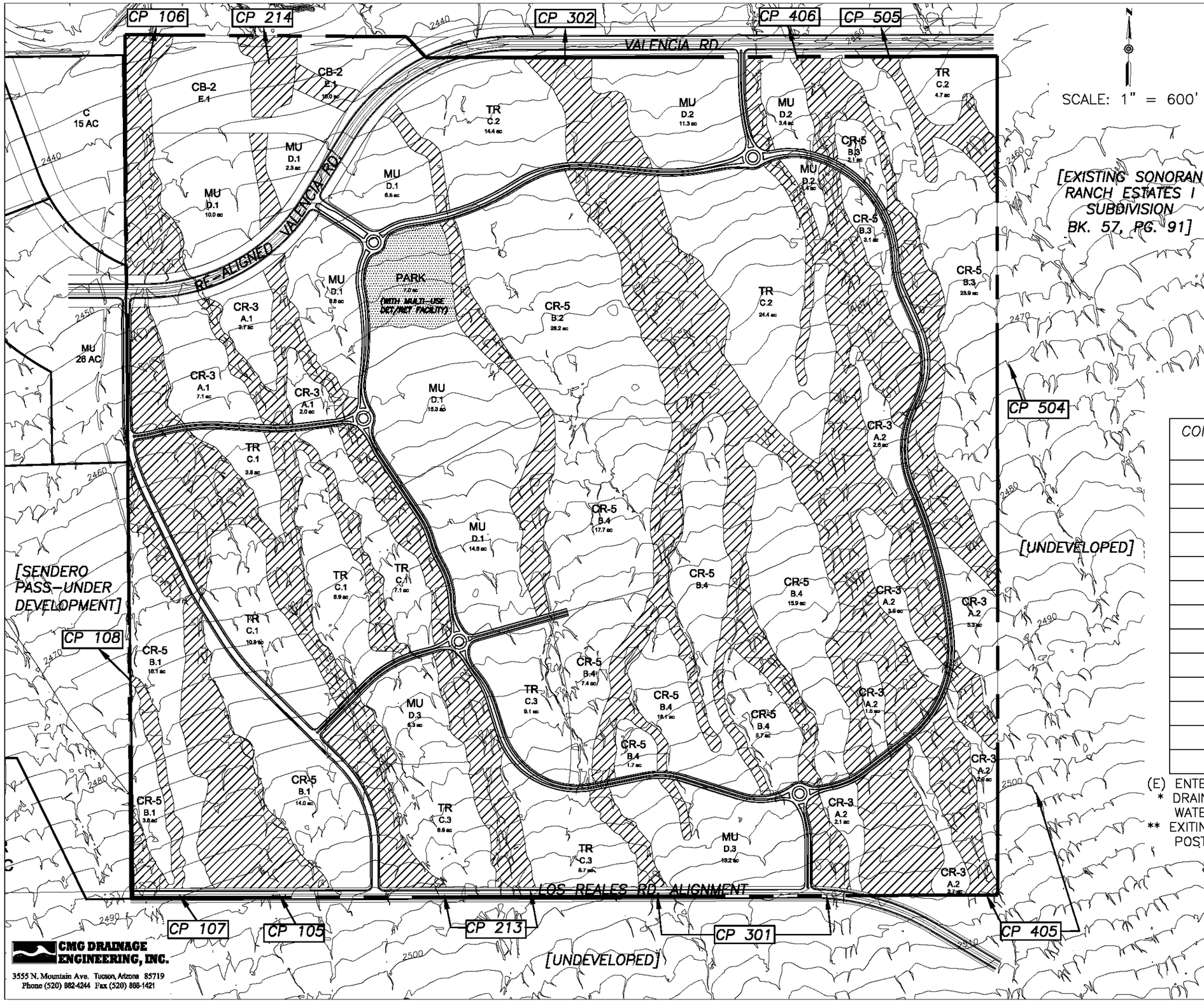
4. The project will not result in any drainage impacts to offsite land uses both upstream and downstream of the proposed development. The block fill and /or collector channels to be constructed along the south property boundary will be stabilized and will be designed such that backwater onto the adjoining upstream properties will be maintained within allowable limits. Along the west downstream property boundary, the Pomegranate Farms drainage design has been coordinated with the developing Sendero Pass project to the west. This coordination effort has been undertaken to assure that matching drainage facilities are incorporated into each project's design that will adequately convey regulatory flows and meet RFCD floodplain management requirements. The open space flow corridors will be transitioned to existing drainageways at the north downstream boundary (Valencia Road) as discussed in paragraphs 1 and 2 above.

5. A description of the proposed engineering and design features that will be used to mitigate drainage and erosion problems has been discussed in paragraphs 1 through 3 above. These features include stabilized embankment fill, natural wash corridors, riprap aprons, bank protection and detention/retention basins. The 100-year floodplains within the project will be contained within the open space flow corridors. It is planned that the FEMA flood hazard zones be removed from the developed block areas of the project through the Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) processes through FEMA. A CLOMR is planned to be submitted as part of the block platting process and later, as the phased construction of the blocks proceeds, one or more LOMRs will be submitted to officially revise the FEMA Flood Insurance Rate Maps and remove the developed areas from the 100-year floodplain. The LOMR(s) will be based on a combination of fill and infrastructure improvements.

6. The Master Plan conforms to the Pima County Floodplain Management Ordinance and all drainage development standards and policies. The final Pima County Southwest Infrastructure Plan (SWIP), November, 2007 was also reviewed. The results of this site analysis conforms to the existing conditions hydrologic and hydraulic results of that plan. The SWIP identifies a potential regional detention basin to be located upstream of the Pomegranate Farms project site. If constructed, the facility would serve to attenuate flows and reduce flood peaks that would impact this project. The SWIP also cites preservation of natural drainage corridors as a proposed flood control element to be utilized in the study area. The Pomegranate Farms proposed drainage concept is consistent with this element through the preservation of natural flow corridors along primary wash alignments.

7. It is planned to span all 404 Jurisdictional Washes, and so no 404 permit or mitigation will be required. See Exhibit II-D.7 for a map of the planned wash crossings. Due to on-going litigation and policy changes, Pomegranate Development may re-submit the 404 Jurisdiction washes to the Army Corps for another review. This may result in approximately 25 acres being added to the adjacent Districts for development. Although this will reduce the Open Space, it will not result in a loss of trail connectivity or a significant loss of Important Riparian Habitat.

8. Post-development drainage plans have been submitted in both the Specific Plan (Exhibit II.D.3 & Exhibit II.D.5) and in the Master Drainage Report (Figures 3 & 4) that provides the RFCD with information needed to make their determinations for Specific Plan level of detail. The drainage design for the future block plat improvements and individual lot plats or development plans will be designed to comply with the Floodplain Management and Erosion Control Ordinance and all other RFCD regulations and normal process RFCD review and approval will be needed prior to overall development approval.



LEGEND

CP 503	DRAINAGE CONCENTRATION PT. ID & FLOW DIRECTION
	NATURAL OPEN SPACE FLOW CORRIDOR
	PROPERTY BOUNDARY
MU D.1 30.1 ac	PROP. BLOCK ZONING ID LABEL & ACREAGE

NOTES:

1. TOPOGRAPHY SOURCE PAG 2002 NAVD 88 DATUM, 2' C.I.
2. 100-YR DISCHARGE RATES FOR THE FLOWS ENTERING THE PROJECT SITE ARE BASED ON THE MEDIFIED HEC-1 MODEL BY JE FULLER HYDROLOGY & GEOMORPHOLOGY, INC. (JEF).
3. 100-YR DISCHARGE RATES FOR THE FLOWS LEAVING THE PROJECT SITE ARE BASED ON THE FLO-2D HYDRAULIC MODELING RESULTS.

POST-DEVELOPMENT REGULATORY 100-YR DISCHARGES (Q)

CONCENTRATION POINT ID	Q100 (cfs)	DRAINAGE AREA (acres)*
105-E	878	1676.8
106-L	1020	1753.6
107-E	67	57.6
108-L	67	102.4
213-E	1090	6105.6
214-L	1214	6304.0
301-E	1606	115.2
302-L	1507	281.6
303-L**	---	---
405-E	613	1190.4
406-L	312	1324.8
504-E	745	825.6
505-L	654	883.2

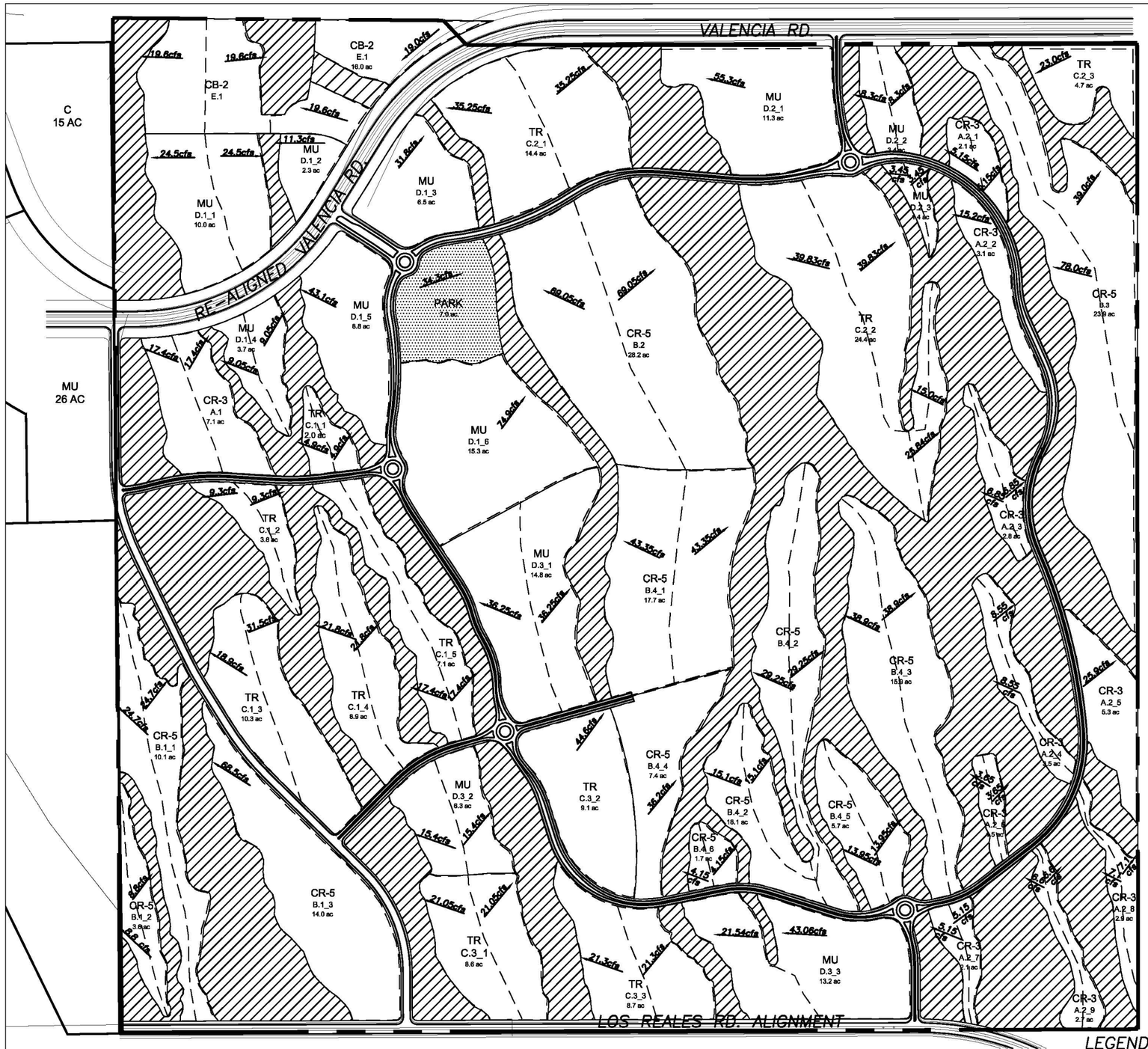
(E) ENTERING & (L) LEAVING THE SITE
* DRAINAGE AREAS DO NOT INCLUDE UPSTREAM SPLIT FLOW WATERSHED AREAS
** EXITING CONCENTRATION PT. CP 303 IS ELIMINATED IN POST-DEVELOPMENT CONDITIONS

EXHIBIT II-D.3
POMEGRANATE FARMS OFFSITE POST-DEVELOPMENT DRAINAGE PLAN

CMG JOB No. 26148
DECEMBER 10, 2008

CMG DRAINAGE ENGINEERING, INC.
3555 N. Mountain Ave. Tucson, Arizona 85719
Phone (520) 882-4244 Fax (520) 888-1421

Z:\PROJECTS\26000\26148 Pom Farms \dwg\Off-onSite Watershed exhs.dwg, exhibit II-D.3-post dev offsite pln



SCALE: 1" = 600'

Detention/Retention Summary Table

Block IDs	DA	Zoning	Prop. Impervious Cover	Detention Vol (ac-ft)	Retention Vol (ac-ft)	Total Vol (ac-ft)
A1	7.1	CR-3	55%	0.555	0.271	0.826
A2_1	2.1	CR-3	55%	0.164	0.080	0.244
A2_2	3.1	CR-3	55%	0.242	0.118	0.361
A2_3	2.8	CR-3	55%	0.219	0.107	0.326
A2_4	3.5	CR-3	55%	0.273	0.134	0.407
A2_5	5.3	CR-3	55%	0.414	0.203	0.617
A2_6	1.5	CR-3	55%	0.117	0.057	0.175
A2_7	2.1	CR-3	55%	0.164	0.080	0.244
A2_8	2.9	CR-3	55%	0.227	0.111	0.337
A2_9	2.7	CR-3	55%	0.211	0.103	0.314
B1_1	10.1	CR-5	80%	0.957	0.562	1.518
B1_2	3.6	CR-5	80%	0.341	0.200	0.541
B1_3	14	CR-5	80%	1.326	0.779	2.105
B2	28.2	CR-5	80%	2.671	1.568	4.240
B3	23.9	CR-5	80%	2.264	1.329	3.593
B4_1	17.7	CR-5	80%	1.677	0.984	2.661
B4_2	18.1	CR-5	80%	1.715	1.007	2.721
B4_3	15.9	CR-5	80%	1.506	0.884	2.390
B4_4	7.4	CR-5	80%	0.701	0.412	1.113
B4_5	5.7	CR-5	80%	0.540	0.317	0.857
B4_6	1.7	CR-5	80%	0.161	0.095	0.256
C1_1	2	TR	90%	0.203	0.125	0.328
C1_2	3.8	TR	90%	0.386	0.238	0.623
C1_3	10.3	TR	90%	1.045	0.645	1.690
C1_4	8.9	TR	90%	0.903	0.557	1.460
C1_5	7.1	TR	90%	0.720	0.444	1.165
C2_1	14.4	TR	90%	1.461	0.901	2.362
C2_2	24.4	TR	90%	2.475	1.527	4.003
C2_3	4.7	TR	90%	0.477	0.294	0.771
C3_1	8.6	TR	90%	0.872	0.538	1.411
C3_2	9.1	TR	90%	0.923	0.570	1.493
C3_3	8.7	TR	90%	0.883	0.545	1.427
D1_1	10	MU	90%	1.015	0.626	1.641
D1_2	2.3	MU	90%	0.233	0.144	0.377
D1_3	6.5	MU	90%	0.659	0.407	1.066
D1_4	3.7	MU	90%	0.375	0.232	0.607
D1_5	8.8	MU	90%	0.893	0.551	1.444
D1_6	15.3	MU	90%	1.552	0.958	2.510
D2_1	11.3	MU	90%	1.146	0.707	1.854
D2_2	3.4	MU	90%	0.345	0.213	0.558
D2_3	1.4	MU	90%	0.142	0.088	0.230
D3_1	14.8	MU	90%	1.502	0.926	2.428
D3_2	6.3	MU	90%	0.639	0.394	1.034
D3_3	13.2	MU	90%	1.339	0.826	2.165
E1	16	CB-2	90%	1.623	1.002	2.625
PARK	7		10%	0.321	0.048	0.369
					TOTAL:	61.487

LEGEND

NATURAL OPEN SPACE FLOW CORRIDOR

PROPERTY BOUNDARY

PROPERTY BOUNDARY

EXHIBIT II–D.4
POMEGRANATE FARMS ONSITE POST–DEVELOPMENT DRAINAGE PLAN

CMG JOB No. 26148
DECEMBER 10, 2008

CMG DRAINAGE ENGINEERING, INC.
3555 N. Mountain Ave. Tucson, Arizona 85719
Phone (520) 882-4244 Fax (520) 888-1421

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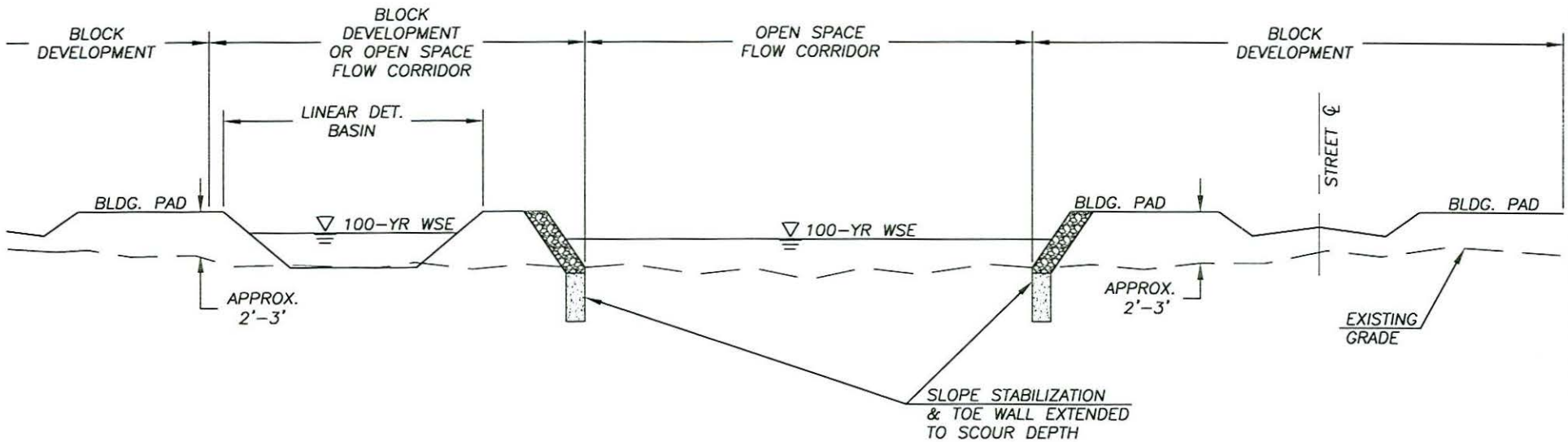

TYPICAL PAD CROSS-SECTION/
OPEN SPACE FLOW CORRIDOR
N.T.S.

NOTES:

1. BUILDING PADS ADJACENT TO FLOW CORRIDORS TO BE ELEVATED TO 100-YEAR OR 500-YEAR FLOOD LEVELS BASED ON BLOCK WIDTH & GRADING REQUIREMENTS.
2. BLOCKS WITH PERIMETER LOTS ELEVATED TO 100-YEAR LEVELS, SHALL HAVE ALL INTERNAL LOTS ALSO ELEVATED TO 100-YEAR FLOOD LEVELS.
3. FOR BLOCKS WITH PERIMETER LOTS ELEVATED TO 500-YEAR LEVELS, INTERNAL LOTS SHALL NOT HAVE MINIMUM ELEVATION REQUIREMENTS TIED TO ADJACENT FLOW CORRIDORS, BUT ALL LOTS WILL BE ELEVATED TO PROVIDE POSITIVE DRAINAGE WITHIN THE BLOCKS.
4. LINEAR DETENTION BASINS MAY BE LOCATED WITHIN OPEN SPACE FLOW CORRIDORS SUBJECT TO REGULATORY FLOODPLAIN ENCROACHMENT LIMITS AND/OR NO DISTURBANCE TO 404 JURISDICTIONAL WATERS.
5. LINEAR DETENTION BASINS MAY INCORPORATE MULTI-USE FACILITIES SUCH AS A LINEAR TRAIL SYSTEM OR OTHER RECREATIONAL FACILITIES THAT ARE COMPATIBLE WITH THE DRAINAGE DESIGN.

CMG DRAINAGE ENGINEERING, INC.
3555 N. Mountain Ave. Tucson, Arizona 85719
Phone (520) 882-4244 Fax (520) 888-1421

EXHIBIT II-D.5
POMEGRANATE FARMS
CONCEPTUAL POST-DEVELOPMENT
DRAINAGE CROSS-SECTION
CMG JOB NO. 26148
DATE: DECEMBER 10, 2008

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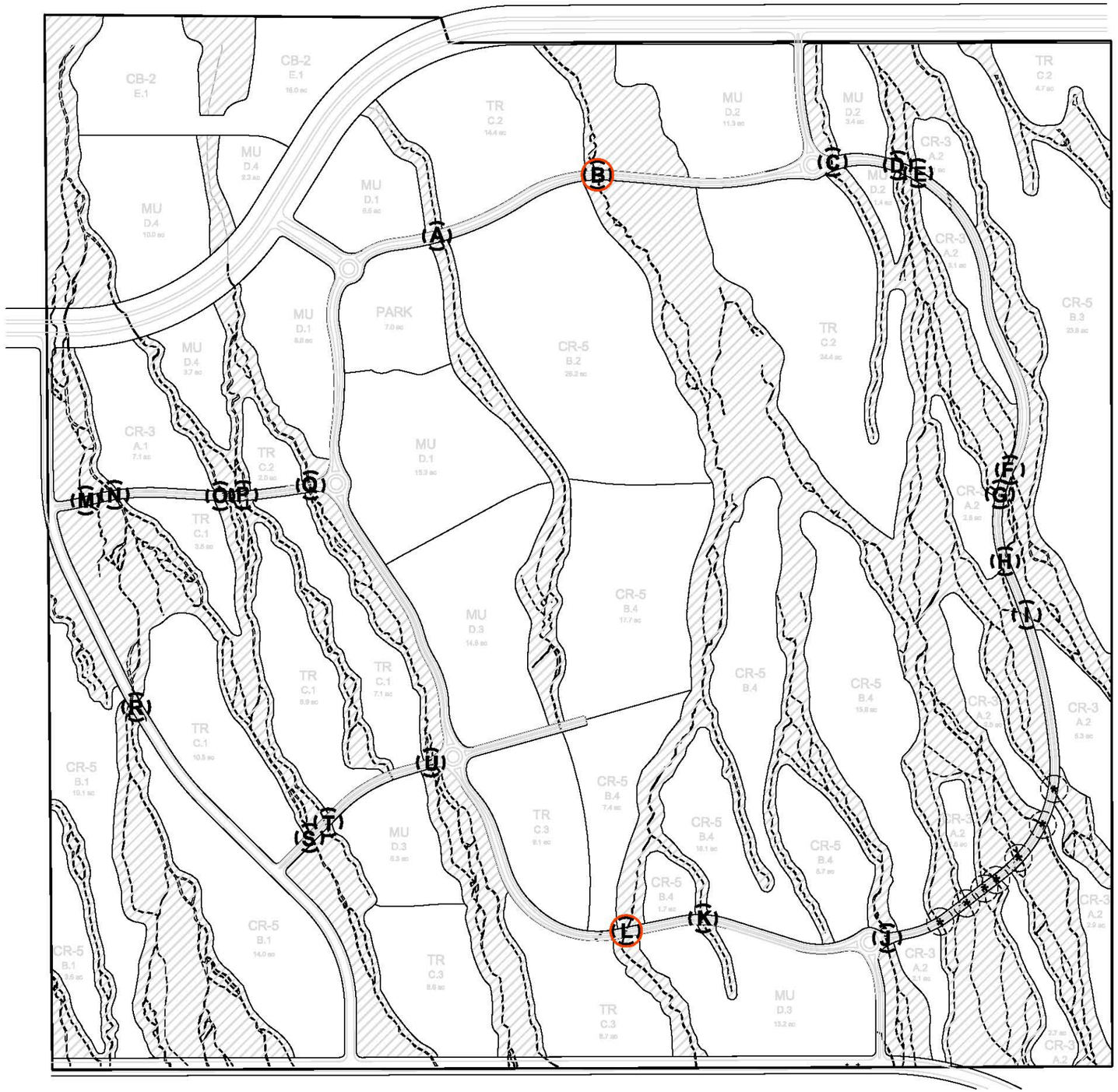
POMEGRANATE FARMS



WASH CROSSINGS

(K) WASH CROSSING

(L) WASH CROSSING WITH WILDLIFE CROSSING

(*) PHASE V CROSSING (7 TOTAL)

	NO.	SPAN
PHASE I	A	24'
	B	24'
	C	16'
	D	36'
	E	16'
	F	42'
	G	24'
	H	24'
	I	16'
	TOTAL:	242'
PHASE II	J	36'
	K	20'
	L	16'
	TOTAL:	112'
PHASE III	M	20'
	N	20'
	O	62'
	P	62'
	Q	20'
	TOTAL:	184'
PHASE IV	R	24'
	S	16'
	T	16'
	U	42'
	TOTAL:	114'
	SITE TOTAL:	652'

EXHIBIT II - D.7

POTENTIAL WASH SPANS

SCALE: 1"=600'-0"

0 600'

OLSSON ASSOCIATES

POMEGRANATE DEVELOPMENT

1820 E. River Rd., Suite 110
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520.877.8444
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www.pomegranatedevelopment.com
GROWING COMMUNITIES TOGETHER

II-E BIOLOGICAL RESOURCES

1. Areas of Intrusion

Approximately +/- 194 acres will be preserved and/or enhanced with native vegetation, and is designated SP/OS. The Open Space designation is applied to the wash areas, and will provide residential buffers, wildlife corridors, and trail connectivity to different neighborhoods, community services, and commercial areas. The Open Space also will protect archeological resources.

The Open Space areas include land that is identified as Important Riparian Areas within the Sonoran Desert Conservation Plan (SDCP) Conservation Lands System (CLS), and FCD Regulated Riparian Areas adopted by Pima County Flood Control District as regulated under Chapter 16.54 of the Pima County Floodplain and Erosion Hazard Management Ordinance.

Olsson Associates reviewed the site using on the ground surveys and recent (2005) aerial photography to identify the Open Space, based on vegetation volume, water flow, and connectivity. The result is a map that shows a more viable green infrastructure which is more expansive than FCD Regulated Riparian Areas. See Exhibit II-E.1.

Activities that will be allowed within SP/OS include riparian mitigation and restoration efforts as outlined by the Pomegranate Farms Vegetation Restoration & Enhancement Plan (Appendix 4). The Open Space areas will include passive recreation opportunities such as non-motorized trails, paths, and interpretive features (e.g. signage, kiosks, and ramadas), and natural drainage facilities.

2. Riparian Habitat

a. Impacts to Riparian Habitat

The Pomegranate Farms Specific Plan preserves the maximum amount of the highest value riparian habitats on the site as well as the habitats that provide the greatest amount of connectivity. The Specific Plan increases the amount of green infrastructure to improve the functionality of these elements. These areas may be revegetated to restore the habitat, if required.

b. Riparian Habitat Restoration

Due to the characteristics of the riparian vegetation on this site, a Vegetation Restoration & Enhancement Plan is recommended. Higher value riparian areas will be preserved, but many areas would benefit significantly from native vegetative enhancement through transplanting and/or container planting.

The Pomegranate Farms Vegetation Restoration & Enhancement Plan (Appendix 4) establishes restoration goals. The Vegetation Restoration and Enhancement Plan will be developed simultaneously with the inventory of salvageable/transplantable plants conducted prior to the grading of each District. This District-specific Restoration and Enhancement Plan will identify restoration and enhancement areas as well as goals such as vegetation density, species composition, and planting treatments. This District-specific plan shall be submitted to Pima County for review prior to the approval of the tentative plat for that District as a component of the Native Plant Program Inventory.

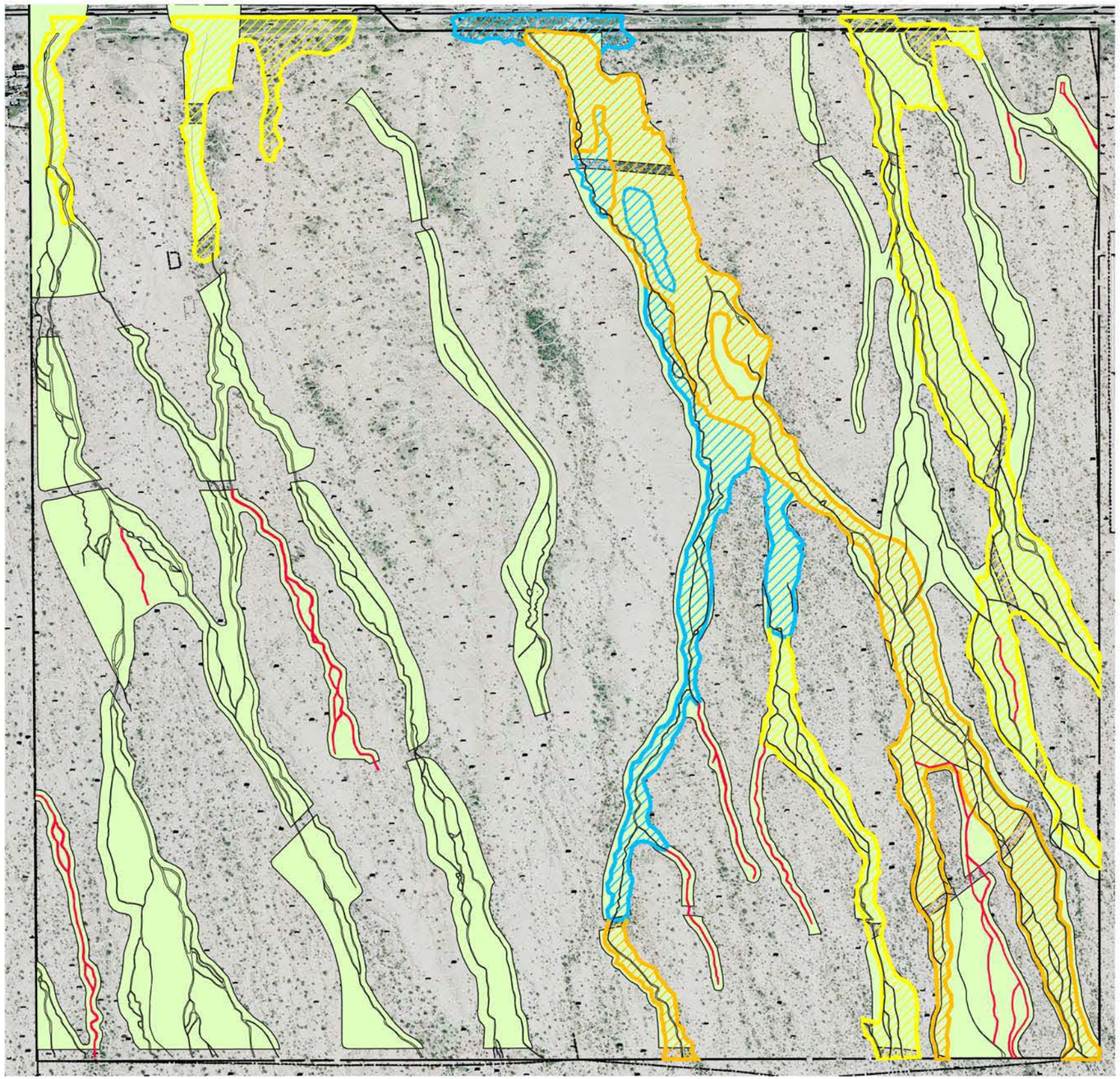
A species list specific to each restoration area will be developed for each District that will be submitted with the tentative plat. Restoration will be implemented concurrently with the first phase of development within that District. Additionally, buffelgrass, African sumac, fountain grass, and tamarisk shall be actively removed from the Specific Plan area in accordance with the requirements of the Pomegranate Farm's Native Plant Preservation Program.

Implementation of the restoration efforts will result in a net environmental benefit. The Plan will include enhancement of riparian habitats within the Open Space through planting, augmentation of available water using effluent when it is on-line, and water harvesting techniques.

The final Vegetation Restoration & Enhancement Plan will be prepared for the entire project prior to the approval of the tentative plat. This plan will identify criteria for Open Space areas to be enhanced with salvaged and/or container plants and/or native seeding, identify specific measures to control sheet erosion, and will establish a specific monitoring program and reporting schedule.

The supplemental water will be supplied by non-traditional irrigation methods and/or through the use of material or methods that enhance water retainment in the soil. It is also recommended to use a plant palette that does not require permanent supplemental water.

POMEGRANATE FARMS



LEGEND

IMPORTANT RIPARIAN AREAS
35.06 ACRES

FACTORS EFFECTING DELINEATION
1. Connectivity
2. Flow Volume (cfs)
3. Vegetation Density

MESORIPARIAN H
15.31 ACRES

XERORIPARIAN C
38.90 ACRES

DESIGNATED OPEN SPACE
INCLUDES MOST OF PIMA COUNTY RIPARIAN DESIGNATIONS
194 ACRES

EPHEMERAL STREAMS
Designated 404 Jurisdictional

POTENTIAL WASHES TO BE REMOVED FROM OPEN SPACE
(± 16 ACRES OPEN SPACE)

OLSSON ASSOCIATES

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EXHIBIT II - E
PROPOSED OPEN SPACE

SCALE: 1"=600'-0"
0 600'

To assist with further riparian degradation, certain exotic, invasive plant species are prohibited from being planted within the Specific Plan area. Prohibited species include, but may not be limited to the following;

Prohibited Plant List

Ailanthus altissima	Tree of Heaven
Alhagi pseudalhagi	Camelthorn
Arundo donax	Giant reed
Brassica tournefortii	Sahara mustard
Bromus rubens	Red brome
Bromus tectorum	Cheatgrass
Centaurea melitensis	Malta starthistle
	Yellow starthistle
Centaurea solstitalis	Pampas grass
Cortaderia spp.	Bermuda grass (excluding sod hybrid)
Cynodon dactylon	Crabgrass
Digitaria spp.	Russian olive
Elaeagnus angustifolia	Lovegrass excluding E. intermedia, plains lovegrass)
Eragrostis spp.	
	Natal grass
Melinis repens	Iceplant
Mesembryantheinwn spp.	African rue
Peganum harmala	Buffelgrass
Pennisetum ciliare	Fountain grass
Pennisetum setaceum	African sumac
Rhus lancea	Russian thistle
Salsola spp.	Arabian grass
Schismus arabicus	Mediterranean grass
Schism us barbatus	Johnson grass
Sorghum halepense	Tamarisk
Tamarix spp.	

Additionally, buffelgrass, African sumac, fountain grass, and tamarisk shall be removed from the Open Space areas.

3. Impacts to Protected Species

Pima Pineapple Cactus Mitigation Measures

Approximately half of the project area is not Pima Pineapple Cactus (PPC) habitat due to the presence of sandy-bottomed washes, a densely-vegetated buffer zone around washes, and cleared or disturbed areas. The density of PPC on this site is 0.10 PPC/acre which falls at the lower end of the "low to medium density" of 0.1 – 0.3 PPC/acres as calculated by USFWS. The direct impacts of the development of Pomegranate Farms include the loss, through development, of 54 individual PPC and

relatively low value PPC habitat. Twelve PPC are located within the Open Space (OS) and conservation lots and will not be directly impacted by development. While these PPC may be indirectly affected by residents' use of their property, Pomegranate Development is taking steps through the design and construction of Pomegranate Farms to reduce the indirect effects of prohibiting non-native plants, encouraging the use of on-site transplanted native plants, seeded desert plants, and inorganic groundcovers. Pomegranate Development worked with U.S. Fish and Wildlife Service to develop appropriate mitigation measures for the loss of individual PPCs and PPC habitat, and decided to span the 404 washes, so there is no mitigation requirement at the Federal level.

The effected Pima pineapple cacti will be transplanted to suitable habitat within the site. Mitigation requirements will be met by propagating the seeds, and transplanting the new cacti on site to suitable habitat on site at a 1:1 ratio, as development progresses.

Western Burrowing Owl Mitigation Measures

Burrowing owls tend to use open areas, including severely disturbed areas. Individual owls may be directly impacted by the project development due to losing burrows and potential burrow sites. The project limits will be surveyed by a qualified biologist using the most recent AFGD protocols within 90 days before grading or construction activity. If the project begins between March 1 and June 30, an additional survey will be conducted 30 days prior to the beginning of construction. A March start date will be avoided, if possible, to avoid the possibility of new owls arriving during construction. Any burrows found by the biologist prior to the start of construction will be collapsed or avoided and resident owls will be excluded or translocated depending on the situation. Active burrows that occur during construction will be avoided until the appropriate action is determined by AFGD.

4. Wildlife

The preservation and restoration of approximately +/- 194 acres of Open Space that includes riparian areas and smaller washes will maintain wildlife corridors within the project. The configuration of these areas preserves habitat for both resident and transient wildlife species and provides regional connectivity between these habitats and adjacent properties. The drainage culverts along the main Open Space area (located in the mid-section of the property) will be designed to allow small wildlife to pass under the street to reduce the incidence of road kill, see Exhibit II-D.7. At the block plat stage, AFGD will be consulted to ensure that the culverts are sized correctly, and located appropriately. The block plat will identify and size the culverts under the spine road. The culverts will not be sized to accommodate mule deer.

The OS includes both some uplands and the jurisdictional waters of the U.S. and their vegetated buffers. By maintaining the majority of jurisdictional waters of the U.S. and their vegetated buffers, wildlife movement and dispersal corridors and breeding habitat for riparian wildlife species will be protected. Most of the large trees on site occur within the washes and will be preserved in place as part of the OS.

II-F LANDSCAPE & BUFFER PLAN

Within each zoning District, there are a range of uses and applicable Pima County zoning categories that could be developed. The specific uses are not yet identified, so specific buffer yards are not identified here. However, all bufferyard landscape will utilize only drought tolerant plants, and plants that do not require supplemental irrigation are strongly recommended. Street bufferyards are shown on Exhibit II-F.

There is a 130' - 635' area of native desert along the west property line of Sonoran Ranch Estates I, which will adequately buffer that project from any uses proposed on Pomegranate Farms. Maintenance of all buffer yards will be the responsibility of the homeowner's association. Varied widths and undulation of buffer yards is required. Solid walls higher than three feet are not encouraged. See Figure 2 found under separate cover in the Pomegranate Farms Graphics & Appendices.

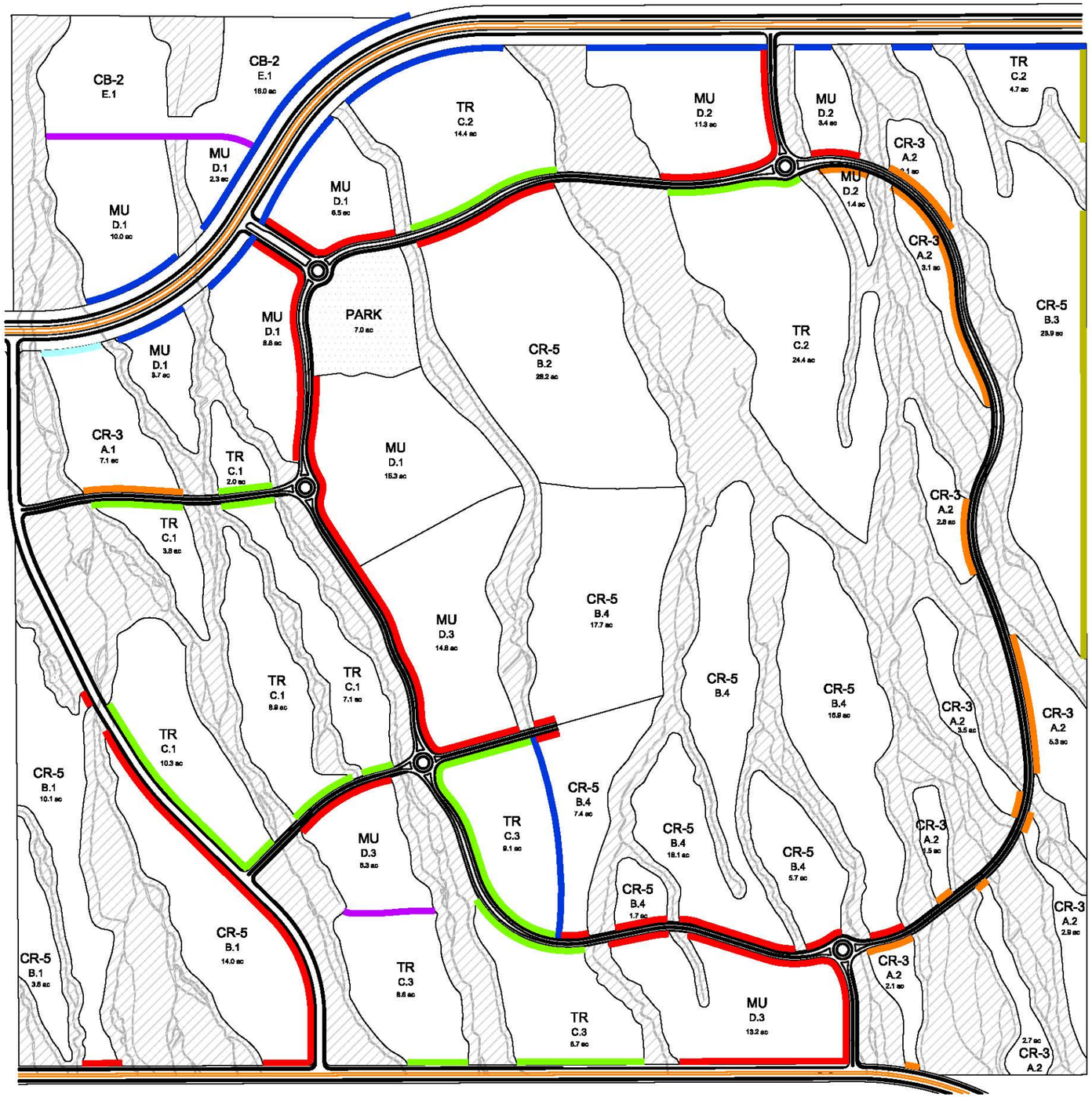
Many washes on the site would benefit from supplemental planting. Salvaged plants from the site will easily be accommodated in these wash areas.

II-G VIEWSHEDS

A viewshed map (I-E.2) was prepared to determine if there are any viewsheds through the property that require protection. Since the site is relatively flat with no natural or man-made features, mitigation measures for the preservation of significant viewsheds is not required.

However, because of the building heights proposed, careful siting of taller buildings must be carefully planned. During the preparation of the Second Tier Design Standards, a thorough study of the viewsheds and view corridors will be done to insure that mountain views are not compromised.

POMEGRANATE FARMS



LEGEND

PIMA COUNTY BUFFERYARD
REQUIREMENTS (ZONING CODE 18.73)

- A
- A2
- B
- C
- D
- Da
- SRE 1 - Existing Natural Desert Buffer 130' - 635' width

OLSSON ASSOCIATES

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EXHIBIT II - F

BUFFER PLAN

SCALE: 1"=600'-0"
0 600'

II-H TRAFFIC

1. The proposed access points into the development have been limited to six major entrances. These limited access points also provide appropriate locations that could accommodate adjacent developments. The Master Plan for Pomegranate Farms additionally utilizes an internal loop road which reduces the need to utilize external roadways for the majority of trips. The location of the access points are shown in Figure 3 of the Traffic Impact Analysis (under separate cover).

2. The proposed development will have access to the existing Valencia Road and the proposed Desert Sunrise Trail and Los Reales Road. Desert Sunrise Trail is expected to be built to its ultimate cross section as part of the Pomegranate Farms Development, when housing absorption warrants it. Within the development limits where Desert Sunrise Trail and Valencia Road are bound by Pomegranate Farms on both sides, they will be constructed as negotiated with Pima County. Within the development limits where Desert Sunrise Trail, Valencia Road and Los Reales Road are bound by Pomegranate Farms on one side only, the half of the road rights of way will be dedicated through this Specific Plan by the developer. Ajo Highway is under the jurisdiction of Arizona Department of Transportation (ADOT) and improvements are expected to be completed by ADOT. Valencia Road and Los Reales Road are under the jurisdiction of Pima County Department of Transportation (PCDOT) and improvements along Valencia Road are expected to be completed by PCDOT as planned by the Regional Transportation Authority. The construction of Los Reales and Desert Sunset Road will not financially burden PCDOT, and will be funded by impact fees or other approved financial mechanism, as approved by Pima County. Valencia Road is proposed to be realigned, and Pomegranate Development will dedicate the necessary right of way in exchange for the abandoned Valencia Road right of way.

3. Today the existing Valencia Road has an average ADT of 3,300 vehicles per day. When Valencia Road is built to its ultimate cross section it will have a capacity of 31,100 vehicles per day. In the year 2034, the ADT on Valencia Road is expected to be approximately 31,000 vehicles including the proposed Pomegranate Farms development. The site traffic generated by the proposed Pomegranate Farms development was calculated using the Institute of Transportation Engineers (ITE) Trip Generation Hand Book 7th Edition,

published in 2003. It is anticipated that all internal roadways will be public roadways.

4. The Master Plan for Pomegranate Farms is a multiple use development with residential, retail, office, and public use facilities. The Master Plan utilizes an internal loop road system which connects all uses and residential neighborhoods so that most trips are internal and as such reduces off-site trips and reduces potential impacts to surrounding developments. Additionally the Master Plan proposes major bike and trail systems which provide internal connections. All Districts will be accessible through the residential collector street, and the collector accesses Valencia Road, Desert Sunrise and Los Reales. The local streets are internal to Districts and their location will be determined at the time of Final Plat.

5. Pedestrian and bike paths are utilized throughout the Master Plan, see Exhibit II–M.

6. The Specific Plan proposes, with the concurrence of Pima County, realigning Valencia Road to improve the intersection at Valencia Road and Ajo Highway. The abandoned Valencia Road will be used for development for Pomegranate Farms. The existing utilities within the right of way will remain in place.

   Streets and the adjacent streetscape are intended to provide multi-modal opportunities and community identity. To assist with traffic calming and lower vehicle speeds, local and collector streets are intended to have a smaller cross section and incorporate visually interesting medians, so that pedestrians and cyclists feel comfortable sharing the road section with drivers. The specific cross-sections will be addressed at the master block plat phase, along with a request to modify the *Subdivision and Development Street Standards*.

7. Transit Service

   Currently there is no bus service to the project location. However, it is anticipated that as the population grows in the southwest area, Sun-Tran will extend their routes to Ajo Highway & Valencia Road. To accommodate future transit service, the Pomegranate Farms community will provide bus pull-out bays and park & ride lots along the arterial and spine collector roads. See Figure 4, found under separate cover in Pomegranate Farms Graphics & Appendices.

   To reduce the "heat island" effect by minimizing the square footage of asphalt, park and ride lots will be accommodated in the mixed use

centers, or parking areas will be shared with other uses, such as churches, that require a large parking lot, but remains unused during the work week. Discussions have been initiated directly with SunTran and the Pima Association of Governments to coordinate future planning and provision of multi-modal service to the site.

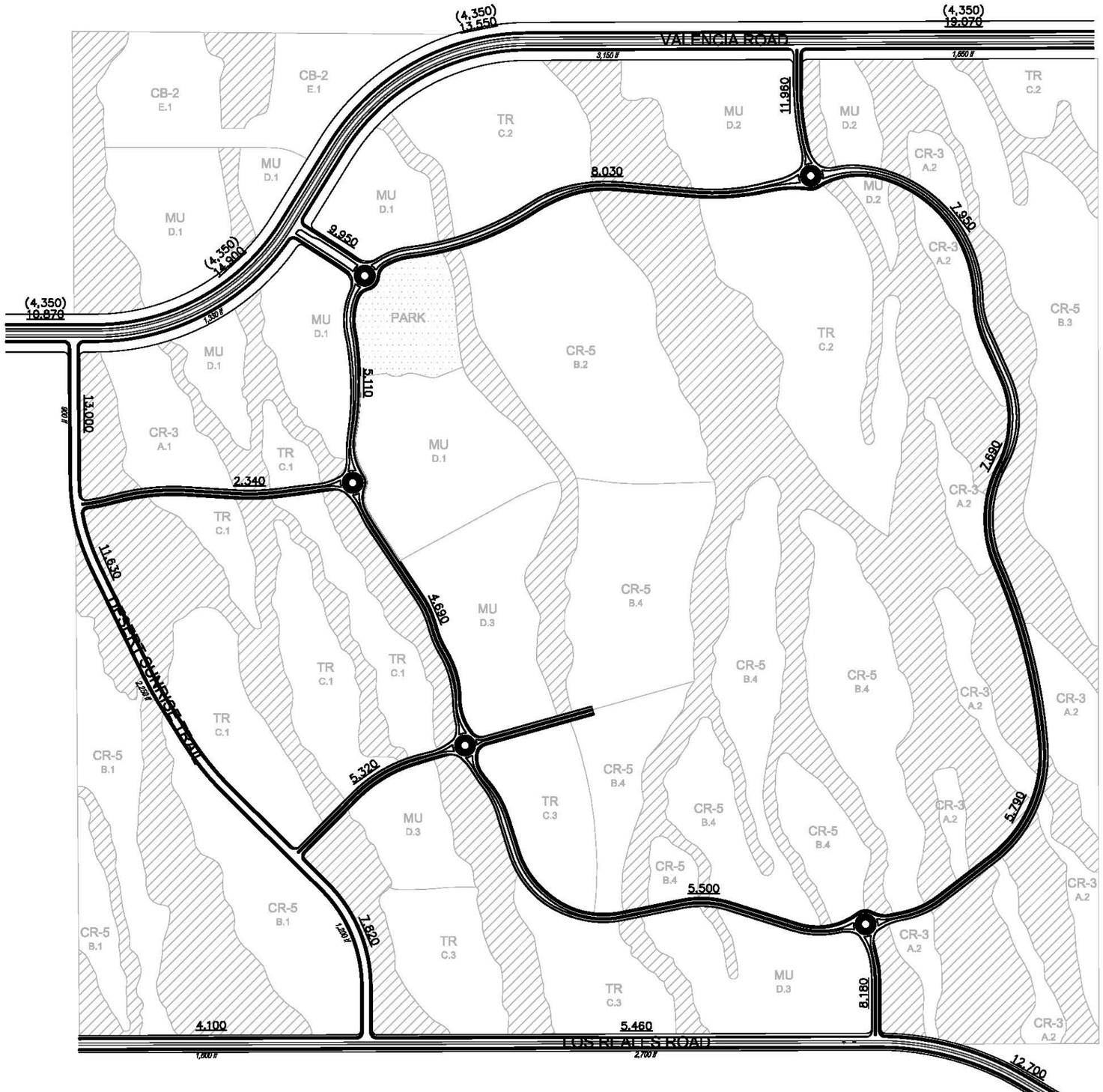
The Specific Plan proposes land use designations which support multi-modal public transportation uses, such as the mixed use centers, and the higher density residential uses located near major roadways throughout the project. The higher density uses are proposed adjacent to the major roadways to allow for efficient transportation connection opportunities.

8. Water harvesting is required for this project. See Figures 5 & 6, found under separate cover in Pomegranate Farms Graphics & Appendices.

9. Traffic calming measures will be integrated into the collector and local streets.

10. The proposed Pomegranate Farms development will adhere to the PCDOT standards for clear zone and site visibility triangles for the Collector and Arterial roadways

POMEGRANATE FARMS



AVERAGE DAILY TRIPS

(4,350) = Current

14,900 = Build Out

OLSSON ASSOCIATES

POMEGRANATE DEVELOPMENT
1820 E. River Rd., Suite 110
Tucson, AZ 85718
520.877.8444
520.877.8441 fax
www.pomegranatedevelopment.com
GROWING COMMUNITIES TOGETHER

EXHIBIT II - H

TRAFFIC PLAN

SCALE: 1"=600'-0"

0 600'

II-I ON-SITE WASTEWATER TREATMENT & DISPOSAL

Not applicable

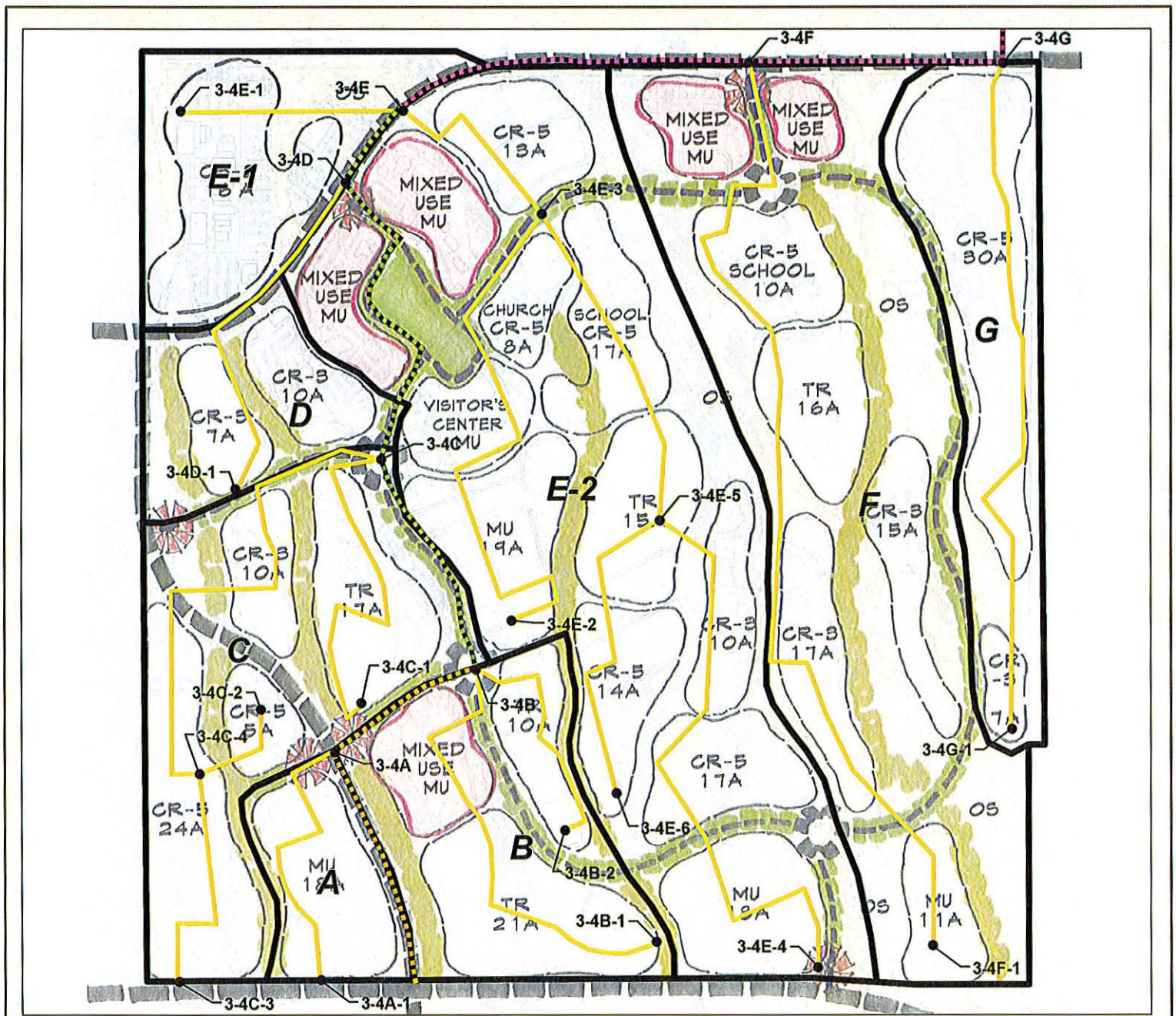
II-J SEWERS

Sewer Basins and Wastewater Flows

A Pomegranate Farms Sewer Basin Study has been completed specifically for this project and was prepared in accordance with Pima County requirements. A copy of this study is under separate cover and will be submitted to Pima County. A proposed configuration for the major sewer lines within the project is presented in the draft sewer basin study and on Exhibit II-J. The Pomegranate Farms Sewer Basin Study presents proposed sizing of the major sewer lines that would serve the project. The major sewer lines shown are the spine sewer line for the project. The sewer lines that serve the individual parcels are all eight-inch lines and drain into the spine sewer.

The slope of the site is generally from south to north, and the sewer system will flow in that direction. The sewers will generally be placed within the paved roads.

Ryan Airfield is directly to the north and northwest of the project. The Pima County Wastewater Reclamation District has stated a clear preference that sewers not cross Ryan Airfield, because a sewer within the airfield would be difficult to access for maintenance and cleaning. The Ryan Airfield airport authorities have also stated a similar preference that the sewers not cross Ryan Airfield, because construction would impact airport operations and possibly have an adverse effect upon the runways. The off-site sewer lines to serve the project will not cross Ryan Airfield. Because of the topography, the location of the existing major trunk sewer lines, and Ryan Airfield, the off-site sewer lines must go north from the eastern part of the project. The off-site sewer lines that will serve the project will connect to existing major trunk sewers. Where necessary, new sewers will provide sufficient capacity to supplement the existing major trunk sewers and provide sewer service for the project. The sewers for this project will be prepared in accordance with the requirements of the Pima County Wastewater Reclamation District.



Proposed Major Sewer Lines

- 8"
- 10"
- 18"
- 8" Design Concept Sewer Lines
- Design Concept Sewer Basins
- Concentration Point

8"DESIGNCONCEPTSEWERLINES ARECONCEPTUALONLY.ACTUAL SEWERLINESWILLBEDESIGNED WHENSTREETANDPARCEL CONFIGURATIONSAREFINALIZED.

Pomegranate Farms

Sewer Basin Study

On-Site Sewer Basin Map

POMEGRANATE DEVELOPMENT

Stantec

0 200 400 800 Feet

Stantec Consulting, Inc
201 North Bonita Avenue Suite 101
Tucson, AZ 85745-2999
www.stantec.com

N

Thursday, August 7, 2008 9:43:54 AM
W:\active\185120307\GIS\figure2A.mxd

EXHIBIT II - J

II-K WATER

See letters from Jim Davis, Errol Montgomery & Associates and ADWR for the assured water supply. At the Second Tier of Design Standards for Pomegranate Farms, water conservation methods will be identified and the water reduction will be quantified. A preliminary Integrated Water Management Plan will be prepared.

II-L SCHOOLS

The proposed land use plan initially identifies one on-site elementary school site to be set aside for use by the Tucson Unified School District (TUSD) in District B.2 (approximately 9 acres for 750 students). The elementary (K-8) school site will be located along a local road which will have primary vehicular access to the loop collector roadway. Additionally, there is an extensive network of trails, bike paths & sidewalks planned to connect the school to adjacent neighborhood districts and to property outside of Pomegranate Farms. The trail network was designed to allow children to safely bike or walk to school, and avoid the roadways. The size and grade configuration will be in accordance with the State School Facilities Board and TUSD policy.

In order to provide additional amenities for the neighborhoods and school children living within the community, planned park & community facilities are proposed directly adjacent to the elementary school.

A letter from Bryant Nodine, TUSD, regarding surrounding schools capacity, enrollment is provided.

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

July 2, 2008

Kevin Tomkiel
Pomegranate Development, LLC
1820 East River Road, Suite 110
Tucson, Arizona 85718

Re: New School in the Pomegranate Development, West Valencia

Dear Mr. Tomkiel;

Tucson Unified School District (TUSD) has approval to bond approximately $18 million for the construction two to three new schools on the southwest side of Tucson. This letter is to confirm TUSD's intentions to build a school in the vicinity of the Pomegranate Development with construction to start within two years. More specifically, if we are able to come to a mutually acceptable agreement, the TUSD site selection committee considers a site within the Pomegranate Development as the first choice for one of the new schools.

In this area, we are planning to build a kindergarten through eighth grade school for approximately 750 students, which would serve roughly 2000 entry- to mid-level, single-family homes. The school building would be slightly over 70,000 square feet and should have the potential to expand up to 100,000 square feet. It will include a 5000 square foot multipurpose room and a 3,500 square foot library, both of which could be for shared-use with the community.

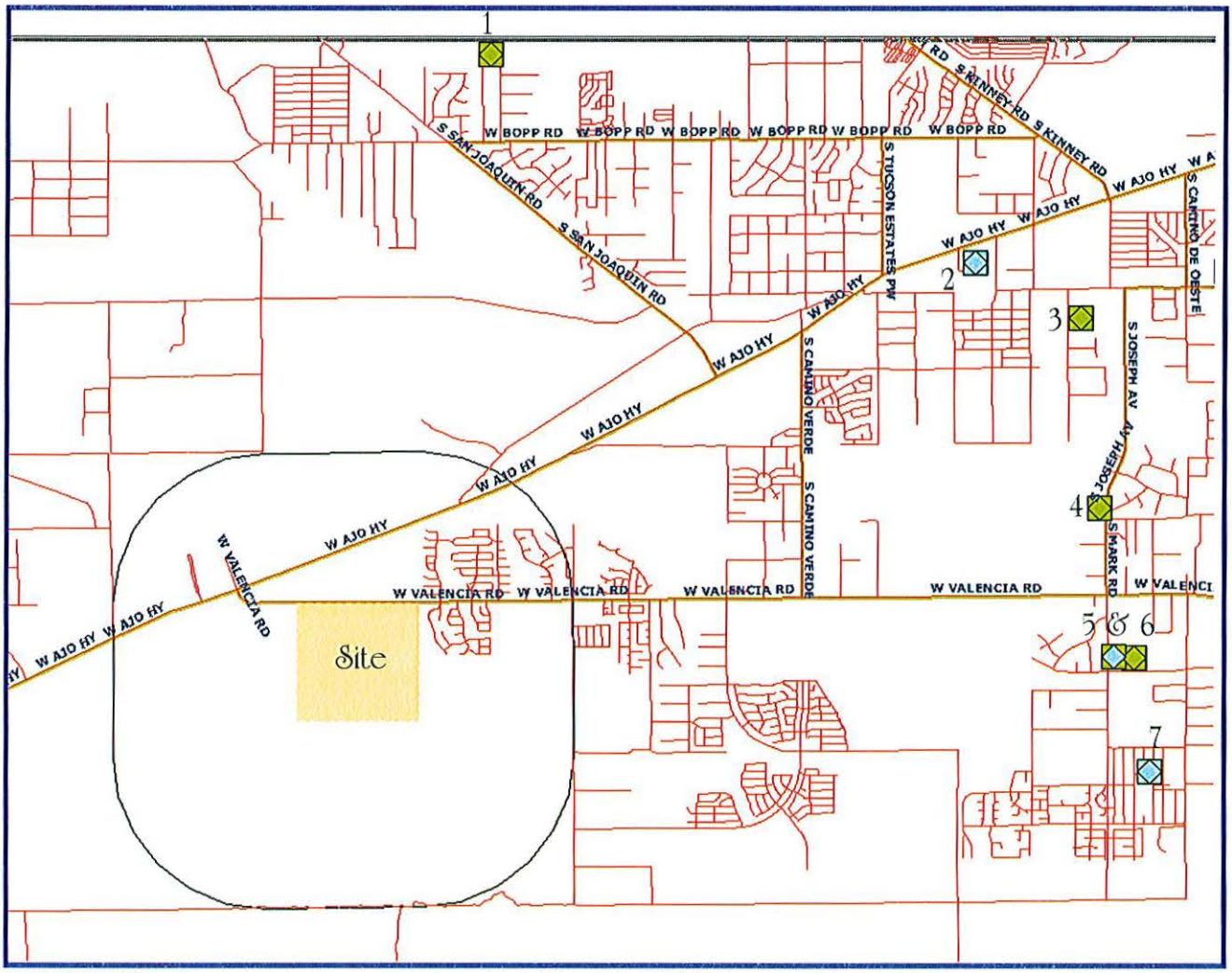
To build this school we will need 17, relatively flat, developable acres; with 20 acres preferable for future expansion. This includes three acres of parking and eight acres of playground which also could be shared for other community uses.

I look forward to further, fruitful discussions with you on this matter.

Respectfully yours,

Bryant Nodine, AICP
District Planner

c: TUSD Westside Educational Facilities Plan Task Force



1 - Banks Elementary School, 3200 S. Lead Flower
2 - Desert Mosaic Charter School, 5757 W. Ajo Way
3 - Vesey Elementary School, 505 S. Butts Road
4 - Johnson Primary School, 6060 S. Joseph
5 - Southwest Alternative High/Middle School, 6855 S. Mark Avenue
6 - Lawerence Intermediate School, 4850 W. Jeffery
7 - Edge Charter School, 4747 W. Calle Vicam

Exhibit II-L Schools

NORTH NOT TO SCALE

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

To: **Anne Warner**
Pomegranate Development, LLC

From: **Bryant Nodine, AICP**
District Planner

Re: **Case/Project #:** **Unknown**
Project Name: **Pomegranate Farms**
New Units: **3,000 single family homes**

IMPACTED SCHOOLS	CAPACITY	PROJECTED 2011 ENROLL	ADDITIONAL STUDENTS FROM PROJECT	PROJECTED ENROLL WITH PROJECT	STUDENTS EXCEEDING CAPACITY
Vesey Elementary	480	1027	754	1781	1301 / 271%
Hohokam Middle	700	946	395	1341	641 / 92%
Cholla High	1650	1767	516	2283	633 / 38%

Response:
Based on projected enrollment at TUSD there is inadequate capacity to absorb the impact of the rezoning. We will need to continue to work with together for funding the facilities needed to help alleviate the projected overcrowding.

Notes:
1. The student-per-household multipliers are: 0.25 elementary school, 0.13 middle school, and 0.17 high school.
2. The projections include all approved rezonings.
3. The capacities account for all scheduled improvements at the schools.

attch: School Service Areas

EXHIBIT A: VESEY ELEMENTARY SCHOOL SERVICE AREA

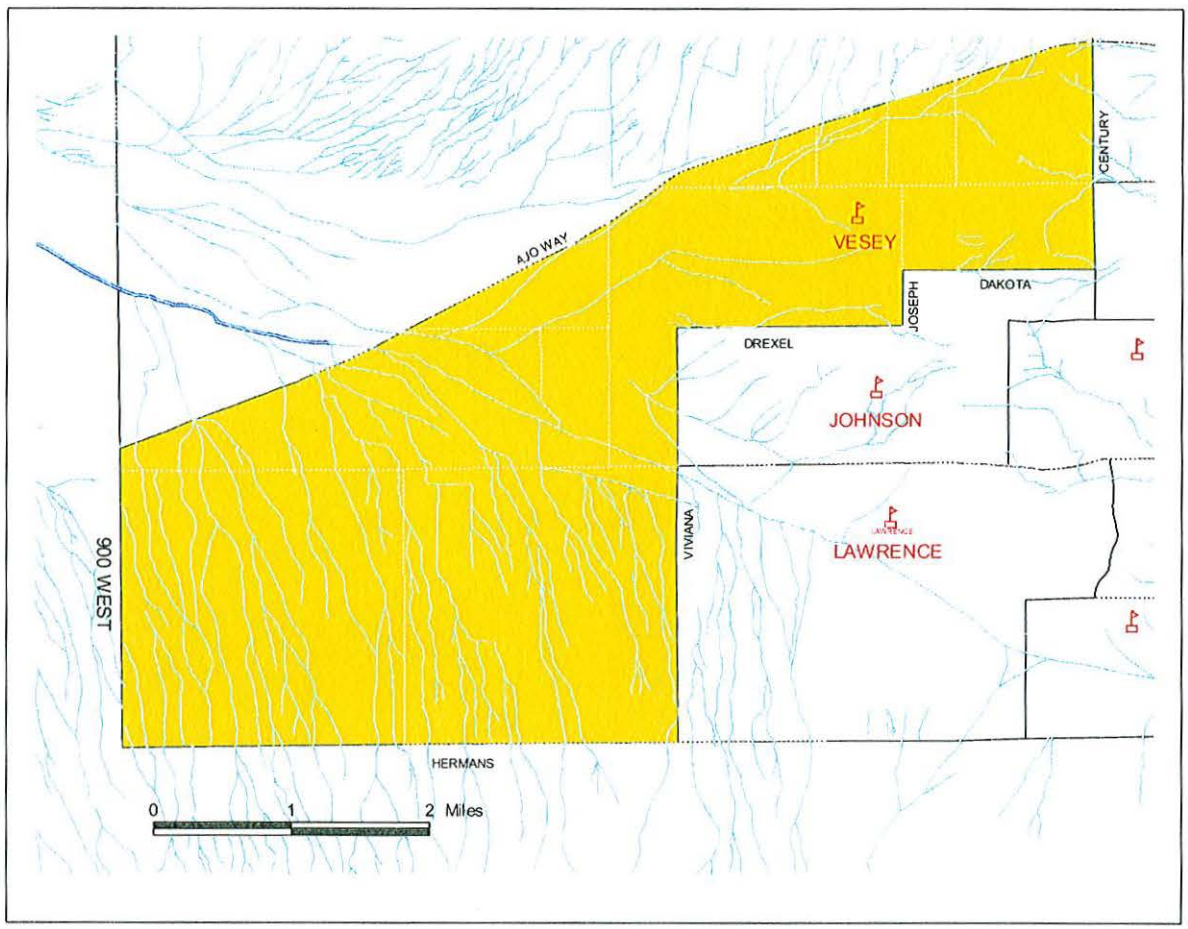


EXHIBIT B: HOHOKAM MIDDLE SCHOOL SERVICE AREA

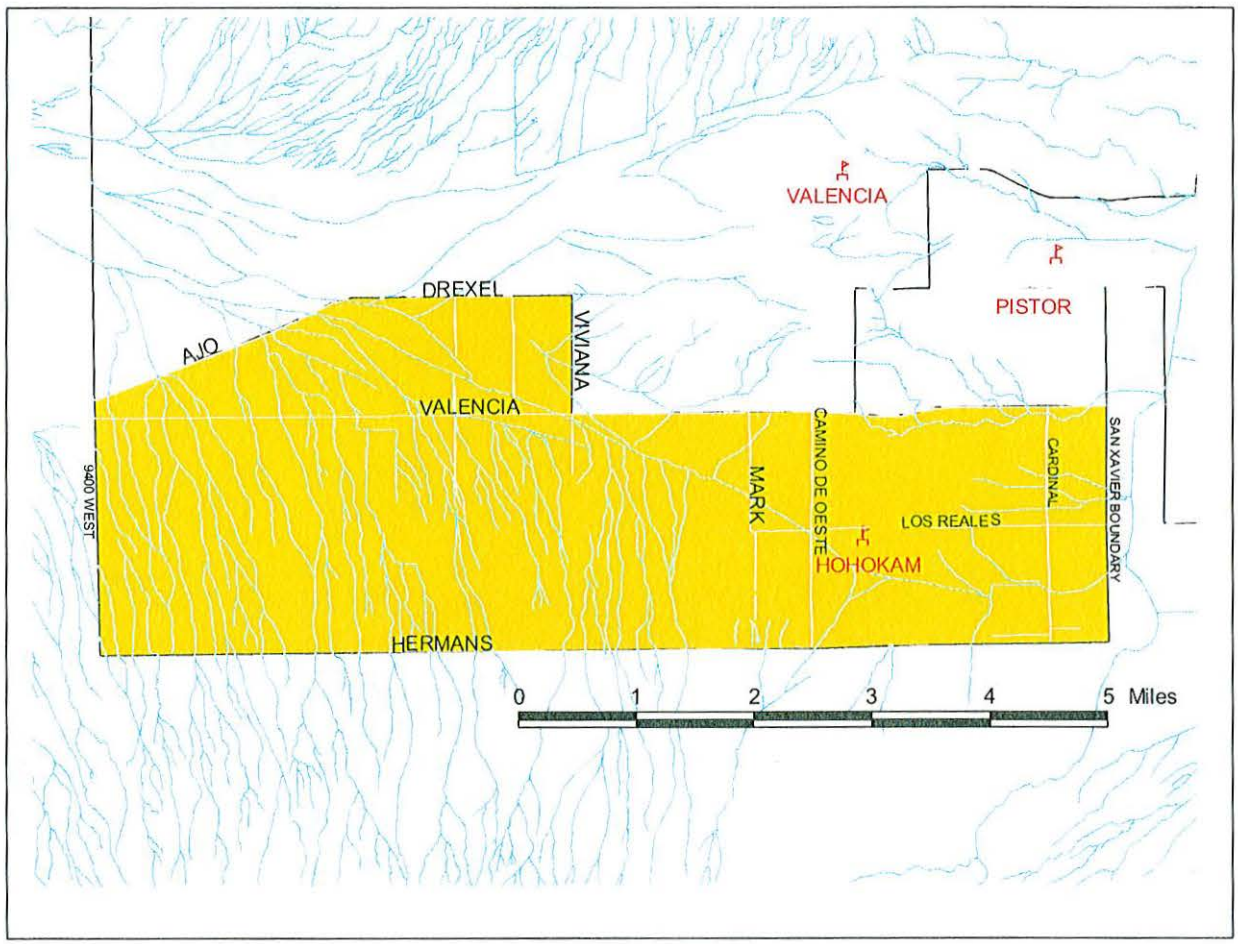
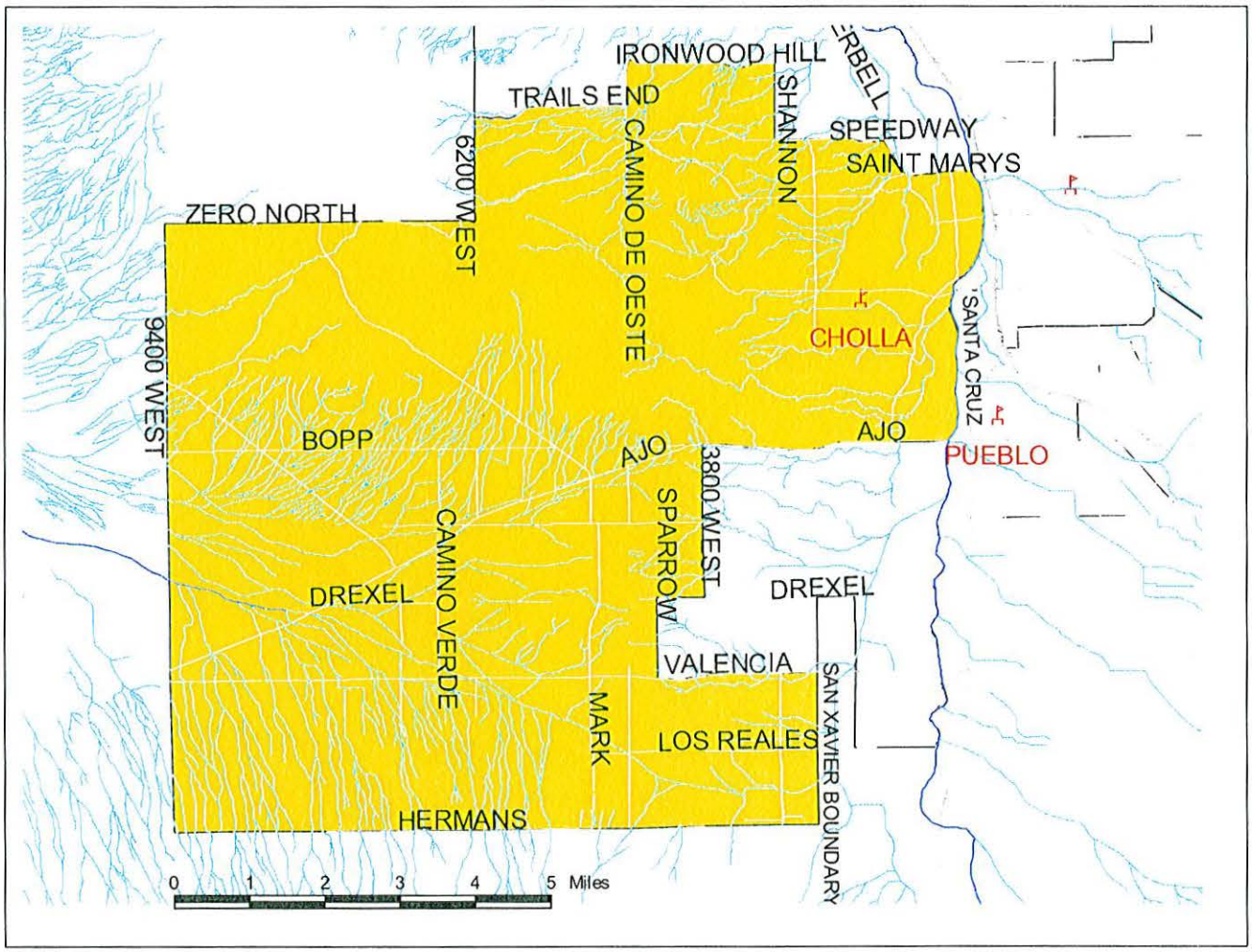


EXHIBIT C: CHOLLA HIGH SCHOOL SERVICE AREA



ERROL L. MONTGOMERY & ASSOCIATES, INC.
WATER RESOURCE CONSULTANTS

1550 East Prince Road
Tucson, Arizona 85719
(520) 881-4912
(520) 881-1609 Fax
www.elmontgomery.com

Errol L. Montgomery, P.G.
William R. Victor, P.G.
Ronald H. DeWitt, P.G.
Mark M. Cross, P.G.
Dennis G. Hall, P.G.
Todd Keay, P.G.
James S. Davis, P.G.
Michael J. Rosko, P.G.
Daniel S. Weber, P.G.
Leslie T. Katz, P.G.
Dennis H. Shirley, P.G.
Jeffrey J. Meyer
Janis K. Blainer-Fleming
Hale W. Barter
Gregory L. Wallace

April 24, 2008

Mr. Kevin Tomkiel
Ms. Anne Warner
POMEGRANATE DEVELOPMENT L.L.C.
1820 E. River Road, Suite 110
Tucson, AZ 85718

SUBJECT: WATER SUPPLY EVALUATION, POMEGRANATE FARMS DEVELOPMENT, PIMA COUNTY, ARIZONA

Dear Mr. Tomkiel and Ms. Warner:

In accordance with a request from Anne Warner, we have prepared this water supply evaluation for Pomegranate Farms Development. Montgomery & Associates has investigated the availability of groundwater to meet the water supply requirements of the proposed development. The original evaluation of the physical availability of an assured water supply was submitted to the Arizona Department of Water Resources (ADWR) on May 8, 2006. Following preparation of a the Master Plan for the development, water requirements were and groundwater availability were reevaluated, and an Application for an Analysis of Assured Water Supply for the development were submitted to ADWR on February 27, 2008. In a letter dated March 28, 2008, ADWR issued a letter granting approval of the Analysis of Assured Water Supply and concluding that the proposed water supply is sufficient to meet the needs of the development. A copy of this letter is attached.

WATER DEMANDS

The proposed Pomegranate Farms comprises all of Section 18, Township 15 South, Range 12 East. Water supply will be provided by Diablo Village Water Company. Based on the preliminary Master Plan, annual water requirements for the development have been calculated to be 1,406.01 acre-feet per year, or 871 gallons per minute (gpm). Estimated peak demand is approximately 1,570 gpm.

Current and previously committed water demands for Diablo Village Water Company were calculated to be 1,016.78 acre-feet per year. Therefore, total water requirements of Diablo Village Water Company, including Pomegranate Farms, are calculated to be 2,422.79 acre-feet per year, or an average pumping rate of 1,502 gpm. Estimated peak water demand is estimated to be about 2,700 gpm.

EXISTING PRODUCTION WELLS

Diablo Village Water Company existing production wells are located approximately ¼ mile northeast and 1¼ miles east of Pomegranate Farms. Current production rates from these wells in excess of 1,000 gpm each, respectively, for a total production capacity of at least 2,000 gpm. One additional 1,000 gpm production well would be more than sufficient to meet the anticipated 2,700 gpm peak water demand water requirement for the water company, including those of Pomegranate Farms development. Additionally, one additional back-up production well will probably be needed.

HYDROGEOLOGY AND GROUNDWATER SUPPLY

Pomegranate Farms and the other portions of Diablo Village Water Company are underlain by a thick sequence of alluvial sediments deposited in the large Avra Valley structural basin. These sediments comprise the groundwater aquifer from which the water supply for Pomegranate Farms will be obtained. Depth to groundwater level in this area ranges from about 420 to 470 feet. Thickness of the aquifer underlying the Diablo Village service area ranges from about 300 feet to more than 1,500 feet, with the maximum thickness occurring under Pomegranate Farms. Production rates of existing large-capacity wells in the area range from several hundred to over 1,000 gpm. Aquifer transmissivity in the Diablo Village service area ranges from 30,000 to 110,000 gallons per day per foot of aquifer.

PROJECTED FUTURE GROUNDWATER LEVEL IMPACTS

The groundwater model developed for evaluation of groundwater availability for Pomegranate Farms indicates that maximum 100-year drawdown of water levels in the Diablo Village service area will be about 36 feet. Combined with an existing water level decline rate of 2.6 feet per year, projection of groundwater level after 100 years of pumping will be less than 800 feet which is substantially less than the ADWR assured water supply criteria of 1,000 feet.

This projection does not account for on-going and future recharge of Central Arizona Project (CAP) water in Avra Valley, and does not account for the effects of future water conservation measures that are likely to occur. Such recharge and water conservation will tend to reduce the potential impact of groundwater pumping to serve Pomegranate Farms.

GROUNDWATER QUALITY

Available laboratory analyses of groundwater samples obtained in the Pomegranate Farms area indicate that the groundwater supply meets all public water supply standards of the Arizona Department of Environmental Quality (ADEQ) and U.S. Environmental Protection Agency. Diablo Village Water Company is presently in full compliance with ADEQ drinking water regulations.

CONCLUSION

Sufficient groundwater of suitable quality exists and will be available to the proposed Pomegranate Farms to provide a 100-year water supply in accordance with ADWR assured water supply laws, regulations, and policies.

If you have questions or need any additional information or clarification, please contact me.

Sincerely,

ERROL L. MONTGOMERY & ASSOCIATES, INC.

James S. Davis

James S. Davis

Attachment

SENT VIA U.S. MAIL AND E-MAIL

ARIZONA DEPARTMENT OF WATER RESOURCES
Office of Assured and Adequate Water Supply
2nd Floor, 3550 N. Central Ave., Phoenix, AZ 85012
Telephone (602) 771-8585
Fax (602) 771-8689

JANET NAPOLITANO
Governor

HERB GUENTHER
Director

ANALYSIS OF ASSURED WATER SUPPLY

March 28, 2008

File Number:	28-700315.0000
Development:	Pomegranate Farms
Location:	Township 15 South, Range 12 East, Section 18 Pima County, Arizona Tucson AMA
Land Owner:	Pomegranate Farms I, L.L.C., an Arizona limited liability company

The Arizona Department of Water Resources has evaluated the Analysis of Assured Water Supply application for Pomegranate Farms pursuant to A.A.C. R12-15-703. The proposed development includes 2,799 single-family residential lots, 1,109 multi-family units and 245.96 non-residential acres containing: 29.83 acres of neighborhood parks, 73.01 acres of common area, 81.76 acres of natural open space, 56.13 acres of commercial area and a 5.23-acre elementary school site for approximately 250 students. Conclusions of the review are indicated below based on the assured water supply criteria referenced in A.R.S. § 45-576 and A.A.C. R12-15-701 *et seq.*

- **Physical, Continuous, and Legal Availability of Water for 100 Years**
  On the basis of the Pomegranate Farms Physical Availability Determination (DWR# 51-402151.0000), hydrologic information submitted by the applicant, and the Department's review, the Department has determined that sufficient groundwater will be physically and continuously available to meet the annual estimated water demand for the development of 1,410.03 acre-feet per year. The development is within 660 ft. of Diablo Village Water Company's existing service area, and within the boundaries of Diablo Village Water Company's Certificate of Convenience & Necessity. Individual Notices of Intent to Serve will be required for each application for a Certificate of Assured Water Supply.

- **Adequate Water Quality**
  This requirement will be evaluated according to the criteria in A.A.C. R12-15-719 at the time an application for a Certificate of Assured Water Supply is filed. Prior to preparing an application for a Certificate of Assured Water Supply for an individual subdivision plat, the Office of Assured Water Supply may be contacted for further guidance.

- **Consistency with Management Plan for the Tucson Active Management Area**
  The estimated annual water demand for the development is consistent with the Third Management Plan for the Tucson AMA. All plumbing fixtures will comply with the statewide Low Flow Plumbing Code.

- **Consistency with Management Goal of the Tucson Active Management Area**
  The Assured and Adequate Water Supply Rules (A.A.C. R12-15-722 through R12-15-727) allocate an allowance of groundwater to each new subdivision in an AMA to allow for the phasing in of renewable supplies. Extinguishing grandfathered groundwater rights may increase this groundwater allowance. Applicants may also demonstrate that groundwater use is consistent with the management goal by enrolling the subdivision as member land in the Central Arizona Groundwater Replenishment District (CAGRD).

  Prior to preparing an application for a Certificate of Assured Water Supply for an individual subdivision plat, the Office of Assured Water Supply may be contacted for further guidance.

- **Financial Capability of the Owner to Construct the Necessary Distribution System**
  This requirement will be evaluated according to the criteria in A.A.C. R12-15-720 at the time an application for a Certificate of Assured Water Supply is filed. Prior to preparing an application for a Certificate of Assured Water Supply for an individual subdivision plat, the Office of Assured Water Supply may be contacted for further guidance.

The term of this Analysis of Assured Water Supply is ten years from the date of this letter and may be renewed upon request, subject to approval by the Department. See A.A.C. R12-15-703. Throughout the term of this determination, the projected demand of this development will be considered when reviewing other requests for assured water supply in the area.

Prior to obtaining plat approval by the local platting authority and approval of the public report by the Department of Real Estate, a Certificate of Assured Water Supply must be obtained for each subdivision plat. The findings of this Analysis of Assured Water Supply may be used to demonstrate that certain requirements for a Certificate have been met. This determination may be invalidated if the development plan or other conditions change prior to filing for a Certificate of Assured Water Supply. Changes in the number or locations of wells may impact applicability of this determination to future applications for determinations of assured water supply.

Questions may be directed to the Office of Assured Water Supply at (602) 771-8585.

Sandra Fabritz-Whitney

Sandra Fabritz-Whitney, Assistant Director
Water Management Division

cc: Kenneth Seasholes, Tucson Active Management Area

ARIZONA DEPARTMENT OF WATER RESOURCES
Office of Assured and Adequate Water Supply
3550 N. Central Ave, 2nd Floor, Phoenix, AZ 85012
Telephone 602 771-8585
Fax 602 771-8689

Janet Napolitano
Governor

Herbert R. Guenther
Director

March 26, 2008

Anne Warner
Pomegranate Development, LLC
1820 E. River Rd.
Suite 110
Tucson, AZ 85718

RE: Pomegranate Development, Pima County, Arizona, Tucson AMA
Application for a Physical Availability Determination
(ADWR #20-402151.0000)

Dear Ms. Warner:

On June 30, 2006, the Department completed its review of Application No. 20-402151.0000 for a Physical Availability Determination (PAD) for **Pomegranate Development** (application). However, it appears that the Department did not issue a letter describing its determination on the application. This letter will serve as the Department's determination.

The Department received the application on May 15, 2006. The study area consisted of Township 15 South, Range 12 East, Section 18, GSR B&M in Pima County in southeastern Arizona.

In accordance with A.A.C. R12-15-702(C),* the Department determined on June 30, 2006 that a minimum of 682.91 acre-feet per year of groundwater was physically available for 100 years under A.A.C. R12-15-716(B) for assured water supply purposes in the study area. Since the PAD determination, 382.69 ac-ft/yr of additional demands for Tucson Mountain Ranch & Valencia (Analysis No. 28-5000065.0000) have been approved in the area, in turn reducing the available groundwater supply. As such, only 300.22 ac-ft remains physically available.

With regard to water quality pursuant to A.A.C. R12-15-719(A), the provider you select must be in compliance with the Arizona Department of Environmental Quality drinking water compliance unit. With regard to water quality for the purpose of A.A.C. R12-15-719(B) the study area is not located within one mile of any known WQARF or Superfund site.

As with all PAD determinations issued by the Department, if the Department finds that the water supply is not available because the assumptions and information used in determining the physical availability under the current criteria prove incorrect, the Department will modify the availability of groundwater accordingly. The results of the Department's review fulfill the requirements of R12-15-703(B) and may be cited in applications for determinations of assured water supply. These applications have certain additional requirements based on the assured water supply criteria referenced in A.R.S. § 45-108 and A.A.C. R12-15-701, et seq. For further information on these requirements, please contact the Office of Assured and Adequate Water Supply at (602) 771-8585.

The Department's determination is an appealable agency action. In order to appeal this decision, you must request an appeal within thirty (30) days from receipt of this letter. I have enclosed a summary of the appeals process and an appeal form should you wish to pursue this option.

RECEIVED

* This letter references the current rules for Assured and Adequate Water Supply. Although the rules have been amended since the application was submitted, the changes do not affect the review of the application or the Department's determination.

If you have any questions regarding this Physical Availability Demonstration, please contact Rick Obenshain at (602) 771-8585.

Sincerely,

Sandra Fabritz Whitney
Assistant Director, Water Management

cc: Jim Davis
Errol L. Montgomery & Assoc.
1550 E. Prince Rd.
Tucson, AZ 85719

Steve Olea
Arizona Corporation Commission

Joan Card, Assistant Director
Arizona Department of Environmental Quality

Nordic Corp.

Thim Utility Co.
Water Supply Corp.
Thim Water Corporation
Diablo Village Water Company

September 28, 2007

Kevin Tomkiel
Pomegranate Development
Sonoran Commercial Group
1820 E. River Road, Suite 110
Tucson, AZ 85718

Re: Pomegranate Farms Project, Section 18, Township 15S, Range 12E, Pima County, Arizona

Dear Kevin,

The above referenced Section is located within the Certificate of Convenience and Necessity of Diablo Village Water Company as defined by the Arizona Corporation Commission. Once the water infrastructure is installed, Diablo Village Water Company will be the water service provider.

If you have any questions or require additional information, please contact our office at (520) 290-1255.

Sincerely,

Robin Thim, Pres.
Diablo Village Water Company

RECEIVED
OCT 02 2007

P.O. Box 13145 • Tucson, AZ 85732-3145 • (520) 290-1255 • Fax (520) 290-8999

II-M RECREATION AND TRAILS

The Pomegranate Farms development will offer a variety of recreational opportunities. The centerpiece of the development's recreation opportunities will be the extensive system of shared-use, stabilized trails, located in the Open Space and along collector streets that will link all areas of the project. All of the Districts within the Planned Community will be connected to the internal comprehensive trail system, in compliance with Plan Amendment Policies. A variety of passive amenities and features will occur along the trail network, including but not limited to, benches, tables, ramadas, small water features (if the water is recycled), bike racks, and directional and educational information signage. Drainage facilities may be part of the trail system.

The Master Plan provides for additional linear feet of trails that allows complete connectivity to commercial, community services, schools, recreation areas and residential Districts. This Specific Plan provides a trail of 10' with a 2' "clear zone" area. Pima County's Department of Natural Resources, Parks & Recreation, along with the Flood Control District and the Development Services Environmental Planning staff will be involved in the planning and design of the passive recreational trail system. The final design and placement of the passive recreation facilities will be determined at the time of final platting and will be subject to County approval.

The trail system is defined by Exhibit II-M; Trails Plan, which identifies various proposed trail alignments throughout the development. The exhibit illustrates the network of community shared-use trails, walkways and bike lanes intended to create recreational opportunities and promote alternative means of mobility. The proposed trails will be designed to accommodate pedestrian and bicycle access between residential neighborhoods and commercial, community facilities, school and park uses. Asphalt paving of the trails is discouraged and alternative, permeable paving alternatives is recommended. The trail alignments will be refined at the time of block plat and development of the individual Districts and notes added to alert future developers to the recreation requirements.

The Pomegranate Farms community will provide a ten foot wide multi-modal trail separated from the arterial and collector streets to manage commuter bicycle circulation and offer a recreational amenity. The material used for this trail will allow safe bicycle use, is ADA compliant, and be approved by Department of Natural Resources, Parks & Recreation. Meandering stabilized paths within the main corridors (the two that traverse the entire north/south length of the project) of the Open Space, will be ten feet wide and will accommodate multi-modal transportation. The other paths in the Open Space corridors will be 8' wide. Meandering, stabilized 5' wide paths will be

provided in minor corridors to connect with the 10' wide paths. Any changes to the Subdivision Street Standards necessary to comply with the vision of this Specific Plan will be addressed during the block plat process. The sidewalk along local streets will be at least five feet wide. See Figures 3 & 13-15, found under separate cover in the Pomegranate Farms Graphics & Appendices. Trails & recreational elements shall be built as conceptually shown on Exhibit II-M with each phase of trails being constructed prior to release of assurances for greater than 75% of the lots within that District.

The Pomegranate Farms project proposes approximately +/- 194 acres of Open Space within drainage and riparian corridors as well as numerous developed Open Space areas throughout the community. The abundance of Open Space will provide numerous opportunities for walking, jogging, and hiking.

In addition to the preservation of the riparian corridors, approximately 7 acres is planned for a Pima County public community park, see Figure 12. The public community park will be improved with amenities in accordance with the Recreation Area Plan guidelines of Pima County and will include water, electricity/solar power, drinking fountain, trail linkage, signage, fencing as needed, landscaping, irrigation, parking, vehicle barriers, trash receptacles (4), bicycle racks (4), park benches (6), security lighting, shade structure with concrete pad (20'x28'), picnic tables with benches (6), BBQ grills (4), basketball court (50'x90'), playground individual component (2), playground five piece multi-structure, perimeter walking path, athletic field - baseball, softball, soccer or football and will be maintained by the Master Homeowners Association. The community park will be located adjacent to the proposed school and in proximity to the Mixed Use areas. The school will share this park so as to not duplicate facilities. There will be other parks in the community in accordance with Pima County Parks & Recreation requirements. The park will be fully constructed prior to the release of assurances for the 1038th lot (30% of the lots).

In addition to the trails, paths and community park, each District will provide smaller private pocket parks for additional active and passive open spaces within the community. The individual block developers/homebuilders will develop and maintain the private pocket parks consistent with the Parks Ordinance. The private neighborhood parks will have the amenities set forth by Pima County in the Recreation Area Plan Design Manual corresponding with the acreage.

These public and private parks are intended to meet the recreational needs of the projected population within the Pomegranate Farms community, and meet and exceed the requirements of Pima County for providing recreation areas within residential subdivisions. All playgrounds with play equipment

shall be designed to allow play for children of all abilities. A Recreation Area Plan (RAP) will be developed in close association with Pima County Natural Resources, Parks, and Recreation Department in accordance with Section 18.69.090 of the Pima County Code. This plan will describe the expected demographics, proposed recreation facilities, and proposed trails to be provided as part of the new development. The RAP will include calculations on projected lot totals, acres of recreation, and conformance with the Residential Recreation Area Matrix, and will be submitted as part of each District's plat or development plan. A preliminary area calculation is provided below. Payment of any in-lieu fees is not anticipated.

The Specific Plan is conceptual in nature, and it is impossible to know at this point how many lots will be created. Therefore, the recreation calculations are based on population and an average household size of 2.59. Since the household size is an average, the calculations below and shown on Table 4 are estimates. Recreation calculations per District will be provided with the Master Block plat, but again, they will be based on population and average household size, and will only be an estimate. The final RAP calculations will be made as each District is submitted for tentative and final subdivision plat or development plan. However, it is the intent of the Specific Plan to provide adequate recreation facilities in each District.

The Open Space areas were identified through a mapping process of Jurisdictional Delineations of 404 washes. As the Army Corp of Engineers is reviewing their process of determining how 404 washes are identified and Pomegranate Development may revisit the Jurisdictional Delineations that were identified in 2006. If the Army Corp of Engineers determines that some washes on the property are not 404 washes, the Open Space areas may be reduced accordingly. However, the connectivity of the main washes and the IRA and mesoriparian areas will be preserved, and any changes will be reviewed by Pima County Regional Flood Control District. The 404 areas most likely to be reduced in size are those that have a low cfs, and are truncated or do not connect with larger washes. See Exhibit II-E.

The proposed development and the road improvements that traverse the site will not impact of Army Corp of Engineers 404 washes by spanning these washes at road crossings.

On the following page is a preliminary calculation of the recreation requirements for the community. Lots are not calculated at this time, so the requirement calculation is based on a target population. Recreation requirements will be further refined, in terms of specific elements to be included, at the master block plat, although, again, lots will not be shown, and the calculation will be based on projected population, and is only an estimate. As each District is platted, lots will be engineered, and recreation

requirements for each District will be finalized in accordance with Pima County's Department of Natural Resources, Park & Recreation's policies.

Preliminary Recreation Area Calculations

3463 units x 2.59 household size/ 1,000 x 8 AC = 72 AC (estimated required park area per County Ordinance based on target density, see Table 4 for range)

A. Community Park
1 = +/- 7.00 AC

B. Public Trails in Open Space (8')
72,272 LF x 8'= +/- 578,176 SF = +/- 13.3 AC
Additional trail amenities = +/- 1.5 AC
Total = +/- 18.1 AC

C. Public Trails in Open Space (5')
418,176 LF x 5'= +/- 209,088 SF = +/- 4.8 AC

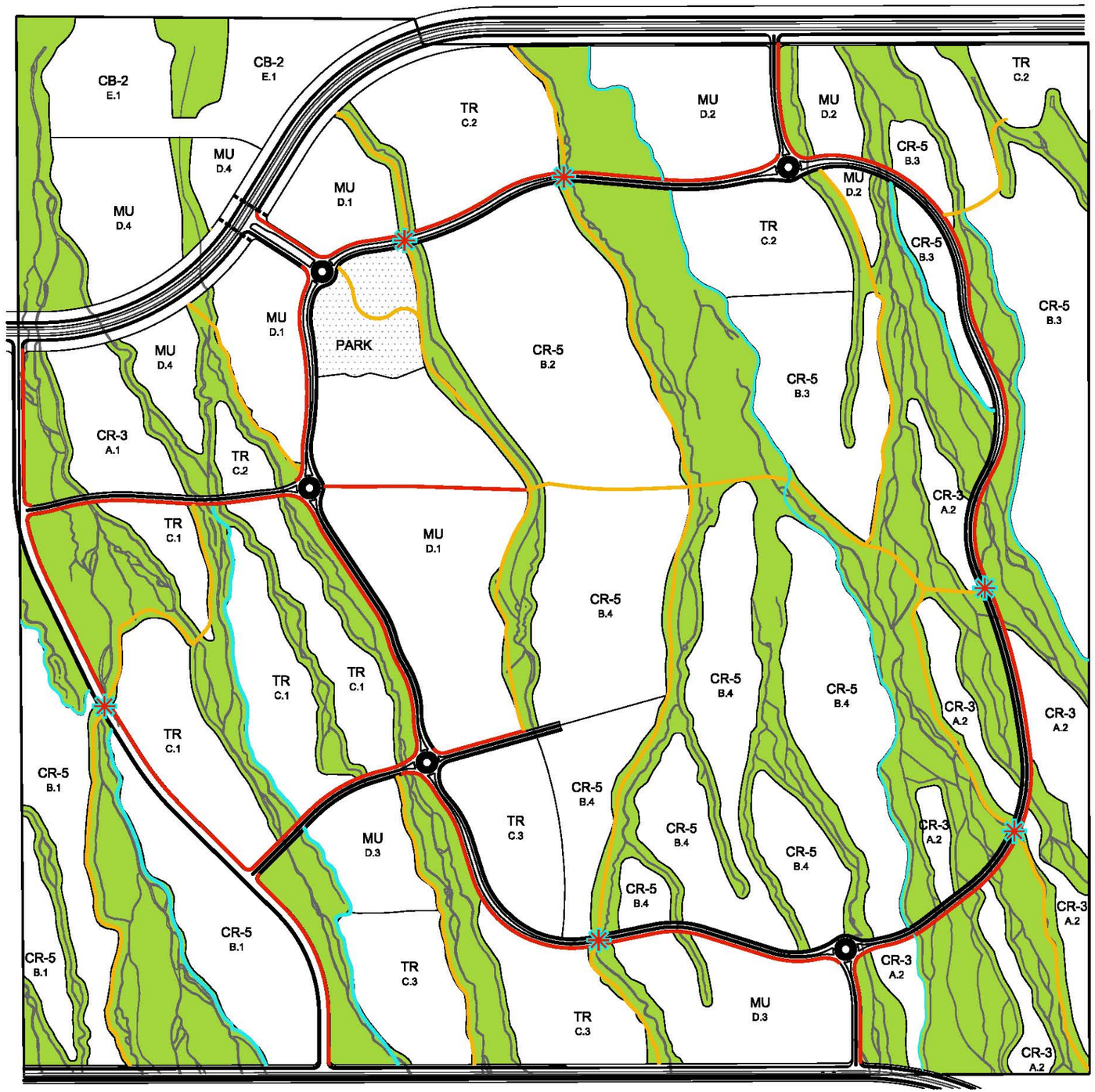
D. Recreation Areas (in retention/detention of individual Districts)
Total = +/- 39.1 AC

SUMMARY

A.	Community Park	= +/- 7.0 AC
B.	Public Trails in Open Space (8')	= +/- 18.1 AC
C.	Public Trails in Open Space (5')	= +/- 4.8 AC
D.	Recreation Areas	= +/- 42.1 AC

RECREATION ACRE REQUIRED	+/- 69 AC
TOTAL PROVIDED	+/- 69 AC
DIFFERENCE	0 AC

POMEGRANATE FARMS



LEGEND

	10'	Streetside stabilized shared-use trail
	8'	Main corridor stabilized shared-use trail
	5'	Minor corridor stabilized path
		Lighted trail crossing
		Pedestrain crossing
		Open space

OLSSON ASSOCIATES

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GROWING COMMUNITIES TOGETHER

EXHIBIT II - M
TRAILS PLAN

SCALE: 1"=600'-0"
0 600'

II-N CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

1. Survey Recommendations

The Pomegranate Farms Specific Plan Amendment area of 645 acres has been surveyed for cultural resources by Westland Resources, LLC. The results include the finding of two archaeological sites [AZ AA:16:481(ASM) and AZ AA:16:482(ASM)] as eligible for listing in the National Register of Historic Places (NRHP) and a recommendation of adverse effects on these two archaeological sites by the proposed undertaking.

2. Mitigation Measures

A mitigation plan detailing strategies for the management of Register-eligible sites will include standards for further testing, data recovery, or preservation. Prior to ground-modifying activities, a cultural resources mitigation plan for the identified archaeological sites within the Plan Amendment area shall be prepared and submitted to the County for review and then to the SHPO for review and concurrence. If a Section 404 permit is required, the plan shall be prepared and submitted to the USACE for review and distributed to the SHPO and the County for review and concurrence. If data recovery should become necessary, all archaeological work shall be conducted by an archaeologist permitted by the Arizona State Museum. Any development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County zoning Code.

The preferred mitigation strategy is avoidance of NRHP eligible sites. If the commitment is made to preserve sites AZ AA:16:481(ASM) and AZ AA:16:482(ASM), the form of preservation chosen must exist in perpetuity. Preservation strategies that run with the land include a Conservation Easement or a Restrictive Covenant, or recordation on the original Plat submitted to the County. In recording the archaeological sites on the Plat, the map must clearly delineate the spatial extents of the sites along with buffer zones and include a descriptive Plat Note.

II-O AIR QUALITY

On-site disposal systems are not proposed to serve this development as all improvements will be connected to a public sewer system.

During construction, all reasonable precautions will be taken to prevent excessive amounts of particulate matter. All necessary dust control permits will be obtained prior to construction occurring.

It is acknowledged that while this Specific Plan does not identify specific uses for the property, some of the permitted uses within the SP/MU & CB-2 zoning District may allow for the construction and operation of businesses that have the potential to emit quantities of air pollutants. At the time these facilities are proposed, air pollution permits may be required. Additionally, every effort will be made to ensure that such facilities are planned away from other sensitive land uses, such as hospitals, schools, residential, etc.

II-P OTHER

1. Tucson Airport Authority

The Master Developer will provide disclosure statements in all sales contracts, public reports, and the recorded covenants related to the nearby Ryan Field for all property within Section 18, in accordance with the Comprehensive Plan Amendment Policy. The original draft of the specific language for inclusion in the disclosure statements has been prepared by the Tucson Airport Authority (TAA) and is attached as Appendix 7. TAA legal counsel has drafted an Avigation Easement and Sales Disclosure Statement which has been agreed to and will be recorded by the Master Developer prior to subdividing the property. A copy of the drafted Avigation Easement is included in Appendix 7.

2. Working Family (Affordable Housing)

One goal for the Pomegranate Farms community is to create housing for working families. The proposed target will be for five percent of the housing to be affordable for families making fewer than 80% of household area median income (AMI) and an additional 5% of the housing being affordable to those families making fewer than 120% of area median income. These homes will remain affordable for fifteen years.

Inclusive Zoning ordinances throughout the United States have identified these income levels as being appropriate to target. Federal, state, local

housing programs provide subsidies for households earning fewer than 80%. Many working families have household incomes above 80% of area median income, earning too much to qualify for governmental subsidies, yet are unable to qualify for the average new home price. Thus, those earning between 80-120% of AMI are an important working family market segment with few mortgage alternatives for new home purchase.

During the Master Block Plat the developer will collaborate with a non-profit organization that specializes in affordable housing programs to determine family eligibility for purchasing a home. No more than twenty-five to thirty percent of the Pima County median income level should be spent on a home mortgage, insurance and taxes.

An affordable housing program will be developed that adds specificity to these polices during the master block plat process and Tier 2 Design Standards.

It is also the goal of this Specific Plan to offer incentives to live at Pomegranate Development to educators who teach or work in the southwest area and to fire and sheriff personnel who serve the property. One scenario to accomplish this could be to set up a non-profit 501(c)(3) that would receive HOA dues and monies collected every time a residence is resold.

Affordable housing will be included in each District, as each phase develops. Working family housing goals will be met through careful implementation of design standards, and integration of market rate housing with homes made more affordable through public, private and non-profit collaborative partnerships. Affordable housing will be integrated throughout the community so that it appears similar to other market rate housing. Affordable housing must be sized, designed, and landscaped such that there are no discernable differences visible from the exterior of the units between affordable units and market rate units.

3. Streetscape and Landscape

The landscape theme for the development is one that emphasizes and promotes desert landscaping, water harvesting and xeriscape principles. The preserved and restored riparian areas that run across the site and link the various site elements will be the thematic foundation upon which landscape imagery and identity are built throughout the project. Another

goal is to create visual interest along the streetscape and encourage people to use varying modes of transportation.

Desert plantings selected from the Arizona Department of Water Resources Tucson AMA list will be the basis for planting design throughout the development. An example of theme trees which might be considered for the different Identity Districts are below:

Districts A

Desert Native	Cercidium floridum, Cercidium microphyllum, or other Cercidium spp.
Blooming Accent	Chilopsis linearis, Brachychiton populneus, Punica granatum
Evergreen Accent	Cupressus arizonica, Vaquelinia californica
Accent	Yucca elata
Skyline Tree	Celtis reticulata
Cacti	Ferocactus wizlizenii, Opuntia engelmannii

Districts B

Desert Native	Prosopis glandulosa, Prosopis pubescens
Blooming Accent	Chitalpa, Punica granatum
Evergreen Accent	Pinus elderica, Quercus turbinella
Accent	Aloe species
Skyline Tree	Pistache chinensis
Cacti	Opuntia violacea "Santa Rita"

Districts C

Desert Native	Acacia farnesiana, Acacia constricta
Blooming Accent	Vitex agnus castus, Ungnadia speciosa, Punica granatum
Evergreen Accent	Sophora secundiflora, Quercus virginiana
Accent	Asclepias species
Skyline Tree	Pinus halepensis
Cacti	Echinocactus grusonii Hildmann

Districts D

Desert Native	Olneya tesota, Prosopis velutina
Blooming Accent	Cercis canadensis mexicana, Cordia boissieri, Punica granatum
Evergreen Accent	Pinus edulis, Pithecellobium flexicaule

Accent	Muhlenbergia species
Skyline Tree	Quercus virginiana "Heritage"
Cacti	Cereus species

District E

Desert Native	Olneya tesota, Prosopis velutina
Blooming Accent	Cercis canadensis mexicana, Cordia boissieri, Punica granatum
Evergreen Accent	Pinus edulis, Pithecellobium flexicaule
Accent	Dasylirion wheeleri
Skyline Tree	Quercus virginiana "Heritage"
Cacti	Opuntia engelmannii

The streetscape is an important component of the landscape theme for the project. The primary roadways within each District will have a unique street tree to strengthen the District identity. Valencia Road, Los Reales, the west north/south arterial, will have broad rights-of-way. Valencia Road, Los Reales and the west north/south arterial will have desert & District plantings on either side of the road. Strong desert accent plantings in the median islands will define these corridors, especially at intersections.

Where roadways cross the riparian Open Space areas, native riparian vegetation will be planted on either side of the road. Roadway medians and pedestrian/bicycle crossings will be diverse and colorful; using vegetation, artwork, and specialty paving.

Project and District identifying entry statements with high color plantings will be designed for major roadway access points. These entry statements may include signage, vertical identity elements, artwork, and color. Secondary entry statements will be located where individual District collector streets meet the local streets. The secondary entry statements will be smaller in scale and complexity than the primary entry statements, but will incorporate high color landscaping and other appropriate elements.

This approach will emphasize the native desert vegetation, contribute to a system of area way finding and help create a distinct character for each District. Figure 12, found under separate cover in the Pomegranate Farms Graphics & Appendices, illustrates the overall streetscape and entry statement concepts. Figure 3, found under separate cover in the Pomegranate Farms Graphics & Appendices, illustrates preliminary conceptual design sections for planting and trails along residential roadways and Open Space corridors.

Below is a list of prohibited plants. Some park, church and school sites will incorporate limited turf areas and use some higher water use plantings, to

create oasis areas. Open Space areas will be planted with only Sonoran Desert plant species. Additionally, buffelgrass, African sumac, fountain grass, and tamarisk shall be removed from the Open Space areas.

Prohibited Plant List

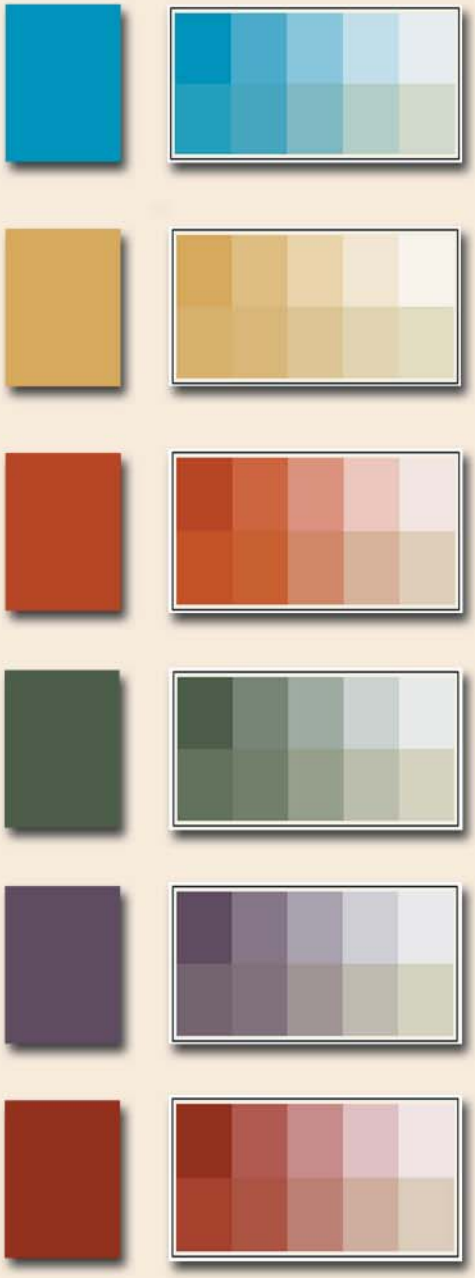
Ailanthus altissima	Tree of Heaven
Alhagi pseudalhagi	Camelthorn
Arundo donax	Giant reed
Brassica tournefortii	Sahara mustard
Bromus rubens	Red brome
Bromus tectorum	Cheatgrass
Centaurea melitensis	Malta starthistle
Centaurea solstitalis	Yellow starthistle
Cortaderia spp.	Pampas grass
Cynodon dactylon	Bermuda grass (excluding sod hybrid)
Digitaria spp.	Crabgrass
Elaeagnus angustifolia	Russian olive
Eragrostis spp.	Lovegrass excluding E. intermedia, plains lovegrass)
Melinis repens	Natal grass
Mesembryantheinwn spp.	Iceplant
Peganum harmala	African rue
Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Fountain grass
Rhus lancea	African sumac
Salsola spp.	Russian thistle
Schismus arabicus	Arabian grass
Schism us barbatus	Mediterranean grass
Sorghum halepense	Johnson grass
Tamarix spp.	Tamarisk

4. Color Palette for the Sonoran Desert Policy

Many projects in the Tucson area have been developed in past years using a color palette primarily consisting of shades of brown and beige. Subdivisions and commercial buildings have become indistinguishable from each other, lacking in creating a sense of place. The Sonoran Desert exhibits a rich and varied color palette, seen in its plants, animals, soils, sky and mountains. Shades of blue, yellow, orange, green, purple and red are seen. Pomegranate Farms will use a more diverse color palette for homes, monumentation and commercial buildings to assist in creating a unique sense of place. See the color palette illustration on the following page.

"The beauty of the region's setting, a desert basin surrounded by mountain ranges and foothills calls for development design which is environmentally sensitive and compatible with the natural landscape." (City of Tucson General Plan)

City of Tucson Sonoran Desert Colors



In recent decades the majority of development in Tucson has been constructed with shades of brown and beige. This has created subdivisions in which houses have similar colors and commercial storefronts that are indistinguishable from each other. The City of Tucson General Plan, several neighborhood and area plans, and the Design Guidelines Manual discuss the importance of development that uses the colors of the natural environment.

The Sonoran Desert is one of the most diverse ecosystems in the world. This diversity is not only represented in the different types of animal and plant species, but also in the colors that are present in the desert valley and surrounding mountains. These colors consist of a variety of shades including blues, yellows, oranges, greens, purples and reds. This handout was created to showcase and promote the incorportation of all Sonoran Desert colors into the base and/or accent colors of building design.

Department of
URBAN PLANNING
& DESIGN

PART III - REGULATORY DEVELOPMENT STANDARDS

III-1 Purpose and Intent

This section is intended to provide the regulatory zoning provisions for Pomegranate Farms. The provisions below apply to all property within the Pomegranate Farms Specific Plan as defined in Part I-A, property legal description.

The intent of the Pomegranate Farms Specific Plan is to implement the vision and direction for development of the property as expressed by the policies affiliated with Comprehensive Plan Amendments Co7-06-12 and as expanded within Part II Land Use Proposal. The provisions of the Pima County Zoning Code provide the basis for zoning regulation throughout the Plan with exceptions as defined and provided within the provisions of the Regulatory Development Standards. Certain Specific Plan regulatory provisions supersede the Pima County Zoning Code are identified. If there is any ambiguity in the interpretation of the Specific plan versus the Pima County Zoning Code, the Specific Plan and its purposes shall prevail.

The performance criteria and supporting documents govern the land use densities, intensities, and location criteria within the Pomegranate Farms Specific Plan. The intent of these standards is to establish clear minimum development standards, allow for the orderly progression of development, and to provide flexibility over time without compromising mutually-agreed upon goals and overall vision for the Pomegranate Farms community. Unless otherwise specified herein, all development within the Pomegranate Farms Specific Plan shall conform to all Ordinances, Codes, Policies and Regulations of Pima County.

III-2 Definitions

The terms used within this Specific Plan that are not included in Section 18.03 of the Pima County Zoning Code are defined below. The definitions represent an integral part of the Specific Plan, and are intended to provide regulatory guidance in the implementation of the Pomegranate Farms Master Plan and other documents contained within this Specific Plan. In the event a term is not specifically defined within this document, the definition contained within the Pima County Zoning Code shall apply.

Accessory Dwelling Unit: An attached or detached accessory building, with or without a kitchen, used to house guests of the occupants of the principle building, and can be offered for rent. The number of dwelling units,

including assessory units cannot exceed the maximum density shown on Table 4.

Active Recreation: Recreation usually related to structured team sports that require a playfield or court such as baseball, softball, soccer, and basketball, as well as playgrounds, tot lots, and other active recreation facilities.

Alley: A travel lane constructed in residential neighborhoods to access rear loaded garages, so lots adjacent to local streets are not dominated by garages.

District (Block, and/or Zoning District): An area defined by alphabetical and numerical reference on the Master Plan and the Performance Criteria graphics.

Floor Area Ratio (FAR): FAR is the ratio of the floor area of a building to the area of the lot on which the building is located. For example, a 1:1 FAR could be obtained in several ways, one story covering the entire lot, 2 stories covering half of the lot, or 4 stories covering a quarter of the lot. All result in the same FAR.

Gross Area, District: The area of a District, including all planned or dedicated streets, alleys, private access ways, roadways, interior Open Spaces, and/or alley easements.

Gross Density: The term used to describe the number of residential dwelling units on a defined piece of land divided by the total Gross Area of that defined piece of land, including all planned or dedicated streets, alleys, private access ways, roadways, interior Open Space, and/or alley casements. Gross Area shall extend to the center of adjacent streets or rights-of-way or other public space.

Housing, Multifamily: A building or group of buildings serving as attached living units typically for lease (apartments) but may be for sale (condominium, town home). This term is intended to apply to duplex or greater composite combinations of units.

Housing, Single Family Detached: A building containing only one dwelling unit which is physically separated from a building on adjoining lots or building sites.

Important Riparian Areas (IRA): Pursuant to the Sonoran Desert Conservation Plan Conservation Lands System (SDCP CLS), these areas are designated by Pima County as areas with restricted land use

recommendations. Pima County recommends that 95% of Important Riparian Areas be retained in their natural state.

Live/Work: A dwelling unit that contains a commercial component anywhere in the unit. The commercial component may accommodate employees and walk-in trade. The commercial component can be any of the following uses that involve the making, servicing or selling of goods, or the providing of services; 1) artist studio, 2) making, processing, and assembly of products on a small scale, 3) personal and professional services, 4) testing, servicing, and repairing of goods, and a least one person also resides in the dwelling unit. The residential character of the neighborhood where the live/work unit is located is not compromised.

Lot coverage: That area of a lot that is covered by a main building, does not include assessory uses.

Massing: A grouping of buildings that exhibits differing heights and widths and architectural elements to create visual interest. The Second Tier Design Standards will further define this concept.

Net Density: The term used to describe the number of residential dwelling units on a piece of land divided by the net acreage of that piece of land excluding all non-residential uses, such as commercial/employment uses, parks, schools, retention/detention basins, Open Spaces, utility easements, planned or dedicated streets, alleys, private access ways, roadways, and/or alley easements.

Passive Recreation: Recreation that is usually undertaken individually, primarily pedestrian-oriented. This term is specific to Pomegranate Farms and defines the level of recreational use allowed within Open Space. Activities that will be allowed within the +/- 194 acres of SP/OS include, but are not limited to, riparian mitigation, restoration activities, passive recreation opportunities, interpretive signage, kiosks, benches, non-motorized trails, paths, water fountains, ramadas, water harvesting, drainage facilities, and solar uses.

Open Space (SP/OS): Approximately one hundred and ninety-four (+/- 194) acres of natural areas identified within the project plan that are set aside for passive recreation and wildlife corridors.

Wastewater Collection, Conveyance and Treatment Facility Study Area (WCCTF): Sewer Basin study areas which are the areas tributary to the development.

SP/OS: See Open Space definition.

III-3 Master Block Plat

After the Specific Plan is approved, a master block plat will be prepared for the entire site as shown on Exhibit II-B: *Pomegranate Farms Master Plan,* in conjunction with the formation, and recordation of a comprehensive Development Agreement(s). The infrastructure and green infrastructure improvements will be phased to adjust to market condition changes and housing absorption, as determined by the master developer or subsequent assignable entities. The Master Developer or subsequent assignable entities are responsible for coordinating and completing the master block plat and/or any development agreements required to identify infrastructure improvements through community build-out. The Specific plan reflects a commitment towards the construction and installation of necessary infrastructure without placing undue burden on the government agencies during the life cycle of the development. A Pomegranate Farms Development Agreement(s) and specific plat notes on the block plat will provide assurances for the construction of critical infrastructure prior to or concurrent with development.

After the Master Block plat is completed each area within each District maybe platted as a tentative and final plat or development plan in accordance with Pima County's Subdivision regulations.

Table 4, *Density Calculations* provides the total gross land area, gross Open Space areas, and the low, target, and high allowable unit count by District. This table will allow the Master Developer and Pima County staff to track the development progress by District (and block plat) as the project develops over time. Once development begins in the first block plat, this table will be periodically updated by the Master Developer and will provide the total number of dwelling units proposed, platted, permitted, and a running total of the balance of units permitted based on the approved Specific Plan. This will allow the Master Developer to effectively manage the development over time, and will provide the opportunity for Pima County staff, Planning & Zoning Commission and/or Board of Supervisors to obtain up-to-date

information upon request of the Master Developer. In addition, in accordance with Section 18.90.090.D of the Pima County Zoning Code, the Master Developer will provide a Specific Plan Annual Implementation Monitoring Report that will summarize this as well as additional information as defined in Section III-8.

III-4 Zoning Districts

The base zoning Districts proposed for the Pomegranate Farms Specific Plan includes the following:

- SP/CR-3 Single Residence Zone (Pima County Zoning Code Chapter 18.25)
- SP/CR-5 Multiple Residence Zone (Pima County Zoning Code Chapter 18.29)
- SP/TR Transitional Zone (Pima County Zoning Code Chapter 18.31)
- SP/CB-2 Commercial Zone (Pima County Zoning Code Chapter 18.45)
- SP/MU Mixed Use Zone (New Zoning District for Pomegranate Farms Specific Plan)

Exhibit II-B ***Pomegranate Farms Master Plan*** depicts the proposed zoning Districts associated with the overall development plan. A proposed mix of residential and non-residential uses will promote diversity within the community while maintaining a high-quality community environment. The variety of lot sizes within the community will promote diverse opportunities for a range in lifestyles. The mixed use centers, provided within several highly accessible locations within the community, will provide convenient access to community services as well as focal points for employment uses.

Table 4, Density Calculations, lists the total number of proposed target residential units broken down by District. Implementation of the master plan will involve the construction of residential units in phases with the guidance of the target unit table.

The distribution of residential units throughout the planned community is expected to fluctuate during the multi-year implementation of the Plan. The implementation of the unit range within each District, the target units as a whole, and the development regulations, all serve to protect the integrity of the community as it develops.

The target units identified within **Table 4** represent the intended general distribution of residential units throughout the planned community. This representative distribution is particularly relevant to the evaluation of the planned infrastructure facilities (roadways, water lines, sewer lines, electrical distribution lines, etc). A deviation from the land use plan and affiliated target units or the rate of absorption of homes may necessitate the re-evaluation of the infrastructure systems that is recommended by the third party studies, such as the Traffic Impact Analysis, the Water Master Plan, and the Wastewater Master Plan.

TAA has requested that only non-residential uses be located in the 16 acre CB-2 Zone in the northwest corner of the site to minimize impacts to future residents from the nearby airport.

III-5 Residential Districts

a. Purpose and Intent

The residential Districts listed above are designed to respond to opportunities and constraints discussed within the Site Analysis Section related to the Pomegranate Farms Planned Community. The wide range of residential Districts, ranging from 1 RAC to 20 RAC multi-family residential housing, is intended to support a range of resident life styles and maximize housing choices. District standards are intended to promote stable, functional and diverse neighborhoods that meet the housing needs of differing types of residents. The specific deletions and additions to the Pima County Code are in the next sections.

Varying building setbacks along streets is necessary, to provide visually dynamic neighborhoods. See Figures 13-15. Additionally, similar building façades can only be used every third home. Varying heights, color and housing product types is required.

The number of residential units may be transferred from District to District, as the Master Plan is implemented, as necessary to achieve project target densities. Proposed subdivision plats must demonstrate conformity with underlying zoning District standards from where dwelling unit transfers are proposed.

b. Land Uses

1. Permitted Primary Uses

The following primary uses are permitted within most residential Districts, the land uses listed on the Performance Criteria are not the only uses allowed.

- Single Family Detached Housing
- Accessory building or use
- Single Family Attached Housing
- Multi-family Attached Housing
- Churches, synagogues, temples, chapels, or similar places of worship and related facilities (the first school and/or church are allowed only in District B.2 to begin the development of the Town Center, if Valencia Road is aligned as shown on Exhibit II-B)
- Educational institutions, public, private, charter or parochial
- Assisted living facilities
- Home Occupation (in accordance with Section 18.09.030 of the Pima County Zoning Code)
- Offices
- Social clubs
- Public utility and municipal facility buildings and related facilities
- Seasonal rental or time-share units
- Private recreation centers
- Parks, public and private
- Temporary residential start up uses, including sales/marketing facilities, model home complexes and related accessory uses
- Water production and storage facilities
- Wastewater lift stations and treatment facilities
- Electrical substations
- Alternative energy facilities

2. Permitted Conditional Uses

- The Pomegranate Farms Specific Plan shall conform to the standards provided by Section 18.29.020 of the Pima County Zoning Code for all residential zoning Districts within the Pomegranate Farms Specific Plan.

3. Permitted Accessory Uses

The following accessory uses are permitted within all residential Districts:

Accessory Dwelling Unit if:

a. The unit does not exceed 45% of the area of the primary structure;
b. the unit limits cooking and bath facility area to 30% of the total area;
c. the unit may be attached or detached.
d. If the addition of an accessory unit does not exceed the maximum density for DU for the District. This condition will be included on the Tentative and Final Plat notes to ensure that sewer infrastructure capacity is not exceeded.

4. Development Standards

The proposed Performance Criteria supersedes the standards provided within the following Sections of the Pima County Zoning Code:

- CR-3: Section 18.25
- CR-5: Section 18.29
- TR: Section 18.31

District setbacks are as indicated on the following Performance Criteria for each District. Lot front yard setbacks indicate the distance to the living component of the structure and garage. Within the SP/CR-3 District driveway shall provide parking for two cars. Within the SP/CR-5 and SP/TR District, driveways may be reduced if the required visitor parking spaces per Pima County visitor parking requirements are provided within 300' from the residential property it serves.

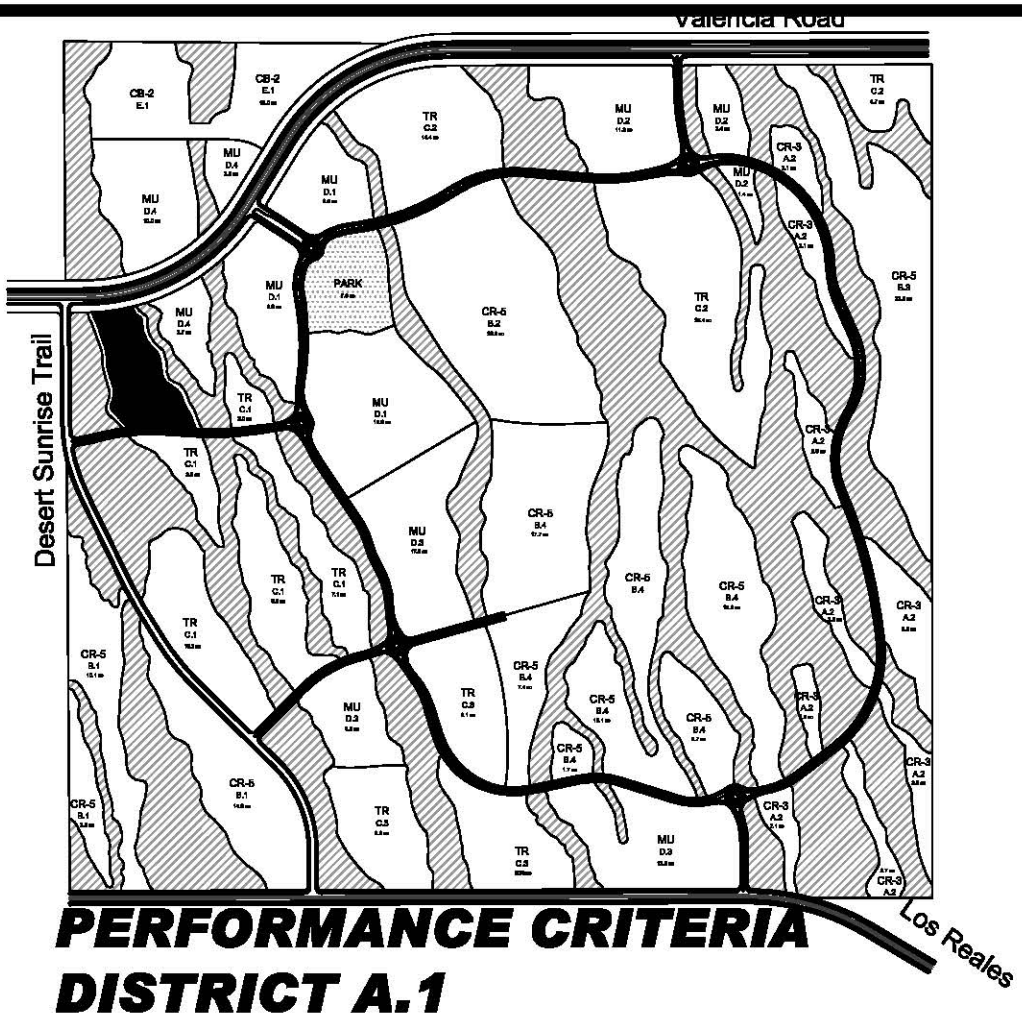
Minimum distance permitted between buildings on the same lot as required by the Uniform Building Code.

Permitted uses and development standards in more restrictive zoning Districts may use less restrictive standards (e.g. Uses within SP/CR5 zoning District are permitted in SP/MU District).

Residential lot coverage shall be calculated for each District as a whole, not on an individual lot basis and reported on the preliminary and final plats. The calculation is as follows: Gross Area of the District, less right-of-way and perimeter landscape tracts equals Net District Area. Net District Area is multiplied by the lot coverage percentage equals the total square feet of area allowed for coverage within the District. The total coverage area is then

divided by the number of lots in the District, to yield a total number of square feet of coverage for allocation to each lot.

Non-residential land uses within residential zoning Districts (such as churches, recreation centers, etc.) shall comply with the development standards shown on the Performance Criteria for the District.



PERFORMANCE CRITERIA
DISTRICT A.1

Residential

Zoning -	SP/CR-3
Area -	9.1 acres
Min. Density -	36 DU
Mid. Target Density -	73 DU
Max. Target Density -	80 DU
Min. lot size -	3500 sf.
Min. lot width -	40'
Building height -	3 stories, 39'

Residential (individual)

Lots -	10' Front setbacks for architectural projections, porches, liveable space, and side-loaded garages. 20' setbacks for front-loaded garages
Max. lot - coverage	60%

Non-residential

Min. lot size -	none
Min. lot width -	none
Distance between main buildings -	none
Building Height -	3 stories, 39'

District Set-backs

Valencia Road -	30' min.
Residential Collector Road -	20' min.

Primary Land Uses

Single Family Attached and Detached Homes
Multi-family Attached Homes
Parks

SCALE: 1"=1200'-0"

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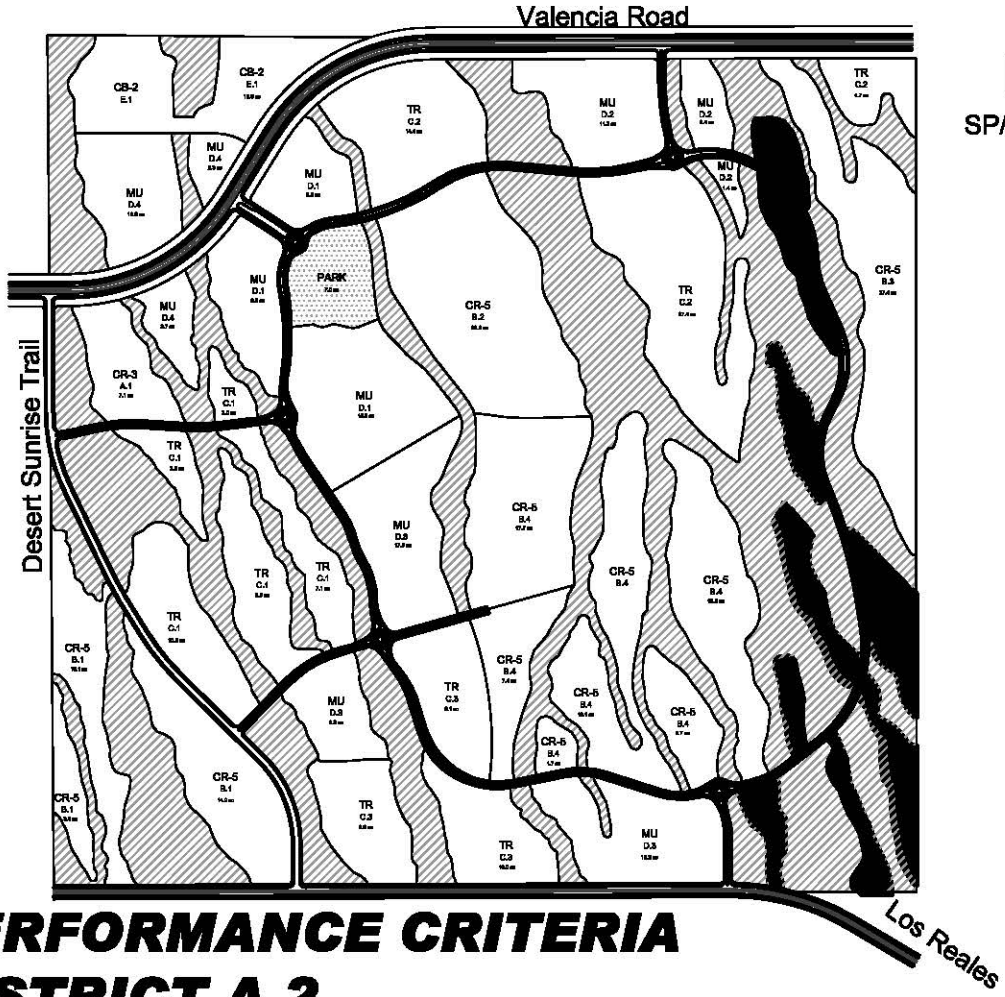

PERFORMANCE CRITERIA
DISTRICT A.2

Residential

Zoning -	SP/CR-3
Area -	26 acres
Min. Density -	104 DU
Mid. Target Density -	208 DU
Max. Target Density -	229 DU
Min. lot size -	3500 sf
Min. lot width -	40'
Building height-	3 stories, 39'

Residential (individual)

Lots -	10' Front setbacks for architectural projections, porches, liveable space, and side-loaded garages. 20' setbacks for front-loaded garages
Max. lot - coverage	60%

Non-residential

Min. lot size -	none
Min. lot width -	none
Distance between main buildings -	none
Building Height -	3 stories, 39'

District Set-backs

Residential Collector Road - 20' min.

Primary Land Uses

Single Family Attached and Detached Homes
Parks

SCALE: 1"=1200'-0"

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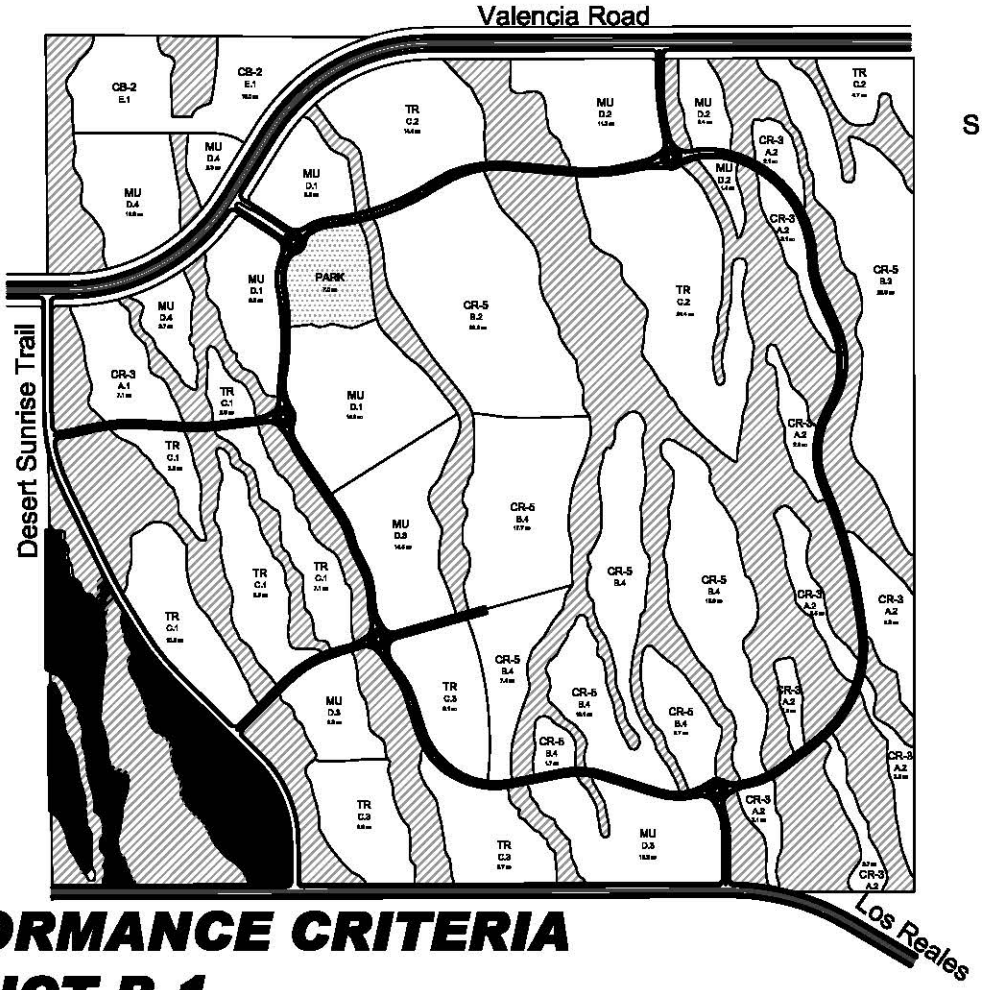


PERFORMANCE CRITERIA
DISTRICT B.1

Residential

Zoning -	SP/CR-5
Area -	27.7 acres
Min. Density -	111 DU
Mid. Target Density -	222 DU
Max. Target Density -	244 DU
Min. lot size -	3000 sf
Min. lot width -	40'
Building height-	5 stories, 63'

Residential (individual)

Lots - 10' Front setbacks for architectural projections, porches, liveable space, and side-loaded garages. 20' setbacks for front-loaded garages

FAR - 5:1

Non-residential

Min. lot size -	none
Min. lot width -	none
Distance between main buildings -	none
Building Height -	5 stories, 63'

District Set-backs

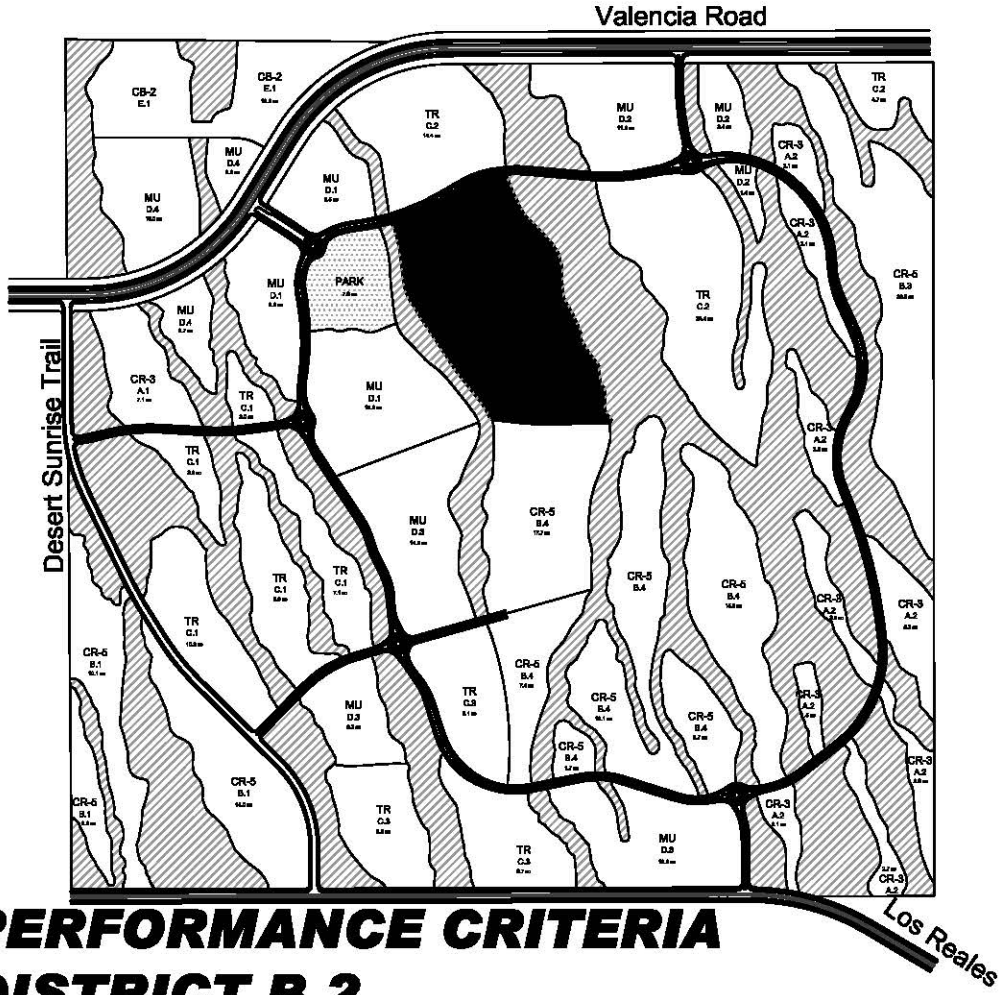
Desert Sunrise Trail -	20' min.
Residential Collector Road -	10' min.

Primary Land Uses

Single Family Attached and Detached Homes
Multi-family Attached Homes
Assisted Living facilities
Parks

SCALE: 1"=1200'–0"

0 1200'



SP/Open Space

PERFORMANCE CRITERIA DISTRICT B.2

Residential

Zoning -	SP/CR-5
Area -	29.6 acres
Min. Density -	38 DU
Mid. Target Density -	237 DU
Max. Target Density -	260 DU
Min. lot size -	3,000 sf
Min. lot width -	40'
Building height -	3 stories, 39'

Residential (individual)

Lots -	10' Front setbacks for architectural projections, porches, liveable space, and side-loaded garages. 20' setbacks for front-loaded garages
FAR -	3:1

This parcel is planned for community uses, however this District can receive density transfers, as all Districts can.

Non-residential

Min. lot size -	none
Min. lot width -	none
Distance between main buildings -	none
Building Height -	5 stories, 63'

District Set-backs

Residential Collector Road - 10' min.

Primary Land Uses

Churches, synagogues, temples, chapels, or similar places of worship and related facilities
Community facilities, such as a library, community center, child care, school
Single Family Attached and Detached Homes
Multi-Family Attached Homes
Parks, Public and Private
Assisted Living Facilities
Live/Work Units

SCALE: 1"=1200'-0"
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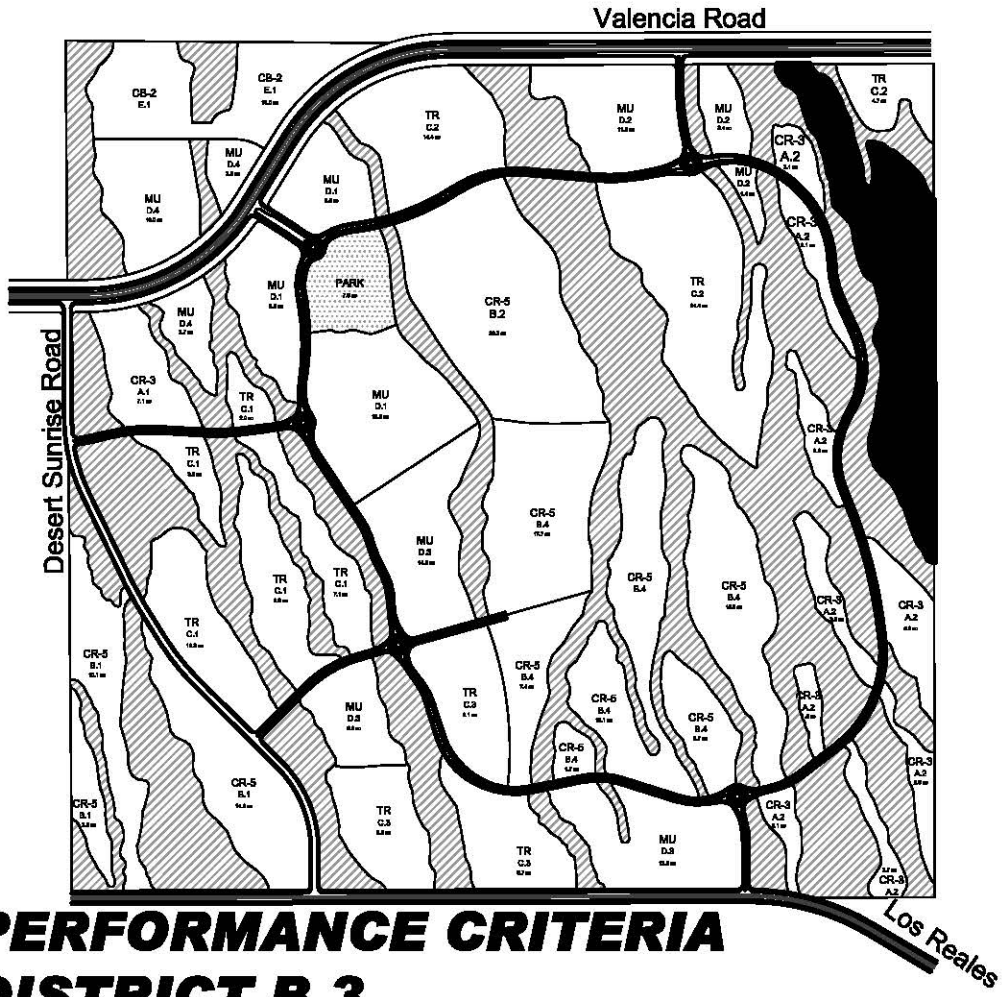


SP/Open Space

PERFORMANCE CRITERIA
DISTRICT B.3

Residential

Zoning -	SP/CR-5
Area -	27.4 acres
Min. Density -	110 DU
Mid. Target Density -	219 DU
Max. Target Density -	241 DU
Min. lot size -	3000 sf
Min. lot width -	40'
Building height -	3 stories, 39'

Non-residential

Min. lot size -	none
Min. lot width -	none
Distance between main buildings -	none
Building Height -	3 stories, 39'

District Set-backs

Valencia Road -	30' min.
Residential Collector Road -	10' min.
East Property line set-back -	none

Residential (individual)

Lots - 10' Front setbacks for architectural projections, porches, liveable space, and side-loaded garages. 20' setbacks for front-loaded garages

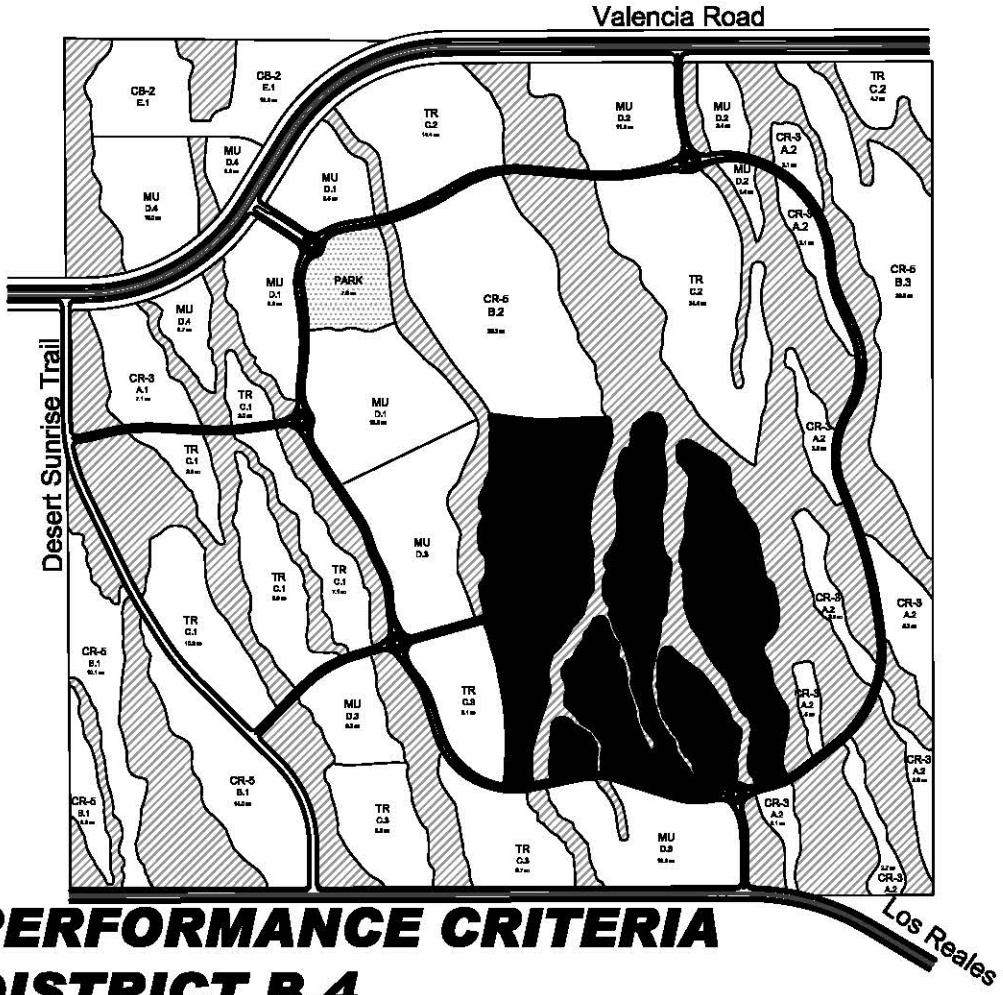
FAR 3:1

Primary Land Uses

Single Family Attached and Detached Homes
Multi-Family Attached Homes
Assisted Living Facilities
Health Care Center, Park

SCALE: 1"=1200'-0"

0 1200'



PERFORMANCE CRITERIA
DISTRICT B.4

Residential

Zoning -	SP/CR-5
Area -	66.5 acres
Min. Density -	266 DU
Mid. Target Density -	532 DU
Max. Target Density -	585 DU
Min. lot size -	3000 sf
Min. width -	40'
Building height -	4 stories, 51'

Non-residential

Min. lot size -	none
Min. lot width -	none
Distance between main buildings -	none
Building Height -	4 stories, 51'

District Set-backs

Residential Collector Road - 10'

Residential (individual)

Lots - 10' Front setbacks for architectural projections, porches, liveable space, and side-loaded garages. 20' setbacks for front-loaded garages

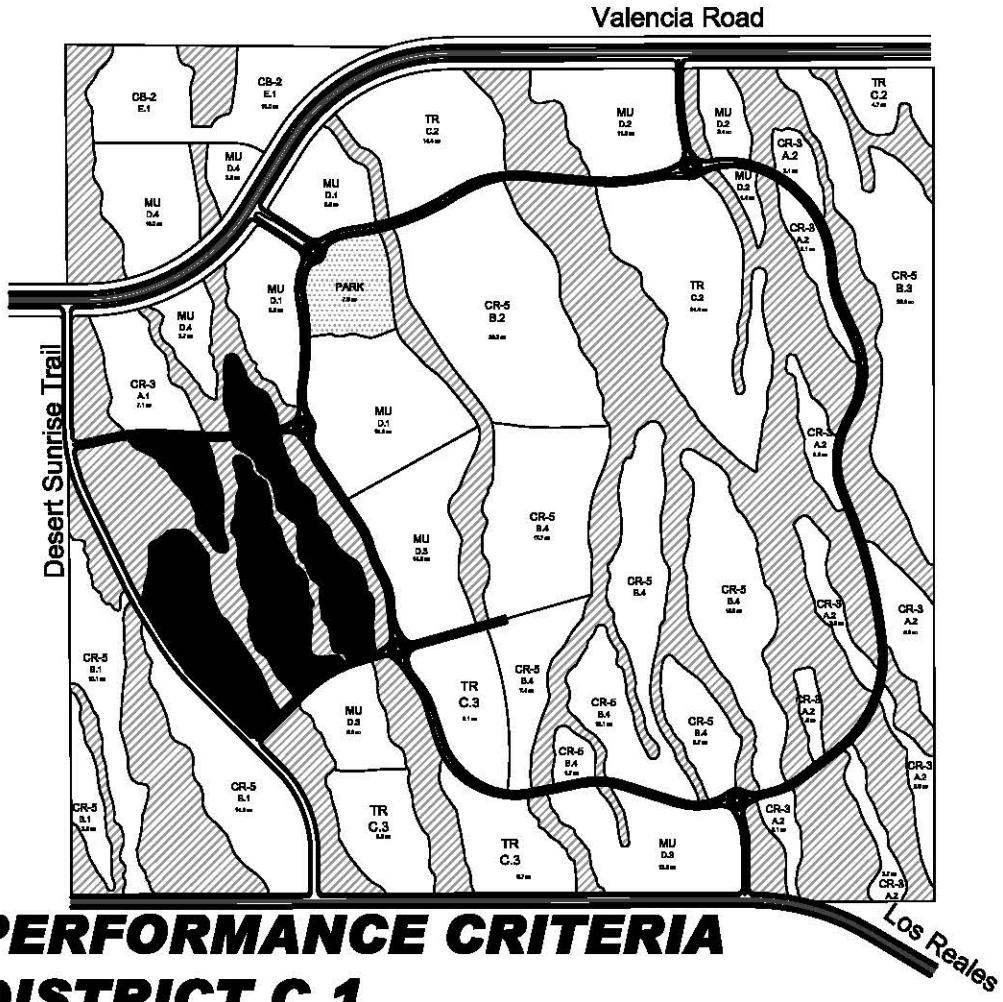
FAR - 4:1

Primary Land Uses

School, Church, Community Facilities
Single Family Attached and Detached Homes
Multi-Family Attached Homes
Assisted Living Facilities
Live/Work Units
Health Care Center
Parks

SCALE: 1"=1200'-0"

0 1200'



PERFORMANCE CRITERIA
DISTRICT C.1

Residential

Zoning -	SP/TR
Area -	32.1 acres
Min. Density -	385 DU
Mid. Target Density -	449 DU
Max. Target Density -	494 DU
Min. lot size -	1000 sf
Min. lot width -	25'
Building height -	5 stories, 63'

Residential (individual)

Lots - 10' Front setbacks for architectural projections, porches, liveable space, and side-loaded garages. 20' setbacks for front-loaded garages

FAR - 4:1

Non-residential

Min. lot size -	none
Min. lot width -	none
Distance between main buildings -	none
Building Height -	5 stories, 63'

District Set-backs

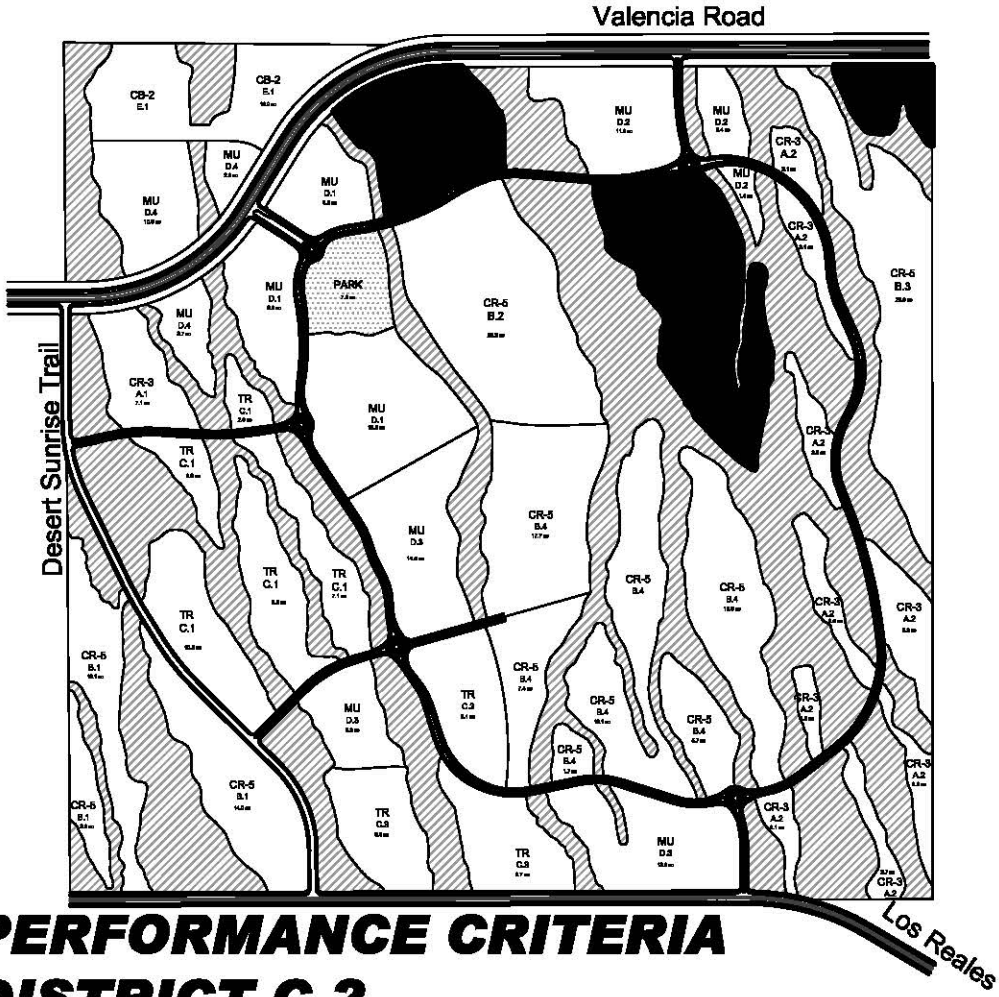
Desert Sunrise Trail -	10'
Residential Collector Road -	10'

Primary Land Uses

Seasonal rental or time-share units
Single Family Attached and Detached Homes
Multi-Family Attached Homes,Assisted Living Facilities,Offices, Live/Work Units, Hospital or clinic
Child care center, Private club or lodge
Playground or athletic field
Parks

SCALE: 1"=1200'-0"

0 1200'



SP/Open Space

PERFORMANCE CRITERIA
DISTRICT C.2

Residential

Zoning -	SP/TR
Area -	46.5 acres
Min. Density -	558 DU
Mid. Target Density -	651 DU
Max. Target Density -	716 DU
Min. lot size -	1000 sf
Min. lot width -	25'
Building height -	3 stories, 39'

Non-residential

Min. lot size -	none
Min. lot width -	none
Distance between main buildings -	none
Building Height -	3 stories, 39'

District Set-backs

Valencia Road -	10' min.
Residential Collector Road -	10' min.

Residential (individual)

Lots -	10' Front setbacks for architectural projections, porches, liveable space, and side-loaded garages. 20' setbacks for front-loaded garages
FAR	3:1

Primary Land Uses

Seasonal rental or time-share units
Single Family Attached and Detached Homes
Multi-Family Attached Homes
Assisted Living Facilities
Offices
Live/Work Units
Hospital or clinic
Child care center
Private club or lodge
Playground or athletic field
Parks

SCALE: 1"=1200'-0"

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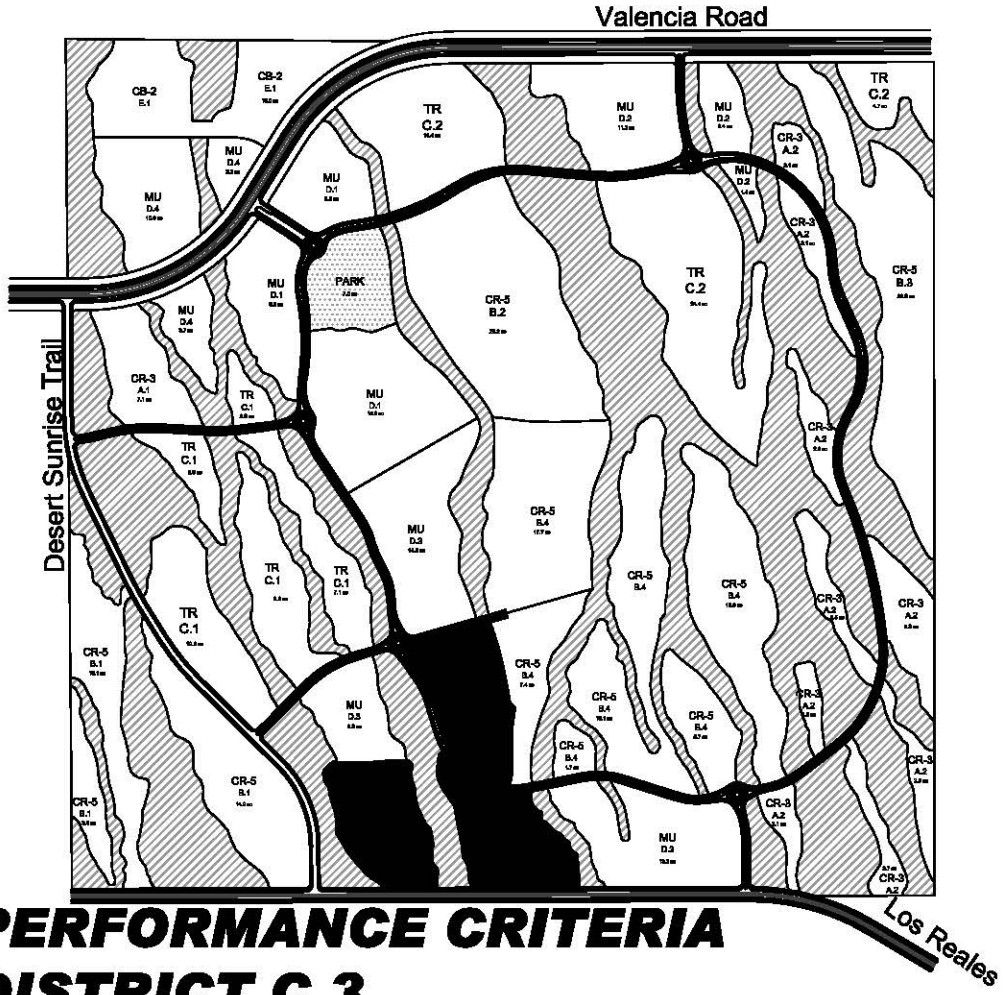


PERFORMANCE CRITERIA
DISTRICT C.3

Residential

Zoning -	SP/TR
Area -	27.7 acres
Min.Density -	332 DU
Mid. Target Density -	388 DU
Max. Target Density -	427 DU
Min. lot size -	1000 sf
Min.lot width -	25'
Building height -	7 stories, 84'

Non-residential

Min. lot size -	none
Min. lot width -	none
Distance between main buildings -	none
Building Height -	7 stories, 84'

District Set-backs

Los Reales -	10' min.
Residential Collector Road -	10' min.

Residential (individual)

Lots - 10' Front setbacks for architectural projections, porches, liveable space, and side-loaded garages. 20' setbacks for front-loaded garages

FAR 7:1

Primary Land Uses

Seasonal rental or time-share units
Single Family Attached and Detached Homes
Multi-Family Attached Homes
Assisted Living Facilities
Offices
Live/Work Units
Hospital or clinic
Child care center
Private club or lodge
Playground or athletic field, Parks

SCALE: 1"=1200'-0"

0 1200'

Chapter 18.25 - CR-3 Single Residence Zone

18.25.010
Permitted uses.
A. Uses permitted:

1. All uses as permitted in Section 18.09.020A (General Residential and Rural Zoning Provisions), and as stipulated in Part 3, Section 5.b of the Pomegranate Farms Specific Plan.

~~2. Temporary trailer or mobile or manufactured home: In accordance with Section 18.17.020A2 (SR Suburban Ranch Zone);~~

3. Agriculture and horticulture, flower and vegetable gardening, nursery or greenhouse used only for propagation and culture and not for retail sales;

~~4. The keeping of small animals, such as rabbits, chickens, but not cockerels, and not for commercial purposes, provided not more than twenty-four such animals per eight thousand square feet of lot area are kept;~~

5. College or governmental structure: In accordance with Section 18.17.030C6 (SR Suburban Ranch Zone);

6. Community service agency: In accordance with Section 18.17.030C7 (SR Suburban Ranch Zone);

7. Library: In accordance with Section 18.17.030B1 (SR Suburban Ranch Zone);

8. Playground or athletic field: In accordance with Section 18.17.030B2 (SR Suburban Ranch Zone);

9. Community storage garage, provided:

a. Said garage is used for the storage of private passenger vehicles only, and

b. The entrances and exits for said garage are on a public alley or directly abut a public street;

10. Temporary real estate office: In accordance with Section 18.17.020A8 (SR Suburban Ranch Zone);

~~11. Transitional use where side of lot abuts a business or industrial zone: Any residential use permitted in Section 18.27.010 (CR-4 Mixed-dwelling Type Zone), including CR-4 area and yard requirements, provided such use extends not more than one hundred twenty feet or two lots, whichever is the lesser, from the zone boundary;~~

12. Museum: In accordance with Section 18.17.030D2 (SR Suburban Ranch Zone). (Ord. 1998-36 § 9, 1998; Ord. 1986-125 § 1 (part), 1986; Ord. 1985-153 § 1 (part), 1985; Ord. 1985-82 (part), 1985)

18.25.030
Development standards-General.

A. Minimum lot area: ~~Eight thousand square feet.~~ Three thousand five hundred (3,500) square feet.

B. Minimum area per dwelling unit: ~~Eight thousand square feet.~~ (Three thousand five hundred 3,500) square feet.

C. Minimum lot width: ~~Sixty feet~~. Forty (40) feet.

D. Minimum yard requirements:

1. Front: Twenty feet; setbacks for architectural projections, porches and livable space of residences ten feet;
2. Side: ~~Eight feet each;~~ Zero (0) Feet minimum, six feet total;
3. Rear: ~~Twenty-five feet.~~ Ten (10) feet.

E. Building height limitations:
1. Maximum height: ~~Thirty-four feet;~~ See Performance Criteria for the District;
2. Maximum stories: ~~Two.~~ See Performance Criteria for the District;

F. Minimum distance between main buildings: Sixteen feet, except as required in Section 18.09.020D (General Residential and Rural Zoning Provisions) for a rear dwelling.

G. Buildable area: Not to exceed ~~forty percent~~ sixty (60) percent of the lot for the primary structure. ~~of the lot, including all structures, except swimming pools.~~

18.25.040

Development standards-Accessory buildings and accessory structures.

A. Permitted coverage: ~~Five~~ Ten (10) percent of lot area;

B. Maximum height: Twelve feet, except for accessory dwelling units or office, twenty feet.

C. Minimum distance standards:
1. To front lot line: Fifty feet;
2. To side lot lines: Four feet, twenty feet if used for small animals;
3. To rear lot line: Four feet, twenty feet if used for small animals. (Ord. 2004-59 § 13; Ord. 1988-151 § 1 (part), 1988; Ord. 1985-82 (part), 1985)

Chapter 18.29 - CR-5 Multiple Residence Zone

18.29.010

Permitted uses.

A. Any use as permitted in Section 18.27.010 (CR-4 Mixed-Dwelling Type Zone), and as stipulated in Part 3, Section 5.b of the Pomegranate Farms Specific Plan.

(Ord. 1985-82 (part), 1985)

18.29.030

Development Standards-General.

A. Minimum site area: ~~Six thousand~~ Three thousand (3000) square feet:

B. Minimum setbacks:

1. Front: Twenty; setbacks for architectural projections, porches and livable space of residences ten feet;

2. Side: ~~Ten feet each~~ Zero minimum for one side, six (6) feet total:

3. Rear: Ten feet.

C. Average area per dwelling unit:

1. Single detached dwelling: ~~Six thousand~~ Three thousand (3,000) square feet;

2. Duplex, condominium, townhouse, apartment, or other multiple dwellings developments: Two thousand square feet.

D. Maximum lot coverage:

1. ~~Fifty~~ Sixty (60) percent for main buildings.

2. Sixty percent for one story dwelling units.

E. Minimum setback requirements: None. Zero lot-line siting of dwelling units on individual lots is permissible, subject to Pima County building codes (Title 15).

F. Building height limitations:

1. Maximum height: ~~Thirty-four~~; ~~and~~ See Performance Criteria for the District;

~~2. In all areas restricted by the hillside development zone (Chapter 18.61, HD Hillside Development Zone), no building shall exceed two stories;~~

~~3. In areas designated as historic zones (Chapter 18.63, Historic Zone) no buildings shall exceed two stories.~~

G. Minimum distance between main multiple dwelling buildings: Ten feet. (Ord. 2005-1 § 3, 2005; Ord. 2004-7 § 2, 2004; Ord. 1995-42 § 2, 1995; Ord. 1985-82 (part), 1985)

18.29.040

Development standards-Accessory buildings and accessory structures.

A. Permitted coverage: ~~Five~~ Maximum ten (10) percent of the individual lot area.

B. Maximum height: Twelve feet, except for accessory dwelling units or office, twenty feet.

Chapter 18.31 TR Transitional Zone

18.31.010

Permitted uses.

A. Any use as permitted in Sections 18.25.010 (CR-3 Single Residence Zone), 18.27.010 (CR-4 Mixed-Dwelling Type Zone) and 18.29.010 (CR-5 Multiple Residence Zone), and as stipulated in Part 3, Section 5.b of the Pomegranate Farms Specific Plan.

18.31.030

Development standards-Residential.

A. Minimum lot or site area:

1. Single-family detached dwelling unit minimum lot area: ~~Four thousand five hundred~~ One thousand (1,000) square feet;

2. Duplex condominium, townhouse, apartment, or other multiple dwelling unit development minimum site area: ~~Ten thousand square feet~~. None.

B. ~~Minimum~~ Average per dwelling unit:

1. Duplex, condominium, townhouse, apartment, or other multiple dwelling unit: One thousand square feet.

C. Minimum lot or site width:

1. Single-family detached dwelling unit minimum lot width: ~~Forty feet~~ Twenty five (25) feet;

2. Duplex, condominium, townhouse, apartment, or other multiple dwelling unit development minimum site width: ~~Sixty feet~~ . None.

D. Minimum lot ~~or site~~ setback requirements:

1. Single-family detached dwelling unit minimum lot setbacks:

a. Front: Twenty; setbacks for architectural projections, porches and livable space of residences ten (10) feet;

b. Side: None. Zero lot-line siting of dwelling units on individual lots is permissible, subject to Pima County Building Codes (Title 15);

c. Rear: Ten feet.

2. Duplex, condominium, townhouse, apartment, or other multiple dwelling unit development minimum site setbacks:

a. Front: Twenty feet; setbacks for architectural projections, porches and livable space of residences three (3) feet;

b. Side: Seven feet each;

c. Rear: ~~Twenty-five ten~~ (10) feet.

E. Building height limitations:

1. Maximum height: ~~Thirty-four ; and~~ See Performance Criteria for the District;

~~2. In areas restricted by the hillside development zone (Chapter 18.61, HD Hillside Development Zone), no building shall exceed two stories; and~~

~~3. In areas designated as historic zones (Chapter 18.63, Historic Zone) no buildings shall exceed two stories; and~~

~~4. For all conditionally approved rezonings that do not have an ordinance for TR, if a third story is requested within the thirty-four-foot height limit, approval shall be requested at a noticed board of supervisor's public hearing.~~

F. Minimum distance between main multiple dwelling buildings: Fourteen feet. (Ord. 2005-1 § 4 (part), 2005; Ord. 1995-42 § 3 (part), 1995; Ord. 1992-60 § 1, 1992; Ord. 1985-82 (part), 1985)

18.31.040

~~**Development standards-Nonresidential.**~~

~~A. Minimum site area: None.~~

~~B. Minimum site width: Sixty feet.~~

~~C. Minimum site setback requirements:~~

~~1. Front: Twenty feet;~~

~~2. Side: Seven feet each;~~

~~3. Rear: Twenty-five feet.~~

~~D. Building height limitations:~~

~~1. Maximum height: Thirty-four feet; and~~

~~2. In areas restricted by the hillside development zone (Chapter 18.61, HD Hillside Development Zone), no building shall exceed two stories; and~~

~~3. In areas designated as historic zones (Chapter 18.63, Historic Zone) no buildings shall exceed two stories; and~~

~~4. For all conditionally approved rezonings that do not have an ordinance for TR, if a third story is requested within the thirty-four-foot height limit, approval shall be requested at a noticed board of supervisor's public hearing. (Ord. 2005-1 § 4 (part), 2005; Ord. 1995-42 § 3 (part), 1995; Ord. 1985-82 (part), 1985)~~

18.31.050

Development standards-Accessory buildings and accessory structures.

A. Permitted coverage:

1. Residential: Five percent of the lot area.

2. Non-residential: Forty percent of the minimum rear yard area plus fifty percent of any additional space in the rear of the principle building.

B. Maximum height: Twenty-four feet.

C. Minimum distance standards:

1. To front lot line: ~~Sixty~~ Twenty (20) feet;

2. To side lot lines: Four feet;

3. To rear lot line:

a. Four feet if building is not used for poultry or animals,

b. Fifteen feet if building is used for poultry or animals. (Ord. 2004-59 § 16, 2004; Ord. 1985-82 (part), 1985)

III-6 Commercial District

The commercial District, sixteen acres at the northwest corner of the site is designed to respond to opportunities and constraints discussed within the Site Analysis Section related to the Pomegranate Farms Planned Community. District standards are intended to promote stable, functional and diverse commercial areas that meet the shopping needs of area residents. The specific deletions and additions to the Pima County Code can be found in this section. See also the Performance Criteria for District E.1.

Chapter 18.45 CB-2 GENERAL BUSINESS ZONE

18.45.030

Permitted uses.

The table of uses permitted in the Mixed Use zone and in the Table below supersedes the permitted uses in the Pima County Zoning Code in this Section, and are allowed in the SP/CB-2 zone. Residential uses are not permitted.

~~A. Any uses as permitted in Section 18.31.010 (TR Transitional Zone) and in Section 18.43.030 (CB-1 Local Business Zone) excluding single family detached dwelling units unless either:~~

~~1. On property zoned CB-2 prior to November 23, 2004;~~

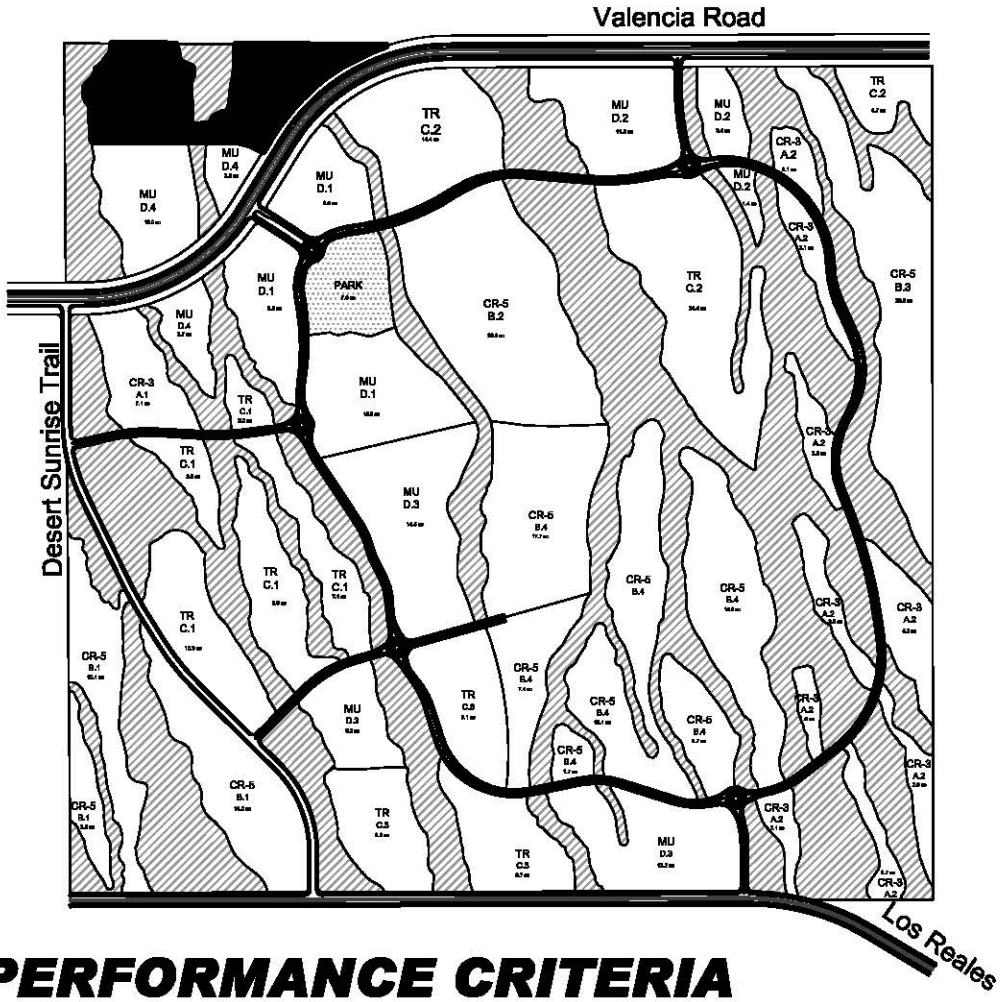
~~2. On property conditionally approved for CB-2 zoning prior to November 23, 2004; or~~

~~3. As part of a mixed residential, non-residential development on one site.~~

Table 6 CB-2 District Additional Permitted Uses

Land Use	CB-2
A. Permitted primary uses:	P
Administrative and professional offices;	P
Apparel (clothing and other products manufactured from textiles);	P
Art needlework and hand weaving;	P
Communication towers	C
Manufacture of:	
Cameras and other photographic equipment and supplies,	P
Dentures and drugs,	P
Jewelry,	P
Leather products: Including shoes and machine belting (excluding tanning),	P
Luggage,	P
Musical instruments,	P
Orthopedic and medical supplies (such as artificial limbs, braces, supports and stretchers),	P
Small paper products (such as envelopes, stationery, bags, boxes and wallpaper printing),	P
Plastic products: But not including the processing of the raw material,	P

Precision instruments (such as optical, medical and drafting),	P
Silverware, plate and sterling,	P
Sporting and athletic equipment,	P
Toys;	P
Manufacture and assembly of electrical and electronic products;	P
Manufacture and packaging of beverage products;	P
Manufacture and service of data systems;	P
Ink mixing and packaging and inked ribbons;	P
Laboratories: Medical, dental, research, experimental and testing;	P
Printing, newspaper publishing and binding: Including engraving and photo-engraving;	P
Soap and detergents: Packaging only;	P
Warehousing;	P
Wholesale business and storage;	P
Any other manufacturing uses that are similar to those listed above;	P
The board of supervisors may add other uses as necessary in addition to the established list.	P
Restaurant facilities, provided such use is accessory to an industrial facility;	P
Recycling Collection Point & Recycling Center	P
Child care centers;	P
Banking or financial facilities, (except non-chartered financial institutions);	P



SP/Open Space

PERFORMANCE CRITERIA
DISTRICT E.1

Commercial

Zoning -	SP/CB-2 General Business
Area -	16 acres
Min.Density -	n/a
Mid. Target	n/a
Max Target	n/a
Min. lot size -	None
Min. width -	None
Building height -	3 stories, 39'
FAR	2:1

Primary Land Uses

CPI - Campus Park Industrial Parks

Retail Buisnesses, CB-1, CB-2.

District Set-backs

Valencia Road -	10' min.
Residential Collector Road -	20' min.
North property line -	10' min.
Adjacent Residential -	30' min.

SCALE: 1"=1200'-0"

0 1200'

III-7 Mixed Use Zoning District

a. Purpose and Intent

The Mixed Use Zoning District described below is intended to respond to the opportunities and constraints of the site, as well as respond to the demand for goods and services affiliated with the demographic projections for the planned community at build-out. The Mixed Use Zoning District is intended to accommodate a mix of commercial, employment, and residential uses. The proposed SP/MU zoning District hereby supersedes the Pima County Mixed Use Zoning District in its entirety. Residential performance criteria for the SP/MU District shall adhere to the SP/TR criteria.

To encourage the co-location of commercial services, business opportunities and higher density housing, the mixed use land use District has been established. Within this District, this Specific Plan designates the service areas intended to address the community demand for goods and services within the southwest area. These areas are accessed through multimodal transportation via the trails and paths that connect with the planned residential neighborhoods (to promote walking and bicycling). The service areas also encourage a higher residential density to support future opportunities for public transit service. See this section for Mixed Use Land Uses.

Although up to seven stories is allowed in both the SP/TR and the MU zone, appropriate, well-designed building massing is required. To accomplish this, 20% of a building area may reach a height of seven stories, 20% may build to 5-6 story height, 20% may build to a 3-4 story height, and 20% may be 1-2 stories. These percentages are recommendations, if the developer can demonstrate to the Design Review Committee that well-designed building massing is achieved, the percentages may be adjusted. A variety of building forms assists with a well-designed mixed use area. See the Performance Criteria graphics to identify how tall a building can be in each District.

Mixed use development reduces commuting distances, and encourages people to bike or walk to where they need to shop or work. The pedestrian trails and streetscape will be designed to create pleasant walkable and bicycle friendly Districts.

See pages 53 – 55 for conceptual graphics of the Mixed Use area.

Table 4, Density Calculations identifies the proposed split of residential development (by target number of units) and gross

acreage nonresidential uses. Project approved intensity (non-residential acreage) may be transferred between the Mixed Use Districts throughout the project as necessary to meet the employment, entertainment and retail demands of the project population.

b. Permitted Primary, Conditional and Accessory Uses for SP/MU

Table 7 Mixed Use District Permitted Uses, provides a list of the permitted uses for the Pomegranate Farms Specific Plan.

c. Non-Residential Development Standards

The Pomegranate Farms Specific Plan SP/MU zone shall adhere to the development standards provided within the Performance Criteria listed for the MU Districts (D). The Mixed Use zoning District listed above is designed to respond to opportunities and constraints of the site, as well as respond to demographic projections for the Pomegranate Farms community at build-out. The Mixed Use District standards have been developed to regulate development standards for all development within the Mixed Use Zoning Districts of the Pomegranate Farms Specific Plan.

Table 7 - Mixed Use District Permitted Uses

This table provides regulatory provisions affiliated with permitted Principle uses (P), permitted Conditional uses (C), permitted Accessory uses (A), and uses not permitted

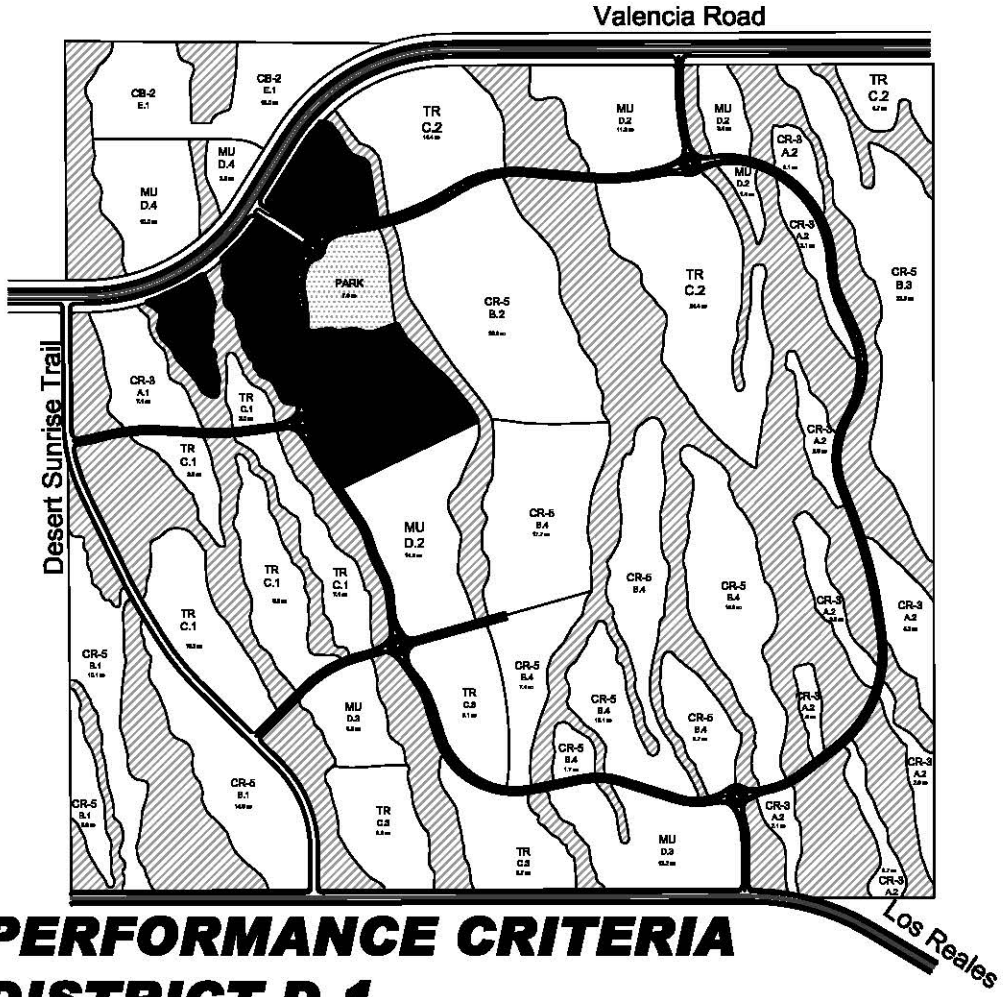
Land Use	SP/MU
Administrative, Medical and Professional Offices	P
Air Conditioning, Heating and Ventilation Supplies	P
Amusement and Recreation Facility (enclosed structure), Including billiard or pool hall, bowling alley, dance hall gymnasium, penny arcade or shooting gallery, sports arena	P
Amusement and Recreation Facility (outdoor) archery range, miniature golf or practice driving or putting range, games of skill or science, pony riding ring without stables, swimming pool or commercial beach or bathhouse, tennis courts	P
Antique Store	P
Apparel Store	P

Art Needlework or Hand-Weaving Establishment	P
Art Gallery or Store	P
Auction, Public (no animals)	C
Auditorium or Assembly Hall	P
Auto Mechanic Repair	P
Auto Rental Garage	P
Automobile Accessories, Parts and Supplies	P
Automobile Sales and Rental	P
Bakery	P
Bank	P
Bar, Tavern, Lounge or establishment that serves alcoholic beverages for consumptions on premises	P
Barber Shop	P
Baths: Turkish, Swedish, Steam etc.	C
Beauty Shop	P
Billboard	⊘
Bicycle Shop	P
Billiards or Pool hall	P
Blueprinting	P
Boats: Storage or Rental	P
Book, Newspaper, or Magazine Store	P
Burglar Alarm Service	P
Cafe or Lunchroom	P
Catering Service	P
Cemetery or Crematory	⊘
Child Care Centers	P
Church	P
Cigar Store	P
Cleaning, Dyeing, Laundry Collection Agency	P
Club: Athletic, private, social, sports or recreational (except sport stadiums or fields)	P
Clothing or Accessory Sales	P
Cocktail Lounge	P
Communication towers	C
Confectionery Store	P
Contractor's Equipment or Machinery	C
Custom Dressmaking Milliner	P
Custom Weaving or Mending	P
Dealer in Coins Stamps or Similar Collector's	P
Delicatessen	P
Dental Laboratory	P
Department Store	P
Drive In Theater	⊘
Drugstore	P

Dry Goods or Notions Store	P
Fair, Carnival or Tent Show	C
Farm Equipment or Machinery.	C
Feed Store: No sale or storage of hay	C
Fix-it Shop, Small Appliances	P
Florist Shop	P
Food and Beverage Vendor Carts	A
Fortune Telling	C
Frozen Food Locker	P
Fruit or Vegetable Store	P
Furniture Store	P
Garage: For commercial use only	P
Gasoline Service Station	P
Grocery Store	P
Gymnasium	P
Hardware Store	P
Hospital or Medical Clinic	P
Hotel or Motel	P
House Furnishing Store	P
Ice Cream Store	P
Ice Station	P
Industrial or Trade School	P
Ink Mixing and Packaging of Ink Ribbons	P
Interior Decorator	P
Jewelry and Watch Repair	P
Jewelry Store	P
Kennels	🚫
Large Scale Retail Establishment	P
Laboratories: Medical, Dental Research Experimental and Testing	P
Laundromat	P
Lawn Mower Repair	P
Library: Rental or Public	P
Living Quarters for Night Guards	P
Lumberyard Retail	C
Manufacture of Cameras and other photographic equipment, dentures and drugs, jewelry, leather products, luggage, musical instruments, orthopedic and medical supplies, small paper products, plastic products, precision instruments, silverware, plates and sterlings, sporting and athletic equipment, toys	C
Manufacture and assembly of electrical and electronic equipment	C
Manufacture and packaging of beverage products	C

Manufacturing and service of data systems	C
Massage Establishment	P
Mattress Shop	P
Meat, Fish or Dressed Poultry Market, provided not live poultry are kept on premises	P
Mechanical and Electronic Game Arcade	P
Medical Laboratory	P
Messenger Office	P
Mortuary or Embalming Establishment	🚫
Motorcycle or motor scooter repair or storage	P
Music, Phonographic or Radio Store	P
Nightclub	P
Novelty Shop	P
Office Equipment Sales	P
Office: Business, Professional or Semi-Professional	P
Orthopedic Appliances	P
Oxygen Equipment: Rental or Distribution	P
Painting Equipment and Supplies	P
Pawn Shop	🚫
Pet Grooming	P
Pet Shop	P
Photographic Studio	P
Photographic Supply Store	P
Plant Nursery	P
Plastic or Plastic Products Wholesale or Assembly	C
Plumbing Fixtures and Supplies	P
Postal Station	P
Pressing Establishment	P
Printing, Newspaper publishing and Binding	C
Public Utility Service Yard	C
Recording Studio or Sound Score Production	C
Recreational Facilities	P
Recycling Collection Point	P
Reducing Salon, not to include massage establishments	P
Refreshment Stand	P
Religious Rescue Mission or Temporary Revival	C
Residential, Multi-Family	P
Residential, Single-Family	P
Restaurants	P
Safe Depository	P
School: Barber or Beauty Culture	P
School: Business	P
School: College or University	P
School: Dancing	P

School: Dramatic	P
School: Handicraft, Painting or Sculpture	P
School: Music	P
School: Private, Parochial and Charter	P
Self-Service Car Wash	P
Self-Storage Facilities	C
Shoe Repair Shop	P
Shoe Store	P
Shopping Center, Neighborhood	P
Shopping Center, Regional	P
Sidewalk Sales associate with Existing Businesses, lasting no longer than three days in any thirty day period	P
Sign Paint Shop	C
Soap and Detergent: Packaging Only	C
Sporting Goods Hunting and fishing Equipment Store	P
Station: Bus or Stage	P
Stationary Store	P
Tailor Shop	P
Trade Show, Industrial Show or Exhibition	C
Warehousing	C
Wholesale Business and Store	C



PERFORMANCE CRITERIA
DISTRICT D.1

Residential

Zoning -	SP/MU
Area -	17.1 acres
% Residential	55%
Min. Density -	68 DU
Mid. Target Density -	171 DU
Max Target Density -	188 DU
Min. lot size -	1000 sf
Min. lot width -	25'
Building height -	4 stories, 48'

Residential (individual)

Lots - 10' Front setbacks for architectural projections, porches, liveable space, and side-loaded garages. 20' setbacks for front-loaded garages

FAR 4:1

Commercial

Zoning -	SP/MU
Area -	13.8 acres
% Commercial	45%
Min. lot size -	none
Min. lot width -	none
Min. lot width -	none
Building height -	4 stories, 48'

District Set-backs

Valencia Road -	10' min.
Residential Collector Road -	10' min.

Primary Land Uses

Town Center and Community uses
Single Family Attached and Detached Homes
Multi-Family Attached Homes
Assisted Living Facilities
Live/work units
Office
Commercial/retail
Playground or athletic field, Parks

SCALE: 1"=1200'-0"

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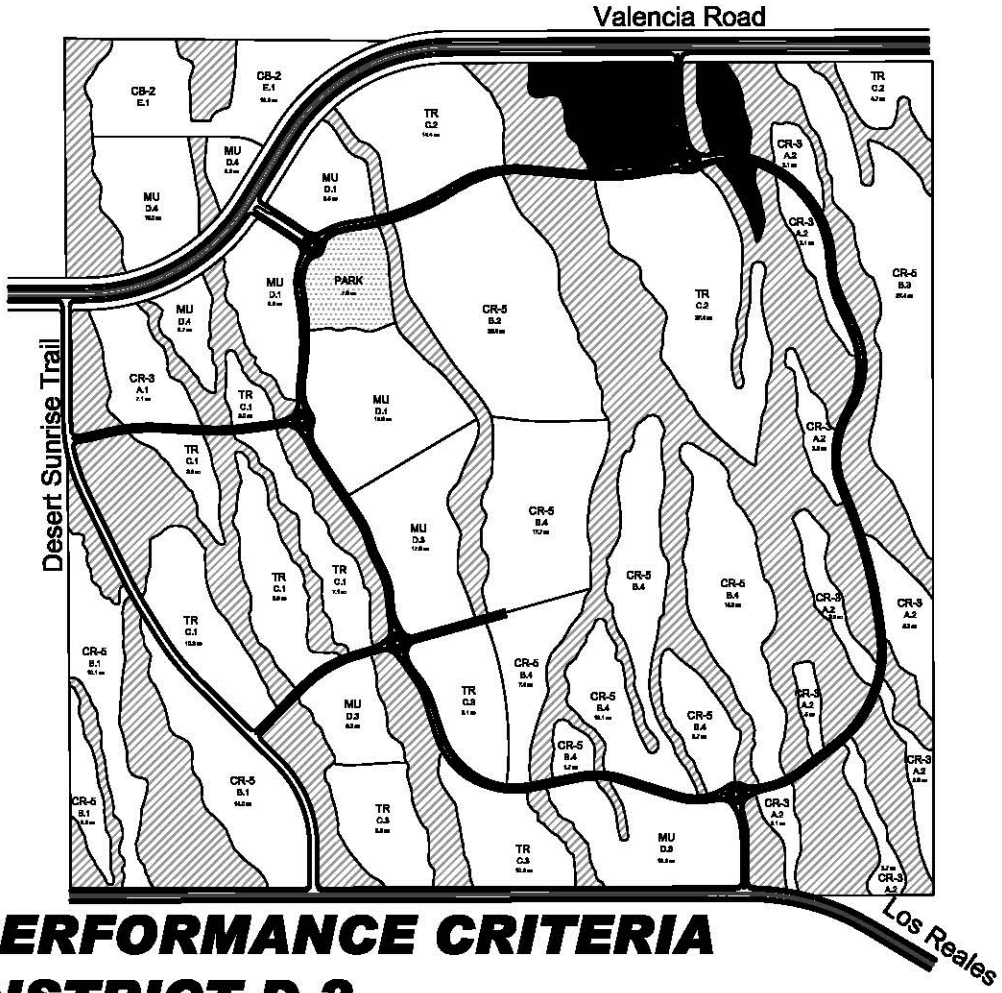

SP/Open Space

PERFORMANCE CRITERIA
DISTRICT D.2

Residential

Zoning -	SP/MU
Area -	9.6 acres
Residential %	60 %
Min. Density -	38 DU
Mid. Target Density -	96 DU
Max. Target Density -	106 DU
Min. lot size -	1000 sf
Min. width -	25'
Building height -	3 stories, 39'

Residential (individual)

Lots - 10' Front setbacks for architectural projections, porches, liveable space, and side-loaded garages.
20' setbacks,
for front-loaded garages

FAR 4:1

Commercial

Zoning -	SP/MU
Area -	6.5 acres
% Commercial	40%
Min. lot size -	none
Min. lot width -	none
Building height -	4 stories, 51'

District Set-backs

Valencia Road -	10' min.
Residential Collector Road -	10' min.

Primary Land Uses

Single Family Attached and Detached Homes
Multi-Family Attached Homes
Assisted Living Facilities
Live/work units
Office, Commercial retail
Playground or athletic field
Community facilities, such as community center, child care

SCALE: 1"=1200'-0"

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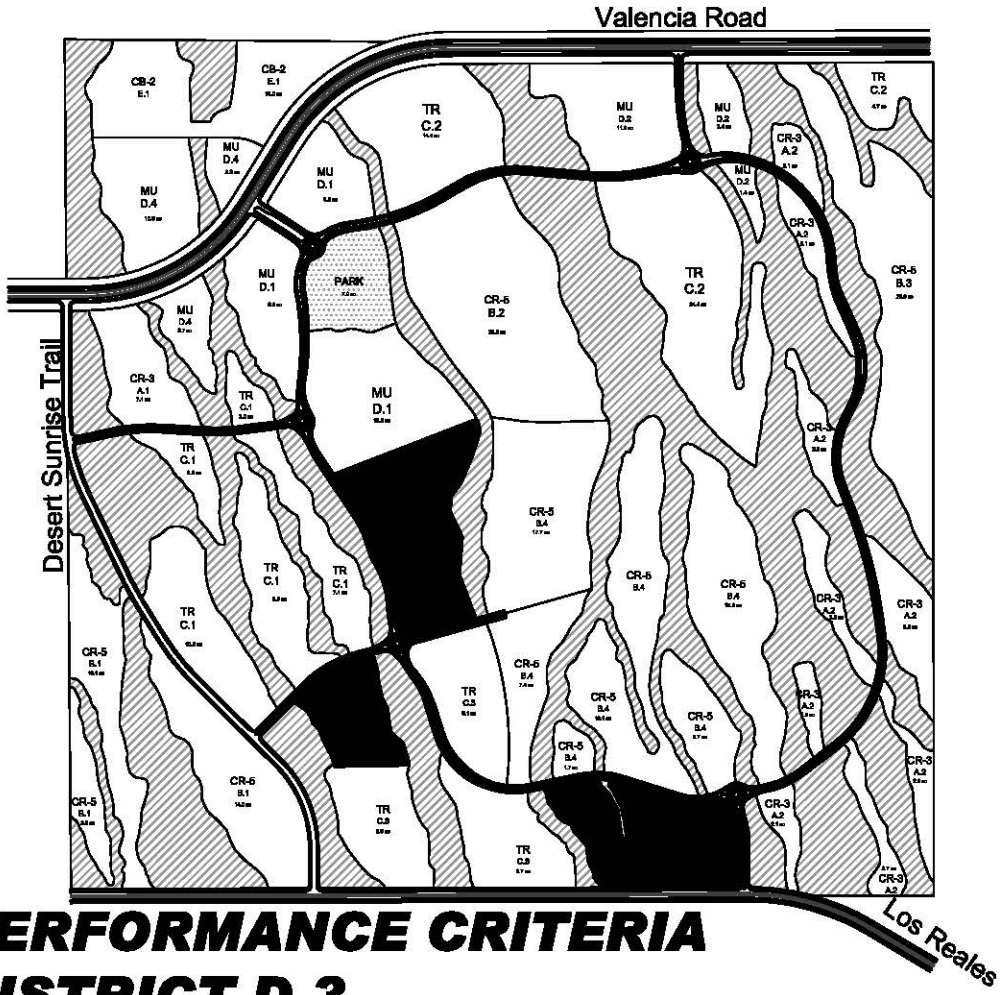

PERFORMANCE CRITERIA
DISTRICT D.3

Residential

Zoning -	SP/MU
Area -	18 acres
Residential %	51%
Min. Density -	72 DU
Mid. Target Density -	180 DU
Max. Target Density -	198 DU
Min. lot size -	1000 sf
Min. lot width -	25'
Building height -	7 stories, 84'

Residential (individual)

Lots - 10' Front setbacks for architectural projections, porches, liveable space, and side-loaded garages. 20' setbacks for front-loaded garages

FAR 7:1

Commercial

Zoning -	SP/MU
Area -	17.4 acres
% Commercial	49%
Min. lot size -	none
Min. lot width -	none
Building height -	7 stories, 84'

District Set-backs

Los Reales -	10' min.
Residential Collector Road -	10' min.

Primary Land Uses

School, Church
Single Family Attached and Detached Homes
Multi-Family Attached Homes
Assisted Living Facilities
Live/work units
Office
Commercial retail
Playground or athletic field
Parks

SCALE: 1"=1200'-0"

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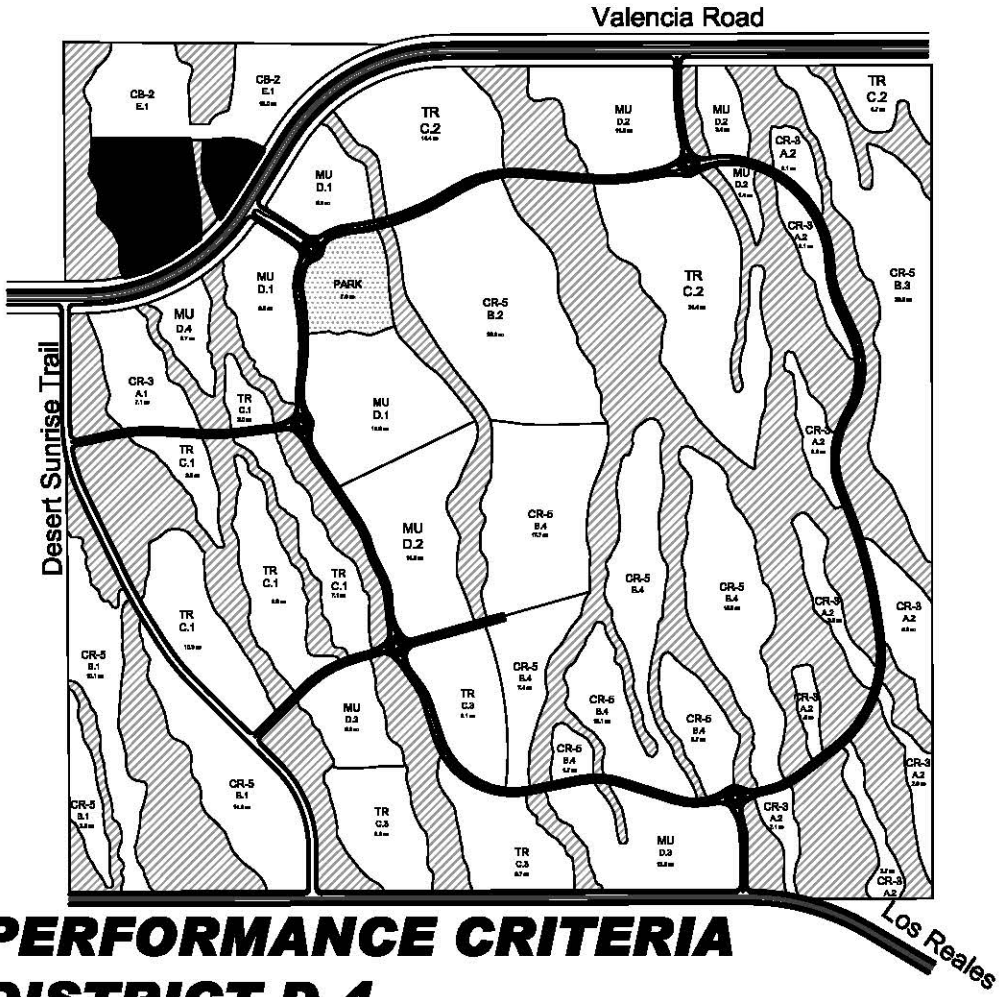

PERFORMANCE CRITERIA
DISTRICT D.4

Residential

Zoning -	SP/MU
Area -	3.7 acres
% Residential	23%
Min. Density	15 DU
Mid.Target Density	37 DU
Max. Target Density	34 DU
Min. lot size -	1000 sf
Min. lot width -	25'
Building height -	3 stories, 39'

Commercial

Zoning -	SP/MU
Area -	12.3 acres
% Commercial	77%
Min. lot size -	none
Min. lot width -	none
Distance between main buildings -	none
Building Height -	3 stories, 39'

District Set-backs

Valencia Road -	10' min.
Residential Collector Road -	10' min.

Residential (individual)

Lots - 10' Front setbacks for architectural projections, porches, liveable space, and side-loaded garages. 20' setbacks for front-loaded garages

FAR 3:1

Primary Land Uses

Single Family Attached and Detached Homes
Multi-Family Attached Homes
Assisted Living Facilities
Live/work units
Office
Commercial/retail
Playground or athletic field, Parks

SCALE: 1"=1200'-0"

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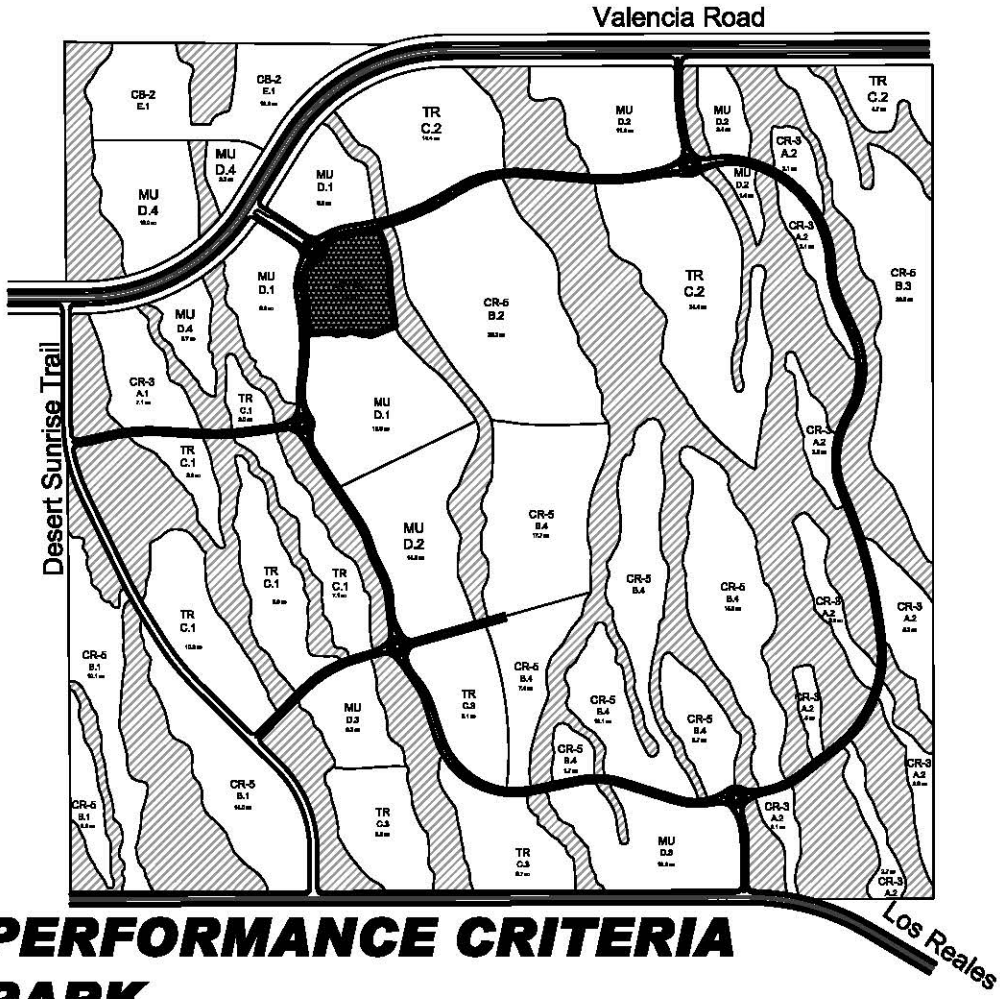

PERFORMANCE CRITERIA
PARK

Zoning -	SP/MU
Area -	7 acres
Features -	water
	electricity/solar power
	drinking fountain
	trail linkage
	signage
	fencing as needed
	landscaping/irrigation
	parking (may share with adjacent facilities)
	vehicle barriers
	4 - trash receptacles
	4 - bike racks
	6 - park benches
	security lighting
	shade structure with concrete pad (20'x28')
	6 - picnic tables with benches
	4 - BBQ grills
	basketball court (50'x90')
	playground indiviual component (2)
	playground 5 piece multi-structure
	perimeter walking path
	baseball, softball or football athletic field

SCALE: 1"=1200'-0"

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III - 8 Pomegranate Farms Specific Plan Design Standards

The Tier 1 Design Standards (including the purpose statements), as provided below, act as the basic foundation for the implementation of the goals and objectives for the design and development of the Pomegranate Farms Specific Plan.

More specific Tier 2 Design Standards shall be subsequently developed based on the Tier 1 Design Standards to effectively implement the goals and objectives of the specific plan. The Tier 2 Design Standards will be submitted and reviewed as part of the Master Block Plat review process. The standards shall be subject to approval by the Pima County Planning Official (or designated staff) prior to approval of the Master Block Plat. Planning staff shall evaluate the Tier 2 standards based on the criteria that the standards will successfully implement the Tier 1 purpose statements and standards, and the overall goals, objectives, and conditions of the specific plan.

Tier 2 Design Standards (all or in part) not approved by the Planning Official may be appealed to the Pima County Design Review Committee (PCDRC) at a regular meeting as amended herein by the addition of one committee member representing expertise in the field of sustainable development practices. The PCDRC meeting shall be otherwise in accordance with Section 18.99.030 of the Pima County Zoning Code. The PCDRC will evaluate the Tier 2 standard(s) based upon the same criteria as stated above. Individual subdivision plats and development plans submitted for County review and determined not to be in compliance with the Tier 2 design standards may also be appealed to the PCDRC as stated above.

As each District is platted, Tier 3 Design Standards may be provided that give each District a unique identity that blends in with the overall community. The implementation of these standards will be the responsibility of the Pomegranate Farms Design Review Committee (PFDRC) and HOA. A licensed design professional will be retained by the HOA as a resource. An Architectural Review Committee or Design Review Committee will be appointed by the community association board and will be responsible for revising and interpreting the application of the design Standards. The Pomegranate Farms Community CCR's will establish the review authority of the PFDRC.

Tier 1 Design Standards

Overall Purpose Statement: Promote sustainability, Smart Growth, and Green Building at Pomegranate Farms. Meet or exceed SWIP sustainability goals. Achieve a minimum LEED Silver Certification, or a score of 101 points as outlined in Pima County's *Regional Residential Green Building Rating System* for all residential buildings. Achieve a minimum LEED Silver Certification for commercial and municipal buildings and neighborhood site plans. Use a color palette, architectural style, building and landscape materials and vegetation that are appropriate for the Sonoran Desert. Create a community of mixed uses that is eclectic in its built visual character and diverse in its social network.

Design Standard Principles

The First Tier Design Standards were submitted to the County prior to the public hearing at the Planning & Zoning Commission. Guiding principles and objectives for the development of the Standards include:

Incorporate the goals of the *Southwest Infrastructure Plan* within the following framework;

"To support the County's level of stewardship in these areas, three broad sustainability goals for land uses were identified by the SWIP project team as follows:

Goal: Develop a land use plan that respects and enhances natural and cultural resources and the built environment.

Goal: Create a diverse, stable and healthy economy.

Goal: Promote a strong community where individuals, families and neighborhoods thrive from generation to generation.

A hierarchy of sustainability planning tools was then developed. These principles were highly linked and inter-connected, and are readily applied to our Sonoran desert ecosystem with its components of life, air, water, land, materials, and energy.

Sustainability strategies and objectives were then developed to further support the principles and allow for the evaluation of the development concept and infrastructure plans. The land use objectives were designed to be applied during subsequent planning and design processes, when site-specific proposals are presented.

According to the SWIP, the sustainability elements of the SWIP report support the preceding goals of a sustainable land use plan and will engender ongoing support. In this manner Pima County will benefit from the consequences of sustainability within a built environment: meaningful communal elements of integration, resilience, coordination, robustness, flexibility, livability, and dignity."[3]

The Tier 1 Design Standards implement the design intent, goals and objectives for development of Pomegranate Farms. Tier 2 Design Standards will be developed concurrent with the Master Block plat and will add additional specificity to the Tier 1 Design Standards. Tier 3 Design Standards will be dealt with differently by the Pomegranate Farms DRC.

Overall Design Objectives

These objectives promote sustainability, Smart Growth and Green Building, while meeting or exceeding SWIP sustainability goals. Each District(s) will be easily identifiable as unique, while utilizing unifying themes for Pomegranate Farms.

The following Standards apply to **all** Districts in the Pomegranate Farms Specific Plan.

1.0 District Sustainability Standards

1.1 Achieve a minimum LEED Silver Certification for commercial and municipal buildings and neighborhood site plans. Residential buildings will achieve a minimum LEED Silver Certification or a score of 101 points as outlined in Pima County's Regional *Residential Green Building Rating System*.

1.2 Develop a program to educate developers, builders and homeowners about the sustainability requirements for this community.

1.3 Incorporate solar and alternative energy components into all buildings.

a. Use municipal and commercial roof tops for solar panel installation.
b. Provide solar water heaters for residential buildings.
c. Provide stub outs for solar panel installation for residential buildings.
d. Orient buildings +/- 20% of east-west axis, as design permits.
e. Use vegetation, awnings, and building design for shade.

[3] Southwest Infrastructure Plan, Stantec (November, 2007). See Appendix 6.

1.4 Water conservation

a. Use water-efficient native and drought tolerant plants for landscape and limit turf areas.
b. Reduce water consumption by using water conserving plumbing fixtures.
c. Minimize impervious surfaces, use permeable paving materials for parking lots, trails & paths.
d. Promote resident awareness of water conservation methods.
e. Install high efficiency drip irrigation systems for commercial, municipal, residential and street landscape.

1.5 Use water harvesting and reuse grey water.

a. Incorporate water harvesting techniques in roadway medians, along the edge of roadways and in landscape areas.
b. Provide stub outs for grey water use for irrigation for residential homes.
c. Require cisterns or other water harvesting collecting devices for all commercial or municipal buildings.
d. Use water harvesting techniques to collect water from residential rooftops, where feasible.
e. Use grading techniques to direct water to existing or new vegetation.
f. Enhance the existing riparian vegetation on the site by encouraging storm water recharge and using features such as check dams to harvest storm water.

1.6 Recycling

a. Promote individual and/or community recycling systems and programs for construction debris and resident waste.
b. Develop an educational program for developers, builders, and residents on the benefits of recycling.

1.7 Protect the Green Infrastructure in the community.

a. Protect existing vegetation by fencing off during construction activities.
b. Direct run-off to existing washes.
c. Remove trash.
d. Restore under-vegetated areas through on-site salvaging or restoration.

1.8 Protect "Dark Skies". Establish a lighting program to educate developers, builders, and residents about the value of maintaining "Dark Skies" near Kitt Peak. The program will be developed with the assistance of Kitt Peak to insure that light pollution is mitigated to the greatest extent possible.

1.9 Use compact building design. Grow vertically rather than horizontally to preserve green spaces and reduce the cost of providing public facilities and services.

1.10 Promote social sustainability.

a. Use mixed land uses; residential, retail, office, and community facilities, all in one place. Create mixed residential density. Place higher densities adjacent to lower densities, to afford the opportunity to all neighbors, of all income levels, to interact with each other.
b. Offer a variety of housing opportunities and choices, which provides housing for people of all income levels, household sizes, and stages in the life cycle.
c. Establish a mechanism to collect funds from solar use, HOA dues, and voluntary transfer fees each time a residential unit is sold or resold, to be used for community programs, maintenance, facilities and to subsidize housing for educators, fire and police employees that live in the community.

2.0 Community Standards

2.1 Create a distinctive sense of place for the Pomegranate Farms planned community, while promoting diversity in design and development.

a. Create a community identity through the use of consistent materials, a community logo and branding, custom design of informational signs for way finding along public streets and the community trails system.
b. Develop standards for the site planning and architectural treatment of the community commercial centers which emphasize mixed land uses, mixed development patterns and design continuity throughout the Master Plan. Use diversity in form, material and color in building design.

2.2 Promote opportunities for community and neighborhood social interaction.

a. Locate common Open Spaces within neighborhoods in a central location to promote accessibility to residents.
b. Promote subdivision and housing design which recognizes the public street as a potential for social interaction by providing opportunities for residents to meet (one example, provide large front porches facing the street).
c. Promote the use of open fencing/walls or no fencing/walls in Districts, along Open Spaces, neighborhood parks and community parks.
d. Gated communities are not allowed.

2.3 Mixed Use neighborhoods will be unified with civic or other organizing places & features such as schools, parks, public institutions, and commercial services. Placement of organizing features will reinforce the bike-ability and walk-ability of each neighborhood.

2.4 Maximize opportunities for public exposure to common community spaces and visual access to view corridors and physical features.

a. Promote subdivision design that maximizes public exposure to open space by interfacing local streets with open space and bringing fingers of open space into the subdivisions.
b. Encourage subdivision and commercial center design that provides view corridors, which terminate on open space, the Town Center, Mixed Use Districts, architectural features, or the surrounding mountains.

2.5 Context

Residents and visitors should have a sense that each District fits within a unique context and has a sense of place that is both distinguishable and distinct. Any high-rise development should take advantage of the distant vistas of mountains, desert bajadas and/or significant buildings. Preserve the existing native plants, as much as possible, in open space for its contextual value.

a. Maximize the views of significant buildings and desert vistas in the design of the Town Center and from high-rise buildings.
b. Reflect significant architectural styles in the southwest region in the selection of architectural themes.
c. Visitors should find the Town Center interesting in appearance and buildings within these developments will be varied as much as possible, yet use unified design elements.
d. Incorporate and highlight the natural environment in architectural and landscape themes.

3.0 Transportation & Access Standards

3.1 The design of all Districts shall promote efficient vehicular circulation and easy access to parking. Parking shall be convenient to destinations and located in ways that the parking doesn't visually overwhelm the land use. To that end, the Specific Plan reduces parking requirements. Buildings, particularly entrances, will be visible and identifiable from parking areas. In all cases, pedestrian circulation shall be prioritized and featured prominently in the individual site plans. Connectivity shall be provided from project to project.

a. Design roadways and pedestrian access to provide maximum access to public transportation.
b. Depress parking areas below grade where practical.
c. Locate primary entrances on the street with secondary entrances facing parking, when feasible, in Town Center/Mixed Use areas.
d. Use paving alternatives, where possible, to reduce the heat island effect and to reduce storm water runoff.
e. Minimize the street cross section width, where possible, to reduce the heat island affect and to provide traffic calming.
f. Design access and circulation to tie the development into the overall neighborhood, creating opportunities for nearby residents to access

the site either on foot, bicycle, or other form of alternate transportation.

g. Driveways and parking areas are required to be used jointly to reduce overall parking needs.
h. Provide variety in building setbacks, height, color, size and form to enhance the pedestrian experience where appropriate. Where there is block-long retail spaces, varying the building setback may not be appropriate.
i. Locate parking conveniently near residential and non-residential uses but minimize views from arterial streets and public spaces.
j. All parts of each District shall be accessible on foot. The pedestrian shall be prioritized over vehicles. A path, trail or sidewalk will be provided on both sides of the street.

4.0 Layout

4.1 Each District will portray a unique character reflective of its associated land use and density. In all Districts, the pedestrian will be prioritized over vehicles, making pedestrians feel comfortable and safe. Emphasis is placed upon using forms and materials that create a unified design theme throughout the community, while also providing visual interest and diversity.

a. Share parking, access and service functions with commercial, public and residential buildings and amenities where feasible.
b. Create easily identified primary entrances into commercial establishments, offices and public buildings.
c. Use building materials and colors that exhibit quality and help to establish a human scale while providing visual interest.
d. Consider viewsheds and appropriate massing in the location of taller buildings to create an interesting skyline and architectural element.
e. To facilitate the creation of a sense of place, encourage developers and builders to incorporate artists into the design team from the inception of planning in order to integrate art into their projects.
f. Incorporate transit stops into the layout of all developments, regardless of current service availability.
g. Locate buildings in areas that recognize local view points. Highlight and frame views of natural features through the placement of structures.
h. Provide areas where people can gather.

i. The design and layout of common area amenities, such as swimming pools and tot lots, shall contribute to social interaction and front onto public streets.
j. Provide balanced ratios and allocation of land uses throughout the property so that most or all residents are within ¼ to ½ mile of such commercial/community services.

5.0 Landscaping

5.1 Landscaped areas frame and soften structures, define site functions, enhance the quality of the environment and screen undesirable views. Landscaping will work with buildings and surroundings to make a positive contribution to the aesthetics and function of both the specific site and the area. To the greatest extent possible, landscaping will be used functionally to mitigate the Sonoran Desert climate.

a. Visually enhance access to public areas of interest such as parks, natural features, landmarks and monuments through the use of additional or colorful plantings, monumentation or artwork.
b. Include outdoor public spaces with special amenities that encourage use, such as benches, sitting areas, outdoor fitness equipment, picnic tables, play equipment, mail boxes and bicycle facilities.
c. If several buildings are proposed for a site, the spaces between the buildings will contribute to the outdoor use and the open space enjoyment of the area, by incorporating seating, landscape, and gathering areas.
d. Extend native vegetation into development where adjacent open space corridors exist to indicate the location to the trail linkages.
e. Screen service and trash areas from view on all sides.
f. Use plant selection and placement to reduce heat island effects wherever possible.
g. Where feasible, use colorful flowering plant species to liven up the street scene and intersections.
h. Provide shade for at least 35% of all pedestrian circulation areas.

6.0 Signage

6.1 Visitors and residents should be able to locate and identify major land-uses, buildings, public amenities and residences in each District through a unified signage concept.

a. Design buildings with careful consideration for the incorporation of signage and lighting where appropriate.
b. Use signage to enhance the overall architectural and landscape theme while creating a unique contribution to the identity of each District.
c. Construct signs with materials that can tolerate extreme weather.
d. Use signs to clearly identify public spaces versus private residential, retail, commercial, office or service land uses.

7.0 Safety

7.1 Residents and visitors to Pomegranate Farms should find that the development provides the best possible design and site planning resulting in a sense of personal safety and security as well as security of their property. Design of the project will consider visibility for policing and emergency vehicle access.

a. Use architectural features and landscaping to provide weather protection and shade.
b. Protect sidewalks, paths and bike lanes from vehicular traffic, where possible.
c. Use landscaping and lighting to identify entrances, pathways, public spaces, and bus stops.
d. Provide solar-lighted, covered bus stops and waiting areas, sheltered from extreme heat, wind, or rain.
e. Use outdoor lighting to contribute to the overall safety of the development.
f. Landscaping will incorporate Crime Prevention Through Environmental Design (CPTED) standards.
g. Consider visibility from streets, parking areas and service access into all developed areas for policing.
h. In residential developments, make emergency and police call phones prominent in outdoor spaces.

8.0 Town Center District Design Standards

The following Standards apply specifically to Districts MU D.1 & D.4 (south of Valencia Road), CR-5 B.2 (partial), and to the park in the Town Center District as defined in the Pomegranate Farms Specific Plan.

8.1 The Town Center District will promote a hub of activity including the highest density and greatest number of retail land uses. Spaces between buildings and land uses will be designed as attractive, safe, pleasant linkages. The layout will exhibit an eclectic use of building forms, facades, materials and colors, creating a Town Center District that is both varied and at the same time uniform in its diversity. Additional standards needed that deal with block lengths, pedestrian connections, build-to lines/minimum setbacks; openness of ground floor businesses (e.g. percentage of wall space for windows) will be addressed by the Tier 2 Design Standards.

a. Town Center municipal, church & school buildings are required to share facilities, such as parking, community centers, and recreation facilities.
b. Low occupancy uses such as warehouses, self-storage are not allowed in the Town Center District.
c. Special attention will be given to the design of project and building corners as an opportunity to create visual interest and invite activity.
d. Loading docks will be screened and located in areas that have the least amount of impact on residential uses.
e. Outdoor eating places will be provided at restaurants, wherever feasible, and buffered from parking areas and streets.
f. Encourage locating many restaurant and eating opportunities in the Town Center District.
g. Study shade patterns created by high-rise buildings to provide cooling in hot months and warming in cool months.
h. Primary building entrances will front major pedestrian access-ways.
i. Parking will be located in the rear of buildings and located away from collector or arterial streets, wherever possible, in order to enhance the urbanity and to create a pedestrian-oriented place. Provide on-street parking where appropriate.
j. The Town Center District shall be laid out with a sense of place and identity so that travelers on Valencia Road will recognize Pomegranate Farms and its identity.

9.0 Mixed-use District Design Standards

The following Standards apply to Districts MU D.1, D.2, D.3 and D.4. as defined in the Pomegranate Farms Specific Plan.

9.1 The mixed-use development should promote a vibrant area of residential, office, commercial and service oriented land uses. Spaces between buildings and land uses will be designed as attractive, safe, pleasant linkages. The types of residences will be varied in size, amenities and price in order to encourage broad-based residential opportunities so that as many residents as possible are able to live and also work in each mixed-use District creating opportunities to walk from residences to work places.

a. The pedestrian street environment will be vibrant, interesting and welcoming in order to create a place where residents wish to congregate and socialize.
b. Encourage grouping buildings which exhibits differing heights and widths and architectural elements to create visual interest (massing).
c. Residential areas will include outdoor space in the form of courtyards, patios, porches and balconies, where feasible, in order to encourage social interaction with neighbors. Walls, and the size of walled-in areas, will be minimized to the greatest extent practical.
d. Live/work units will be included in mixed-use developments, where feasible.
e. Loading docks will be screened and located in areas that have the least amount of impact on residential uses.
f. Outdoor eating places will be provided at restaurants, where feasible, and will be buffered from parking areas and streets.
g. The design and layout of common area amenities, such as swimming pools and tot lots, shall contribute to social interaction front onto public streets.
h. Primary building entrances will front major pedestrian access-ways.
i. Garage ramps shall accommodate 2 vehicles.
j. Parking will be located in the rear of buildings and located away from collector or arterial streets, where feasible, in order to enhance the urbanity and to create a pedestrian-oriented place.

10.0 Urban High Density District Standards

The following Standards apply to Districts MU D.3, TR, C.1, and C.3 as defined in the Pomegranate Farms Specific Plan.

10.1 The Urban High Density District development should promote a vibrant area of residential land use. Open space is a feature of this development District which can be used to mitigate the high density to the greatest extent possible by the open space setting and landscaping. Spaces between buildings and land uses will be designed as attractive, safe, pleasant linkages. The types of residences will be varied in size, amenities and price in order to encourage broad-based residential opportunities.

a. Live/work units will be included in Urban High Density developments, where feasible.
b. Residential areas will include outdoor space in the form of courtyards, patios, porches and balconies, where feasible, in order to encourage social interaction with neighbors. Walls, and the size of walled-in areas, will be minimized to the greatest extent practical.
c. Outdoor building corridors, elevator access points, mail box areas and ground-level open space shall be expansive to allow congregation and provide a safety comfort level for residents. These areas should foster social interaction.
d. Primary building entrances will front major pedestrian access-ways, where feasible.
e. Garage ramps shall accommodate 2 vehicles.
f. No more than 50% of garage doors shall directly face the street.
g. Individual residence numbers shall be visible and easy to locate.

11.0 Urban Moderate Density District Standards

The following Standards apply to Districts CR-5 B.1, B.2, B.3, & B.4 as defined in the Pomegranate Farms Specific Plan.

11.1 The Urban Moderate Density District, intended primarily for patio homes, attached townhomes and condominium style residences, will maximize open space to the greatest extent possible. Residential development will appear as if in a park like setting. Spaces between buildings and land uses will be designed as attractive, safe, pleasant linkages. The types of residences will be varied in size, amenities and price points in order to encourage broad-based residential opportunities.

a. Buildings that front on streets shall have varied set-backs and architectural treatments that add visual interest to the view from the street.
b. Residences will include outdoor space in the form of courtyards, patios, porches and balconies, wherever possible, in order to encourage social interaction with neighbors. Walls, and the size of walled-in areas, will be minimized to the greatest extent practical.
c. Ground-level open space shall be expansive and provide a comfort level for residents. The outdoor paces should foster social interaction.
d. Garage ramps shall accommodate 2 vehicles.
e. No more than 50% of garage doors shall directly face the street.

12.0 Urban Low Density District Standards

The following Standards apply to Districts CR-3 A.1 and A.2 as defined in the Pomegranate Farms Specific Plan.

12.1 The Urban Low Density District, intended primarily for patio homes and detached residences, should encourage social interaction of neighbors to the greatest extent possible. The Urban Low Density development will prioritize the pedestrian over vehicles, making a pedestrian feel comfortable and safe. The types of residences will be varied in size, amenities and price points in order to encourage broad-based residential opportunities.

a. The angle of buildings that front on streets shall vary from perpendicular to the street and shall include architectural treatments that add visual interest to the view from the street.
b. Outdoor spaces shall be developed with Urban Low Density developments creating places where residents can meet and socialize.
c. Open space shall be expansive and provide a comfort level for residents. The outdoor spaces should foster social interaction.
d. Residences will include outdoor space in the form of courtyards, patios, porches and balconies, wherever possible, in order to encourage social interaction with neighbors. Walls, and the size of walled-in areas, will be minimized to the greatest extent possible.
e. Garage ramps shall accommodate 2 vehicles.
f. No more than 50% of garage doors shall directly face the street.
g. The Urban Low Density Districts should be developed so that homes appear nestled into the adjacent open space environment and linkages to the natural open space are provided.

h. Vegetable gardens, fruit trees, nut trees and other forms of subsistence gardens are encouraged, when used in combination with water harvesting techniques.
i. Individual residence numbers shall be visible and easy to locate from the street

13.0 Design Review Committee

Standards that will be considered by the design review committee;

1. The proposed project is in keeping with the intent of the Overall Design Objectives and the First Tier Design Standards.
2. The proposal satisfactorily mixes uses as defined in the Pomegranate Farms Specific Plan.
3. Proposed open spaces, parking areas, pedestrian walks, signs, lighting, landscaping, and utilities are adequately related to the site and are arranged to achieve a safe, efficient and harmonious development to accomplish the objectives set forth in the Specific Plan.
4. The proposal is not detrimental to the orderly and harmonious development of its surroundings.
5. The proposal satisfactorily mitigates any adverse impacts to the natural environment.
6. The request is in harmony with the general intent and purpose of the Pomegranate Farms Specific Plan.
7. The project is innovative in its approach and design.
8. Project achieves excellence in its comprehensive approach to Specific Plan design Standards.
9. Project shows high interconnectivity between all proposed uses, between proposed uses and open space, between proposed uses and natural features, and between proposed uses and adjacent development.

III-9 GENERAL DEVELOPMENT STANDARDS

This section is intended to supplement and supersede standards of general applicability provided by the Pima County Zoning. The following Sections of the Pima County Code were reviewed by the Design Review Committee on January 15, 2009;

- CHAPTER 18.72 NATIVE PLANT PRESERVATION,
- CHAPTER 18.73 LANDSCAPE SCREENING & BUFFERING,
- CHAPTER 18.75 OFF-STREET PARKING AND LOADING STANDARDS, and
- CHAPTER 18.77 ROADWAY FRONTAGE STANDARDS

CHAPTER 18.72 NATIVE PLANT PRESERVATION is replaced in its entirety by the Pomegranate Farms Native Plant Program.

The goal of Pima County's Native Plant Preservation Ordinance is "to promote the preservation of individual plants and plant communities of protected and primarily upland plant species native to Pima County, AZ., by adopting comprehensive requirements for the preservation-in-place, transplanting on-site, and mitigation of protected native plants and native plant communities." Additionally, the Comprehensive Plan Policies require that the Specific Plan promotes the County's sustainability goals.

Regionally, this project is in an area where the conservation of biological and natural resources is not a priority, except for the Pima Pineapple Cactus. The project is not within the designated CLS. Pomegranate Farm's proposed Native Plant Preservation Program conserves the native plant resources of value to the community and facilitates and achieves an appropriate balance to attaining sustainability's triple bottom line in an area where growth is more desirable.

This Preservation Program accomplishes the County's goals by protecting renewable natural resources by transplanting viable, native vegetation, restoring the Open Space to a healthier condition, and through protecting the existing native plant communities in the Open Space area.

Pomegranate Farm's Native Plant Preservation Program

Harvest and re-plant viable, salvageable native vegetation on-site

In areas that will be graded, an inventory will be done that analyzes the successful salvageability and transplantability of native trees (including ironwoods), shrubs & cacti (including saguaros & PPC). Typically, smaller and younger plants are good candidates for transplanting. Also, the plant has to have the correct form to be transplanted successfully.

The inventory shall be done by a qualified professional, such as a landscape architect or a biologist, or by a qualified plant salvage contractor. All must be familiar with plants from the Sonoran Desert.

Prior to the grading of each District, salvageable plants will be salvaged and held on-site, until such time as it is appropriate to use them for replanting in landscape areas, within the Open Space Areas as they are described by the approved Master block Plat, or for riparian restoration. The salvaged plants will receive supplemental irrigation until well established. The supplemental water will be supplied by non-traditional irrigation methods and/or through the use of material or methods that enhance water retainment in the soil.

The Native Plant Program inventory will list the salvageable/transplantable species, quantities of each species to be salvaged/transplanted, and will identify those sites to receive transplanted plants. Additionally, the Native Plant Program Inventory will identify those areas where control and eradication of buffelgrass, fountain grass, African sumac, and tamarisk is necessary. The Native Plant Program Inventory will be submitted with each District tentative plat or development plan to Pima County for review. Pima County will base its review and approval on the applicant meeting the intent of the Pomegranate Farm's Native Plan Preservation Program and the District-specific goals for vegetation restoration and enhancement.

Mitigation for impacts/loss of individual Pima Pineapple Cactus

There are Pima Pineapple Cacti located on the site. See Appendix 1 for the Biological Report and Exhibit I.D.3. In accordance with the biological evaluations done for the site, the site conditions do not warrant the creation of artificially high densities.

In areas to be graded that have individual PPC, those cacti suitable for salvage and transplant will be planted on-site in suitable OS habitat or landscape areas. Additionally, each PPC that cannot be salvaged and transplanted will be replaced on a 1:1 basis. The replacement PPC will be propagated from plants on site, and planted in suitable OS or landscape

areas anywhere within the project as it is described by the approved Master Block Plat. In the event that the transplanted PPC do not survive, additional plants to replace those plants will be propagated. When possible, any "pups" that occur with a plant may be separated and planted to the extent practical. Additionally, PPC to be transplanted will be directly planted in the target destination location without being planted in an intermediary 'holding' nursery; PPC will be replanted only once.

Mitigation for saguaro and ironwood

To date, no saguaro or ironwood species are known to occur on this site. If any are found to occur within areas to be graded and are not suitable for salvage and transplant, each non-salvageable/non-transplantable saguaro and ironwood will be replaced 1:1. Replacement specimens will be planted within landscaped areas or OS areas anywhere within the project as it is described by the approved Master Plat.

Control/eradication program for invasive, non-native species

To preserve the integrity of native plant communities, on-site and in the immediate vicinity of the site, non-native buffelgrass (Pennisetum ciliare), fountain grass (Pennisetum setaceum), African sumac (Rhus lancea), and tamarisk species, will be eradicated as development and OS restoration occurs. The perpetual obligation to control and eradicate invasive, non-native species will be initiated upon Pima County's approval of the District tentative plat or development. If there is any OS adjacent to the District to be graded, the entire OS along the District's boundaries will be incorporated into the Native Plant Program Inventory for the District. It is the responsibility of the Master HOA to perpetually monitor and eradicate invasive species within OS Common Areas. Commercial and retail property owners are responsible perpetually to ensure that invasive species are removed from the site. Individual homeowners are responsible for removing invasive species from their lots.

The commitments for HOA's, private property owners, and developer/owners of non-residential properties regarding perpetual removal and eradication of the four invasive, non-native plant species should be memorialized via recorded documentation (CC&R's for Subdivisions, recorded covenant for non-residential properties).

Open Space

To preserve the character of native plant communities, any restoration within the Districts or the OS areas is limited to the use of native species endemic to the Specific Plan area or the Sonoran Desert. The restoration

plantings will mimic the plant spacing and species of natural vegetation communities.

The Vegetation Restoration and Enhancement Plan will be developed simultaneously with the inventory of salvageable/transplantable plants conducted prior to the grading of each District. This District-specific Restoration and Enhancement Plan will identify restoration and enhancement areas as well as goals such as target density, species composition, and planting treatments. This District-specific plan shall be submitted to Pima County for review prior to the approval of the tentative plat for that District as a component of the Native Plant Program Inventory.

Activities that will be allowed within the SP/OS include supplementing the existing native vegetation related to riparian mitigation and restoration, including transplanting, supplemental planting, seeding and irrigation, and PPC transplant and propagation. Additionally, portions of SP/OS will include passive recreation opportunities such as pedestrian trails and interpretive facilities for education (i.e. signage, kiosks, and ramadas) water harvesting, and solar energy facilities.

Riparian area

The Open Space area adds an additional +/- 194 acres of riparian resources. For the purposes of the Specific Plan, the Open Space is considered to be green infrastructure that provides multiple benefits to the community, wildlife and the existing protected vegetation.

The 404 Jurisdictional Washes will remain undisturbed and protected. Any activity allowed in the Open Space as described above, will avoid disturbing the 404 washes.

Enforcement

Concurrently with preparing the yearly monitoring report for the County as described in Section VI, a registered landscape architect or other approved professional will visit the site and submit a report on the health and status of the transplanted and propagated PPC and progress of the control and eradication program for invasive, non-native species program by District. The transplanted and propagated PPC will be monitored for a five year period from the date of the first report on the District.

The Landscape Standards for the Pomegranate Farms Specific Plan shall conform to those provided in Section 18.73 of the Pima County Zoning Code with Pima County Design Review Committee (DRC) recommended variances:

CHAPTER 18.73 LANDSCAPE SCREENING & BUFFERING

18.73.040

Screening and bufferyard requirements.

A. Scope:

1. Land use zones permitted by this code are ranked according to their land use intensity and restrictiveness (reference Section 18.05.010B). Ranking is based on the type and degree of nuisance or negative impact the more intensive use is likely to impose on less intensive, adjacent land uses. Bufferyards shall be provided between uses to minimize the negative effects of their dissimilarity.

B. Bufferyards:

1. Purpose: Both the amount of land and the type and amount of planting specified for each bufferyard requirement are designed to ameliorate nuisances between adjacent land uses or between a land use and public street or road.

C. Location of bufferyards:

1. Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line.

2. Portions of required bufferyards shall not be located on an existing or dedicated public or private street right-of-way. However, portions of bufferyards in excess of the bufferyard requirement as determined by Table 18.73-1 and the bufferyard standards illustrated in the Landscape Design Manual may be located on an existing or dedicated public or private street or right-of-way in accordance with the Department of Transportation's adopted subdivision street standards, Board of Supervisors Policy F 54.1 Planting in Pima County Right-of-Way, as amended, which includes review and approval of a right-of-way use permit or licensing through the Pima County Department of Transportation Real Property Division.

D. Determination of bufferyard requirements:

1. To determine the type of bufferyard required between the project site and adjacent parcels, or between the project site and an adjacent street, the following procedure shall be followed:

a. Identify the land use zone category of the proposed use on Table 18.73-1, "Bufferyard Requirements," codified in this chapter, and located in the landscape design manual,

b. Identify the land use zone category of the existing land use zones adjacent to the proposed use on Table 18.73-1,

c. Identify any adjacent street as private, public, major route, and/or scenic route.

d. Determine the bufferyard required on each boundary (or segment thereof) of the subject parcel by referring the indicated letter designation from Table 18.73-1 to the bufferyard standards illustrated in the landscape design manual.

2. Bufferyard specifications detailed and illustrated in the manual constitute the bufferyard required between the two adjacent land uses. Any of the options contained in the letter designated bufferyard shall satisfy the requirement of buffering between the adjacent land uses. The width of the bufferyard can vary, or meander, provided that the average bufferyard width is not less than the required bufferyard width when measured along any single lineal bufferyard.

3. Responsibility for bufferyard:

a. When a use is the first to develop on two adjacent vacant parcels, this first use shall provide the required buffer,

b. The second use to develop shall, at the time it develops, provide any additional plant material and land necessary to provide any additional bufferyard required between those two uses.

4. Existing plant material, structures and land located on the preexisting (first developed) land use which meets the requirements of this chapter may be counted as contributing to the total bufferyard between it and the second (adjacent) land use to develop.

E. Use of bufferyards:

1. A bufferyard may be used for passive recreation; it may contain sculpture, furniture and pedestrian, bike or equestrian trails, provided that:

a. ~~No plant material is eliminated~~ When sidewalks, trails or paths are incorporated into the bufferyard; the plant quantities specified for the bufferyard may be reduced by the percentage of the area of the sidewalk, trail or path uses.

b. The total width of the bufferyard is maintained, and

c. All other regulations of this chapter are met.

2. In no event shall the following uses be permitted in bufferyards:

a. Playfields,

b. Stables,

c. Swimming pools,

d. Racquetball and tennis courts.

F. Bufferyard options:

1. Where the bufferyard originally required between a land use and vacant land turns out to be greater than that bufferyard subsequently required between the first use and the subsequently developed use, the following applies:

a. The subsequent establishment of compatible adjacent land uses, as indicated in Table 18.73-1, may eliminate the requirement for a bufferyard. If the requirement is reduced, but not eliminated, the existing use may expand into the excess buffer area, provided that the resulting total bufferyard between the two uses meets the revised bufferyard requirements;

2. Property owners may enter into agreements, subject to the approval of the county, with abutting landowners to use adjoining land to provide some or all of a required bufferyard. The total buffer shall equal the requirements of this chapter. Nonconforming uses and plats shall not be created, expanded or allowed by this option, nor shall designated, platted open space be compromised. Agreements must run with the land, be approved by the Planning Department, and be recorded with the County Recorder.

3. Contractual reduction of a bufferyard abutting vacant land. When development requiring a development plan or subdivision plat is proposed adjacent to vacant land and the owner of that vacant land enters into a contractual relationship with the owner of the land that is to be developed first, a reduced buffer may be provided by the first use, provided that: the contract contains a recorded agreement whereby that vacant landowner shall assume all responsibility for any additional buffer, if needed by the subsequent development of a more or less intense use on the vacant property.

~~4. A bufferyard is not required in either of the following cases, provided, however, a six-foot-high decorative masonry wall is constructed in lieu of the bufferyard, and the wall requirement is noted on the approved subdivision plat and landscape plan:~~

~~a. Where a proposed residential development has the same or less density or where the individual lot size along the abutting lots is equal to, or less than the adjacent residential property;~~

~~b. Where a bufferyard is required along the side or rear yard of an individual residential lot abutting an internal street. (Ord. 2006-97 § 1 (part), 2006; Ord. 2005-35 § 4, 2005; Ord. 1996-59 § 4, 1996; Ord. 1994-147 § 8, 1994; Ord. 1994-133 § 1, 1994; Ord. 1990-1 § 1 (part), 1990; Ord. 1987-92 § 1 (part), 1987; Ord. 1985-171 § 1 (part), 1985)~~

7.c. Landscape Design Manual

The Landscape Standards for the Pomegranate Farms Specific Plan shall conform to those provided in the Landscape Design Manual with Pima County Design Review Committee (DRC) recommended variances:

7.c.1. Structural Elements Illus. 1

Delete wood-slated chain link fence option.
Add plastic and metal to open and closed wood option
Add textured or embossed metal to Decorative Masonry Wall requirement.

7.d. Off-Street Parking and Loading Standards Section 18.75

The changes made to this standard strives to reduce the number of parking spaces required so that the asphalt "heat island" effect is reduced, and people may rethink their tendency to drive and walk or bike to shop or go to work.

Chapter 18.75 OFF-STREET PARKING AND LOADING STANDARDS

Table 18.75-1: MAXIMUM PARKING SPACES REQUIRED					
	Type of Uses	**Employee or Resident Parking**	**Visitor or User Parking**	**Parking Lot Intensity**	**Loading Bay Intensity**
1.	Residential:				
a.	Dwelling units, including houses,	One for each 1 bedroom or studio dwelling unit, two	One for each four dwelling units	Low	Low, if used

		otherwise.~~1 for each 1 bedroom unit, 1.5 for each 3 bedroom unit, 1.5 for each 4 or more bedroom unit~~			
b.	Group Quarters: Rooming houses, residence halls, dormitories, membership lodging, religious quarters	One per bedroom or bed	One for each 8 bedrooms or beds	Low	Low, if used
c.	Group care retirement quarters; convalescent homes, in-patient hospitals	Included in visitor or user parking	One for each 6 beds	Low	Low
d.	Motels and hotels	One for each three persons employed	One per unit	High	Medium
2.	Manufacture:				
	Including processing and assembly	Included in visitor or user parking	One for each 1,000 sq. ft. floor area	Low	Medium
3.	Wholesale and business services:				
	Storage warehouse, mail order house	Included in visitor or user parking one for each company vehicle	One for each 2,000 sq. ft. of gross area	Low	High
	Laundry and dry cleaning plants, auto and truck rentals, medical and dental labs, lumber yards (excluding hardwares), building supplies, machine shops, welding shops, plumbing shops, ice sales	Included in visitor or user one for each company vehicle	One for each 1,000 sq. ft. of gross floor area	Medium	Medium
4.	Offices:				

	Medical and dental offices	one for each employee or physician	One for each 300-sq. ft. of gross floor area	High	Low
	Insurance, real estate, general offices, accountants, architects, utility companies, charitable organizations	Included in visitor or user parking	One for each 400 sq. ft. of gross floor area	Medium	Low
	General and home offices and charitable organizations not providing face-to-face customer services	Included in visitor or user parking	One for each 500 sq. ft. of gross floor area	Low	Low
5.	Commercial, retail:				
	Groceries, drugs, sundries, liquor	Included in visitor of user parking	Four for each 1,000 sf of gross floor area	High	Medium
	Department stores	Included in visitor of user parking	One for each 300 sq. ft. of gross floor area	Medium	Medium
	Book stores, dry goods, hardware, secondhand sales, stationery, varieties and notions, hobby stores, clothes, sporting goods, auto parts and other general merchandise	Included in visitor of user parking	3.5 for each 1500 sq. ft. of gross floor area	Medium	Low
	TV and radio repair; appliance repair, toys, jewelry, pet shops, tailors and cleaners, art galleries and studios	Included in visitor of user parking	One for each 400 sq. ft. of gross floor area	Medium	Low
	Furniture and appliances, photo studios	Included in visitor of user parking	One for each 500 sq. ft. of gross floor area	Medium	Medium
	Banks	Included in visitor of user parking	Two for each teller's window plus one for each service desk; or if no teller windows, two for each service desk	High	Low

	Home improvement super stores	Included in visitor or user parking	3.5 spaces for each 1500 sq. ft. of gross floor area		
	Discount Superstores (freestanding)	Included in visitor or user parking	4 spaces for each 1500 sq. ft. of gross floor area		
	Shopping Centers a) under 400,000 sq. ft. b)400,000 to 600,000 sq. ft. c) Over 600,000	Included in visitor or user parking	a-c) 4 for each 1500 sq. ft. of gross floor area		
6.	Commercial eating and drinking:				
	Cafes, restaurants, cafeterias, bars	Included in visitor or user parking	One per two tables plus one for each three bars or eating stools	High	Medium
	Drive-ins, food bars, juice stands and other outside establishments	Included in visitor or user parking	~~Four~~ Three for each service window or serving aisle	High	Low
7.	Commercial, automotive:				
	Service station (fuel dispensing)	One for each company vehicle	Two for each service bay	Medium	Low
	Auto repair	One for each three persons employed	- One per service island	High	Low
	Auto agencies -new/used	Included in visitor or user parking O ne for each two persons employed	One for each 500 sq. ft. of showroom area	Medium	Low
	Auto and truck rental	Included in visitor or user parking one for each company	One for each 10 vehicles stored on premises		

		vehicle			
	RV, mobile home and motorcycle sales and repair	Included in visitor or user parking	One for each 10 vehicles displayed (or stored) plus 2 for each repair bay		
8.	Commercial outdoor uses:				
	Equipment rental	Included in visitor or user parking One for each company vehicle	One for each ~~400~~ 500 sf of floor area ~~and one for each 1,000 sq.ft. of exterior are for the first 10,000 sq.ft. and one for each 3,000 sq.ft of exterior thereafter~~	Medium	Low
	Public utility yards, substations, trucking yards	One for each two persons employed, one for each company vehicle	~~one for each 1,000 sq.ft. of gross use area for the first 10,000 sq.ft. and one for each 3,000 sq.ft of exterior thereafter~~	Medium	Low
	Distribution stations, delivery yards	One for each person employed, One for each company vehicle			
9.	Public assembly: Entertainment, sports, religious, recreation centers, and athletic fields:				
	Seated activities (including churches)	Included in visitor or user parking	One for each ~~4~~ 6 seats in the main auditorium; or one for each	High	Low

			100 sq. ft. of floor area usable for seating if seating is not fixed		
	Cultural and active indoor sport or dance activities (nonseated)	One for each 4 employees	One for each 250-sq. ft. of gross floor area	High	Low
	Fairgrounds/amusement parks/carnival or transient show	Included in visitor or user parking	One for each 75 sq. ft. of exhibit and amusement area, whether enclosed or not	Medium	Low
	Miniature golf	One for each three employees	two per hole	Medium	Low
	Golf driving ranges	Included in visitor or user parking	One per practice tee	Medium	Low
	Tennis and racquet ball	One for each 2 employees	One per court	Medium	Low
	Skating rinks	Included in visitor or user parking	One per 400 sq. ft. of gross floor area	Medium	Low
	Bowling alleys	One for each ~~2~~ 3 employees	Three per lane	Medium	Low
	Swimming pools	Included in visitor or user parking	One for each 400 sq. ft. of deck area plus one for each 200 sq. ft. of pool area	Medium	Low
	Swap meets	Included in visitor or user parking	One for each 100 sq. ft. of use area	High	Low
10.	Educational:				
	Colleges, junior. colleges	One for each 2 employees	One for each ~~2~~ 3 students	High	Low
	Sr. high school	One for each 3	One for each ~~4~~ 5	High	Low

		employees	students		
	Elementary and junior. high school	One for each 3 employees	One for each ~~4~~ 6 auditorium seats	Medium	Low
	Nursery and preschool	One for each 3 employees	One for each 10 students	Medium	Low
11.	Miscellaneous:				
	Funeral and crematory services	One for each company vehicle, one for each 2 employees	One for each 4 seats in all assembly rooms	Medium	Medium
	Beauty and barber shops	One for each 3 persons employed	1 space~~s~~ per chair	Medium	Low
12.	Public:				
	Government agencies	One for each 3 persons employed, one for each company vehicle	One for each 500 sq. ft. of gross floor area	Medium	Low
	Post office	One for each 3 persons employed; one for each company vehicle	One for each 200 sq. ft. of customer service area	High	High
	Libraries	One for each 3 persons employed	One for each 5 seats including assembly and reading rooms	High	Low

18.75.050

Modification or waiver of requirements.

A. Administrative Modifications. Requirements for off-street parking may be modified provided that the modifications are noted on tentative and final subdivision plats or development plans in the following cases:

1. Motorcycle parking. Motorcycle spaces may be provided in place of required car spaces in parking lots of thirty or more spaces, at a maximum of one motorcycle space for every 30 required car spaces.

2. Shared on-site parking. If more than one commercial use is located on a site, the combined number of parking spaces required may be reduced by ~~one~~ five percent for each separate commercial use, up to a maximum of ~~twenty~~ thirty-five percent for such combined uses.

3. Tandem parking. Required parking spaces within a parking area or garage shall be individually accessible, except that vehicles may be parked in tandem in the following instances:

a. In a public parking area that provides attendants who park vehicles and who are present at all times the area is open for use;

b. In a garage or carport serving a duplex dwelling, multiple dwelling or mobile home park or subdivision, provided that both spaces are for the same dwelling unit, that required aisle widths are maintained and the tandem parking is not more than two cars in depth; or

c. For all-day restricted employee parking located on the same site as a commercial or office establishment, provided that required aisle widths are maintained and no more than twenty percent of the required spaces are so utilized for tandem parking.

B. Subdivision and Development Review Committee Modifications. The subdivision and development review committee may grant the following modifications of off-street parking requirements but in no case may the cumulative parking reduction options exceed thirty percent of the entire parking area, except as noted below in B.6:

1. Quantifiable standards of this chapter may be modified up to a maximum of ten percent, when it is demonstrated that an unusual site or use condition exits and when such adjustment will not result in danger to persons or property or in increased traffic.

2. Shared peak-hour parking. The number of parking spaces required for two or more uses having distinct and differing peak-hour usage, as determined by the subdivision and development review committee, and located within a three-hundred-foot radius from the most remote commonly shared parking space, may be reduced up to a maximum of ~~twenty~~ thirty percent of the total spaces required; provided, that an agreement, to run with the land, is recorded between the separate owners for the shared parking.

3. Reserved.

4. Reserved.

5. Landscaping increase. The number of parking spaces may be reduced for every ~~200~~ 100 square feet of landscaped bufferyard or amenity landscaping increased above the amount required by Section 18.73 up to a maximum of thirty percent of the total spaces required.

7.e. Roadway Frontage Standards

Changes to this standard embody more lenient scenic route standards in terms of building height to facilitate higher density.

Chapter 18.77 ROADWAY FRONTAGE STANDARDS

18.77.030 Setback lines for streets.

A. Purpose. To more properly establish adequate future street widths and setback lines on certain streets in the unincorporated areas of Pima County and in order to provide adequate light, air, and parking facilities and to expedite traffic within the districts.

B. Setback requirements in general:

1. All buildings or structures or any part of such buildings or structures, except signs (as defined in Section 18.79.020, Sign Standards), shall have setback requirements of a minimum of ten ~~thirty~~ feet in addition to half of the required right-of-way width for all Major Streets and Routes as designated on the Major Streets and Scenic Routes Plan, as it may be amended and supplemented, as approved by the Pima County Department of Transportation.

18.77.040

Scenic routes.

A. Purpose. The intent of this section is to preserve and enhance the visual resources of the natural and built environment from and along scenic routes in order to:

1. Protect property values and the character of neighborhoods;
2. Protect and enhance the unique character of a community, including vegetation, architecture and geology;
3. Protect and enhance the economic value of tourism; and
4. Protect natural resources.

B. Definitions. Certain terms used in this section shall be defined as follows:

1. "Highly reflective" means a light reflecting value (LRV) greater than eighty percent (reference: Munsell Book of Color).
2. "Monument type freestanding identification sign" means a sign in which the architectural structure supporting the background panel of the sign is at least fifty percent as wide as the background panel.
3. "View corridor" means the view from the scenic route at four feet above existing grade at the future right-of-way line along the parcel is not obstructed by buildings or structures. The view corridor will permit an unobstructed view from at least one point into and through a portion of a development site towards the scenic resource(s).
4. "Viewshed analysis" means describe, map, and provide photos of the predevelopment viewsheds from representative locations on the scenic route (at approximately four feet above existing grade) looking at and through the development site. From the same perspectives, illustrate the post-development viewsheds.

C. The roadways and roadway segments designated as Scenic Routes on the Major Streets and Scenic Routes Plan are subject to the requirements of this section.

D. Applicability. This section applies to all new development requiring a building permit, including expansions of existing development, on any land within two hundred feet of a designated Scenic Route as designated on the Major Streets and Scenic Routes Plan. The two-hundred-foot area of applicability is measured as follows:

1. Where a Scenic Route is designated as a "Major Route" on the Major Streets and Scenic Routes Plan, this section applies to all land within two hundred feet of the future right-of-way line of the designated Scenic Route.
2. Where a Scenic Route is not designated as a "Major Route" on the Major Streets and Scenic Routes Plan, this section applies to all land within two hundred feet of the existing right-of-way line of the designated Scenic Route.

E. Development Standards.

1. Building heights:
   a. The height of residential buildings ~~shall not~~ may exceed twenty-four feet **if,**
      1) The maximum height permitted in the zone is not exceeded, and

2) A view corridor(s) with a combined width of at least twenty percent of the street frontage of the development site is provided. A viewshed analysis of the development site shall be submitted with the development plan or subdivision plat.

b. The height of commercial, office or industrial buildings may exceed twenty-four feet if:

1) The maximum height permitted in the zone is not exceeded, and

2) A view corridor(s) with a combined width of at least twenty percent of the street frontage of the development site is provided. A viewshed analysis of the development site shall be submitted with the development plan or subdivision plat.

PART IV - IMPLEMENTATION & PHASING SCHEDULE, AMENDMENT PROCEDURES

1. Phasing Schedule

The phasing of the project is dependent on commercial and housing markets and housing absorption rates. Existing utilities are located on the north side of Valencia Road; therefore the first phase of the project building will likely occur at the access point at the mid-section of Pomegranate Farms. See Exhibit IV-1 Phasing Plan. The phasing plan is conceptual and can be modified based on market demands or other factors without requiring amendments to this Specific Plan.

2. Interpretation of the Specific Plan & Design Standards

Interpretation of the Specific Plan shall be done by the Pima County Planning Director. In the event that significant changes to the OS areas are requested, Pima County Regional Flood Control District shall also review the proposal. If the Town Center configuration changes due to a different Valencia Road alignment, Pima County Department of Transportation will also review the proposal.

3. Infrastructure Financing

The infrastructure is also dependent on the market and housing absorption rates. Financing for the infrastructure will use several different methods, including, but not limited to development/impact fees, developer contributions, special fees, and bonds. The goal for this Specific Plan will be to have the infrastructure in place simultaneously with the demand from this development. The development agreement between the property owner and Pima County will specifically outline the financing mechanisms and responsibilities to achieve this goal.

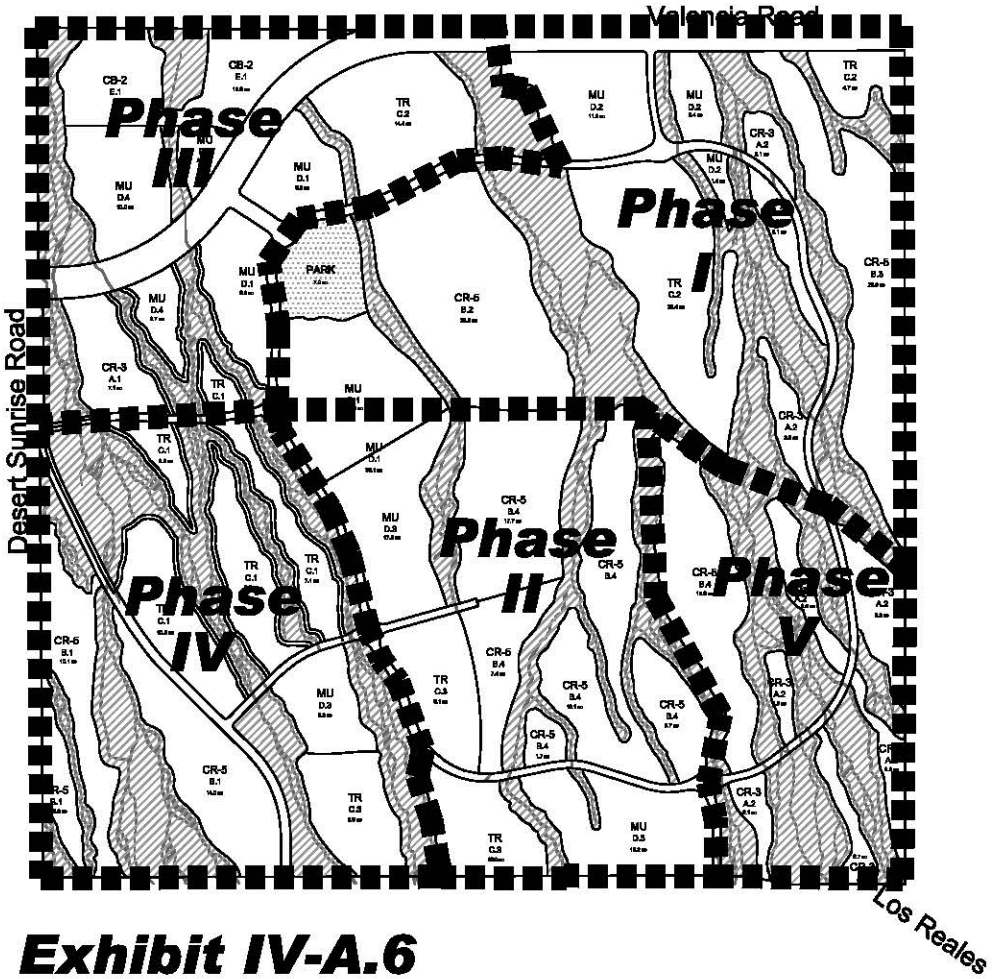

Exhibit IV-A.6
Phasing Plan

SCALE: 1"=1200'-0"

0 1200'

4. Amendment Procedures

The following provisions are intended to provide criteria for the determination of administrative modifications to the Pomegranate Farms Specific Plan. In addition, this Section is intended to define the amendment procedures applicable to administrative changes proposed to the Specific Plan.

Amendments to the Specific Plan may be required from time to time for various reasons to respond to changing market or financing conditions, changes to expected population growth, to reflect new development conditions, advancing technology, and/or to respond to the requirements of potential users or builders on the property. Amendments to the approved Specific Plan may be requested by the owner or owner's agent, and may be limited to one or more Districts. Unless otherwise requested in the application, any proposed change will only affect development Districts included in the proposed amendment. Only the contents of the specific amendment request may be considered and acted upon by the Planning Director, Board of Adjustment, County Planning & Zoning Commission or the Board of Supervisors.

Administrative Modifications

Certain changes to the Pomegranate Farms Specific Plan which enhance or refine the original vision and/or purpose and intent statements may be made administratively. These changes may reinforce diversity of housing type and mixed use. Administrative modifications may be used to strengthen the principles of Smart Growth, Green Building, and sustainability, and should support community values.

Administrative modifications may frequently be based upon new market design standards or technological advances in architecture, energy conservation and infrastructure engineering design and construction. Administrative modifications may only be made when the health, safety, and welfare of existing and adjacent residents are not negatively impacted by the proposed administrative modification, and if they are consistent with the approved Specific Plan Policies. These types of administrative modifications, or any that may be analogous to, are listed below:

a. Adjustments or Modifications in the Phasing Order – as long as infrastructure development is concurrent.

b. Changes in configurations of individual Districts to include modifications of boundaries, division of larger parcels, or combinations of parcels by a maximum of 25% of area, as long as

there is no net increase in the total number of units allowable within the applicable District or no net decrease below the target range defined within the District as defined on Table 4 in the Specific Plan document.

c. Changes or modifications in lot sizes and/or lot configuration by up to 10%, which encourages diversity of housing types, as long as the allowable density of the Specific Plan is unchanged.

d. Changes in lot coverage ratios which encourage diversity in housing type as long as it is within the allowable density of the Specific Plan.

e. Creation of private streets, or other modifications in common area assets to be voluntarily maintained by a group or resident homeowners, as long as the integrity of the interior circulation provided by public street system is maintained.

f. Placement and/or construction of identity or character features such as community art, entry monuments, mailboxes, neighborhood signage, etc. unless there is a safety concern.

g. Relocation or modification of a school, church or park site, which either enhances the opportunity to create a sense of neighborhood and community, to better centralize the school and/or park sites based on actual development densities, or to implement the desires of the school district or County Parks Department as to the most appropriate location for the school and/or park site. Changes are subject to approval by Tucson Unified School District, or charter school, and/or Pima County Natural Resources, Parks and Recreation Department.

h. Interpretations to terminology, reference, glossary, designation, or nomenclature which do not impact the overall intent of the Specific Plan can be made independent of all other sections of the Specific Plan by the Pima County Planning Director.

i. A transfer of commercial/mixed use square footage from one mixed use parcel to another of up to 10% as long as the overall acreage cap as defined in Table 4 is not exceeded or significantly reduced.

j. Modifications in the design and construction of infrastructure based upon technological advances when proposed modification is accepted by County Transportation, Wastewater, or Flood Control District departments. Infrastructure capacity based upon planned

target densities and intensities of use and phasing of infrastructure precedent or concurrent with development will remain unchanged.

k. Minor modifications or adjustments to intrusions, encroachments, easements, right-of-ways, or Open Space, so long as the modifications fall within the general overall range and target densities for the community.

l. Administrative modifications can be made when there is a net reduction in the Open Space, as recommended by the Army Corp of Engineers to reduce the number of 404 washes, as shown on Exhibit II-D., and when there is no net changes to target range residential densities for the master plan overall. Pima County Flood Control District must review and approve of these modifications.

m. Administrative modifications can be made if the Town Center configuration changes because of a different alignment of Valencia Road. Pima County Department of Transportation must review and approve any modifications.

n. Any analogous interpretations of the list of permitted or conditional uses of the property set forth in the Specific Plan, as determined by the Pima County Planning Director.

o. Other changes not identified as Substantial or Insubstantial in nature, as defined by Section 18.90.080.C.3.d and e and as deemed appropriate by the Planning Director, as long as the changes do not impact the general health, safety, and welfare of the residents of Pima County, do not modify the overall intent of the approved Specific Plan, including the plan's compliance with the special area policies.

Administrative Modifications are subject to the approval of the Planning Director, with no public hearing required. Upon request for such an administrative modification, the Planning Director shall approve or disapprove an administrative modification within 10 working days, if the Planning Director does not require additional information. Such decisions shall be rendered in writing to the applicant and is appealable to the Planning Commission and Board of Supervisors as an interpretation of this Specific Plan.

5. Assurances

The Specific Plan will, at a minimum, provide the guidance for preparing a master block plat as defined on Exhibit II-B, in conjunction with the

creation, and recordation of a Development Agreement(s). The block plat and/or the Development Agreement(s) will include detailed "assurance" directives and exhibits, for each District to coordinate the overall implementation of critical infrastructure necessary for this community. The assurances will allow for flexibility within the framework or implementation of the infrastructure to adjust for market condition changes, as determined by the master developer or subsequent assignable entities.

6. *Estimated Development Schedule*

Fifteen District areas are identified for the ultimate build-out of the Pomegranate Farms Planned Community (See Exhibit II-B Pomegranate Farms Master Plan). The development of the Pomegranate Farms Planned Community is based on the absorption of homes in the Districts, and will respond to housing and retail markets, job growth demands for employment space, regional transportation facilities, and sound infrastructure development strategies.

The overall planned community is projected to be built over a period of approximately the next 15 years. This estimated absorption rate may fluctuate over time based on local market conditions. Additionally, commercial and employment land use phasing will respond to demand created by housing growth and/or regional transportation improvements which generate an increase in regional transportation trips within the vicinity to the non-residential Districts. A projection for the completion of the absorption of commercial and employment land use has not been provided due to the many variables which influence the outcome.

7. *Management and Maintenance*

Community Association Responsibility

A master community homeowners association (HOA), the Pomegranate Farms Maintenance Corporation (PFMC), or other comparable named corporate entity, will be created to manage all common Open Space facilities and private drainage facilities owned by the PFMC and to govern the affairs of the PFMC through formal governance structure to be established in the PFMC bylaws. In addition to common tracts owned by the PFMC, the PFMC may assume the maintenance responsibility for median landscaping and landscaping within the public rights--of-way adjacent to all major and minor arterial roadways throughout the community, subject to a maintenance agreement with the County. The purchaser of property within the Pomegranate Farms community will be required to pay dues which will in turn pay the expenses of the PFMC for

the operation and maintenance of community facilities. Additionally, any sold or resold property will require a fee to be paid to the PFMC to support community facilities.

All private facilities constructed by the Master Developer will be dedicated to the PFMC for acceptance upon completion. The dedication and acceptance process will coincide with the public approval of the facilities through the regulatory development review process. Once accepted, it will become the PFMC Board of Trustee's responsibility to manage and maintain the facilities pursuant to the bylaws.

8. Specific Plan Annual Implementation Monitoring Report

In accordance with Pima County Zoning Code Section 18.90.090.D, the Master Developer for Pomegranate Farms shall submit an Annual Implementation Monitoring Report for review by applicable County departments. The report shall describe in acceptable form and detail the following:

a. Project adherence to schedules submitted by the Specific Plan (as amended);

b. The number of total dwelling units proposed, platted, and permitted, and the allocation of the balance of approved units;

c. A record of zoning violations charged to the project;

d. A calculation of the F.A.R. by District; and

d. Such items as established by adopted County policy.

Sources & Consultants

Ashby Surveying

City of Tucson City Department of Urban Planning & Design, *Tucson Sonoran Desert Colors*

Cottonwood Environmental

CLA

CMG Drainage

Errol Montgomery & Associates

Lewis & Roca

Mike Boyd & Associates

Olsson & Associates

Porter, Douglas R., *Making Smart Growth Work*, Washington, D.C.: The Urban Land Institute, 2002.

Pima County *Southwest Area Infrastructure Plan*, 2007

Stantec

The N Group

Urban Land Institute