



Pima County Rezoning Application Preferred Submittal Guidelines March 2016

Pima County Development Services Dept. has begun using *Accela*, an electronic case management and permitting system. In lieu of the submittal guidelines published in the Rezoning Application and Site Analysis Requirements, staff requests the following items be submitted along with the applicable rezoning fee:

- 1 - Electronic version of the Completed Application
- 1 - Electronic version of a Letter of Authorization in accordance with any disclosure required in item #1 of the Application for Rezoning
- 1 - Electronic version of the Site Analysis
- 2 - Hard copies of the Site Analysis
- 1 - ESRI Shapefile or AutoCad DWG file referenced to the Pima County GIS coordinate system for any zoning and/or land use boundary contained within a portion of a parcel or parcels that creates its own unique boundary that is not legally described

We hope these changes make your submittal process easier and more efficient.



PIMA COUNTY

Rezoning Application and Site Analysis Requirements

ADOPTED BY THE BOARD OF SUPERVISORS
JULY 2, 1985

Amended on March 3, 1987

June 22, 1988

April 4, 1989

May 16, 1995

October 2, 1996

March 3, 1998

March 16, 2010

Pima County Development Services Department

PIMA COUNTY REZONING PROCESS

STEP 1: APPLYING FOR A REZONING:

- A. Pre-application Meeting.** Mandatory rezoning pre-application meetings are held the third (3rd) and, if necessary, the first (1st) Wednesdays of each month beginning at 9:00 A.M. The applicant discusses the proposed rezoning with the Planning Division rezoning section staff and representatives from transportation, flood control district, parks & recreation, and environmental planning. Staff assists the applicant in checking for conformance with the Pima County Comprehensive Plan. (If the requested zone or the proposed density conflicts with the plan, the applicant shall be required to apply for and be granted a comprehensive plan amendment prior to proceeding with the rezoning request.) When the property owner is ready to apply for the rezoning, a case planner will be assigned to the case and will be the applicant's contact prior to submitting the rezoning application.
- B. Pre-application public meeting.** Prior to submitting the rezoning application, the applicant is strongly encouraged to meet with affected property owners and affected neighborhood and homeowners' associations (i.e. property owners and neighborhood and homeowners' associations within at least the required notice area for the proposed rezoning). The site analysis includes a section (Part II-A) requiring the applicant to discuss how the proposed project addresses any concerns raised.
- C. Application and Fees.** The applicant completes the forms and then meets with the case planner on an appointment basis (contact the Zoning Administrator to request an appointment). The applicant must bring all applicable documentation, along with the full application fee. Application fees are not refundable.
- D. Processing by Staff.**
- SITE ANALYSIS REVIEW PROCEDURES**
1. Site analyses will be reviewed by the Pima County Planning Department, Department of Transportation, Regional Flood Control District, Regional Wastewater Reclamation Department, and other departments and public agencies determined necessary by staff.
 2. Eight copies of the entire site analysis shall be submitted at the time of application for rezoning; however, if the proposed project is to utilize on-site waste disposal systems or if it will generate hazardous emissions or materials, as described in Section II-O of the site analysis checklist, a ninth copy, for review by the Pima County Department of Environmental Quality, must be submitted. In addition, a CD of the site analysis must be submitted with each submittal.

Twenty copies or more, as determined necessary by the Executive Secretary of the Planning and Zoning Commission, and two CD's of the final approved document shall be required two weeks prior to the scheduled date of the Commission public hearing.

3. Site analysis review will be completed approximately one month after the date of the submittal, for either a first submittal or a revised report. Staff reviews the site analysis to determine if all the information needed to evaluate and make a recommendation on the rezoning request is provided; it is also reviewed to identify issues of concern regarding the proposal.
4. When a site analysis is determined to be incomplete (i.e. all materials and information necessary for staff to adequately evaluate the proposed rezoning have not been provided), the applicant will receive a written list of the additional information and/or materials needed to bring the site analysis into compliance. Applicants are encouraged at this point to arrange a meeting with staff to discuss the site analysis. Such meetings should be scheduled for one of the pre-application meeting days when representatives of the various departments will also be available (1st or 3rd Wednesday of the month); please check with staff regarding scheduling a meeting. Revised reports shall be submitted to the Development Services Department, even if it was another department that found the document to be incomplete.
5. Once the site analysis is found complete, Staff circulates information on the rezoning to other departments and agencies and generates a staff report, incorporating comments from those agencies, including recommended rezoning conditions. Planning staff schedules the rezoning application for public hearing before the Planning and Zoning Commission and the Board of Supervisors. Because of notice and review requirements, the public hearing before the Planning and Zoning Commission will generally be held between 8 and 11 weeks after the site analysis is found complete.

E. Public Meeting

Once the site analysis is found complete, the applicant is required to hold a public meeting prior to the public hearing before the Planning and Zoning Commission. The applicant must provide a copy of a letter sent to all property owners and neighborhood and homeowners' associations of record within the 300-foot notification area, or within the 1000' notification area if the rezoning is from existing RH, GR-1, SR or SR-2, inviting them to the meeting where they can review the final draft of the site analysis (in addition, staff

recommends that any potentially affected parties outside of the notification area also be invited to the public meeting). Staff must receive that letter at least 30 days prior to the Planning and Zoning Commission meeting.

- F. **Advertising and notification.** Planning staff advertises the public hearings in the newspaper, notifies all owners within the notification area, and posts a notice of public hearing on the property to be rezoned.

STEP 2: PUBLIC HEARING OF A REZONING APPLICATION:

- A. **The Planning and Zoning Commission.** The rezoning application is heard at a public hearing by the Planning and Zoning Commission, which will make a **recommendation** to the Board of Supervisors (Board). The Planning and Zoning Commission may recommend **denial** of the application, or **approval subject to conditions**. The Commission may also continue the rezoning request for up to 9 months.
- B. **The Board of Supervisors.** After receiving a recommendation from the Planning and Zoning Commission, the rezoning application is heard at a public hearing by the Board of Supervisors, which may **deny** the application or grant **approval subject to conditions**, or continue the application for up to 9 months. The Board of Supervisors may amend the conditions approved by the Planning and Zoning Commission. The applicant or their representative should be present at both public hearings to answer any questions the Planning and Zoning Commission or Board of Supervisors may have.
- C. **Ordinance Adoption.** If the Board of Supervisors approves the rezoning, planning staff will draft the **rezoning ordinance** and schedule it for approval by the Board. The rezoning ordinance will change the zoning boundaries on the Official County zoning base maps, and will list the rezoning conditions approved by the Board.

STEP 3: FINALIZING THE REZONING:

- A. **Completion of Rezoning Conditions.** Adoption of the rezoning ordinance by the Board of Supervisors means that the new zoning is approved subject to compliance with the rezoning conditions approved by the Board. The rezoning conditions **shall** be completed and a **CERTIFICATE OF COMPLIANCE shall** be signed by the Planning Official prior to issuance of permits based on the new zoning. The rezoning ordinance lists the conditions which **shall** be satisfied before the certificate of compliance can be issued.

The applicant calls the following Pima County offices for further instructions on how to complete the rezoning conditions:

- Development Review - Transportation, Flood Control, Wastewater - 740-6586
- Environmental Quality, Water Quality Division - 740-3340
- Document Services (Conditions, Covenants, and Restrictions (CC&R's)-740-6575

Note: If the rezoning requires submittal of a **subdivision plat**, or a **development plan**, the applicant should contact the Subdivision Coordinator's Office, 201 North Stone Avenue, 740-6515 to obtain a copy of the Subdivision Review Procedures or the Development Plan Review Procedures and follow the instructions listed in the booklet.

- B. Conditions, Covenants, and Restrictions (CC&R's).** Certain conditions that must be satisfied during or after construction are placed on the property in the form of **conditions, covenants and restrictions (CC&R's)**. CC&R's constitute a legally binding agreement between the property owner and Pima County. The CC&R's are prepared by the Document Services Division of the Development Services Department, and when completed, are signed by the property owner and recorded by Document Services. To have the CC&R's prepared, the applicant must contact **Document Services Division, 201 North Stone Avenue, 1st Floor, 740-6575.**
- C. Certificate of Compliance.** When the rezoning conditions have been satisfied and the CC&R's recorded, the Planning Official signs the **certificate of compliance. It is the responsibility of the property owner to request the certificate of compliance.** Once signed, this document certifies that rezoning conditions have been satisfied and that building permits may be issued. There may be rezoning restrictions listed on the certificate of compliance to which all future permits must adhere. The certificate of compliance must be signed within the time limit shown on the rezoning ordinance for the property.

If the applicant is unable to obtain a certificate of compliance within the time limit, he or she may apply for a time extension. Time extension requests must be received before the time limit expires. If the time limit expires and the applicant has not submitted a time extension request, the Board of Supervisors may revert the property to its original zoning classification with notice.

For questions please call the rezoning section of the Pima County Planning Division at 740-6800.

**PIMA COUNTY PLANNING DIVISION
APPLICATION FOR REZONING**

Owner	Mailing Address	Email Address/Phone daytime / (FAX)	
Applicant (if other than owner)	Mailing Address	Email Address/Phone daytime / (FAX)	
Legal description / property address		Tax Parcel Number	
Acreage	Present Zone	Proposed Zone	Comprehensive Plan Subregion / Category / Policies

The following documentation must be attached:

1. **Assessor's map** showing boundaries of subject parcel and **Assessor's Property Inquiry (APIQ) printout** showing **current ownership** of subject parcel. **DEEDS AND/OR TITLE REPORTS WILL NOT BE ACCEPTED.** If the applicant is not shown as the owner of the subject parcel a letter of authorization with an **original signature** matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, an **original signature** of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, an **original signature** from an officer with his/her title is required along with a disclosure of the officers of the entity.
2. Submit the site analysis fee and eight (8) copies of the site analysis document. If the proposed project will use an on-site wastewater treatment and disposal system (such as a septic system), nine (9) copies of the site analysis document must be submitted. Also submit one CD of the site analysis document.
3. For all rezonings, submit the **entire** rezoning fee.

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

_____ Date _____ Signature of Applicant

FOR OFFICAL USE ONLY

Co9-

Case name				
Rezoning from	Rezoning to	Official Zoning Base Map Number	Fee	Supervisor District
Conservation Land System category				
Cross reference: Co9-, Co7-, other		Comprehensive Plan Subregion / Category /Policies		
Received by _____	Date _____	Checked by _____	Date _____	

PIMA COUNTY SITE ANALYSIS REQUIREMENTS

A. PURPOSE

This document establishes the requirements for those applications for rezoning required by policy to submit a site analysis. The site analysis is to serve as a tool that will enable the public, elected officials, the Planning and Zoning Commission, staff and developers to comprehensively evaluate the development in relation to the policies of the Pima County Comprehensive Plan, County ordinances and other County policies including those relating to smart growth and sustainability. The report shall have two parts: the site inventory and the land use proposal.

In addition, the site analysis provides an opportunity for all parties to identify points that may arise during the public hearing process. However, a finding of completeness by staff does not represent Pima County staff's recommendation on the requested rezoning or of the project design.

B. GENERAL REQUIREMENTS

1. The site analysis shall be submitted for rezoning of any parcel that is:
 - a. **Greater than one acre in size to be developed for nonresidential uses;**
 - b. **Greater than one acre in size to be developed at a residential density of four or more residences per acre; or**
 - c. **Greater than five acres in size.**
 - d. **Greater than one acre in size to be developed as a mixed use residential/nonresidential project.**
2. Exception: Residential rezonings up to six acres shall not require a site analysis if the parcel is to be divided into no more than five parcels with not more than one residence on each parcel except when rezoning to SH (Suburban Homestead) for no more than two residences per acre. The site analysis may be waived by the Zoning Administrator for such residential development between six and ten acres, subject to the criteria for an amended site analysis (see #B3 below). In order to ensure no negative flood control impacts, a Base Flood Elevation(s) must be established and indicated on the PDP prior to approval of a Certificate of Compliance.
3. In certain circumstances, staff may work with the applicant to develop amended guidelines for the site analysis before the report is submitted. The site analysis requirement will not be waived unless the applicant is requesting that the only use is intended to be permanent open space and any related uses, such as a trail. The applicant shall submit detailed information on individual sections, and the final determination of the sections to be included shall be made by the Planning Director. The Planning and Zoning Commission, and the Board of Supervisors may request additional

information of those sections that were omitted.

An amended site analysis is possible for rezonings involving one or more of the following:

- a. Redevelopment of a parcel:
 - 1) where a new use is proposed for existing buildings, which may include some modifications to those buildings; or
 - 2) where natural features have been modified by the "historic" use of the property, and that within recent years at least 75% of the property has been cleared or graded for that other use;
 - b. A rezoning area between one and five acres in size to be developed for nonresidential uses or at a residential density of four or more residences per acre or for a mixed residential/nonresidential project;
 - c. A rezoning area between one and ten acres, where at least 75% of the property area within 300 feet of the rezoning boundary currently has equal or less restrictive zoning than that being requested;
 - d. A rezoning area between five and ten acres to be developed at a density of one residence per acre or less;
 - e. Projects that will be developed under a "green" or sustainability program.
 - f. Similar situations that are not included in letters a. through d. above, but are determined by the Planning Director to represent less intense uses than those listed above, based on the restrictiveness of zones established by the Zoning Code. This is meant to cover extraordinary circumstances, and will be very rarely used.
4. For any case where staff waives certain requirements of the site analysis, staff shall present to the Planning and Zoning Commission, at the hearing on the rezoning, the reasons particular sections were waived. The Commission may either accept the shortened site analysis or ask that additional requirements be completed before they take action on the case.
 5. In addition, for larger, multi-phased, mixed-use projects where a master block plat will be submitted, certain requirements of the site analysis checklist may be revised (with the originally required information provided at the time of the block plat submittal). See Attachment B for the revised requirements and the criteria for submittal.

6. The Preliminary Development Plan required for rezoning hearings is included in the second half of the site analysis. **Items to be shown on that plan are required by the Zoning Code (18.91.030.E.2, or for Specific Plans, 18.90.050.A.1).** Any proposed substantial change to the preliminary development plan approved by the Board of Supervisors will require a public hearing before both the Planning and Zoning Commission and the Board of Supervisors; therefore, the Board of Supervisors recommends that the site analysis be professionally prepared by land use planners, landscape architects, architects, and/or engineers.
7. The primary purpose of the site analysis is to provide information for staff to adequately evaluate the proposed project in order to make a recommendation to the Planning and Zoning Commission and the Board of Supervisors. A site analysis not adequately addressing all of the required elements as set forth in this document shall be determined incomplete. Descriptions and/or maps for those requirements relating to characteristics of the site or development that are insignificant or absent may be deleted if so determined. A statement to this effect, along with supporting rationale, shall be provided in the applicable section, with review and concurrence by staff.
8. A site analysis shall also be determined incomplete if it is in noncompliance with existing ordinances, such that the development proposed cannot proceed to the hearing without significant changes to achieve compliance. If the proposed development appears to be counter to a policy or policies of the Comprehensive Plan, the site analysis must include justification for the non-compliance (see Section II-A.2.b of the checklist) and the non-compliance may be cause for a negative recommendation by staff.
9. No rezoning shall be scheduled for any required hearing until the site analysis is determined complete.
10. The site analysis and tentative plat may be submitted at the same time, at the applicants own risk. If planning to submit simultaneously, please notify planning staff at the required pre-application meeting.

C. WRITTEN FORMAT

1. The preferred format of the site analysis is 8 1/2" x 11", bound so as to open flat for review (i.e. spiral binding or notebook style is preferred over "vello" or staples). Maps may be a larger size, as discussed below.
2. The site analysis shall be written in the same order as the requirements, and all discussions and answers shall use the same numbering symbols as the requirements. Page numbers must be provided on all pages and maps.

3. The site analysis shall include a table of contents which includes the page numbers of all map exhibits. A bibliography shall also be provided of all contributors and literature referenced in the writing of the report.
4. The name, address, phone number, and email address of a designated contact person shall be provided at the beginning of the report.
5. In general, how the information is provided is at the option of the applicant (for example, written information may be provided on the map exhibits), provided that all of the required information is included and all exhibits are readable.

D. MAP AND ILLUSTRATION REQUIREMENTS

1. All maps and illustrations shall be clearly identified with descriptive legends, titles, north arrow, scale, dimensions, and contour intervals, if required for the particular section (see Section E below).
2. All aerial photographs used shall be the most current publicly available (including government and internet sources) and include the scale, the date the photograph was taken, and the north arrow. If significant changes have occurred subsequent to the date of the aerial, a description of the changes must be provided.
3. Topographic maps shall be prepared using either one-foot or two-foot contour intervals; the applicant may choose which interval to use.
4. Maps shall be located at the end of the subsections in which they are discussed (e.g. topography, hydrology).
5. The size of maps and illustrations may be determined by the applicant. However, all exhibits must be a consistent size throughout to facilitate review of the complete document. 8 1/2" x 11", or 11" x 17" maps with title and number visible when folded, are preferable if adequate detail can be provided; 18" x 24" maps provide good detail on larger projects, so long as a preliminary development plan overlay of the same size is provided. Any larger "accordion" exhibits are discouraged, unless the applicant wishes to provide a large extra copy of the preliminary development plan for staff review.
6. Map scale may also be determined by the applicant. However, all maps shall be represented at the largest scale possible to clearly identify those characteristics of concern. Those maps not providing a legible resolution of detail, as determined by staff, shall be determined incomplete.

7. For those exhibits requiring information for surrounding properties (for example, existing zoning, land use and comprehensive plan designations within a one-quarter mile radius of the property), the applicant may revise the required distances after consultation with staff.

E. Table of Required Maps and Other Required Information:

The table below lists the required maps and exhibits and a brief description of the information required for each of the sections of the site analysis (please refer to the particular section for a more detailed description of what is required). If “No map required” is shown, only written information is required (however, additional information and maps can be included if deemed necessary or useful by the applicant).

1. Required Maps: Unless otherwise noted, all maps shall be at the same scale as the preliminary development plan with topographic contours shown.
2. "Variable scale" means another scale may be used. "Non-topo" means that topographic contours need not be shown.
3. Summary of Exhibits: The following table is a list of the required exhibits for the site analysis. Please note that the numbering below refers to the particular section of the site analysis; see the particular section for details regarding each requirement

I-A. Existing Land Uses:

1. Location and regional context:	Map required (variable scale, non-topo)
2a: Existing land uses on site	Map required (non-topo), unless site vacant
2b: Existing easements	Map required (non-topo), unless no easements
2c: Comprehensive Plan	Map required (non-topo) (can be combined with 4e)
3: Aerial Photo	(variable scale, non-topo)
4a: Surrounding zoning	Map required (variable scale, non-topo)
4b: Surrounding land uses	Map required (variable scale, non-topo)
4c: Number of stories; surrounding uses	Map required (variable scale, non-topo)
4d: Pending rezonings, plats, development plans	Map required (variable scale, non-topo)
4e: Surrounding Comprehensive Plan	Map required (variable scale, non-topo)

Note: Information for 4a thru 4e may be combined and 2a and 2b may be combined provided the information is clearly delineated.

I-B. Topography and Grading

1a thru 1e: Topographic characteristics	Map Required
2: Average Cross Slope	No map required

I-C. Hydrology

1: Off-site watersheds	Map required (variable scale, non-topo, aerial)
2: Off-site features	No map required
3: Acreage of off-site watersheds	No map required
4a-h: On-site hydrology	Map required
5: Downstream drainage conditions	No map required

I-D. Biological Resources

1: Conservation Lands System (CLS)	Map required ($\leq 20,000$ scale, non-topo)
2: Critical Landscape Connections (CLC)	No map required
3: Pima pineapple cactus	Map required (non-topo)
4: Needle-spined pineapple cactus	Map required (non-topo)
5: Pygmy and burrowing owl modeled habitat	Map required (non-topo)
6: Special status species	No map required
7: Saguaros	Map required (non-topo)
8: Habitat Protection/Community Open Space	No map required
9: Other important vegetation	Map required (non-topo)
10: Vegetative Communities/Associations	Map required (non-topo)

Note: Required maps for Section I-D may be combined provided the information is clearly delineated.

I-E. Viewsheds

1: Visibility areas (if cluster project)	Key map required
2: Ground-level photos	Map required (variable scale, non-topo)

I-F. Transportation

1: Existing/planned off-site streets	Map required (variable scale, non-topo)
2: Distances to existing drives/intersections	Map required (variable scale, non-topo)
3: Public transit	Map required (variable scale, non-topo)

I-G. Sewers

1: Existing public sewer	Map required (variable scale, non-topo)
2: Site constraints for sewer	Map required

I-H. Recreation

1: Existing recreational facilities w/in one mile	Map required (variable scale, non-topo)
2: Trail rights-of-way	Map required (variable scale, non-topo)

Note: Maps I-H.1 and I-H.2 may be combined provided the information is clearly delineated.

I-I. Cultural Resources: Archaeological and Historic Sites

1: Records check	No map required
2: Cultural resources on-site	map required, general info (variable scale, non-topo)
3: Field survey (may be submitted with development plan or subdivision plat)	Report required

I-J. Air Quality

1: Emissions study for industrial development	No map required
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I-K. Composite

1-3: Composite of topographic, hydrologic and biological constraints	Map and acetate overlays required
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II-A. Project Overview

1: Proposed zoning boundaries	Map required (non-topo)
2: Project description (a-f)	No map required
3: Conformance with selected ordinances	No map required

II-B Preliminary Development Plan (PDP)

- 1a-o: Preliminary Development Plan Map and acetate overlay required
- 2a-h: PDP support data No map required

NOTES: a) In addition to a paper copy of the Preliminary Development Plan, a copy of the PDP must be prepared on clear transparent material, be removable from the report, and be labeled with the applicant's name and the name of the development.
b) For Specific Plans, see Section 18.90.050 of the Zoning Code.

II-C. Topography and Grading

- 1: Development/mitigation on steep slopes No map required
 - 2: Natural areas under HDZ Map required
 - 3: Areas to be disturbed, revegetated, natural Map required
 - 4: Changes to natural grade Map required
 - 5: Engineering/design features for mitigation Map required (only if cluster project)
- Note: Maps for Section II-C may be combined provided that the information is clearly delineated.

II-D. Hydrology

- 1: Response to hydrologic constraints Map required
 - 2: Reasons for floodplain encroachment No map required
 - 3: Post development discharge Map required
 - 4: Engineering/design features for mitigation Map required
 - 5: Conformance with applicable policies No Map required
- Note: Maps for Section II-D may be combined provided that the information is clearly delineated.

II-E. Biological Resources

- 1a-f: Impacts to biological resources Map required
- 2: Protection of landscape connectivity No map required

II-F. Landscape and Buffer Plan

- 1: Bufferyard descriptions Map required (non-topo)
 - 2: Bufferyard conflicts Map required (non-topo)
 - 3: Vegetation transplanting impacts No map required
- Note: Maps for Section II-F may be combined provided that the information is clearly delineated.F. 1

II-G. Viewsheds

- 1a-b: Impacts to views Map required (variable scale, non-topo)
- 2a-b: Mitigation of visual impacts (a-b) No map required

II-H. Transportation

- 1: Proposed ingress/egress Map required (variable scale, non-topo)
 - 2: Off-site improvements No map required
 - 3: Changes to ADT No map required
 - 4: Traffic impacts on surrounding local streets No map required
 - 5: Bicycle and pedestrian pathways Map required (variable scale, non-topo)
 - 6: Proposed off-site roads No map required
 - 7: Concurrency conformance No map required
 - 8: Traffic Impact Study (if necessary) Maps required (variable scale, non-topo)
 - 9: Alternate modes Map optional (variable scale, non-topo)
- Note: Maps for Section II-H may be combined provided that the information is clearly delineated.

II-I On-Site Wastewater Treatment and Disposal (if necessary)

- | | |
|--|-----------------|
| 1: Soils evaluations | No map required |
| 2: Reasons for not connecting to sewer | No map required |
| 3: Primary/reserve disposal areas | Map required |

II-J. Sewers

- | | |
|-----------------------------------|----------------------------|
| 1: Capacity Response Letter | No map required |
| 2: Method of providing sewer | No map required |
| 3: Sewer easements | Map required, if necessary |
| 4: Mitigation of site constraints | No map required |

II-K. Water

Refer to Attachment A

II-L. Schools

- | | |
|--|---|
| 1: Access to adjacent or on-site schools | Map required (variable scale, non-topo) |
| 2a-e: School capacity analysis and letter | No map required |
| 3: Agreement with school district for mitigation | No map required |

II-M. Recreation

- | | |
|-----------------------------------|---|
| 1: On-site recreation | Map required (non-topo) |
| 2: Ownership of recreation areas | No map required |
| 3: Proposed trails on or off-site | Map required (variable scale, non-topo) |

II-N. Cultural Resources: Archaeological and Historic Sites

- | | |
|---|-----------------|
| 1: Protection of known cultural resources | No map required |
| 2: Mitigation measures of potential resources | No map required |
| 3: Cultural resources mitigation plan | No map required |

II-O. Environmental Quality

- | | |
|--|-----------------|
| 1: Methods of controlling dust pollution | No map required |
| 2a-b: Air quality and hazardous materials for non-residential projects | No map required |

II-P. Agreements

- | | |
|---|-----------------|
| 1: Agreements with neighboring properties | No map required |
|---|-----------------|

Attachment A: Preliminary Integrated Water Management Plan (PIWMP)

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|---|--|
| 1. Project Location Map; Exhibits 1-3 | Map required (variable scale, non-topo) |
| 2. Existing Use | No map required |
| 3. Proposed Use | No map required |
| 4. Supply Options/Delivery | Map required (variable scale, non-topo) |
| 5. Water Demand Projections | No map required |
| 6. Proximity to Renewable and Potable Water | Map required (variable scale, non-topo) |
| 7. Groundwater Depth and Trends | Maps required (variable scale, non-topo) |
| 8. Geologic and Hydrologic Data | Maps required (variable scale, non-topo) |
| 9. Groundwater Depth Ecosystems | Map required (variable scale, non-topo) |
| 10. Area Water Supply | Map required (variable scale, non-topo) |
| 11. Well Test Data | No map required |
| 12. Drawdown Analysis | No map required |

PART I - SITE INVENTORY

The site inventory serves to identify and describe existing characteristics and conditions of the site. This step in the process will identify both development constraints and development opportunities of the site prior to the actual site design process.

I-A. Existing Land Uses

1. Describe and map the site location in a regional context; include the parcel number(s) and township, section and range.

2.
 - a. Describe and map the existing land uses on the site, if any.
 - b. On the same map, locate and describe all known easements (especially for access and utilities) that are located on the site (if the site is vacant and there are no easements, no map is necessary). The map can be combined with 4b below provided that the data is clearly delineated.
 - c. State the Comprehensive Plan designation(s) for the property, and describe any rezoning or special area policies which may apply to the site. If there is more than one Comprehensive Plan designation on the subject property, provide a map of the plan designations (the map can be combined with that required for 4e below).

3. Provide an aerial photo that clearly shows the subject property and surrounding properties within 600 feet of the subject property.

4. For all property within a one-quarter mile radius of the site, describe and map:
 - a. Existing zoning, including all applicable overlay zones;
 - b. Existing land use, including approximate density of residential uses and type of business for commercial or industrial uses;
 - c. Number of stories and heights of existing residential structures, and heights of existing nonresidential structures;
 - d. Pending or conditionally-approved rezonings and subdivision and/or development plans under review (optional until the information is available on the County's MapGuide); and
 - e. Comprehensive Plan designations.

Note: The required information for Section I-A.4 may be combined, provided that the information is clearly delineated.

I-B. Topography and Grading

1. Describe and map the topographic characteristics of the site, including the following elements, if present:
 - a. Restricted peaks and ridges;
 - b. Rock outcrops, talus slopes (accumulation of rock that lies on a steep mountain side or at the base of a cliff);
 - c. Slopes of 15% to 25% and slopes greater than 25%;
 - d. Any other significant topographic features; and
 - e. Existing grading and ground disturbance on the site, if any.
2. State the predevelopment average cross slope of the total site and show all calculations and values used in its determination as set forth by the Hillside Development Zone, Chapter 18.61 of the Pima County Zoning Code.

I-C. Hydrology

1. If applicable, describe and map on an aerial photograph the perimeter of all off-site watersheds that affect or are affected by the existing conditions on the site, upstream to its logical conclusion.
2. Provide a description of off-site natural or man-made features located within the above watersheds (as mapped in #1 above) that may affect or be affected by the natural conditions of the site.
3. Provide the area in acres and discharge for those upstream off-site watersheds (as mapped in #1 above) with one-hundred-year discharges greater than 100 cubic feet per second (cfs).
4. Describe and map the characteristics of the on-site hydrology. Include all of the following, if applicable:
 - a. 100-year floodplains with a discharge greater than or equal to 100 cfs, with justification for these delineations;
 - b. Sheet-flooding areas with their average depths;
 - c. Federally-mapped floodways and floodplains;
 - d. Peak discharges both entering and leaving the site for 100-year events which exceed 100 cfs, with justification for the values provided.
 - e. All mapped, regulated riparian habitat classifications adopted by the 2005 Floodplain and Erosion Hazard Management Ordinance amendment; and provide acreages.
 - f. Existing drainage infrastructure (i.e. culverts, basins, etc).
 - g. Any lakes, ponds, wetlands, springs, or other source(s) of perennial surface water.
 - h. Erosion hazard setbacks, as required by the Floodplain and Erosion Hazard Management Ordinance; also include a

description of the methodology used to determine them, and provide the data in an appendix.

5. Provide a qualitative description of existing drainage conditions along the downstream property boundary.

Note: FEMA and Pima County Regulated Riparian Habitat maps are publicly available, as are aerial photos.

I-D. Biological Resources

Note: This section fulfills requirements for the Biological Impact Report per Section 18.91.030(D)(1)(h) of the Pima County Zoning Code

1. Provide a map showing the Conservation Lands System (CLS), including Important Riparian Areas and Special Species Management Areas, in the regional context of the site at a scale no greater than 1:20,000. Provide acreage estimates for each Conservation Lands System (CLS) category on the site, including Important Riparian Areas and Special Species Management Areas.
2. Identify if the site is within or adjacent to one of the six Critical Landscape Connections (CLC) as shown on the CLS map.
3. If all or a portion of the site falls within the Priority Conservation Area for the Pima pineapple cactus, as displayed on Sonoran Desert Conservation Plan (SDCP) MapGuide, conduct a survey for that species. Staff will allow this information to be carried over for future Native Plant Preservation Plan submittals for up to five years provided that the survey shall be conducted by an entity qualified to perform biological surveys, and performed according to the most recent protocol approved by the US Fish & Wildlife Service. The property owner may request an extension of the five-year time limit at the time of a request for a time extension of the approved rezoning. The property owner must provide written justification for the extension with the application for the time extension and the Planning Director or his/her designee will review the request on a case-by-case basis at the time of application for a time extension. Existing survey data can be used **provided that the surveys were conducted no more than one year prior to the initial submittal of the rezoning application.** Summarize survey results and map approximate locations of any Pima pineapple cactus found. (If cacti are found, as a courtesy, please provide this information to the Arizona Game & Fish Department's Heritage Data Management System.)

4. If all or a portion of the site falls within the Priority Conservation Area for the needle-spined pineapple cactus, as displayed on Sonoran Desert Conservation Plan (SDCP) MapGuide, conduct a survey for that species. Staff will allow this information to be carried over for future Native Plant Preservation Plan submittals for up to five years provided that the survey shall be conducted by an entity qualified to perform biological surveys. The property owner may request an extension of the five-year time limit at the time of a request for a time extension of the approved rezoning. The property owner must provide written justification for the extension with the application for the time extension and staff will review the request on a case-by-case basis at the time of application for a time extension. Existing survey data can be used **provided that the surveys were conducted no more than one year prior to the initial submittal of the rezoning application.** Summarize survey results and map approximate locations of any needle-spined pineapple cactus found. (If cacti are found, as a courtesy, please provide this information to the Arizona Game & Fish Department's Heritage Data Management System.)
5. Identify and map those areas of the site within Priority Conservation Areas as displayed on SDCP MapGuide, for both the cactus ferruginous pygmy-owl and western burrowing owl. If any existing survey information or data is available, please provide.
6. Using the Arizona Game & Fish Department Heritage Data Management System, provide information on documented occurrences of any special status species known from the site and its vicinity (printout from the online system or a letter are acceptable).
7. Inventory and map all saguaros (grouped into two size classes: ≤6 feet and >6 feet tall) and ironwood trees that occur on site, if any. Sampling may be appropriate for certain properties, pending staff approval. Staff will allow an inventory (not a sampling) of individual ironwood trees and saguaros to be carried over for future Native Plant Preservation Plan submittals for up to five years. The property owner may request an extension of the five-year time limit at the time of a request for a time extension of the approved rezoning. The property owner must provide written justification for the extension with the application for the time extension and staff will review the request on a case-by-case basis at the time of application for a time extension.
8. If the property is a Habitat Protection or Community Open Space priority acquisition property, as displayed on SDCP MapGuide, identify which designation applies to the site and comment on the status of

communications between the owner and Pima County regarding the County's potential acquisition of the property.

9. Map and describe any areas, if any, where vegetation is especially important for scenic value, screening and/or buffering, and soil stabilization.
10. Identify the vegetative community(ies) on the site. Please identify and provide an approximate map of the vegetative association(s) present on the site, along with a percentage estimate of the site encompassed within each association. Plant surveys and detailed plant lists are not required. Identification of vegetation communities and associations will conform to the classification system described in Biotic Communities of the American Southwest – United States and Mexico (1982. Desert Plants vol 4, no. 1-4, Boyce Thompson Southwestern Arboretum).

Note: Required maps for Section I-D may be combined provided that the information is clearly delineated.

I-E. Viewsheds

1. If the project is to be developed under the Cluster Development Option (Section 18.09.040) of the Zoning Code, describe and map areas of high, medium, and low visibility on the site as seen from nearby off-site locations, including visibility from any existing scenic routes which may be affected by development of the site. State the criteria used in determining high, medium, and low areas of visibility and the rationale for the selection of the viewpoints.
2. For all projects, provide ground-level photos looking onto the site from various points surrounding the subject property.

I-F. Transportation

1. Map the existing and proposed off-site streets, onto which the site will have access, to their intersection with a major route as shown on the Major Streets and Scenic Routes Plan. If the access street(s) does not intersect with a major route, map the access street(s) to its intersection with a street that will connect with a major route, as well as the connecting street to its intersection with a major route. Also, map all major routes, using the criteria listed for Section F.1.f below, in proximity to the project site, denoting those that are existing scenic routes. For those streets identified, provide the following general information:
 - a. The existing rights-of-way;

- b. Whether these rights-of-way meet Pima County width standards;
 - c. Whether the rights-of-way are continuous or whether they shift from one side to the other;
 - d. The rights-of-way for all proposed off-site roads;
 - e. The number of travel lanes, capacity, posted speed limit , and existing pavement edge on existing roads and planned off-site streets;
 - f. The present Average Daily Trips (ADT) for existing streets under the following criteria:
 - 1) one mile from the site if the proposed project will generate less than 500 ADT;
 - 2) two miles from the site if the proposed project will generate between 500 and 2500 ADT; and
 - 3) three miles from the site if the proposed project will generate over 2500 ADT (refer to Subdivision Development and Street Standards Manual);
 - g. If there are existing bicycle and pedestrian ways; and
 - h. When roadway improvements are scheduled for completion.
2. Show distances from the site to existing driveways and intersections.
 3. If applicable, map and describe (including route number, end points, headways, and hours of operation) existing and planned transit routes and stops within one-half mile of the site.

I-G. Sewers

1. Provide a map showing the size and location of the existing public sewer lines in relation to the project site. If the site is not to be served by sewer, provide the reasons.
2. If the project site can reasonably be served by sewer, describe and map the known site constraints, if any, to using gravity flow sewers to serve the area, including but not limited to; topography, shallow bed rock, high seasonal ground water levels, and 404 permit jurisdictional washes.

I-H. Recreation and Trails

1. If applicable, describe and map all existing parks (by type) and recreation areas accessible to the general public, and public trails on and within one mile of the site.
2. If applicable, describe and map those trail rights-of-way identified on the "Eastern Pima County Trail System Master Plan" (EPCTSMP), as amended.

Note: Required maps for Section I-H may be combined provided that the information is clearly delineated.

I-I. Cultural Resources: Archaeological and Historic Sites

1. Provide a letter report from either the Arizona State Museum, the State Historic Preservation Office, or a qualified archaeologist that reviews all of the available information for the site. This record check shall:
 - a. determine whether the site has been field surveyed for cultural resources;
 - b. identify any previously-recorded archaeological or historic resources known to exist on the property;
 - c. state the probability of that buried archaeological resources not visible from the surface would be discovered on the site;
 - d. make an informed recommendation as to whether an archaeological survey of the site is needed.
2. Describe and map archaeological and historic sites identified on the property in either the records check or a subsequent field survey. Detailed location maps of such sites should not be included in the site analysis, but should be available from the archaeologist or consultant for staff review as necessary.
3. If a field survey has been recommended and/or there is a high probability for the discovery of archaeological resources, a field survey shall be completed by a qualified archaeologist and the results shall be submitted with the development plan or tentative plat submittal. Any cultural resources identified shall be entered into the Arizona State Museum site file system. At the applicant's option, the recommended survey and report may be completed as part of the site analysis preparation, or may be submitted at any time before the development plan/tentative plat submittal.

I-J. Air Quality

1. For certain proposed industrial facilities, the Pima County Department of Environmental Quality (DEQ) may require a description of the general wind flow pattern to demonstrate how emissions will affect surrounding areas within three miles. Please contact DEQ regarding their requirements early in the site analysis preparation.
NOTE: Any air quality data previously collected is available at the DEQ, Air Quality Analysis and Monitoring Division.

I-K. Composite Map

The composite map is intended to show the cumulative number of physical constraints that apply to specific locations on the site. It is used to identify

areas that may require special evaluation in regards to proposed development, due to the existence of several potential site constraints. Graphics used on the map may be determined by the applicant (examples include lines, dots, shading, and/or cross-hatching); however, all graphics must be legible. Also, identify any area in which disturbance would be prohibited by any adopted Pima County ordinance or policy.

In addition, provide an acetate overlay, at the same scale as the PDP (topo is required only for the topography overlay), for each of the three sub-sections (one each for topography, hydrology and biological resources). No overlay is required if no constraints exist for that sub-section.

Characteristics to be included are the following:

1. Topography
 - a. Restricted peaks and ridges;
 - b. Rock outcrops and talus slopes;
 - c. Slopes 15% to 25% and slopes 25% or greater.

2. Hydrology
 - a. 100-year floodplains with a discharge greater than 100 cfs, and associated erosion hazard setbacks;
 - b. Sheet flooding areas;
 - c. Federally-mapped floodways and floodplains;
 - d. Regulated Riparian Habitat Classifications;
 - e. Any lakes, ponds, springs, wetlands, or other source(s) of perennial surface water.

3. Biological Resources
 - a. All saguaros, by height categories (\leq six feet and $>$ six feet);
 - b. Ironwood trees;
 - c. Pima pineapple cactus;
 - d. Needle spined pineapple cactus; and
 - e. Areas of significant or important vegetation.

Part II - Land Use Proposal

The land use proposal enables the developer to set forth design concepts derived from the analysis of the site's characteristics, and to present sensitive design and mitigation techniques that respond to unique site characteristics and the character of the surrounding neighborhood.

II-A. Project Overview

1. If as the result of the rezoning, a parcel or parcels will include multiple zoning districts, provide a map of requested zoning boundaries for the development and a survey delineating the boundaries of each of the

proposed zoning districts. For simple parcel splits, the survey, but not the map, may be waived after consultation with staff.

2. Describe the characteristics (including use and type) of the proposed development and address the following:
 - a. Explain why the proposed development is the best design for the site and how the project responds to the opportunities and constraints of the site.
 - b. Discuss how the proposed project conforms to the Comprehensive Plan, including applicable Regional, Special and Rezoning policies. It is suggested that the applicant discuss with staff the applicable plan policies.
 - c. If there have been conversations or meetings with surrounding property owners, discuss how the proposed project addresses any concerns or issues raised.
 - d. Describe the impact the proposed development will have on existing land uses on the site and, if applicable, the potential positive and negative impacts to the existing and proposed land uses within one-quarter mile of the site boundaries.
 - e. Discuss how the proposed project contributes to the principles of Smart Growth (for example, refer to the principles discussed by the Smart Growth Network at smartgrowth.org).
 - f. State if and how the preliminary development plan will facilitate the use of active and/or passive solar systems and solar access, as well as other sustainability and green building measures. For information regarding the County's Green Building Program, contact the Green Building Program Manager at 740-6490 or online at www.pimaxpress.com/building/default.htm. In addition, an information sheet regarding the program is included at the back of this checklist (see Attachment C).

3. If the proposed project is affected by any of the following sections of the Pima County Zoning Code, describe how the project intends to substantially conform to the requirements of the ordinances:
 - a. Buffer Overlay Zone (Section 18.67.050)
 - b. Gateway Overlay Zone (Section 18.78.010)
 - c. Hillside Development Overlay Zone (Sections 18.61.050 and 18.61.060.B)
 - d. Cluster Development Option (Section 18.09.040)
 - e. Native Plant Preservation (Chapter 18.72)
 - f. Historic Zone (Chapter 18.63)
 - g. Airport Environs and Facilities (chapter 18.57)

Reminder: Please be aware that for all sections under Part II of the site analysis, it is not sufficient to merely state that development shall be in conformance with Pima County regulations. It must be demonstrated that the proposed PDP can accommodate all applicable ordinances and how the proposed project will address the requirements of the site analysis and the constraints on the site.

II-B. Preliminary Development Plan (PDP)

1. Provide a map, including a removable overlay map, of the preliminary development plan (PDP) that includes the following items (as required by Section 18.91.030.E of the Zoning Code), if applicable to the site. For specific plans, please refer to the requirements of Section 18.90.050 and the specific plan application packet.:
 - a. Parcel boundaries and dimensions;
 - b. Approximate location and size of all proposed structures, or lots in the case of single-family detached lot sales developments. For project sites over one hundred acres, lots and structures within one hundred fifty feet of the boundary of the property shall be indicated. Additionally, for projects greater than 20 acres, the project site may be divided into planning units, the total number of which shall not exceed one per each ten acres of land in the proposed rezoning area. Within each planning unit no more than three alternative configurations depicting structures and/or lots may be proposed;
 - c. Existing and proposed adjacent public rights-of-way;
 - d. Points of ingress and egress, and internal streets and circulation features, including bicycle and pedestrian paths;
 - e. Parking areas;
 - f. Buffers, screening and walls;
 - g. Landscaped areas;
 - h. Recreation areas, common areas, open spaces and natural areas;
 - i. Natural drainage features, including federal floodways and Pima County regulated riparian habitat; and proposed drainage improvements, floodplains, erosion hazard setbacks, and sheet flood areas with depths;
 - j. Significant physical features such as restricted peaks or ridges;
 - k. Land uses and number of stories of buildings within three hundred feet of the site;
 - l. Proposed trail right-of-way determined in consultation with the Pima County Natural Resources, Parks and Recreation Department based upon the "Eastern Pima County Trail System Master Plan" and other available information;

- m. Known public and private easements and covenants that cross or are appurtenant to the site; and
- n. If using on-site wastewater treatment and disposal, proposed primary and reserve disposal areas.
- o. Any overlay zoning districts discussed in Section II.A.3
- p. Existing and planned transit stops.

NOTE: The PDP must include topographic contours. The submittal of an additional overlay without topographic contours is recommended in those cases where such an overlay will provide needed clarity.

- 2. Provide the following written support data, where applicable. For specific plans, refer to the Section 18.90.050 and the specific plan application packet.
 - a. Gross floor area of commercial and industrial structures;
 - b. Building heights;
 - c. Total number of dwelling units;
 - d. Maximum residential density of each planning unit;
 - e. Total number of parking spaces;
 - f. Type of landscaping;
 - g. Acreage and description of natural and functional open space and recreation areas; and
 - h. Any other illustrative information which cannot be depicted on the preliminary development plan map.

II-C. Topography and Grading

- 1. If any features of the development as shown on the PDP (roads, structures, lots, walls, etc.) will be located on individual slopes of 15% or greater, with a ten-foot or greater natural fall, explain why these slopes could not otherwise be avoided in planning the development, and state measures that will be used to minimize development impacts such as erosion and degraded views of slopes.
- 2. If areas are to be left natural in order to take advantage of the allowances provided for under the Hillside Development Zone, map the perimeter of these areas. State the new average cross slope and show all calculations used in its determination.
- 3. Describe, map and state the percentage of the site that is to be:
 - a) Retained as natural open space;
 - b) Revegetated; or
 - c) Graded or disturbed or shall remain graded or disturbed.

4. Map areas where the natural grade will be changed more than five feet by cut or fill. State the maximum change in natural elevation that will result from grading for both cut and fill.
5. If doing a cluster project, describe and map the approximate location of engineering and design features used to mitigate impacts from site disturbance and new slopes in medium or high visibility areas. (Examples include riprap, use of retaining walls, grading techniques, building placement, revegetation, and a discussion of how excess material will be disposed of). Provide cross-sections that illustrate proposed grading techniques and slope stabilization in areas of slopes addressed in II-C.1.

Note: Required maps for Section II-C may be combined provided that the information is clearly delineated.

II-D. Hydrology

1. Describe and map how the PDP responds to the hydrologic characteristics identified in the site inventory; include riparian disturbance and mitigation areas. Examples may include lot layout, building setback, density restrictions, building envelopes/pads, building placement, location of open space, regulated riparian habitat, recreation areas, and development limitations. Describe the overall effect of the development on the drainage pattern of the site, including upstream and downstream improvements.
2. Explain why it is not possible to avoid encroachment (of lots, structures, roads) into 100-year floodplains, Pima County regulated riparian habitat, and erosion hazard setbacks. State the specific measures that will be used to mitigate the impacts of increased discharge or flow velocity, erosion hazards, and other potential impacts.
3. Quantify and map estimated post-development water discharge flowing onto and leaving the site, and provide justification for the information provided.
4. Describe and map the approximate location of potential engineering and design features that will be used to mitigate drainage and erosion problems. Examples may include retention/detention, culverts, lot configuration and layout, riprap, revegetation, and the preservation of watercourses, floodplains and riparian habitat in their natural state.

5. Describe how the PDP conforms to all applicable basin management policies, and any other applicable Pima County policies relating to flood control apart from the Comprehensive Plan.

Note: Provide post-development flow arrows on the required exhibits.

II-E. Biological Resources

1. Identify, map and quantify the expected impact to the following resources, as identified in Section I-D:
 - a. Each Conservation Lands System designation affected;
 - b. Saguaros;
 - c. Ironwood trees;
 - d. Pima pineapple cactus;
 - e. Needle-spined pineapple cactus; and
 - f. Other areas of significant or important vegetation, including the vegetative associations identified on the site.

Explain why these resources could not otherwise be avoided and discuss how the impacts to important vegetation will be mitigated.
2. If the project site is within the Conservation Lands System or a Critical Landscape Connection, explain how the proposed development plan maintains, contributes to or enhances landscape connectivity.

II-F. Landscape and Buffer Plan

1. Map and label the locations where bufferyards will be utilized in compliance with Chapter 18.73 of the Zoning Code, and describe the bufferyard options to be used.
2. Map and describe any known or proposed easements, setbacks, rights-of-way or other potential conflicts in areas proposed for bufferyards or natural open space.
3. If vegetation from the site will be transplanted into the bufferyards, open space areas or other areas onsite, explain, in general, how these areas will be able to accommodate the proposed plantings at maturity, in terms of size, configuration, location, and viability of the particular species transplanted (discussion of individual plants is not necessary).

Note: Required maps for Section II-F may be combined provided that the information is clearly delineated.

II-G. Viewsheds

1. Looking onto and across the site from areas around the site, describe and map the following:
 - a. Views and vistas from adjacent properties that may be blocked or impaired by development of the site;
 - b. Views and vistas from areas beyond adjacent properties which may be noticeably affected (though not necessarily impaired) by development of the site. This will include views and vistas from existing scenic routes that would be affected by development of the site.

2. Discuss proposed mitigation measures that will be used to minimize visual impacts from structures and other development features (including graded areas) to:
 - a. Views and vistas from off-site as identified in requirement II-G.1; and
 - b. If the project is to be developed under the Cluster Development Option, areas of high and medium visibility as identified in requirement I-E.1.

Mitigation measures may include the location of structures, natural areas and open space, the height of structures, the use of landscaping, areas of lower intensity land use, downlighting, and restrictions on light reflectance rating of structures.

II-H. Transportation

1. Describe the general configuration of the proposed ingress/egress points for the project, their location and the rationale for their placement in terms of both on-site and off-site circulation, congestion management, and impacts to surrounding properties. Also, map and show distances of-proposed driveways and access points to existing driveways and intersections.

2. If the PDP depends on future off-site road improvements for access, identify the improvements, their schedule for design and construction, state the projected completion date, and the agency or entity responsible for the completion of the project.

3. Discuss the change to ADT and level of service to all streets discussed in Section I-F.1. If road improvements will be completed within five years of submittal of the site analysis, use the expanded capacity in the calculations. If ADT figures are not available, state that no information is available.

4. Describe how traffic impacts on local streets will be minimized by the PDP.
5. If provided, map and describe the proposed bicycle and pedestrian pathways within the development and their connections with the regional system.
6. Describe proposed on-site road rights-of-way, indicate, if known, whether streets are public or private, and show typical roadway sections.
7. Describe how the proposed project conforms to Transportation Concurrency requirements for Pima County.
8. If the proposed rezoning meets the threshold where a Traffic Impact Study (TIS) is required (uses generating at least 1,000 ADT; see Attachment D for a copy of the thresholds), the applicant shall meet with Department of Transportation Staff to determine if a TIS must be submitted with the first submittal of the site analysis. If the TIS is required and if it incorporates the information required in items 1-7 above, it may substitute for these requirements

Note: Please refer to the Subdivision and Development Standards; the Department of Transportation Website, the American Association of State and Highway and Transportation Officials (AASHTO) and Pima County Roadway Design Manual (PCRD) for information regarding standards and requirements.

9. Describe how the proposed project intends to reduce automobile dependency and how it will facilitate and maximize use of alternative modes of transportation, including transit, bicycles and pedestrian pathways; measures include (but are not limited to): the location of non-residential and mixed-use buildings; pedestrian pathways; and the location of transit stops and bus shelters. A map of alternative transportation facilities is optional.

II-I. On-Site Wastewater Treatment and Disposal

1. If on-site wastewater treatment/disposal facilities (conventional or alternative septic systems) are proposed, provide soil evaluations conducted in accordance with the approved methods pursuant to Arizona Administrative Code, Title 18, Chapter 9 to indicate that the property can accommodate on-site treatment facilities (perk tests are not required for each proposed lot). If soil evaluations have previously

been submitted to and approved by the Pima County Department of Environmental Quality, these may be used to satisfy this requirement.

2. If there are public or private sewer collection lines within 200 feet of the rezoning boundary, and on-site wastewater treatment systems (septic systems, or their alternatives) are proposed, state what physical characteristics of the property make connection to the public sewer system unreasonable.
3. If on-site wastewater treatment will be used, map the primary and reserve disposal areas and provide information demonstrating that the site can successfully accommodate an on-site wastewater treatment system (including both a primary disposal area and a 100 percent reserve disposal area). For single-family residential lots, calculations shall be based on a hypothetical four bedroom dwelling with a minimum one-acre lot size.

II-J. Sewers

1. Provide a capacity response letter from Pima County Regional Wastewater Reclamation Department written within 90 days of the submittal of the site analysis, regarding the availability of treatment and conveyance capacity in the downstream public sewerage system for the proposed development.
2. Describe, in general, the method of providing sewer service to the proposed development including where the project will connect to the regional sewer system.
3. If collection or transmission sewers (not house connection sewers) are to be located on-site or off-site in areas other than paved public or private rights-of-way, state the reasons, and then show proposed sewer easement(s) on the preliminary development plan, including the width, to the point of connection to existing sewers.
4. If applicable, describe the methods that will be used to address all site constraints to providing gravity sewer service identified in Section I.G.1.2.

II-K. Water

Refer to the Preliminary Integrated Water Management Plan (Attachment A)

II-L. Schools

For residential developments,

1. Describe and map how access will be provided to any schools within or that abut the site.
2. Provide a school capacity analysis response letter from the applicable school district that addresses the following topics (an exhibit which depicts the service area of each school should accompany the response letter). If no written response to the capacity analysis request is received within 90 days of submittal of the letter to the school district, provide a reasonable estimate of the above factors.
 - a. The present and official projected enrollments of the elementary, middle and high schools which are expected to serve the proposed residential development;
 - b. The anticipated increase in enrollment at each school resulting from the proposed residential development (include the multipliers used by the school district);
 - c. Tabulation of the under(over) capacity, by number and percentage, of each school's enrollment as a result of the proposed residential development's anticipated school enrollment;
 - d. Tabulation of the projected enrollment and under(over) capacity, by number and percentage, of each school based on residentially zoned land located within the school's service area. The calculation is to include approved rezonings, as applicable;
 - e. School facilities improvements affecting the above service area enrollment calculations, as identified by the school district within its adopted capital improvements program.
3. State whether there have been communications with the applicable school district regarding the mitigation of impacts of the proposed development. If so, state if an agreement has been reached and what the agreement entails. If possible, provide documentation, such as a letter from the school district regarding the agreement.

II-M. Recreation and Trails

1. Describe the on-site recreation elements and map the location of all proposed recreation areas for the development. See Section 18.69.090 residential recreation areas and the Recreation Area Design Manual.
2. Describe the proposed ownership of recreation areas and natural and modified open space within the development, (e.g. whether through homeowners associations, individual lot owners, recorded covenants or easements). For areas to be preserved as natural

open space, identify any enforcement mechanisms to be used, such as third party enforcement.

3. Describe and map any proposed trails within or adjacent to the development and demonstrate how such trails comply with the "Eastern Pima County Trails System Master Plan", or if not, why such compliance is not required.

II-N. Cultural Resources: Archaeological and Historic Sites

1. Describe the mitigation measures to be used for the protection of any archaeological and historic resources that are known to exist on the site, based on either the records check or a subsequent field survey.
2. If an archaeological survey has been recommended and/or there is a high probability for the discovery of archaeological resources, state what measure will be taken in this regard.
3. If cultural resources have been found through the records check or field survey, a cultural resources mitigation plan shall be submitted as part of the tentative plat or development plan submittal. This plan shall:
 - a. outline a resource assessment program to evaluate the significance of those resources to be affected by the proposed land use;
 - b. outline an effective preservation plan or data recovery and documentation plan for those resources determined to have significant research or other value;
 - c. provide a schedule for the implementation of the accepted mitigation plan (Note: calendar dates for the mitigation work are not required)

The mitigation plan shall be reviewed by the Pima County Archaeologist and the State Historic Preservation Office. Review shall be completed within thirteen working days after the time of submittal, as is standard for tentative plats and development plans scheduled for a Subdivision and Development Review Committee (SDRC) meeting.

Note: A mitigation plan should not be submitted as part of the site analysis, but shall be submitted for review and approval at the time tentative plat and development plans are submitted and scheduled for a Subdivision and Development Review Committee meeting.

II-O. Environmental Quality

1. Describe methods and plans for controlling dust pollution during the construction of the project and thereafter. Also, describe plans for

assuring that all newly created roads, including haul roads, are paved or permanently dust-stabilized to County standards.

2. To address the following please contact the Department of Environmental Quality for guidance:

- a. If known at the time of rezoning that the planned facility will be a Class I, Class II, or Class III facility, as identified in PCC 17.12.140 of the Air Quality Code, describe all applicable standards, including federally applicable standards that will apply to the source.
- b. If the proposed project is to be developed under CB-1, CB-2, CI-1, CI-2, CI-3 or CPI zoning or specific plan equivalent, and the end use is known, provide the following information for the proposed project, if applicable:
 - 1) Identify and describe the maximum quantities of hazardous materials regulated under the Arizona Fire Code.
 - 2) Identify and describe the maximum quantities of hazardous waste regulated under Arizona Administrative Code Title 18 Chapter 8 Hazardous Waste Management
 - 3) Identify and describe any potential reporting requirements required by the Emergency Planning and Community Right-To-Know Act (EPCRA) Sections 311 and 312 that may need to be submitted to the Pima County Local Emergency Planning Committee (PCLEPC).

II-P. Agreements

1. Provide information concerning specific agreements, if any, made with neighboring property owners regarding the proposed project (e.g. bufferyard agreements, height limitations, walls, etc.)

ATTACHMENT A

Preliminary Integrated Water Management Plan (PIWMP)

A Preliminary Integrated Water Management Plan is required pursuant to the Pima County Comprehensive Plan Water Resources Element as amended by the Board of Supervisors on April 1, 2008 (Co7-07-04; Resolution 2008-72) for all properties submitted for consideration of rezoning that require the submittal of a Site Analysis.

(Note: Data sources have been provided to assist in gathering the requested information. Footnotes have been included to provide directions on how to use the data sources. Definitions for terms used herein are also included.)

The PIWMP must include exhibits which depict source data supporting the findings included within the report. For example, copies of map pages from listed data sources, calculation sheets from the ADWR water calculator, etc must be included. All maps must be at an appropriate scale to show the property and relevant information clearly. The maps must include the scale, legend and the location of the property proposed to be rezoned.

While data sources have been listed, if the identified data source provides information that the applicant believes is inconsistent with the proposed development, other data sources may be used provided that:

- Justification is provided for why the standard source data does not apply;
- The source(s) of alternate data used in the analysis are listed; and
- Copies of the data (map with property location clearly marked, calculation sheets, etc.) are included for reference.

Required Preliminary Integrated Water Management Plan (PIWMP) Elements

1. Water Context Map

The water context map must be at a scale appropriate to show the property in adequate detail relative to existing roadways and other developments. Depicting the location of the proposed project on an aerial photo is preferred. This map must include the sectional breakout and Pima County parcel number. Provide exhibits showing the property in both a regional and local context. The latter should show the site at a scale which accurately details the surrounding properties and existing land use if any.

Provide:

Exhibit 1 – Water Context Map Show the location of the property relative to service area boundaries and Arizona Corporation Commission approved Certificates of Convenience and Necessity boundaries; reclaimed water infrastructure; recharge areas; and areas where trends indicate the level of groundwater is rising.

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

A brief description of historic and existing water use is required.

3. Description of Property's Proposed Water Use

A general description of the proposed land uses as they relate to water use is to be provided in this section. Elements of the land use plan that contribute to projected water demand, including but not limited to irrigated recreation areas or landscape, water features, etc. must be described in this section. Phasing considerations should be discussed to the extent that phasing is relevant to the proposed water usage.

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

This section should address the proposed water supply for the project.

A. If the proposed water supply is from an existing Municipal water provider:

- (1) Does the Municipal Provider or applicant have legal or physical access to a renewable and potable water supply? If the provider or applicant does not currently have legal or physical access to a renewable and potable water supply, identify all other renewable and potable supplies available to the applicant/project.

Is the property within the current defined service area of the Municipal Provider? Is the property within the planned expansion service area or Certificate of Convenience and Necessity of the Municipal Provider?

- (2) Provide written documentation of the provider's existing or planned service capacity to the property or area. (It is understood that this documentation is not likely to be a "will-serve" letter.)
- (3) An exhibit must be included that shows the location of the property and the potential point(s) of connection to the existing system.

B. If water supply for the development is not proposed to be from an existing Municipal Provider, include a brief discussion of the supply system proposed to provide for the anticipated water demand (e.g., annexation, creation of a new water provider, creation of a water improvement district, extension of the service area of a non-adjacent provider, exempt well or well-share program with conceptual location of well(s), storage, etc.).

Provide: **Exhibit 4 – Proposed Water Supply**

5. Water Demand Projections

A. Provide a discussion of the project's Estimated Baseline Water Demand consistent with the requested zoning and proposed land use. The Estimated Baseline Water Demand is to be discussed and quantified without consideration of water conservation measures. Estimates are to be expressed in acre-feet/year and derived according to the following:

- For residential developments, demand should be estimated using information in *Table A: Estimated Baseline Water Demand for Residential Land Uses*. Also, identify any anticipated common area water uses (irrigation, recreation centers, etc.) and quantify the water demand for these features.

(NOTE: If the applicant believes the listed uses and estimated water demands shown in Table A are inappropriate for the proposed development, explain why the demand values in Table A are not appropriate for the project and quantify the project's Estimated Baseline Water Demand utilizing another defensible alternative methodology. If an alternative methodology is utilized, include a description of the methodology.)

- For commercial or industrial developments, provide a list of anticipated uses and estimate the water demand associated with each anticipated use using the best available information. The applicant should employ a defensible methodology to estimate commercial or industrial water demand; methodology may include, but is not limited to, Arizona Department of Water Resources Tucson AMA Assured Water Supply Calculator or the Third Management Plan model for new construction. This analysis is also to include any anticipated water demand for parking/common area features such as landscape irrigation, drinking fountains, etc.

B. Water conservation measures are to be included as part of the proposed project. The application of water conservation measures should achieve a significant reduction in the project's total water consumption and must employ both indoor and outdoor conservation measures. Each of the following alternatives will individually provide for a significant reduction in the project's total water consumption.

- From Table B – Water Conservation Measures, select a combination of conservation measures such that the point total equals or exceeds 15 points and includes a least one, outdoor water conservation measure.
- Commit to obtain LEED Certification.
- Commit to obtain certification under Pima County's Green Building Program.
- Design and implement, subsequent to staff approval, a water conservation program that includes indoor and outdoor conservation measures.

(NOTE: Water conservation measures proposed within this plan will likely become a condition of rezoning and, where necessary, will also be required to be included in the project's CC&Rs.)

6. Proximity to Renewable and Potable Water Supplies

If the project's Estimated Baseline Water Demand equals or exceeds 50 acre-feet/year and the proposed project does not have legal, physical, or planned access to renewable and potable supplies, map the location of the property relative to the boundaries of nearby water service provider(s) with legal, physical, or planned access to potable and renewable water supplies. Generally identify the closest available point of connection. You will have to contact the individual water provider to find the point of connection.

Relevant information such as distance to existing lines, topographic constraints, available right-of-way, provider's capacity/willingness to serve, etc. should also be included. Also, please include a copy of a feasibility study that examines the cost and means of delivering renewable and potable water to the propose project, if one has previously been performed.

Provide: **Exhibit 5 –Water Service Providers**

Water Service Providers

[Source: Pima County MapGuide]

<http://www.dot.pima.gov/gis/maps/mapguide/mgmap.cfm?path=/gis/maps/mapguide/dotmap65.mwf&scriptpath=mgmapinitnullAPI.inc>¹

If all three of the following statements are true, items 7 through 11 are not necessary.

1. **Water service is to be provided by an existing Municipal Provider or applicant with legal, physical or planned access to a renewable and potable water supply; and**
2. **No new wells will be drilled within one quarter mile of the boundary of the property to serve this development; and**
3. **There will be no increase in pumping of any existing wells within one quarter mile of the boundary of the property to serve this development.**

7. Groundwater-Dependent Ecosystems

A. Show the location of the proposed property on a map relative to all groundwater-dependent ecosystems within a five-mile radius.

Provide: **Exhibit 6 – Groundwater-Dependant Ecosystems**

Sonoran Desert Conservation Plan MapGuide Maps

[Source: Sonoran Desert Conservation Plan Map]

<http://www.dot.pima.gov/cmo/sdcpmaps/>³

B. If the project is located within five miles of a mapped groundwater-dependent ecosystem a hydrologic impact analysis must be included which evaluates the potential that groundwater withdrawal will impact the ecosystem. The evaluation must address the following:

- (1) Does a hydrologic connection exist between the property's water source and the groundwater-dependant ecosystem? Documentation must be included to support a claim that there is no hydrologic connection.
- (2) If a hydrologic connection exists, show the approximate location of where the proposed groundwater withdrawal will take place.
- (3) If the groundwater withdrawal is to take place within an area that has a hydrologic connection to the groundwater-dependent ecosystem, a theoretical drawdown analysis based on published hydrogeologic data is required to assess the proposed project's potential to impact the groundwater-dependent ecosystem. This analysis is to be based on available published data and show a theoretical 10-foot draw down contour after five years of pumping for the project's Estimated Baseline Water Demand. There is no requirement to drill or test wells for this analysis; this analysis is to be prepared by a professional practicing in the field of hydrogeology.
- (4) If the evaluation of groundwater withdrawal suggests that negative impacts to the ecosystem are possible, include a description of proposed avoidance strategies to reduce the negative impacts, including well site selection, screening wells, recharge at the area of hydrologic impact, etc.

(NOTE: While well testing is not required at this time, such tests may be required to be performed as a rezoning condition prior to commencement of development.)

8. Groundwater Depth and Trends

To the extent possible using the following source of information, provide an analysis of current depth to groundwater at the nearest existing well locations. Also provide data that shows water level trends in the area from which groundwater will be withdrawn to serve the development

Provide: **Exhibit 7 – Groundwater Depth**
Exhibit 8 – Groundwater Trends

Well Database

[Source: SAHRA Arizona Wells Database]

<http://www.sahra.arizona.edu/wells/>²

9. Geologic and Hydrogeologic Data

Provide a description of existing site-specific geologic and hydrogeologic conditions, ground fissures, and subsidence data for the area from which groundwater is to be withdrawn. Also determine if hydrogeologic bedrock lies below the property. If site-specific geologic studies are available, they should be submitted as part of the PIWMP. No new studies are required.

If the project will be served by wells within an area known to have subsidence, mitigation measures to minimize subsidence in the area must be included; please describe such mitigation measures.

Provide: **Exhibit 9 – Hydrogeologic Soil Type**
Exhibit 10 – Location of Hydrogeologic Bedrock
Exhibit 11 – Mapped Earth Fissures
Exhibit 12 – Land Subsidence

Soil Type & Hydrogeologic Bedrock

[Source: Pima County MapGuide]

<http://www.dot.pima.gov/gis/maps/mapguide/mgmap.cfm?path=/gis/maps/mapguide/dotmap65.mwf&scriptpath=mgmapinitnullAPI.inc>⁵

Earth Fissure Planning Map

[Source: AZGS Earth Fissure Planning Map]

<http://www.azgs.state.az.us/Earth%20Fissures/pimacounty2007v2.pdf>⁶

USGS Land Subsidence Map

[Source: USGS Land Subsidence Map]

<http://pubs.usgs.gov/sir/2007/5190/sir5190.pdf>⁷

10. Area Water Supply

Show the location of the proposed property on a map including the location of all existing wells within one mile from the property's boundary. Identify all existing wells by number and well status. Identify any existing wells which may be used to supply water to this proposed development, including ADWR well registry numbers for existing wells. If new wells are to be used, show the approximate location and number of wells anticipated to provide water supply.

Provide: **Exhibit 13 – Area Water Supply**

Well Database

[Source: SAHRA Arizona Wells Database]

<http://www.sahra.arizona.edu/wells/>⁴

11. Well Test Data

There is no requirement to drill, equip or test wells or to provide test data for proposed projects. However, if such studies have been performed, they are to be submitted as part of the PIWMP.

12. Drawdown Analysis

If the proposed project meets one or both of the following criteria, the applicant shall consult with staff to determine the necessity of performing a Drawdown Analysis:

- Based on the Estimated Baseline Water Demand, the proposed project will use 50 acre-feet /year and does not have legal, physical, or planned access to a renewable & potable source of water.

- Negatively impacts a groundwater-dependant ecosystem as determined in Number 9 above.

If staff determines that a **Drawdown Analysis** is necessary, the applicant will provide a theoretical drawdown analysis based on published hydrogeologic data to determine the potential impact of the proposed project's water demand on the underlying groundwater table. This analysis is to be based on available published data and show a theoretical 10-foot draw down contour after five years of pumping for the project's Estimated Baseline Water Demand. There is no requirement to drill or test wells for this analysis; this analysis is to be prepared by a professional practicing in the field of hydrogeology.

**Table A:
Estimated Baseline Water Demand for Residential Land Use**

Zone	Minimum Area Per Unit	Annual Demand per Home (acre-feet)
RH	180,000 s.f.	0.46
GR-1	36,000 s.f.	0.46
MLZ	36,000 s.f.	0.46
SR	144,000 s.f.	0.46
SR-2	72,000 s.f.	0.46
SH	18,000 s.f.	0.46
CR-1	36,000 s.f.	0.46
CR-2	16,000 s.f.	0.42
CR-3	8,000 s.f.	0.34
CR-4	SF: 7,000 s.f.; MF: 3,500 s.f.; Opt. D: 3,500 s.f. (average)	SF: 0.34 MF: 0.25 Opt D.: 0.25
CR-5	SF: 6,000 s.f.; MF: 2000 s.f.; Opt. D: 2,000 s.f. (average)	SF: 0.34 MF: 0.25 Opt D.: 0.25
TR	1,000 s.f.	0.34
CHM-1	8,000 s.f.	0.34
CMH-2	3,500 s.f.	0.34
TH	2,000 s.f.	0.34
MU	Res: 3,500 s.f.; Non-Res None	0.25
CB-1	Res: 4,500 s.f. Duplex / Condo 1,000 s.f.	0.34
CB-2	Res: 4,500 s.f. Duplex / Condo 1,000 s.f.	0.34

Source: ADWR Subdivision Demand Calculator and Metropolitan Domestic Water Improvement District data.

Table B - Water Conservation Measures

Indoor and Outdoor Options

(15-point Minimum; Must include at least one Outdoor Conservation Measure)

		Possible Points	Points Achieved
Indoor Options			
I-1	Install grey water plumbing lines, labeled and stubbed out to exterior of residence	1	
I-2	Install a "central-core" plumbing system with all water-using fixture fittings ≤5 ft. from HW heater	1	
I-3	Install a manifold "home run" structured plumbing system; with fixtures ≤ 10 ft. of circulation loop & branch lines ≤ 1/2" in diameter	2	
I-4	Install a manual or motion activated on-demand hot water circulation pumping system	2	
I-5	Install a point-of-use tankless hot water heater that uses only cold water supply or solar-assisted preheating for any fixture > 20 pipe run feet from water heater	3	
I-6	Install lavatory faucets that meet the proposed EPA's WaterSense™ criteria or have a maximum flow rate of 1.5 gpm @ 80 psi of pressure	3	
I-7	Install showerheads that meet the proposed EPA's WaterSense™ criteria or have a maximum flow rate of 1.5 gpm @ 80 psi of pressure	3	
I-8	Install toilets that meet the EPA's WaterSense™ rating (1.28 gpf) OR	3	
I-9	Install dual flush toilets with 1.6 gpf/ 8 gpf or less water use	3	
I-10	Install a washing machine with a water factor of 6.0 or less	2	
I-11	Install composting toilet(s), 2 pts/fixture; no maximum	2	
I-12	Install a refrigerator with an in-door filtered water system	0.5	
I-13	Install excess flow check valves or excess water shutoff connectors at fixtures	3	
I-14	No garbage disposal	1	
Outdoor Options			
O-1	Install a rainwater harvesting system capable of retaining and storing 50% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	6	
O-2	Install a rainwater harvesting system capable of retaining and storing 25% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	4	
O-3	Install a rainwater harvesting system capable of retaining and storing 10% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.)	2	
O-4	Install a gutter and downspout system or canals that tie to storm water infiltration trenches, bioswales, or rain gardens	2	
O-5	Install grey water plumbing lines, labeled and stubbed out to exterior of residence, but with connection to an onsite landscaping drip irrigation system	2	
O-6	No swimming pool	2	
O-7	No decorative water features or mister systems that use potable water.	1	
O-8	Impervious driveway & walkway surfaces shall be <5% of total site area (≤ 5 acres); OR 1% of the site area (over 5 acres)	2	
O-9	Construct no impervious surfaces outside the building footprint	2	
O-10	Install a vegetative roof system (min 50% of roof area) to reduce impervious surfaces	3	
O-11	Install drought-tolerant, non-irrigated landscaping design by a licensed landscape professional	3	
O-12	Install drought-tolerant, non-irrigated landscaping design by a licensed landscape professional. Plant species limited to native plants only.	4	
O-13	Irrigation system designed and installed by an EPA Watersense™ certified professional	1	
O-14	Provide recharge/retention plan for rainwater	1	
O-15	Install a high efficiency irrigation system that uses:		
	a. "Smart Controllers" (w/ moisture sensor and rain delay controllers) & high efficiency nozzles;	0.5	
	b. Check valves in heads and heads matched to the beds distinct watering needs;	0.5	
	c. Separate sprinkler zones for beds, with plants grouped based on watering needs (hydrozoning);	0.5	
	d. A timer/controller that irrigates during the hours of 1- pm-8am to minimize evaporation;	0.5	
	e. Drip irrigation for all planting beds;	0.5	

Definitions

Acre-Foot (or Acre-Feet)

An acre-foot is a unit of water volume that is equal to one foot of depth across an acre of land (43,560 square feet). One acre-foot of water is equal to approximately 325,851 gallons of water. To convert average daily water use in gallons to acre-feet, multiply the volume in gallons by 365 and divide by 325,851. A single family residence typically consumes about 1/3 acre-foot of water per year.

Drawdown

Drawdown is the drop in groundwater at the well from the static groundwater level to the level encountered when the well pump is being run.

Groundwater-Dependent Ecosystems

Groundwater-dependent ecosystems are shallow groundwater areas which include springs, perennial streams, intermittent streams and shallow groundwater areas as mapped on the Sonoran Desert Conservation Plan GIS database which can be found at:

<http://www.dot.pima.gov/cmo/sdcpmaps/>

Municipal Provider

As defined in Arizona Revised Statutes 45-561, a city, town, private water company or irrigation district that supplies water for non-irrigation use.

Pima County Green Building Program

The Pima County Green Building Program is a program established by Pima County Development Services to promote both building safety & sustainability. More information can be found at:

<http://www.pimaxpress.com/Green/default.htm>

Preliminary Integrated Water Management Plan (PIWMP)

The Preliminary Integrated Water Management Plan is a document which details proposed water resources, reuse, replenishment, conservation and use of renewable water supplies for the proposed project for properties that are submitted for consideration of rezoning. The plan also establishes the anticipated water use and source of water for the proposed development.

Renewable & Potable Water

As defined in Resolution 2008-72, renewable and potable water means a quality of water that is suitable for essential human uses such as drinking, cooking or cleaning, and which is derived from a renewable source. Treated surface water including treated Central Arizona Project water is considered to be renewable and potable, but effluent and groundwater are not.

Renewable & Potable Water Supply

Such sources primarily include municipal water systems with Central Arizona Project water allotments. For purposes of implementing the PIWMP, use of groundwater may be considered compatible with Resolution 2008-72 under those circumstances where groundwater withdrawal is mitigated through recharge in the same area of hydrologic impact. Renewable and potable supplies may include but are not limited to CAP subcontract, CAGR membership, long-term storage credits, or other supplies wheeled through the CAP Canal such as mainstem Colorado River Water or other supplies delivered by the Central Arizona Water Conservation District. Additionally, effluent may be considered renewable and potable at such time as suitable authorization is granted by the Arizona Department of Environmental Quality.

Subsidence

Subsidence is the downward movement of the earth's surface, due to compaction of sediment generally

as a result of the over-pumping of groundwater. Within this document it is the lowering of land surface of more than three inches as mapped by the U. S. Geological Survey.

Directions for Use of Data Sources

1. **Designated Water Service Providers**

<http://www.dot.pima.gov/gis/maps/mapguide/mgmap.cfm?path=/gis/maps/mapguide/dotmap65.mwf&scriptpath=mgmapinitnullAPI.inc>

To find Designate Water Service Providers –

Within the Pima County MapGuide website, scroll down the list on the left side and check the box for *Water Provider Service Areas*. Then just below that check the box for *Water Provider Service Areas – ADWR (except Tucson Water)*

2. **Well Database**

<http://www.sahra.arizona.edu/wells/>

To Find Depth to Groundwater & Groundwater Trends

Within the SAHRA website,

- Type the address of the site in the box titled *Search by Keyword* on the right side of the page. You can enter a number from 1 to 7 in the *Radius* box to include the area or your parcel. Then click on the *Search* button. If you do not know the address you can put in crossroads. You will see a box appears that says “Searching”.
- Once the “Searching” box is gone you will see the area requested and it will show the wells within the area.
- Click on the marker for the well that is most appropriate for use for your site and a white box will pop up.
- Well ID numbers can be found under the WELLS55 or USGS tabs at the top of the white box.
- On the GWSI tab, click on “*Show More Info...*”
- Under the General Tab there is significant data about the well.
- Click on the “Wtr. Level” tab and a graph will be shown of historical water levels and at the bottom of the page is the same data in numerical form.

3. **Groundwater- Dependent Ecosystems**

<http://www.dot.pima.gov/cmo/sdcpmaps/>

To find Groundwater-Dependent Ecosystems

Within the Sonoran Desert Conservation Plan MapGuide Maps (note: this is different than the “regular” Pima County MapGuide site). On the left side:

- Check the box that says *Stream – Intermittent*
- Check the box that says *Stream – Perennial*
- Check the box that says *Riparian Habitat – Pima County Ord. 2005-FC2, Effective 10/20/2005*. Note: you will have to zoom into the area you are looking for before this item will show up in the list on the left.
- Check the box that says *Springs*
- Uncheck the box that says *Riparian Habitat – Pima County Ord. 2005-FC2, Effective 10/20/2005*
- Check the box that says *Shallow Groundwater*

4. **Well Database**

<http://www.sahra.arizona.edu/wells/>

To find Area Water Supply

Within the SAHRA website,

- Type the address of the site in the box titled *Search by Keyword* on the right side of the page. You can enter a number from 1 to 7 in the *Radius* box to include the area

or your parcel. Then click on the *Search* button. If you do not know the address you can put in crossroads. You will see a box appears that says "Searching".

- Once the "Searching" box is gone you will see the area requested and it will show the wells within the area.
- At the bottom of the page is a listing of all wells and well ID number within the specified radius.

5. **Soil Type & Depth To Hydrogeologic Bedrock**

<http://www.dot.pima.gov/gis/maps/mapguide/mgmap.cfm?path=/gis/maps/mapguide/dotmap65.mwf&scriptpath=mgmapinitnullAPI.inc>

To find Hydrologic Soil Type

Within the Pima County MapGuide website, scroll down the list on the left side and check the box for *Hydrogeologic Soil Group – NRCS*. Note: you will have to zoom into the area you are looking for before this item will show up in the list on the left.

To locate Hydrogeologic Bedrock

Within the Pima County MapGuide website, scroll down the list on the left side and check the box for *Hydrologic Bedrock*. Note: you will have to zoom into the area you are looking for before this item will show up in the list on the left.

6. **AZGS Earth Fissure Planning Map**

<http://www.azgs.state.az.us/Earth%20Fissures/pimacounty2007v2.pdf>

Within the Pima County Earth Fissure Website,

- To crop the exhibit to the area that you are looking for, right click on the exhibit and click on *Marquee Zoom*. Use the mouse to identify the area that you want included in the exhibit.
- Note: There is not a lot of detail on the map and the property will have to be identified by features such as roadways or township lines.

7. **USGS Land Subsidence Map**

<http://pubs.usgs.gov/sir/2007/5190/sir5190.pdf>

Within the USGS Land Subsidence document

- To crop the exhibit to the area that you are looking for, right click on the exhibit and click on *Marquee Zoom*. Use the mouse to identify the area that you want included in the exhibit.
- Note: There is very little detail on the map and the property will have to be identified by features such as city/town limits.

Attachment B

Optional Revised Requirements for Large Projects

The following requirements may be substituted for those within the Site Analysis Checklist for those rezoning and specific plan requests for projects that meet the following criteria (please note that rezonings which include a cluster development under the Cluster Development Option, Section 18.09.040 of the Zoning Code, must provide all of the information required for cluster projects with a Design Review Committee application):

1. At least 320 acres in size.
2. A single master block plat or a series of block plats to be submitted in conjunction with project phasing for the entire project.
3. A development agreement to be entered into between the property owner and the County.
4. The development to consist of multiple phases.
5. The development may include residential, non-residential uses or mixed uses.

At the time of either the master block plat submittal or each block plat submittal if more than one block plat is to be submitted, the property owner / developer will be required to provide the more detailed information required by the site analysis checklist for the area covered by the block plat with the submittal of the block plat. The information needs to be found substantially complete by staff and to be found consistent with the Preliminary Development Plan approved with the rezoning. Alternatively, if the information provided with the block plat necessitates a substantial change to the preliminary development plan approved by the Board of Supervisors at public hearing, the project will need to be reviewed at public hearings before the Planning and Zoning Commission and the Board of Supervisors. This shall become a condition of rezoning. Section numbers refer to those within the checklist. The requirements listed below refer to those sections which may be revised; the information required for all other sections of the site analysis checklist must be provided.

II-A Project Overview

1. Only a general discussion of how the property owner generally intends to conform to the applicable zoning districts listed in Section II-A.3 needs to be provided. However, for specific plans proposing to amend any of the zoning districts listed in Section II-A.3 for which Chapter 18.90 (Specific Plans) allows to be superseded, the site analysis must provide the information required by Section 18.90.050.
2. In reference to Section II.A.3f, provide a general discussion and design guidelines on how the proposed project will facilitate the use of active and/or passive solar systems and solar access, as well as other sustainability and green building measures.

II-B Preliminary Development Plan

1. II.B.1b: Provide a map showing the location of the different development districts (for example, commercial, mixed-use, low density residential, open space, etc). However, the applicant should consider providing more detailed conceptual plans for how these various districts would develop.
2. II.B.1b: Provide a range of the amount of non-residential development to be provided.
3. II.B.1e: The number of parking spaces to be developed need not be provided.
4. II.B.1g: Show exterior and roadway buffers.

II-C Topography and Grading

1. Provide a general discussion of how the proposed project will address sections 1-3.
2. The requirements of sections 4 and 5 can be met solely with the block plat.

II-D Hydrology

Provide a general discussion of how the proposed project will address the requirements of this section of the checklist.

- II-F Landscape and Buffer Plan
 - 1. II.F.1: Map and label the bufferyards to be used along the project perimeter and major internal roads (arterials and major collectors).
 - 2. If known, map and describe any known or proposed easements, setbacks, rights-of-way or other potential conflicts in areas proposed for bufferyards or natural open space.

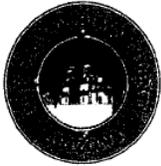
- II-J Sewers
 - 1. II-J.4: Describe in general, the methods that will be used to address all site constraints to providing gravity sewer service identified in Section I.G.1.2.

Attachment C

PIMA COUNTY DEVELOPMENT SERVICES



Pima County Residential Green Building Program



Pima County Board of Supervisors

Ann Day, District 1
Ramón Valadez, District 2
Sharon Bronson, District 3
Raymond J. Carroll, District 4
Richard Elías, Chair, District 5

County Administration

C.H. Huckelberry,
County Administrator
John M. Bernal, Deputy County Administrator, Public Works
Carmine DeBonis Jr., Director, Development Services

Pima County Development Services

Public Works Building
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For questions regarding the Pima County Regional Residential Green Building Program, contact the Green Building Program Manager at 520-740-6490

□ How does the program work?

- The Pima County Regional Residential Green Building Rating System was developed to promote the construction of sustainable homes through a certification program. This voluntary program is consolidated with the building permit and inspection process.
- Homes are rated and awarded points for environmentally responsible criteria in the following categories: Location; Lot Design & Development; Resource Efficiency; Energy Efficiency; Water Efficiency; Indoor Environmental Quality; Operation, Maintenance & Owner Education
- The rating system also awards or deducts points based on whether the house is smaller (point award) or larger (point deduction) than the average house built in Pima County.
- The rating system also considers the location of the residence, and awards credit for building close to community services and preserving open space.
- There are four levels of certification available: Bronze: 75-100 points; Silver: 101-130 points; Gold: 131-160 points; Emerald: Over 160 points.

□ How do I get my house certified?

- Begin by going to www.PimaXpress.com, select the "Building" tab and read the Pima County Regional Residential Green Building Standard. Select the green elements you wish to include in your residence. It is highly recommended to incorporate the Standard's criteria in the early phases of the design process.
- Once you are ready to submit your building plans, download the Residential Green Building Checklist, complete the checklist and see how your project scores. The Checklist will automatically compute your score and certification level.

Also indicated is whether a credit will be reviewed by a plans examiner, reviewed during an inspection, or verified through a builder submittal (such as a cut sheet for low VOC paints).

- Bring an electronic copy of your checklist when applying for a building permit at Development Services, or email it ASAP thereafter to Wpermit@DSD.Pima.Gov. The green building checklist will be reviewed at the same time your plans are reviewed for code compliance.
- You will need to incorporate details and notes within your plans to describe the green building features. Remember that a reviewer cannot award credit for items that are not documented on the plan set.
- For those credits requiring builder submittals, points cannot be awarded until documentation is received and reviewed by Building Safety & Sustainability.

□ Is this the same as LEED or NAHB Green Home Certification?

- No, this rating system was developed specifically to address the needs of Pima County. Certification is available at no additional cost to applicants and is integrated within the normal permitting process. This eliminates the need for multiple reviews and duplicate paperwork.

□ What's in it for me?

- The program is voluntary and there is no cost to participate.
- You will receive technical assistance throughout the certification process.
- Your plans will be reviewed in five days.
- Once you complete the process, you will receive a certificate indicating the award level and will be eligible to obtain a building plaque commemorating your achievement.

Attachment D

Thresholds for Requiring Traffic Impact Studies

ITE Code	LAND USE	UNIT	PEAK HR TRIPS/UNIT	THRESHOLD
RESIDENTIAL				
210	Single Family	DU	1.02	100 DU
230	Condominium/Townhomes	DU	0.54	185 DU
220	Apartments	DU	0.67	150 DU
240	Mobile Home	DU	0.58	175 DU
416	RV Park	SPACE	0.48	210 SPACES
250	Retirement Community	DU	0.34	295 DU
COMMERCIAL AND INDUSTRIAL				
911	Walk-in Bank	1,000 SF	42.02	2,500 SF
912	Drive-in Bank	1,000 SF	51.23	2,000 SF
820	Shopping Center	1,000 SF	4.97	21,000 SF
850	Supermarket (Grocery Store)	1,000 SF	12.25	8,000 SF
851	24-Hour Convenience Store	1,000 SF	65.24	1,500 SF
861	Discount Club	1,000 SF	6.46	16,000 SF
890	Furniture Store	1,000 SF	0.92	109,000 SF
812	Lumber Store	1,000 SF	8.38	12,000 SF
816	Hardware/Paint Store	1,000 SF	11.18	9,000 SF
841	New Car Sales	1,000 SF	2.97	34,000 SF
840	Vehicle Repair (Automobile Care Center)	1,000 SF	4.01	25,000 SF
844	Gas Station	PUMP	16.18	7 PUMPS
430	Golf Course	HOLES	4.59	22 HOLES
492	Racquet Club	COURT	4.66	22 COURTS
493	Health Club	1,000 SF	4.30	24,000 SF
831	Quality Restaurant	1,000 SF	10.82	10,000 SF
832	Sit Down High Turnover Restaurant	1,000 SF	19.38	5,000 SF
834	Fast Food (with drive-thru)	1,000 SF	72.74	1,500 SF
110	General Light Industrial	1,000 SF	1.08	93,000 SF
120	General Heavy Industrial	1,000 SF	0.68	147,000 SF
130	Industrial Park	1,000 SF	0.92	109,000 SF
150	Warehousing	1,000 SF	0.61	164,000 SF
OFFICES				
710	General Office Building	1,000 SF	1.56	65,000 SF
750	Office Park	1,000 SF	1.74	58,000 SF
770	Business Parks	1,000 SF	1.43	70,000 SF
760	Research & Development Center	1,000 SF	1.24	81,000 SF
730	Government Office	1,000 SF	11.03	10,000 SF
720	Medical-Dental Office Buildings	1,000 SF	4.36	23,000 SF
INSTITUTIONAL				
520	Elementary school	STUDENTS	0.30	335 STUDENTS
522	Middle/Junior High School	STUDENTS	0.46	220 STUDENTS
530	High School	STUDENTS	0.46	220 STUDENTS
565	Day Care Center	STUDENTS	0.86	120 STUDENTS
560	Church	1,000 SF	9.49	11,000 SF

DU: Dwelling Units

SF: Square Feet Gross Floor/Leasable Area

Example: Medical office building, 15,000 SF

Peak hour trip rate: 4.36 trips/1,000 SF

Trip Generation: 15,000 SF x (4.36 trips / 1,000 SF) = 65 trips in the peak hour