

Co7-13-05. Three (3) rezoning policies were stipulated for the site via this approved amendment. The proposed residential use for the project, its design and its open space/habitat set-asides are all in accordance with the prescribed policies.

c. Neighbor Issues & Response

The current property owner and applicant (Mandarin Associates and Red Point Development, Inc.) heard and accommodated neighboring property owner concerns during the recent Comprehensive Plan Amendment process for this property (Case No. Co7-13-05), the application of which was ultimately approved by the Board of Supervisors in February, 2014. The conditions of approval attached to that amendment (which were enumerated in Section I.A of this Site Analysis) and have been reflected in this rezoning proposal and attendant PDP through the use of substantial natural buffers to protect the adjacent residential subdivisions, as well as the set-aside of significant on-site areas and the commitment to supplemental off-site mitigation, so as to fully satisfy all applicable CLS thresholds.

The rezoning applicant is committed to further working further with neighborhood representatives and leaders so as to fully inform them of the proposed rezoning application and the specifics of the residential subdivision planned for the property. These discussions and interactions will be on-going through the rezoning process and we will insure that Pima County staff is kept abreast of their progress.

d. Impact on Existing Land Uses in the Surrounding ¼ Mile Area

The proposed Preliminary Development Plan (PDP) depicts a residential subdivision that fits well with the existing neighborhoods that are already in place to the north, northwest, west, and southwest. The multi-family component fits appropriately into the more intensive land use matrix that is already established around the Thorndale/Magee Road intersection. As alluded to above, the degree of on-site habitat protection and the preservation of existing natural washes inherent in the proposed PDP exceeds that which characterizes the more recent subdivisions in the area.

e. Contribution to Smart Growth Principles

The proposed rezoning is consistent with, or furthers, several of the Smart Growth Principles as identified by the Smart Growth Network (SGN). These are individually discussed below:

Mix of Land Uses

Given the emerging urbanization trend in the Thornydale Road corridor and taking into account the property's immediate context, the site is best developed as a residential subdivision and a small multi-family apartment project. With proper design and its significant natural buffer components,

the single-family subdivision will coexist well with their existing residential neighbors to the north, west and south, while the apartment component will integrate well with the more intensive uses established in close proximity to the Thornydale/Magee Road intersection.

Take Advantage of Compact Building Designs

The project will promote higher residential density and intensity of use within the Thornydale Road corridor and locate the proposed residential lots and multi-family units in clustered, compact spatial arrangements that afford opportunities for efficient on-site infrastructure while, at the same time, creating significant open space elements and CLS set-asides that are meaningful in both size and continuity.

Multi-Modal Transportation Opportunities

Higher density and more intensive development clearly contributes to larger regional opportunities for multi-modal transportation. The Thornydale Road corridor functions as important north-south transportation artery and is suitable for bicycle routes and expanded public transit that extend northward far beyond their present reaches. Higher density development is essential in creating the demand needed to support and further such multimodal opportunities.

Rational Infrastructure Expansion and Improvements

The proposed rezoning and its intended residential subdivision and apartment component adheres closely to this principle. Intelligent and efficient growth demands the intelligent and efficient use of established infrastructure. The proposed rezoning site represents an important infill opportunity that will utilize existing public utility and existing/planned transportation infrastructure, while contributing its fair share of costs that will be needed to expand existing utility provisions to adequately serve the proposed development.

Conservation of Natural Resources

The majority of the rezoning site falls within the *Multiple Use Management Area (MUMA)* classification of the Conservation Lands System (CLS), with portions of the property classified as Xeroriparian “C” regulated habitat. In addition, the Special-Species Management aspect of the CLS also applies, thereby increasing the CLS’s established conservation and mitigation guidelines.

As part of the aforementioned approved Comprehensive Plan Amendment (Case No. Co7-13-05), specific performance measures were established for the set-aside of both on-site and off-site areas so as to insure full compliance with all CLS thresholds. The CLS topic is discussed further below in Section

II-E.1.a (Biological Resources) and graphically illustrated on Exhibit II-E.1a (Conservation Lands System).

In addition to the above CLS considerations, the proposed subdivision design and PDP effectively preserves the regulatory 100-year floodplain channels on the property and disturbs them only for essential street crossings.

f. Solar Considerations

The proposed project will not facilitate the installation of active or passive solar systems due to the anticipated price point of the housing products being offered. Residential lots and apartment buildings will be oriented in the north-south axis to the maximum extent possible to best facilitate passive solar benefits by reducing south facing building masses.

3. Applicability and/or Conformance with the Pima County Zoning Code

This Project does not require compliance with the Buffer Overlay Zone, Gateway Overlay Zone, Hillside Development Zone, Cluster Development Option, Historic Zone, or Airport Environs Zone. The Project will be in compliance with the Native Plant Preservation Ordinance (Chapter 18.72).

a. Buffer Overlay Zone

Not applicable.

b. Gateway Overlay Zone

Not applicable.

c. Hillside Development Overlay Zone

Not applicable.

d. Cluster Development Option

Not applicable.

e. Native Plant Preservation

The project will comply with Pima County Zoning Code Section 18.72 (Native Plant Preservation).

f. Historic Zone

Not applicable.

g. Airport Environs Zone

Not applicable.

B. PRELIMINARY DEVELOPMENT PLAN (PDP)

1. PDP Map and Overlay

A Preliminary Development Plan (PDP), in accordance with Section II-B.1a-p of the Site Analysis Checklist, is provided as Exhibit II-B.1a-p (an acetate overlay of same is also included). This PDP illustrates a proposed residential subdivision that effectively confines the developed portions of the property to those areas not otherwise impacted by existing drainage and riparian constraints.

In terms of timing and phasing, it is most desirable and intelligent that the project be developed concurrently with the planned RTA comprehensive street improvements to Thornydale Road. Bringing the project to market ahead of these major improvements would require interim measures that, for all intents and purposes, would be “throw away” in nature when the RTA project supplants them.

2. Support Data

The following support data is provided here and is also reflected in notes on the PDP as appropriate:

a. Gross Floor Area of Structures.

Not applicable; this is residential subdivision and multi-family apartment project.

b. Building Heights

Onsite: The single-family subdivision will contain both one-story and two-story residences in response to market demand. The maximum building height would not exceed that allowed under the requested CR-5 zoning, i.e. thirty-four feet (34'). The multi-family/apartment component will feature two-story buildings, once again not exceeding the prescribed 34' height.

Offsite: Commercial and residential structures within 300' of the property are generally one-story in height. Detail as to typical structure heights is provided on Page 3 of this Site Analysis in Section I.A.4.c.

c. Dwelling Units

The PDP illustrates twenty-eight (28) individual residential lots. The typical lot size anticipated is 55' x 120'. This lot size is subject to change at the time of final subdivision platting and the prevailing market conditions then in force. The multi-family/apartments component is approximately 2.2 acres in developable area; it is anticipated that a maximum of thirty-six (36) multi-family units would ultimately be built on this site. Final yield will ultimately be determined by floorplan size, applicable zoning code requirements, and design in response to market preferences at the time of development.

d. Maximum Residential Densities

The gross residential density of the proposed project is inherently limited by the significant set-asides devoted to riparian, habitat, and natural-drainage preservation. Under the proposed PDP, and in accordance with the dwelling unit totals discussed immediately above, the effective combined gross density (single family plus multi-family residences) for the project is approximately 3.6 residential units per acre (3.6 RAC).

e. Total Number of Parking Spaces

Parking for this project will be in accordance with Zoning Code Section 18.75, to be verified at the time of subdivision platting and (for the multi-family portion) review of the formal Site Development Package.

f. Type of Landscaping

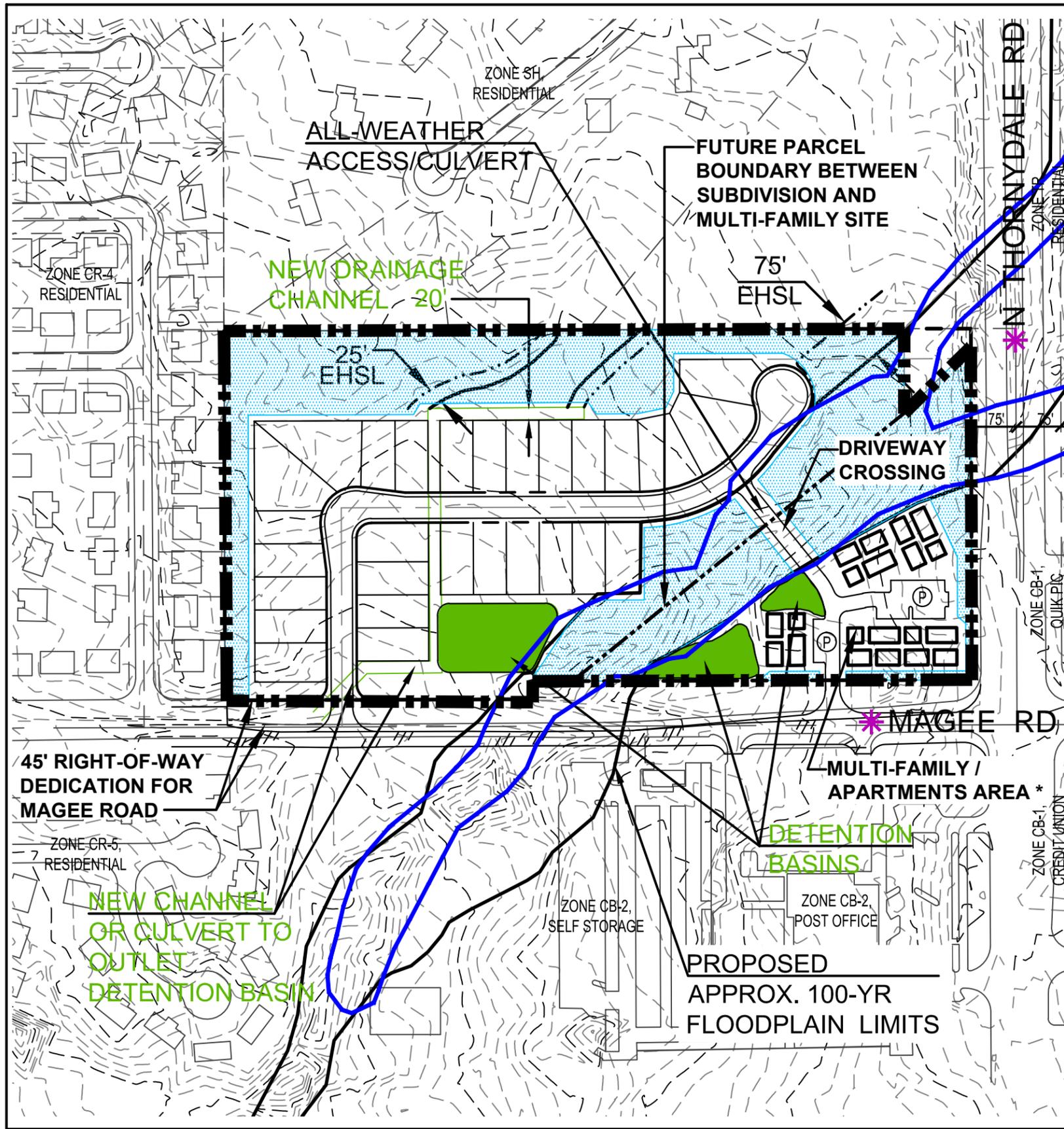
Landscaping will be a mixture of native preserved desert and xero-riparian landscape species. The proposed landscape program for the site is described more fully in Sections II.E. (Biological Resources) and II.F (Landscape & Buffer Plan).

g. Size & Description of Recreation Areas, Natural/Functional Open Space

The project's most significant open space element is the substantial natural area set-asides throughout the site for riparian, habitat, and natural-drainage preservation. These areas are illustrated on the PDP and described more fully in Sections II.E. (Biological Resources) and II.F (Landscape & Buffer Plan).

h. Other Supplemental Information

The PDP shows a single crossing of the primary wash that diagonally traverses the property. This is a minor driveway and will be designed as an all-weather crossing. This crossing satisfies applicable access requirements for fire and emergency vehicles, which stipulate that two points of drivable, all-weather access be provided to both the subdivision and the multi-family apartments area. This crossing was conceptually shown on the Framework Plan that accompanied the approved comprehensive plan amendment for this property.



LEGEND

- PDP Boundary
- 2405 Existing Condition Topographic Contour (1' Interval)
- CLS Set-Aside Area (Natural Open Space)
- Approximate 100-Year Post-Development Floodplain Limit
- Detention Basin
- Mapped Riparian Habitat -- Xeroriparian "C"
- Vehicular Parking Area

* The multi-family apartments layout depicted here is conceptual only and will be finalized at the time of future Site Development Package.

* Thornydale Road and Magee Road are designated Major Streets and Scenic Routes.



PROJECT AREA

Gross Area: 17.7 AC (Approximate)
 Net Area (Post R.O.W. Dedication): 17.3 AC (Approximate)

PROJECT PARTICULARS

Existing Zoning: SR
 Proposed Zoning: CR-5
 Comprehensive Plan: MIU

PROPOSED USE(S)

Single-Family Residential Subdivision (28 Lots)
 Typical Lot Size: 55'x120' (6,600 SF)
 Multi-Family Units/Apartments (Estimated 36 Units Maximum)

BUILDING HEIGHTS

Maximum 34' Permitted; Project will contain 1-Story and 2-Story Single-Family Residences. Project will contain 2-Story Multi-Family/Apartment Buildings.

ON-SITE STREETS

Proposed Right-of-Way Width: 50'
 Travel Lanes: Two (2) 12' Lanes
 Total Pavement Width: 36'
 On-Street Parking: Allowed Both Sides
 Sidewalks: 5' Sidewalks Both Sides

PARKING, LOADING, ETC.

Parking for the Single-Family Subdivision and the Multi-Family/Apartments component will be in accordance with Sec. 18.75. Final demonstration of same, together with provisions for loading, trash collection, etc., will be demonstrated at the time of future Subdivision Platting and Site Development Package review.

BUFFER YARDS

Bufferyard "C" required along north and west boundaries. Bufferyard "D" required along Thornydale and Magee frontages.

CONSERVATION LANDS SYSTEM (CLS)

Natural Open Space per this PDP: 6.5 AC

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C. TOPOGRAPHY & GRADING

Please refer to Exhibit II.C.1-5 (Topography and Grading) for an illustration of the various grading and design features of the proposed development. In addition, the following required information is also provided:

1. Development Features on Slopes of 15% or Greater

There are no slopes greater than 15% located anywhere on the proposed development; no special measures are therefore necessary.

2. Natural Areas Used for HDZ Allowances

There are no areas being set aside as natural open space for average cross slope, HDZ calculation, or any other purposes on subject property.

3. Mapped Areas & Associated Site Percentages

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

a. Natural Open Space

More than thirty-five percent (35%) of the site will be natural open space.

b. Revegetated Areas

No revegetation areas are proposed for this project, other than the landscaping of the new residential lots and streetscapes throughout the single-family subdivision and the multi-family apartments complex.

c. Graded/Disturbed

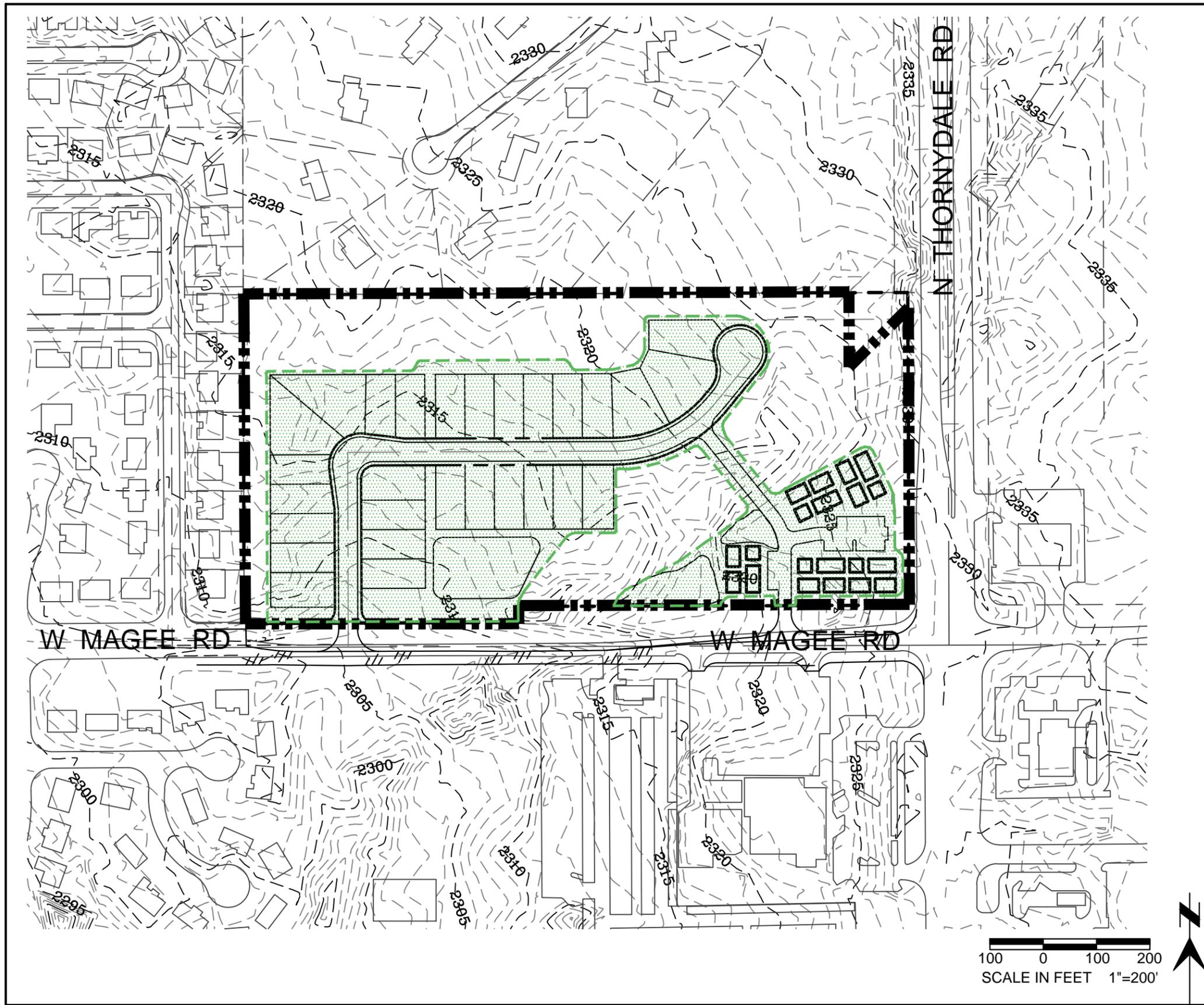
Owing to the significant amount of on-site set-aside areas devoted to CLS set-asides, riparian, habitat, and natural-drainage preservation, less than sixty-five percent (65%) of the total site will be graded to accommodate the proposed subdivision lots and multi-family units.

4. Maximum Grade Change; Areas By More than 5' of Cut or Fill

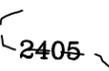
No areas of the site will be cut or filled more than 5' from existing grade.

5. Engineering & Design Features for Cluster Projects

Not applicable; this is not a Cluster Project.



LEGEND

-  PDP Boundary
-  Existing Condition Topographic Contour (1' Interval)
-  Approximate Limit of Grading

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 LANDSCAPE ARCHITECTS, LLC

Red Point Development, Inc.
 NWC MAGEE & THORNYDALE ROADS
 (Ownership Entity: Mandarin Associates)
 REZONING: SR to CR-5

EXHIBIT II-C.1-5
 TOPOGRAPHY & GRADING
 PAGE 57

D. HYDROLOGY

Refer to Exhibit II-D (Proposed Hydrology) in conjunction with the following:

1. PDP Design Response to Hydrologic Constraints

A combination of natural open space, setbacks, and constructed channels will be used to address surface drainage for this subdivision and apartment development.

The wash passing through the property between CP-2 (2011 cfs) and CP-1 (2022 cfs) will essentially remain in its natural condition. Site development encroachment into this wash corridor will be limited. Suitable bank protection will be installed along the slope of building pads where encroachments into the 100-year floodplain or erosion setbacks might occur. Flows will be released along the downstream boundary at the location, depth and velocity comparable to existing conditions.

The wash entering the property at CP-5 (107 cfs) will be channelized within a stabilized drainageway, routed along the north side of the proposed row of subdivision lots, then directed southward through the subdivision to CP-4 (which is where CP-5 drains in the existing condition).

The wash draining west along the south edge of the property (CP-3) will not be affected by site development. However, a small channel or swale may be needed to route this flow to the existing dip section in Magee Road, which occurs within the Magee Road right-of-way approximately 400-feet west of Thornydale Road.

Onsite detention volume will comply with critical-basin requirements and is estimated to be approximately 1.4 acre-feet in volume. At least two detention basins are anticipated.

2. Explanation of Encroachments (Floodplains, EHS's, etc.)

The land use plan for this property provides open space along the primary wash corridor. Slope protection will be provided where limited, minor encroachments into the floodplain fringes or erosion setbacks may occur. Mitigation measures to address the impacts, wash stability and downstream conditions will not be required. All proposed channelization structures and floodplain encroachments will be in accordance with the Pima County Floodplain and Erosion Hazard Management Ordinance, as well as with applicable Tech Policies.

Channelization is only proposed along one small wash (CP-5) having a 100-year discharge of 107 cfs. This channel will accept sheet flow along the north edge of the subdivision, then convey it westward to a point where the flow will be turned southward and contained within a north-south oriented channel segment. Alternatively, elevated fill pads and riprap slope protection may be used to direct the incoming flow to the north-south channel segment. An energy dissipater will be provided along the downstream boundary of this channel (where it outlets at CP-4) to mitigate increased velocities and to disperse the flow.

3. Post-Development Discharges and Nature of Flows

Post-Development discharges flowing onto the property will not change as a result of this subdivision development. Post-Development discharges flowing off of the property also will not change as a result of the project. The primary flow impacting the site (CP-2) offsite will pass through the property within its natural channel. Floodplain encroachments will be limited or wholly precluded.

Post-development onsite storm water runoff from developed areas will be conveyed to detention basins. Post-development discharges of onsite storm water runoff will be reduced to comply with critical basin requirements.

4. Engineering & Design Features to Mitigate Drainage Impacts

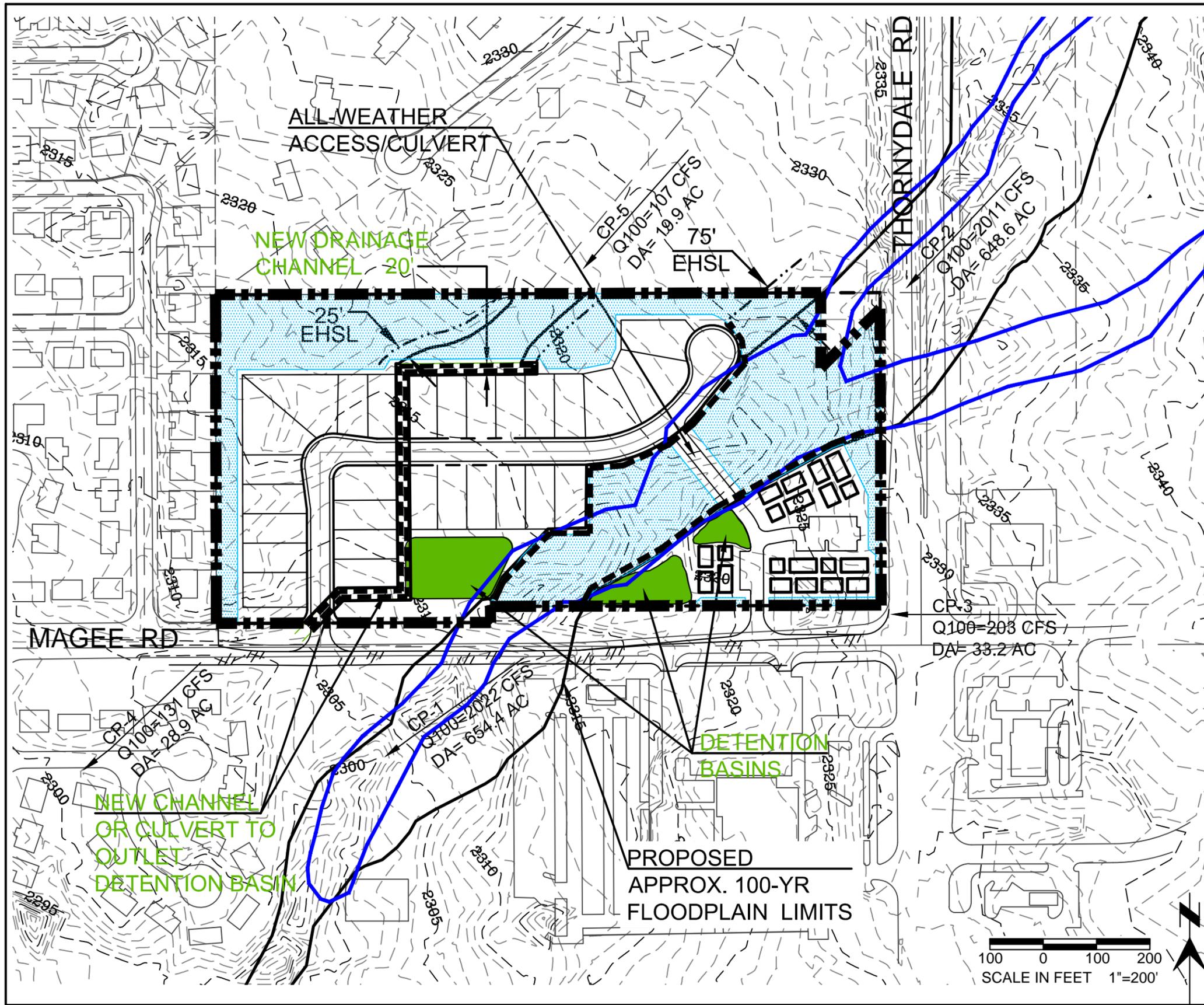
This project will provide on-site detention in accordance with Pima County Regional Flood Control District policies and standards. Stormwater flows will be detained as necessary to comply with Critical Basin standards. It is anticipated that detention will be provided within a series of on-site basins to be located in open space areas. All building pads will be designed to be a minimum of one foot (1') above adjacent 100-year flood elevations.

The post-development onsite drainage plan will also comply with first-flush retention requirements. This will be accomplished via the use of small water harvesting basins throughout the landscaped areas, as well as within the detention basins to located within the developed area. All building pads will be designed to be a minimum of one foot (1') above the adjacent 100-year flood elevations as determined by detailed engineering calculations to be conducted in conjunction with the final drainage report prepared at the time of actual development.

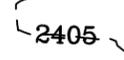
5. Conformance with Applicable Basin Management Policies

On-site generated stormwater will be conveyed to the on-site detention areas via the interior street network and by storm drains (if necessary), scuppers, curb openings, etc.. These features will be designed and detailed during the subdivision platting process. Unless exceptions are agreed upon during subdivision platting, on-site stormwater conveyance will adhere to current Pima County Regional Flood Control District development standards and applicable basin management plans.

Exhibit to Follow



LEGEND

-  PDP Boundary
-  Existing Condition Topographic Contour (1' Interval)
-  Erosion Hazard Setback Limit
-  Approximate 100-Year Post-Development Floodplain Limit
-  Detention Basin
-  Mapped Riparian Habitat -- Xeroriparian "C"
-  CLS Set-Aside Area
-  Necessary Protection/Fortification to allow reduction in EHSL

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 (Ownership Entity: Mandarin Associates)
 REZONING: SR to CR-5

EXHIBIT II-D
 PROPOSED HYDROLOGY
 PAGE 60

E. BIOLOGICAL RESOURCES

1. Description & Mapping of Expected Impacts

a. Conservation Lands System (CLS) Compliance

The site contains approximately 16.5 acres of CLS *Multiple Use Management Area (MUMA)*, which includes 3.1 acres of underlying Xeroriparian Class “C” habitat. The majority of the *MUMA* area is also within the *Special Species Management Area (SSMA)* designation.

The proposed Preliminary Development Plan (PDP) preserves approximately 6.5 acres of the *MUMA*, including 2.6 acres of the underlying Xeroriparian “C” regulated habitat. Per the conceptual framework plan approved with the site’s comprehensive plan amendment (Case No. Co7-13-05) and the rezoning policies adopted with same, this site will comply with the CLS through a program of on-site and off-site mitigation. Final figures and calculations for the above on-site set-asides, together with the specific off-site mitigation lands, will be detailed and finalized at the time of future subdivision platting.

b. Native Plant Preservation Ordinance (NPPO) Compliance

The project will demonstrate compliance with the Native Plant Preservation Ordinance (NPPO) at the time of future subdivision platting. Compliance will be achieved through the use of both on-site and off-site natural open space areas. Final NPPO inventories and mitigation calculations will be provided at the time of future platting.

c. Saguaros

A total of three hundred nine (309) saguaros were found on the property. Of these, approximately eighty-two (82) fall within the set-aside areas and breakdown as follows: thirty-six (36) are six feet (6’) tall or less; forty-one (41) are greater than six feet (>6’) up to eighteen feet (18’) tall; and five (5) are greater than eighteen feet (>18’) tall. Refer to Exhibit II-E.1.b.

d. Ironwood Trees

A total of two hundred sixty-three (263) Ironwood trees were found on the subject property, some of which are non-viable. Approximately eighty-one (81) fall within the proposed on-site preservation areas. Refer to Exhibit II-E.1.b.

e. Pima Pineapple Cactus

No (0) Pima Pineapple Cactus have been located on the property. The site is not a Priority Conservation Area (PCA) for this species.

f. Needle-Spined Pineapple Cactus

No (0) Needle Spined Pineapple Cactus have been located on the property. The site is not a Priority Conservation Area (PCA) for this species.

g. Other Areas of Significant or Particularly Important Vegetation

There are no other areas of significant or important vegetation on the site.

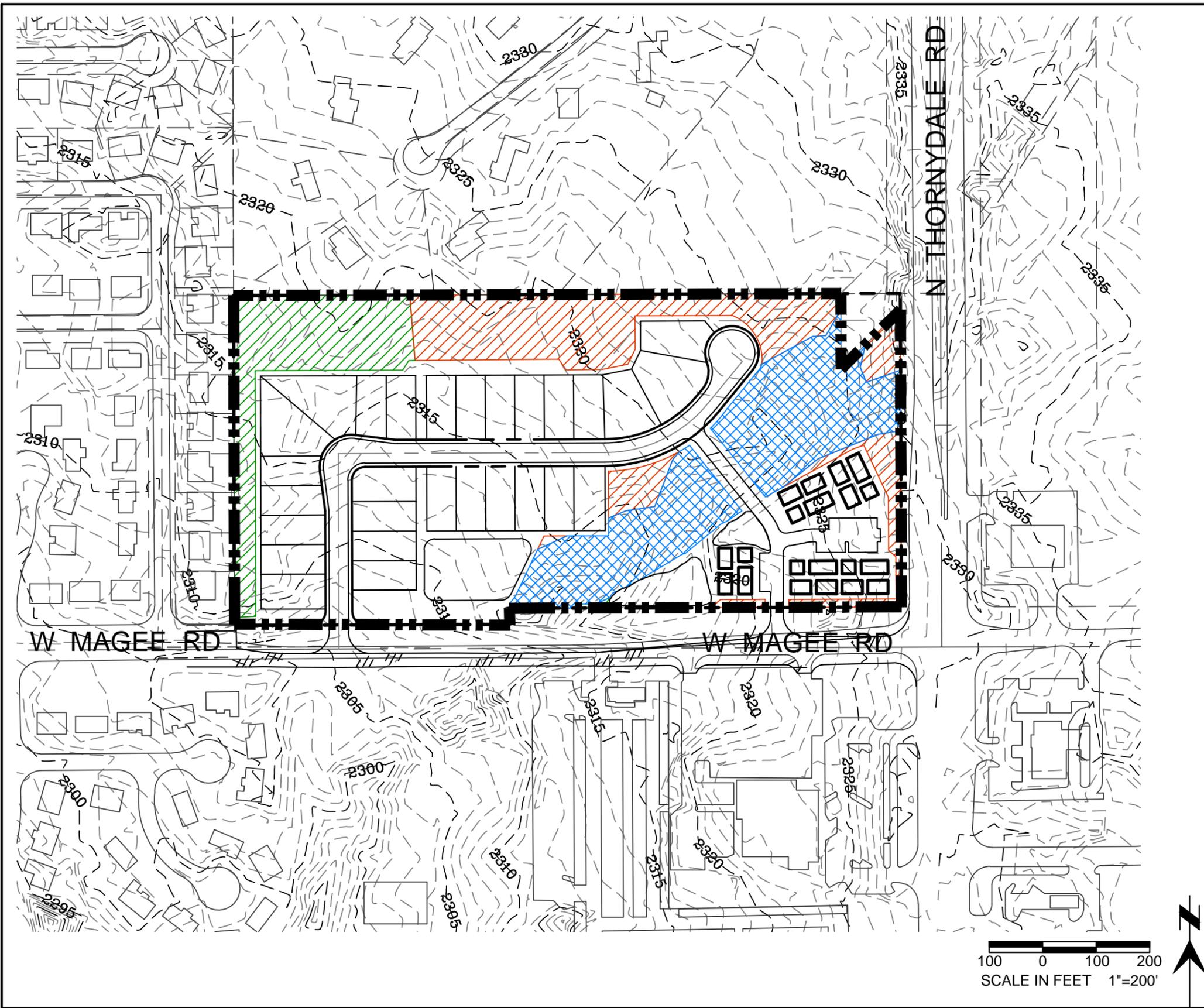
2. Affect on CLS or Critical Landscape Linkages

As mentioned earlier, there are no Critical Landscape Linkages in the vicinity of the rezoning site.

The project will fully comply with the applicable CLS preservation thresholds through a combination of on-site and off-site mitigation. Final figures and calculations for the satisfaction of these thresholds will be provided at the time of future subdivision platting.

The project does provide connectivity between its proposed on-site natural areas and those which lie upstream (to the northeast) of the property. Oversized drainage culverts are in place beneath Thornydale Road; these were designed to facilitate continued wildlife movement between these upstream and downstream natural areas.

Exhibits to Follow



LEGEND

-  PDP Boundary
 -  Preserved Multiple Use Management Area and Special Species Management Area with Underlying Xeroriparian "C" Riparian Area
Approx. 2.6 AC
 -  Preserved Multiple Use Management Area and Special Species Management Area
Approx. 2.4 AC
 -  Preserved Multiple Use Management Area with no Special Species Management Area
Approx. 1.5 AC
- Total On-Site Preservation:
Approximately 6.5 AC

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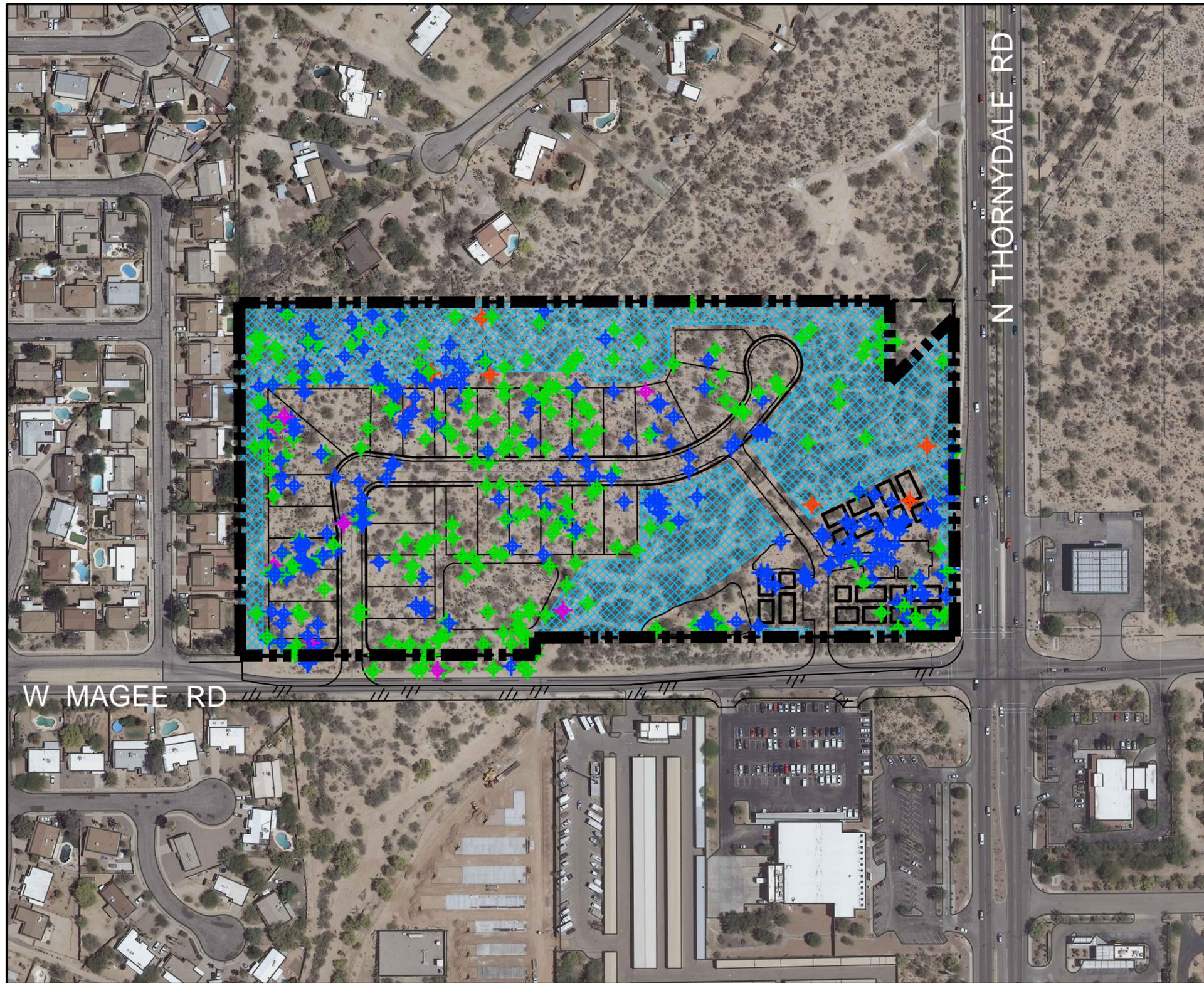
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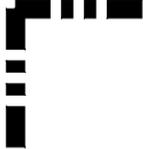
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 (Ownership Entity: Mandarin Associates)
 REZONING: SR to CR-5

EXHIBIT II-E.1a
 PIMA COUNTY CONSERVATION
 LANDS SYSTEM
 PAGE 63



LEGEND

-  Parcel Boundary
-  Areas Being Preserved (Natural Open Space)
-  Saguardo ≤ 6' in height
-  Saguardo >6' - 18' in height
-  Saguardo >18' in height
-  Ironwood Tree

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F. LANDSCAPE & BUFFER PLAN

1. Bufferyards in Accordance with Chapter 18.73

Exhibit II F.1-3 depicts the location of required landscape bufferyards in compliance with Chapter 18.73 (Landscape & Screening) of the Pima County Zoning Code. The determination of each particular bufferyard option (with the attendant width and plant-density requirements) will be made at the time of future subdivision platting. All bufferyard plants, densities and screening elements will be in accordance with Chapter 18.73 for the particular bufferyard type and width option ultimately selected.

Chapter 18.73 requires a Bufferyard “C” along the northern and western boundaries of the property. Natural buffers of one hundred fifty feet (150’) and fifty-feet (50’) are proposed along these respective boundaries. These set-aside buffers are consistent with approved comprehensive plan amendment for this property.

Along the east and south property boundaries, Bufferyard “D” buffers are required.

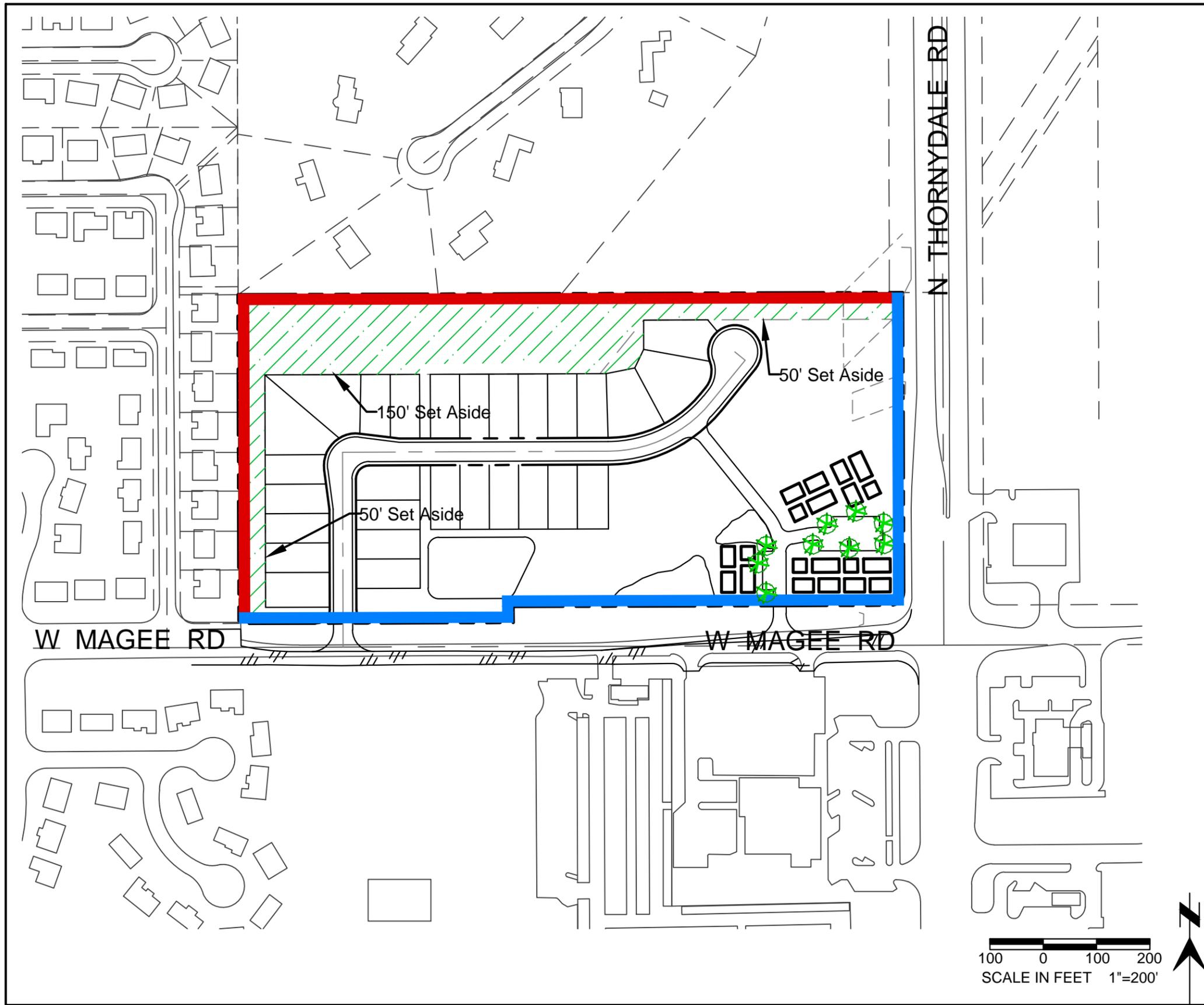
2. Conflicts with Bufferyards Due to Easements, Rights-of-Way, etc.

There are no conflicts with required bufferyards due to easements or rights-of-way.

3. Use & Viability of Transplanted/Salvaged Vegetation in Bufferyards

Salvaged vegetation from on-site will be incorporated, as feasible, into bufferyards, within the proposed natural buffers, or within residential lots or streetscapes in the subdivision.

Exhibits to Follow



LEGEND

-  Bufferyard 'C'
-  Bufferyard 'D'
-  Additional Set Aside Provided along two sides of Property, as shown.
-  Parking Lot Shade Tree

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EXHIBIT II-F.1-3
 LANDSCAPE & BUFFERYARD
 PLAN
 PAGE 66

G. VIEWSHEDS

1. Off-Site Views Onto & Across Site

In reading the following discussion of anticipated view impacts, it is helpful to refer back to Exhibit I-E.2a (from the Site Inventory Section of this Site Analysis) to see the locations of the respective view locations discussed herein.

Views from the North

- Foreground views will not be largely impacted due to the establishment of a natural buffer that varies in width from fifty feet (50') to one hundred fifty feet (150') along the northern boundary of the site.
- Mid-ground views will be marginally impacted by the removal of vegetation, beyond the above buffer area, for site construction.
- Background views are largely non-existent due to the existing vegetation.

Views from the East

- Foreground and midground views will be impacted by the removal of vegetation for site construction near Thornydale road. A bufferyard will help to mitigate this impact.
- Background views are largely non-existent due to existing vegetation.

Views from the South

- Foreground and mid-ground views will be impacted by the removal of vegetation for site construction. A bufferyard will help mitigate this impact. The central portion of the view from the South will be unimpacted by the preservation of the riparian area.

Views from the West

- Foreground views will not be largely impacted due to the presence of a fifty foot (50') wide buffer of preserved vegetation along the eastern boundary of the site.
- Mid-ground views will be marginally impacted by the removal of vegetation, beyond the above buffer area, for site construction.
- Background views are largely non-existent due to existing vegetation.

2. Proposed Mitigation Measures for View Impacts

Again, it is helpful to refer back to Exhibit I-E.2a (from the Site Inventory Section of this Site Analysis) for the appropriate view locations. Also, see Exhibit II-G.1a-b (Viewshed Mitigation) provided further below.

a. Affected Views as Identified in Above Section II-G.1

Views from the North

- Views are mitigated by the preservation of a natural buffer along the Northern property line that varies in width from fifty feet (50') to one hundred fifty feet (150'), together with the preservation of the riparian vegetation along the eastern segment of the northern boundary.

Views from the East

- Views will be mitigated by the installation of a Bufferyard "D", the most dense of the bufferyards. The northern portion of this eastern boundary will be preserved riparian vegetation to further mitigate impacts and preserve the current view.

Views from the South

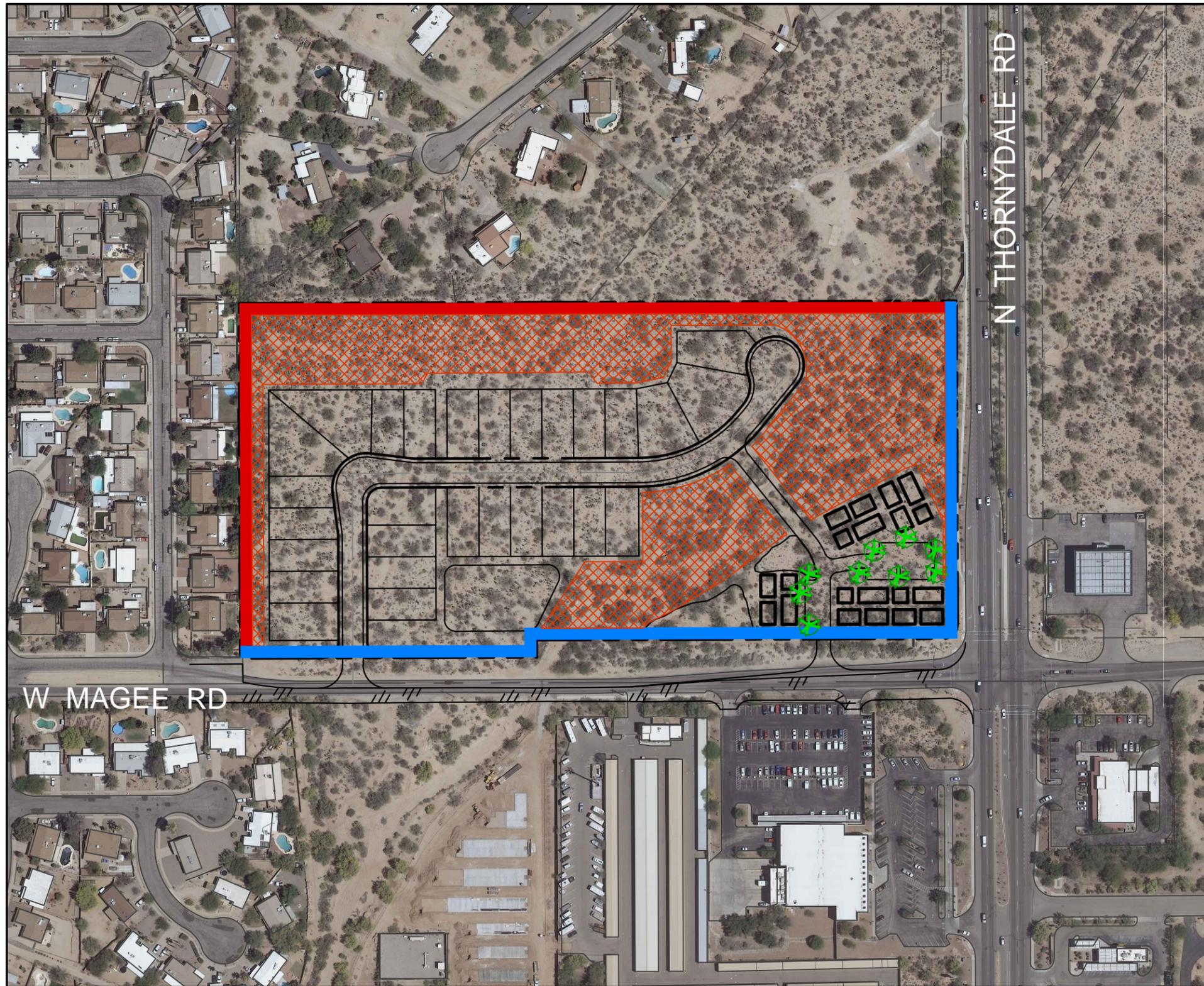
- Views will be mitigated by installation of a bufferyard "D", the most dense of the bufferyards. A portion of the southern boundary contains preserved riparian vegetation to further mitigate impacts and preserve the current view..

Views from the West

- Views are mitigated by the preservation of a fifty foot (50') natural buffer along the western property line.

b. Cluster Development Visibility

Not applicable; this project is not being developed as a residential cluster project.



LEGEND

- Bufferyard 'C'
Provides screening as required by code
- Bufferyard 'D'
Provides screening as required by code
- Preserved Open Space.
Provides natural screening in excess of
bufferyard requirements.
- Parking Lot Shade Tree

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