

The Department of Transportation has no objection to this request subject to the addition of rezoning conditions #3A-B.

FLOOD CONTROL REPORT

Regional Flood Control District has reviewed this request and has the following comments:

1. The entire site is within a locally mapped sheet flood area with depths of 6" and is also impacted by three regulatory floodplains as shown on the existing hydrology exhibit. Only one of these is to be preserved in a relatively natural condition however the PDP indicates that it too is to be encroached upon using bank protection to reduce its width. The grading plan and PDP depict significant floodplain encroachments including bank protected mass grading. Furthermore channel re-alignment is proposed. The applicant proposes to redirect the 139 cfs at CP-11 to the off-site lined channel upstream of the current discharge point. Post development floodplains and Pima County Regulated Riparian Habitat including mitigation areas will be included in the Pima Prospers Regional Hydrology Maps.
2. A Preliminary Integrated Water Management Plan (PIWMP) has been included. In addition to meeting the Site Analysis Requirements, and in order to address the Pima Prospers Water Element, the applicant included Metropolitan Water's "Annual Water Level Monitoring Report" dated March 9, 2015. This report provided well location and more detailed groundwater trends information. This information facilitates the following staff review for compliance with the Water Policy.
3. As required, staff has conducted the Water Resources Impact Analysis (WRIA) as follows:
 - a. The site is within the Metropolitan Water District service area. They *do not utilize a renewable source*.
 - b. Per the ADWR Well Inventory, those wells within 1 mile had depths to groundwater between 160' and 375'. Per "Mason, Dale, 2014, Technical memo to the Tucson Groundwater Users Advisory Committee, Modeling results of the 2010 Supply and Demand Assessment model projection, Arizona Department of Water Resources", between the years 2010 and 2025 groundwater depth at the site is predicted to change between minus 20 to plus 10 and be 351 to 500 feet below the surface by 2025.
 - c. The site is within a mapped subsidence zone. Between 1987 and 2005, 0 - 1 inch of subsidence was detected.
 - d. The nearest Groundwater-Dependent Ecosystem to the site is the perennial section of the Santa Cruz River, 2.72 miles away.
 - e. The site is within the Tucson Hydrogeologic Basin, and the depth to bedrock is 1600-3200 feet.

Pima County's Water Resources Impact Assessment finds that the proposed **project will not have access to renewable water**. Project demand is estimated to be 41.73 acre-feet per year. While no demonstration that hydrogeologic connectivity does not exist to the Santa Cruz River Shallow Groundwater Area has been submitted as required by the Site Analysis Requirements, based upon the distance to shallow groundwater areas, the additional water use **is not likely to have significant adverse impacts on groundwater dependent ecosystems**. Per Resolution 2008-72, the District does not recommend denial despite the missing items. Per Pima Prospers Water Resources Element Goal 3 Policy 9c & 9d, additional offsets would be required to reduce the increased water use to that of existing zoning. This method has not yet been implemented and use of conservation measures committed to and identified on Table B accomplishes this offset under the Site Analysis Requirements.

In conclusion, the District finds that the project meets concurrency requirements and has no objection subject to the recommended conditions #4A-D.

WASTEWATER RECLAMATION REPORT

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced rezoning request and has no objection to the request subject to the addition of rezoning conditions #5A-E.

ENVIRONMENTAL PLANNING REPORT

Site Conservation Values and Landscape Context

- The entire 29.8-acre site lies within the CLS; designations are Multiple Use Management Area with Special Species Management Area overlay.
- The subject site does not lie within the Priority Conservation Areas for the western burrowing owl, needle-spined pineapple cactus, or Pima pineapple cactus. It does lie within the Priority Conservation Area for the cactus ferruginous pygmy-owl.
- On-site resource conditions: A riparian area crosses the site and is regulated by RFCD as Class C Xeroriparian. Saguaros (322) and ironwood trees (302) occur on the site in significant numbers.
- The site is not within nor is it adjacent to any Pima County Preserve properties. The County owns and manages two properties in this area for conservation – Arthur Pack Regional Park and an approx. 20-acre PCDOT mitigation property. The subject site lies approx. 1.5 miles northeast of the PCDOT mitigation property and approx. 1350' east of Arthur Pack Regional Park; it is also approx. 1350' east of the Tucson Audubon Society's Mason Center.
- The site is identified for acquisition under both the 2004 Open Space Conservation Bond Program and the proposed 2015 Open Space Conservation Bond Program.
- Landscape context: Land uses in the vicinity of the subject property are predominantly residential with some business uses along Thornydale. Save for the northwest corner, the intersection at Thornydale and Cortaro is devoted to commercial uses. Other land uses in the area are a mixture of high intensity residential uses, low intensity residential uses that are more compatible with retaining native biological resources, and properties preserved as open space. Residential uses south of Cortaro Farms are more intense in nature with most areas built out at CR-4 and CR-3. Resources of the subject property are not physically connected to open space properties in the area. In this regard, the subject property makes only a limited contribution to landscape permeability for biological resources.

Potential Impact to Biological Resources and CLS

According to the PDP, approximately 9.2 acres will be retained as natural open space and includes nearly all of the riparian area, 33% of the saguaros (including 13 of the 28 saguaros over 18' tall) and 40% of the ironwood trees. Impacts to these on-site resources will occur at later stages in the development process. Namely, the riparian area will likely be addressed by the *Watercourse and Riparian Habitat Protection and Mitigation Requirements (Title 16; Ch. 16.30)*; impacts to native vegetation and specifically saguaros and ironwood trees will be addressed when the proposed development is subject to the applicability of the *Native Plan Preservation Ordinance (Title 18; Ch. 18.72)*.

In keeping with Rezoning Policies established for this proposed project, a total of 75 acres of natural open space will be provided in a combination of on- and off-site areas. The PDP proposes on-site natural open space of approx. 9.2 acres; the balance is to be provided off-site.

In summation, given the site's on-site resources, landscape context, and the on-site set-aside of natural open space in conjunction with the following recommended Special Conditions, this project is not expected to significantly alter the condition or integrity of biological resources in the area or the viability of the CLS.

Recommendations

Should the Board of Supervisors approve this rezoning request, staff recommends the addition of conditions #6A-B.

CULTURAL RESOURCES REPORT

Cultural Resources has no objection to this request subject to the addition of condition #7.

NATURAL RESOURCES, PARKS AND RECREATION REPORT

Natural Resources, Parks and Recreation has no comment.

UNITED STATES FISH AND WILDLIFE SERVICE REPORT

FWS concerns remain the same as submitted earlier under the proposed Comp Plan Amendment. We strongly urge compliance with the Special Species Management Area guidelines as outlined in the Comp Plan Amendment, Section 2 B.

The species potentially impacted is the lesser long-nosed bat (*Leptonycteris curasoae yerbabuena*), an endangered species listed under the Endangered Species Act, and the cactus ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*), a species formerly listed under the Endangered Species Act and a species proposed for coverage under Pima County's Multi-Species Conservation Plan (MSCP). The proposed amendment occurs in an area where lesser long-nosed bats have been documented foraging and moving between roosts and foraging areas. It is our recommendation that, if there the saguaros occurring within the parcel, be preserved in place or salvaged and replanted within the parcels or within conservation lands in this general area. By so doing, there should be no net loss of lesser long-nosed bat forage resources.

With regard to the pygmy-owl, this parcel occurs in an area where various design elements have been incorporated into existing roadways and developments to reduce impacts to and facilitate movement by pygmy-owls. This parcel has significant ironwood and saguaro resources that not only have value to the pygmy-owl, but is also a sensitive and valuable vegetation community. Without on-site or off-site natural open space set asides as required by the CLS guidelines, the proposed rezoning has the potential to render these actions ineffective. The pygmy-owl is a proposed covered species under Pima County's MSCP and this area is a special species management area for the pygmy-owl under the existing Comprehensive Plan. We strongly recommend that the guidelines outlined within the CLS and Comprehensive Plan be applied to this parcel if this rezoning application approved, with no more than 20% of the parcel developed and the remaining 80% configured as natural open space in a way that maintains habitat connectivity as anticipated through existing development and transportation facilities. We recommend that this parcel complies with the CLS guidelines for the special species management designation through either on-site or off-site natural open space set asides. Given the proposed configuration of potential development on this site, it appears that off-site natural open space set asides will need to be included.

METRO WATER DISTRICT REPORT

Metro Water District has no comment. A will-serve letter is contained within the site analysis.

SCHOOL DISTRICT REPORT

The Marana Unified School District has no comment. A letter of capacity to accommodate future students is contained with the site analysis.

FIRE DISTRICT REPORT

Northwest Fire District has no objection to this request.

PUBLIC COMMENT

As of the writing of this staff report, no public comment has been received.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. The owner shall:
 - A. Submit a development plan if determined necessary by the appropriate County agencies.
 - B. Record the necessary development related covenants as determined appropriate by the various County agencies.
 - C. Provide development related assurances as required by the appropriate agencies.
 - D. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.
2. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
3. Transportation conditions:
 - A. The property owner/developer shall dedicate 45 feet of right-of-way for Hardy Road.
 - B. The property is limited to 2 access points as depicted on the preliminary development plan.
4. Regional Flood Control District conditions:
 - A. First flush retention (retention of the first ½ inch of rainfall) shall be provided for all newly disturbed and impervious surfaces. This requirement shall be made a condition of the Site Construction Permit.
 - B. Modifications to the Public Drainageway in Sunnyvale Subdivision required to convey flows from this project into the drainageway shall be completed at no cost to Pima County.
 - C. 100-Year Floodplain and Pima County Regulated Riparian Habitat including mitigation area shall be contained in permanently identified natural open space through easement or dedication and shall be identified on the subdivision plat. This open space shall be protected by covenant and management responsibility shall be identified on the subdivision plat. The disturbance of riparian habitat shall be nominally avoided, however, boundary modifications are permitted.
 - D. Water conservation measures identified in the Preliminary Integrated Water Management Plan shall be implemented with the development. Where necessary, some measures may also be required to be included in the project's CC&Rs and a Final Integrated Water Management Plan shall be submitted to the District for review and approval at the time of development. *The FIWMP shall include a demonstration that no hydrologic connectivity exists between the wells serving the*

project and shallow groundwater areas per the Site Analysis Requirements OR additional conservation measures shall be identified to offset the increased use per Pima Prospers Policy.

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

6. Environmental Planning conditions:
 - A. The property owner/developer shall achieve compliance with the Maeveen Marie Behan Conservation Lands System conservation guidelines by providing a total of 75 acres as Natural Open Space (NOS). No less than 9 acres of NOS will be provided on-site; the difference between the total 75 acres of NOS and NOS provided on-site will be provided off-site. Off-site NOS must conform to the CLS Off-site Mitigation Policies (Pima County Comprehensive Plan 2015, Chapter 3 Use of Land Goals and Policies, Section 3.4 Environmental Element, Policy 11 Conservation Lands System Mitigation Lands) and comply with all of the following:
 - 1) The site areas of plan amendment cases Co7-13-03, 04, and 05 are not eligible to serve as off-site NOS;
 - 2) Off-site NOS is acceptable to the Pima County Planning Official or their designee; and
 - 3) Prior to the approval of the final plat, off-site NOS will be permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or their designee.
 - B. Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those below. Acceptable methods of removal include chemical treatment,

physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

Invasive Non-Native Plant Species Subject to Control

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

7. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
8. Adherence to the preliminary development plan as approved at public hearing.
9. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
10. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the

Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I).”

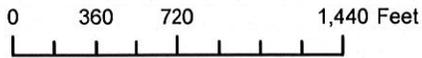
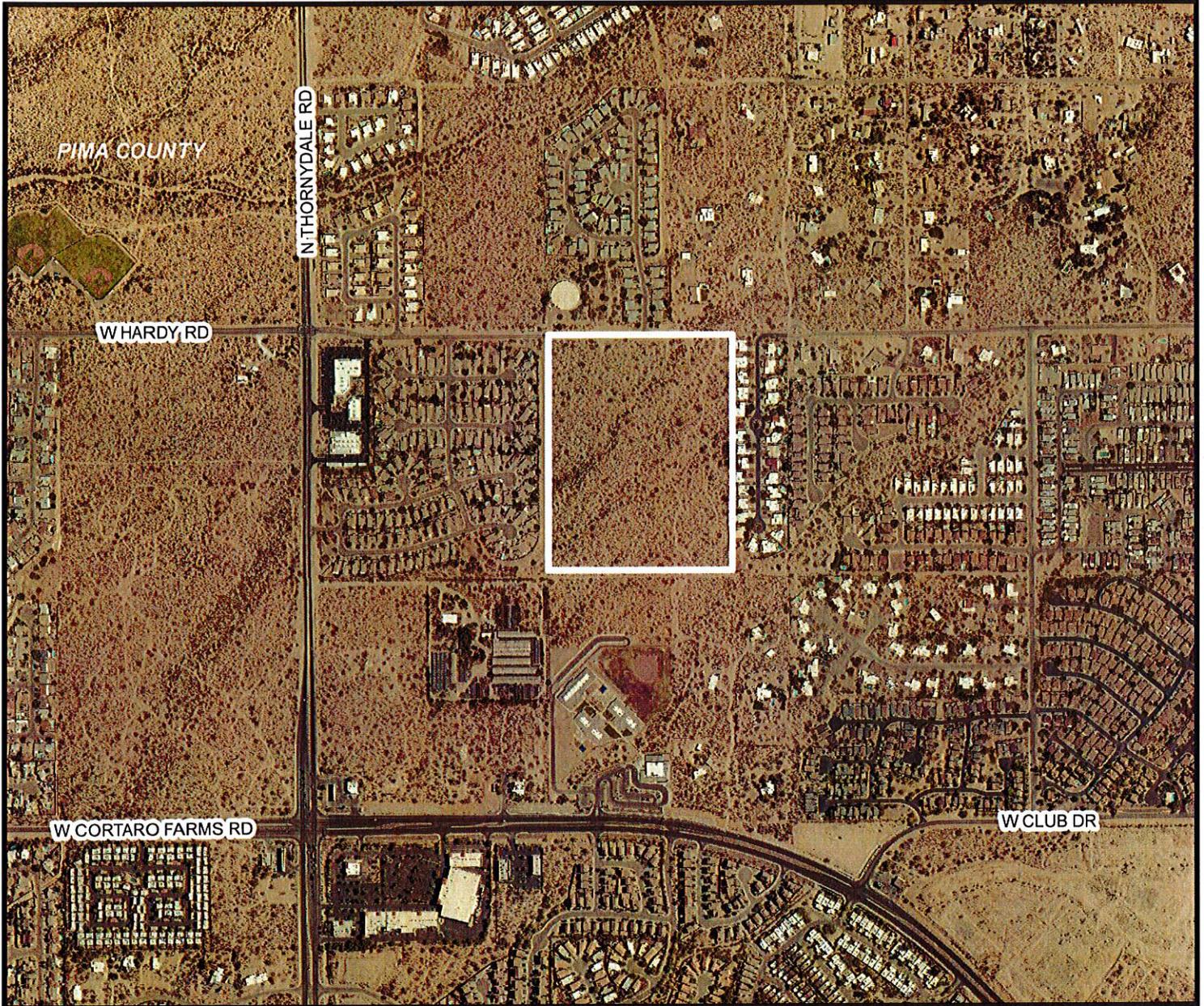
Respectfully Submitted,



Terrill Milman
Senior Planner

c: Projects International, Inc., Attn: Jim Portner, Principal, 10836 E. Armada Lane
Tucson, AZ 85749
Daniel K. Lueng, Inc., Attn: Pacific International, 8710 N. Thornydale Rd., Ste 120,
Tucson, AZ 85742
Fidelity National Title TR 10760, Attn: Red Point Development Inc., 8710 N.
Thornydale Rd., Ste 120, Tucson, AZ 85742

Case #: P15RZ00003
 Case Name: HARDY-THORNYDALE 1 ASSOCIATES, ET AL -
 N. HARDY ROAD REZONING
 Tax Code(s): 225-29-009D & 229-29-009F



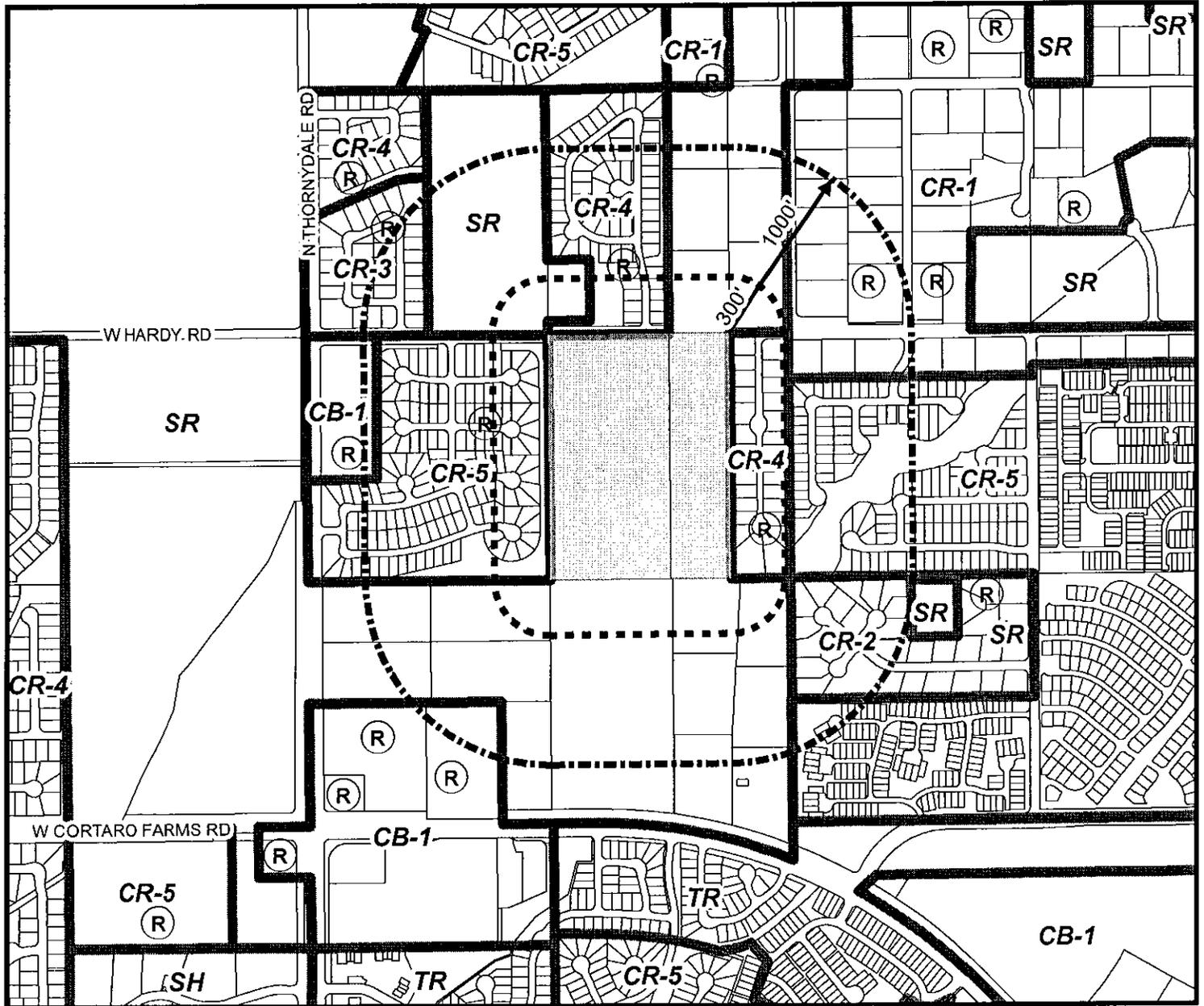
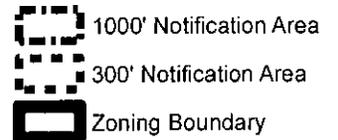
Proposed rezoning from SR to CR-5

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**

	Notes: Ref: CO7-13-06			
	PIMA COUNTY COMPREHENSIVE PLAN CO7-00-20			
	Base Map(s): 114, 161	Map Scale: 1:10,000		Map Date: 10/30/2015

Case #: P15RZ00003
 Case Name: HARDY-THORNYDALE 1 ASSOCIATES, ET AL -
 N. HARDY ROAD REZONING

Tax Code(s): 225-29-009D & 229-29-009F

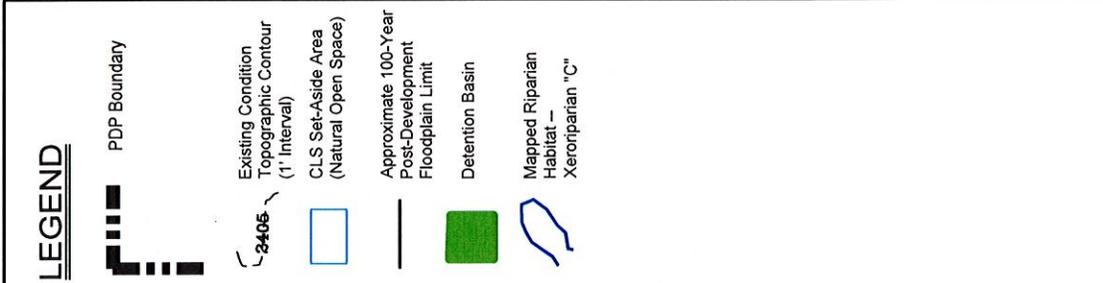
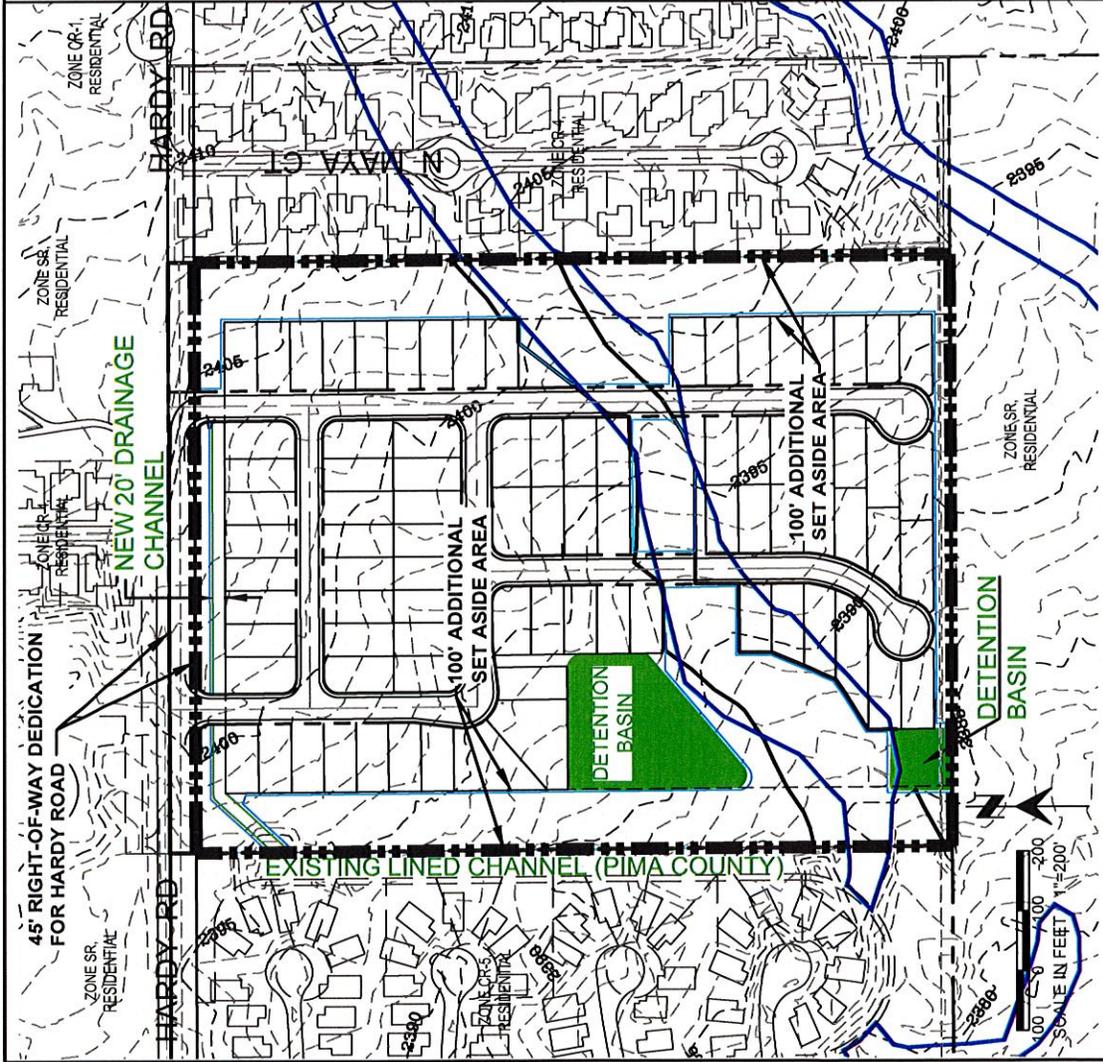


Area of proposed rezoning from SR to CR-5



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**

<p>PIMA COUNTY DEVELOPMENT SERVICES</p>	Notes: Ref: CO7-13-06		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-00-20		
	Planning & Zoning Hearing: 11/25/15 (scheduled)		
	Base Map(s): 114, 161	Map Scale: 1:10,000	



PROJECT AREA
 Gross Area: 29.8 AC (Approximate)
 Net Area (Post R.O.W. Dedication): 28.8 AC (Approximate)

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

PROPOSED USE(S)
 Single-Family Residential Subdivision (84 Lots)
 Typical Lot Size: 55'X115' (6,325 SF)

BUILDING HEIGHT
 Maximum 34' Permitted; Project will contain both 1-Story and 2-Story Residences.

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
 Parking will be in accordance with Section 18.75

BUFFER YARDS
 Bufferyard "A" required along Hardy frontage. Bufferyard "C" required along east and south boundaries.

CONSERVATION LANDS SYSTEM (CLS)
 Natural Open Space per this PDP: 9.2 AC

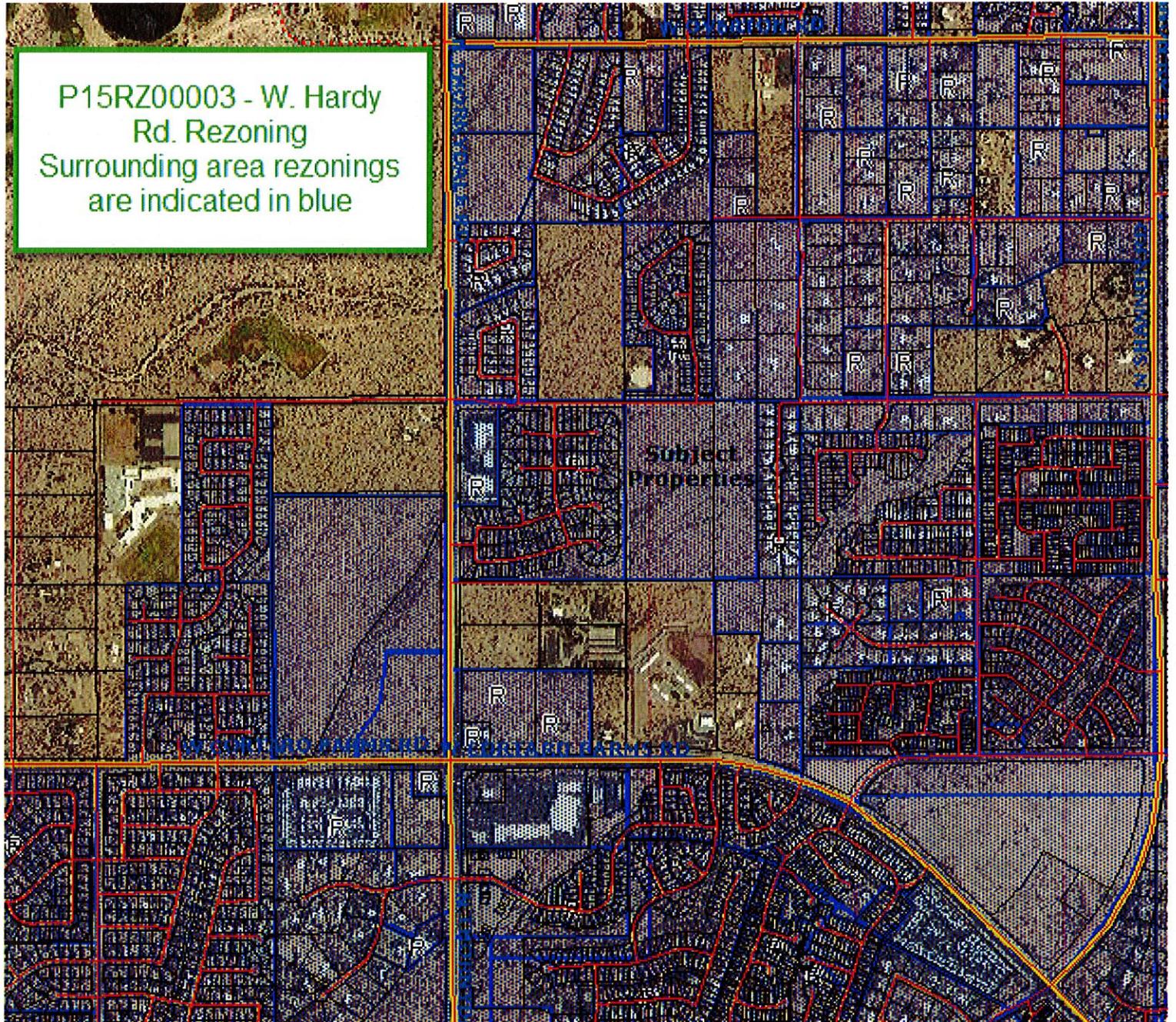
Jim Portner, Agent for Owner
PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
 TUCSON, ARIZONA 85749
 520 850-0917

Red Point Development, Inc.
 SOUTH SIDE HARDY RD, EAST OF THORNYDALE RD
 (Ownership Entities: Hardy-Thornycroft Associates, Fidelity National Title Trust #10760)
 REZONING: SR to CR-5

PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT PROCESSES
 LOCAL ADVICE & COUNSEL

EXHIBIT II-B.1a-p
 PRELIMINARY DEVELOPMENT PLAN
 PAGE 53

P15RZ00003 - W. Hardy
Rd. Rezoning
Surrounding area rezonings
are indicated in blue



F. ANN RODRIGUEZ, RECORDER
Recorded By: KMS
DEPUTY RECORDER
4935

P0230
PIMA CO CLERK OF THE BOARD
PICKUP



SEQUENCE : 20143380190
NO. PAGES : 3
RES 12/04/2014 13:21
PICK UP
AMOUNT PAID : \$0.00

RESOLUTION 2014- 117

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO PLANNING; AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 30.0 ACRES LOCATED ON THE SOUTH SIDE OF W. HARDY ROAD APPROXIMATELY 1,300 FEET EAST OF N. THORNYDALE ROAD, IN SECTION 29 OF TOWNSHIP 12 SOUTH, RANGE 13 EAST, IN THE NORTHWEST SUBREGION.

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

Section 1. The Pima County Comprehensive Plan Land Use Map, Northwest Subregion, is hereby amended to change the planned land use intensity category for approximately 30.0 acres, as referenced in Co7-13-06 Hardy-Thornydale I Associates, et al. – W. Hardy Road Plan Amendment, located on the south side of W. Hardy Road approximately 1,300 feet east of N. Thornydale Road, in Section 29, Township 12 South, Range 13 East, as shown on the map attached to this Resolution as Exhibit A and incorporated by this reference, from Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU).

Section 2. The Pima County Comprehensive Plan Regional, Rezoning and Special Area Policies are hereby amended to include the subject site with the following Rezoning Policies:

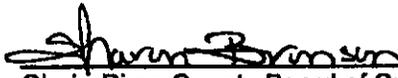
- A. Post development floodplains and riparian habitat shall be preserved as open space and be identified on the rezoning preliminary development plan and subdivision plat or development plan. This open space shall be protected by covenant and management responsibility identified on the subdivision plat or development plan.
- B. Future development shall be in full compliance with the Special Species Management Areas conservation objectives as established by the Conservation Lands System – Regional Environmental Element. Subsequent rezoning(s) will be considered in conformance with this policy when all of the following are met:
 - 1. Natural open space set-asides will either be provided entirely within the amendment area or as a combination of on-site and off-site areas;
 - 2. The site areas of plan amendment cases Co7-13-03, 04, and 05 are not eligible to serve as off-site set-asides;
 - 3. Off-site set-aside areas are acceptable to the Pima County Planning Official or designee;

- 4. Off-site set-aside areas are permanently protected as natural open space by a separately recorded legal instrument acceptable to the Pima County Planning Official or designee; and
- 5. The approximate minimum total natural open space (NOS) set-aside is 75 acres; the approximate minimum on-site NOS set-aside is 10 acres; and the approximate minimum off-site NOS set-aside is 65 acres (acreage may be adjusted accordingly if more than minimum on-site set-aside acreage is provided).

Section 3. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

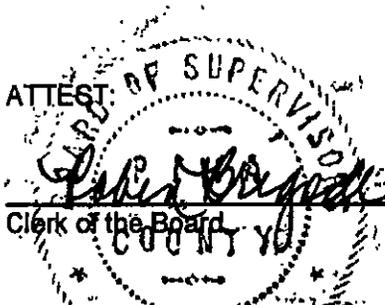
Section 4. This Resolution shall become effective on the date of adoption.

Passed and adopted, this 2nd day of Dec., 2014.

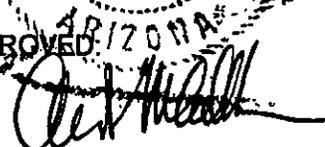


 Chair, Pima County Board of Supervisors

DEC 02 2014

ATTEST:


 Clerk of the Board

APPROVED:


 Executive Secretary
 Planning and Zoning Commission

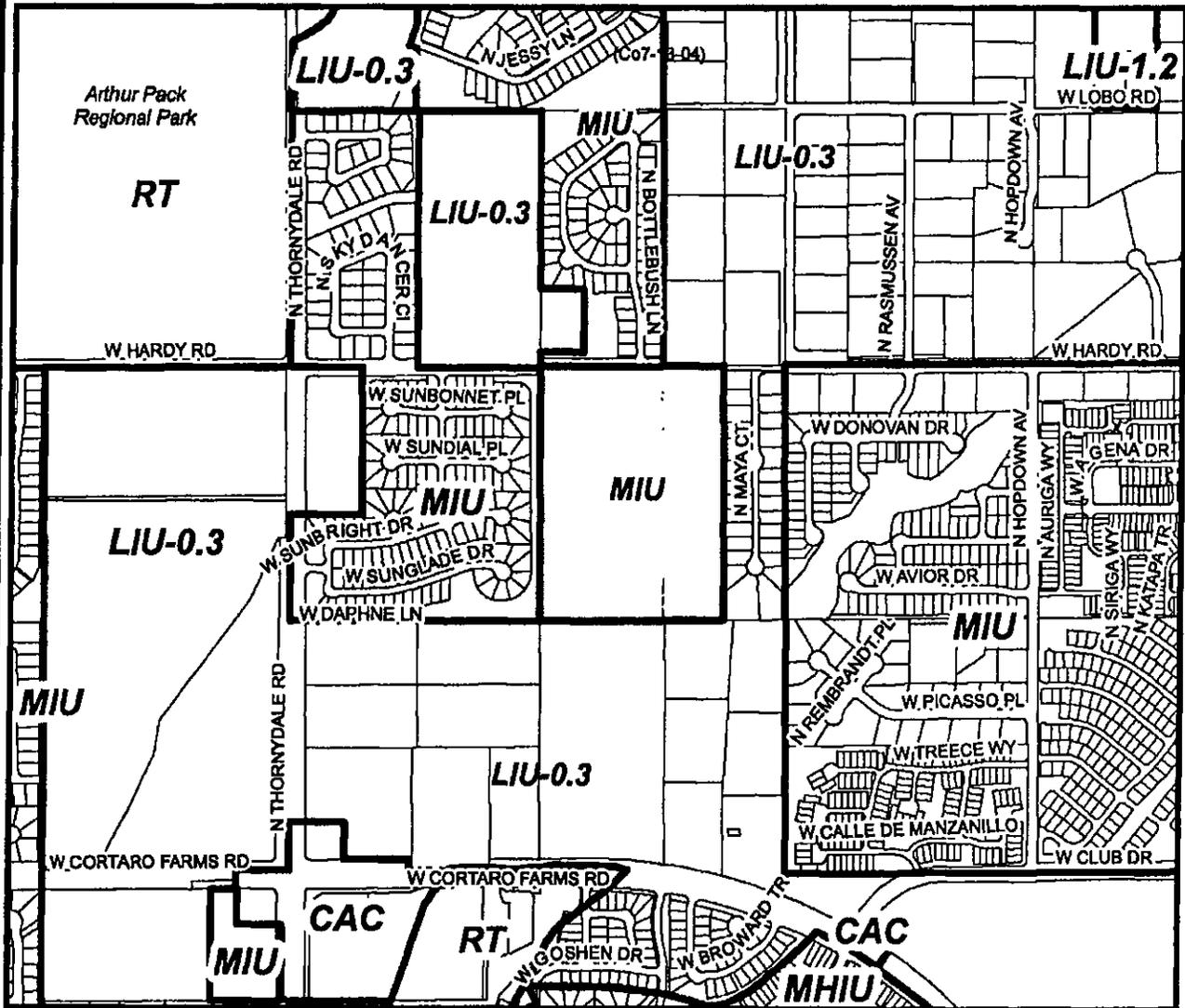
APPROVED AS TO FORM:



 Deputy County Attorney

COMPREHENSIVE PLAN AMENDMENT

Planned Land Use Exhibit A



0 355 710 1,420 Feet

Amendment Area

Taxcodes: 225-29-008D 225-29-009F	Co7-13-06 HARDY-THORNYDALE I ASSOCIATES, ET AL. - W. HARDY ROAD PLAN AMENDMENT		Location: South side of W. Hardy Road, approximately 1,300 feet east of N. Thornydale Road
	Request: From Low Intensity Urban 0.3 (LIU 0.3) To Medium Intensity Urban (MIU) 30.0 Acres +/-		
	Northwest Subregion Township 12S, Range 13E, Section 29		
	Planning and Zoning Commission Hearing: September 25, 2013	Map Scale: 10,000	
	Board of Supervisors Hearing: November 19, 2013	Map Date: July 2, 2014	