

Southeast Employment & Logistics Center Specific Plan

PHASE I

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PIMA COUNTY PROJECT NO.: P25SP00002

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Exhibit B

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I. Introduction & Policy



A. Introduction

1. Background

Pima County (the “County”), located in south central Arizona, is 9,189 square miles (23,800 square km.) in area. It is the sixth largest County in the state of Arizona (the “State”) and the largest in the southern Arizona region. The County is the second largest jurisdiction in the State by population with about 1.043 million persons, according to the 2020 US Census. Within the County, the City of Tucson (“COT”) has a population of about 543,000 persons. As a major jurisdiction in the region, the County has an important role in providing for the health, safety and welfare of the population and the land base, which includes sustaining and improving the local and regional economy.

The County’s economic development objectives include retention of local expertise and attraction of new job opportunities, increasing competitiveness through expansion of a skilled workforce and identifying infrastructure investment critical to expansion of economic growth. As part of these economic development efforts, the County has acquired various land assets through the years and is bringing selected properties to market for development. This strategy is intended to spur economic development activity, create jobs and return these underutilized lands to the tax base.

The County owns, leases and maintains a number of specific properties across the County to promote and support economic development in various settings, including urban high-rise development (75 E. Broadway in downtown Tucson), office park areas with direct access to the Interstate (industrially zoned land on Sunset Road), and areas intended for aerospace, technology and similar development (the 500-acre Aerospace Research Campus, “ARC”).

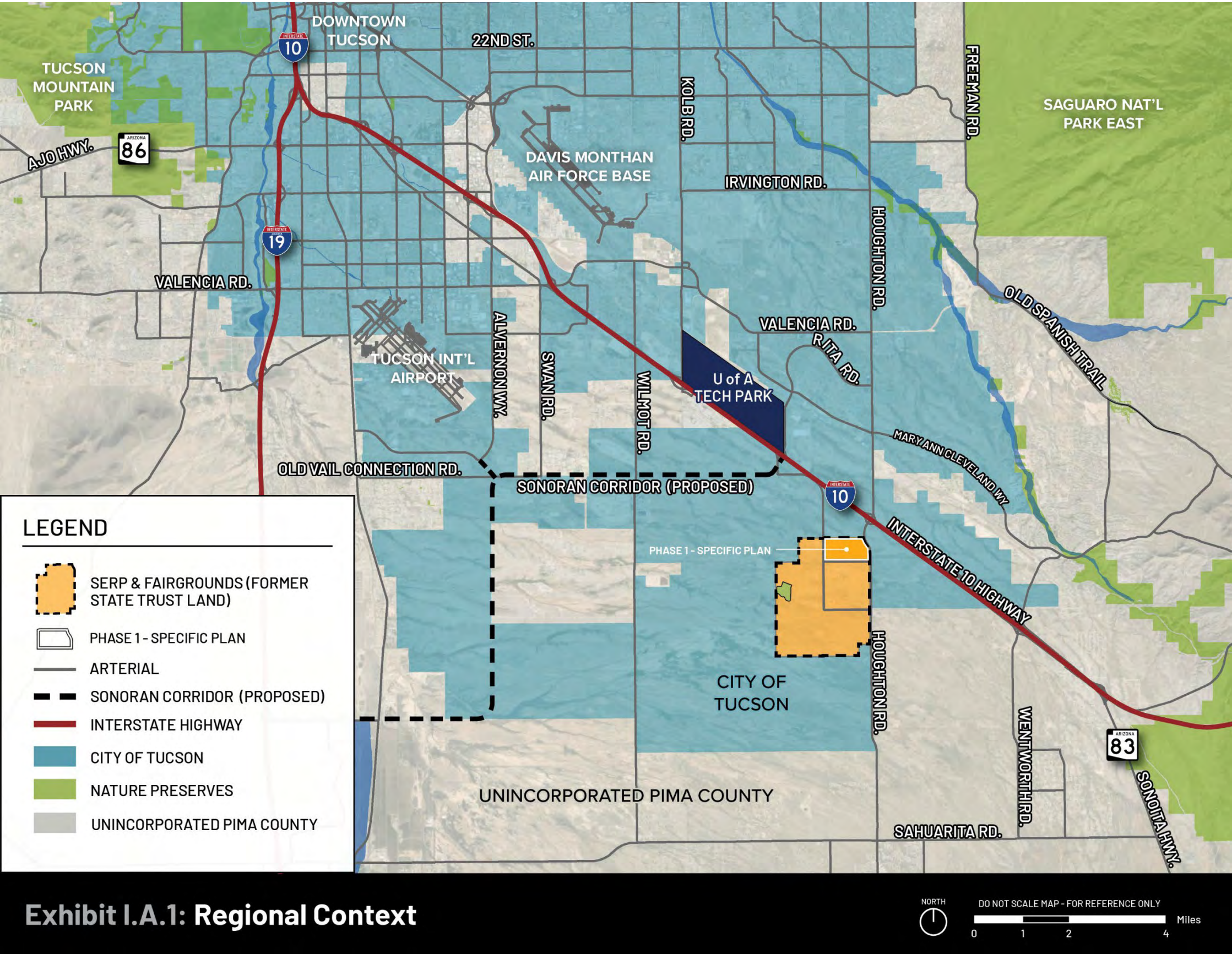
In the 1970s, the County acquired approximately 3000 acres of State Trust land from the Arizona State Land Department (“ASLD”) located south of the Interstate 10 (“I-10”) and S. Houghton Road interchange. Today, this land is identified as the Pima County Fairgrounds (the “Fairgrounds”) and Southeast Regional Park (“SERP”), as shown on *Exhibit I.A.1: Regional Context*. The Fairgrounds is about

one square mile in area, and the SERP is primarily used for recreation purposes, including a track and off-road motor sports facilities, and firearm and archery ranges, although a large amount of area remains undeveloped desert.

2. Southeast Employment & Logistics Center

Over the years, site selectors have inquired regarding the availability of land, 100 to 400 acres and larger, for large employment, industrial or manufacturing centers. The County’s ARC has a number of existing and planned aerospace and defense firms, and land is no longer available for large company relocations or expansions on the campus. The SERP contains surplus County lands that would be appropriate for exactly these types of larger manufacturing, logistics, industrial and employment centers and may be planned in context with other larger, regional-scale employment centers and planned infrastructure and facilities development.

In December 2016, the County Administrator directed staff to initiate master planning the SERP for possible economic development and employment opportunities on vacant lands in that area. This master planning effort has been identified as the Southeast Employment and Logistics Center (“SELC”). Initial SELC master planning efforts included identification of conceptual development blocks, utility and infrastructure capacity needs to make the site a functional commercial and industrial center.



The SELC possesses a number of characteristics that make it suitable for larger-scale economic development and employment opportunities:

- Close proximity and access to I-10 from S. Houghton Road (about 1 mile) or S. Rita Road via S. Harrison Road (about 3 miles).
- Recent expansion and construction of I-10/S. Houghton Road interchange (completed in late 2021); S. Houghton Road improved north to Rita Ranch and south of SELC.
- Planned Union Pacific Railroad Nogales Line/Sunset Line connector and Southlands Loop, and the I-10/Interstate 19 (“I-19”) Sonoran Corridor bypass connector will both roughly follow E. Old Vail Connection Road and pass within about 2½ miles northwest of the SELC at S. Rita Road and I-10.
- Planned and existing access is currently available to other regional business and industrial hubs: Tucson International Airport (“TIA”), Davis-Monthan Air Force Base (“DMAFB”), Port of Tucson, University of Arizona (“UA”) Science and Technology Park (“Tech Park”), Raytheon Missile Systems (“Raytheon”), and the County’s Aerospace Research Campus (“ARC”).
- A portion of the SELC is under the DMAFB Approach-Departure Corridor (“ADC”) Overlay Zone. DMAFB would support compatible long-term commercial and industrial land uses within and near the ADC.
- The County Regional Wastewater Reclamation Department (“RWRD”) has extended the sewer system to the northwest corner of the Fairgrounds, and a domestic water improvement district (“DWID”) has been formed to potentially serve the area. SELC is currently outside the COT’s jurisdiction and the Tucson Water service area.
- SELC is within reasonable commuting distance from a number of retail centers and residential communities, including Rita Ranch, Rancho del Lago, Vail Valley, Rocking K, Corona de Tucson, and New Tucson. These centers will house and provide commercial services to support future SELC employees.

- The undeveloped acreage within the SELC provides the flexibility to accommodate larger sites or division into smaller parcels for proposed defense, aerospace, technology, shipping and logistics-focused businesses with complementary support uses.
- The SELC is currently surrounded on all sides by vacant undeveloped State Trust Lands. ASLD has begun a conceptual master planning process for the lands surrounding the SELC and will be able to consider the SELC in their planning process.

The purpose of the SELC is to:

1. Provide large-acreage sites for sale or lease for a variety of industrial, high-tech research, development, manufacturing or logistics industries and complementary support uses, in order to enhance the region’s economic development and employment opportunities.
2. Create an innovative and comprehensively planned business/industrial campus that is compatible with the surrounding area.
3. Encourage the highest standards of site planning and design, which will foster compact, environmentally sensitive development.

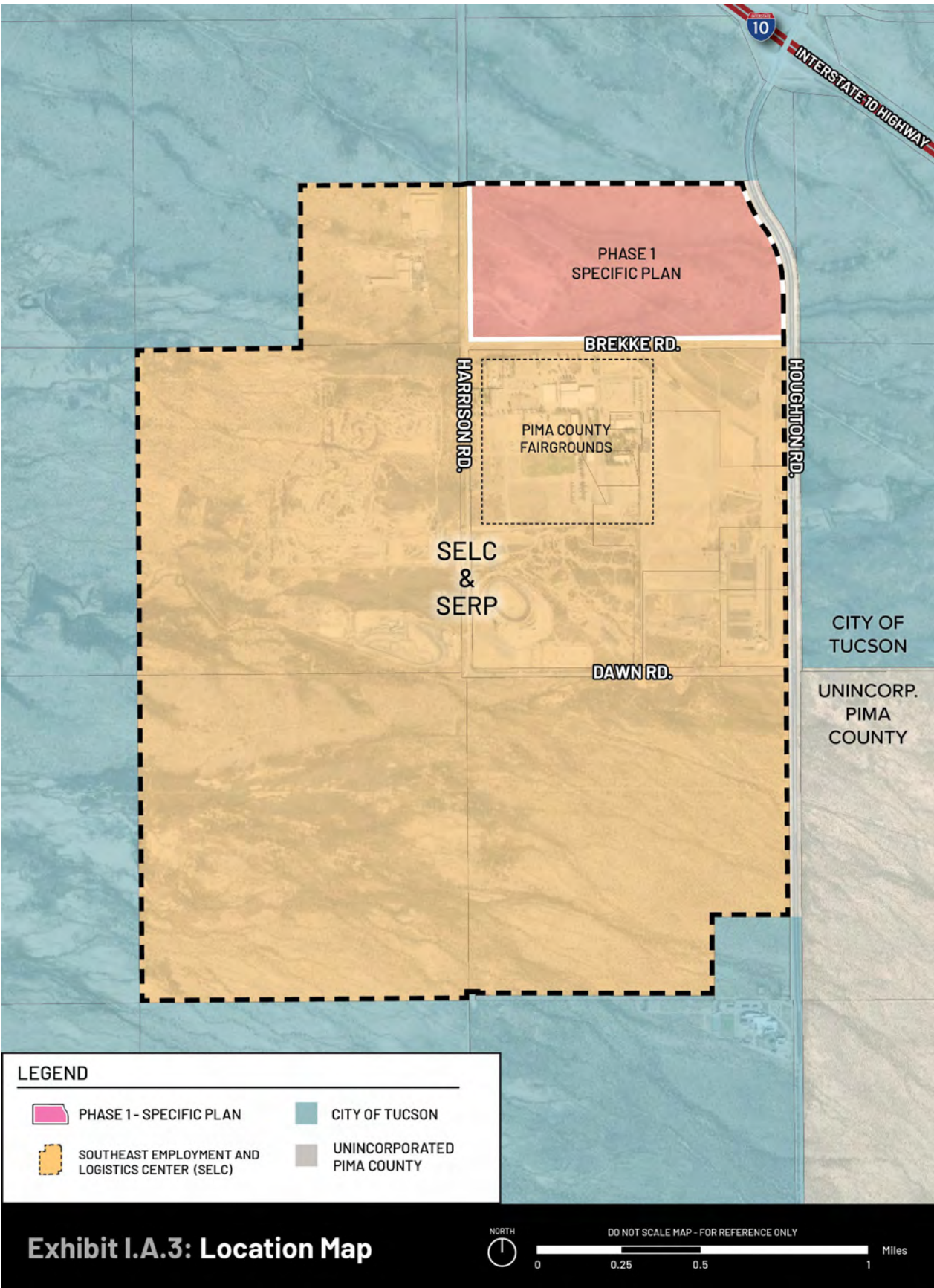
3. SELC – Phase 1 Specific Plan

This document, the SELC – Phase 1 Specific Plan (“Specific Plan”), while identifying the larger SELC property (the “SELC Property”) as appropriate for large-scale commercial, employment and industrial development, only entitles the approximately 290.3 acres (“Phase 1 Property”) at the northeast corner of the SELC Property. (Refer to *Exhibit I.A.3.*) Section II of the Specific Plan is the Land Use Proposal for Phase 1, and Section III includes the standards and regulations applicable to the development of Phase 1. Section IV discusses the existing conditions for the SELC Property, as well as identifies the specifics of the Phase 1 Property.

In addition, the Specific Plan simultaneously amends the *Pima Prospers* land use designations for the Phase 1 Property to Planned Development Community (“PDC”), consistent with the Specific Plan zoning designation.

As new users are identified for the SELC Property, either this Specific Plan will be amended, or new specific plan(s) will be submitted to appropriately zone future phases of SELC development. It is envisioned that any amendment or new specific plan would not need to revise certain portions of Sections I (Introduction & Policy), III (Implementation & Administration) and IV (Site Inventory) since these sections encompass the entire SELC. Sections II (Land Use Proposal) and V (Conditions of Approval) will be unique to each future phase and tailored to the proposed use(s) and development area(s).

An ALTA Survey for Phase 1 has been included as *Appendix A.*



B. Policies

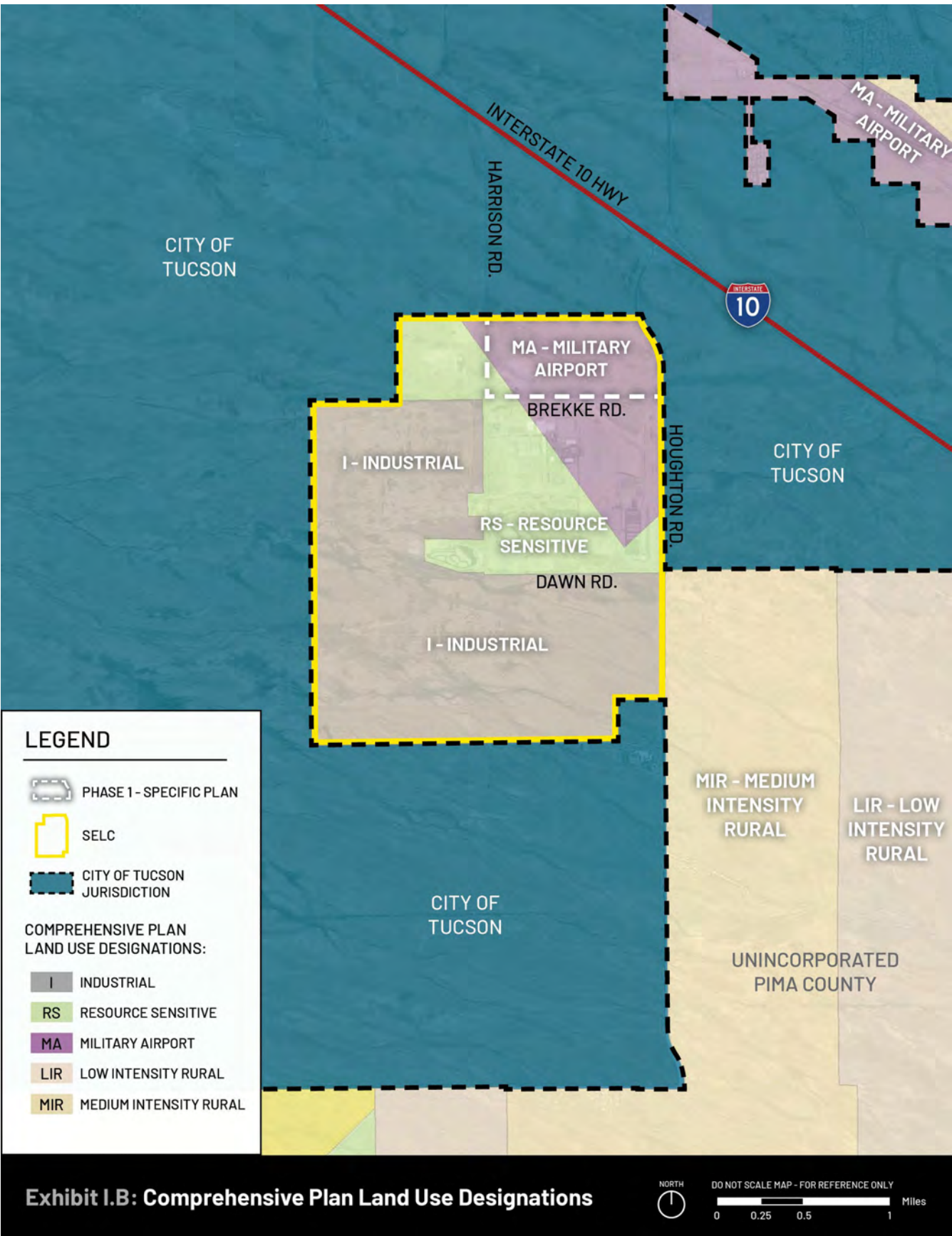
1. Pima Prospers

The SELC Property is located within the Southeast Planning Area of *Pima Prospers*, and as shown on *Exhibit I.B*, is currently designated a combination of land use intensities that include:

- Industrial (“I”)
- Resource Sensitive (“RS”)
- Military Airport (“MA”)

Concurrent with this Specific Plan proposal is a request to amend the Phase 1 Property’s *Pima Prospers* land use designations from MA and RS to Planned Development Community (“PDC”). The PDC designation is meant for properties planned as a single community with unique features and designed within the context of its environment. This Specific Plan is consistent with the intent of the PDC designation, as well as the goals and policies of *Pima Prospers*. Specific plan submittals for future SELC phases will concurrently amend the comprehensive plan land use intensities for those areas, as necessary.

The *Pima Prospers* policies on the following pages support the creation of this Specific Plan and provide guidance for the development of the SELC. All policies relevant to the entire SELC Property are listed below.



3.1 Land Use Element

- Goal 1:** Integrate land use strategies with physical infrastructure, human infrastructure, economic development, and resource conservation to ensure the long-range viability of the region.
- Policy 1: Promote land use patterns that support healthy people, a healthy environment, and a healthy economy.
- Policy 2: (b) Provide an appropriate mix of land uses that furthers expansion of economic development goals.
- Policy 10: Land use planning shall consider air quality and access to incidental solar energy.

3.4 Environmental Element

- Goal 1:** Conserve and protect natural resources.
- Policy 1: Conservation Lands System (“CLS”) category designations and CLS Conservation Guidelines apply to land uses and activities undertaken by or under the jurisdiction of Pima County or Pima County Regional Flood Control District (Flood Control District) as follows:
- c) When applied to development of land subject to County or Flood Control District authority, CLS designations and guidelines will be applied to new rezoning and specific plan requests.

3.5 Housing & Community Design Element

- Goal 14:** Encourage cost-effective green building and site design methods, techniques, and materials.
- Policy 1: Decrease heat island effect and reduce water run-off through site development strategies.

- Policy 2: Reduce outdoor water use by encouraging water-efficient practices such as:
- a) Low water use, drought-tolerant or native vegetation (xeriscapes) with the exception of local food production;
 - b) Drip irrigation;
 - c) Increase use of reclaimed water and rainwater harvesting; and
 - d) Low Impact Development (“LID”) principles such as preserving and recreating natural landscape features and minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product where applicable and feasible.

3.6 Cultural Resources Element

- Goal 1:** Conserve and protect cultural resources.
- Policy 1: Encourage the conservation, preservation and protection of the non-renewable and irreplaceable cultural resources that are significant to our region, our collective identity and our sense of place.

4.1 Transportation Element

- Goal 4:** Promote economic development with strategic transportation investments.
- Policy 1: Support the growth of aerospace, defense and logistics industries in and around all regional and military airport facilities.
- Policy 2: Support transportation investments that assist current employers as well as bringing new and permanent jobs to Pima County.
- Policy 3: Support efforts to expand rail infrastructure and intermodal connections throughout the region.

Policy 4: Support the growth of renewable energy industries and new and permanent jobs to Pima County through the development and implementation of low carbon emission transportation options and incentives.

e) LID principles such as preserving and recreating natural landscape features and minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product where applicable and feasible.

4.2 Water Resources Element

Goal 1: Achieve water sustainability through comprehensive integrated planning that coordinates water supply, demand management, climate variability, economic growth and respect for the environment.

Policy 5: Increase reliance upon renewable water supplies.

Policy 6: Promote the efficient utilization of existing infrastructure and the prudent construction of additional infrastructure needed for a safe, reliable and renewable water supply.

Goal 3: Support efficient water demand management practices and strategies that protect both local and basin-wide water supplies.

Policy 3: Encourage new construction to implement efficient water practices and use renewable water resources where feasible and available.

Policy 4: Encourage the use of renewable water sources including reclaimed water, Central Arizona Project (“CAP”) water and water harvesting.

Policy 6: Promote and incentivize, where appropriate, long-term water conservation strategies such as:

- a) Low water use fixtures and appliances in building codes;
- b) Low water use drought tolerant landscapes or xeriscapes;
- c) Drip irrigation;
- d) Increase use of reclaimed water and rainwater harvesting; and

Goal 4: Ensure a sufficient water supply for economic development.

Policy 1: Work with water providers and private sector stakeholders to identify areas with economic development potential that are lacking public water service and identify options for cost effective water service.

Policy 2: Emphasize water conservation and water efficiency when recruiting new businesses or expanding existing businesses.

4.3 Energy Element

Goal 1: Support the increased use of cost-effective clean alternative energy systems.

Policy 1: Encourage overall reduction in energy consumption through application of technology, installation of low energy fixtures, public education, and consumer awareness.

Policy 2: Promote the generation, transmission, storage and use of a range of renewable energy sources such as solar, biofuels and wind power to meet current and future energy demands and decrease reliance on fossil fuels.

Policy 3: Encourage new development and redevelopment projects to generate their energy needs through onsite renewable sources to support the energy efficient methods and practices provided in the County Net Zero Energy Program Standard.

- Policy 5: Encourage residential and nonresidential development to maximize the use of solar energy systems on individual sites and throughout the development and incorporate the consideration of access to incident solar energy.
- Policy 6: Encourage the use of passive solar to reduce overall energy demand.
- Policy 7: Mitigate urban heat island effect by reducing paved areas, increasing shade and applying other methods, where practical.

4.4 Wastewater Treatment Element

Goal 1: Efficiently manage and operate the County’s wastewater system.

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

4.9 Flood Control and Drainage Element

Goal 2 Manage storm water to protect lives and property, to reduce flood risk and to assure no adverse impact to adjacent or downstream properties.

- Policy 1: Continue to require new development to comply with all applicable requirements of the Floodplain Management Ordinance addressing the impact of development on flooding, erosion and riparian habitat.
- Policy 2: Continue to require all new development to comply with all applicable provisions establishing minimum standards for site grading, site drainage and design included in the County Building and Zoning codes.

Goal 3 Integrate watercourses, riparian and upland habitat, land use, recreation and drainage to achieve healthy development patterns.

- Policy 2: Continue to require development to conform to adopted Pima County code provisions that integrate watercourse, riparian and upland habitat, land use, recreation and drainage.
- Policy 4: Consider, where appropriate and cost effective, the use of LID principles in neighborhood scale subdivision or commercial development.

6.1 Economic Development Element
Business Retention, Expansion & Attraction

Goal 2 Align economic development strategies, programs, initiatives, and incentives with land use, transportation, infrastructure, services, and natural resource conservation decisions to support the long-term viability of the region.

- Policy 1: Ensure that all land use, transportation, infrastructure, services, and natural resource conservation decisions take into consideration the short and long-range viability of the region.
- Policy 2: Work with water providers to effectively promulgate sound water management and stewardship that enhances system reliability and resiliency and encourages new business and industry recruitment and investment.

2. Pima County Economic Development Strategy 2023-26

The County’s Economic Development Strategy 2023-26 (“EDS”) is a compilation of recommendations based on quantitative and qualitative research that builds upon the County’s previous economic development plans and goals (2012-2019). The EDS establishes goals for the County as a *critical convener*, coordinating the efforts of various stakeholders to enhance the economic prosperity of the region. The EDS has identified six priority business sectors with growth potential:

- Aerospace & Defense
- Manufacturing
- Clean & Renewable Energy
- Health & Health Innovation
- Transportation, Distribution & Logistics
- Advanced & Emerging Technologies

Also delineated are strategies for business attraction, retention and expansion, infrastructure and workforce development, as well as recommended actions for exploiting opportunities to maximize results.

The County’s Economic Development Plan identifies the SELC as a potential new major employment center, an ideal location for large-scale, export-based regional manufacturing and logistics development in a campus-like setting on sites 500 acres and larger. Preliminary master planning calculates that the SELC could hold as much as 21 million square feet of industrial space and 420,000 square feet of commercial space.

The SELC is about a 3-mile drive from the UA Tech Park, which has about 2 million square feet of lab and office space and offers opportunities for joint planning and coordination of development activities in the region.

II. Land Use Proposal



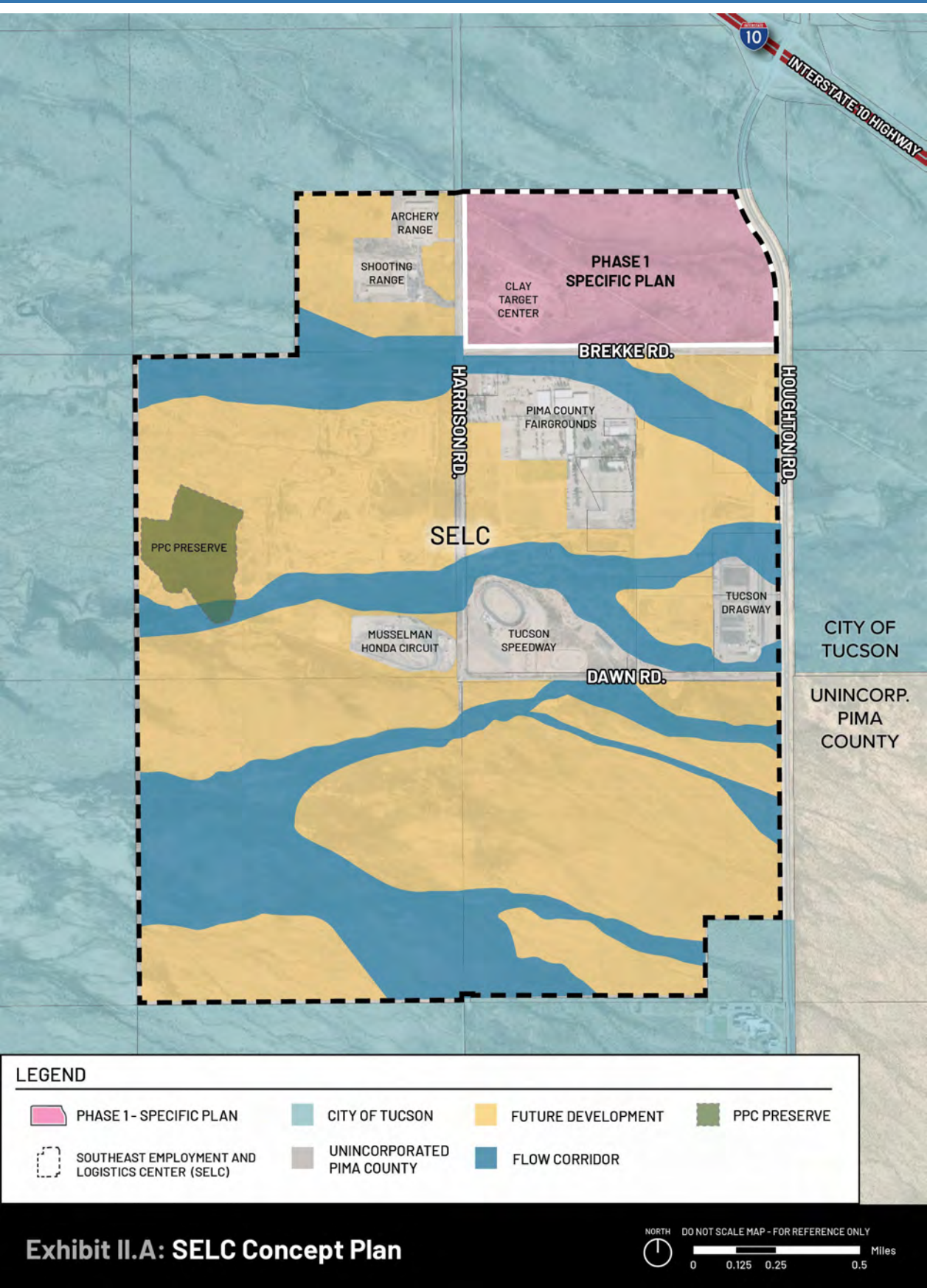
As shown on *Exhibit II.A: SELC Concept Plan*, the entire SELC Property has been divided into conceptual blocks to illustrate potential land configurations for future development scenarios. Rather than submit a single specific plan for review and approval, specific plans for a development area (or one or more blocks) will be brought forward as future users and developers are identified and infrastructure becomes available.

A. SELC – Phase 1 Project Overview

Phase 1 of the SELC (the “Project”) encompasses approximately 290.3 acres at the northeast corner of the Specific Plan, west of S. Houghton Road, east of S. Harrison Road, and north of the E. Brekke Road alignment, in Section 11, Township 16 South, Range 15 East.

Unlike the rest of the SELC Property, the Phase 1 Property is uniquely constrained by DMAFB’s ADC-3, which limits uses to those compatible with military operations and potential related hazards (i.e., high noise and accident potential). Beyond limiting development to nonresidential uses, the ADC and this Phase 1 Specific Plan also prohibit uses that compromise the safety of special populations (e.g., schools, hospitals), involve significant quantities of hazardous materials (e.g., warehousing and distribution of petroleum) and provide critical services to the public (e.g., fire protection or water treatment facilities).

The Specific Plan is meant to embrace flexibility to adapt to market conditions, potential employers, and multiple commercial and industrial types of development. Three illustrative site plan concepts are provided on the following pages to demonstrate potential development scenarios of the Phase 1 Property. Each scenario is meant to convey how one or more uses may be configured on the Phase 1 Property based on the site development standards for the Phase 1 Property outlined in Subsection II.C of this Specific Plan.



B. SELC – Phase 1 Uses

Approximately 95 percent of the Phase 1 Property is located within the ADC-3 Land Use Overlay Zone for DMAFB. Nonresidential uses that are compatible with the impacts of military operations and give special consideration to public health and safety are appropriate in this Project area.

1. Primary Uses

The Primary Uses for Phase 1 are most closely aligned with Pima County Zoning Code (“PCZC”) § 18.49 CPI (Campus Park Industrial) zone and COT Unified Development Code (“UDC”) § 4.7.28 P-I (Park Industrial) zone. Any of the uses within the CPI and P-I zones, as well as the following are permitted:

- a. Administrative and professional office, business or corporate center
- b. Light industrial/employment uses, including:
 - 1) Research and development, laboratory testing, assembly, production and manufacture, wholesale business, and warehousing and storage (including outdoor storage of materials, products and finished inventory) for any of the following industries:
 - Aviation, aerospace and unpiloted aircraft
 - Batteries and energy systems (utility-scale battery storage systems are prohibited)
 - Biotech, medical and pharmaceuticals
 - Computer hardware and software
 - Electronics
 - Engineering and precision instruments
 - Heavy equipment and vehicles (autos, trucks and trailers, farm and construction equipment, utility vehicles)
 - Microchips and semiconductors

- 2) Logistics – warehousing, transfer and distribution
- 3) Information technology, computing, cybersecurity and data management centers
- 4) Motion picture industry

2. Additional Uses

These Additional Uses are those uses that support employees, visitors or clients of a Primary Use in Phase 1. These uses can be Primary Uses on a site and intended to provide services to the area. These Additional Uses for Phase 1 are most closely aligned with PCZC § 18.43 CB-1 (Local Business) zone and UDC § 4.8.6 C-1 (Commercial Zone). Any of the following uses are permitted:

- a. Retail (food, beverage, office supplies, pharmacy)
- b. Convenience store without fuel station
- c. Coffee shop/bakery/café/restaurant
- d. Banking/financial (excluding non-chartered financial institutions)
- e. Mail/shipping service
- f. Hotel/motel
- g. Recreation/gym/fitness studio facilities
- h. Buildings and grounds maintenance (landscaping, facilities or janitorial)
- i. Salvaging and recycling (collection only)
- j. Utility distribution stations with battery storage
- k. Ancillary water storage, treatment and distribution
- l. Ancillary renewable energy systems (including solar, wind or waste-to-energy)
- m. Parks, trails and functional open space areas

3. Non-Expressed Primary and Additional Uses

Primary and Additional Uses that are similar in type, scale and intensity to other uses within the Specific Plan but are not expressly permitted, and which are not otherwise unlawful, injurious to the general health or welfare, or specifically excluded, shall be approved by the Planning Official or their authorized designee. The Planning Official shall analyze all proposed uses for compliance with the DMAFB ADC-3 overlay zone.

4. Prohibited Uses & Use Restrictions

The following uses are expressly prohibited within Phase 1:

- a. Any residential use
- b. Auto repair, lubrication, body and fender work, rental or car wash
- c. Plant nursery or greenhouses (wholesale or retail)
- d. Veterinary hospital, clinic or kennels; animal rescue or sanctuary; wildlife rehabilitation
- e. Airport
- f. Raising crops and agricultural processing/trade, including marijuana
- g. Raising livestock/small animals; feedlots and auctions; animal products processing
- h. Correctional facilities
- i. Funeral services, crematoria, cemeteries
- j. Landfill or recycling center; junk, salvage or wrecking yard; impoundment storage
- k. Contractor’s yard, building or landscape material sales yard, equipment rental
- l. Extraction

- m. Hospitals, extended care facilities, and assisted living centers
- n. Childcare centers
- o. Elementary and secondary schools
- p. Manufacturing and processing of chemical, petroleum and rubber or other hazardous or highly flammable materials
- q. Wholesale trade, warehousing, and distribution of chemical, petroleum and rubber products or other hazardous or highly flammable materials
- r. Governmental uses that provide services directly to the public including facilities which provide services that are critical for public health and safety (such as fire protection, police communications, sewage or water treatment, and water storage).

C. SELC – Phase 1 Development Standards

1. Site Development

Table II.C contains site development standards applicable to the Phase 1 Property.

| Table II.C: Site Development Standards | |
|--|--|
| Minimum Lot Area | Five (5) acres |
| Maximum Floor Area Ratio ("FAR") <i>FAR is defined as the gross floor area of all buildings or structures on the Property divided by the gross area of the Property (PCZC § 18.03.020.F.5).</i> | Forty (40) percent |
| Minimum Perimeter Setbacks | Thirty (30) feet |
| Maximum Height | Buildings: Sixty-five (65) feet (maximum two stories) with additional height permitted for: <ul style="list-style-type: none">• Parapet (up to 69 feet)• Elevator Overrun/Penthouse (up to 81 feet and account for no more than 10% of the building roof area) Water Tanks: Sixty-eight (68) feet |
| Minimum Building Separation | Per Building Code |

This Specific Plan incorporates DMAFB’s ADC-3 regulations, including land use restrictions and site development safety requirements. Therefore, this Specific Plan supersedes ADC-3 regulations found within the PCZC, as well as any within the COT UDC that may be applicable if the Phase 1 Property is annexed.

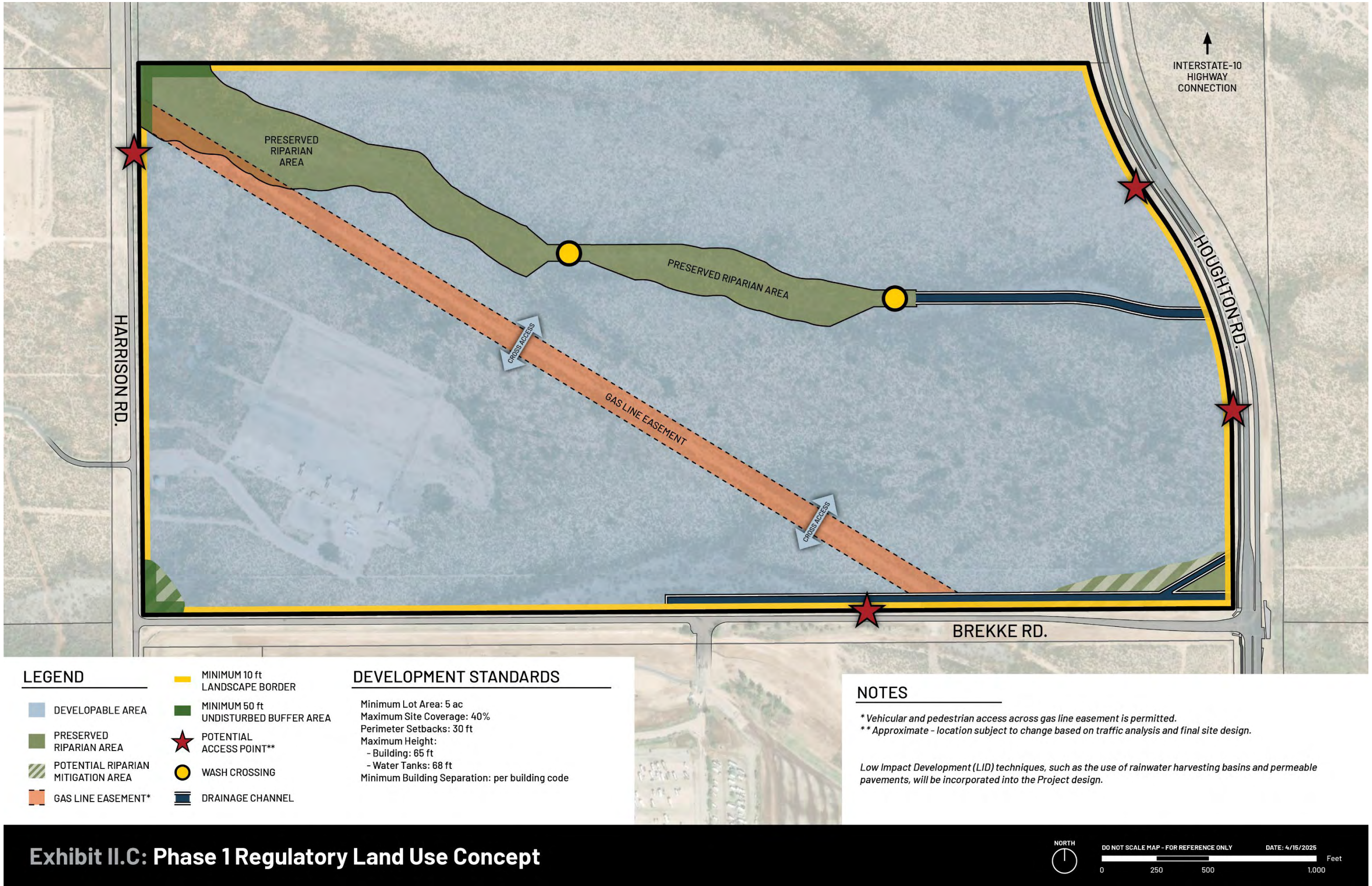
Houghton Road is classified as a Scenic Route on both COT and County maps. In addition to the Site Development Standards provided in Table II.C, the Project will also conform to the standards listed below. This Specific Plan supersedes both COT and County Scenic Route regulations. The following standards apply to the Phase 1 Property within 200 feet of the Houghton Road future right-of-way line.¹

- A view corridor² with a combined width of at least twenty (20) percent of the Houghton Road street frontage of the Phase 1 Property will be provided. No viewshed analysis is required, although the view corridor calculation shall be provided on the development plan submittal.
- Building and wall surfaces visible from Houghton Road:
 - Will not include highly reflective finishes, colors or materials; and
 - The colors will be compatible with the surrounding natural landscape (desert/earth tones), such as brown, rust, sepia, sand, tan, buff, olive and grey.
- The use of existing, natural vegetation is preferred within the landscape bufferyard adjacent to Houghton Road. If supplemental vegetation is desired within that bufferyard, only plants included in the Arizona Department of Water Resource’s Low Water Use/Drought Tolerant Plant List may be utilized.

Exhibit II.C: Regulatory Land Use Concept is the regulatory plan that provides guidance for Phase 1 development. The three exhibits provided following the Regulatory Land Use Concept (*Exhibits II.C.1.a-c*) are conceptual only and meant to provide illustrative examples of the types of development that the County seeks for the SELC.

¹ PCZC § 18.77.040.D

² View Corridor: the view from the scenic route at four feet above existing grade at the future right-of-way line along the parcel is not obstructed by buildings or structures.

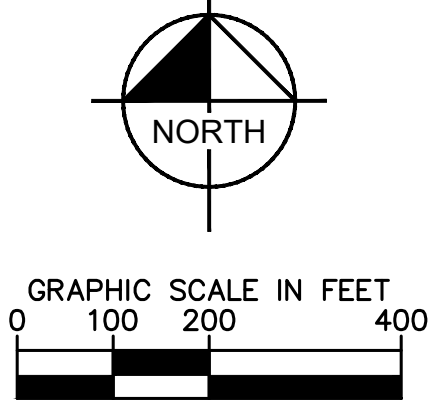




LEGEND

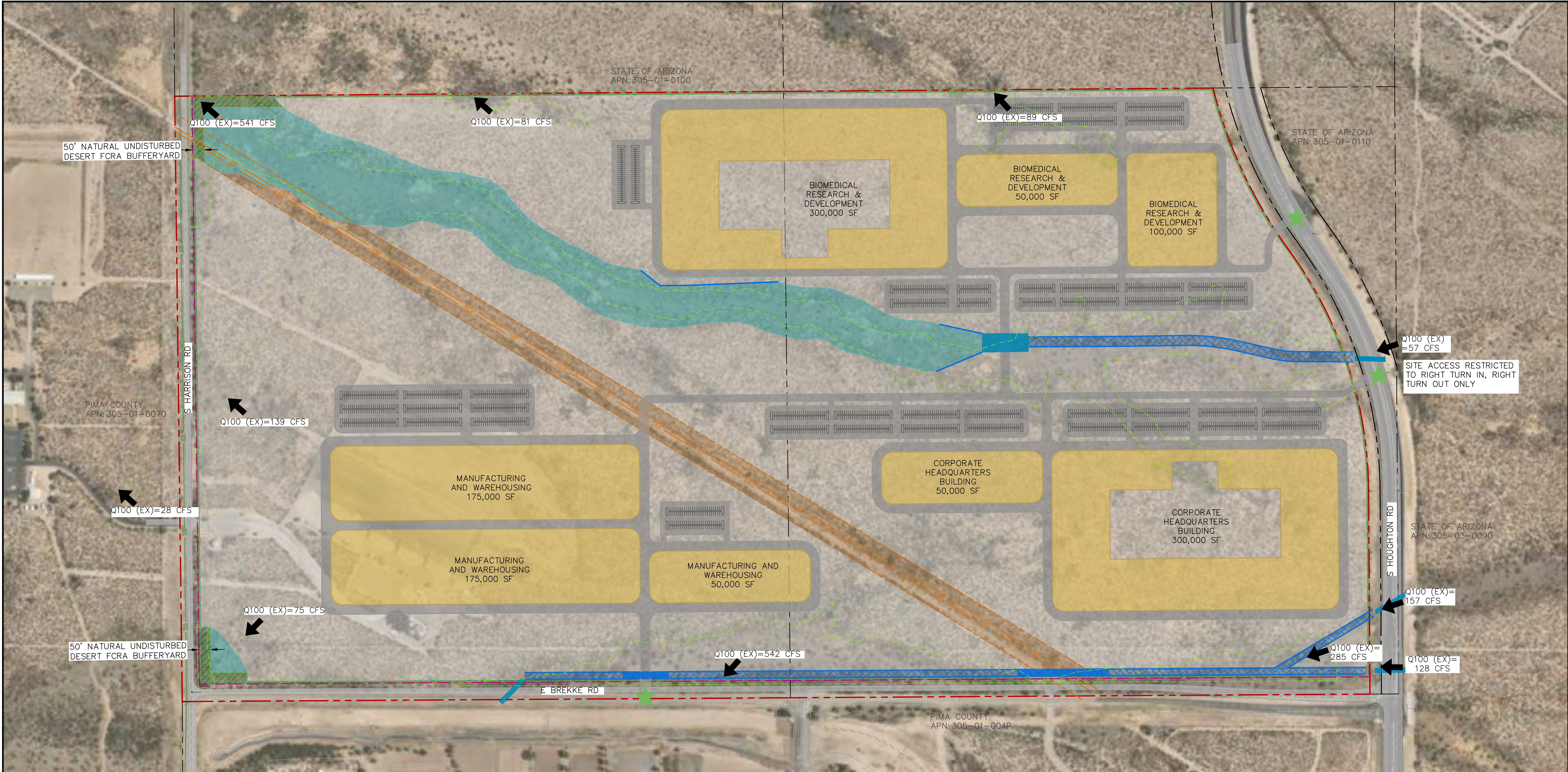
| | | | |
|--|--|--|--------------------------|
| | PROPERTY LINE | | PROPOSED PAVEMENT |
| | EXISTING GASLINE | | PROPOSED BUILDING |
| | EXISTING GASLINE EASEMENT | | DEVELOPABLE AREA |
| | EXISTING SEWERLINE | | PROPOSED CHANNEL |
| | EXISTING OVERHEAD ELECTRICAL | | PROPOSED BANK PROTECTION |
| | ROADWAY EASEMENT | | SITE ACCESS POINT |
| | LANDSCAPE BUFFERYARD | | |
| | 100 YR FLOODPLAIN - NO ENCROACHMENT | | |
| | STORM CULVERT | | |
| | EXISTING PAVEMENT | | |
| | XERORIPARIAN "C" HABITAT PER PIMA GIS MAPS | | |

AVERAGE DAILY TRAFFIC (ADT): 1,534 VEHICLES
RIPARIAN DISTURBANCE: 63%
TOTAL RIPARIAN AREA (AC): 37.8
TOTAL DISTURBED RIPARIAN (AC): 23.8



| | | | |
|---|--------------|--|-------------------------------------|
| LAND USE PLAN | SCALE: _____ | PRELIMINARY - NOT FOR CONSTRUCTION | SPECIFIC PLAN |
| Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 3300 East Sunrise Drive, Suite 130 Tucson, Arizona 85718 (520) 615-9191 | | ADMINISTRATIVE ADDRESS: 11295 S HARRISON ROAD | REFERENCE: PLAN NO. _____ 1 of 1 |

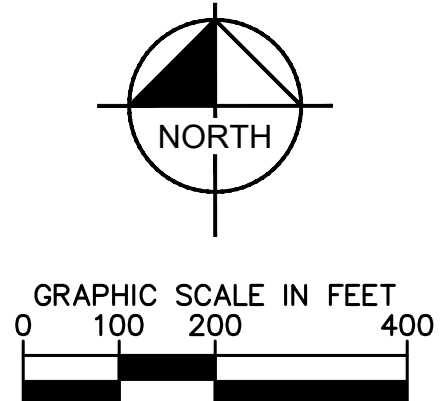
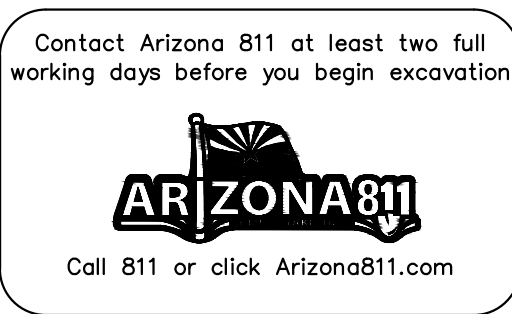
Exhibit II.C.1.a: Illustrative Concept 1



LEGEND

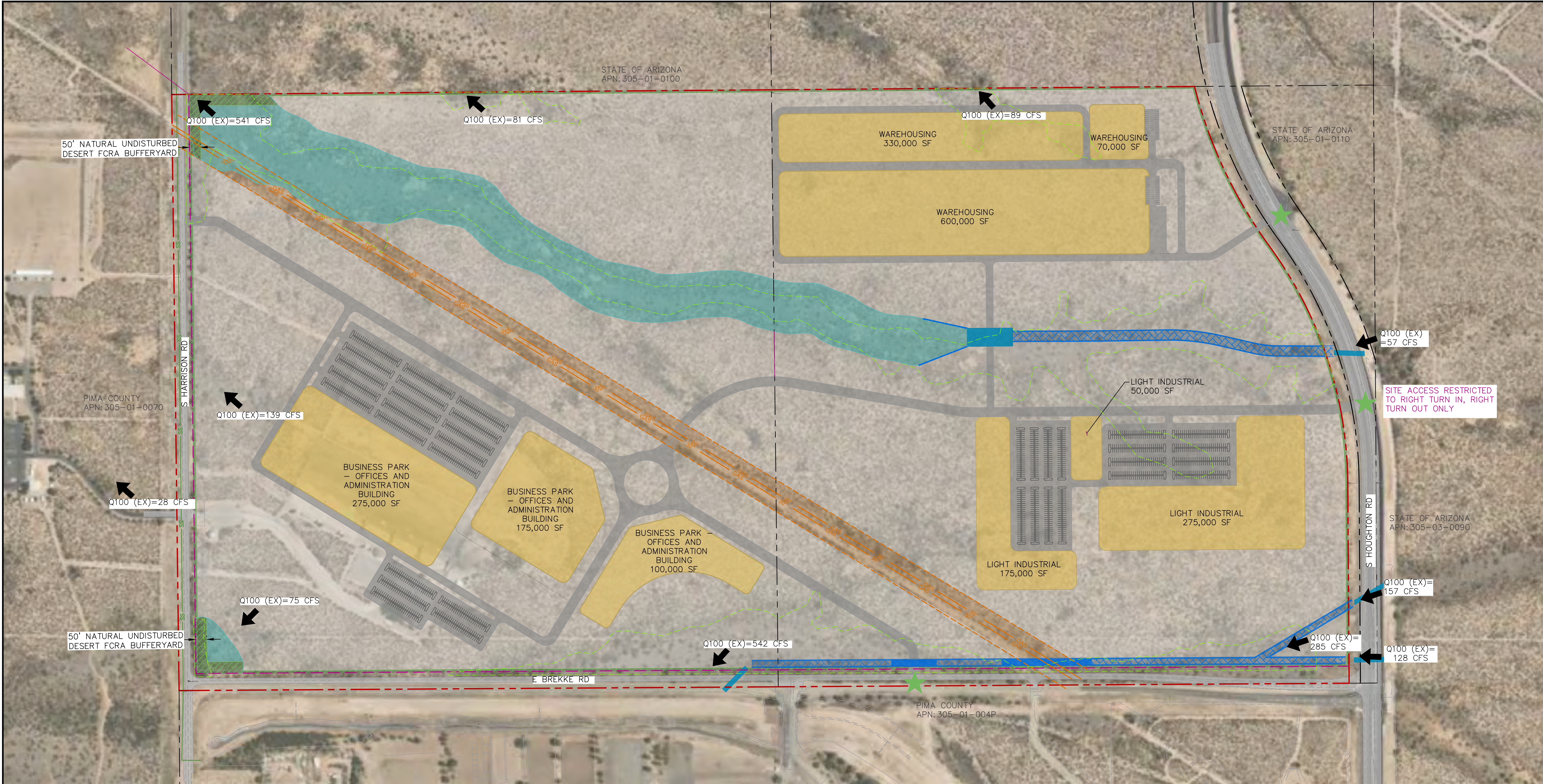
- | | | | |
|--|--|--|--------------------------|
| | PROPERTY LINE | | PROPOSED PAVEMENT |
| | EXISTING GASLINE | | PROPOSED BUILDING |
| | EXISTING GASLINE EASEMENT | | DEVELOPABLE AREA |
| | EXISTING SEWERLINE | | PROPOSED CHANNEL |
| | EXISTING OVERHEAD ELECTRICAL | | PROPOSED BANK PROTECTION |
| | ROADWAY EASEMENT | | SITE ACCESS POINT |
| | LANDSCAPE BUFFERYARD | | |
| | 100 YR FLOODPLAIN - NO ENCROACHMENT | | |
| | STORM CULVERT | | |
| | EXISTING PAVEMENT | | |
| | XERORIPARIAN "C" HABITAT PER PIMA GIS MAPS | | |

AVERAGE DAILY TRAFFIC (ADT): 9,670 VEHICLES
RIPARIAN DISTURBANCE: 62.5%
TOTAL RIPARIAN AREA (AC): 37.8
TOTAL DISTURBED RIPARIAN (AC): 23.6



| | | | | |
|--|--|--------------|--|---------------------|
| LAND USE PLAN | | SCALE: _____ | SPECIFIC PLAN | |
| Kimley»Horn <small>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 3300 East Sunrise Drive, Suite 130 Tucson, Arizona 85718 (520) 615-9191</small> | | | PRELIMINARY - NOT FOR CONSTRUCTION | |
| | | | ADMINISTRATIVE ADDRESS: 11295 S HARRISON ROAD | REFERENCE: _____ |
| | | | PLAN NO. _____ | 1 OF 1 |

Exhibit II.C.1.b: Illustrative Concept 2



LEGEND

- | | | | |
|--|--|--|--------------------------|
| | PROPERTY LINE | | PROPOSED PAVEMENT |
| | EXISTING GASLINE | | PROPOSED BUILDING |
| | EXISTING GASLINE EASEMENT | | DEVELOPABLE AREA |
| | EXISTING SEWERLINE | | PROPOSED CHANNEL |
| | EXISTING OVERHEAD ELECTRICAL | | PROPOSED BANK PROTECTION |
| | ROADWAY EASEMENT | | PROPOSED GRADED DIRT PAD |
| | LANDSCAPE BUFFERYARD | | SITE ACCESS POINT |
| | 100 YR FLOODPLAIN - NO ENCROACHMENT | | |
| | STORM CULVERT | | |
| | EXISTING PAVEMENT | | |
| | XERORIPARIAN "C" HABITAT PER PIMA GIS MAPS | | |

AVERAGE DAILY TRAFFIC (ADT): 9,486 VEHICLES
RIPARIAN DISTURBANCE: 55%
TOTAL RIPARIAN AREA (AC): 37.8
TOTAL DISTURBED RIPARIAN (AC): 20.7

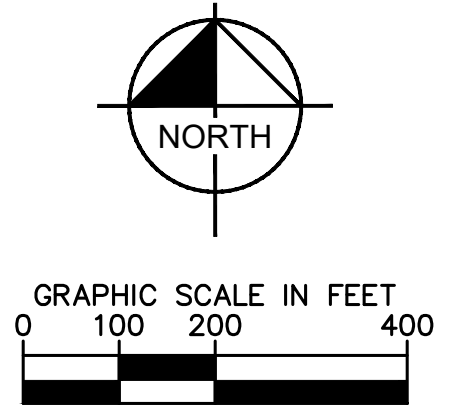


Exhibit II.C.1.c: Illustrative Concept 3

| | | | |
|--|--------------|--|---------------------|
| LAND USE PLAN | SCALE: _____ | PRELIMINARY - NOT FOR CONSTRUCTION | SPECIFIC PLAN |
| Kimley»Horn <small>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 3300 East Sunrise Drive, Suite 130 Tucson, Arizona 85718 (520) 615-9191</small> | | | |
| | | ADMINISTRATIVE ADDRESS: 11295 S HARRISON ROAD | REFERENCE: _____ |
| | | PLAN NO. _____ | 1 of 1 |

2. Transportation & Circulation

The Specific Plan recommends adherence to the following transportation performance standards. All other traffic and circulation shall be required to meet the County Subdivision and Development Street Standards.

- a. Access:
 - The number and location of access points will be determined by a traffic impact study.
 - Access to the Phase 1 Property will be available from S. Houghton Road, S. Harrison Road and E. Brekke Road
 - Houghton Road access will align with the existing median opening.
 - All-weather, paved access shall be directly provided from the nearest COT- or County-maintained collector or arterial roadway.
- b. Internal Streets: Internal streets shall be private and constructed per County Standard Detail 14 or 15. If a future industrial user proposes a completely closed and secured campus, modified County Standard Detail 14 is also available to that user as an appropriate design standard. (Roadway details are included as *Appendix B*).
- c. Right-of-Way: the 75-foot road easement identified on the ALTA Survey (*Appendix A*) will be dedicated to the County as right-of-way at time of development plan/plat.
- d. Perimeter Trails: developed primary commercial/industrial use sites shall design and construct a perimeter trail for walking, bicycling or exercise. If restricted for security reasons, connection outside of the secure perimeter to a pedestrian system within the SELC is not required.

Trails shall be 6 feet wide and may be constructed of natural compacted material. Trails shall be designed to tie into the sidewalk system and also offer opportunities to connect to secondary uses and perimeter trails on adjacent sites to create an internal pedestrian system within the SELC.

- e. Traffic Impacts: developer(s) shall be required to prepare a traffic impact study at time of development to evaluate the proposal and anticipated impacts to determine what type of roadway improvements or other mitigation measures will be needed to provide safe and efficient access and circulation. Such improvements could include installing turn lanes, traffic signals, paved shoulders and/or other improvements to existing or new roadways to ensure safe and efficient operations.

See Preliminary Traffic Assessment, provided as *Appendix C*.

3. Hydrology and Drainage

Kimley-Horn has mapped local regulatory floodplains using combined Lee Moore Wash Basin Management Study (“Lee Moore Study”) discharges with PC Hydro discharges. The local regulatory floodplains are overlaid with Regulated Riparian Habitat (“RRH”) to form the Flood Control Resource Areas (“FCRA”) shown on *Exhibit II.C.3*.

a. Hydrology/Drainage Standards:

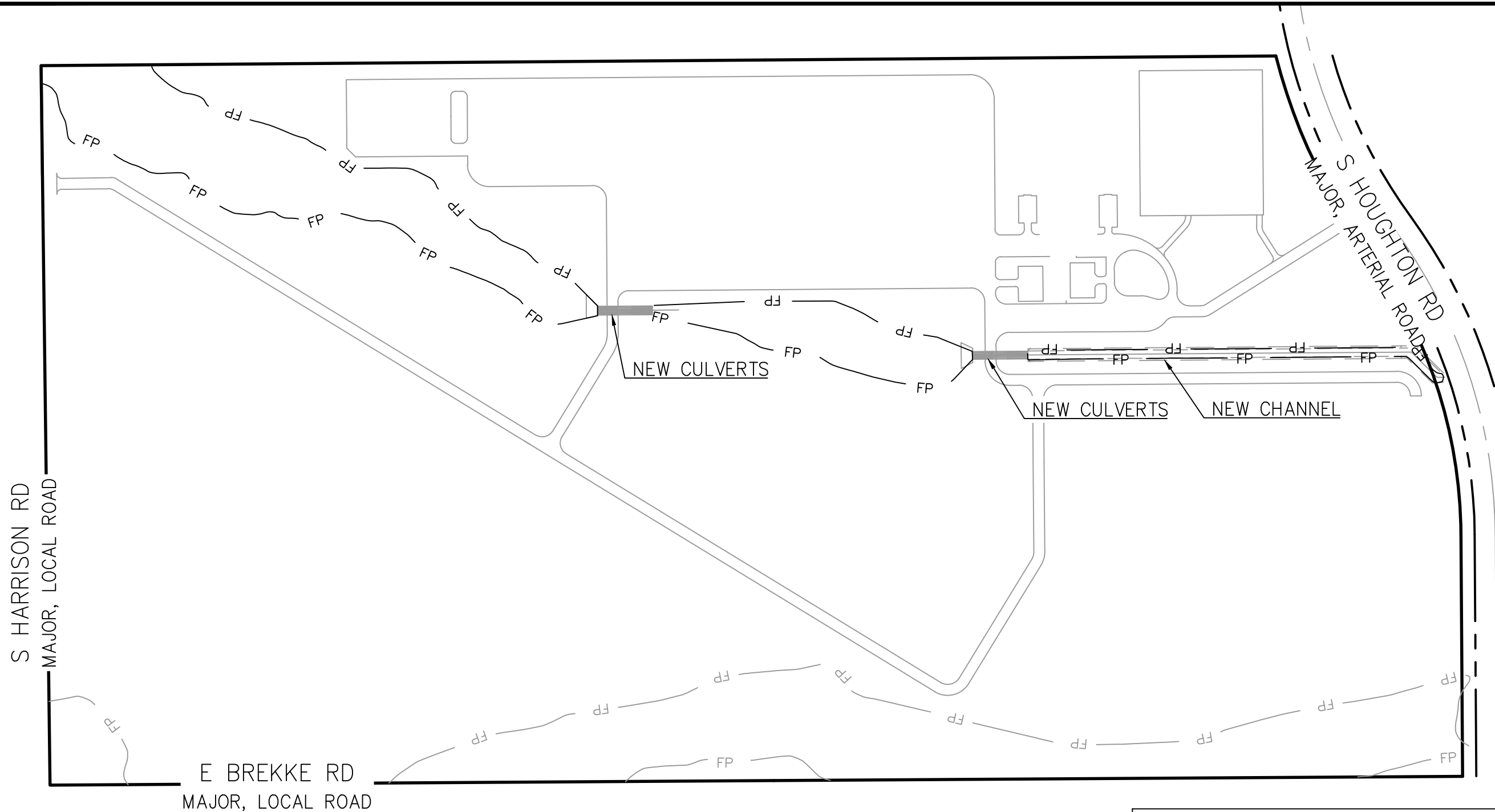
The following shall apply to development of the Phase 1 Property:

- 1) Regional hydrology and site-scale development will be regulated under the Lee Moore Study.
- 2) In order to mitigate future flood risks, the Project shall be designed in accordance with any one of the three methods described below. The method used shall be determined at the time of first submittal of the development package. The methods are as follows:
 - Climate Informed Science Approach (CISA), as approved by the County Board of Supervisors in 2025;
 - Freeboard Value Approach (FVA): the elevation and flood hazard area that result from adding 2 feet to the base flood elevation for non-critical facilities and by adding 3 feet to the base flood elevation for critical facilities; or
 - 500-year floodplain: the area subject to flooding by the 0.2%-annual-chance flood.
- 3) Riparian restoration amenities may be provided within and adjacent to flow corridors. Each block shall utilize distributed stormwater, including methods described in the County/COT Low Impact Development Manual and Green Infrastructure Guidance Manual (“LID/GI Manual”).

4) A drainage report shall:

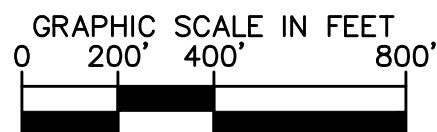
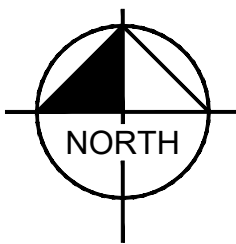
- Be required with the site construction permit that identifies existing floodplains and Erosion Hazard Setbacks (“EHS”);
- State that detention requirements are the responsibility of the developer and provide calculations for required volumes;
- State that first flush requirements are the responsibility of the developer and provide calculations for the required volumes;
- Discuss whether phasing of construction of drainage infrastructure is proposed; and
- Be approved by RFCD prior to approval of the site construction permit.

5) The developer shall be required to identify water conservation measures sufficient to obtain 15 points per the Rezoning Site Analysis Water Conservation Measures – Indoor and Outdoor Options for Commercial and Multi-Family Development in effect at the time of development. Any industrial user that works with Tucson Water to extend a reclaimed water line into this region satisfies this water policy requirement in full.



LEGEND

| | |
|--|-----------------------------------|
| | PROPERTY BOUNDARY |
| | RIGHT-OF-WAY |
| | PROPOSED 100-YR FLOODPLAIN LIMITS |
| | PROPOSED EROSION HAZARD SETBACK |



NOTE: FUTURE CHANNELIZATION WILL OCCUR ALONG BREKKE ROAD IN FUTURE PHASE, FLOODPLAIN LIMITS TO BE UPDATED DURING THAT FUTURE PHASE

Exhibit II.C.3.a: Proposed Floodplain Limits

Kimley»Horn

C 2025 KIMLEY-HORN AND ASSOCIATES, INC.
3300 East Sunrise Drive, Suite 130
Tucson, Arizona 85718 (520) 615-9191

PROPOSED FLOODPLAIN
CONDITIONS

SCALE: 1"=400'

ADMINISTRATIVE ADDRESS:
11295 S HARRISON RD

REFERENCE:

1 OF 1

b. Treatment of Regulated Riparian Habitat

The Project complies with RFCD Technical Policy 24, which provides guidance for the treatment of RRH and outlines techniques for mitigation. The Specific Plan land use proposal reflects a remapping of the RRH as a result of extensive field evaluation, correcting errors in the location and delineation of the RRH shown on County maps. The Project’s treatment of the newly mapped RRH will include the following actions, which are reflected in *Exhibit II.C.3: Regulated Riparian Habitat*:

1) Avoidance of RRH

The Project seeks to avoid disturbance to RRH to the extent possible within the constraints of a project requiring high security and having detailed requirements for the interrelationship of buildings and facilities. These interrelationships include limits on both horizontal and vertical separation, required communication and utility connections and security concerns.

The Project will maximize the width of the central RRH area by tightening the spacing between buildings to achieve maximum horizontal separation. Encroachment of fill slopes into the RRH will be minimized as much as possible through the confines of maximum grade changes between buildings. The Project will also limit disturbance to required vehicular circulation, utility corridor crossings, construction of a headwall west of the second downstream crossing and work within the non-regulatory channel between the Houghton Road Culvert and the first crossing downstream of Houghton Road.

2) Minimizing Development Impacts to RRH

In addition to the avoidance discussed above, construction techniques will be utilized to avoid accidental disturbance to the RRH during construction. This will include fencing protected areas, controlling sediment flows into the RRH and maintaining thru-site flows during construction of the crossings.

3) Mitigation of RRH Disturbance

The Project will exceed 1/3 of an acre of disturbance, even with the avoidance and minimization techniques outlined above. Priority will be given to onsite mitigation, where such mitigation can be done in a manner that benefits the RRH resource. Where onsite mitigation is not possible, the Project will utilize the In Lieu Fee (“ILF”) option.

4. Biological Resources

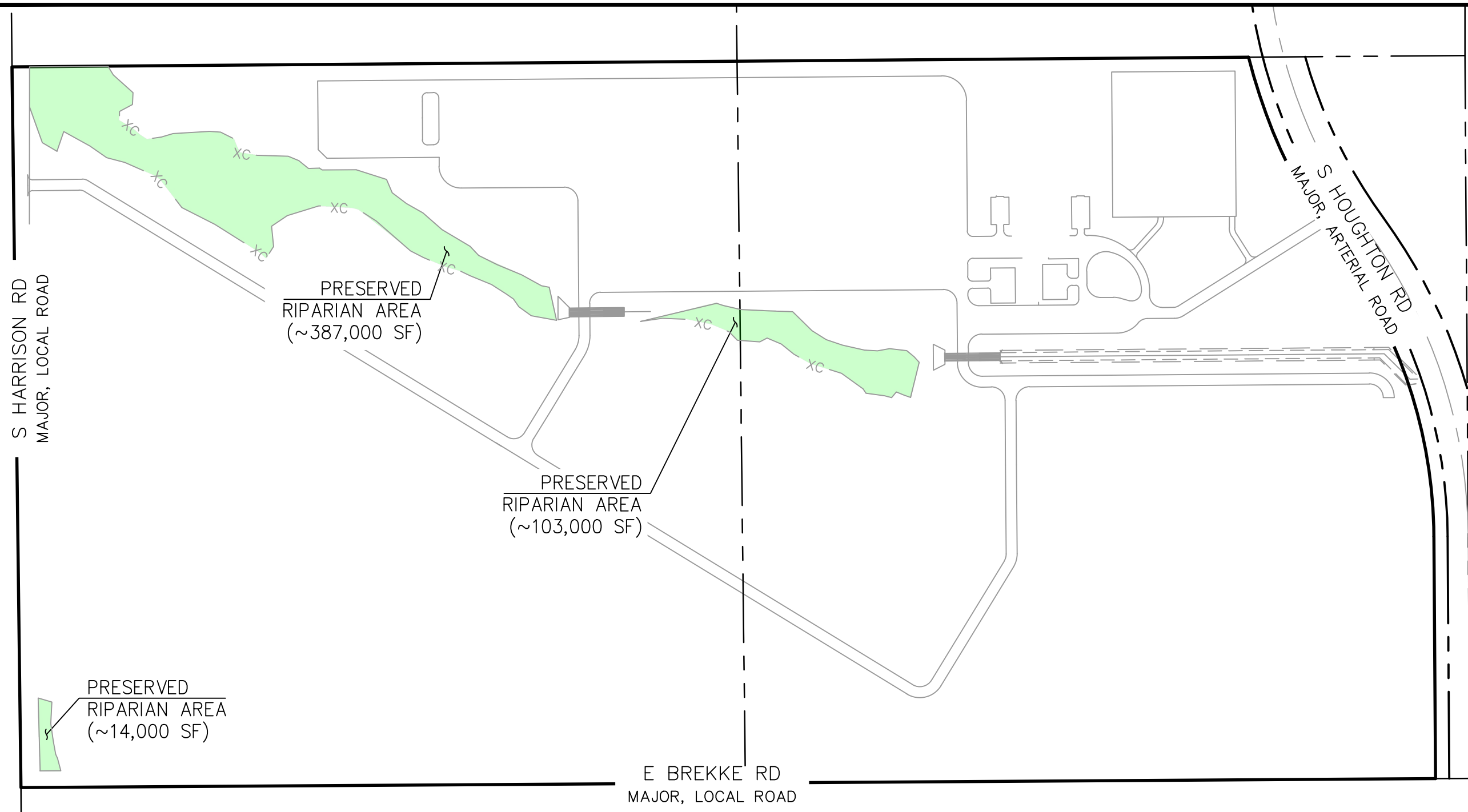
The Phase 1 Property is located outside the CLS.

A Biological Resources Memorandum for Phase 1 has been included as *Appendix D* in this Specific Plan. A field survey was conducted on October 24, 2024, with the following results:

- a. Ironwood Trees: No ironwood trees are located on the Phase 1 Property.
- b. Saguaro Cactus: Two saguaros were identified on the Phase 1 Property during the field survey.
- c. PPC: No PPC were observed onsite during field reconnaissance. A Section 10 Certificate of Coverage for endangered species compliance will be acquired if all certificate requirements are met at time of site construction permitting.

5. Native Plant Preservation

Phase 1 development will comply with the County’s Native Plant Preservation (“NPP”) requirements (PCZC § 18.72). See *Appendix E*.



LEGEND

| | |
|--|--|
| | PROPERTY BOUNDARY |
| | RIGHT-OF-WAY |
| | FIELD/AERIAL XERORIPARIAN "C" HABITAT LIMITS |
| | PRESERVED RIPARIAN AREA |

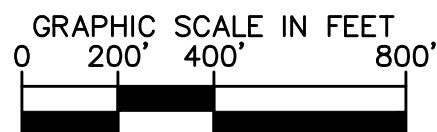
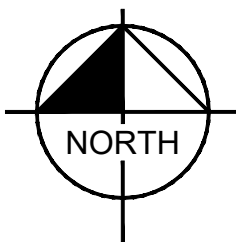


Exhibit II.C.3.b.1: Proposed Preserved Regulated Riparian Habitat

Kimley»Horn

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3300 East Sunrise Drive, Suite 130
Tucson, Arizona 85718 (520) 615-9191

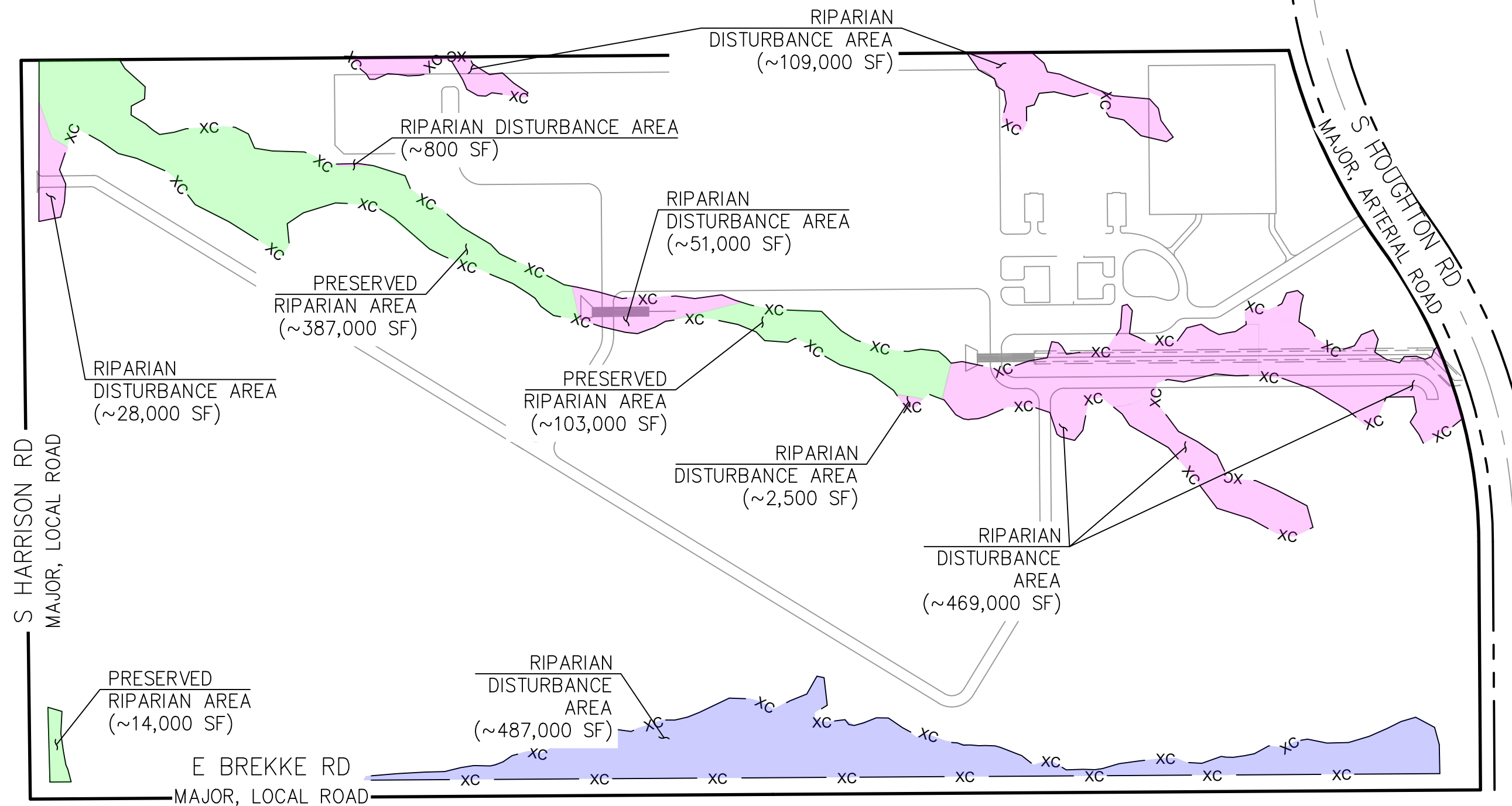
PROPOSED RIPARIAN
CONDITIONS

SCALE: 1" = 400'

ADMINISTRATIVE ADDRESS:
11295 S HARRISON RD

REFERENCE:

1 OF 1



LEGEND

| | |
|--|--|
| | PROPERTY BOUNDARY |
| | RIGHT-OF-WAY |
| | FIELD/AERIAL XERORIPARIAN "C" HABITAT LIMITS |
| | DISTURBED RIPARIAN AREA |
| | PRESERVED RIPARIAN AREA |
| | DISTURBED RIPARIAN AREA FOR FLOOD CONTROL DISTRICT CHANNEL |

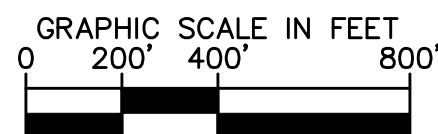
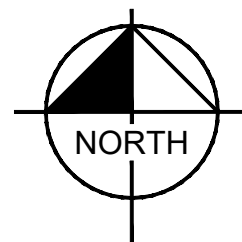


Exhibit II.C.3.b.2: Proposed Regulated Riparian Habitat Conditions

Kimley»Horn

C 2025 KIMLEY-HORN AND ASSOCIATES, INC.
3300 East Sunrise Drive, Suite 130
Tucson, Arizona 85718 (520) 615-9191

SCALE: 1"=400'

ADMINISTRATIVE ADDRESS:
11295 S HARRISON RD

REFERENCE:

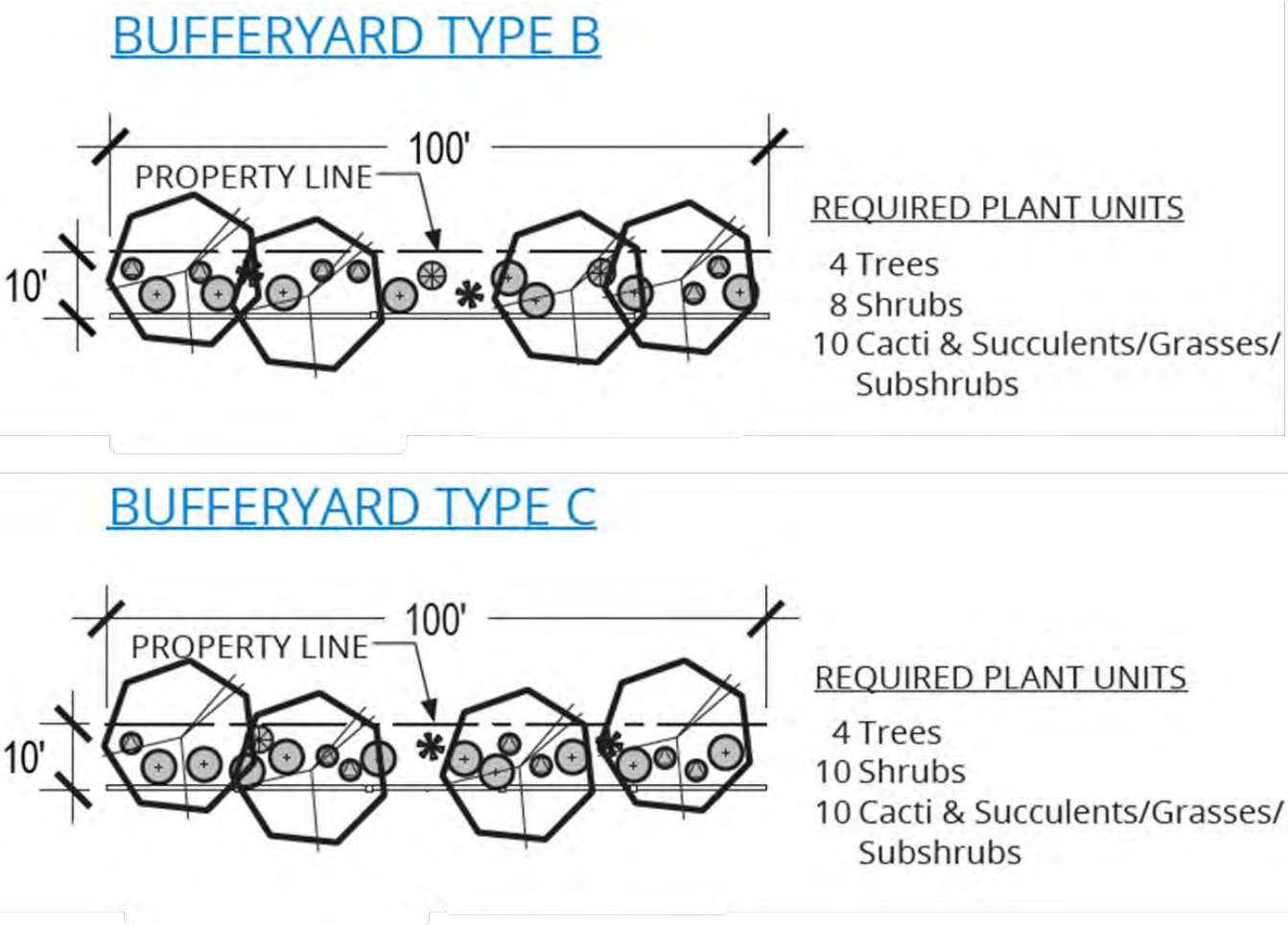
1 OF 1

6. Landscaping, Buffering & Screening

Phase 1 development will comply with the County’s Landscaping, Buffering & Screening requirements (PCZC § 18.73, provided as *Appendix F*) with the following exceptions:

- a. Bufferyards will be provided, as described below and illustrated in *Exhibit II.C.6*:
 - North (adjacent to future light industrial uses): None
 - South (Brekke Road): 10-foot Bufferyard B
 - East (Houghton Road): 10-foot Bufferyard C
 - West (Harrison Road): 10-foot Bufferyard B
 - A minimum 40-foot-wide natural undisturbed desert bufferyard may be provided as an alternative to any of the above.
- b. Metal security fencing is acceptable with no height limit. Chain link and barbed wire may only be utilized interior to the Phase 1 Property where it cannot be visualized from adjacent rights-of-way.
- c. Opaque screening is not required, except for the following:
 - Parking areas shall be required to have three-foot headlight screens when located within 100 feet of the Phase 1 Property line; and
 - Exterior storage, as indicated in subsection II.C.6.d, below.
- d. Exterior storage that can be viewed from the perimeter of the Phase 1 Property shall be screened by one of the following methods:
 - Opaque wall constructed of the same basic building materials as the primary building;
 - Opaque vegetative screen; or
 - Set back a minimum of 100 feet from the Phase 1 Property line.

Exhibit II.C.6: Landscape Bufferyards



7. Off-Street Parking & Loading

Off-street parking and loading shall be provided in accordance with regulations of the applicable jurisdiction where the Project is developed except that:

- Parking for light industrial/employment uses, as listed under subsection II.B.1, shall be provided at a ratio of one space per 1,000 square feet of gross floor area.
- Vehicular parking and loading reductions and alternatives may be considered administratively through an Individual Parking Reduction Plan, in which no public notification or meetings are required, provided that:
 - a. The plan shall be prepared by a traffic engineer or similar transportation professional;
 - b. The plan includes a road impact study for the development;
 - c. The plan includes a traffic generation study and land use profile of the development;
 - d. The plan shows that the reduced parking and/or loading will ensure sufficient parking/loading for the proposed use(s);
 - e. The plan does not impede safe passage of moving traffic and does not increase traffic congestion;
 - f. A covenant runs with the development plan noting adherence to the range of uses covered by the reduction plan;
 - g. A future revision to the covenant restricting uses may require submittal of a revised plan or an increase in parking spaces; and
 - h. Covered parking shall not be applied toward the total building square footage allowed.
- Electric vehicle (“EV”) parking or “EV ready” spaces are permitted but not required based on industry-specific standards.

8. Rainwater/Stormwater Harvesting

The intensity of Tucson’s summer (and occasionally winter) precipitation causes a large volume of precipitation received to be lost as run-off. This lost resource could be used to supplement water use, especially for site irrigation.

RFCD has drafted detention and retention design standards to require “first-flush” retention for any new residential or commercial projects in the County. First-flush is intended to capture and retain the first one inch of stormwater run-off from newly disturbed and impervious areas in basins distributed throughout a development site (versus into a single large detention structure).

As described in the following guidelines, landscaped areas can benefit from harvested rainwater and stormwater, and passive harvesting systems can reduce the amount of maintenance required for the landscape. Landscaping provides shading that helps to reduce urban heat-island effect in general, and to buildings, structures and parking lots specifically. The LID/GI Manual provides additional guidance for rainwater/stormwater harvesting.

- a. Natural Drainage Areas: RFCD’s *Design Standards for Stormwater Detention and Retention* identifies quantifiable benefits of protection and maintenance of existing riparian habitat and other areas of high permeability and minimize disturbed and impervious surfaces. Systems maintained in their relatively natural state tend to function better than those that are restored after disturbance and already have mature vegetation that does not require time to grow.
- b. Buildings: roofs of structures, especially on large, flat industrial buildings, can be used to harvest rainwater. Systems of gutters, downspouts and cisterns or tanks can collect rainwater for later use, or stormwater can be immediately directed to groundwork (swales, basins, etc.) designed to capture and slow water for infiltration.
- c. Streets: paved roads and streets are generally engineered to move water off their surface. Structures installed on street edges (sunken landscaped medians and shoulders, chicanes, bump-outs and basins can collect and

slow stormwater. Landscaping in these structures serves numerous purposes. Curb cuts, curb cores, scuppers or drains can direct stormwater into these structures.

- d. Sidewalks and Trails: similar to streets, sidewalks and trails shall be engineered to drain stormwater to adjacent landscape areas.
- e. Parking Areas: parking lots shall be engineered to drain into sunken landscape islands to irrigate the landscape installed to increase shade in these areas.
- f. Pervious Paved Areas: impervious asphalt and concrete surfaces contribute the most to run-off during precipitation events. Installing porous or pervious paving can help to increase infiltration of precipitation, but these methods tend to be expensive. Using pervious paving on smaller surface areas, or similar materials (pavers, gravel) for trails, sidewalks or courtyards can make small contributions to infiltration.

9. Signage

All Phase 1 signage shall conform to the regulations of the applicable jurisdiction where the Project is developed.

10. Lighting

All Phase 1 lighting shall be provided in accordance with the City County Outdoor Lighting Code (“OLC”).

11. Nuisances, Hazardous Materials & Pollutants

The location of the Phase 1 Property, surrounded by the Fairgrounds to the south and undeveloped State Trust Land in every other direction, helps to buffer the area from potential incompatible uses and possible complaints regarding nuisances. To further ensure mitigation of potential nuisances, the following performance standards apply to Phase 1 development:

- a. Noise or Vibration: no noise or vibration shall be permitted which is discernible to the human senses of hearing and feeling at one-half mile or further from the lot line for three (3) minutes or more duration in any one hour of the day.

Emergency operations shall not be subject to the limitations outlined above. For the purposes of this section, the term “emergency” shall mean any situation arising from sudden and reasonably unforeseen events beyond the control of the facility, which situation requires the immediate use of the emergency generators to restore normal operation of the facility.
- b. Odors: no emission of odorous gases or other odorous matter shall be permitted.
- c. Air Pollution: no emission, including smoke, fly ash, dust, fumes, vapors, gases and other forms of air pollution, shall be permitted which can cause any damage to health, damage to animals or vegetation, or damage to or soiling of other forms of property.
- d. Liquid and Solid Waste: no wastes shall be discharged in the streets, drainages, natural areas, or on any property except in appropriately designed disposal systems.
- e. Flammable, Hazardous, or Radioactive Materials: no warehousing or distribution of hazardous or highly flammable materials is permitted.

D. Topography & Grading

The Phase 1 Property has flat to gently rolling topography, which drains to the west, northwest, and ranges in elevation from 3,075 feet ASL in the southeast corner, to 3,015 feet ASL in the northwest corner. There are no slopes in excess of 15 percent. There are no rock outcrops, peaks, or other natural features of geologic interest on the Phase 1 Property.

The southwestern portion of the Phase 1 Property includes an approximately 20-acre portion of the currently operational County Clay Target Center. This area has been mostly disturbed. The Phase 1 Property is also bisected by two high-pressure natural gas lines with an associated graded and cleared maintenance access path.

Grading will be in conformance with regulations of the applicable jurisdiction where the Project is developed.

E. Water

SELC Specific Plans shall require the use of LID and green infrastructure (“GI”) techniques to meet landscape irrigation needs. It is also important to note that sustainable sources of water are currently provided regionally by Tucson Water and Metropolitan Water District. While the use of LID/GI, water harvesting and retention/detention could help to reduce overall water consumption, working to obtain future service from Tucson Water, especially with an extension of renewable water resource lines, would be the most sustainable option for SELC.

The Phase 1 Property is located within the Tucson Water service expansion area. As indicated in *Exhibit II.E: Water Availability Letter*, Tucson Water will grant water service to the Phase 1 Property upon completion of annexation into the COT.

Exhibit II.E: Water Availability Letter

January 16, 2025

Robin Large
Lazarus & Silvyn, P.C.
5983 E. Grant Road,
Suite 290
Tucson, AZ 85712

SUBJECT: Water Availability for Project: 11295 S. Harrison Rd. APN: 305010098 Case #: TW-WAV-0125-00004, T16S, R15E, Sect. 11, Location Code: UNINCORPORATED PIMA COUNTY, Total Area: 288.45ac, Zoning: RH

The parcel for which you have requested water service is located within the City's water service "expansion area". Due to the City's water service area policy, water service cannot be granted to parcels within the "expansion area" until annexation of the property has been approved by Mayor and Council.

Upon completion of annexation this parcel will be granted water service by Tucson Water.

If you have any questions, please call New Development at 520-791-4718.

Sincerely,

Richard A. Sarti

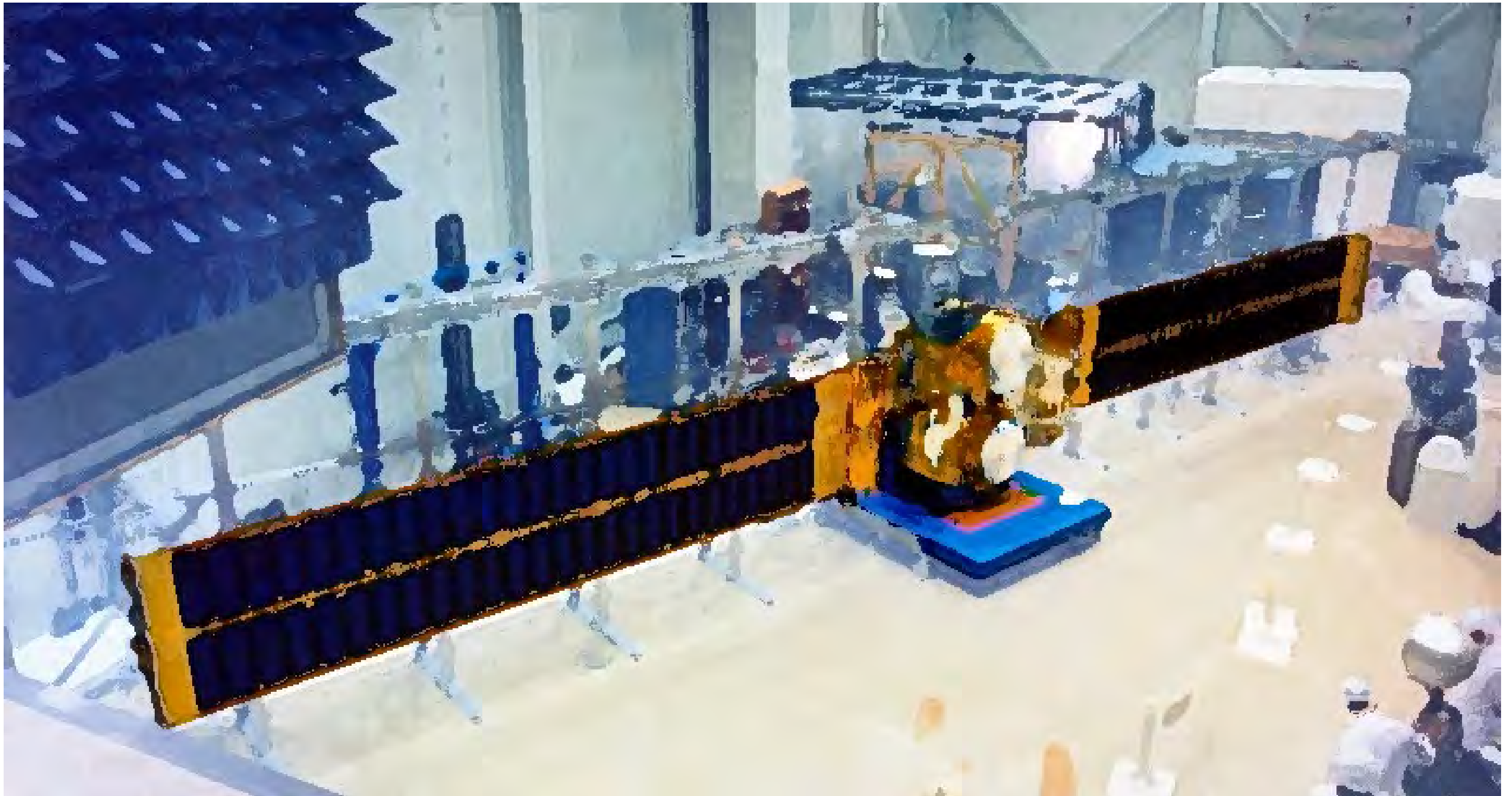
Richard A. Sarti, P.E.
New Development Administrator
Tucson Water Department
Cell: (520) 400-4001



F. Cultural Resources

Terracon Consultants, Inc. (“Terracon”) conducted a Class I cultural resources records review to examine prior cultural resource projects and previously recorded cultural resources. The records review revealed 36 previous cultural projects within 1 mile of the Phase 1 Property. The cultural projects were conducted in support of infrastructure and transportation projects. The entire Phase 1 Property was surveyed in 2006 in conjunction with the expansion of the SERP Shooting Range Facility. Based on the available data and due to the age of the previously conducted survey, Terracon recommends a Class III archaeological survey be completed. In the unlikely event that human remains or funerary objects are encountered, all work must immediately cease within the vicinity, the area secured, and the ASM notified of the discovery in accordance with the Archaeological Resources Protection Act and Native American Graves Protection and Repatriation Act.

III. Implementation & Administration



A. Administration & Interpretation

The Phase 1 Property is currently located within unincorporated Pima County, and the intent is to annex into the COT’s jurisdiction. Initial plans and permits (e.g., mass grading, native plant preservation, development package, building permits, etc.) may be reviewed and processed in the County.

The Specific Plan will be administered by the Planning Official, and all implementation decisions will be based on the purpose of the Specific Plan. If a conflict arises between the Specific Plan and the applicable zoning code (i.e., PCZC or UDC), the Specific Plan will control. If the Specific Plan is silent on any issue and the applicable zoning code is consulted, the purpose and intent of the Specific Plan will control the Planning Official’s decision whether and how to apply the provision. Appeals of any Planning Official interpretation of this Specific Plan may be made to the Board of Supervisors/Mayor & Council within thirty (30) days of the date of the interpretation.

The Specific Plan will not result in the modification or change of any existing adopted building codes.

B. Phasing & Procedures for Development Review

The SELC will be developed over several phases subject to the following factors:

- Market conditions
- Identification and engagement of specific end users or businesses
- Entitlement processing
- Utility service availability
- Infrastructure extensions and development
- Environmental and cultural permitting
- Site-specific grading, drainage, paving, utility and landscape improvements

The location of Phase 1 was chosen due to the proximity to existing utilities and infrastructure. Upon approval of the Specific Plan, development plan(s) will be

processed for Phase 1 in conformance with this Specific Plan. Development package(s) for Phase 1 will be reviewed for conformance with this Specific Plan. Traffic and hydrology reports will be submitted for each phase or development area in coordination with departments in the applicable jurisdiction.

[Specific plan\(s\) and/or specific plan amendments for other portions of the SELC Property will be submitted separately for review and approval.](#)

Development packages for projects located within DMAFB’s ADC-3 overlay zone shall be routed to DMAFB for review.

C. Specific Plan Amendment Process

1. Major Amendments

Major (or substantial) amendments to the Specific Plan are changes or modifications that materially alter the guiding goals and objectives as presented in the Specific Plan. Major amendments to the Specific Plan will be processed in accordance with the applicable zoning code provisions.

2. Minor Amendments/Insubstantial Changes

The Planning Official or their authorized designee may administratively approve minor amendments or insubstantial changes provided such changes are not in conflict with the overall intent expressed in the Specific Plan. The Planning Official's decision regarding minor amendments and insubstantial changes and determination of substantial changes, are subject to appeal to the Board of Supervisors/Mayor & Council. Categories of administrative changes include, but are not limited to:

- Addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines, as interpreted by the Planning Official.
- Minor changes to development regulations based on new information, market trends/demand or best practices if the intent of the Specific Plan is not altered.
- Changes to infrastructure, such as drainage and utilities that do not change the overall intent of the Specific Plan.
- Changes in primary/secondary permitted use designation boundaries, as long as stated minimum and maximum areas for each use type are met.
- Minor modifications, adjustments or encroachments into easements, riparian areas, rights-of-way, or open space, so long as the modifications do not conflict with the overall intent of the Specific Plan, and there is no net reduction in open space areas.
- The determination by the Planning Official that a use not specifically listed as permitted may be allowed if the overall intent of the Specific Plan is not changed.
- An increase in building height of up to ten (10) percent beyond that permitted in this Specific Plan within the ADC-3 area, provided such increase is reviewed and approved by DMAFB.

IV. Site Inventory



This Site Inventory section covers the SELC Property, including the Phase 1 Property, the Fairgrounds, the SERP Expansion Area, the PPC Preserve Area and other vacant lands. This inventory will be used for each phase of the SELC and only updated as needed. Specific language in this section relevant to the Phase 1 Property is noted in bold blue font.

A. Land Use

1. Location/Regional Context

The SELC is located in southeast Tucson Metro Area, about ¼ mile south of I-10 and the S. Houghton Road interchange, south of Rita Ranch, west of Vail and 16 miles southeast of downtown COT. (Refer to *Exhibit I.A.1: Regional Context Map* in Section I.) The SELC is comprised of the entirety of Sections 14, 15 and 22 and portions of Sections 10, 11 and 23, Township 16 South, Range 15 East, Gila and Salt River Baseline and Meridian.

The SELC Property is located within unincorporated Pima County and surrounded by the COT jurisdiction except at its southeast corner. The majority of properties adjacent to the SELC are State Trust Lands. There are various long-distance utility easements that cross the State Trust Lands and other low-intensity rural uses in the area, including Andrada Polytechnic High School and Pantano High School on S. Houghton Road, scattered communications towers and ranching operations.

The SELC Property is also located in proximity to a number of existing and nascent residential developments with supporting retail and commercial services: Rita Ranch and Rancho del Lago are about 3 miles to the north and northeast; Corona de Tucson, New Tucson, Santa Rita Ranch, and Santa Rita Mountain Ranch (sometimes generally referred to as Vail) are 5 miles to south and southwest; and Vail Valley and Rocking K are all located to the northeast.

The SELC Property is surrounded on most sides by lands within the jurisdiction of the COT. Under the COT’s future growth scenario in their general plan, *Plan Tucson*, the lands around the SELC are classified as the Southlands, with a Business Center located along I-10 between Rita and Houghton Roads. The plan defines the

Southlands as a long-term growth area of large tracts of undeveloped land, to be planned for orderly phased development for sustainable and innovative community design by ASLD prior to their release. Business Centers are major commercial or employment districts that drive Tucson’s economy and generally contain corporate, multiple-use office, industrial or retail uses (from *Plan Tucson*, 2013).

The Phase 1 Property is located in the northeast section of the SELC Property.

ASLD has recently undertaken its Southlands Conceptual Master Plan on about 50 contiguous square miles of their land located south of I-10, east of I-19, west of S. Wentworth Road and north of E. Andrada Road. The plan states that, while land is currently undeveloped and has statutory placeholder entitlements for low density rural development, the major employers and logistics users, utility, shipping and transportation infrastructure in the region make the state lands ideal to attract new industry, create employment and stimulate economic growth. The conceptual master plan estimates a total developable acreage of about 15,800 acres under existing conditions, but that could be increased to about 26,500 acres with drainage improvements across the SELC Property. The plan estimates that rezoning, land auction, engineering, and permitting could occur within five years, while other large-scale infrastructure improvements would likely take longer (from *Southlands Conceptual Master Plan, Arizona State Land Department*, February 2022).

ASLD is currently proceeding with a Planned Community Development (“PCD”) in the COT for approximately 8,300 of the 15,800 acres to bring forward the vision of the master plan.

2. Existing Land Uses & Zoning

The entire SELC Property is zoned Rural Homestead (“RH”). The existing land uses on the SELC Property are identified on *Exhibit IV.A.2* and are described below.

a. Fairgrounds – ±605 acres

The Fairgrounds encompass approximately one square mile in area (Section 14, T16S, R15E), located west of S. Houghton Road, north of E. Dawn Road, east of S. Harrison Road and south of E. Brekke Road. The Fairgrounds have both indoor pavilions and outdoor event areas, and host the annual County Fair, concerts, and trade, firearm and livestock shows. The Fairgrounds also contain:

- Tucson Dragway on the east side of the SELC Property,
- Tucson Speedway oval track in the southwest portion of the Fairgrounds,
- Two dirt go-kart oval tracks, and
- A radio-controlled model-aircraft park facility.

b. Shooting Ranges – ±212 acres

The SERP Rifle & Pistol Range, Archery Range and Clay Target Center (collectively, the “Shooting Ranges”) are located on the northwest and northeast sides of the S. Harrison Road/E. Brekke Road intersection at the north end of the SELC Property. The Shooting Range was constructed circa 2003-04, and the other two ranges were built in 2015. The Shooting and Archery Ranges are each about 8 acres in size, and the Clay Target Range is about 15 acres in area. The SERP Expansion Area provides ample open space around each of the ranges for safety and noise buffering.

A portion of the Shooting Range is located in the southwest corner of the Phase 1 Property.

c. Pima Pineapple Cactus Preserve – ±53 acres

The PPC Preserve was established in 1998. In advance of developing the Motorsports Park, the County’s Natural Resources, Parks and Recreation (“NRPR”) hired a contractor to survey Section 15 (T16S, R15E) in its entirety for PPC. A small population was found, and the 53-acre area was fenced to create

the PPC Mitigation Area. No PPC were transplanted as part of the park project. No federal nexus motivated the establishment of the Mitigation Area. No federal permitting obligations exist requiring its perpetual in-place preservation, and there are no federal permit impediments to relocating this Mitigation Area to another suitable location. The Mitigation Area was placed under a restrictive covenant through an agreement with the Arizona Land and Water Trust and the US Fish and Wildlife Service.

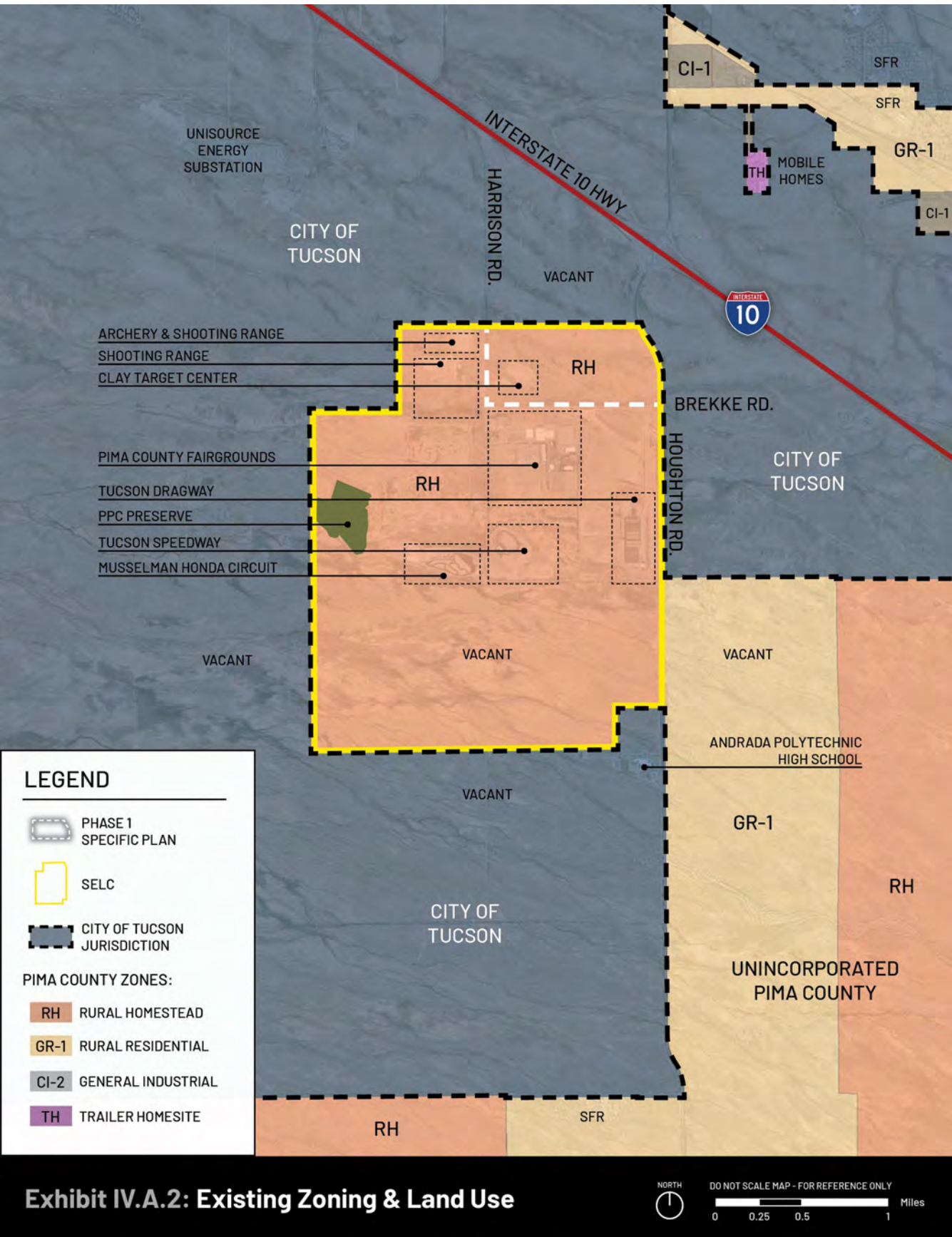
No PPC were found on the Phase 1 Property during a site survey.

d. Motorsports facilities – ±568 acres

There are a number of motorsport facilities on County lands located west of the Fairgrounds and S. Harrison Road, including Musselman Honda (Kart) Circuit track, located on about 30 acres just west of the S. Harrison Road/E. Dawn Road intersection. The paved asphalt track is used for go-kart rentals, professional driving practice and instruction, general public use for go-karts, sport bikes and race cars, and spectator events (e.g. races, drifting). Just north of the Musselman Circuit track, the MC Motorsports Park, Inc. (formerly the Motorsports Park) is located on about 170 acres and has a number of off-highway vehicle (OHV) racing tracks. The County website states the Motorsports Park is permanently closed. The remainder of the area is undeveloped, except for a number of braided OHV trails that cross the western portion, some of which are named and numbered.

e. Undeveloped – ±1,430 acres

There are areas in the northeast and southern portions of the SERP that are undeveloped. There are buried natural gas pipelines and above-ground power lines that cross both areas.



3. Existing Easements and Leases

There are numerous utility easements over portions of the Property, most of which are associated with existing utilities. Any impacts to existing easements will be addressed in connection with development of the SELC.

In addition, two easements for communications equipment (approximately 600 and 875 square feet in area) under lease from the County are located in the Fairgrounds area (Section 14, T16S, R15E).

Existing easements on the Phase 1 Property are shown on the ALTA Survey (Appendix A).

4. Comprehensive Plan

The SELC Property is located in the County Comprehensive Plan Southeast Planning Area. The SELC Property’s land use intensity designations and applicable land use policies are discussed in Section I of this Specific Plan. (See Exhibit I.B: Comprehensive Plan Land Use Designations.)

There are no Comprehensive Plan Rezoning Policies applicable to the SELC Property. Two Special Area Policies and designated FCRA apply to the SELC Property, as follows:

- a. S-18 E. Lee Moore Wash Basin Special Area Policy
- The entire SELC Property is part of the Lee Moore Study, which provides hydrology and hydraulics to ensure consistency between land uses, identifies permanent natural flow corridors, and establishes development criteria in addition to those contained within Floodplain and Erosion Hazard Management Ordinances.
- This policy adopts by reference the entire Lee Moore Study, including floodplain maps, flow corridor maps, flood hazard data, and development criteria as described in Development Criteria for the Lee Moore Study, as adopted by the RFCDD Board of Directors on June 1, 2010.

- b. S-23 (ADC-3) – Davis-Monthan Air Force Base Approach-Departure Corridor-3 Special Area Policy – ±575 acres

The ADC-3 is located 30,000 to 50,200 feet to the southeast of DMAFB’s main runways. The policy states that all nonresidential uses except schools, day care, hospitals, and uses involving hazardous or flammable materials would be considered compatible; residential uses, including extended care facilities and nursing homes, would not be considered compatible. Performance standards would apply to the nonresidential uses, so that a “checkerboard” pattern of development is created, with buildings separated by areas devoted to parking or open space, and a relatively low overall building coverage, while accommodating development opportunities in the area. The policy area corresponds to the MA land use designation and the DMAFB ADC-3 Overlay Zone.

Approximately 95 percent of the Phase 1 Property is constrained by the ADC-3.

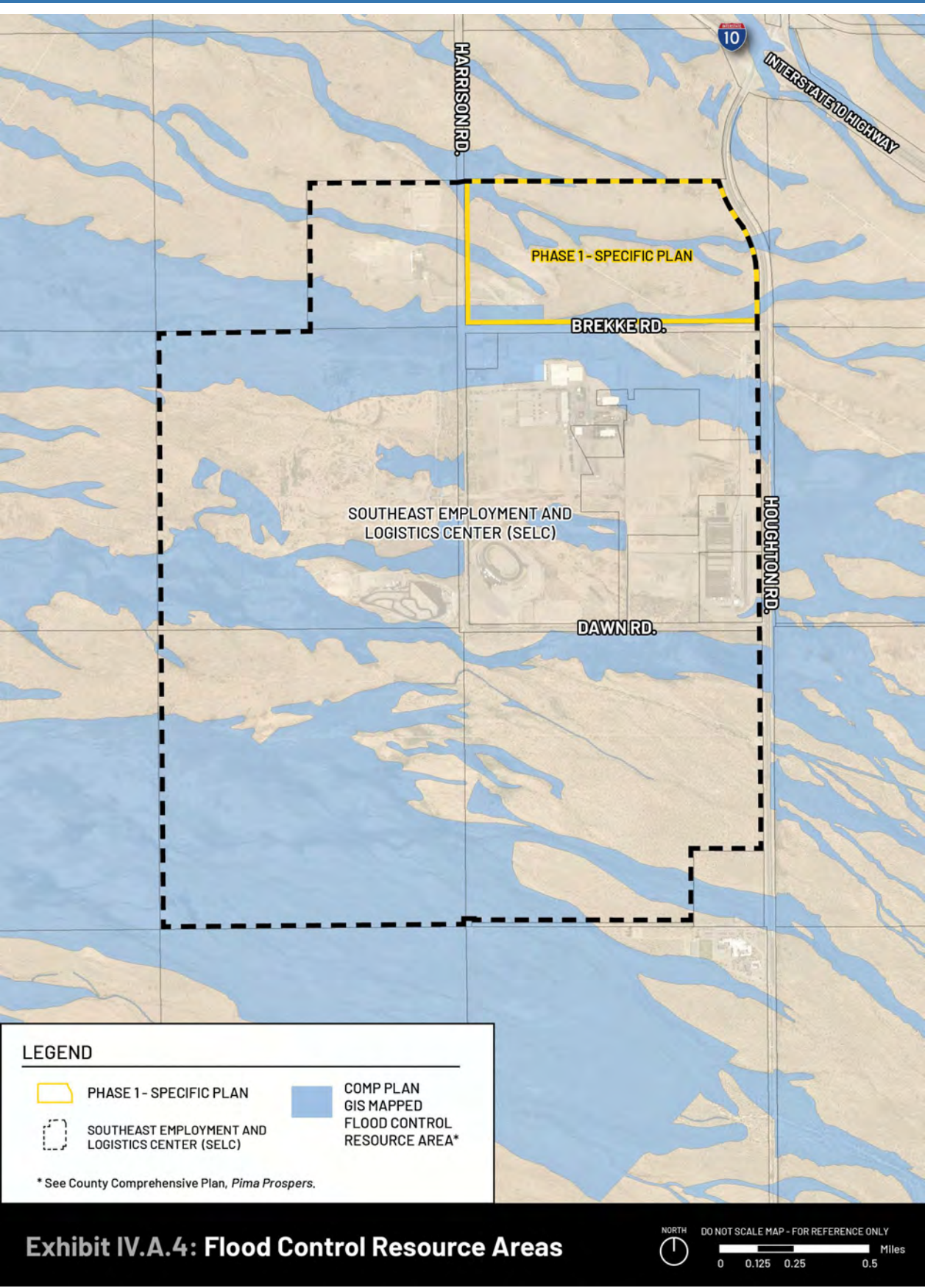
- c. Flood Control Resource Area – ±1,220 acres

FCRA are areas identified by RFCD that include FEMA and locally mapped floodplains and RRH. Avoidance of development in FCRA is preferred, and development densities and uses permitted by the underlying land use designation shall be clustered outside of these areas. (See Exhibit IV.A.4: Flood Control Resource Areas.)

Approximately 22 percent of the Phase 1 Property is mapped as FCRA.

5. Pending Land Use Actions

There are no pending land use actions proposed in the immediate area of the SELC Property. As stated in Subsection IV.A.1 above, ASLD has begun a conceptual master planning process for the Southlands, which includes areas surrounding the SELC.



B. Topography & Grading

1. Topographic Characteristics

The SELC Property has flat to gently rolling topography, which drains to the west and ranges in elevation from 3,110 feet ASL in the southeast corner to 2,970 feet ASL in the northwest corner. Identified slopes in excess of 15 percent are either associated with man-made landscape features or steep wash sides. There are no rock outcrops, peaks, or other natural features of geologic interest on the SELC Property. (See *Exhibit IV.B: Existing Topography*.)

Large portions of the SELC Property have been graded and disturbed. Most predominantly, the Fairgrounds have been mostly graded and developed with structures, racetracks, parking areas and various other types of improvements. The County Shooting Ranges are located north and northwest of the Fairgrounds on about 50 acres and are surrounded by undeveloped desert. West of the Fairgrounds, the Musselman Honda (Kart) Circuit track and the MC Motorsports Park (now closed) are located on about 200 acres of developed land that has been heavily disturbed by cattle, with evidence of stock ponds, a well casing and cattle troughs, with corrals and enclosures nearby.

Within the southwest portion of the Phase 1 Property, there is disturbance related to the Shooting Ranges.

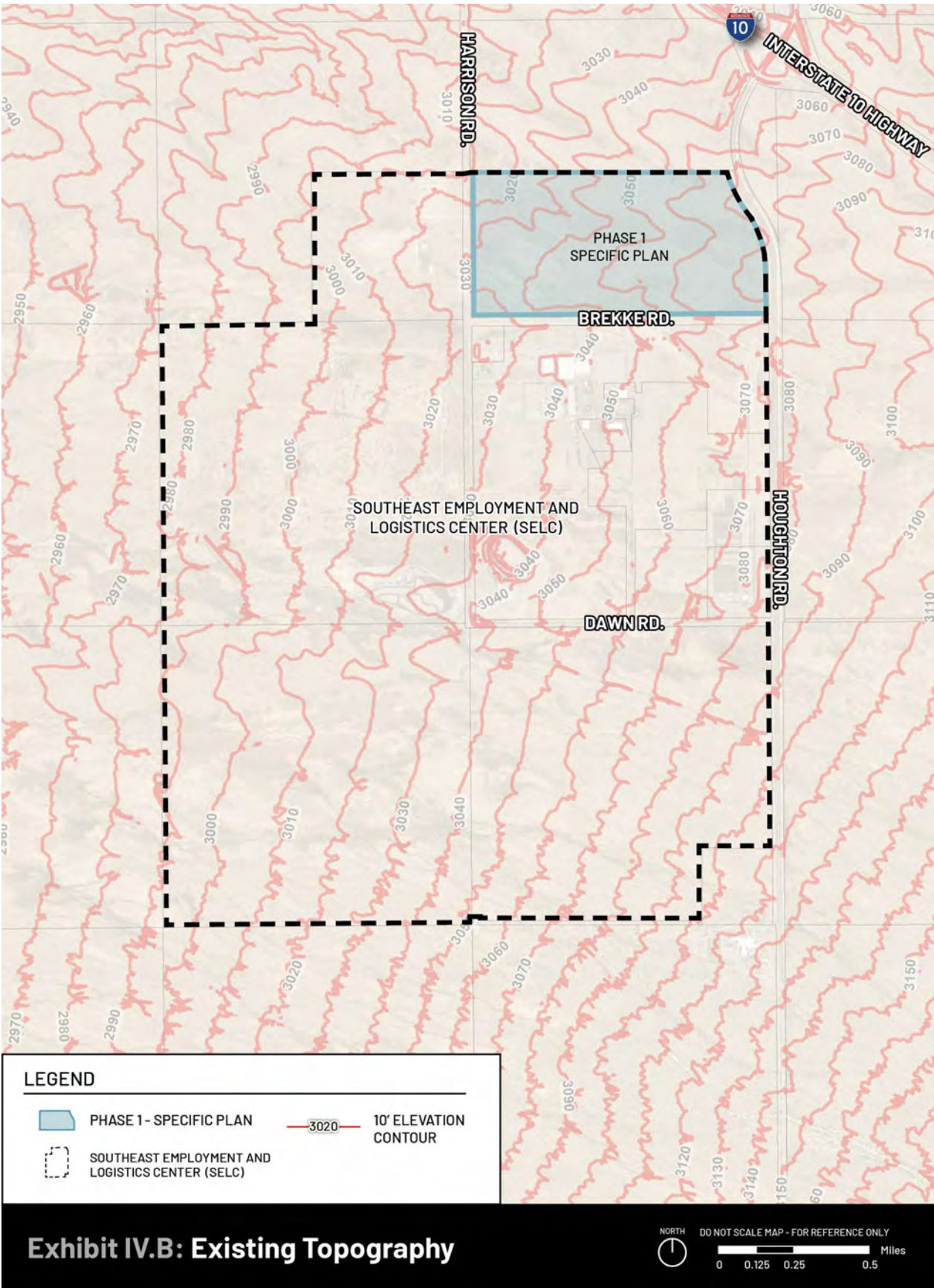
2. Average Cross Slope

The PimaMaps Average Cross Slope calculating tool was used to determine the average cross slope (“ACS”) for the SELC Property:

$$(1 \times L \times 0.0023) / A = ACS$$
$$(2 \times 2,981.4 \times 0.0023) / 5.0916 = 2.69\% \text{ ACS (3\% rounded)}$$

The Average Cross Slope of the Phase 1 Property is two (2) percent:

$$(2 \times 124,832.7 \times 0.0023) / 288.4577 = 1.99\% \text{ ACS (2\% rounded)}$$



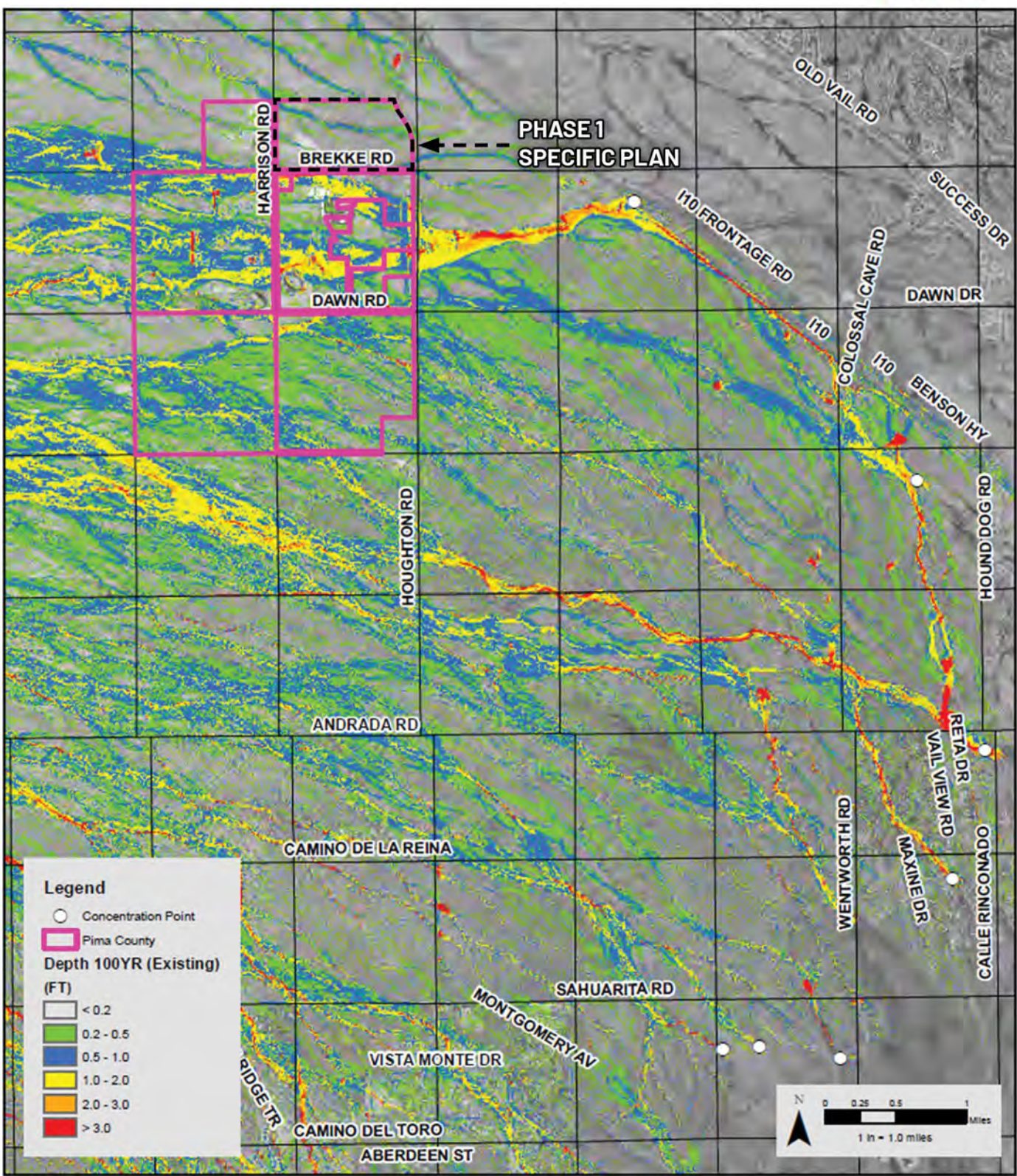
C. Hydrology and Drainage

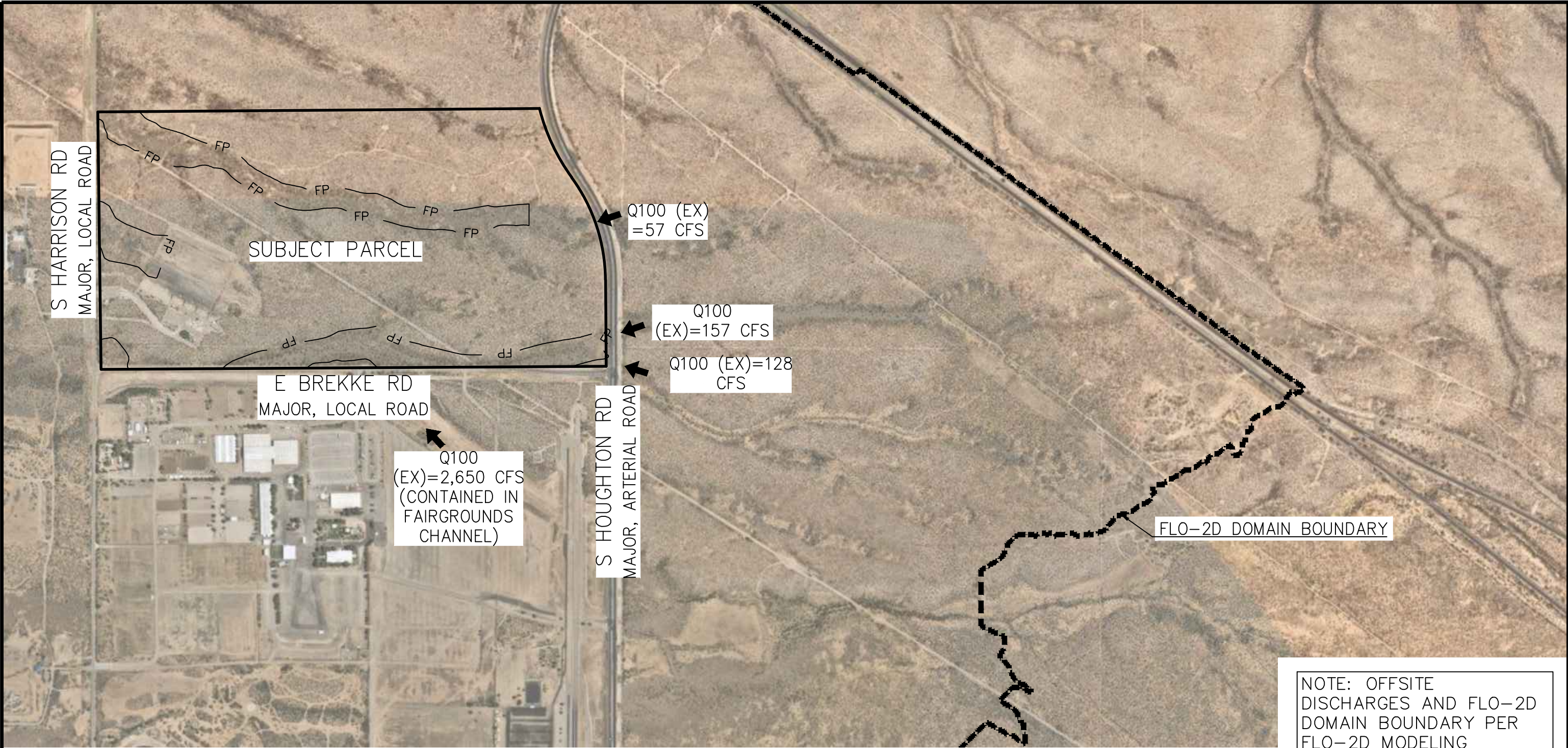
1. Offsite Hydrology

The majority of the SELC Property is located within the Franco Wash and Flato Wash systems. These wash systems are within the broad and relatively flat base of the extreme northwestern alluvial fan of the Santa Rita Mountains and are characterized by sediment-laden distributary flows. These offsite distributary conditions necessitate the preservation of flow corridors (i.e., FCRA) within the SELC Property through designs and maintenance agreements, which accommodate sediment management and enhance beneficial floodplain functions. (See *Exhibit IV.C.1.a: SELC Offsite Hydrology*.)

The northern half of Phase 1 Property is located within the headwaters of the South Fork of the Airport Wash watershed. (See *Exhibit IV.C.1.b: Phase 1 Offsite Watersheds*.) This part of the Phase 1 Property is characterized as rolling topography with more defined, concentrated, tributary washes. Offsite discharges for this Project were extracted from the most recent update to the Lee Moore Wash modeling that was completed in support of the Fairgrounds channel improvements, south of Brekke Road. This modeling, provided by RFCD, utilized rainfall-runoff analysis within FLO-2D to evaluate flow contributions from offsite watersheds. Offsite discharges and associated FCRA are identified on *Exhibit IV.C.2.b: Phase 1 Existing Drainage* in the following subsection.

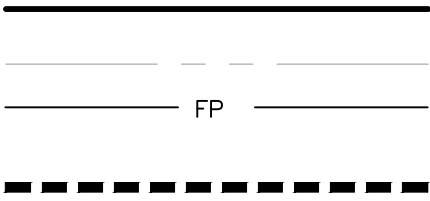
Exhibit IV.C.1.a: SELC Offsite Hydrology





NOTE: OFFSITE
DISCHARGES AND FLO-2D
DOMAIN BOUNDARY PER
FLO-2D MODELING
COMPLETED FOR DESIGN
OF FAIRGROUNDS CHANNEL

LEGEND



PROPERTY BOUNDARY
RIGHT-OF-WAY
EXISTING 100-YR FLOODPLAIN
LIMITS
FLO-2D DOMAIN BOUNDARY

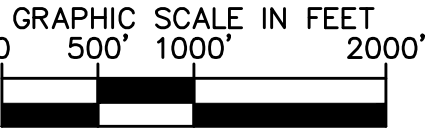
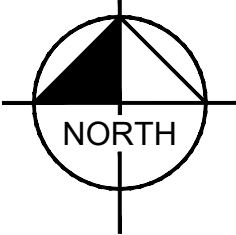


Exhibit IV.C.1.b: Phase 1 Offsite Watersheds

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3300 East Sunrise Drive, Suite 130
Tucson, Arizona 85718 (520) 615-9191

OFFSITE DOMAIN

SCALE: 1"=1000'

ADMINISTRATIVE ADDRESS:
11295 S HARRISON RD

REFERENCE:

1 OF 1

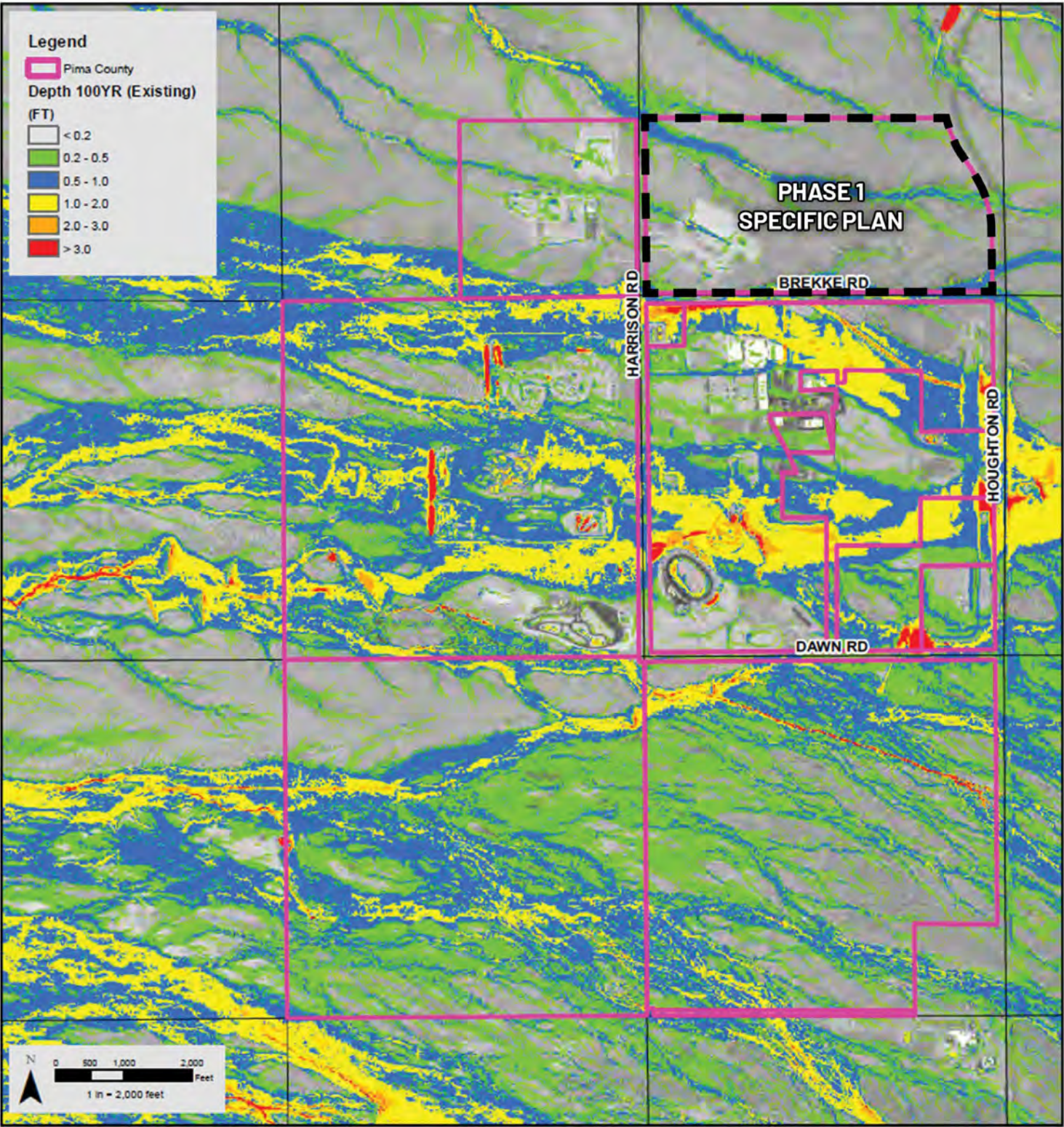


2. Onsite Hydrology

The entire SELC Property is within FEMA Zone X indicating that special flood hazard areas have not been identified. The SELC Property is impacted by broad sheet flooding as indicated by onsite topography and defined in the Lee Moore Study adopted by the Chief Engineer in 2009. RFCD has completed subsequent hydrologic/hydraulic model updates using FLOD-2D. 100-year flood depths are shown on *Exhibit IV.C.2.a: SELC Onsite Hydrology*.

Kimley-Horn has completed detailed modeling of the Phase 1 Property using offsite discharges from the Lee Moore Study models combined with onsite PC Hydro calculations. RFCD-mapped flow corridors do not impact the Phase 1 Property. The local regulatory floodplains are overlaid with RRH to form the FCRA, as shown on *Exhibit IV.C.2.b*. The FCRA are to be avoided where appropriate by clustering development outside these areas in order to achieve the yield allowed by the underlying land use designation. This policy is consistent with the development standards identified in the Lee Moore Study.

Exhibit IV.C.2.a: SELC Onsite Hydrology





LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- EXISTING 100-YR FLOODPLAIN LIMITS
- EXISTING EROSION HAZARD SETBACK

PROPERTY BOUNDARY
RIGHT-OF-WAY
EXISTING 100-YR FLOODPLAIN LIMITS
EXISTING EROSION HAZARD SETBACK

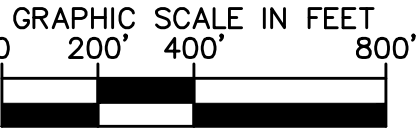
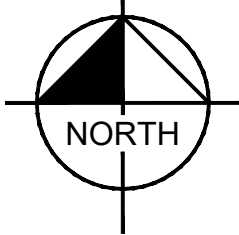


Exhibit IV.C.2.b.1:
Phase 1 Existing Drainage (Aerial)

NOTE: EXISTING
FLOODPLAIN LIMITS PER
ENGINEERING ANALYSIS

Kimley»Horn

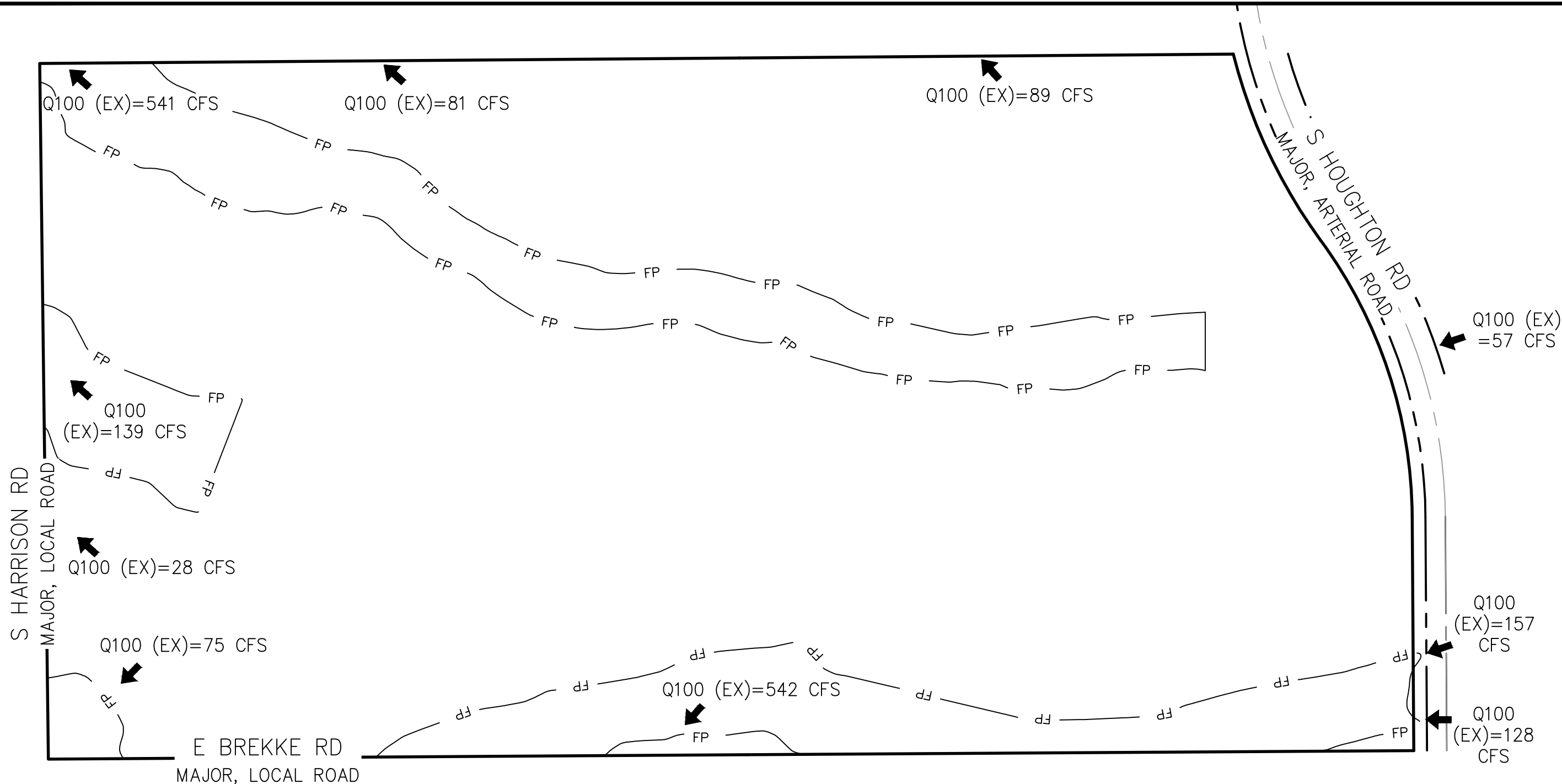
C 2025 KIMLEY-HORN AND ASSOCIATES, INC.
3300 East Sunrise Drive, Suite 130
Tucson, Arizona 85718 (520) 615-9191

EXISTING DRAINAGE
CONDITIONS

SCALE: 1"=400'

ADMINISTRATIVE ADDRESS:
11295 S HARRISON RD

REFERENCE:
1 OF 1



LEGEND

| | |
|-----------------|-----------------------------------|
| ————— | PROPERTY BOUNDARY |
| ————— | RIGHT-OF-WAY |
| ————— FP ————— | EXISTING 100-YR FLOODPLAIN LIMITS |
| ————— EHS ————— | EXISTING EROSION HAZARD SETBACK |

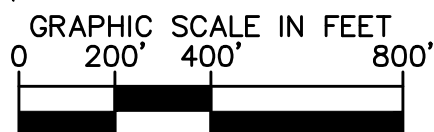
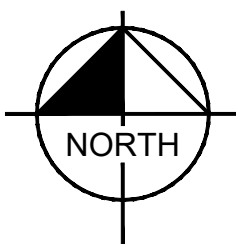


Exhibit IV.C.2.b.2: Phase 1 Existing Drainage (No Aerial)

NOTE: EXISTING
FLOODPLAIN LIMITS PER
ENGINEERING ANALYSIS

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Tucson, Arizona 85718 (520) 615-9191

EXISTING DRAINAGE
CONDITIONS

SCALE: 1"=400'

ADMINISTRATIVE ADDRESS:
11295 S HARRISON RD

REFERENCE:

1 OF 1

D. Biological Resources

1. Maeveen Marie Behan Conservation Lands System

As shown in *Exhibit IV.D.1.a*, lands in the southern half of the SELC Property are covered under the CLS. This includes about 735 acres designated as Multiple Use Management Area (“MUMA”) and about 135 acres of Important Riparian Area (“IRA”). The CLS identified and mapped those areas where priority biological resources occur within The County and established Comprehensive Plan policy guidelines for the conservation of these resources. Guidelines are applied to lands within the CLS where requests to increase land use intensity (e.g. rezoning, specific plan) require approval by the Board of Supervisors, generally requiring that a portion of any natural open space on the SELC Property be set aside in perpetuity. SELC lands within the CLS will be subject to the conservation policy guidelines.

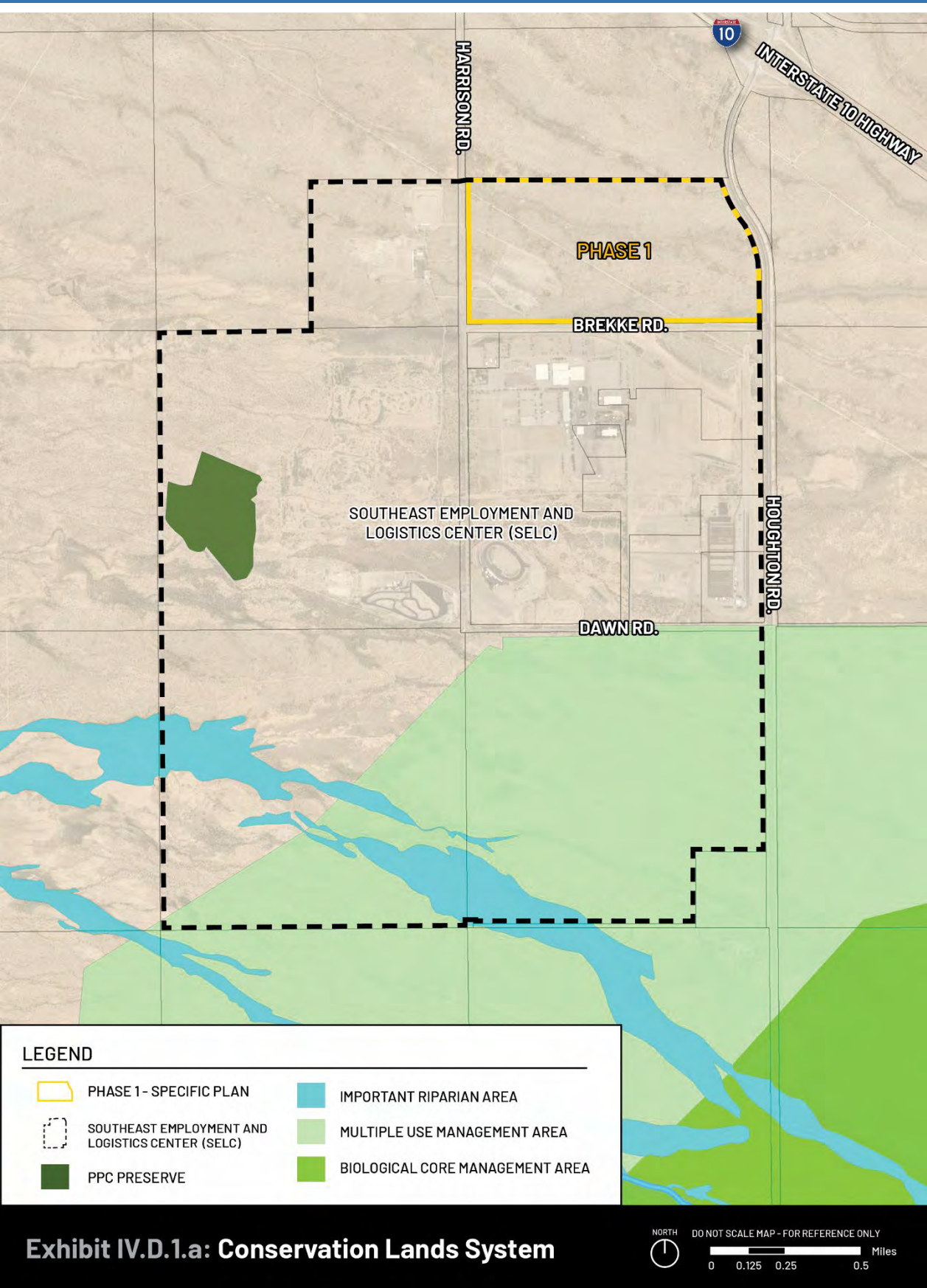
The Phase 1 Property is located outside the CLS. The existing riparian area on the Phase 1 Property is shown in *Exhibit IV.D.1.b*.

2. Priority Conservation Areas

The SELC Property lies within the Priority Conservation Area (“PCA”) for the PPC. A 53-acre PPC Preserve was established on the west side of the SELC Property in 1998 as a mitigation area. The mitigation area was placed under a restrictive covenant through an agreement with the Arizona Land and Water Trust and the US Fish and Wildlife Service.

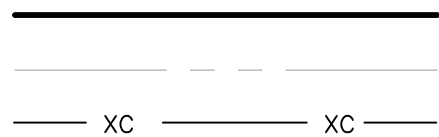
No PPC were identified on the Phase 1 Property during a site survey.

The SELC Property, including the Phase 1 Property, is outside of the PCAs for the Cactus ferruginous pygmy owl (“CFPO”), western burrowing owl and needle-spined cactus.





LEGEND



PROPERTY BOUNDARY
RIGHT-OF-WAY
FIELD/AERIAL XERORIPARIAN
"C" HABITAT LIMITS

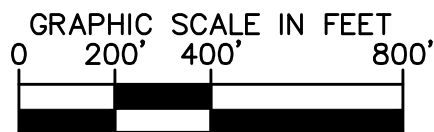
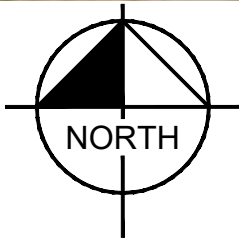


Exhibit IV.D.1.b:
Phase 1 Existing Riparian Area

NOTE: RIPARIAN BOUNDARIES
HAVE BEEN MODIFIED AND
ACCEPTED BY THE DISTRICT

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Tucson, Arizona 85718 (520) 615-9191

EXISTING RIPARIAN
CONDITIONS

SCALE: 1"=400'

ADMINISTRATIVE ADDRESS:
11295 S HARRISON RD

REFERENCE:

1 OF 1

3. Saguaros & Ironwoods

Saguaro cacti are primarily located in the southern portion of the SELC Property and are of an especially low density. This appears to be a remnant population of only larger, older specimens, with the smallest saguaros well over one meter in height and no smaller cacti seen under protective tree or shrub “nurse plants.”

Two saguaros were found on the Phase 1 Property during a site survey.

There are no ironwood trees on the SELC Property, including the Phase 1 Property.

4. Habitat Protection/Community Open Space

The SELC Property does not occur within a CLS Critical Landscape Connection or any wildlife linkage or movement area identified by the Arizona Department of Transportation (“ADOT”). Arizona Game and Fish Department (“AGFD”) identifies the SELC Property as being within the Lee Moore Wash Flow Corridor Wildlife Movement Area. The SELC Property is owned by the County and was not identified for acquisition under the 2004 Conservation Bond Program or 2015 Conservation Open Space Bond Program.

E. Transportation & Circulation

1. Existing & Planned Offsite Streets

Currently, S. Houghton and S. Harrison Roads provide direct access to the SELC Property. Houghton Road connects directly to I-10; Harrison Road connects less directly to Rita Road which connects directly to I-10. E. Brekke and E. Dawn Roads both run east to west, connecting Harrison and Houghton Roads within the SELC Property.

Houghton Road is a paved two-lane road between I-10 and E. Sahuarita Road. It is classified as a Rural Principal Arterial with a planned 200-foot right-of-way (ROW) and is also designated a Scenic Major Route – the current ROW is 230 feet wide north of the Fairgrounds and 200 feet wide south of Dawn Road.

Harrison and Dawn Roads are two-lane Rural Minor Collectors with planned 90-foot ROW. Harrison Road has a ROW that varies in width from 145 feet at Brekke Road, widening to 175 feet at Dawn Road; about 100 feet of the Harrison Road ROW west of the road was used for the installation of the new sewer line. Dawn Road currently has a 140-foot-wide ROW. Brekke Road between Houghton and Harrison is not designated in the Major Streets and Routes Plan but is paved with two lanes and a 150-foot-wide ROW. The major roadways surrounding and serving the SELC are shown on *Exhibit IV.E.1: Traffic Circulation Map*.

In 2023, PCDOT improved approximately three miles of Houghton Road, south of Interstate 10 to the Andrada Polytechnic and Pantano High Schools, from two to four lanes. The project widened Houghton Road to a four-lane divided roadway with a separated multi-use path. The project ties into ADOT’s Interstate 10/Houghton Road project, completed in late 2021. The ADOT project involved the reconstruction of the interchange in a diverging diamond configuration and widened Houghton Road to three lanes in each direction. In addition to the increased traffic capacity, the County’s project significantly improves access to Corona de Tucson during storm events.

Dawn Road between Houghton and Harrison Roads was resurfaced in 2020, and other adjacent roadways are considered to be in “good” condition.

The roadways adjacent to SELC (Houghton, Harrison, Dawn, Brekke) each have sufficient capacity to accommodate current demand with the exception of special events, such as the County Fair, which creates significant congestion on all four roadways for several hours at a time. This type of special event congestion is a reoccurring challenge which could negatively impact access to SELC properties during these times.

Table IV.E: Roadway Inventory includes information regarding streets within one mile of the SELC Property, inclusive of Phase 1.

2. Distances to Intersections and Nodes

The northeastern corner of the SELC is only a quarter mile from the I-10/S. Houghton Rd. interchange. The interchange and Houghton Road have both recently been improved to handle greater volumes of traffic. Similarly, the north side of the SELC is one-half mile from the I-10/S. Rita Road interchange; this is also close to the proposed eastern node for the Sonoran Corridor and UPRR Nogales Line realignment, both of which would align along E. Old Vail Connection Rd. (See *Exhibit IV.E.2: Driveway Distances*.)

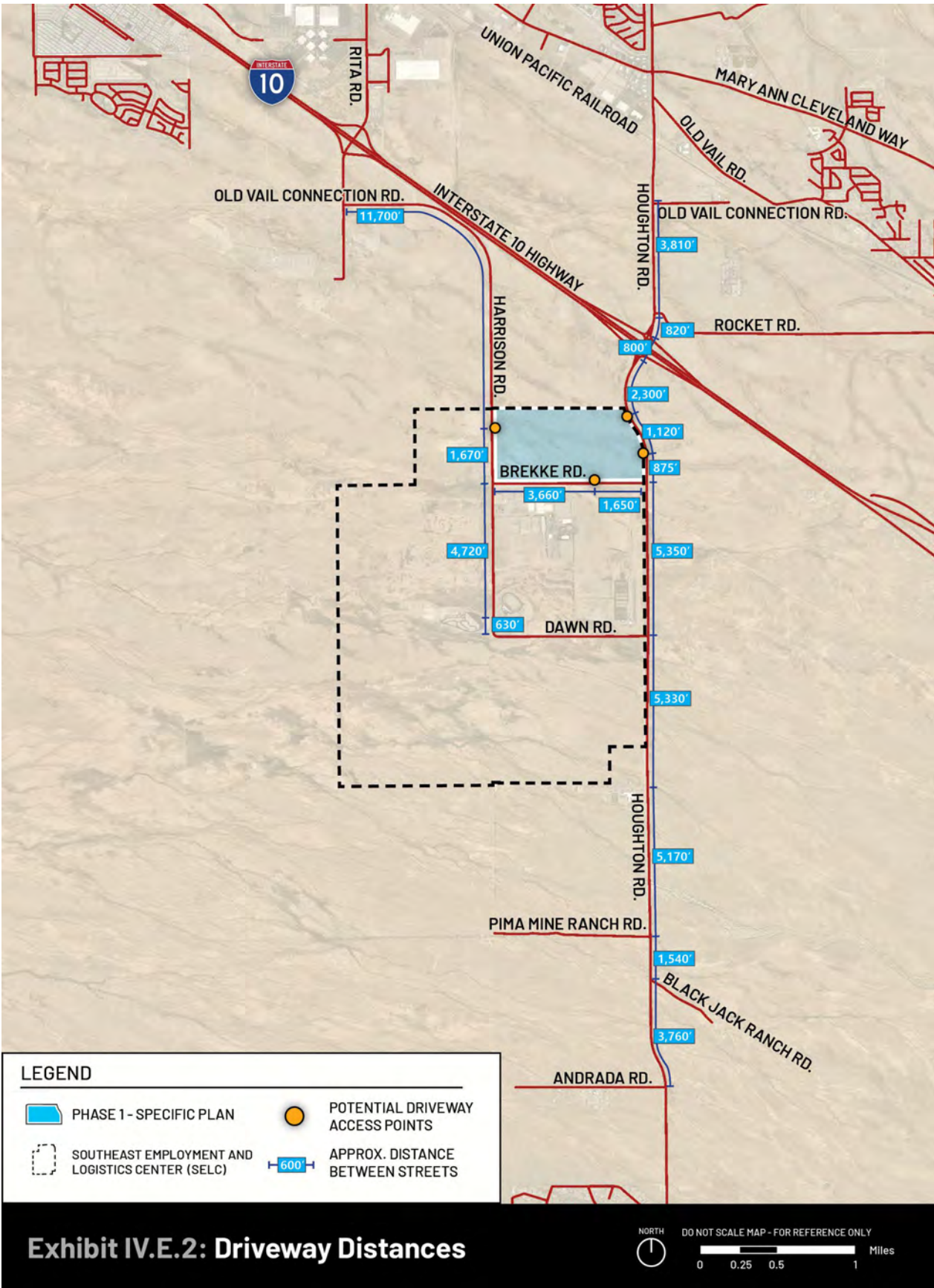
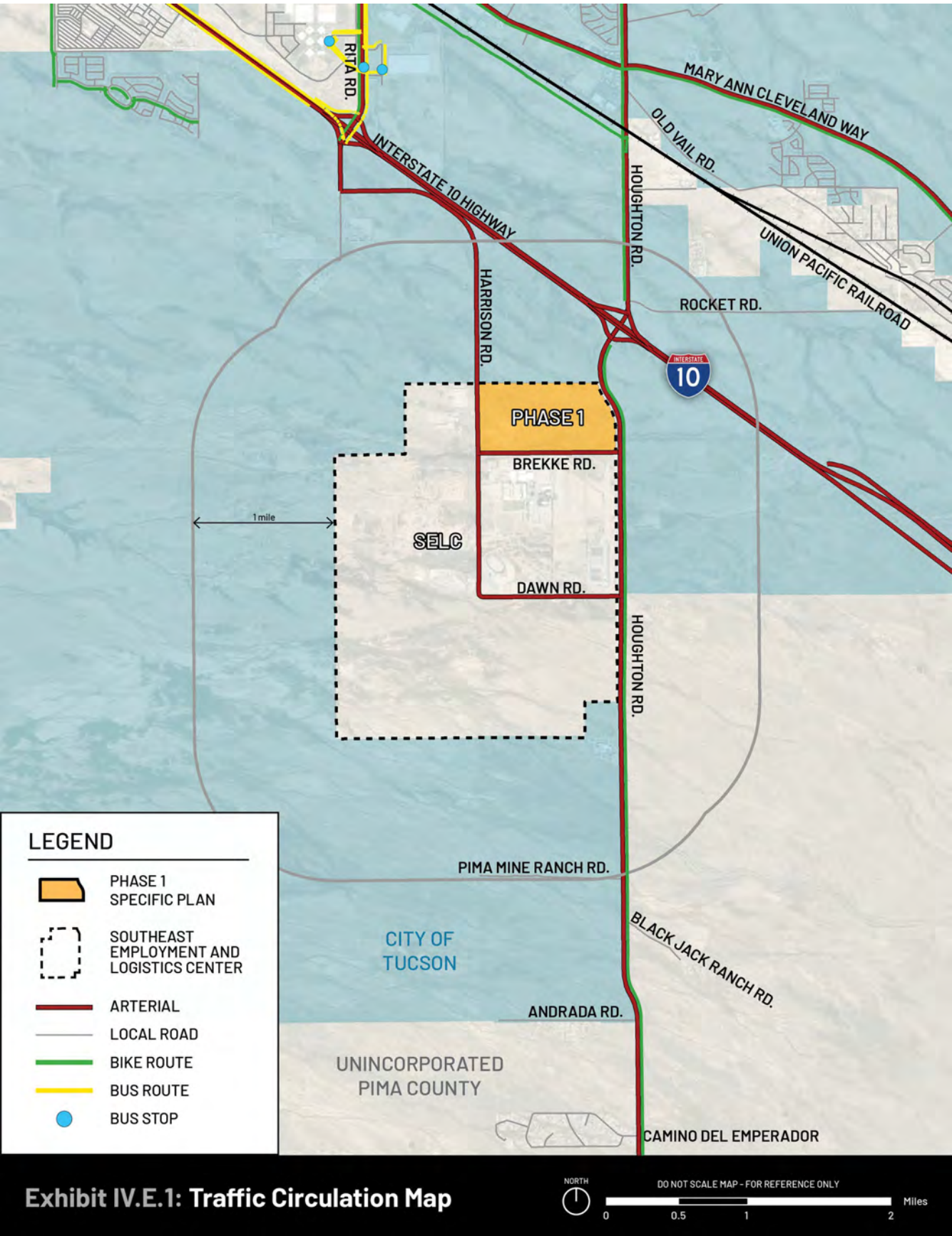
3. Public Transit

As shown on Exhibit IV.E.1: Traffic Circulation Map, there are no bus routes or stops within one mile of the SELC Property, inclusive of Phase 1.

Table IV.E: Roadway Inventory

| Roadway Segments (within 1 mile) | Road Functional Classification | Posted Speed Limit (mph) | Number of Lanes | Existing ROW (ft) | Bike Routes | Transit | Sidewalks | Existing ADT | ADT Year | Source | LOS D (max volume threshold) * | FDOT Area Classification * | Difference in Threshold & Existing ADT | Future Public Roadway Improvements |
|--|------------------------------------|-----------------------------|--------------------|----------------------|--|---------|--------------------|-----------------|-------------|--------|--------------------------------------|-------------------------------|--|--|
| I-10 Hwy, Rita Rd to Houghton Rd | Principal Arterial - Interstate | 75 | 4 | 400 | No | No | No | 53,211 | 2023 | ADOT | 70,300 | Freeway - Transitioning | 17,089 | None |
| I-10 Hwy, Houghton Rd to Colossal Cave Rd | Principal Arterial - Interstate | 75 | 4 | 400 | No | No | No | 44,409 | 2023 | ADOT | 70,300 | Freeway - Transitioning | 25,891 | None |
| Houghton Rd, I-10 Hwy to Mary Ann Cleveland Wy | Rural Principal Arterial | 45 | 6 | 150-250 | Bike Route with Striped Shoulder & Shared-Use Path | No | Shared-Use Path | 19,445 | 2024 | PAG | 48,000 | C2T - Rural Town | 28,555 | None |
| Houghton Rd, I-10 Hwy to Brekke Rd | Rural Principal Arterial | 45 | 4 | 140-240 | Bike Route with Striped Shoulder & Shared-Use Path | No | Shared-Use Path | 11,805 | 2024 | PAG | 31,400 | C2T - Rural Town | 19,595 | None |
| Houghton Rd, Brekke Rd to Dawn Rd | Rural Principal Arterial | 45 | 4 | 240 | Bike Route with Striped Shoulder & Shared-Use Path | No | Shared-Use Path | 11,279 | 2024 | PAG | 31,400 | C2T - Rural Town | 20,121 | None |
| Houghton Rd, Dawn Rd to Andrada Polytechnic HS | Rural Principal Arterial | 45 | 4 | 200 | Bike Route with Striped Shoulder & Shared-Use Path | No | Shared-Use Path | 10,543 | 2024 | PAG | 31,400 | C2T - Rural Town | 20,857 | None |
| Harrison Rd, Rocket Stra to Brekke Rd | Rural Minor Collector | 45 | 2 | 130-145 | No | No | No | 697 | 2024 | PAG | N/A | N/A | N/A | None |
| Brekke Rd, Harrison Rd to Houghton Rd | Local Road | 45 | 2 | 150 | No | No | No | 756 | 2024 | PAG | N/A | N/A | N/A | None |

* SOURCED FROM FDOT 2023 MULTIMODAL QUALITY/LEVEL OF SERVICE HANDBOOK



F. Utilities

1. Wastewater

In February 2020, RWRD completed a nearly six-mile gravity sewer connecting the SELC and Fairgrounds to the metropolitan regional system. The 15-inch main is located on the west side of S. Harrison Road and connects to the Fairgrounds near Harrison and E. Brekke Road. (See *Exhibit IV.F.1: Existing Sewer.*)

Sewer service is available to the SELC Property, including Phase 1, in the existing 15-inch sewer interceptor G-2019-050. However, capacity is available in limited quantities downstream in the existing 12-inch sewer line in Rita Road and would require upsizing of the sewer line to provide additional capacity for Phase 1 and other potential development within the specific area. Once information on actual capacity demand becomes available, RWRD will reevaluate the system conditions and make recommendations on the required capacity augmentation.

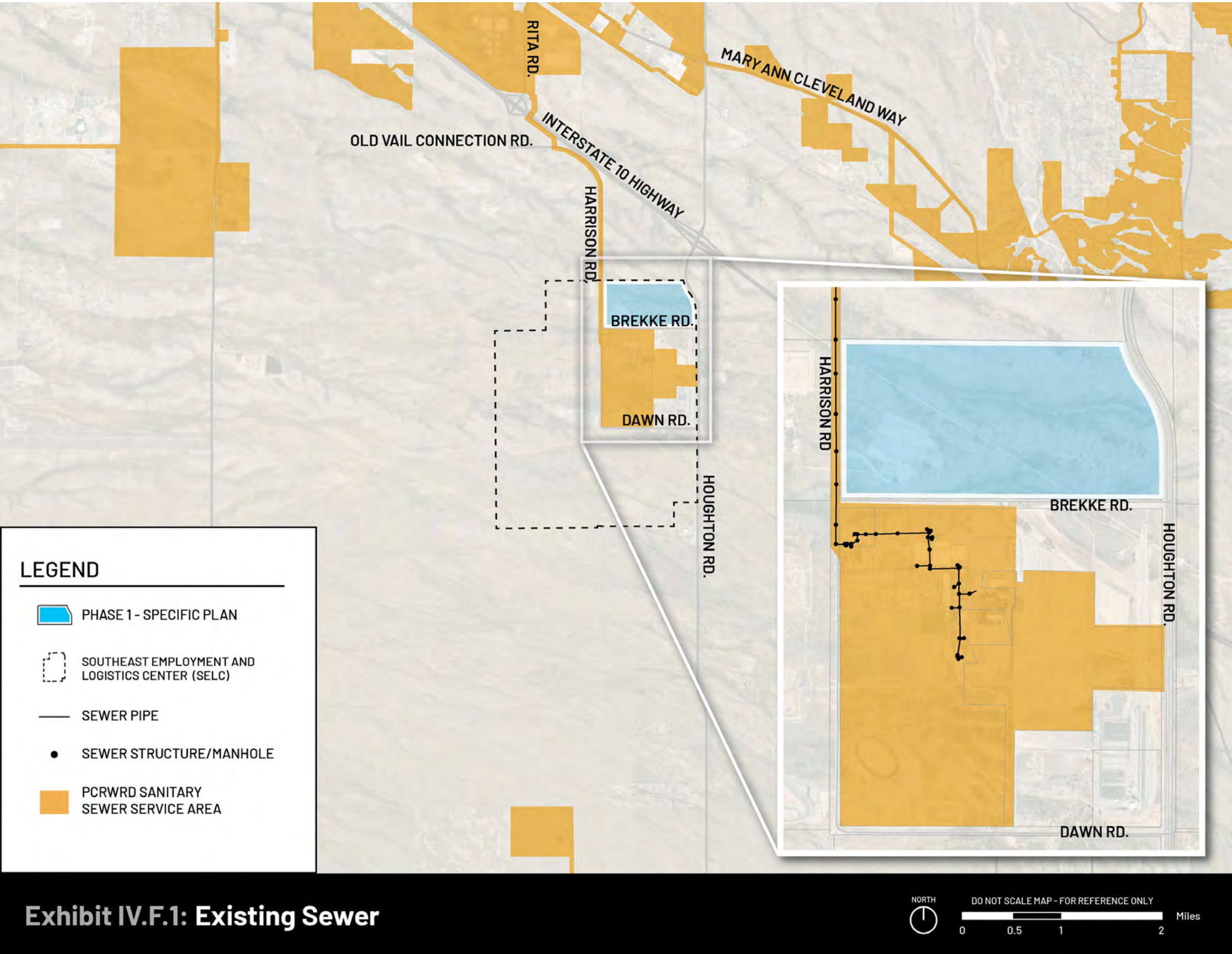
2. Water

A November 24, 2020 County Public Works memo states that the Fairgrounds and SERP are currently served by two functioning wells: one located on the Fairgrounds proper (#55-604337) and one in the former motorsports park (#55-579711). These wells have transferrable Type 2 non-irrigation water rights permitted for a maximum volume of 172 AF per year and 359 AF, for a total of 531 AF. PimaMaps shows a third well (#55-604336) located on the west side of Section 22 in the southwestern SELC, in the area where cattle appear to have been corralled and watered in the past. A well head was seen in that area during a May 2021 field survey.

The SELC Property is almost completely surrounded by Tucson Water Obligated Service Area, overlapping with the abutting COT limits. Tucson Water provides water service to areas to the north (Rita Ranch, S. Houghton Corridor) and extends south about 5 miles to communities within unincorporated County (Corona de Tucson and the Santa Rita Ranch and Santa Rita Mountain Ranch Specific Planned communities). Tucson Water policy only permits service to the SELC and Phase 1 Properties through an agreement to annex into the COT.

3. Electric Infrastructure

The SELC Property is located within the TEP service area. The utility has conducted a long term saturation study and identified the need for a new subdivision in the region around the SELC that would be connected to the existing Vail-Cienega 138kV transmission line. The timing of construction of the new subdivision would depend on development and load growth in the region. The SELC would contribute to this regional growth.



G. Recreation

Existing recreational uses on the SELC Property include the SERP Shooting Ranges, Musselman Honda Circuit and the now-closed MC Motorsports Park.

The Pima Trail System Master Plan (2010, 2012) and revised map (2015) show a number of greenways, trails and paths proposed in the vicinity of the SELC Property. There are greenway trails associated with Houghton and Harrison Roads, and the Franco Wash Greenway passes just south of the Fairgrounds (and parallels or shares a power line utility corridor). The Power Line Greenway and Trail follows the underground gas pipeline to the north of the Fairgrounds and shooting ranges. A number of greenways, trails and paths are located north of I-10, mostly associated with utility corridors.

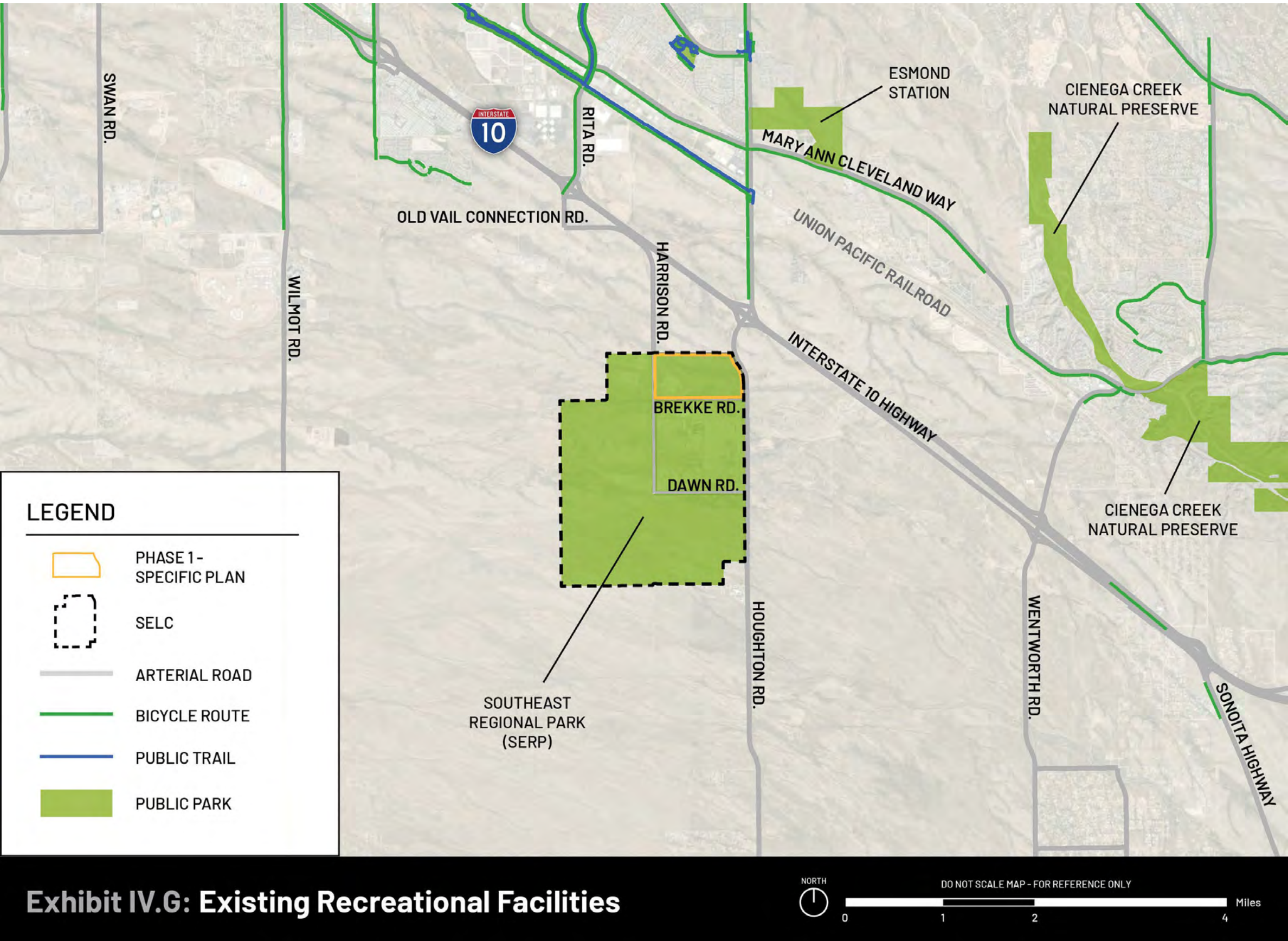
Of note, the Chuck Huckelberry Loop Trail (the “Loop”) follows the Julian Wash Greenway extension and currently terminates about 2 miles north of the Fairgrounds at S. Houghton Road. The Loop is a hard-surface, shared-use regional trail that includes a complete 54-mile loop that encircles the COT by following the City’s major wash corridors, with proposed extensions to Catalina, Tanque Verde, Canoa Ranch, and the Fairgrounds. Once the multi-use path that is included in the extension of Houghton Road is completed, it could theoretically provide separate bicycle access to the SELC from virtually any location around Tucson.

There are also a number of regional parks and recreation facilities near the SELC:

- Esmond Station Regional Park, about 16 acres developed with recreational facilities, is located northeast of the intersection of S. Houghton Road and E. Mary Ann Cleveland Way, about 3 miles north of the SELC and serves the Rita Ranch community.
- Pima County Cienega Creek Natural Preserve follows a 15-mile stretch of Cienega Creek in eastern COT. The preserve, located about 5 miles to the east of the SELC, was established in 1986 to protect perennial stream flows, preserve the associated biological and cultural resources associated with the stream, and to provide a public resource for recreation and education.

- Colossal Cave Mountain Park, best known as the third-largest cave in the world and one of the five percent of the world’s ‘dry/dormant’ caves, also has the La Posta Quemada Ranch, which hosts horseback riding, and above-ground hiking trails and campground.
- Arizona National Scenic Trail is a non-motorized, 800-mile statewide trail runs the length of the state from Mexico to Utah with sections in Saguaro National Park East and Colossal Cave, through Davidson Canyon along Cienega Creek, to the Santa Rita Mountains in the Coronado National Forest. The trail passes about 7½ miles to the east of the SELC.

Existing parks, trails and recreation areas are depicted in *Exhibit IV.G*.



H. Cultural Resources

The SELC Property is categorized as an area of low archaeological sensitivity per the County’s SDCP. Adjacent archaeological surveys have identified a low density scatter of prehistoric sites on adjacent State Trust Lands.

1. Prior Field Surveys

Parcels 305-01-0120;-004P;-004S;-0070; and-009B (in Sections 10, 11, 14 and 15, T16S, R15E,) have been previously surveyed for cultural resources. Portions of these parcels were previously surveyed in 1995 (SRI) and 2006 (HEG). An updated systematic survey of 1,420 acres was more recently conducted by SWCA Environmental Consultants in January 2021 for the S. Houghton Road

2. Previously Recorded Archaeological or Historic Resources

Previously recorded resources include archaeological sites AZ BB:13:736 (ASM), AZ BB:13:138 (ASM), and AZ BB:13:1000 (ASM), and four historic-age in-use structures: El Paso Natural Gas (EPNG) Line Nos. 1100 and 1103, the Western Area Power Administration (“WAPA”) Tucson-Apache 115kV transmission line, South Houghton Road, and Dawn Road were identified within the survey area.

V. Conditions of Approval



A. Purpose

On June 17, 2025, the County Board of Supervisors approved the SELC – Phase 1 Specific Plan. The approval was subject to conditions that have been incorporated into this final document and are provided in Section V.B, below. If the Specific Plan is amended in the future, this section, “Conditions of Approval,” will be updated to document all changes and any additional conditions of approval that may be associated with each amendment. This will provide an ongoing record of the overall Specific Plan, including all associated amendments and revisions throughout the life of the Project in a single location.

B. Board of Supervisors Conditions of Approval

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

Reference: (no other reference within this Specific Plan)

- 2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply. The specific plan does not regulate Building Codes.

Reference: Section III.A: Administration & Interpretation

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

Reference: Section III.A: Administration & Interpretation

4. Transportation conditions:

- A. A Traffic Impact Study (TIS) shall be submitted for review and approval by the Department of Transportation (DOT) at time of permit submittal. The TIS shall include a revised roadway capacity evaluation. Offsite improvements determined necessary as a result of the TIS shall be provided by the property owner(s).
- B. Prior to development plan or subdivision plat approval, written proof of coordination with the City of Tucson and the Arizona Department of Transportation is required.
- C. The design, location and number of access points shall be determined and approved at the time of permit submittal.
- D. Brekke Road and Harrison Road are under a roadway state lease. The site analysis and ALTA survey indicate dedication of right-of-way at time of permitting. Any right-of-way dedication shall be approved by the DOT and the Arizona State Land Department prior to dedication.

Reference: Section II.C.2: Transportation & Circulation

5. Flood Control District conditions:

- A. Offsite hydrology shall be based on the best available data at the time development and shall be approved by the District prior to issuance of a permit.
- B. First flush retention shall be provided in Low Impact Development (LID) practices distributed throughout the site.
- C. Curb cuts in appropriate locations within the project's access roads and parking area shall be utilized to optimize LID Practices.
- D. The Regulated Riparian Habitat located within the Flood Control Resource Area shall be protected during construction, will remain undisturbed in perpetuity.
- E. Encroachment into mapped Regulated Riparian Habitat not shown on the concept plan(s) is prohibited.
- F. The required riparian habitat mitigation shall provide, at a minimum, the vegetative density equivalent to the classification of the disturbed riparian habitat.
- G. At the time of development, the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.

Reference: Sections II.C.3: Hydrology & Drainage and II.C.8: Rainwater/Stormwater Harvesting

6. Regional Wastewater Reclamation conditions:

- A. The owner(s) 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(s) to that effect.
- B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building

- permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County’s public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
- C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner(s) shall connect all development within the rezoning area to Pima County’s public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

Reference: (no other reference within this Specific Plan)

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.

Reference: (no other reference within this Specific Plan)

8. Adherence to the specific plan document including the desert earthtone color requirements and maximum 40% lot coverage (except covered parking) as approved at the Board of Supervisor's public hearing.

Reference: Section II.C.1: Site Development

9. All uses are subject to adherence and/or approval from the Davis-Monthan Air Force Base for conformance with the Approach/Departure Corridor-3.

Reference: Section II.B: SELC – Phase 1 Uses

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

Reference: (no other reference within this Specific Plan)

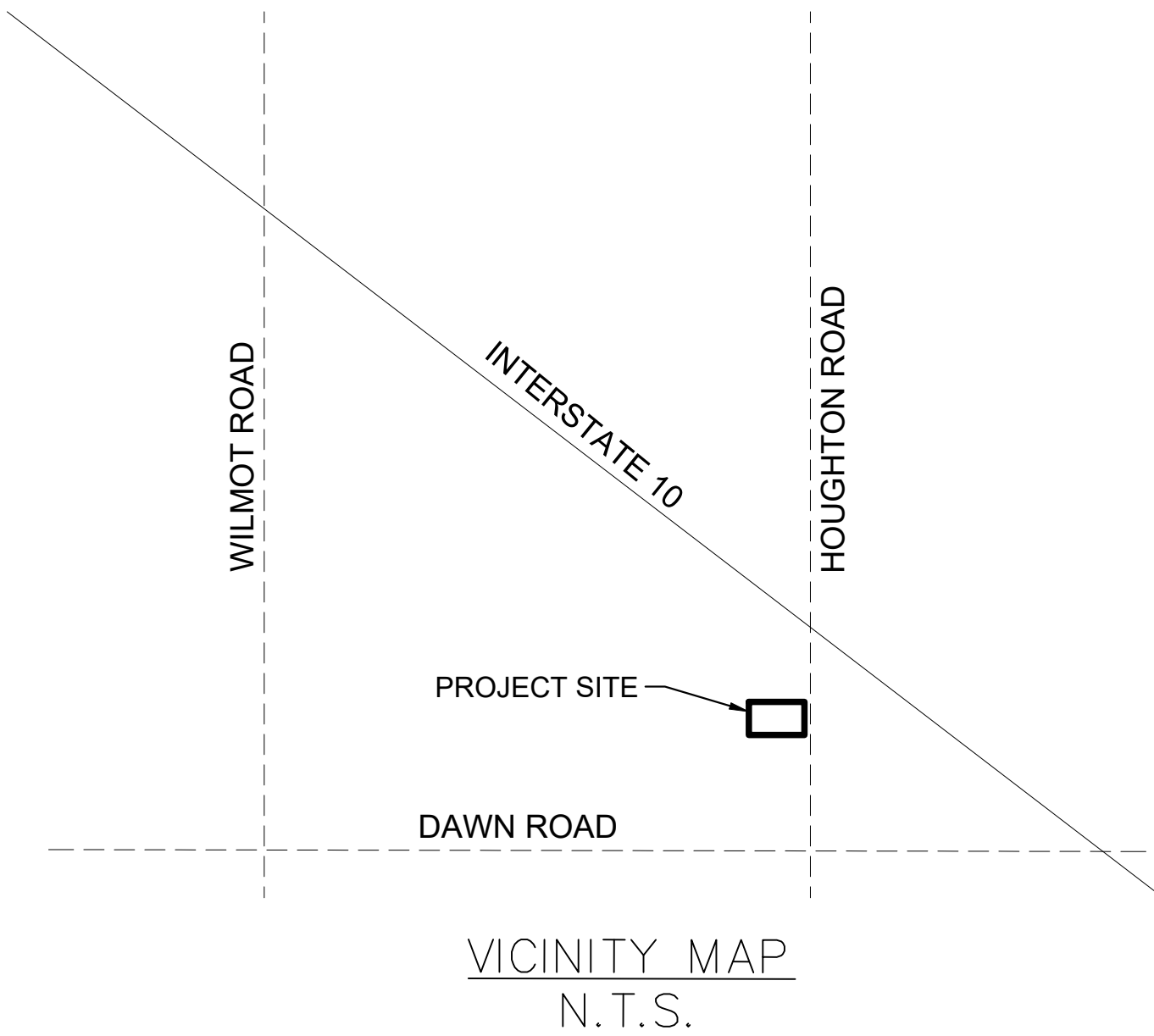
11. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act rights: “Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private 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).”

Reference: (no other reference within this Specific Plan)

Appendix A: Phase 1 ALTA Survey

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF SECTION 11, TOWNSHIP 16 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA



GENERAL NOTES

- TITLE INFORMATION AND EASEMENTS OF RECORD ARE BASED ON THE FOLLOWING FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 16134-6332181 WITH A COMMITMENT DATE OF SEPTEMBER 30, 2024 AT 8:00 A.M.
- THE BASIS OF BEARINGS IS GRID NORTH, NAD83 STATE PLANE, ARIZONA CENTRAL ZONE AS ESTABLISHED BY GPS.
- THE VERTICAL RELIEF AND SUBSTANTIAL FEATURES SHOWN ON THE SURVEY ARE BASED ON AN AERIAL SURVEY AND GROUND SURVEY PERFORMED BY LANDCOR CONSULTING DURING THE MONTH OF OCTOBER 2024.
- THE PROPERTY ADDRESS IS 11295 S HARRISON ROAD, TUCSON, AZ, 85747.
- NO MARKERS FOR WETLANDS WERE OBSERVED DURING THE SURVEY.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.
- NO ZONING SETBACK REQUIREMENTS WERE PROVIDED BY THE CLIENT.
- THERE WERE NO PROPOSED R.O.W. CHANGES PROVIDED TO SURVEYOR.
- THERE IS NO EVIDENCE TO SUGGEST THERE IS A CEMETERY OR BURIAL GROUND ON THE SUBJECT PARCELS.
- THE GROSS LAND AREA OF SUBJECT PARCEL IS 301.11 ACRES MORE OR LESS.
- THE WORDS CERTIFY, CERTIFICATION AND CERTIFICATE SHOWN AND USED HEREON, ARE DEFINED BY ARS 32-151 IN THAT A PERSON OR FIRM REGISTERED BY THE BOARD IS EXPRESSING A PROFESSIONAL OPINION REGARDING THE FACTS OR FINDING THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE OR EXPRESS IMPLIED WARRANTY OR GUARANTEE.
- UTILITIES SHOWN ARE FROM VISIBLE ABOVE GROUND EVIDENCE, PLANS OR AS-BUILTS WERE NOT PROVIDED, HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF THE UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE OWNER IS ADVISED THAT EXCAVATION MAY BE NECESSARY. THE FOLLOWING UTILITIES HAVE BEEN CONTACTED AND PLANS REQUESTED.
 - CENTURY LINK
 - COX COMMUNICATIONS
 - EL PASO NATURAL GAS
 - TUCSON ELECTRIC POWER
 - PIMA WASTEWATER DEPARTMENT

FLOOD ZONE

THE PROJECT PARCEL LIES WITHIN ZONE "X" AREAS WITH 0.2% CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE ON FIRM PANEL 04019C2925L WITH AN EFFECTIVE DATE OF 06/16/2011.

REFERENCE DOCUMENTS

- RECORD OF SURVEY AND RIGHT OF WAY PLAN FOR HOUGHTON ROAD RECORDED IN SEQUENCE NO. 20150300776, PIMA COUNTY RECORDS, ARIZONA.
- RECORD OF SURVEY RECORDED IN SEQUENCE NO. 20203090205 PIMA COUNTY RECORDS, ARIZONA.

CONTROL DATUM

THE HORIZONTAL DATUM FOR THIS PROJECT IS NAD 83 STATE PLANE, ARIZONA CENTRAL ZONE, BASED ON THE FOLLOWING PARAMETERS:

COORDINATE SYSTEM: NAD 83 (2011 EPOCH)
ZONE: ARIZONA CENTRAL
ELLIPSOID: WGS 84
GEOID MODEL: GEOID 12B
UNITS: INTERNATIONAL FEET
VERTICAL DATUM: NAVD 88

FINAL COORDINATES FOR THE PROJECT ARE GROUND COORDINATES. TO GET GRID COORDINATES DIVIDE EACH GROUND VALUE BY 1.00016.

PROJECT BENCHMARK

AN ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 16 SOUTH, RANGE 15 EAST NAMED G21.

NAVD88 ELEVATION = 3068.68'

LEGEND

- | | |
|----------|--------------------------------|
| | INDICATES MONUMENT AS NOTED |
| XXX.XX' | INDICATES MEASURED DATA |
| FD. | FOUND |
| S.F.N.F. | SEARCHED FOR NOT FOUND |
| HH | HAND HOLE |
| BC | BRASS CAP |
| BCHH | BRASS CAP IN HAND HOLE |
| ACHH | ALUMINUM CAP IN HAND HOLE |
| ESMT. | EASEMENT |
| E-UGC | EXISTING UNDERGROUND CABLE |
| E-UGG | EXISTING UNDERGROUND GAS |
| E-UT | EXISTING UNDERGROUND TELEPHONE |
| E-OHE | EXISTING OVERHEAD ELECTRIC |

LEGEND

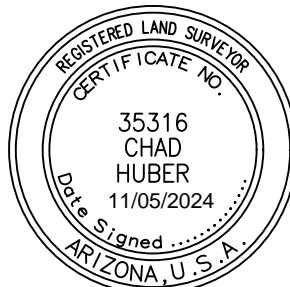
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| | BUILDING LINE |
| | WATER LINE |
| | SANITARY SEWER LINE |
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| | UNDERGROUND GAS LINE |
| | OVERHEAD UTILITY LINE |
| | UNDERGROUND ELECTRIC LINE |
| | UNDERGROUND TELEPHONE LINE |
| | FENCE |
| | CONCRETE PAVEMENT |
| | ASPHALT PAVEMENT |

SURVEY CERTIFICATION

TO: CHARLES MOUND PROPERTIES, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 - 5, 8, 11A, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN OCTOBER 2024.

CHAD W. HUBER RLS 35316

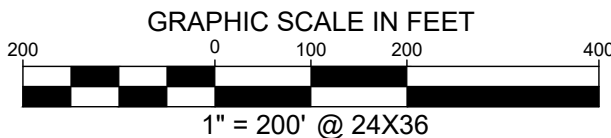
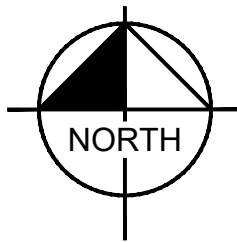


Kimley»Horn

1661 E. Camelback Rd., Suite 400
Phoenix, Arizona 85016

Tel. No. (602) 837-5511

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|--------|----------|------------|------------|-------------|-----------|
| N.T.S. | CWH | CWH | 10/29/2024 | 060007906 | 1 OF 3 |

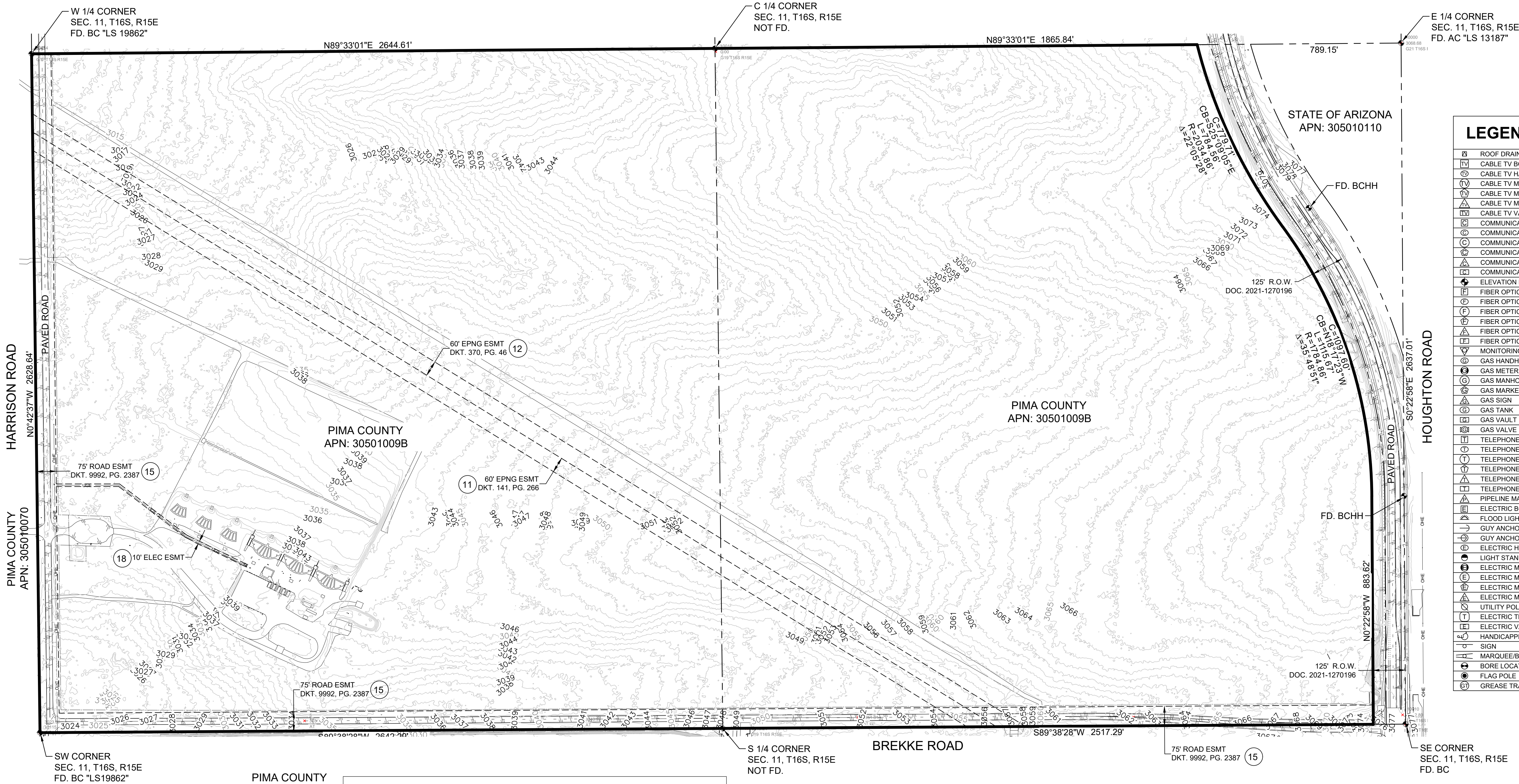


ALTA/NSPS LAND TITLE SURVEY

SOUTH HALF OF SECTION 11, TOWNSHIP 16 SOUTH, RANGE 15 EAST

STATE OF ARIZONA
APN: 305010100

STATE OF ARIZONA
APN: 305010100



| LEGEND | |
|----------|-------------------------------------|
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| [Symbol] | CABLE TV HANDHOLE |
| [Symbol] | CABLE TV MANHOLE |
| [Symbol] | CABLE TV MARKER FLAG |
| [Symbol] | CABLE TV MARKER SIGN |
| [Symbol] | CABLE TV VAULT |
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| [Symbol] | BORE LOCATION |
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| [Symbol] | MAIL BOX |
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| [Symbol] | IRSC 5/8" IRON ROD W/ "KHA" CAP SET |
| [Symbol] | IRFC IRON ROD WITH CAP FOUND |
| [Symbol] | MNS MAG NAIL SET |
| [Symbol] | PKF PK NAIL FOUND |
| [Symbol] | IRF IRON ROD FOUND |
| [Symbol] | IPF IRON PIPE FOUND |
| [Symbol] | ADF ALUMINUM DISK FOUND |
| [Symbol] | XS "X" CUT IN CONCRETE SET |
| [Symbol] | XF "X" CUT IN CONCRETE FOUND |
| [Symbol] | P.O.B. POINT OF BEGINNING |
| [Symbol] | P.O.C. POINT OF COMMENCING |

LEGEND

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|----------|----------------------------|
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| [Symbol] | BUILDING LINE |
| [Symbol] | WATER LINE |
| [Symbol] | SANITARY SEWER LINE |
| [Symbol] | STORM SEWER LINE |
| [Symbol] | UNDERGROUND GAS LINE |
| [Symbol] | OVERHEAD UTILITY LINE |
| [Symbol] | UNDERGROUND ELECTRIC LINE |
| [Symbol] | UNDERGROUND TELEPHONE LINE |
| [Symbol] | FENCE |
| [Symbol] | CONCRETE PAVEMENT |
| [Symbol] | ASPHALT PAVEMENT |

Kimley»Horn

1661 E. Camelback Rd., Suite 400
Phoenix, Arizona 85016

Tel. No. (602) 837-5511

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-----------|----------|------------|------------|-------------|-----------|
| 1" = 200' | CWH | CWH | 10/29/2024 | 060007906 | 2 OF 3 |

DWG NAME: K:\P\06\ROADWAY\MARKETING\A - OTHER SURVEY\2024\2024-100_P\PIMA_NORTH\BEGCAT_JA1.DWG PLOTTED BY: HUBER, CHAD DATE: 10/29/2024 3:08 PM LAST SAVED: 10/29/2024 2:54 PM

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF PIMA, STATE OF ARIZONA, AND IS DESCRIBED AS
FOLLOWS:

THE SOUTH HALF (S2) OF SECTION 11, TOWNSHIP 16 SOUTH, RANGE 15 EAST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA;

EXCEPT THAT PART LYING EASTERLY OF THE EAST LINE OF HOUGHTON ROAD AS ESTABLISHED UNDER PROCEEDINGS NO. 1233 AND OF RECORD AT THE PIMA COUNTY RECORDER'S OFFICE IN BOOK 9 OF ROAD MAPS AT PAGE 92 THEREOF;

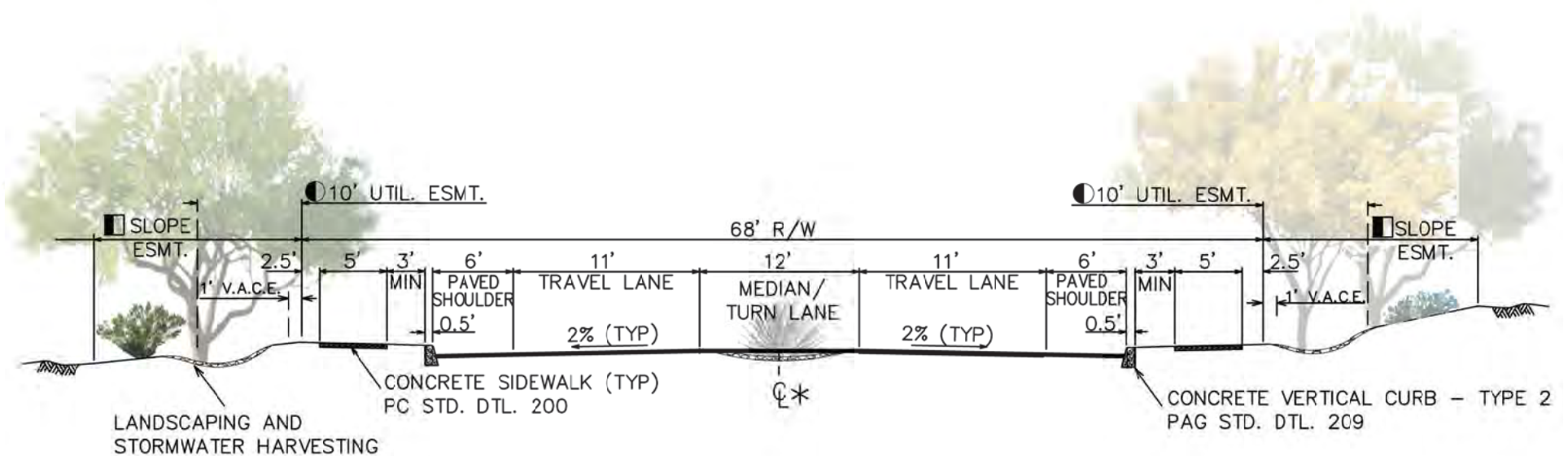
ALSO EXCEPT THAT PORTION OF THE LAND CONVEYED IN QUIT CLAIM DEED RECORDED MAY 07, 2021 AS 2021-1270196 OF OFFICIAL RECORDS;

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THIS STATE, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AND THE EXCLUSIVE RIGHT THERETO, ON, IN, OR UNDER THE ABOVE DESCRIBED LANDS, SHALL BE AND REMAIN AND ARE HEREBY RESERVED IN AND RETAINED BY THE STATE OF ARIZONA, RECORDED IN DOCKET 6561, PAGE 1012.

SCHEDULE B, PART II—Exceptions

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET. (NOT PLOTTABLE)
2. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
3. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (NOT PLOTTABLE)
4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
6. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN. (NOT PLOTTABLE)
8. ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2024. (NOT PLOTTABLE)
9. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA WATER CONSERVATION DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.) (NOT PLOTTABLE)
10. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT PLOTTABLE)
11. A CONVEYANCE OF RIGHT OF WAY RECORDED IN DOCKET 141, PAGE 266 AND ENVIRONMENTAL LIABILITY ASSUMPTION AND RELEASE RECORDED AS 2013-0510074 OF OFFICIAL RECORDS.
12. A RIGHT OF WAY FOR GAS PIPE LINE AND APPURTENANCES, RECORDED IN DOCKET 370, PAGE 46 AND ENVIRONMENTAL LIABILITY ASSUMPTION AND RELEASE RECORDED AS 2013-0510074 OF OFFICIAL RECORDS.
13. A PLAT RECORDED IN BOOK 15, PAGE 55 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (DOES NOT AFFECT SUBJECT SURVEY)
14. THE RIGHT TO ENTER UPON SAID LAND, PROSPECT FOR, MINE AND REMOVE ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT SET FORTH IN DOCKET 6561, PAGE 1012. (NOT PLOTTABLE)
15. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY" RECORDED MARCH 03, 1995 IN DOCKET 9992, PAGE 2387.
16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE NO. 8562" RECORDED AUGUST 21, 1995 IN DOCKET 10111, PAGE 1718 AND ADDITIONAL GRANTEE RECORDED OCTOBER 30, 1997 IN DOCKET 10662, PAGE 2421. (NOT PLOTTABLE)
17. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 2011-31" RECORDED FEBRUARY 18, 2011 AS 2011-0490644 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
18. AN EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2011-2990001 OF OFFICIAL RECORDS.
19. THE RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT AND CONTROL ACCESS TO THE LIMITED ACCESS HIGHWAY AS SET FORTH IN INSTRUMENT RECORDED AS 2020-0020019 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 2020-74" RECORDED DECEMBER 04, 2020 AS 2020-3390400 OF OFFICIAL RECORDS. (NOT PLOTTABLE)
21. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____, DESIGNATED JOB NUMBER _____; _____
22. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN. (NOT PLOTTABLE)
23. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)

Appendix B: Roadway Standard Details




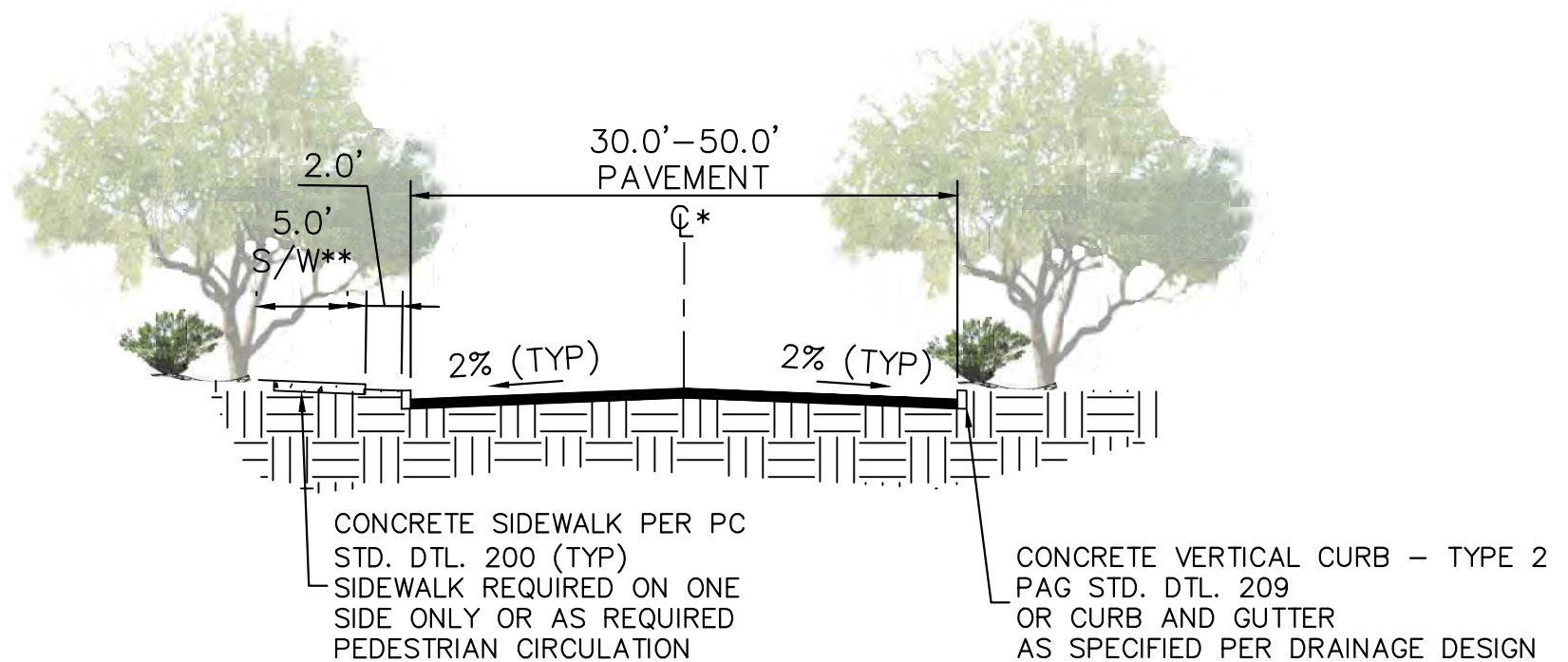
- OR AS DETERMINED BY UTILITY COMPANIES
- WHERE APPLICABLE MUST EXTEND 5' BEYOND CATCH POINT
- * THE CROWN SHALL BE AT C/L OF PAVEMENT

NOTES:

PLACEMENT OF SIDEWALK
ADJACENT TO CURB SHALL NOT
BE ACCEPTABLE

NO PARKING ALLOWED

| | | | | |
|----------|---|--------------------------|--|------------|
| ISSUED: |  | STANDARD DETAIL | | DETAIL NO. |
| 4/05 | | COLLECTOR | | 15 |
| REVISED: | | COMMERCIAL OR INDUSTRIAL | | |
| 12/15 | | SUBDIVISION | | |



*THE CROWN SHALL BE AT \mathcal{Q} OF THE PAVEMENT OR ROADWAY SHALL BE SUPER ELEVATED PER DRAINAGE DESIGN

**IF SIDEWALK IS PLACED ADJACENT TO THE CURB, IT SHALL BE 6' WIDE

Kimley»Horn

C 2025 KIMLEY–HORN AND ASSOCIATES, INC.
3300 East Sunrise Drive, Suite 130
Tucson, Arizona 85718 (520) 615–9191


STANDARD DETAIL

DTL NO.

LOCAL STREET
INDUSTRIAL SUBDIVISION (MODIFIED
DETAIL 14 OF PIMA COUNTY SUBDIVISION
& DEVELOPMENT STREET STANDARDS)

14

Appendix C: Preliminary Traffic Assessment

| | | |
|--|---|---|
| SELC Phase 1 Specific Plan Preliminary Traffic Assessment | |  |
| To: | PIMA COUNTY | Southeast Employment & Logistics Center Specific Plan |
| From: | DANIEL IWICKI (DANIEL.IWICKI@KIMLEY-HORN.COM) | |
| CC: | ERIN HARRIS (ERIN.HARRIS@KIMLEY-HORN.COM) | |
| Date: | March 19, 2025 | |

This traffic memorandum is in support of the proposed rezoning of parcel number 30501009B, located between Houghton Road and Harrison Road, north of Brekke Road, in Pima County, AZ. The proposed site is requesting to be rezoned as Southeast Employment & Logistics Center (SELC) Specific Plan. The property proposed for rezoning is shown in **Figure 1**.

EXISTING CONDITIONS

Traffic from this site will primarily come from I-10 and use two roads, Houghton Road and Harrison Road, with Brekke Road being a secondary access to the south part of the site.

I-10 is a northeast-southwest roadway within the vicinity of the proposed development and is classified by ADOT's Federal Functional Classification System as a Principal Arterial – Interstate. It is a four-lane roadway (two in each direction) with a depressed median and has no pedestrian facilities. The posted speed is 75 miles per hour (mph). The nearest interchange to the proposed development is Houghton Road.

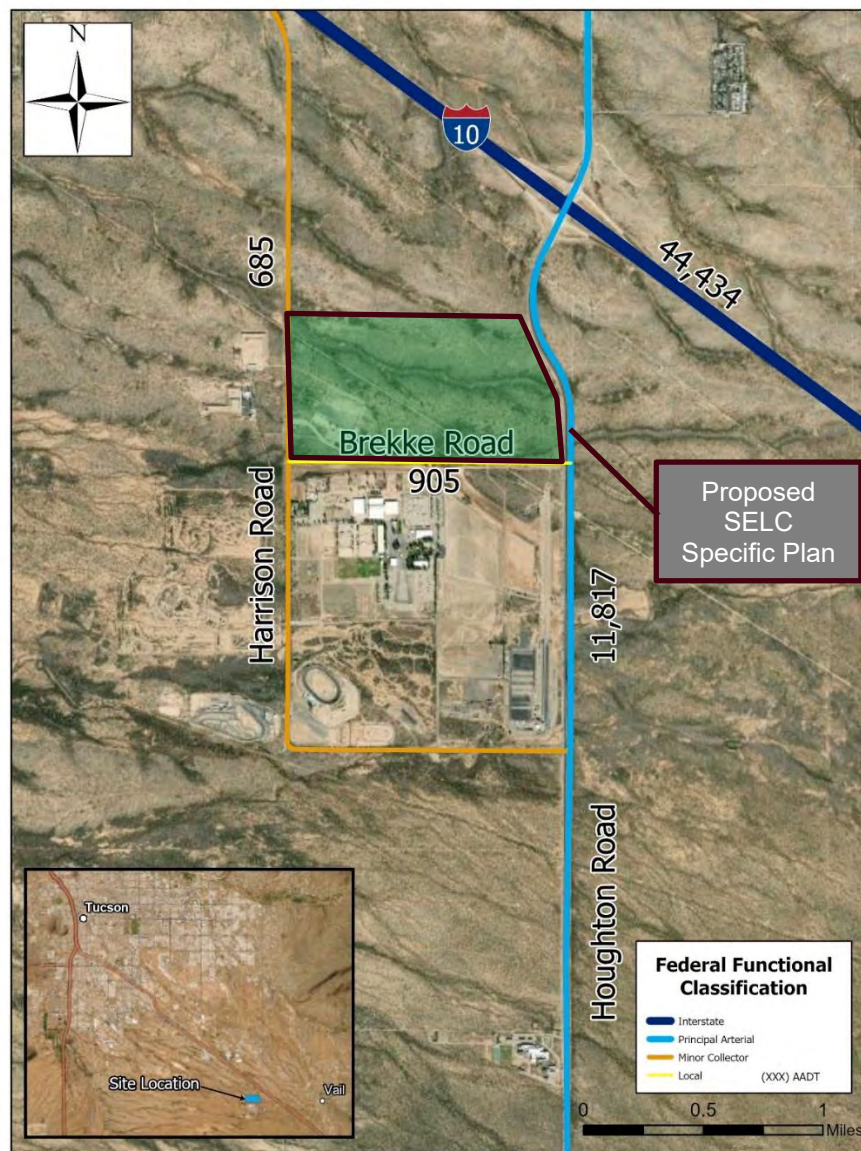
Houghton Road is a north-south roadway and is classified by ADOT's Federal Functional Classification System as a Rural Principal Arterial - Other. It is a four-lane roadway (two in each direction) with a raised median and a posted speed limit is 45 mph. There is a six-foot paved shoulder on both sides of the roadway. On the west side of Houghton Road there is a 12-foot shared use path. Houghton Road is maintained by Pima County adjacent to the proposed development and along the Pima County Fair Grounds, to the north and south of the development is maintained by the City of Tucson.

Harrison Road is a north-south roadway and is classified by ADOT's Federal Functional Classification System as a Rural Minor Collector. Harrison Road is a two-lane roadway (one in each direction) with a posted speed limit is 45 mph. There are no pedestrian or bicycle facilities on either side of the roadway. Harrison Road is maintained by Pima County adjacent to the proposed development and through the Pima County Fair Grounds, to the north of the development is maintained by the City of Tucson.

Brekke Road is an east-west local road that spans approximately one mile between Houghton Road and Harrison Road. Brekke Road is a two-lane roadway (one in each direction) with a posted speed limit is 45 mph. There are no pedestrian or bicycle facilities on either side of the roadway. Brekke Road is maintained by Pima County.

Traffic volumes on the roadways within the vicinity of the proposed development have been obtained from the Pima Association of Governments (PAG) Transportation Count Database System (TCDS). The following roadways have daily traffic volumes:

- I-10 – 53,211 vehicles per day
- Houghton Road – 11,805 vehicles per day
- Harrison Road – 697 vehicles per day
- Brekke Road – 756 vehicles per day



SITE ACCESSIBILITY

The SELC site is expected to have access locations on all three roadways surrounding the parcel to serve the Specific Plan developments. Turn lane warrants will be evaluated as part of a full Traffic Impact Analysis.

ALTERNATIVE TRIP GENERATIONS

The Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* was used to obtain daily and peak hour trip generation average rates and inbound-outbound percentages for the proposed land uses for each alternative. Three alternatives that were described previously are detailed in the section below with their trip generation calculations, all of which have daily trip counts under 10,000 vehicles per day. When a developer is ready to develop the site, alternative trip generation rates from them or similar sites may be used in lieu of the ITE rates.

- Alternative 1 assumes data center land use, and a proposes 2,200,000 sqft of data center building area. This alternative would generate 2,138 daily trips
- Alternative 2 assumes manufacturing, corporate headquarters building, and research and development center land uses, and a proposes 400,000, 350,000, and 450,000 sqft of building area, respectively. This alternative would generate 9,670 daily trips
- Alternative 3 assumes industrial park, warehousing, and office park lane uses, and proposes 500,000, 1,000,000, and 550,000 sqft of building area, respectively. This alternative would generate 9,486 daily trips.

All ITE trip generation worksheets are included as **Attachment 1**.

Table 1: Alternative Daily Trip Generation

| Alt | Lane Use | ITE Code | Building Area (sqft) | Rate | Daily Trips |
|-----|---------------------------------|----------|----------------------|--------------------------|--------------|
| 1 | Data Center | 160 | 2,200,000 | 0.99 trips * 1,000 sqft | 2,138 |
| | <i>Alternative 1 Total</i> | | | | <i>2,138</i> |
| 2 | Manufacturing | 140 | 400,000 | 4.75 trips * 1,000 sqft | 1,900 |
| | Corporate Headquarters Building | 714 | 350,000 | 2.92 trips * 1,000 sqft | 2,784 |
| | Research and Development Center | 760 | 450,000 | 11.08 trips * 1,000 sqft | 4,986 |
| | <i>Alternative 2 Total</i> | | | | <i>9,670</i> |
| 3 | Industrial Park | 130 | 500,000 | 3.37 trips * 1,000 sqft | 1,686 |
| | Warehousing | 150 | 1,000,000 | 1.71 trips * 1,000 sqft | 1,710 |
| | Office Park | 750 | 550,000 | 11.07 trips * 1,000 sqft | 6,090 |
| | <i>Alternative 3 Total</i> | | | | <i>9,486</i> |

TRAFFIC EVALUATION

The proposed rezoning of the property and eventual development will lead to the need for further traffic evaluation. Based on the *Pima County Subdivision and Development Street Standards*, a

Traffic Impact Study (TIS) will be required to further evaluate the future impacts to the surrounding roadway network by the development(s).

A preliminary analysis of the surrounding roadway network was completed using the Florida Department of Transportation (FDOT) *2023 Multimodal Quality/Level of Service Handbook*. Analysis criteria from the *Pima County Subdivision and Development Street Standards* states that minimum design requirements for all roadway segments shall be level of service (LOS) D.

Based on the existing average daily traffic (ADT) and the maximum volume to operate at LOS D or better from the FDOT guidelines, all arterial roadways within the vicinity of the SELC operate at a LOS D or better. There is adequate capacity available to take up to 9,670 additional vehicles per day, the highest trip generation from Alternative 2. The results are shown in **Table 2**.

Table 2: FDOT Planning Level of Service Analysis

| ROADWAY SEGMENTS | ROAD FUNCTIONAL CLASS. | #OF LANES | EXIST. ADT | MAX VOL. LOS D* | FDOT AREA CLASS.* | DIFFERENCE IN THRESHOLD AND EXISTING ADT |
|--|---------------------------------|-----------|------------|-----------------|-------------------------|--|
| I-10 North of Houghton Rd | Principal Arterial - Interstate | 4 | 53,211 | 70,300 | Freeway - Transitioning | 17,089 |
| I-10 South of Houghton Rd | Principal Arterial - Interstate | 4 | 44,409 | 70,300 | Freeway - Transitioning | 25,891 |
| Houghton Rd North of I-10 | Rural Principal Arterial | 6 | 19,445 | 48,000 | C2T - Rural Town | 28,555 |
| Houghton Rd South of I-10 | Rural Principal Arterial | 4 | 11,805 | 31,400 | C2T - Rural Town | 19,595 |
| Houghton Rd., Brekke Rd. to Dawn Rd. | Rural Principal Arterial | 4 | 11,279 | 31,400 | C2T - Rural Town | 20,121 |
| Harrison Rd., Rocket Stra. to Brekke Rd. | Rural Minor Collector | 2 | 697 | N/A | N/A | N/A |
| Brekke Rd., Harrison Rd. to Houghton Rd. | Local Road | 2 | 756 | N/A | N/A | N/A |

*Sourced from FDOT 2023 Multimodal Quality/Level of Service Handbook

Attachment 1: ITE Trip Generation Worksheets

Alternative 1

Data Center (160)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

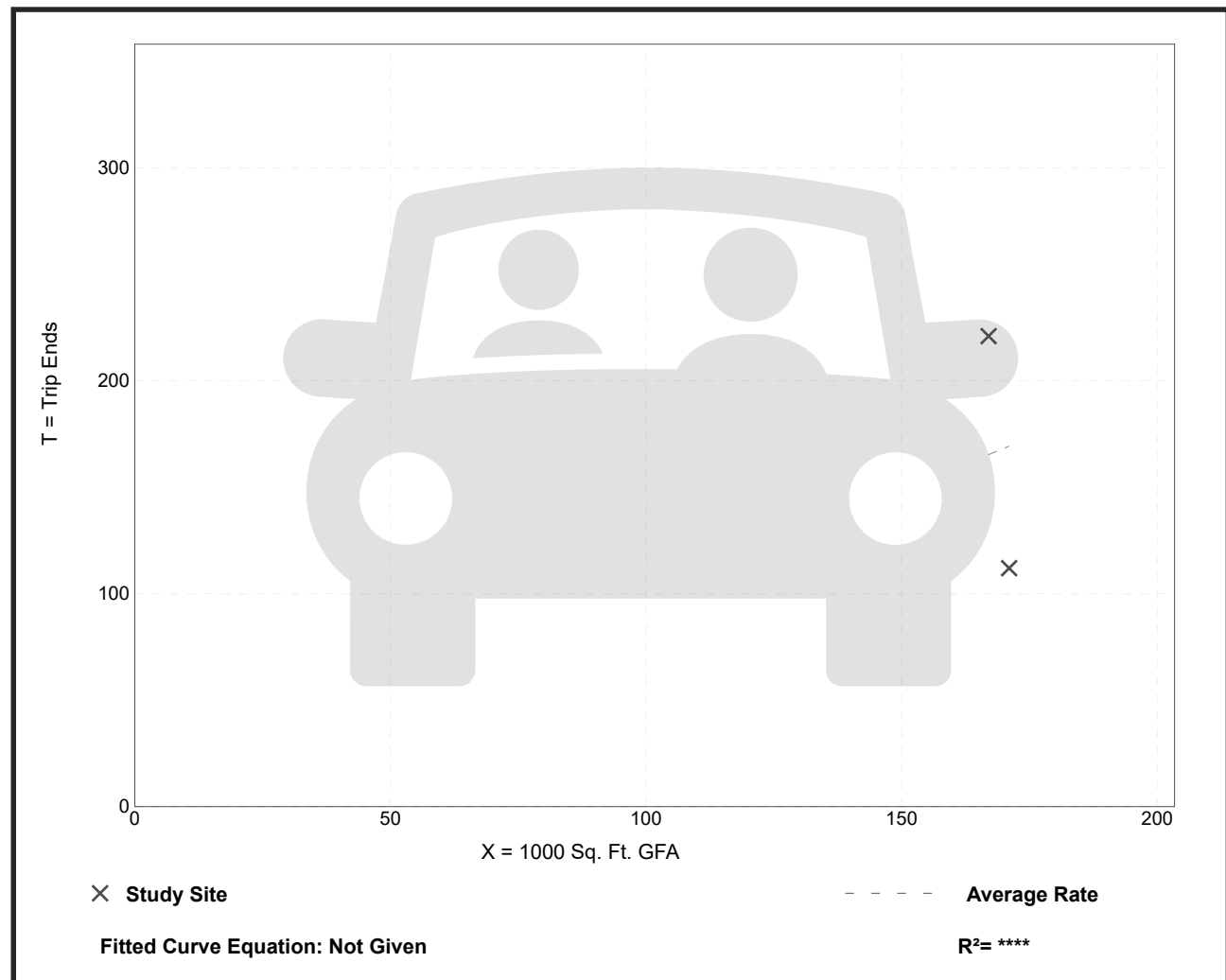
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 169
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.99 | 0.65 - 1.32 | * |

Data Plot and Equation

Caution – Small Sample Size



Alternative 2

Manufacturing (140)

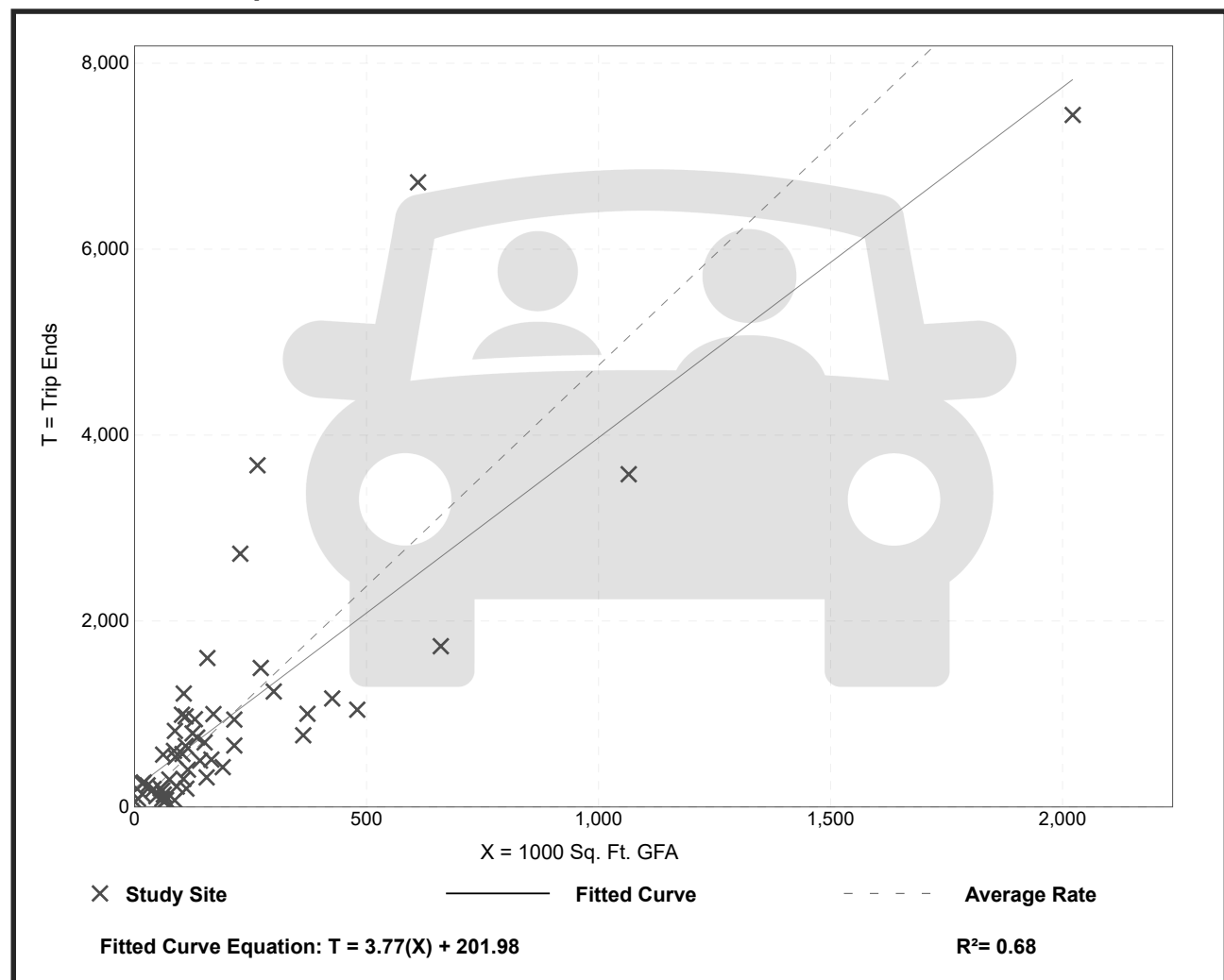
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 53
Avg. 1000 Sq. Ft. GFA: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 4.75 | 0.83 - 49.50 | 3.20 |

Data Plot and Equation



Research and Development Center (760)

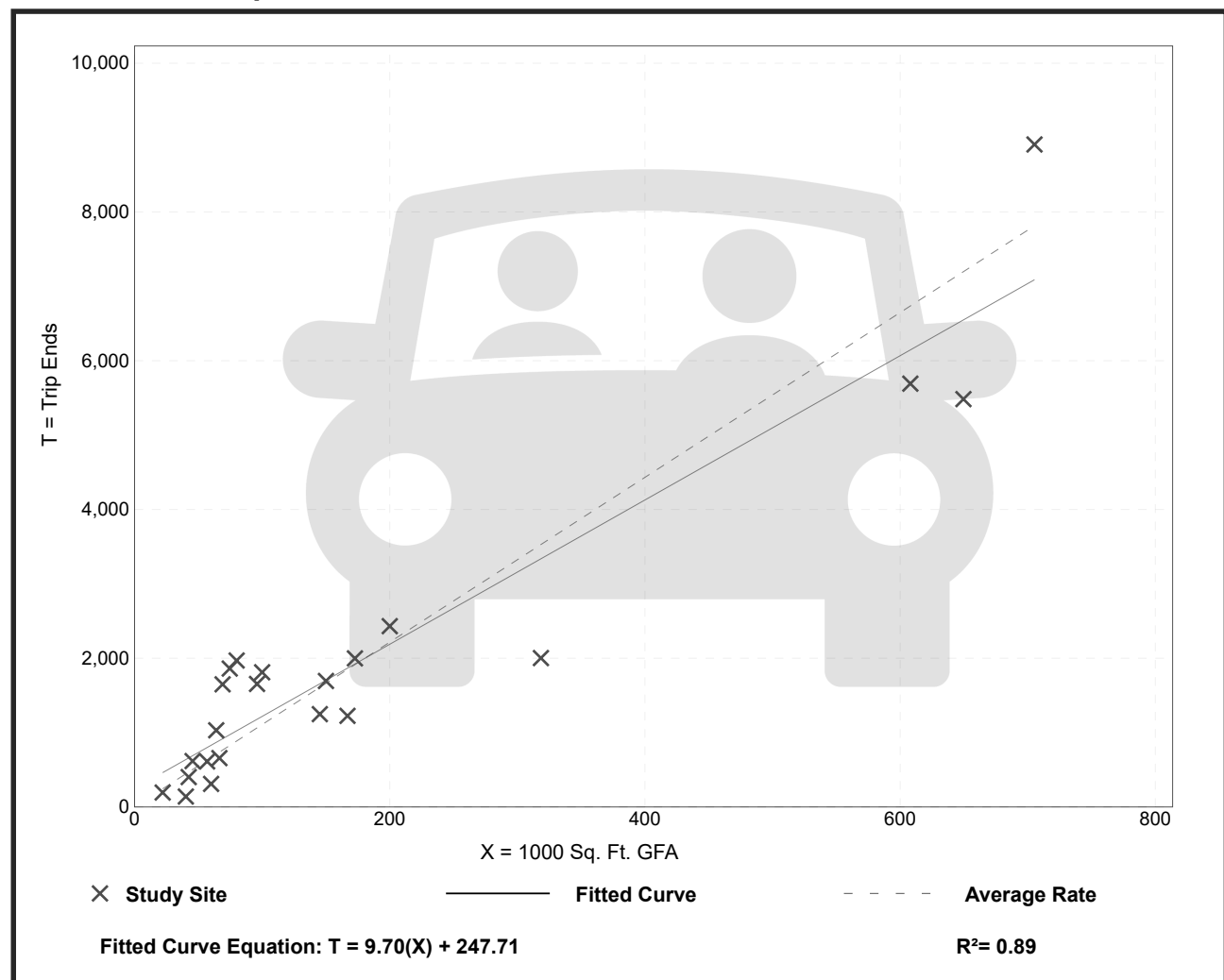
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 179
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 11.08 | 3.48 - 24.95 | 4.45 |

Data Plot and Equation



Corporate Headquarters Building (714)

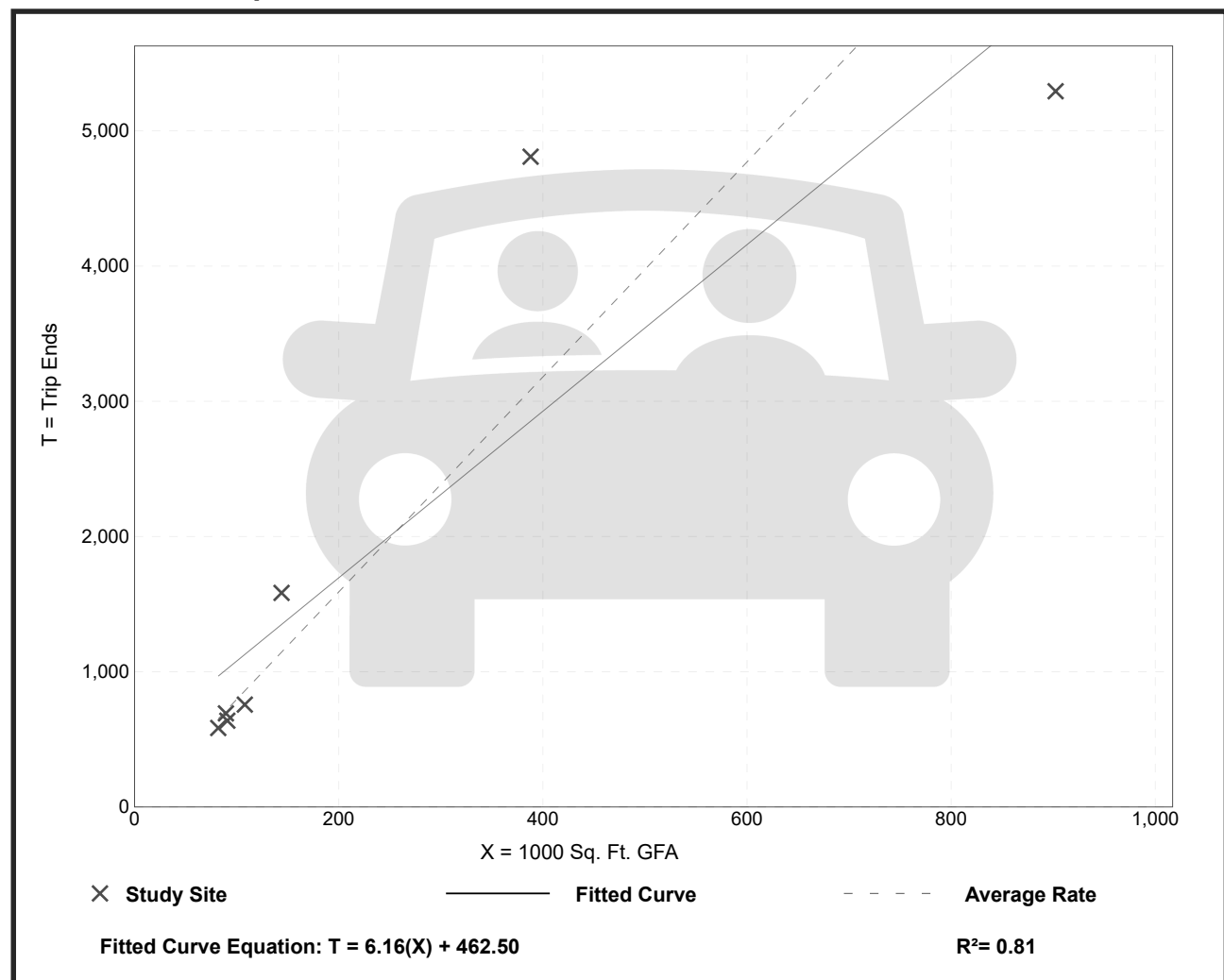
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 258
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 7.95 | 5.87 - 12.39 | 2.92 |

Data Plot and Equation



Alternative 3

Office Park (750)

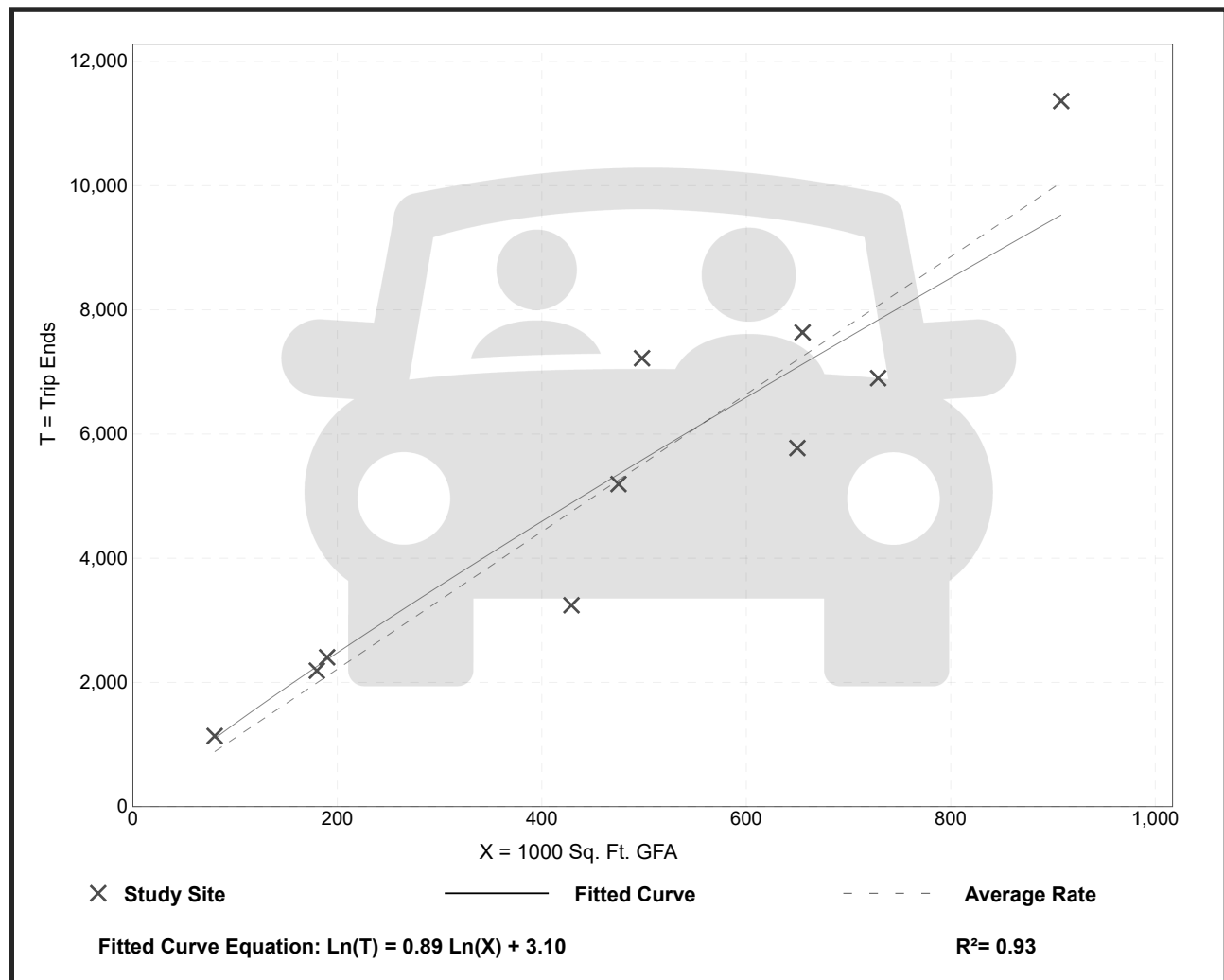
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. 1000 Sq. Ft. GFA: 479
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 11.07 | 7.56 - 14.50 | 2.14 |

Data Plot and Equation



Warehousing (150)

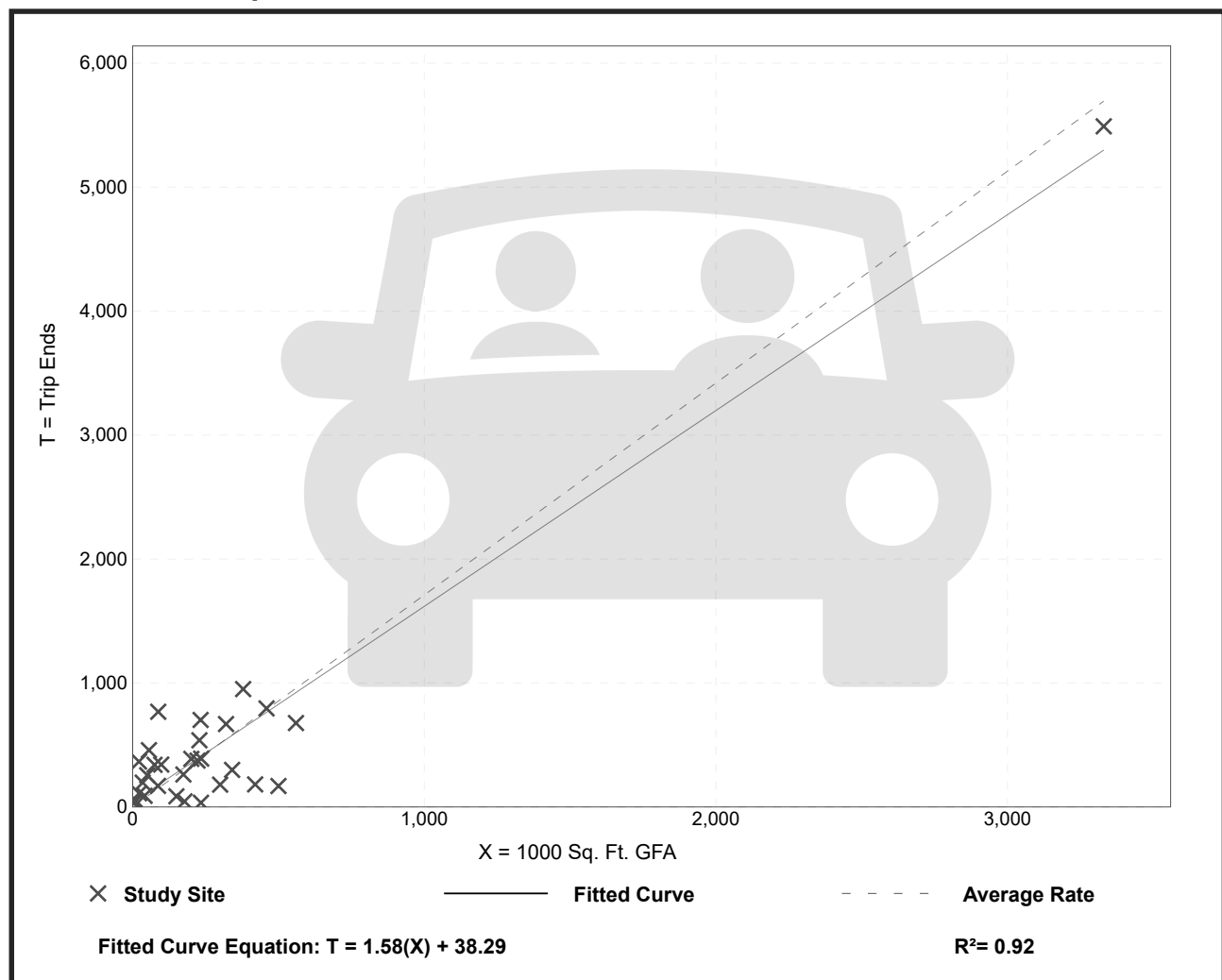
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 292
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.71 | 0.15 - 16.93 | 1.48 |

Data Plot and Equation



Trip Gen Manual, 11th Edition

● Institute of Transportation Engineers

Industrial Park (130)

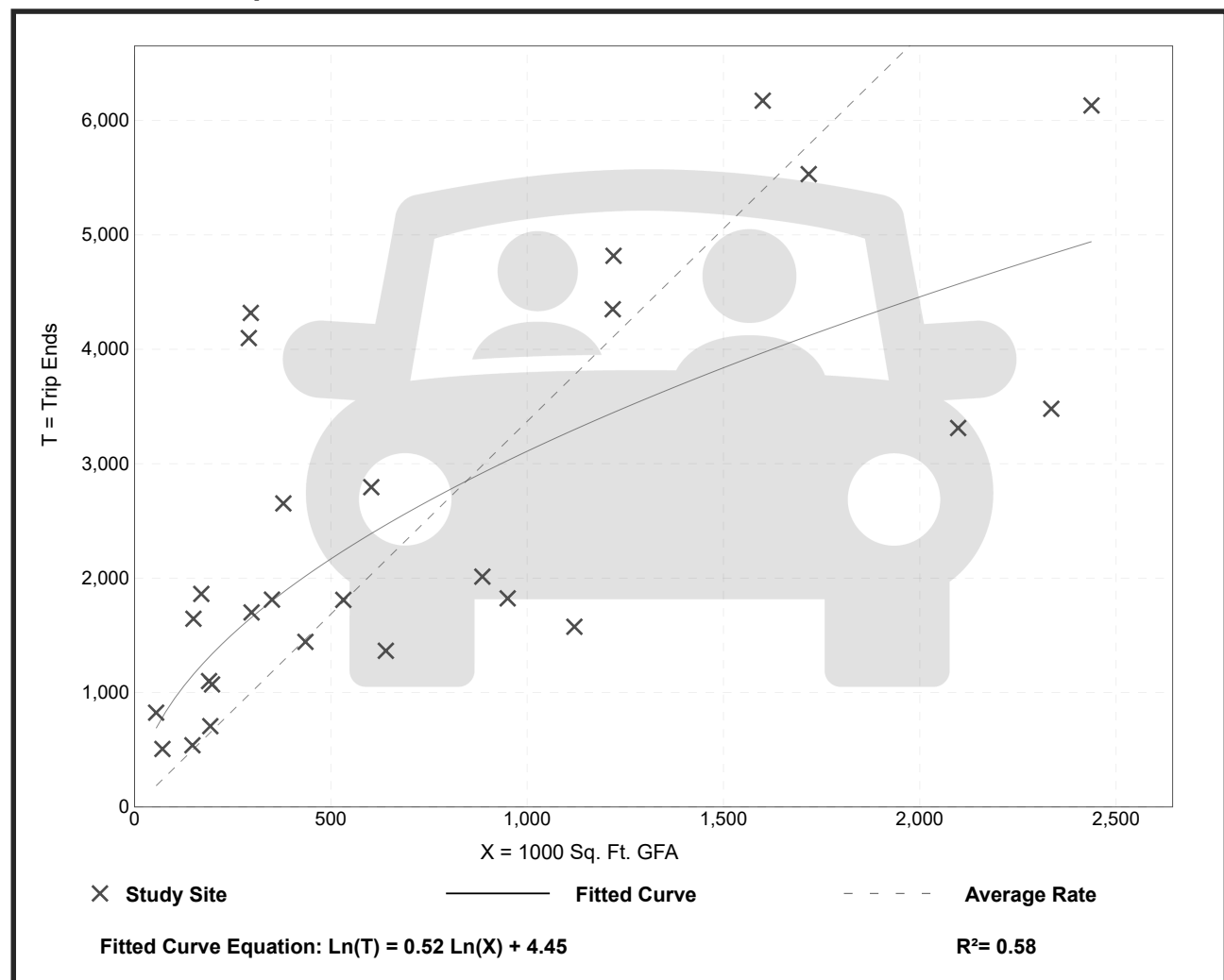
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 762
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 3.37 | 1.41 - 14.98 | 2.60 |

Data Plot and Equation



Appendix D: Phase 1 Biological Resources Memorandum

November 7, 2024

Nitin Sathe
Vice President
IPI Partners
300 N. LaSalle Street, Suite 1500
Chicago, IL 60654

**Re: Biological Resources Memorandum
Bobcat Due Diligence (288.5 acres)
Pima County, Arizona**

Dear Mr. Sathe:

IPI Partners, LLC is proposing a campus style industrial project (Bobcat) located along Houghton Road, north of Brekke Road, and east of Harrison Road in Pima County, Arizona. The 288.5-acre site consists of Pima County owned land. Land use within the site consists of recreational development (Pima County Clay Target Center), native desert, and disturbed desert. The surrounding land consists of recreational development, Houghton Road, Harrison Road, and Brekke Road, native desert, and disturbed desert.

Kimley-Horn biologists conducted a site visit on October 24, 2024 to document onsite conditions. According to Biotic Communities, the project area is within the Arizona Upland Subdivision of the Sonoran Desertscrub biotic community.¹ Vegetation observed within the project limits consists of jumping cholla (*Cylindropuntia fulgida*), creosote (*Larrea tridentata*), saltbush (*Atriplex canescens*), and buffelgrass (*Pennisetum ciliare*).

Wildlife observed included broad-tailed hummingbird (*Selasphorus platycercus*), a coyote (*Canis latrans*) den, and fossorial burrows.

ENDANGERED SPECIES ACT (ESA) LISTED SPECIES

SPECIES IDENTIFICATION

Kimley-Horn obtained an official species list from the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) system on October 15, 2024. The list included twelve threatened, endangered, or candidate species that should be evaluated. A qualified biologist reviewed the list to determine species that may occur in the project vicinity. Species included in the USFWS list but excluded from further evaluation are addressed in **Table 1**. This project will have no effect on the species listed in **Table 1**. Additionally, there is no federally designated Critical Habitat within the project vicinity. One species has the potential to occur in the project area and is analyzed in the Species Evaluation section.

Table 1 – ESA Species Exclusion Table

| Species | Status | Habitat Requirements | Exclusion Justification |
|---------------------------------|--------|--|---|
| Mammals | | | |
| Jaguar (<i>Panthera onca</i>) | ESA LE | Found in thornscrub, desertscrub, chaparral, semidesert grassland, Madrean evergreen woodland, deciduous | Suitable habitat for this species is not present in the project limits. There are no documented occurrences within three miles of the |

¹ Conservation Biology Institute (CBI). Data Basin. Accessed October 15, 2024.
<https://databasin.org/datasets/e8e241e869054d7e810894e5e993625e/>

| Species | Status | Habitat Requirements | Exclusion Justification |
|---|--------|---|---|
| | | forest, and conifer forest between 1,600 and 9,000 feet and associated with water in southeastern Arizona. ² | project limits. |
| Ocelot (<i>Leopardus pardalis</i>) | ESA LE | Variable, including thorn scrub, semi-arid woodland, tropical deciduous and semi-deciduous forest, subtropical forest, lowland rainforest, palm savanna, and seasonally flooded savanna woodland. In Arizona, most recent (since 2009) detections have occurred in Madrean evergreen woodland, semidesert grassland, and Great Plains grassland in habitats greater than 9,850 feet. ² | Suitable habitat for this species is not present in the project limits. There are no documented occurrences within three miles of the project limits. |
| Birds | | | |
| Cactus Ferruginous Pygmy-owl (<i>Glaucidium brasilianum cactorum</i>) | ESA LT | Found in mesquite thickets, desert riverine woods and saguaros in desertscrub and semi-desert grasslands in southern Arizona; historic range continued into central Arizona. Found below 4,000 feet in elevation. ² | Suitable habitat for this species is not present in the project limits. There are no documented occurrences within three miles of the project limits. |
| California Least Tern (<i>Sterna antillarum browni</i>) | ESA LE | Sparsely vegetated and exposed flats, typically along the shorelines of inland rivers, lakes, reservoirs, or drainage systems below 2,000 feet. ² | Suitable habitat for this species is not present in the project limits. There are no documented occurrences within three miles of the project limits. |
| Yellow-billed Cuckoo (<i>Coccyzus americanus</i>) | ESA LT | Large blocks of riparian woodlands including cottonwood, willow, and tamarisk bosques below 6,500 feet. ² | Suitable habitat for this species is not present in the project limits. There are no documented occurrences within three miles of the project limits. |
| Reptiles | | | |
| Sonoyta Mud Turtle (<i>Kinosternon</i> | ESA LE | Ponds and streams at elevations of | Suitable habitat for this species is not present in the project limits. There are no |

² USFWS. 2016. Quick Reference Guide to All Arizona Species.

| Species | Status | Habitat Requirements | Exclusion Justification |
|--|--------|---|---|
| <i>sonoriense longifemorale</i>) | | approximately 1,100 feet. ² | documented occurrences within three miles of the project limits. |
| Fishes | | | |
| Gila Chub (<i>Gila intermedia</i>) | ESA LE | Pools, springs, cienegas, and streams between 2,000 and 5,500 feet. ² | Suitable habitat for this species is not present in the project limits. There are no documented occurrences within three miles of the project limits. |
| Gila Topminnow (<i>Poeciliopsis occidentalis</i>) | ESA LE | Small, perennial streams, springs and cienegas in upland desertscrub, semidesert grasslands and interior chaparral communities below 5,000 feet. ² | Suitable habitat for this species is not present in the project limits. There are no documented occurrences within three miles of the project limits. |
| Insects | | | |
| Monarch Butterfly (<i>Danaus plexippus</i>) | ESA C | Throughout Arizona where blooming nectar plants are available during the monarch migration timeframe from October to April. May overwinter in low desert washes. ³ | Individuals were documented within three miles of the project limits; however, no milkweed was observed within the project limits. No impacts are anticipated due to the mobile nature of the species and lack of suitable habitat. |
| Plants | | | |
| Arizona Eryngo (<i>Eryngium sparganophyllum</i>) | ESA LE | Cienega obligate that occurs at elevations between 2,700 and 4,000 feet. ² | Suitable habitat for this species is not present in the project limits. There are no documented occurrences within three miles of the project limits. |
| Huachuca Water-umbel (<i>Lilaeopsis schaffneriana</i> var. <i>recurva</i>) | ESA LE | Found in the San Pedro, Santa Cruz, Rio Sonora and Rio Yaqui watershed in Arizona in areas with perennial water and gentle stream gradients, in saturated soils or standing water from 2-10 inches deep. Elevation of 3,500 to 5,600 feet. ² | Suitable habitat for this species is not present in the project limits. There are no documented occurrences within three miles of the project limits. |
| Pima Pineapple Cactus (<i>Cactus Coryphantha scheeri</i> var. <i>robustispina</i>) | ESA LE | In Arizona, occurs in Pima and Santa Cruz counties in well-drained silty to gravelly alluvial soils with low clay | See Species Evaluation section. |

³ USFWS Environmental Conservation Online System (ECOS). Monarch Butterfly (*Danaus plexippus*).
<https://ecos.fws.gov/ecp/species/9743>

| Species | Status | Habitat Requirements | Exclusion Justification |
|---|--------|---|-------------------------|
| | | content. Found between 2,300 and 4,500 feet elevation. ² | |
| Status Definitions: ESA = Endangered Species Act; LE = Listed Endangered, LT = Listed Threatened, C = Candidate | | | |

SPECIES EVALUATION

Pima Pineapple Cactus

The Pima pineapple cactus (PPC) (*Coryphantha scheeri* var. *robustispina*) is listed as endangered by the USFWS. USFWS initiated the 5-Year Status Review for PPC on January 25, 2024. PPC can be found in lower Sonoran desertscrub, desert-grassland, and the ecotone between the two communities. It occurs at elevations between 2,300–4,200 feet on gently sloping alluvial fans, valley floors, foothills, and ridges.⁴ Most commonly, PPC occur in open areas on flat ridgetops or other areas with less than 10–15 percent slope. Soils range from shallow to deep and silty to rocky, with a preference for silty to gravelly deep alluvial soils.⁵

Multiple occurrences have been documented within 0.5 miles northeast of the project limits (Tiffany, Sprague, AGFD, pers. comm. 2024). During field reconnaissance, no PPC were observed; however, there is suitable habitat within the project limits. Therefore, mitigation measures should be implemented.

Pima County holds a Section 10 Permit from USFWS that streamlines ESA compliance. Pima County has implemented a Certificate of Coverage Program for private development. This project appears to be qualified for coverage by site construction permit if certificate requirements are met.⁶ We recommend coordination with Pima County to ensure coverage under the Section 10 Permit and mitigation measures are required including a protocol survey. Depending on the result of this survey, additional mitigation measures may be required.

Developer Responsibility:

- The developer will employ a biologist to complete a pre-construction survey for Pima pineapple cactus prior to construction in all suitable habitats that will be disturbed. The qualified biologist(s) shall have sufficient Pima pineapple cactus experience to carry out these duties.

STATE SENSITIVE SPECIES

Kimley-Horn accessed the Arizona Game and Fish Department (AGFD) Online Environmental Review Tool (OERT) report on September 11, 2024. The AGFD OERT listed Sonoran desert tortoise (*Gopherus morafkai*), Gila topminnow, monarch butterfly, and PPC within three miles of the project limits. Gila topminnow and monarch butterfly were evaluated above in **Table 1**. PPC was evaluated above.

Sonoran Desert Tortoise

The Sonoran Desert tortoise is listed under the Candidate Conservation Agreement (CCA) by the USFWS and a Tier 1 Species of Greatest Conservation Need (SGCN) by the AGFD. The Sonoran Desert Tortoise

⁴ AGFD. 2020. *Coryphantha scheeri* var. *robustispina*. Unpublished abstract compiled and edited by the Heritage Data Management System, Arizona Game and Fish Department, Phoenix, AZ. 4 pp.

⁵ U.S. Fish and Wildlife Service (USFWS). 1993. Endangered and Threatened Wildlife and Plants; Determination of Endangered Status for the Plant Pima Pineapple Cactus (*Coryphantha scheeri* var. *robustispina*); Final Rule. Federal Register 58(183):49875-49880.

⁶ Pima County Conservation Lands and Resources <https://www.pima.gov/712/Coverage-by-Site-Construction-Permit>, accessed 11/6/24.

occupies rocky, steep slopes and bajadas (lower mountain slopes), and in paloverde-mixed cacti associations. Incised washes are important for sheltering in lower elevation habitat. Inter-mountain valleys and basins are used for dispersal.⁷

According to AGFD's habitat suitability model, 100% of the habitat within the project limits is potentially suitable for the Sonoran Desert tortoise. The project limits have been disturbed by recreational development and approximately 30% remains native/potentially suitable. Additionally, occurrences have been documented within the project limits (Tiffany, Sprague, AGFD, pers. comm. 2024). During field reconnaissance, no Sonoran Desert tortoises or suitable shelter habitat was observed; however, there is suitable dispersal habitat within the project limits. Therefore, the following mitigation measure should be implemented:

Contractor Responsibility:

- **If any Sonoran Desert tortoises are encountered during construction, the contractor shall adhere to the Arizona Game and Fish Department "Guidelines for Handling Sonoran Desert Tortoises Encountered on Development Projects" revised September 22, 2014.**

MIGRATORY BIRD TREATY ACT

Migratory birds may nest on the ground, on structures, or in trees, shrubs, or other vegetation within the project limits. No nests were observed during field reconnaissance; however, and trees, shrubs, and groundcover suitable for nesting will be removed during construction. The following mitigation measures should be implemented:

Contractor Responsibility:

- **If vegetation clearing will occur during the migratory bird breeding season (March 1 - August 31), the contractor shall avoid any active bird nests. If the active nests cannot be avoided, the contractor shall notify the Engineer to evaluate the situation. During the non-breeding season (September 1 - February 28) vegetation removal is not subject to this restriction.**

Western Burrowing Owl (*Athene cunicularia hypugaea*)

The western burrowing owl is listed as a species of concern by the USFWS and a Tier 2 SGCN by the AGFD. They are also protected federally by the Migratory Bird Treaty Act (MBTA) and Arizona State Law (ARS Title 17). The western burrowing owl utilizes well drained grasslands, steppes, deserts, prairies, and agricultural lands, often associated with burrowing mammals. Western burrowing owls are known to occupy vacant lots near human habitation, golf courses, and/or airports.⁸

According to AGFD's habitat suitability model, on average 50% of the habitat within the project limits is potentially suitable for the western burrowing owl. The project limits have been disturbed by recreational development and 40% remains native/potentially suitable. Additionally, multiple occurrences have been documented within 3.5 miles northeast of the project limits (Tiffany, Sprague, AGFD, pers. comm. 2024). During field reconnaissance, no western burrowing owls were observed; however, suitable habitat (vacant land and suitable burrows) is present within the project limits. Therefore, the following mitigation measures should be implemented:

⁷ Arizona Game and Fish Department (AGFD). 2020. *Gopherus morafkai*. Unpublished abstracts compiled and edited by the Heritage Data Management System, AGFD, Phoenix, AZ. 10 pp.

⁸ AGFD. 2022. *Athene cunicularia*. Unpublished abstract compiled and edited by the Heritage Data Management System, Arizona Game and Fish Department, Phoenix, AZ. 7 pp.

Contractor Responsibilities:

- Prior to construction, all personnel who will be on-site, including, but not limited to, contractors, Contractors' employees, supervisors, inspectors, and subcontractors shall review the attached "Western Burrowing Owl Awareness" flyer.
- If any burrowing owls or active burrows are identified the contractor shall notify the Owner immediately. No construction activities shall take place within 100 feet of any active burrow.
- If the Owner in cooperation with the Biologist determines that burrowing owls cannot be avoided, the contractor shall employ a qualified biologist holding a permit from the U.S. Fish and Wildlife Service to relocate burrowing owls from the project area, as appropriate.

PROTECTED NATIVE PLANTS

Protected plants located within the project limits include mesquite (*Prosopis velutina*), blue paloverde (*Parkinsonia florida*), jumping cholla, ocotillo (*Fouquieria splendens*), prickly pear (*Opuntia phaeacantha*), buckhorn cholla (*Cylindropuntia acanthocarpa*), fishhook barrel cactus (*Ferocactus wislizeni*), and pincushion cactus (*Mammillaria grahamii*). Native plants will be removed as part of the project; therefore, the following mitigation measure should be implemented.

Developer Responsibility:

- Protected native plants within the project limits may be impacted by this project; therefore, the Developer will determine if Arizona Department of Agriculture notification is needed. If notification is needed, the Developer will send the notification at least 60 (sixty) calendar days prior to the start of construction.

Attachments

- Figure 1. Photo Locations Map
- Ground Photographs
- USFWS IPaC
- AGFD OERT
- Western Burrowing Owl Awareness Flyer
- Guidelines for Handling Sonoran Desert Tortoises Encountered on Development Projects

Appendix E: Native Plant Preservation

Chapter 18.72

NATIVE PLANT PRESERVATION

- 18.72.010 Purpose and scope.
- 18.72.020 Findings.
- 18.72.030 Definitions.
- 18.72.040 Protected native plants and safeguarded species.
- 18.72.050 Applicability and exceptions.
- 18.72.060 General requirements.
- 18.72.070 Professional qualifications.
- 18.72.080 Preservation plan submittal, review, and appeal.
- 18.72.090 Native plant preservation plan methods.
- 18.72.100 Components of native plant preservation plan methods.
- 18.72.110 Tagging, color-coding, plant protection and planting operations.
- 18.72.120 On-site monitoring and replacement of dead, damaged, or dying plants.
- 18.72.130 Harvesting process.
- 18.72.140 Compliance, conflict, violations, penalties, assurances.
- 18.72.150 Amendments.

18.72.010 Purpose and scope.

A. Purpose. The purpose of this chapter is to promote the preservation of individual plants and plant communities of protected and primarily upland plant species native to Pima County, Arizona, by adopting comprehensive requirements for the preservation-in-place, transplanting on-site, and mitigation of protected native plants and native plant communities.

B. Scope. This chapter provides requirements and regulations for the preparation and implementation of native plant preservation plans. These requirements promote protection of the public health, safety, and general welfare by reinforcing the findings in Section 18.72.020 of this chapter. Standards and procedures for implementing the requirements of this chapter are located in the native plant preservation manual adopted by resolution of the board of supervisors. Reference materials, guidelines, and administrative procedures for this chapter are available at the planning division.

(Ord. 1998-39 § 1 (part), 1998)

18.72.020 Findings.

A. The preservation of protected native plants and native plant communities:

1. Promotes a sense of place and enhances community appearance;
2. Helps maintain a region's identity, which contributes to economic development by attracting tourism, new businesses, and business expansions;
3. Promotes and sustains property values, improves and helps maintain the quality of life, and supports life-styles which the community values and enjoys;
4. Contributes to the stabilization of desert soils, decreases erosion, and maintains original features of habitats that are important to native wildlife species;
5. Promotes water conservation by retaining established, existing drought-tolerant vegetation that requires no supplemental irrigation and minimal maintenance after establishment, and assists in climate modification to reduce energy costs;
6. Contributes to the reduction of nonnative plant allergens and the improvement of air quality by not requiring the preservation of nonnative allergen producing plants.

B. Native plants and native plant communities can be preserved by the following methods:

1. The preservation-in-place and set-aside of existing native plants and native plant communities;

2. The transplanting of native plants existing on-site to a new location on-site or the transplanting of existing native plants from an adjacent lot to a location on-site.

3. The mitigation of plants destroyed or removed from the site.

C. The most effective methods for preserving protected native plants are the set-aside of native plant communities and the preservation-in-place of individual protected native plants. Both methods minimize the disturbance of existing native plants, their understory plantings and animal habitats; and maximizes the preservation and beneficial effects of existing native plants and native plant communities. Transplanting and mitigation methods are progressively less effective but have merit. Transplanting and mitigation methods may be used in combination with the preservation in-place and set-aside methods.

(Ord. 1998-39 § 1 (part), 1998)

18.72.030 Definitions.

A. The following definitions in addition to the definitions in Chapter 18.03 will apply to this chapter:

1. Caliper: A measurement of diameter taken on a circular tree trunk at twenty-four (24) inches above the highest natural grade at the tree trunk base; for a noncircular specimen, use the average of the shortest and longest measurements of diameter twenty-four (24) inches above the highest natural grade at the tree trunk base and for a multi-trunked specimen, use the sum of the measurements of diameter of the two (2) largest trunks twenty-four (24) inches above the highest natural grade at the tree's multi-trunk base.

2. Damaged: The condition of a viable inventoried plant previously identified on the approved native plant preservation plan as a preserved-in-place, salvage and transplant, replacement, or supplemental plant, which has little chance of survival in a healthy and attractive manner due to injury, infestation, or disease as confirmed by the monitor or the county.

3. Destroyed or destruction: The condition of an existing plant after it has been demolished or eliminated as shown on the approved native plant preservation plan.

4. Development: Any permitted or nonpermitted human alteration to land and its vegetation, soil, geology, drainage, hydrology and surface features; changing the appearance and character of land; and including but not limited to the acts of grubbing, clearing, and grading of land, and placing improvements on the land such as buildings, structures, signs, paving, vegetation, and outdoor use areas.

5. Drip line: For cacti, an area around the plant that overlays the mature root system: For trees and shrubs, an area under the undisturbed canopy of the tree or shrub.

6. Endangered Species Act Of 1973: A federal law enacted for the protection of endangered and threatened species in the continental United States, also referred to in this chapter as "Endangered Species Act."

7. Mitigation: The replacement of a specimen(s), an inventoried plant(s) rated medium to high viability, that is destroyed or removed from the site as shown on the approved plant preservation plan with a plant(s) of the same genus and species from off site in good physical condition with a high rating for health, age, and form.

8. Native plant preservation plan: A plan for the preservation of protected native plants prepared and submitted in conformance with this chapter, also referred to as "preservation plan."

9. Native plant preservation manual: The standards and procedures for implementing the requirements of Chapter 18.72, Native Plant Preservation, also referred to as "preservation manual" or "manual."

10. Plant community: A biologic grouping of vegetation frequently found under natural conditions due to their common soils, moisture, climate and orientation requirements; also means a plant association.

11. Preservation-in-place: No disturbance of one or more plants and the associated understory plants, or no disturbance of a plant community as in the set-aside method: Preservation-in-place is promoted by site planning and design that retains existing plant genus and species in their current location, grade, and configuration and promotes their future health and growth.

12. Property owner, developer, applicant: The person(s) or legal entity that has fee title to the site or a legal right to control development of the site, or a designated representative on the property owner's behalf.

13. Protected native plant: Any living plant on the protected native plants list found in Table 18.72.040-1 Protected Native Plants: For the purpose of this chapter, also referred to as "native plant(s)."

14. Regulated riparian habitat areas: Also referred to as "riparian habitat" shall mean riparian habitat areas identified on the county's riparian habitat maps as established by Article X of the "Pima County Floodplain and Erosion Hazard Management Ordinance."

15. Riparian regulations: When used will mean Article X of the "Pima County Floodplain and Erosion Hazard Management Ordinance," entitled "Watercourse and Riparian Habitat Protection and Mitigation Requirements" which includes approved hydriparian, mesoriparian, and xeroriparian plant and seed lists.

16. Safeguarded plants: All species listed in the "highly safeguarded" category of the Arizona native plant law, A.R.S. § 3-901 et seq.; also referred to as "safeguarded species."

17. Set-aside: A method of plant preservation identified in this chapter; shall also mean the permanent protection of land and all vegetation in an undisturbed state within an area designated as a set-aside area.

18. Site: Refers to a single lot or a combination of contiguous lots (or parcels), or a leased area on a lot that meets the minimum zoning standards of the applicable zone.

19. Specimen or specimen plant: A single inventoried plant (native plant or safeguarded plant) rated medium to high viability.

20. Transplantability: The relative ability of a native plant to be successfully transplanted.

21. Viable plant, also a viable inventoried plant: An inventoried native plant in good physical condition with a medium or high rating for health, age and form, but which may or may not meet the "transplantability" standards of this chapter.

(Ord. 1998-39 § 1 (part), 1998)

18.72.040 Protected native plants and safeguarded species.

A. For the purpose of this chapter, the plants in the following Table 18.72.040-1 Protected Native Plants are categorized as protected native plants and may be referred to as "native plant(s)."

B. For the purpose of this chapter, the plants in the following Table 18.72.040-1B Arizona Safeguarded Species have been categorized as Arizona safeguarded species in conformance with the requirements of the Arizona native plant law. For the purpose of this chapter, Arizona safeguarded species may be referred to as "safeguarded species." The board of supervisors may, from time to time, revise this table as required to comply with changes to the list of safeguarded species in compliance with the Arizona native plant law after first giving notice of the required change.

TABLE 18.72.040-1

PROTECTED NATIVE PLANTS

| NO. | GENUS | SPECIES | VARIATION | COMMON NAME |
|-----|---------------------------------|---------------------------|----------------|--------------------------------|
| NO. | GENUS | SPECIES | VARIATION | COMMON NAME |
| 1 | Acacia | constricta | | whitehorn acacia |
| 2 | Acacia | greggii | | cat's claw acacia |
| 3 | Agave | species list ¹ | | century plant |
| 4 | Carnegiea | gigantea | | saguaro/crested saguaro |
| 5 | Celtis | pallida | | desert hackberry |
| 6 | Celtis | reticulata | | canyon hackberry |
| 7 | Cercidium | floridum | | blue palo verde |
| 8 | Cercidium | microphyllum | | foothills palo verde |
| 9 | Chilopsis | linearis | arcuata | western desert-willow |
| 10 | Corypantha | scheeri | valida | needle-spined cory cactus |
| 11 | Corypantha | screeri | robustipina | pima pineapple cactus |
| 12 | Echinocactus | horizonthalonius | Nicholii | blue barrel cactus |
| 13 | Echinomastus | erectrocentrus | acunensis | |
| 14 | Echinomastus | erectrocentrus | erectrocentrus | needle-spined pineapple cactus |
| 15 | Ferocactus | species list ² | | compas barrel cactus |
| 16 | Fouqueria | splendens | | coachwhip ocotillo |
| 17 | Mammillaria | thornberi | | thornber clustered pincushion |
| 18 | Olneya | tesota | | ironwood |
| 19 | Peniocereus | greggi | transmontanus | desert thread cereus |
| 20 | Peniocereus | striatus | | dahlia-rooted thread cereus |
| 21 | Prosopis | velutina | | velvet mesquite |
| 22 | Prosopis | pubescens | | screwbean mesquite |
| 23 | Stenocereus | thurberi | | thurber organ pine cactus |
| 24 | Yucca | species list ³ | | soaptree yucca |
| | ¹ Agave species list | | | |
| | Agave | chrysantha | | century plant |
| | Agave | deserti | simplex | simple-rosetted desert agave |
| | Agave | murpheyi | | hohokam agave |
| | Agave | palmeri | | palmer agave |

| | | | | |
|----------------------------------|------------|--------------|-------------|--------------------------|
| | Agave | parryi | parryi | parry agave |
| | Agave | parviflora | | santa cruz striped agave |
| | Agave | schottii | treleasei | trelease agave |
| 2 Ferocactus species list | | | | |
| | Ferocactus | cylindraceus | eastwoodiae | cliff barrel cactus |
| | Ferocactus | cylindraceus | lecontei | leconte barrel cactus |
| | Ferocactus | emoryi | | red-spined barrel cactus |
| | Ferocactus | wislinzenii | | fishhook barrel cactus |
| 3 Yucca species list | | | | |
| | Yucca | arizonica | | Arizona yucca |
| | Yucca | elata | elata | soaptree yucca |
| | Yucca | schottii | | mountain yucca |
| | Yucca | thorneri | | thorner yucca |

TABLE 18.72.040-1B

ARIZONA SAFEGUARDED SPECIES*

| NO. | GENUS | SPECIES | VARIATION | COMMON NAME |
|-----|--------------|------------------|--------------|-------------------------------|
| NO. | GENUS | SPECIES | VARIATION | COMMON NAME |
| E | Agave | arizonica | | Arizona agave |
| E | Amsonia | kearneyana | | Kearney's blue-star |
| T | Asclepias | welshii | | Welsh's milkweed |
| E | Astragalus | cremnophylax | cremnophylax | Sentry milk-vetch |
| T | Carex | specuicola | | Navajo sedge |
| E | Coryphantha | scheeri | robustispina | Pima pineapple cactus |
| T | Coryphantha | robbinsorum | | Cochise pincushion cactus |
| T | Cycladenia | humilis | jonesii | Jones cycladenia |
| E | Echinocactus | horizonthalonius | nicholii | Nichol's Turk's head cactus |
| E | Echinocereus | triglochidiatus | arizonicus | Arizona hedgehog cactus |
| E | Lilaeopsis | schaffneriana | recurva | Huachuca water-umbel |
| E | Pediocactus | bradyi | | Brady pincushion cactus |
| T | Pediocactus | sileri | | Siler pincushion cactus |
| E | Pediocactus | peeblesianus | peeblesianus | Peebles Navajo cactus |
| E | Purshia | subintegra | | Arizona cliffrose |
| T | Senecio | franciscanus | | San Francisco Peaks groundsel |
| E | Spiranthes | delitescens | | Canelo Hills ladies' tresses |

* As approved by the Department of the Interior in compliance with the Endangered Species Act of 1973

(Ord. 1998-39 § 1 (part), 1998)

18.72.050 Applicability and exceptions.

A. Applicability. Except as provided in paragraph B below, the requirements of this chapter apply to all development for which any of the following conditions apply:

1. On sites for which a grading plan is required or the total area covered by all grading permits is fourteen thousand (14,000) square feet or more;
2. On sites for which approval of a development plan or subdivision plat is required and for which a tentative plat or development plan is first submitted:
 - a. After the effective date of this chapter; or
 - b. Prior to the effective date of this chapter and for which a final plat or development plan is not approved within one (1) year of the effective date of this chapter.
3. On sites with a subdivision plat or development plan that was approved more than one (1) year prior to the effective date of this chapter and for which permitted on-site infrastructure construction for at least one (1) of the following major site

improvement categories has not commenced prior to the effective date of this chapter and has not been completed within one (1) year of the effective date of this chapter:

- a. Mass grading and drainage improvements;
- b. Water or sewer mains or treatment facilities; or
- c. Major streets.

4. On sites for which a preservation plan has been approved prior to the effective date of this chapter, except that only the requirements of Sections 18.72.120 and 18.72.140 apply to such sites.

B. Exceptions. The requirements of this chapter do not apply to the following:

1. Utility construction within a public utility easement or public right-of-way associated with a development plan, subdivision plat, or lot development.

2. Development on a lot recorded prior to the effective date of this chapter which meets the following conditions:

a. A development plan or subdivision plat is not required and the total area covered by all grading, grading permits, and ground disturbance is less than fourteen thousand (14,000) square feet; or

b. A development plan or subdivision plat is required and for which an analysis submitted by the property owner and approved by the planning official confirms that the net area of the lot is thirty-six thousand (36,000) square feet or less excluding the following:

1) Pima County requirements for setbacks, open space, bufferyards. The required bufferyards may be increased up to fifty percent (50 percent) at the applicant's discretion subject to approval by the planning official. Plants added for the bufferyard increase will be from on-site native plants and/or selected from Table 18.72.040-1 Protected Native Plants List;

2) Public rights-of-way, dedications, and easements;

3) Set-asides to meet the requirements of other county, state, and federal regulations, ordinances and statutes.

3. Development on a recorded lot which is thirty-six thousand (36,000) square feet or less in size, approved prior to the effective date of this chapter, and not requiring a development plan or subdivision plat.

C. Administrative exception. The requirements of this chapter may be waived by the planning official under the following conditions as demonstrated by the applicant's submittal of confirming documents in conformance with the requirements of Section 18.72.S07 of the native plant preservation manual:

1. The applicant demonstrates that development on his site will not disturb, damage, destroy, alter, or result in the removal or relocation of any specimens in Section 18.72.040 that existed on the site prior to the effective date of this chapter plus those specimens that have been introduced to the site since that date; or

2. The applicant demonstrates that the site on which his development is proposed did not contain any specimens before the effective date of this chapter and does not currently contain any specimens.

(Ord. 1998-39 § 1 (part), 1998)

18.72.060 General requirements.

A. The following general requirements apply to all development as required in Section 18.72.050:

1. No person shall destroy, mutilate, remove from a site, or relocate on a site any native plant, except in conformance with the requirements of this chapter.

2. Grubbing, grading, or clearing permits shall not be issued, and no person may grub, grade, or clear a site or any portion of a site having one or more native plants existing prior to the effective date of this chapter, except in conformance with an approved grading plan and after the preservation plan approval requirements in this chapter have been met, and the required permits have been issued.

3. No plans for a site with one or more native plants shall be approved and no permits shall be issued by Pima County for any development prior to submittal and approval of a preservation plan except as provided in Subsections 18.72.050 B and C.

4. A preservation plan and its implementation shall comply with this chapter, the preservation manual, and the Arizona Native Plants Statute (A.R.S. § 3-901 et seq.)

(Ord. 1998-39 § 1 (part), 1998)

18.72.070 Professional qualifications.

A. Preservation plans shall be produced and stamped, sealed or certified by a qualified practitioner with one or more of the following qualifications:

1. An arborist with International Society of Arboriculture certification;

2. A landscape architect with Arizona state technical registration as a landscape architect;
3. A biologist, horticulturist, or botanist with a minimum B.A. or B.S. in a plant oriented natural resource field.

(Ord. 1998-39 § 1 (part), 1998)

18.72.080 Preservation plan submittal, review, and appeal.

A. Consultation. Prior to the submittal of a preservation plan, the property owner is encouraged to consult with the planning division regarding specific submittal requirements.

B. Submittal. For projects requiring a preservation plan, submittals shall be made in conformance with the following requirements:

1. A preservation plan application shall be filed with the office of the subdivision coordinator for processing concurrently with the filing of grading plans and tentative plats or development plans for the same project.
2. All preservation plan applications shall include at a minimum all of the following:
 - a. Two (2) hard paper copies of all preservation plan documents;
 - b. One (1) integrated electronic copy of all reports, text, charts, graphs, tables, analyses, and calculations in an electronic format and media acceptable to the planning division;
 - c. Number of copies as determined during preliminary consultation with the planning division for all other plan submittals; and
 - d. The required preservation plan fee payable to the Pima County treasurer.

3. Incomplete submittals that do not comply with the submittal and preparation requirements of this chapter will not be reviewed. Incomplete submittals will be returned to the property owner with comments from the planning division explaining the area(s) of incompleteness.

C. Preservation plan review.

1. The planning division shall review the preservation plan for compliance with the requirements of this chapter and other applicable codes, regulations and special requirements.

2. Within ten (10) working days of a complete submittal, the planning division shall complete its review of the preservation plan and then notify the applicant in writing regarding any required revisions, corrections, or resubmittals, except that the ten-(10) day review period will not begin until the property owner has first submitted a grading plan and tentative plat or development plan for the project for county review. Preservation plans are reviewed by the planning division in the same manner and concurrent with other reviews for project grading plans, tentative and final plats and development plans. Comments regarding requirements for preservation plan corrections, revisions or resubmittals are coordinated with the preparation of comments for project grading plan, development plan, and tentative and final plat submittals to include the incorporation of plat and development notes and covenants, conditions, and restrictions (CC&Rs) to assure the continued preserved status of set-aside areas and preserved-in-place and transplanted specimens in a healthy and vigorous condition.

3. The applicant shall resubmit revised plans required by the planning division for final compliance review. The planning division shall complete its review of revised plans within five (5) working days of resubmittal and then provide the applicant with a written decision.

4. Any change to the underlying grading plan, development plan, tentative plat, or subdivision plat may require resubmittal of a new or revised preservation plan as determined by the planning official.

D. Variances and appeals.

1. A request for a variance of the requirements of this chapter or an appeal of an interpretation of this chapter by the development services department may be filed by a petitioner to the board of adjustment and processed as required by Section 18.93 of the Pima County zoning code.

a. The design review committee or a subcommittee established by the design review committee shall review variance requests and appeals of the requirements of this chapter and prepare an analysis and recommendation to the board of adjustment. The analysis and recommendation shall be submitted along with a staff report to the board of adjustment and presented by county staff at the board of adjustment's public hearing for the appeal.

b. The design review committee's analysis and recommendation to the board of adjustment shall consider the basis of the appeal and any extenuating circumstances due to no fault on the part of the applicant and the design review committee's recommendation will promote the purpose and findings of this chapter.

(Ord. 1998-39 § 1 (part), 1998)

18.72.090 Native plant preservation plan methods.

A. Any of the following three methods, or any combination of the following three methods may be used to prepare a preservation plan, except as required in paragraph C. below:

1. Selective Plant Preservation Method.

a. Description. The selective plant preservation method is based on the preservation-in place and salvage and transplanting-on-site of specimens and the mitigation of specimens destroyed or removed from site.

b. Components. The preservation plan for the selective plant preservation method shall be prepared as an integrated, single document and shall include the following components. The requirements of each component are described in the following Section 18.72.100:

i. An inventory of the native plants and safeguarded species on the site;

ii. A site and plant evaluation of the viability and transplantability of the inventoried native plants;

iii. A calculation of preservation and mitigation requirements;

iv. A native plant location/preliminary site plan which shows the location of preserved-in-place specimens, salvaged and transplanted specimens, replacement and supplemental plants, and specimen plants to be destroyed or removed from site on a preliminary site plan for the subject site.

2. Plant Appraisal Method.

a. Description. The plant appraisal method is based on the (1) preservation-in- place, (2) salvage and transplanting-on-site of specimens, and (3) the mitigation of specimens destroyed or removed from the site with specimens of the same size or appraised value.

b. Components. The native plant preservation plan for the plant appraisal method shall be prepared as an integrated, single document and shall include the following components. The requirements of each component are described in the following Section 18.72.100:

i. An inventory of the native plants and safeguarded plants on the site;

ii. A site and plant evaluation of the viability and transplantability of the inventoried native plants;

iii. A calculation of preservation and mitigation requirements;

iv. An appraisal of specimens proposed to be destroyed or removed from on-site;

v. A native plant location/preliminary site plan which shows the location of preserved-in-place specimens, salvaged and transplanted specimens, replacement and supplemental plants, and specimen plants to be destroyed or removed from site on a preliminary site plan for the subject site.

3. Set-aside Method.

a. Description. The set-aside method is based on an evaluation of the resource value of the specimens on-site, the designation of a minimum of thirty percent of the site with the highest resource value as a set-aside area as permanently protected natural open space, wherein development shall not occur, and the preservation in place or salvaging and transplanting on-site of safeguarded plants and specimen saguaros and ironwoods.

b. Components. The native plant preservation plan for the set-aside method shall be prepared as an integrated, single document and shall include the following components. The requirements of each component are described in the following Section 18.72.100:

i. An inventory of all plants protected as safeguarded plants, all saguaros and all ironwood with a caliper of four inches or greater;

ii. A site and plant evaluation of the viability and transplantability of the inventoried safeguarded species, saguaro and ironwood;

iii. A calculation of preservation and mitigation requirements;

iv. A resource value report;

v. A native plant location/preliminary site plan which shows the location of the thirty percent set-aside areas, and the preserved-in-place or transplanted location of safeguarded plants and specimen saguaros and ironwoods outside of the boundaries of the set-aside areas.

B. Off-site mitigation option.

1. An applicant can request to provide off-site mitigation to satisfy a portion of the mitigation required by this chapter provided the applicant submits:

a. A concept plan for the off-site mitigation;

b. A narrative that demonstrates that the off-site mitigation provides more consistency with the purposes and findings of this ordinance than the allowable on-site alternatives, and that full compliance with on-site mitigation creates unsustainable and non-viable plant communities;

c. Description of the mechanism(s) that will provide perpetual management of the off-site mitigation; and

d. Authorizations, as necessary.

2. In the case where off-site mitigation is to be accomplished by participation in a conservation bank, submittal requirements shall also include:

a. The location(s) of the conservation bank;

b. The number of bank credits that will be provided for mitigation of each species; and

c. Demonstration that the number of bank credits is proportional to the number of individuals requiring mitigation.

3. The planning director or designee is authorized to allow off-site mitigation when it has been found that the request is in keeping with the purpose and findings of this chapter. Off-site mitigation may be used only in combination with one or more of the three mitigation methods listed above.

C. Regulated Habitat. All regulated riparian habitat areas as identified on the county's riparian habitat maps shall be established as set-aside areas in compliance with the set-aside requirements in this chapter with the following exception. When it can be demonstrated that there is no "reasonable practical alternative" to disturbing the riparian habitat, that part of the riparian habitat so disturbed shall be excluded from the set-aside requirement. Riparian habitat so disturbed shall be mitigated in conformance with riparian regulations.

Table 18.72.090-1

Preservation Requirements & Preservation Credits

(ft = feet, C = caliper, D = diameter, H = height, PIP = preserved-in-place, TOS = transplanted-on-site)

| <i>Protected Native Plants</i> | | <i>Safeguarded Species</i> | <i>Saguaros</i> | <i>Other Cacti</i> | <i>Ocotillos</i> | <i>Other Succulents & Shrubs</i> | <i>Ironwood Trees</i> | <i>Other Trees</i> |
|--|---|---|--|--|---|---|--|--|
| <i>Protected Native Plants</i> | | <i>Safeguarded Species</i> | <i>Saguaros</i> | <i>Other Cacti</i> | <i>Ocotillos</i> | <i>Other Succulents & Shrubs</i> | <i>Ironwood Trees</i> | <i>Other Trees</i> |
| Inventory of Viables | | All | All | 2+ ft H or D | 2+ ft H or D | 2+ ft H | 4+ in. C | 4+ in. C |
| Minimum PIP or TOS | | 1 100% | 2 80% | 50% | 50% | 50% | 80% | 50% |
| Preservation-in-place (PIP) credits | | n/a | 3 Saguaro credits/ each > 10 ft H saguaro PIP 2 saguaro credits/ each 6-10 ft H saguaro PIP | 2 cacti credits/ each > 4 ft H same species | 2 ocotillo credits/ each > 6 ft H ocotillo PIP | 2 succulent credits/ each > 4 ft H succulent PIP same species | 3 ironwood credits/ each 12-in. C ironwood PIP 2 ironwood credits/ each 6-12-in. C ironwood PIP | 3 tree credits/ each > 12-in. C tree PIP 2 tree credits/ each 6-12-in. C tree PIP |
| Plant Replacement Ratios & Plant Additions | | | | | | | | |
| Selective Plant Preservation | Each plant damaged, destroyed, or removed from site | n/a (plants are PIP or TOS ¹) | 1, 2, 4 replaces 3:1 | replace 2:1 | replace 2:1 | replace 2:1 | replace 3:1 | replace 3:1 |
| | Each plant transplanted on site | 3 1 additional plant | 2 additional plants/ each = 6 ft H 1 additional plant/ each < 6 ft H | 1 additional plant | 1 additional plant | 1 additional plant | 2 additional plants | 2 additional plants |
| Plant Appraisal Method | Each plant destroyed or removed | n/a | 4 replace 1:1 (same size) | replace 1:1 (same size) | replace 1:1 (same size) | replace 1:1 (same size) | replace 1:1 (same size) | replace 1:1 (same size) |
| | Each plant transplanted on site | 3 1 additional plant | 2 additional plants/ each = 6 ft H // 1 additional | 1 additional plant | 1 additional plant | 1 additional plant | 2 additional plants | 2 additional plants |

| | | | | | | | | |
|--|---|---|--|--------------------------|--|----------|---|---|
| | | | plant/ each < 6 ft H | | | | | |
| Outside Set Aside Area | | | | | | | | |
| Set Aside Method | Each plant damaged, destroyed, or removed from site | n/a | 4 replacement 3:1 | n/a | n/a | n/a | replace 3:1 | n/a |
| | Each plant transplanted on site | 1 additional plant | 1 2 additional plants/ each = 6 ft H 1 additional plant/ each < 6 ft H | n/a | n/a | n/a | 2 additional plants | n/a |
| Replacement Sizes | | | | | | | | |
| Selective Plant Preservation Method & Set Aside Method | | n/a | ⁵ 2 ft H (from site) 4 ft H (from off-site or from nursery) | ⁵ 2 ft H or D | 2 ft H (from site) 4 ft H (from nursery) | 5 gallon | 15-gallon can size ⁶ for supplemental trees (2) 15-gallon cans plus (1) 24-in. box for 3:1 replacement trees | 15-gallon can size ⁶ for supplemental trees (2) 15-gallon cans plus (1) 24-in. box for 3:1 replacement trees |
| Plant Appraisal Method | | Same size or 2+ plants with total appraised value equal to plant being replaced | | | | | | |

¹ All crested saguaros 18 feet in height or greater or with arms six feet or greater in height will remain in place.

² All saguaros 18 feet in height or greater or with arms six feet or greater in height will remain in place.

³ See Arizona native plant law.

⁴ Except that all crested saguaros shall be preserved in place or salvaged and transplanted on site.

⁵ Except blue barrel cactus, pineapple cactus, needle-spined pineapple cactus, desert night-blooming cereus, and thornber pincushion which have a minimum replacement size of four inches in height or diameter.

⁶ Commercial nursery sizing.

(Ord. 2009-59 § 7, 2009; Ord. 1998-39 § 1 (part), 1998)

18.72.100 Components of native plant preservation plan methods.

The plant preservation plan methods described in 18.72.090 shall include the following components:

A. Plant inventory: All methods require a plant inventory map and a plant inventory list prepared in conformance with the requirements of Section 18.72.S03 of the preservation plan manual and showing the following plants:

1. All existing native plants in Table 18.72.040-1 that meet the following standards:
 - a. All saguaros;
 - b. All trees with a caliper of four (4) inches or greater;
 - c. All succulents and shrubs two (2) feet or greater in height or diameter;
 - d. Other cacti equal to two (2) feet in height or diameter or greater except that blue barrel cactus, fish hook cactus, compass barrel cactus, needle-spined pineapple cactus, desert night-blooming cereus, and thornber pincushion equal to four (4) inches or greater in height or diameter shall be inventoried; and
2. All existing plants listed as safeguarded plants.
3. Exceptions: Where the set-aside method is used, the following are not required to be listed in the inventory:
 - a. Any trees other than specimen ironwood;
 - b. All cacti, succulents and shrubs listed in 1.c. and 1.d. of this section.

B. Site and plant evaluation: All native plant preservation plan methods require a comprehensive analysis and evaluation of the undisturbed site and its native plants and safeguarded plants which shows the following:

1. The condition of each inventoried native plant, plant community, and safeguarded species listed in the plant inventory based on the viability and transplantability rating criteria and standards specified in Section 18.72.S04 of the preservation manual.

2. The criteria and standards used to determine which plants and plant communities will be set-aside, preserved-in-place, salvaged and transplanted-on-site, or destroyed or removed from the site.

C. Calculations: Preservation and mitigation requirements. Protected native plants and safeguarded plants shall be preserved-in-place, transplanted on-site, or mitigated as required by this paragraph and the following paragraphs D through and including G and as demonstrated by Table 18.72.090-1.

1. Safeguarded plants and "crested" saguaros: One-hundred percent (100%) of safeguarded plants and "crested" saguaros shall be preserved-in-place or salvaged and transplanted on-site, except that all "crested" saguaros eighteen (18) feet in height or greater and "crested" saguaros with arms six (6) feet or greater in height shall remain in place, and

2. For the selective plant preservation and plant appraisal methods, the minimum requirements for the preservation-in-place, salvage and transplanting-on-site, and mitigation of inventoried native plants and safeguarded plants are:

a. All other saguaros and ironwoods: A minimum of eighty percent (80%) of the inventoried saguaros and specimen ironwood trees shall be preserved-in-place or salvaged and transplanted-on-site, except that all saguaros eighteen (18) feet in height or greater and saguaros with arms six (6) feet or greater in height shall be preserved-in-place or remain on-site.

b. Other native plants: a minimum of fifty percent (50%) of all specimens, except safeguarded plants, shall be preserved-in-place or salvaged and transplanted on-site.

c. Mitigation requirements for the remaining specimens rated medium to high viability that are destroyed or removed off-site as shown on the preservation plan shall be mitigated by replacement with plants of the same genus and species in conformance with the replacement and size requirements of the following subparagraphs E and G.

3. For the set aside method: Thirty percent (30%) of the site shall be set-aside and the minimum requirements for preservation in place, salvage and transplanting on-site of safeguarded plants, "crested" saguaros, other saguaros, and ironwood trees outside set-aside areas shall be in conformance with the requirements of subparagraphs 1 and 2.a above.

D. Calculations: Bonus credits. For the selective plant preservation and the plant appraisal methods, a bonus credit shall be allowed as follows for specimens, except safeguarded plants, that are preserved-in-place:

1. Each specimen saguaro greater than ten (10) feet in height and fenced in conformance with 18.72.S05 E.8 in the preservation manual may be credited as three saguaros.

2. Each specimen saguaro six (6) to ten (10) feet in height may be credited as two (2) saguaros.

3. Each specimen ocotillo greater than six (6) feet in height may be credited as two (2) ocotillos.

4. Other specimen cacti, succulents and shrubs greater than four (4) feet in height may be credited as two (2) of the same species.

5. Each specimen tree, measuring greater than twelve (12) inches in caliper and fenced in conformance with 18.72.S05 E.8 in the preservation manual, may be credited as three (3) of the same species.

6. Each specimen tree, measuring six (6) to twelve (12) inches in caliper, may be credited as two (2) of the same species.

E. Calculations: Minimum replacement requirements. Specimens destroyed or removed from the site shall be mitigated by replacement plants of the same genus and species according to the following replacement requirements and the size requirements in the following paragraph G:

1. For the selective plant preservation method, the following minimum replacement requirements apply:

a. Each specimen saguaro destroyed or removed from the site shall be replaced on-site with three saguaros, three to one (3:1).

b. Other specimen cacti, yucca, ocotillo, succulents and shrubs destroyed or removed from the site shall be replaced on-site with two plants (2:1) of the same genus and species.

c. Each specimen tree destroyed or removed from the site shall be replaced with three plants (3:1) with trees of the same genus and species.

2. For the plant appraisal method, each specimen plant destroyed or removed from the site shall be replaced one for one (1:1) with plants of the same genus and species.

3. For the set-aside method, all specimen saguaros and ironwoods outside the set-aside area(s) that are destroyed, or removed from the site shall be replaced in conformance with the plant replacement requirements for the selective plant preservation method in subparagraph 1.a and 1.c above.

F. Calculations: Minimum supplemental requirements. Specimens salvaged and transplanted on-site shall be supplemented with an additional plant or plants of the same genus and species according to the following supplemental requirements and the size requirements in the following paragraph G:

1. For the selective plant preservation method and the appraisal method, the following minimum supplement requirements apply:

a. Each specimen saguaro, six (6) feet or greater in height salvaged and transplanted on-site, shall be supplemented with two (2) additional saguaro planted on-site; each specimen saguaro less than six (6) feet in height salvaged and transplanted on-site shall be supplemented with one (1) additional saguaro planted on-site.

b. Other specimen cactus, yucca and ocotillo and any safeguarded plants of any size, salvaged and transplanted on-site shall be supplemented with the planting on-site of one (1) additional plant of the same genus and species. NOTE: See the Arizona native plant law for any provisions which supersede or supplement these regulations as they apply to safeguarded plants.

c. Each specimen tree, except for safeguarded plants, transplanted on-site shall be supplemented with two (2) additional trees of the same genus and species.

2. For the set-aside method, all specimen saguaros outside set-aside areas, except crested saguaros, and all specimen Ironwoods and all safeguarded plants outside set-aside areas that are transplanted on-site shall be supplemented in conformance with the plant supplement requirements for the selective plant preservation method in paragraph 1 above.

G. Minimum replacement and supplemental sizes.

1. For the selective plant preservation method, the following minimum standards apply for all specimens:

a. Saguaros: Two (2) feet in height from on-site or four (4) feet in height from off-site or from a plant nursery.

b. Tree: Commercial nursery sizing for supplemental trees shall be fifteen- (15) gallon can size. The size of three to one (3:1) replacement trees shall be two (2) fifteen- (15) gallon cans and one (1) twenty-four- (24) inch box.

c. Other native cacti and succulents. Two (2) feet in height or diameter, except that blue barrel cactus, fish hook cactus, compass barrel cactus, needle-spined pineapple cactus, desert night-blooming cereus, and thornber pincushion shall have a minimum replacement size of four (4) inches in height or diameter.

d. Ocotillo: Two (2) feet in height (from on-site) or four (4) feet in height (from nursery).

e. Yucca and other native shrubs. Five- (5) gallon.

2. For the plant appraisal method, supplemental plant sizes shall be the same as in paragraph 1 above. The size of a replacement plant shall be equal to or greater than the caliper and no less than three quarters ($\frac{3}{4}$) of the height and spread of the specimen being replaced, or a destroyed or removed specimen may be replaced with two (2) or more native plants with a minimum fifteen- (15) gallon can size and which have a total appraised replacement value no less than the appraised value of the plant being replaced.

3. For the set-aside method, replacement and supplemental size requirements for specimen saguaros, except crested saguaros, and specimen ironwood, outside set-aside areas shall be in conformance with the plant replacement and supplement requirements for the selective plant preservation method in subparagraph 1.a and 1.b above.

H. Native plant location/preliminary site plan. A native plant location/preliminary site plan, prepared in conformance with the requirements of 18.72.S05 in the plant preservation manual shall promote the preservation and enhancement of the site's native vegetation and undisturbed natural environment. The plan shall minimize disturbance of native vegetation and promote the preservation-in-place of significant specimens, plant communities, animal habitats and set-aside areas. Compliance with the minimum requirements of Sections 18.72.090 and 18.72.100 is required.

1. Site design and plant preservation shall support the following objectives:

a. The preservation-in-place of tall saguaros and large trees, in particular saguaros six (6) feet and greater in height and trees eight (8) inches and greater in caliper.

b. The protection from removal, relocation, or destruction of the understory vegetation of specimen plants and plant community(ies) to be preserved-in-place.

c. The continuity and linkage of on-site resources that extend beyond the site (i.e., natural open spaces, vegetative and animal habitat, hiking, riding, and equestrian trails).

d. To minimize the fragmentation and destruction of plant communities for the purpose of preserving wildlife and riparian habitat.

e. To limit the size of site development areas and building envelopes in order to preserve the site's natural features and amenities.

f. To locate salvaged and transplanted specimens on the site within common areas or landscape bufferyard areas as required by Chapter 18.73 and within the front yards of residential lots for the purpose of improving public and private

streetscapes and to limit the net loss of native plant diversity and volume, and wildlife habitat on the site.

g. To encourage the preservation of specimens in excess of the specimens required to meet the minimum requirements of this chapter.

h. To encourage the harvesting of salvageable native plants in excess of the specimens required by this chapter, an approved preservation plan, other applicable regulations, and specimens not otherwise used by the property owner, for projects and programs which benefit the public, such as parks, schools, public streetscapes, community native plant banks, public works projects, and the surrounding neighborhood consistent with the requirements of Section 18.72.130.

2. The native plant location/preliminary site plan shall comply with the following requirements for riparian habitat areas, washes and floodplains:

a. Riparian habitat established as set-aside areas shall not be removed, altered, enhanced, or disturbed;

b. Riparian habitat outside set-aside areas and natural open space that is disturbed shall be mitigated in conformance with riparian regulations;

c. Native plants that occur on plant lists in riparian regulations may be salvaged and transplanted to disturbed riparian habitat in compliance with riparian mitigation requirements;

d. Disturbed washes and disturbed floodplain areas (areas outside set-aside and riparian habitat areas) may be enhanced by the salvage and transplanting, or mitigation of native plants. Those portions of washes and floodplain areas so disturbed and/or enhanced are categorized as functional open space;

e. Those portions of washes and floodplains which are either disturbed or enhanced or both by drainage improvements or those portions of washes and floodplains with a significant increase or decrease in historic hydrological characteristics of velocity or volume as a result of development, disturbance, or enhancement either inside or outside of a wash or floodplain, may be categorized as functional open space. Development, disturbance, enhancement, or a significant increase in the historical hydrological characteristics of a wash or floodplain shall prevent that portion of a wash so affected from being categorized as natural open space or set-aside area.

I. Plant appraisal. For the plant appraisal method only, a plant appraisal will be prepared in conformance with the following requirements:

1. Each specimen plant identified in the native plant preservation plan to be removed from the site or destroyed must be appraised for its market value by a certified plant arborist and replaced with native plants of the same species and variety with a total market value equal to or greater than the market value of the plant removed or destroyed. The appraisal shall be prepared using market values and techniques published by the Council of Tree and Landscape Appraisers. The appraisal shall be current within six (6) months prior to submittal of a preservation plan and will be valid for a period of two years from the date of preservation plan approval. The subsequent submittal of a new or revised preservation plan may require the submittal of an updated plant appraisal as determined by the planning official.

2. A revised appraisal value is required after the two- (2) year time limit has expired, and each two- (2) year period thereafter until such time as the approved preservation plan is implemented. Compliance with the plant appraisal method requires the establishment of monetary assurances such as a bond or letter of credit. The assurances shall have a monetary value equal to the market values of all specimen plants to be removed from the site or destroyed.

J. Resource value report. For the set-aside method only, a resource value report shall be submitted together with the native plant location/preliminary site plan. The boundaries of natural open space area(s) set-aside in the resource value report shall be delineated as natural open spaces area(s) on all site plans, development plans, tentative plats, subdivision plats and grading plans for the subject site and will be described as undisturbed natural open space area(s) in all covenants, conditions, and restrictions (CC & As) for the development. The resource value report shall include all of the following:

1. An analysis prepared for the entire site to determine the general viability of native plants and plant communities on the site. The analysis shall include an assessment and prioritization, on a graduated scale from most significant to least significant, of the undisturbed natural desert areas based on the resource value of the existing native plants. The resource value shall be determined by factors such as health, size, density, and variety of native plant species, the visual resource value of the undisturbed natural desert areas, and the potential to maximize the preservation of contiguous areas of undisturbed natural desert with native plants both on and off site. The highest resource value shall be given to riparian habitat areas.

2. A minimum of thirty percent (30%) of the site or that portion of the site for which the set-aside method is utilized, shall be shown on the attached native plant location/preliminary site plan as an area set-aside as undisturbed natural open space. The set-aside areas shall consist of the site areas with the highest resource value as determined by the report.

3. An inventory and analysis of the viability and transplantability of all plants protected as safeguarded plants, all saguaros, and all inventoried ironwoods which are outside of the boundaries of the set-aside areas. Calculations for preservation requirements and credits shall conform to the requirements of this chapter.

4. Boundaries of all set-aside areas clearly delineated on an aerial photograph of the site.

K. Supplementary information. The planning official may require additional information to reasonably insure that the purpose of this chapter is fulfilled.

(Ord. 1998-39 § 1 (part), 1998)

18.72.110 Tagging, color-coding, plant protection and planting operations.

A. Identification numbering. All specimens shall be tagged with identification numbers and color coding in conformance with 18.72.S06 color-coding and tagging standards in the manual, except that specimens within a designated and fenced natural open space or set-aside area need not be tagged.

B. Protection and identification of specimens. Specifications included in the preservation plan and all transplanting and construction contracts for the project shall include language requiring the protection of preserved-in-place and transplanted specimens; and the identification, accounting and replacement of damaged, dead, or dying preserved-in-place and transplanted specimens, all in conformance with the requirements of this chapter and the preservation manual.

C. Planting and transplanting. The planting of replacement and supplemental plants and the salvage and transplanting of specimens shall be done by bonded professionals qualified in the identification, planting, salvage, transplanting, and maintenance of native plants.

D. Irrigation and maintenance. Preserved-in-place and transplanted specimens and replacement and supplemental plants shall be irrigated and maintained as required by Section 18.72.S05 and in conformance with established irrigation and maintenance practices as required to promote the survival of plants in a healthy condition.

E. Salvage permits. Permitted plants shall be salvaged and transplanted in compliance with the requirements of this chapter, the preservation manual and the Arizona Native Plants Statute (A.R.S. § 3-901 et seq.).

(Ord. 1998-39 § 1 (part), 1998)

18.72.120 On-site monitoring and replacement of dead, damaged, or dying plants.

A. On-site monitoring of all aspects of preservation, salvaging and transplanting, planting, and associated mitigation operations, including harvesting, permit compliance, site clearing, grading, plant marking, color-coding, and plant protection shall be provided by the property owner during project construction.

B. On-site monitoring shall be performed by an independent monitor, not an employee of the property owner, who is a qualified professional and practitioner in native plant identification and protection with qualifications equal to or exceeding those in 18.72.070. The monitor will be under contract with and at the expense of the property owner.

C. The monitor shall be authorized by the property owner to require contractors and developers to demonstrate and verify that all aspects of preservation, salvage, mitigation, and plant protection activities are performed in conformance with the approved preservation plan and this chapter and the preservation manual.

D. Immediately after the monitor's initial site visit, the monitor shall prepare a report on the status of specimens identified on the approved preservation plan and specimens tagged as preserved-in-place or to be salvaged and transplanted-on-site. The report shall include the general condition of specimens, the identification of specimens under stress, damaged, dying, or dead, and the appropriate techniques to relieve the stress and damage, and recommendations for the replacement of specimens that are dead or dying.

E. The monitor shall conduct periodic on-site inspections and provide periodic progress reports to the property owner and the planning division no later than forty-eight (48) hours after the on-site inspection. The progress report will outline the status of plant preservation plan work accomplished to date, any problems encountered, and any noncompliance with the requirements of the approved preservation plan and this chapter.

F. A preserved-in-place, transplanted, replacement, or supplemental plant identified in the monitor's status report or the county's field inspection report as dying or as having died during project development will be replaced by the property owner within three (3) months of the report's completion. The plant(s) will be replaced with a viable plant(s) of the same genus and species in good condition, of uniform shape, and representative of the species and equal or greater caliper as the replaced plant; or, replaced with two (2) or more plants of the same species with a minimum fifteen- (15) gallon can size and total appraised replacement value equal to or greater than the appraised value of the replaced plant. The owner will take action within a shorter period of time if required to improve the health of stressed plants and to prevent plant loss. These requirements will apply to all supplemental and replacement plants and to no less than ninety percent (90%) of all plants salvaged and transplanted on-site.

G. The monitor shall conduct an assessment of the condition of the site's specimens and replacement and supplemental plants one year after final inspection has been performed on the site, and the monitor shall thereafter certify as to whether or not the requirements of the approved preservation plan and this chapter have been complied with.

(Ord. 1998-39 § 1 (part), 1998)

18.72.130 Harvesting process.

The harvesting process in whole as described in this section is strongly encouraged, but not required. If a property owner allows harvesting of plants not identified for preservation in place or salvaging and transplanting on-site, the following procedures shall apply:

A. The property owner shall, at the time of his first submittal to the county of a preservation plan for the subject site, mail a notice regarding a forty-eight- (48) hour harvesting process to the planning division, all abutting property owners and those agencies identified in Section 18.72.100.H.1.h who have previously notified the planning division of their interest in the harvesting process. The planning division shall provide the property owner with a harvesting list of agencies and individuals who have previously notified the planning division of their interest in the harvesting process.

B. After preservation plan approval and at least five (5) calendar days prior to the commencement of grubbing, site clearing, and grading operations, the property owner shall mail a notice to the planning division and to individuals and organizations on the harvesting list who have notified the property owner of their interest in harvesting plants on the subject site. The notice shall establish a forty-eight- (48) hour harvesting period during which existing plants not shown on the approved preservation plan as preserved-in-place, salvaged and transplanted-on-site, located in a set-aside area, or otherwise reserved at the discretion of the developer may be harvested by harvesters.

C. The harvesting of native plants shall be done by bonded professionals qualified in the identification, salvage and transplanting of native plants and whose harvesting services shall be provided for and paid by the harvesting individual(s) or organization(s). The harvesting process shall be monitored by the property owner's monitor to assure that harvesting of native plants is limited to plants without an identification tag and located outside all set-aside areas.

D. Permits required by the Arizona Native Plants Statute (A.R.S. § 3-901 et seq.) shall be secured by the harvesting individual or organization.

(Ord. 1998-39 § 1 (part), 1998)

18.72.140 Compliance, conflict, violations, penalties, assurances.

A. Compliance and conflict with county, state, and federal regulations.

1. This chapter does not replace, supersede, or in any way affect or change requirements for compliance with the Federal Endangered Species Act and the Arizona Native Plants Statute (A.R.S. § 3-901 et seq.). In the event of a conflict between the requirements of this chapter and the requirements of the Federal Endangered Species Act or the Arizona Native Plants Statute, the requirement which provides the most protection for native plants will prevail.

2. Requirements for compliance with this chapter and other Pima County regulations will be calculated and applied separately. Compliance with this chapter may be considered for the purposes of compliance with other chapters, if the primary purpose to preserve native plants and plant communities is not jeopardized. In the event of a conflict between two (2) or more requirements in this chapter, or conflicts between the requirements of this chapter and the requirements of another chapter, the more restrictive requirement will prevail, except the highest resource value for the establishment of set-aside areas shall be given to previously designated riparian habitat areas.

3. Planning division staff, qualified in preservation plan review and the identification of native plants and safeguarded species, may periodically provide spot-inspections to confirm compliance with this chapter and approved preservation plans.

B. Violations and penalties. In addition to the provisions of Chapter 18.95 Compliance and Enforcement, violations of this chapter are subject to the following enforcement, penalties, fines, and other remedies:

1. No person shall, individually or through acts of another person, intentionally or negligently damage, destroy, or remove from the site any native plant except as authorized by an approved native plant preservation plan.

2. A fine for the damage, destruction, or removal from the site of each native plant will be based on the following schedule:

a. For each viable saguaro. two hundred dollars (\$200) per foot of main trunk and two hundred dollars (\$200) per foot of each arm with a maximum not to exceed two thousand five hundred (\$2,500) per saguaro;

b. For each specimen tree or shrub. three hundred dollars (\$300) per caliper inch measured twenty-four (24) inches above grade level for trees and six (6) inches above grade for shrubs with a maximum not to exceed two thousand five hundred dollars (\$2,500) per tree or shrub.

3. A fine of not less than five hundred dollars (\$500) nor more than two thousand five hundred dollars (\$2,500) if native plants are damaged, destroyed, or removed from the site prior to approval of a preservation plan.

C. Additional penalties. Any person who individually or through acts of another person, intentionally or negligently damages, destroys, or removes from the site any native plant, except as authorized by an approved preservation plan, may be subject to one or more of the following in addition to any fines imposed by paragraph B above as determined by the hearing officer pursuant to Chapter 18.95 of this code:

1. Mitigation of specimens damaged, destroyed, or removed from the site which may include:

a. One hundred percent (100%) replacement with plants of the same genus and species and of equal or greater size as the specimens being replaced and the replacement will be completed within ninety (90) days of the violation, and

b. Any supplemental mitigation and site improvements determined to be necessary to restore the natural habitat and plant communities which have been damaged, destroyed, or removed from the site,

c. In the event replacements are not made as required by the preceding subparagraph C.1.a and b, then payment to the county by the property owner of an amount equal to the certified appraised replacement value of the specimens damaged, destroyed or removed from the site and not subsequently replaced as required by this paragraph. The certified appraised replacement value will be based on the type, size, and original condition of the specimens prior to the violation as shown in the plant inventory. The certified appraisal will be provided by and at the property owner's expense.

2. Supplemental mitigation, maintenance and monitoring requirements for native plants following the final inspection. This requirement shall be performed for a period of time as determined by the hearing officer, but not to exceed eight (8) years.

3. Suspension by the director of the development services department of any permits issued by the county for development of the site. Any such suspension shall remain in effect unless and until the violation is mitigated in conformance with this chapter as approved by the planning official.

D. Suspension lifted. Where any permit issued by the county is suspended until its expiration pursuant to paragraph C.3 above, no new permit shall be issued for the site until all fines issued pursuant to paragraphs B.2 and B.3 above have been fully paid and all mitigation required by paragraph C.1 and C.2 above has been fully performed.

E. Maintenance agreement. Prior to the subsequent issuance of permits for development of the site on which a violation occurs, the property owner shall provide the county with proof, such as an agreement with a landscape installation and maintenance service, that procedures are in place to ensure replacement of damaged or destroyed plants and follow-up maintenance of those plants replaced for a period determined by Pima County, but not to exceed eight (8) years.

F. Other violations and penalties. Violations of the Arizona native plant law are subject to the penalties and sanctions in the law.

G. Assurances. Implementation and completion of an approved preservation plan and all associated mitigation standards and maintenance requirements, all in conformance with this chapter and the requirements of the preservation manual, shall be guaranteed by assurances acceptable to Pima County, as specified by Pima County policy and regulations and consistent with Section 18.69.070. Assurances shall include the following provisions:

1. Assurances will be submitted prior to preservation plan approval and will be released when final inspection by the professional on-site monitor certifies compliance with and completion of the preservation plan as confirmed by Pima County except as provided in the following subparagraph 2.

2. Maintenance and preservation assurances. The final approval of any subdivision plat or development plan that includes an approved preservation plan will require covenants or assurances which ensure the continued preservation of set-aside areas and the continued maintenance and preservation of specimens preserved-in-place or transplanted on-site.

(Ord. 1998-39 § 1 (part), 1998)

18.72.150 Amendments.

A. This chapter may be amended by the board of supervisors in conformance with the provisions in Section 18.01.070.

(Ord. 1998-39 § 1 (part), 1998)

Appendix F: Landscaping, Buffering & Screening

Chapter 18.73

LANDSCAPING, BUFFERING AND SCREENING STANDARDS*

- 18.73.010 Purpose and scope.
- 18.73.020 Definitions.
- 18.73.030 Performance standards.
- 18.73.040 Screening and bufferyard requirements.
- 18.73.050 Amenity landscaping requirements.
- 18.73.060 Landscape plan requirements.
- 18.73.070 Landscape plan review and appeal.
- 18.73.080 Maintenance provisions.

18.73.010 Purpose and scope.

A. The purpose of this chapter is to provide landscaping requirements and performance standards which:

1. Enhance and promote the image of the community's desert environment;
2. Conserve groundwater resources in conformance with the Arizona Groundwater Code, Title 45, Chapter 2, by:
 - a. Specifying the use of arid landscape design principles and standards,
 - b. Helping utilize stormwater, and control and reduce runoff,
 - c. Specifying the use of plant materials from approved lists,
 - d. Encouraging the use of effluent;
3. Protect the public health, safety and general welfare by:
 - a. Minimizing noise, air, water, dust and visual pollution,
 - b. Screening and buffering incompatible land uses,
 - c. Preserving property values and the character of neighborhoods,
 - d. Reducing the heat and glare absorbed and radiated by development,
 - e. Conserving energy resources,
 - f. Helping to control soil erosion,
 - g. Controlling the spread of invasive and noxious plants,
 - h. Increasing traffic safety, and
 - i. Protecting air quality by reducing dust emissions.

B. The intent of this chapter is to ameliorate adverse impacts between potentially incompatible uses and zones by requiring a minimum level of buffering and screening. This chapter does not determine the compatibility of two different uses or zones, which is determined by the board of supervisors.

C. Scope.

1. The provisions of this chapter shall apply to all development, unless excepted elsewhere in the Code, except development within the ML zone and RVC zone adjacent to the ML zone, and conversions of apartment complexes to condominiums with landscape plans that were approved with the apartment development plan.

2. New development. The provisions of this chapter apply to all new tentative plans and development plans submitted after October 1, 1985;

3. Expansion of existing uses. Approved plans and development existing prior to October 1, 1985 shall comply with the regulations under which approval was given, and shall be subject to the provisions of this chapter if proposed expansion will exceed twenty-five percent of the gross floor or lot area of the existing development.

4. Landscape plan submittal. A landscape plan shall be submitted to the planning division of the development services department for the following:

a. Any development plan or subdivision plat that requires ten or more parking spaces, except for development within the ML zone and RVC zone adjacent to the ML zone, development of single-family dwellings where all parking is contained within structures and carports on individual, subdivided lots, and development plans for apartment conversions to condominiums that have landscape plan that were approved by the planning division and development services department.

b. When screening, buffering or landscaping is required by the chapter,

c. When screening, buffering or landscaping is required by the board of supervisors as a condition of rezoning or other reason,

d. Reserved.

e. Any landscaping requiring review by the planning division required to fulfill requirements of the General Commercial Standards (Chapter 18.39), Golf Course Zone (Chapter 18.59), Hillside Development Overlay Zone (Chapter 18.61), Historic Overlay (Chapter 18.63), Major Resort Zone (Chapter 18.40), Sign Standards (Chapter 18.79) or Grading Standards (Chapter 18.81).

(Ord. 2015-7 § 5 (part), 2015; Ord. 2006-97 § 1 (part), 2006; Ord. 2003-72 § 4 (part), 2003; Ord. 1986-187 § 1 (part), 1986; Ord. 1985-171 § 1 (part), 1985)

18.73.020 Definitions.

A. Certain terms used in this chapter shall be defined as follows:

1. Amenity landscaping. Any landscaping that is required to mitigate for the negative environmental affects to a site caused by paving and impervious structures;

2. Bufferyard. Landscaping elements, screening devices, and landforms used for reduction of the potentially adverse impacts of adjoining, dissimilar land uses as depicted in the Landscape Design Manual;

3. Effluent. Reclaimed wastewater;

4. Environmental zone design principle. The landscape management and design principle of identifying planting areas throughout the site that have, or will be designed to have, similar maintenance, irrigation and exposure requirements. Zones may range from arid to wet. The plant palette for each zone should clearly reflect the function and design objective of the zone. Application of this principle promotes rational site planning and efficient, attractive, cost-effective landscaping;

5. Gross parking area. The total square footage of the development site minus the first floor square footage of all buildings and storage yards, bufferyards and drainage structures;

6. Landscaping. The combination of landscape elements in a designed, specific application that meets the purposes of this chapter. Landscape elements may include vegetation, such as trees, cacti, shrubs and groundcovers and other elements such as walls, earth berms, planters, and other architectural or structural elements;

7. Mini-oasis design concept. The landscape design technique of allocating a generous portion of a site's landscape water where it will return maximum benefit in terms of cooling, aesthetic pleasure and exposure to people;

8. Plant size.

a. Gallons, in regard to plant size is the container size generally accepted by trade professionals to denote or specify plant materials size;

b. Caliper shall refer to tree trunk size measured as follows:

i. For 15 gallon and 24 inch box containers, measure the trunk at the widest point within the first four to six inches above ground.

ii. For 36 inch box and larger containers, measure the trunk at the widest point six to twelve inches above ground.

iii. For multiple stem trees, measure the second largest stem within the first six inches above the origination point, or six inches above ground if all stems originate from the soil. The caliper for multiple stem trees shall be determined by averaging no more than the diameter of three of the largest stems.

iv. Trees with all branches above twelve inches from the ground are classified as single stem trees.

9. Screening element. Any landscaping or structure used to conceal or reduce the negative visual and audio impacts of certain land uses or activities from streets or adjacent development. The height of a screening device is measured from the highest finished grade abutting the element to be screened;

10. Walls or fences. Any structure intended for confinement, prevention of intrusion, boundary identification or screening of an activity or land use.

11. Decorative masonry wall. Masonry wall that is stuccoed and painted, has a textured, colored surface, or contains other elements that improve the aesthetic appearance of gray slump block walls, as approved by the planning director.

12. Natural Desert Bufferyard. A bufferyard that is composed of undisturbed areas in which disturbance is prohibited except to enhance small areas by planting the same plant material and density as undisturbed areas endemic to the site area.

(Ord. 2006-97 § 1 (part), 2006; Ord. 1985-171 § 1 (part), 1985)

18.73.030 Performance standards.

A. Scope. This section provides general standards for bufferyards, landscape designs and landscape plans. Specific design references, standards and plant lists in the form of a landscape design manual are hereby adopted to ensure compliance with this chapter. The landscape design manual may be amended by resolution of the board after a noticed public hearing. The planning director may approve minor changes to the landscape design manual. Landscape reference materials and plant lists are available at the planning and development services department.

B. General Standards.

1. Landscape designs shall be in harmony with the environmental context of the development site. Preservation of native, on-site vegetation shall be a primary objective of site planning for development. Specimen plants shall be given particular consideration for retention on site. Property owners shall comply with the provisions of Arizona Revised Statutes, Section 3-904;

2. Wherever the undisturbed natural desert landscape cannot be preserved, or has been disturbed through past land use and is no longer representative of the native habitat, landscape design and construction shall promote the use of transplanted, on-site desert plants, container plants, seeded desert plants and inorganic groundcovers. This standard shall be particularly emphasized on all landscaped areas abutting public rights-of-way, scenic routes and landscaping having high public visibility;

3. The environmental zone design principle of appropriate plant selection and placement, based on the function, water requirement and most suitable environmental exposure of the plant materials, shall be used in all proposals. The mini-oasis design provision may be permitted when proposed water-intensive planting designs are found by the planning director to substantially meet criteria found in the landscape design manual;

4. Turf applications over ten acres, except as required by the Pima County department of natural resources, parks and Recreation, including parks and recreational facilities, cemeteries and school grounds shall be irrigated with reclaimed water, effluent, or CAP water. Golf course design and its use of turf within Pima County is regulated by the Golf Course zone (Chapter 18.59);

5. Plants shall be selected from the approved plant lists within the Landscape Design Manual. Requests for changes in the plant lists may be made to the planning director, who shall review the request and enter all approved changes to the plant list addendum which shall be available from the planning department;

6. Trees and shrubs.

- a. Trees shall be at least five gallons in size, or of comparable height if bare-rooted, at planting time,
- b. Shrubs shall be at least one gallon in size at planting time,
- c. Trees and shrubs shall be planted so that at maturity they do not interfere with service lines, traffic sight lines and the property rights of adjacent property owners, and
- d. Trees planted near public sidewalks or curbs shall be provided with suitable root diverters to minimize heaving of those improvements;

7. Groundcovers.

a. When inorganic groundcovers are used, they shall be in combination with live plants and not exceed two-thirds of the total area of applied groundcovers,

b. Turf use, except as required by Pima County Department of Natural Resources, Parks and Recreation, shall be for functional use only, not to exceed an area that is equal to fifteen percent of the required landscaped area, and shall be located, when used, on the development site:

- 1) To mitigate glare and reduce heat near buildings and their openings, windows and patios,
- 2) To enhance a mini-oasis,
- 3) To enhance a pedestrian entryway,
- 4) In an environmental zone compatible with the context of the landscape and architectural design,
- 5) To conserve water and demonstrate this ethic to the public;

c. Unpaved areas in any plant bed, median or tree understory within a planter shall be planted with shrubs, accents or vines, or covered with appropriate organic and inorganic groundcovers;

8. Irrigation and water accent features:

- a. All water use for landscape irrigation and enhancement shall conform to the Arizona Groundwater Code (Title 45, Chapter 2) and the adopted groundwater management plan for the Tucson active management area, except areas located outside of the Tucson active management area, which must adhere to the requirements of this chapter,
- b. Each introduced planting shall be served by a water-conserving, underground irrigation system that incorporates rain sensors and is capable of seasonal adjustments, unless otherwise approved by the planning director. Stormwater harvesting and drip irrigation are the preferred irrigation methods,
- c. Required landscape areas shall use a separate reclaimed ready irrigation system to promote the use of effluent to irrigate landscaped and turf areas. A note describing effluent use feasibility shall be included on landscape plans indicating briefly: cost-effectiveness, potential sources and availability,
- d. Landscape designs shall be integrated with improvement plans for the site and shall make maximum use of site stormwater runoff for irrigation purposes, and
- e. Water design features that use groundwater or CAP water, such as ponds and fountains, shall not exceed more than fifty square feet in size unless approved by the design review committee with a suitable justification to demonstrate why the water design feature requirements cannot be met within fifty square feet.

9. Natural features:

- a. Earth berms shall be designed to transition to existing grades, shall not exceed a slope of 2:1, and shall be adequately covered with plant material, groundcovers or rip-rap to control erosion,
- b. Natural drainageways and existing, natural vegetation may be used for screening and amenity landscape credit if approved by the planning director, provided such uses are consistent with the county floodplain management ordinance;

10. Streetscape sculpture and furniture: Streetscape bufferyards wider than ten feet may be reduced by ten percent of their required width, for each one hundred linear foot section that includes an, approved public sculpture or furniture piece installed and maintained within the bufferyard. Public sculpture and furniture shall be approved by the design review committee (reference Chapter 18.99), subject to standards contained in the landscape design manual;

11. Safety design standards:

- a. Walls, fences, signs, landscaping and other potential obstructions to view in excess of two feet in height shall be placed in accordance with the requirements of Section 18.77.020;

12. Public right-of-way standards:

- a. Landscaping in publicly owned or controlled areas shall be consistent with the purpose and requirements of this chapter, design requirements as specified in the county development standards code, the department of transportation's subdivision street standards, the scenic routes ordinance and the Pima County landscape design manual;
- b. A right-of-way use permit and maintenance agreement must be obtained from the Pima County Real Property Division prior to installation of any landscaping within the public right-of-way.

13. Plant materials spacing: Plants may be grouped, clustered or unevenly spaced to prevent the creation of an unnatural appearance in the landscape, provided that screening and mitigation of site development from streets and adjoining lots is provided and the design complies with the Landscape Manual.

C. Stormwater Harvesting Option.

1. Stormwater harvesting in bufferyards. When stormwater harvesting systems meet requirements in Section 18.07.030(S) (2) and cover at least three-quarters of the required bufferyard area:

- a. The height of walls required in the Landscape Design Manual for Bufferyards A through D only may be reduced to three and one-half feet; and
- b. The density of canopy trees required in the Landscape Design Manual for all bufferyards may be reduced by fifty percent.

(Ord. 2015-7 § 5 (part), 2015; Ord. 2006-97 § 1 (part), 2006; Ord. 1985-171 § 1 (part), 1985)

18.73.040 Screening and bufferyard requirements.

A. Scope:

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

B. Bufferyards:

1. Purpose: Both the amount of land and the type and amount of planting specified for each bufferyard requirement are designed to ameliorate nuisances between adjacent land uses or between a land use and public street or road, yet to be designed to promote appropriate linkages to compatible land uses and public streets or roads. Appropriate linkages include, but are not limited to design that promotes pedestrian and bicycle path connectivity including safe routes.

C. Location of bufferyards:

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

D. Determination of bufferyard requirements:

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

- a. Identify the land use zone category of the proposed use on Table 18.73-1, "Bufferyard Requirements," codified in this chapter, and located in the landscape design manual,
- b. Identify the land use zone category of the existing land use zones adjacent to the proposed use on Table 18.73-1,
- c. Identify any adjacent street as private, public, major route, and/or scenic route.
- d. Determine the bufferyard required on each boundary (or segment thereof) of the subject parcel by referring the indicated letter designation from Table 18.73-1 to the bufferyard standards illustrated in the landscape design manual.

2. Bufferyard specifications detailed and illustrated in the manual constitute the bufferyard required between the two adjacent land uses. Any of the options contained in the letter designated bufferyard shall satisfy the requirement of buffering between the adjacent land uses. The width of the bufferyard can vary, or meander, provided that the average bufferyard width is not less than the required bufferyard width when measured along any single lineal bufferyard. If a developer is providing pedestrian or bicycle connectivity through a bufferyard to an adjacent site, street or right-of-way, the required wall height within the bufferyard can be lowered to forty-two inches.

3. Responsibility for bufferyard:

- a. When a use is the first to develop on two adjacent vacant parcels, this first use shall provide the required buffer,
 - b. The second use to develop shall, at the time it develops, provide any additional plant material and land necessary to provide any additional bufferyard required between those two uses.
4. Existing plant material, structures and land located on the preexisting (first developed) land use which meets the requirements of this chapter may be counted as contributing to the total bufferyard between it and the second (adjacent) land use to develop.

E. Use of bufferyards:

1. A bufferyard may be used for passive recreation; it may contain sculpture, furniture and pedestrian, bike or equestrian trails, provided that:

- a. No plant material is eliminated,
- b. The total width of the bufferyard is maintained, and
- c. All other regulations of this chapter are met.

2. In no event shall the following uses be permitted in bufferyards:

- a. Playfields,
- b. Stables,
- c. Swimming pools,
- d. Racquetball and tennis courts.

F. Bufferyard options:

1. Where the bufferyard originally required between a land use and vacant land turns out to be greater than that bufferyard subsequently required between the first use and the subsequently developed use, the following applies:

- a. The subsequent establishment of compatible adjacent land uses, as indicated in Table 18.73-1, may eliminate the requirement for a bufferyard. If the requirement is reduced, but not eliminated, the existing use may expand into the excess

buffer area, provided that the resulting total bufferyard between the two uses meets the revised bufferyard requirements;

2. Property owners may enter into agreements, subject to the approval of the county, with abutting landowners to use adjoining land to provide some or all of a required bufferyard. The total buffer shall equal the requirements of this chapter. Nonconforming uses and plats shall not be created, expanded or allowed by this option, nor shall designated, platted open space be compromised. Agreements must run with the land, be approved by the planning department, and be recorded with the county recorder.

3. Contractual reduction of a bufferyard abutting vacant land. When development requiring a development plan or subdivision plat is proposed adjacent to vacant land and the owner of that vacant land enters into a contractual relationship with the owner of the land that is to be developed first, a reduced buffer may be provided by the first use, provided that: the contract contains a recorded agreement whereby that vacant landowner shall assume all responsibility for any additional buffer, if needed by the subsequent development of a more or less intense use on the vacant property.

4. A bufferyard is not required in either of the following cases, provided, however, a six-foot-high decorative masonry wall is constructed in lieu of the bufferyard, and the wall requirement is noted on the approved subdivision plat and landscape plan:

a. Where a proposed residential development has the same or less density or where the individual lot size along the abutting lots is equal to, or less than the adjacent residential property;

b. Where a bufferyard is required along the side or rear yard of an individual residential lot abutting an internal street.

(Ord. 2009-98 § 2 (part), 2009; Ord. 2006-97 § 1 (part), 2006; Ord. 2005-35 § 4, 2005; Ord. 1996-59 § 4, 1996; Ord. 1994-147 § 8, 1994; Ord. 1994-133 § 1, 1994; Ord. 1990-1 § 1 (part), 1990; Ord. 1987-92 § 1 (part), 1987; Ord. 1985-171 § 1 (part), 1985)

18.73.050 Amenity landscaping requirements.

A. Scope. Amenity landscaping shall be provided for certain specific plans, development plans and land uses in addition to the screening requirements of Section 18.73.040 of this chapter. For example, amenity landscaping can be required as a condition of rezoning, as a requirement of cluster option approval or other action of the design review committee (historic, campus park industrial, rural village center, major resort, scenic routes, etc.), or for Hillside Development zone revegetation compliance. Buffer areas provided to satisfy screening requirements may be used to reduce site gross area in calculating the amenity landscaping for these land uses. Where amenity landscaping is required or used, but is not determined by parking area calculations, the area, type, density and height of the amenity landscaping shall be approved by the specific review body assigned the review function (e.g. design review committee; subdivision and development review committee).

B. Parking Area Amenity Landscape Requirements.

1. Scope. Any development that requires ten or more parking spaces (except for development within the ML zone and RVC zone adjacent to the ML zone and development of single-family dwellings where all parking is contained within structures or carports on individual, subdivided lots);

2. Standard. An area equal to at least ten percent of the gross parking area shall be devoted to amenity landscaping. Required buffer areas may be subtracted from the gross parcel area in order to determine the gross parking area for purposes of landscaping calculations only;

3. Amenity options. The ten percent requirement may be satisfied with the use of combinations of the following elements:

- a. Pedestrian median walkways within parking lots,
- b. Twenty-five percent of the area of standard nondecorative concrete sidewalks on site,
- c. One hundred percent of the area of decorative sidewalks (embossed concrete, exposed aggregate, tile, brick, etc.) on site,
- d. Landscaped traffic islands, planters or medians within parking areas not required by Chapter 18.75,
- e. Interior project landscaping; such as building foundation planting, planters, mini-oases, landscaped entryways and assembly areas, sculpture gardens, fountains, demonstration gardens,
- f. Courts, ramadas and covered walkways,
- g. Vegetated roofs, limited to plants selected from the approved plant lists within the Landscape Design Manual available at the development services department, pursuant to Section 18.73.030(A).

4. For additional requirements, refer to Chapter 18.75, Off-Street Parking and Loading Standards.

C. Stormwater Harvesting Option.

1. Amenity landscaping reduction for stormwater harvesting. The ten percent amenity landscaping requirement may be reduced by half when the following stormwater harvesting elements are installed:

a. All pedestrian walkways and sidewalks shall use accepted porous/pervious pavement, pavers or bricks, or similar water-permeable surface; and

b. All landscaped traffic islands shall meet stormwater harvesting requirements for landscape planters in Section 18.75.040(F).

(Ord. 2015-7 § 5 (part), 2015; Ord. 2013-42, § 5, 2013; Ord. 2006-97 § 1 (part), 2006; Ord. 2003-72 § 4 (part), 2003; Ord. 1985-171 § 1 (part), 1985)

18.73.060 Landscape plan requirements.

A. Submittal and approval of a landscape plan shall be required prior to approval of a development plan and final plats except for development within the ML zone and RVC zone adjacent to the ML zone.

B. Landscape plans shall comply with all requirements listed in the Subdivision and Development Review Committee approved checklist.

(Ord. 2006-97 § 1 (part), 2006; Ord. 2003-72 § 4 (part), 2003; Ord. 1985-171 § 1 (part), 1985)

18.73.070 Landscape plan review and appeal.

A. Submittal.

1. Prior to the submittal of a landscape plan, the petitioner should consult with the department of planning and development services concerning specific submittal requirements.

2. Landscape plans for subdivision plats and development plans shall be submitted to the office of the subdivision coordinator for further processing. All other landscape plans shall be submitted to the planning division. A minimum of two copies are required.

3. Within thirty working days of plan submittal, the planning division shall notify the petitioner in writing as to any further requirements or amendments necessary for final approval.

4. The petitioner shall resubmit any revised plans for final compliance review.

5. Review fees shall be as determined by the Board of Supervisors.

B. Landscape Plan Review.

1. The planning division of the development services department shall review the landscape plan for compliance with all code and special requirements.

2. The petitioner shall resubmit any revised plans for final compliance review. A written decision will be provided the petitioner within thirty working days of resubmittal.

3. Any change to the underlying development plan or subdivision plat may require resubmittal of a new or revised landscape plan as determined by the planning director.

C. All landscaping shall be completed before the certificate of occupancy can be released, if the landscaping is required for a development plan, or before subdivision assurances can be released, if the landscaping is for a subdivision plat. If a project is developed in phases, landscaping and screening requirements shall be completed in sequence with phased development. The planning director may authorize or require the use of assurances in accordance with Section 18.69.070 for phased development, delayed construction projects or to accommodate petitioners requesting to postpone installation of bufferyards along property lines that abut vacant, undeveloped property.

D. Appeals. Appeals to the decisions or requirements of the planning division of the development services department may be directed, in writing by the petitioner or other affected individuals, to the design review committee. The appeal must be made within fifteen working days of the date of the departmental decision.

(Ord. 2006-97 § 1 (part), 2006; Ord. 1985-171 § 1 (part), 1985)

18.73.080 Maintenance provisions.

A. Maintenance of approved landscaping shall consist of regular watering, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants and the repair and replacement of irrigation systems and architectural features.

B. Maintenance Assurances. The final approval of any subdivision plat or development plan that includes an approved final landscaping plan shall require covenants or assurances which:

1. Ensure the continued maintenance of required landscaping, buffering and associated irrigation systems; and

2. Assign the responsibility of maintenance to the property owner or agent, a homeowners' association or other liable entity as approved by the planning director.

C. Compliance. Planning division personnel, qualified in landscape architectural review will periodically spot-inspect landscape installations for compliance with this chapter and approved landscape plans.

(Ord. 2006-97 § 1 (part), 2006; Ord. 1985-171 § 1 (part), 1985)

(Ord. 1996-59 § 5, 1996)