

LEGEND

-  PDP Boundary
- Existing Sewer, Flow Direction, Manhole Number & Line Size
- New 8" Sewer & Manhole
(Conceptual Depiction; to be finalized at time of Subdivision Platting in Coordination with PC RWRD)

NEW MH AND CONNECTION TO EXISTING 18" PUBLIC SEWER

PRIVATE PIPE

100 0 100 200
SCALE IN FEET 1"=200'



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

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

GRS
LANDSCAPE ARCHITECTS,LLC

Red Point Development, Inc.
SEC LINDA VISTA BLVD & THORNYDALE ROAD
(Ownership Entity: Lawrence C. Leung, Inc.)
REZONING: SR to CR-5

EXHIBIT II-J.2
SEWERS
PAGE 75

K. WATER

The following information is provided in accordance with Attachment A of the Site Analysis checklist:

1. Water Context Map

Please refer to Exhibit II-K.1a. The property lies wholly within the obligated service area of the Metropolitan Domestic Water Improvement District.

2. The Subject Property's Existing and Historic Water Use

The site is currently vacant with no structures. As such, there is no existing water use on this property and there has, historically, been none.

3. The Subject Property's Proposed Water Use

Proposed land use:

- A single family detached residential subdivision (36 lots)

Potable water will be used to provide for domestic and fire flow service. The project will incorporate passive rainwater harvesting techniques. However, it is probable that potable water will be used to initially establish landscaping. The project does not propose the use of any outdoor swimming pools or water features.

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

A. The rezoning site is within the established Metropolitan Domestic Water District Service Area:

(1) Metropolitan Water District has legal and physical access to a potable water supply. The subject property, as stated above, is within their current defined obligated service area and will be served by same. The District's *Annual Water Level Monitoring Report* has been provided in Appendix B and includes pertinent data on well locations and water levels in the vicinity of the project.

(2) Metropolitan Water's will-serve letter (Exhibit II-K.4a) states that this municipal provider will provide potable water service on demand from the developer.

(3) Water service for the project will be provided off of existing water mains within Thornydale Road.

B. Not applicable; service will be provided by Metropolitan Water District, a municipal water provider.

5. Water Demand Projections

A. The proposed subdivision is intended to be developed in a single phase. Based on the typical usage for single family residences, the anticipated base annual water demand for the overall project is estimated at 18.89 AC-FT. This demand calculation is based on the ADWR Tucson AMA Project Demand Calculator and is provided in Appendix B.

B. With respect to Pima County's adopted *Table B – Water Conservation Measures*, the developer is willing at this time to commit to achieving three (3.0) outdoor points and twelve (12.0) indoor points, for a total of 15.0 points. The developer is also committed to working further with Metropolitan Water, throughout the rezoning, subdivision platting, and permitting processes, in order to further define the specialized conservation measures employed.

See Appendix B for the particulars of *Table B – Water Conservation Measures*.

6. Proximity to Renewable and Potable Water Supplies

This project will be served by Metropolitan Water, which has established and fully-committed renewable and potable water supplies and facilities sufficient to meet its Service Area obligations.

7-11. Groundwater-Dependent Ecosystems, Etc.

Items 7 thru 11 are not required for the following reasons: 1) water service for this project will be provided by a municipal water provider (Metropolitan Water); 2) no new wells will be drilled on the property or within ¼ mile of it; and 3) there will be no increase in pumping of existing wells within ¼ mile to serve this development.

12. Drawdown Analysis

As this project will be served by Metropolitan Water and the estimated baseline water demand is less than 50 acre-ft/year, a detailed drawdown analysis will not be required with this Site Analysis.



July 14, 2015

Larry Kreis
Red Point Development, Inc.
8710 N. Thornydale Road, Suite 120
Tucson, AZ 85742

**Re: ±18.01 Acres at the SEC of Thornydale Road and Linda Vista Blvd
(PN 225-02-004M)
CAP15-02**

Dear Mr. Kreis,

The above property lies within the legal boundary of the Metropolitan Domestic Water Improvement District (MDWID) obligated service area. Water service is potable and will be supplied upon demand.

Any onsite or offsite requirements deemed necessary to provide the domestic and fire flow water supply will be determined at the time of improvement plan submittal or whenever application for water service is received, and will be the financial responsibility of the owner or those developing the property. Pipe sizing and system augmentation, if necessary, will be based on calculated demand for both domestic and fire flows as needed to adequately supply this area.

If an improvement plan has not been submitted within 2 years after the date of this letter, a reevaluation and reissuance of this will-serve letter will be necessary.

Please let me know if you have any questions or concerns at 575-8100.

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy Dinkel", is written over a light blue horizontal line.

Timothy Dinkel
Development Supervisor

TD/td

c: Project File / Charlie A. Maish, District Engineer
Signature File

Metropolitan Domestic Water Improvement District
P.O. Box 36870 Tucson, Arizona 85740
(520) 575-8100 • www.metrowater.com • (520) 575-8454 fax

Exhibit II-K.1a (Page 1 of 2)
**Metropolitan Water Improvement District Will-Serve Letter &
District Context Map**

Section II - Land Use Proposal

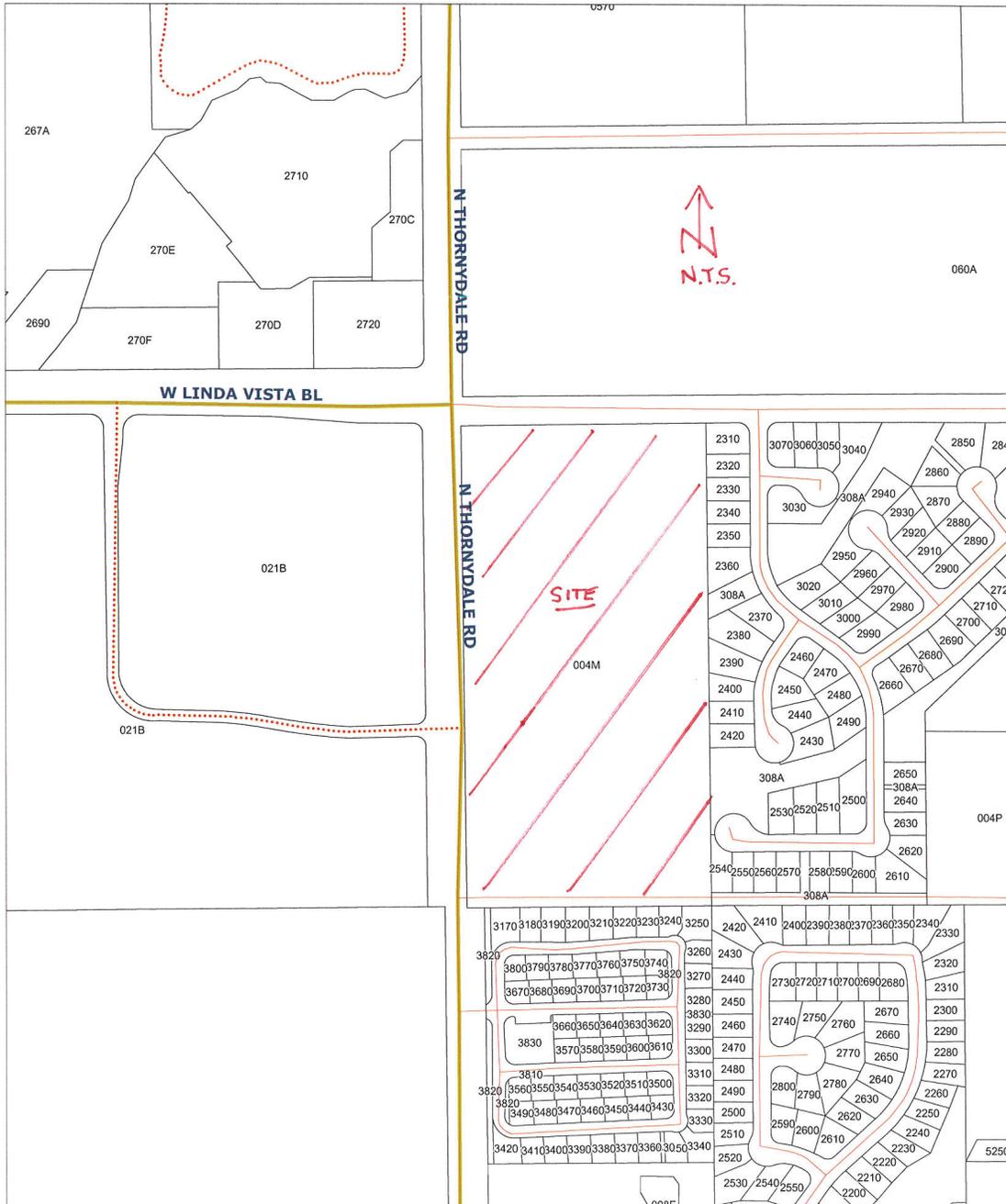


Exhibit II-K.1a (Page 2 of 2)
Metropolitan Water Improvement District Will-Serve Letter &
District Context Map

L. SCHOOLS

1. Access to Internal or Abutting Schools.

No public schools are located within the subject property.

Mountain View High School is adjacent to the site, on the west side of Thornydale Road. Access to the school property is provided by the signalized intersection at Thornydale Road and Linda Vista Boulevard. Striped pedestrian crossings are provided at this intersection, along with push-button mechanisms for crossing requests.

2. Capacity Analysis by Marana Unified School District.

The Marana Unified School District No. 6 has been consulted with respect to this rezoning request, as well as the other three rezoning applications on which Red Point Development is simultaneously proceeding. MUSD has considered the impacts and anticipated number of students that will be generated by these projects and has concluded that it has sufficient capacity to accommodate the anticipated growth in student population. See Exhibit II.L.1 (MUSD Capacity Letter).

3. Communication with MUSD Regarding Mitigation of Impacts.

As stated above, MUSD has indicated it possesses the capacity to absorb the anticipated number of students being generated. No special mitigation measures are warranted.

Exhibit to Follow

Section II - Land Use Proposal

GOVERNING BOARD

Dan Post, President
John Lewandowski, Vice President
Tom Carlson, Member
Suzanne Hopkins, Member
Maribel Lopez, Member



ADMINISTRATION

Doug Wilson, Ed.D., Superintendent
Carolyn Dumler, Ed.D., Assistant Superintendent
Pamela Beine, Assistant Superintendent
Dan Contorno, Chief Financial Officer
Brett Kramer, Ph.D., Executive Director

June 23, 2015

Mr. Jim Portner
PROJECTS INTERNATIONAL, INC.
10836 E. Armada Lane
Tucson, AZ 85749

RE: REZONING OF FOUR PROPERTIES WITHIN MARANA UNIFIED SCHOOL DISTRICT NO. 6

Dear Mr. Portner

Thank you for informing us of the four properties on which Red Point Development, Inc. is proceeding with rezoning applications to Pima County.

We recall that the same four sites were the subject of Comprehensive Plan amendment applications in 2013. At that time, we indicated that MUSD had no opposition to the four requests and that the District had sufficient capacity to accommodate the proposed development. We now understand that, as part of preparing your rezoning materials, you have further developed the concept designs for these four properties, which can now be more particularly summarized as follows:

SEC Linda Vista @ Thornydale Road (former Comp Plan Case No. Co7-13-03): Proposed use is thirty-six (36) single-family, detached residences.

NWC Cortaro Farms Road @ Thornydale Road (former Comp Plan Case No. Co7-13-04): Proposed use is a commercial shopping center (no residences of any kind).

NWC Magee Road @ Thornydale Road (former Comp Plan Case No. Co7-13-05): Proposed uses are: 1) twenty-eight (28) single-family, detached residences; and 2) approximately thirty-six (36) multi-family units (apartments).

Hardy Road east of Thornydale Road (former Comp Plan Case No. Co7-13-06): Proposed use is eighty-four (84) single-family, detached residences.

After considering the above numbers and the anticipated students that will result from these developments, please be advised that the Marana Unified School District has the capacity to accommodate the future students at the District schools serving the area. We are pleased at the potential growth in our student population and wish you the best of luck with your projects.

Sincerely,
MARANA UNIFIED SCHOOL DISTRICT NO. 6



Daniel J. Contorno, MBA
Chief Financial Officer

cc: Russell Federico

Inspiring students to learn today and lead tomorrow.

11279 W. Grier Road • Marana, Arizona 85653 • (520) 682-3243 • www.maranausd.org

Exhibit II-L.1
Marana Unified School District No. 6 Capacity Letter

M. RECREATION & TRAILS

1. On-Site Recreation Elements

Due to the small number of residential lots (36) proposed in this subdivision, together with the adjacent proximity of Arthur Pack Regional Park, the developer does not envision providing a private recreation facility within the proposed project. At the time of future subdivision platting, the developer will work with the Department of Natural Resources, Parks & Recreation (DNRPR) to evaluate the project vis-à-vis Section 18.69.060 to determine whether minor passive on-site improvements (e.g. nature trails through the significant on-site natural set-aside areas) might be deemed satisfactory by DNRPR or whether a recreation in-lieu fee is appropriate.

Any impacts of recreational facilities on Conservation Lands System (CLS) natural areas will affect CLS compliance and will be compensated during finalization of required off-site CLS mitigation at the time of subdivision platting.

2. Ownership & Maintenance of Recreation Elements & Natural Areas

Any minor recreation improvements provided on-site (e.g. the passive nature trails alluded to above), together with the significant planned natural-area set-asides on the project, would be located within designated common areas and be owned and maintained by the subdivision's homeowners association (HOA).

3. Proposed Public Trails In or Adjacent to the Development

There are no existing or planned public trails within or directly adjacent to the proposed rezoning site.

N. CULTURAL RESOURCES: ARCHAEOLOGICAL/HISTORIC SITES

1. Mitigation Measures for Already Identified/Known Resources

As indicated in Section I-I (Inventory) of this Site Analysis, a records search was conducted for the site in 2014 by SWCA Environmental Consultants. No cultural resources or sites have been documented on the property. Given the dated nature of past surveys on the property, SWCA has recommended that an updated survey, using current procedures and protocols acceptable by the Arizona State Office of Historic Preservation (SHPO) be completed prior to ultimate development. This updated survey will be done at the time of future subdivision platting so as to eliminate any question as to the validity of the non-findings of past surveys.

2. Measures Employed if Archaeological Survey is Recommended

The survey standards and protocols used will be those acceptable to SHPO at the time of the survey's completion.

3. Submittal Timing, etc. of Mitigation Plan

Not applicable. The SWCA recommendation for a future survey does not stem from any findings or data that anticipates the presence of cultural resources on the subject property. An updated survey is recommended only to meet current survey methods and protocols.

a. Outline of Resource Assessment Program

Not applicable for the same reasons stated directly above.

b. Effective Preservation Plan or Data Recovery

Not applicable for the same reasons stated directly above.

c. Schedule of Mitigation Plan Implementation

Not applicable for the same reasons stated directly above.

0. ENVIRONMENTAL QUALITY

1. Dust Control During Construction

During construction, a Stormwater Pollution Prevention Plan (SWPPP), along with a Notice of Intent (NOI), will be prepared in accordance with Arizona Department of Environmental Quality (ADEQ) regulatory permit requirements. The SWPPP and NOI will discuss, among other items, the proposed dust-control and erosion-control measures that must be undertaken and suitably performed by the project's contractor as stipulations of the grading permit.

2. Department of Environmental Quality (DEQ) Issues

a. Applicable Air Quality Standards if Class I, II or III Facility

The site will not be developed as a Class I, II or III Facility. The project is a single-family residential subdivision.

b. Particulars under CB-2 Commercial Development

Not applicable; this project will be developed under the CR-5 (Residential) Zoning District. As such, please note the following:

1. Maximum Quantities of Hazardous Materials
There will be no hazardous materials generated by the project.

2. Maximum Quantities of Hazardous Wastes
There will be no hazardous waste generated by the project or regulated under Arizona Administrative Code Title 18.

3. Reporting Requirements Per EPCRA

Given the above, the Community Right-To-Know Act (EPCRA) does not apply to this project.

P. AGREEMENTS

1. Specific Agreements with Neighboring Property Owners

No specific or formal agreements are in place with the neighboring property owners at the time of this Site Analysis submittal. No separate agreements or memorialized understandings resulted from the neighborhood interactions that occurred during the previously approved Comprehensive Plan Amendment application (Co7-13-03) governing the property, other than the several conditions of approval that were attached to the Amendment to address pertinent neighbor concerns. In the event that future neighborhood interactions result in new issues or agreements, Pima County will be duly appraised as to their nature and content.

Bibliography

Pima County Department of Transportation, Traffic Engineering Division website for current traffic counts; <http://dot.pima.gov/trafeng/trafcnt/adt.htm>.

Pima County Major Streets & Scenic Routes Plan. *Pima County Ordinance No. 1995-42, as amended. Case No. Co14-79.* Web address: <http://gis.pima.gov/maps/majscenic/mssr.pdf>

Institute of Transportation Engineers (ITE). 2008. *Trip Generation, 8th Edition: An ITE Informational Report.*

The Smart Growth Network website, *Smart Growth Principles*, <http://www.smargrowth.org/engine/index.php/principles>

APPENDICES