

- LEGEND**
- STATE ROUTES (EXISTING)
 - SCENIC, MAJOR ROUTES (EXISTING)
 - COUNTY, MAJOR ROUTES (EXISTING)
 - SCENIC, MAJOR ROUTES (PLANNED)

ROUTE	EXISTING R.O.W.	MEET COUNTY STANDARDS	CONTINUOUS R.O.W.	TRAVEL LANES	POSTED SPEED	PRESENT ADT	CAPACITY ADT	BIKE LANE	IMPROVEMENTS TO BE COMPLETED
AJO HIGHWAY	120'-150'	YES	YES	2	55 MPH	7,200	32,000	NO	NONE SCHEDULED
VALENCIA ROAD	200'	YES	YES	2	50 MPH	3,900	15,000	NO	2014
WADE ROAD	90'	NO	YES	2	45 MPH	5,700	15,000	NO	NONE SCHEDULED
SAN JOAQUIN ROAD	105'-200'	YES	YES	2	50 MPH	2,800	15,000 - 44,500	NO	UNKNOWN
CAMINO VERDE	150'	YES	YES	2	45 MPH	7,000	15,000	NO	NONE SCHEDULED

EXHIBIT I-F-1 - EXISTING / PLANNED OFFSITE STREETS



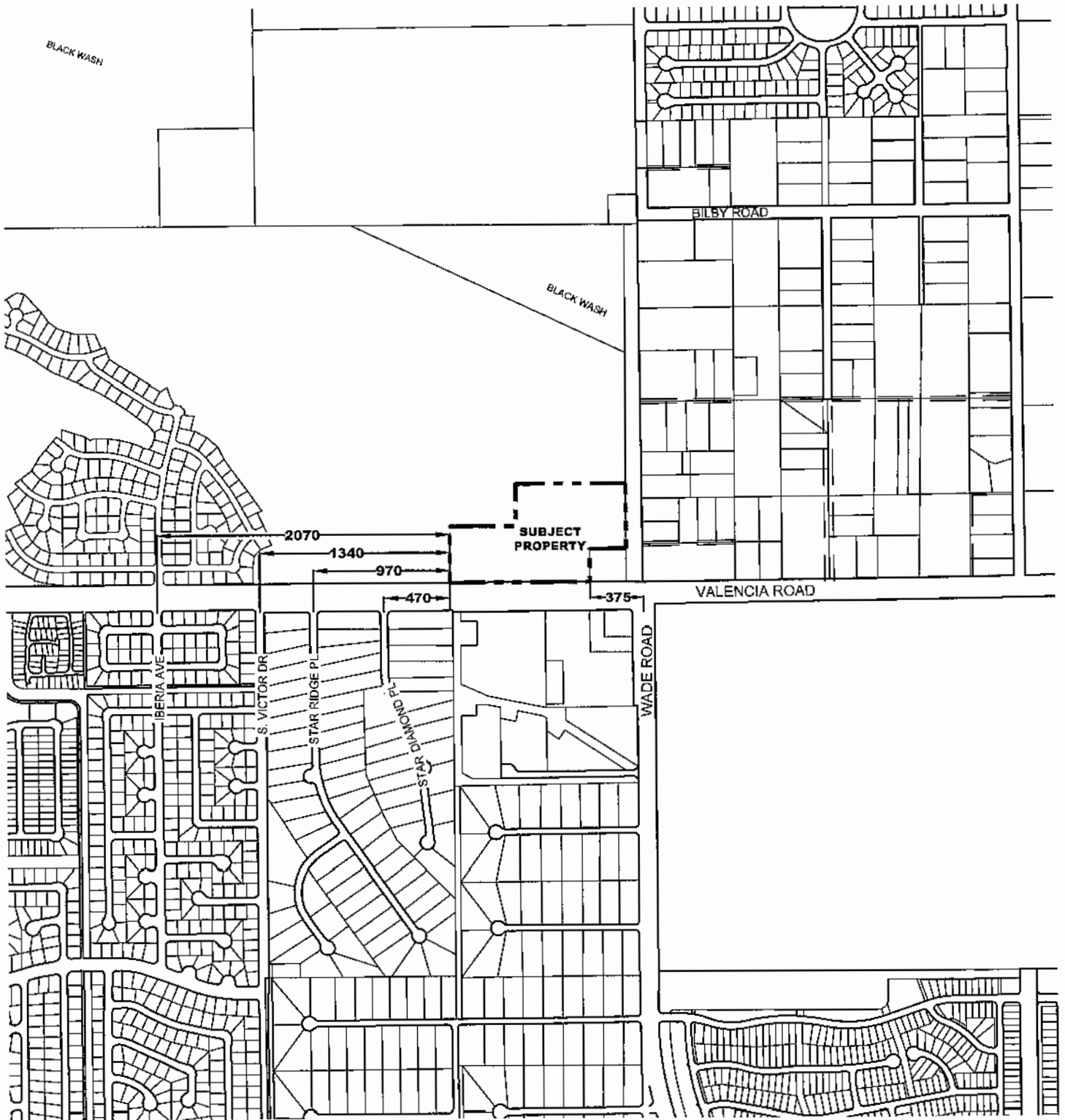


EXHIBIT I-F-2-DISTANCES TO EXISTING DRIVES AND INTERSECTIONS



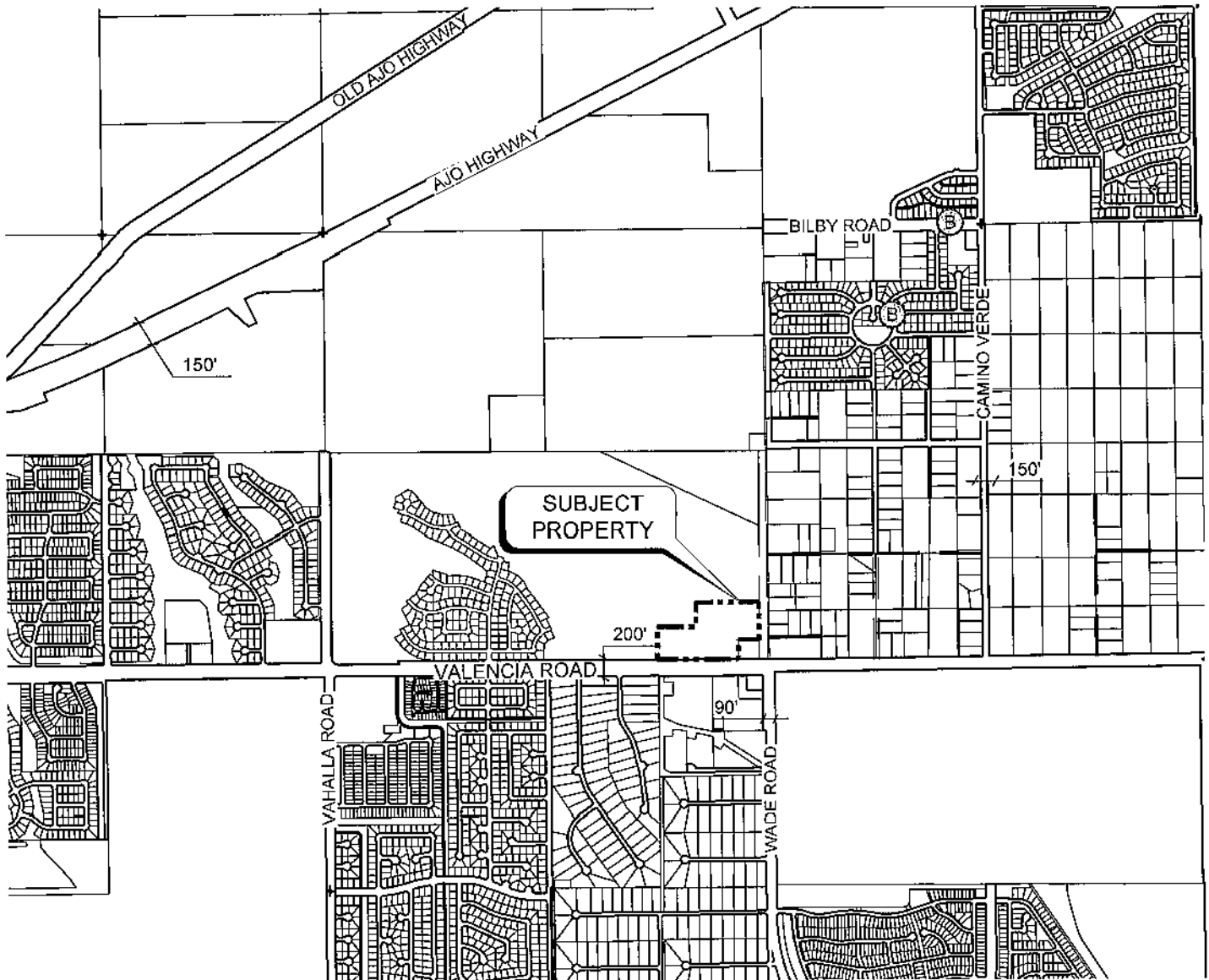


EXHIBIT I-F-3 - PUBLIC TRANSIT

Ⓟ SUNTRAN BUS STOP



I-G. SEWERS

1) Size and Location of Existing Lines

A new 15" sewer line (G-2015-093), located immediately west of the project, was constructed in 2017 to provide additional capacity for existing and future developments within the service area. There is an existing 12" PVC sewer line that runs along Valencia Road which is a tributary to the Avra Valley Wastewater Reclamation Facility. A will serve letter was received from Pima County Regional Wastewater Reclamation Department confirming current capacity for this proposed project. Refer to Exhibit I-G-1 for location of existing public sewer lines in the vicinity of the project.

2) Known Site Constraints

There are no known constraints and none are anticipated.

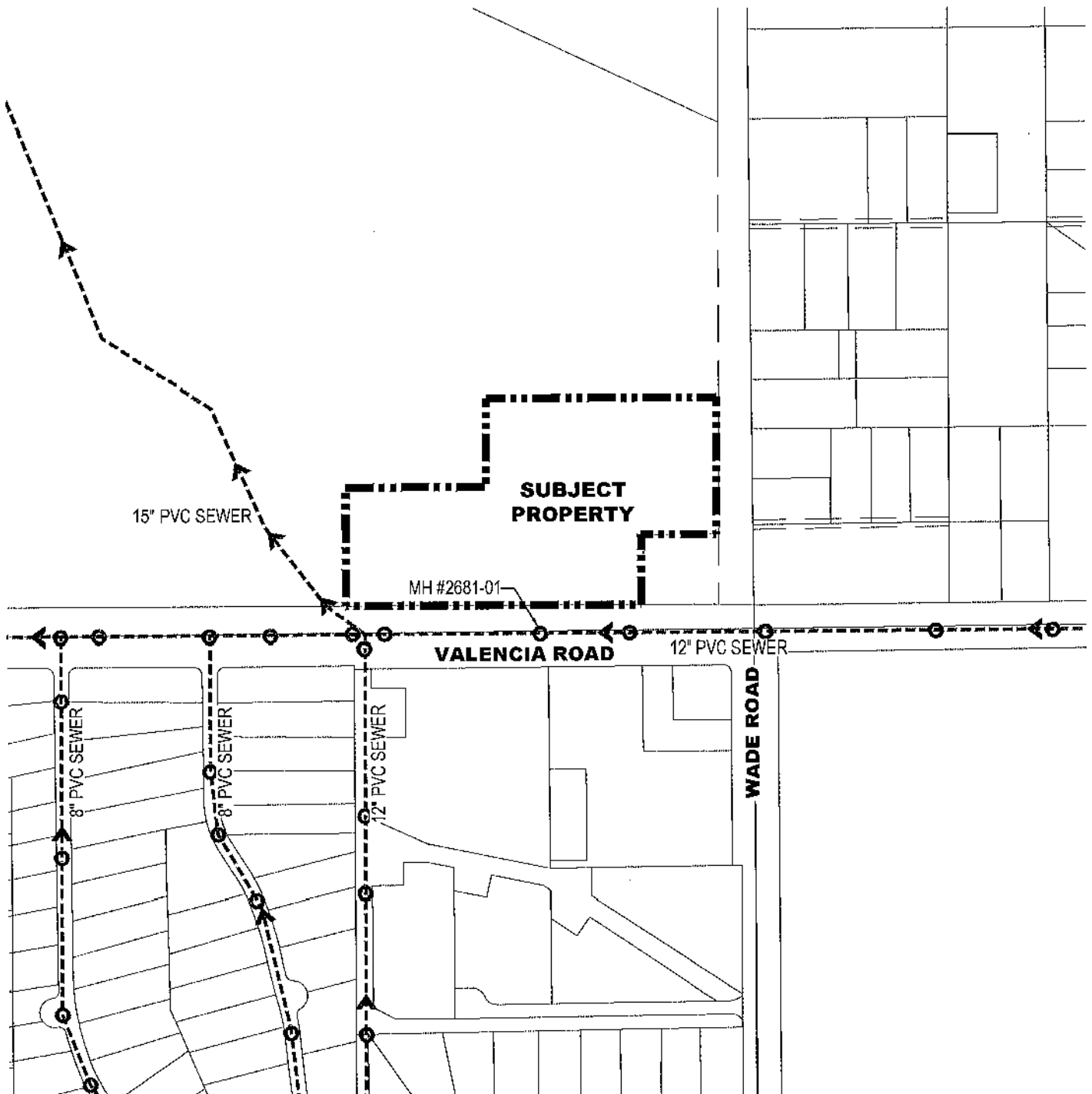



EXHIBIT I-G-1 - EXISTING PUBLIC SEWER SYSTEM

 PUBLIC SEWER, MANHOLE AND FLOW DIRECTION



I-H. RECREATION AND TRAILS

1) Existing Parks and Trails

There are no trails on or adjacent to the project.

Blackwash trail #10 is a dedicated trail north of the Tucson Mountain Ranch Cluster Development, along with an undeveloped 20 acre park site. Approximately 0.36 miles northeast of the project site is a small park named Branding Iron Park. Other area parks are in excess of 2 miles from the subject property.

Exhibit I-H-1 identifies parks and trails as designated in the Eastern Pima County Trail System Master Plan.

2) Eastern Pima County Trail System Master Plan Rights-of-Way

There are no trails on or adjacent to this site.

The Black Wash Primary Trail #10 follows the Black Wash southeast to northwest through the northern portion of the proposed cluster development adjacent to this project. The improvement of this trail and onsite connecting trails will be addressed during the platting stage of that development.

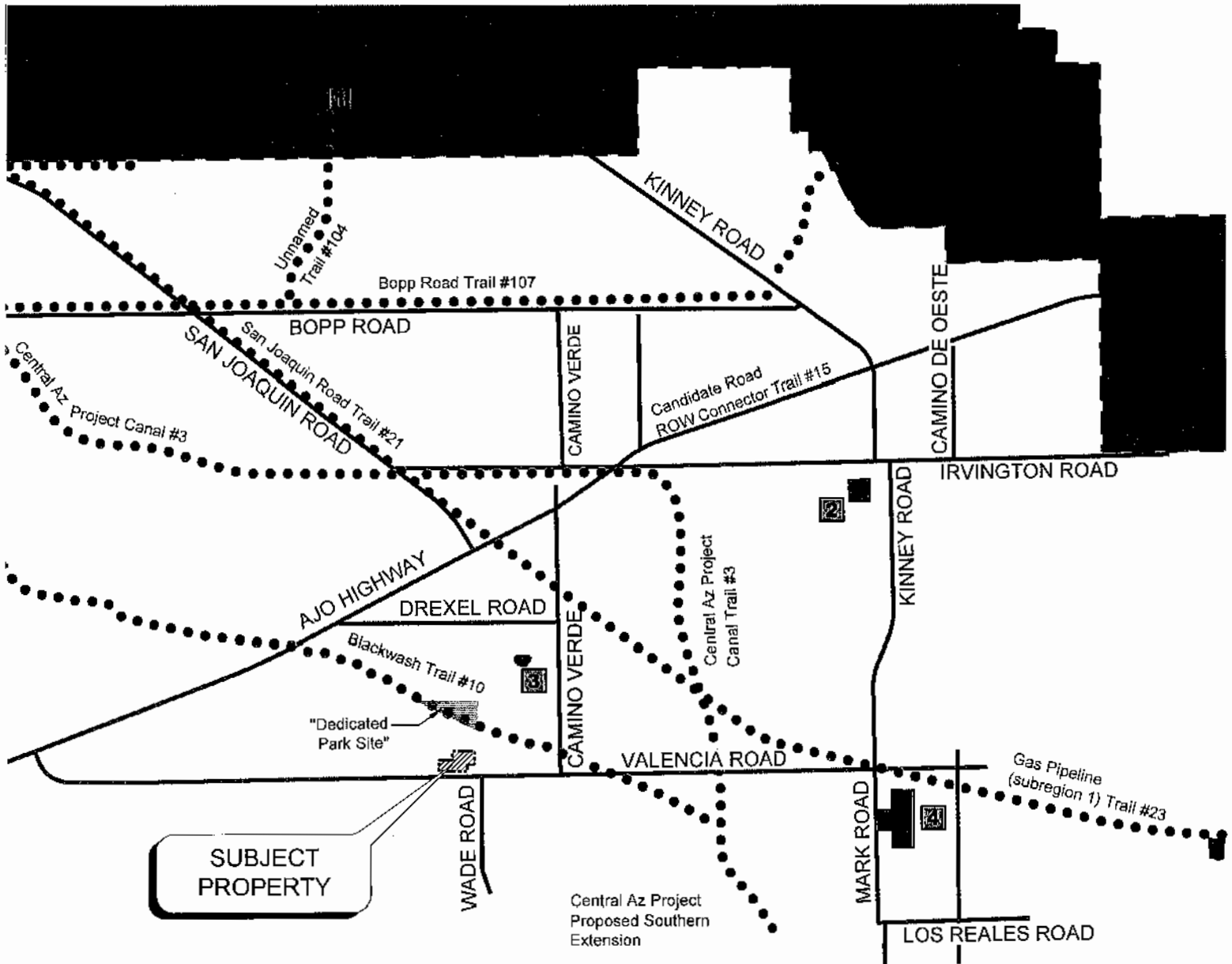







EXHIBIT I-H-1 - PARKS, RECREATION AREAS, AND TRAILS

-  TUCSON MOUNTAIN PARK
-  VESEY NEIGHBORHOOD PARK
-  BRANDING IRON PARK
-  LAWRENCE DISTRICT PARK
-  PRIMARY TRAIL



I-I. Cultural/Archaeological/Historic Resources

1. **Cultural Resource Survey Letter, Figure 2**

a) **Determine whether the site has been field surveyed for cultural resources.**

An archaeological records check was performed for this property at the Arizona State Museum in December 2013 and is shown as Figure 2. A survey was completed by Professional Archaeological Services of Tucson (PAST) in 2006 for the subject area as well as the cluster development to the north and west. See Appendix E Cultural Resources Survey. No significant resources were identified on that site. Fifty-three additional archaeological inspections were completed within a mile of the proposed project area between 1975 and 2008; nineteen archaeological properties were identified within one mile of the proposed project site. If any cultural resources are uncovered during site development, the State Museum will be notified immediately and appropriate steps will be taken to catalog and mitigate the find according to local and state regulations.

b) **Identify any previously recorded archaeological or historic resources known to exist on the property.**

No cultural sites were identified onsite of the subject property.

c) **State the probability that buried archaeological resources not visible from the surface would be discovered on the site.**

There is little probability that buried archaeological resources would be discovered on the site.

d.) **Need for Archaeological Survey**

PAST does not endorse additional archaeological studies for this project.

2. **Archaeological and Historic Sites Identified**

Nineteen archaeological sites were identified within a mile radius of the project site, but none on the subject property.

3. **Field Survey**

A field survey has been completed for the site. Refer to Appendix E Cultural Resources Survey of the Tucson Mountain Project. The Arizona State Museum states in the letter (Figure 3) that the County has jurisdiction and will make their own recommendations.

Figure 2: Arizona State Museum Records Check Letter



Arizona State Museum

P.O. Box 210026
Tucson, AZ 85721-0026
Tel: (520) 621-6302
Fax: (520) 621-2976

PIMA COUNTY ARCHAEOLOGICAL SITE RECORDS SEARCH RESULTS*

**This report documents the results of an archaeological site-records check. It does not constitute a cultural resources clearance.*

E-mail Request Received: 12/16/2014

Search Completed: 1/16/2014

Requester Name and Title: Clay Goodwin
Company: The WLB Group, Inc.
Address: 4444 East Broadway Boulevard
City, State, Zip Code: Tucson, AZ 85711-3508
Phone/FAX/or E-mail: 681-7480

Project Name and/or Number: Tucson Mountain Ranch / 105010-C-004
Project Description: Residential cluster (450 units) on ~232 acres

Project Area Location: NWC of Valencia Rd & Camino Verde / 7480 W Tenderfoot Dr, Pima County, AZ.

Legal Description: the NE, the SE, & a portion of the SW, S9, T15S, R12E, G&SR B&M, Pima Co, AZ.

Search Results: According to a search of the archaeological site files and records retained at the Arizona State Museum (ASM), the SW & the SE of S9 of the current project area were inspected for historic properties in 1995. No historic properties were identified within the SW & the SE, S9, in that inspection. Fifty-three additional archaeological inspections were completed within a mile of the proposed project area between 1975 and 2008. Nineteen archaeological properties are identified within a 1-mile radius of the project area, including a historic segment of SR 86 and the Ed Hill Site. A color orthophotograph taken of the proposed project area in 2012, enclosed, depicts what looks to be undeveloped land with native vegetation with a couple of intermittent NW-SE trending drainages. A residential development in the SW, S9, is excluded from this records search.

Sites in Project Area: Unknown. Because the project area has not been entirely inspected for cultural resources, it is not possible to predict the presence or absence of cultural features or artifacts.

Recommendations: Because Pima County has jurisdiction in this project area, the county will make recommendations for the project using its own search results and it may use the ASM's search results and / or others. Should the county require additional archaeological work in this parcel, you will need to contact a qualified archaeological contractor whose name is maintained on a list posted on the ASM website at the following link: <http://www.statemuseum.arizona.edu/crervices/permits/index.shtml>.

Pursuant to Arizona Revised Statutes §41-865 *et seq.*, if any human remains or funerary objects are discovered during your project work, all work will stop within the area of the remains and Dr. Todd Pillezel, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4786.

If you have any questions about the results of this records search, please contact me at the letterhead address or the phone number or e-mail address as follows.

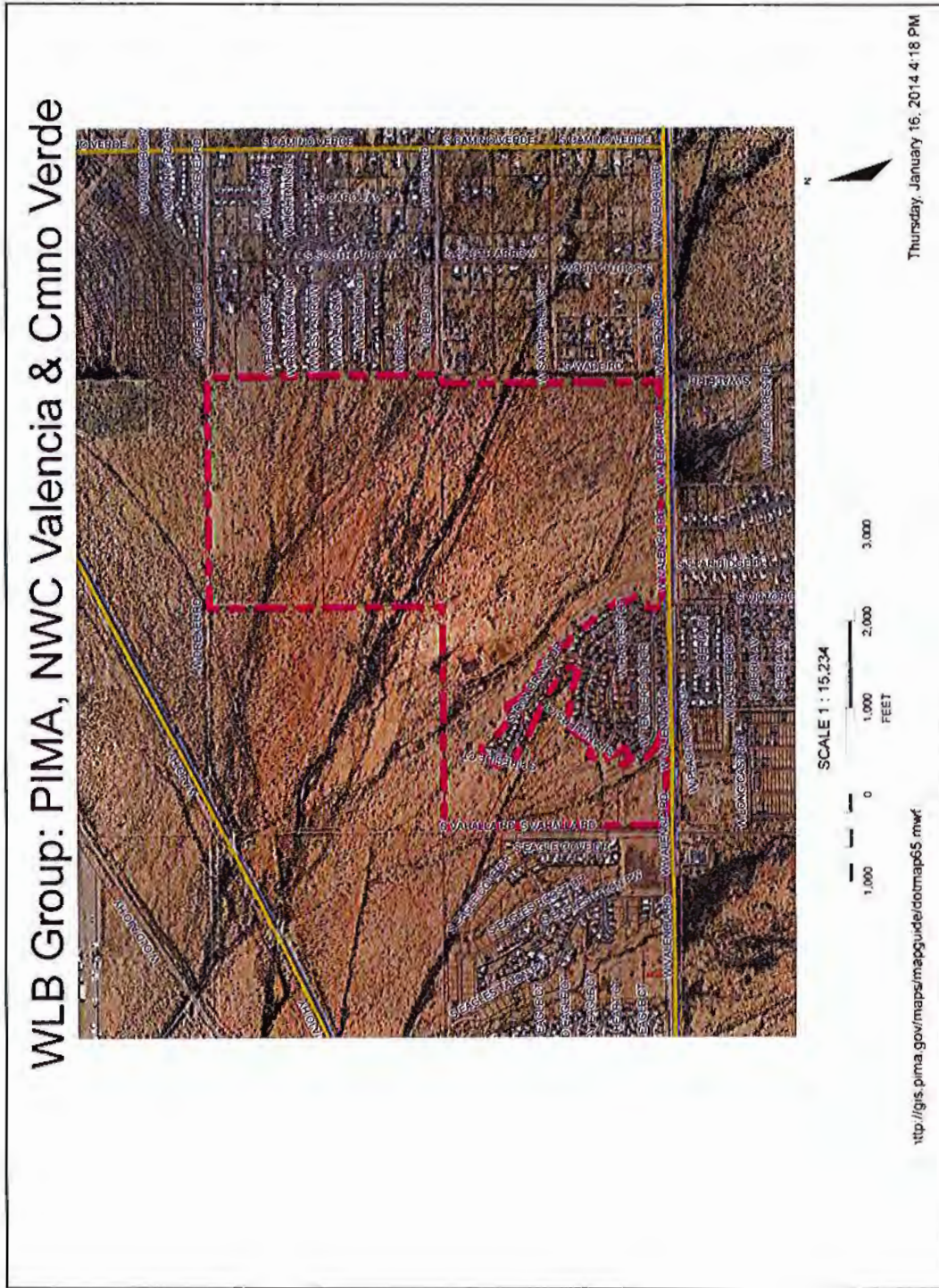
Sincerely,

Nancy E. Pearson
Assistant Permits Administrator
(520) 621-2098
nepearso@email.arizona.edu

This project occurs within or close to the boundary of a known cultural resource. This project requires Pima County Office of Archaeology & Historic Preservation review.



Figure 2: Arizona State Museum Records Check Letter (Continued)



I-J. AIR QUALITY

This section is only required for certain industrial facilities, therefore since the proposed project consists of 129,000± square feet of commercial buildings; this section is not applicable to the proposed project.

Measures will be taken to help with air quality including the use of water trucks, installation of silt fencing and ensuring that construction vehicles are properly maintained.

I-K COMPOSITE MAP

The site is relatively flat and does not include any restricted peaks or ridges. There are no rock outcroppings or talus slopes. There are no slopes 15% or greater on the site. There are some hydrology constraints, including the 100 year floodplain; however these issues can be handled through the grading and design of the site. The site includes five pima pineapple cacti. These have been surveyed and will be relocated to open space areas associated with the Cluster Development to the north.

Exhibit I-J-1 demonstrates the cumulative number of physical constraints on the property, including topography, hydrology, and biological resources.

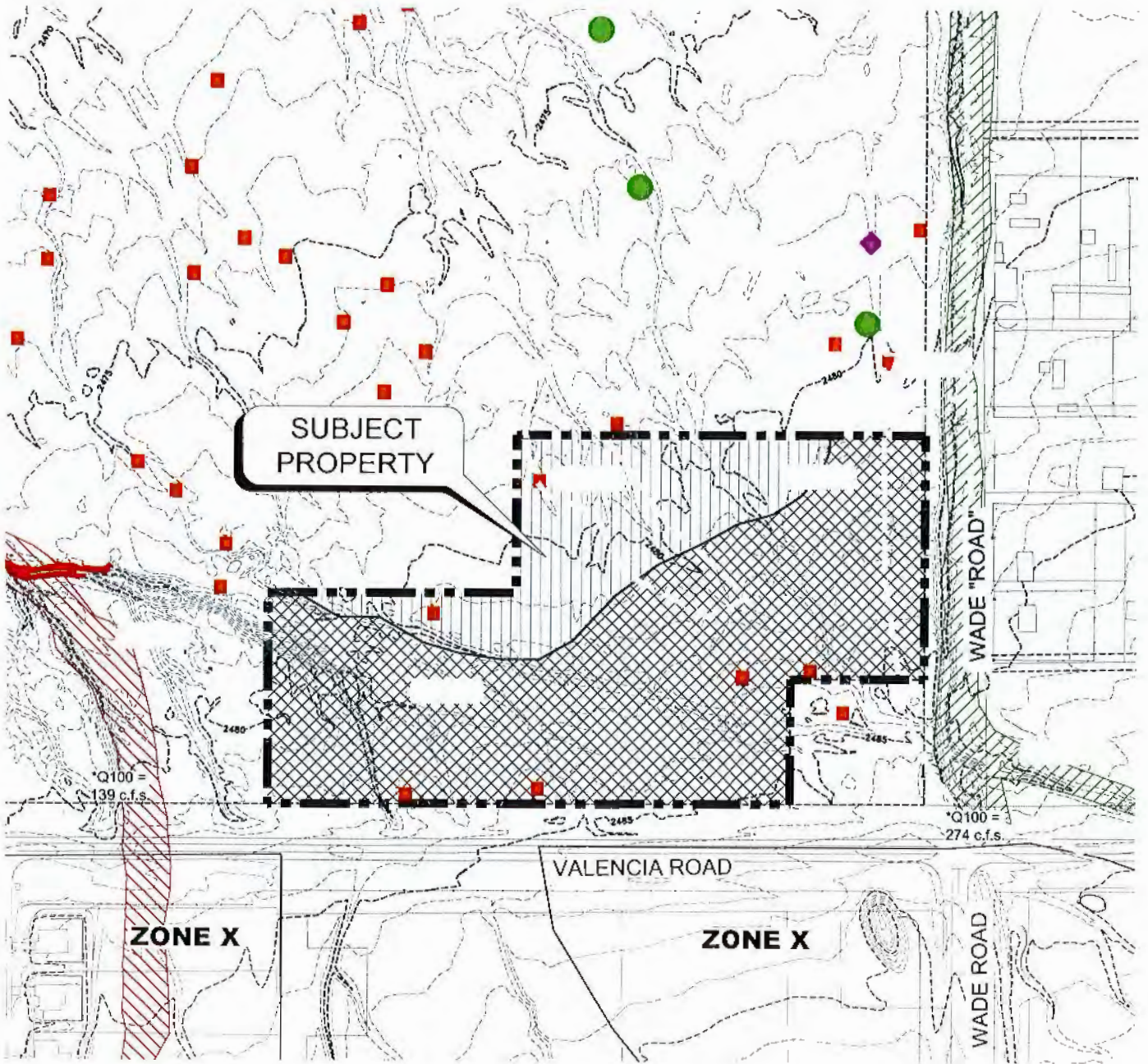



EXHIBIT I-J-1 - COMPOSITE MAP

LEGEND


CONTOUR INTERVAL = 1'


 IMPORTANT RIPARIAN AREAS (NONE)

 XERORIPARIAN "C" (NONE)

 100-YEAR FEMA FLOODPLAIN LIMITS


FEMA FLOOD ZONE BOUNDARIES


 HIGH SITE VISIBILITY


 MODERATE SITE VISIBILITY


* Q100 FLOWS PER JE FULLER DRAINAGE REPORT

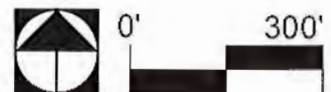
 SAGUAROS (NONE)

 PIMA PINEAPPLE

 THORNBER CACTUS (NONE)

 15-25% SLOPES (NONE)

 >25% SLOPES (NONE)



SECTION II - LAND USE PROPOSAL

II-A. PROJECT OVERVIEW

1) REQUESTED REZONING

The project site is requested to be rezoned to Local Business (CB-1). See Exhibit II-A-1 for proposed zoning map. The proposed development has no effect on existing onsite land uses since the land is currently vacant.

2) DEVELOPMENT CHARACTERISTICS

a) Best Design

The area surrounding the Tucson Mountain Ranch Commercial Center has been undergoing residential development in recent years. Several parcels of land are in various stages of development. The amount of new homes planned in the area requires additional commercial services. As part of the County's Comprehensive Planning process this need was realized by designating the project site as Neighborhood Activity Center (NAC).

The proposed project will help to meet the needs of the new and existing homes in the area. The development will provide services in close proximity to the users, providing ancillary benefits of reducing distance required to travel.

The site is located on the corner of Valencia and Wade Road, both Major Scenic Routes. The site is relatively flat with minimal constraints, and is appropriate for commercial development.

This project, with its proposed land use intensity and density, as well as landscape and architectural standards, will work with and enhance the surrounding neighborhoods. The existing neighborhoods surrounding the project, including Diablo Village Estates, Star Valley, West Star Estates, Eagle Point Estates, Sonoran Ranch Estates, Branding Iron Estates, and Camino Verde Estates, feature gross residential densities commensurate with the development proposed for Tucson Mountain Ranch.

b) Conformance to Comprehensive Plan

No changes to the Comprehensive Plan are proposed. During the comprehensive planning process the entire site was designated as Neighborhood Activity Center (NAC).

c) Meetings with Surrounding Properties

A neighborhood meeting was held with surrounding property owners on Tuesday, December 5, 2017 from 6 p.m. to 7:30 p.m. at Casino Del Sol, 5655 Valencia Road. There were no neighborhood attendees at the meeting. The previous meeting held on May 26, 2014 had 11 attendees. At that meeting several issues were raised including:

- What kind of buffer is proposed along Wade Road?
- What kind of noise mitigation will be implemented?
- Concerns were raised on outdoor lighting.
- Concerns were raised regarding height.
- Concerns were raised regarding vacant buildings.
- Can businesses operate 24 hours?
- Can a gas station be constructed?
- What type of signage is proposed?
- What is the difference between the General Plan and Zoning designations?

The entire meeting notes from both meetings, including questions/discussion points and the responses, are included as Appendix C.

An additional neighborhood meeting will be held on Thursday, January 18, 2018 at Casino Del Sol, prior to the Planning and Zoning Commission hearing for this application. The meeting will introduce the Project to neighbors and respond to the questions and comments. The meeting minutes will be attached to Appendix C, prior to the Planning and Zoning Commission hearing.

d) Impact on Existing Land Uses

Not applicable, the site is vacant.

e) Smart Growth

The project contributes to the following principles of smart growth:

Mix Land Uses

The proposal is for the construction of 129,000± square feet of commercial space. The area directly to the north is under review for a Cluster Development. There will be pedestrian, bike and vehicle access provided between the two developments. Further, the development is in close proximity to other subdivisions. This provides needed services closer to the residential users and an alternative to driving longer distances.

Create walk-able Neighborhoods

The proposal will provide interior sidewalks and trail systems that will connect to future facilities along Valencia and the surrounding residential neighborhoods.

Provide a Variety of Transportation Choices

As previously mentioned the development will include interior sidewalks providing connections between the commercial development and residential uses.

Encourage Community and Stakeholder Collaboration in Development Decisions

Project representatives held a neighborhood meeting on Tuesday, December 5, 2017 where the public was invited to hear information and provide input about the proposed

project. Previously, a neighborhood meeting was held on May 26, 2014. Eleven neighbors attended a

f) Solar Systems

The project will not prevent the establishment of solar systems.

3) Project Conformance to Ordinances

a) Buffer Overlay Zone

The Buffer Overlay Zone is not applicable to this site.

b) Gateway Overlay Zone

The Gateway Overlay Zone is not applicable to this site.

c) Hillside Development Overlay Zone

The Hillside Overlay Zone is not applicable to this site.

d) Cluster Development Option

The Cluster Development Option is not applicable to this site.

e) Native Plant Preservation

Much of the site has been previously graded, overgrazed, or otherwise denuded of much natural vegetation. There are six Pima Pineapple cacti in the project area. They are proposed to be relocated and propagated to the open space areas of the Cluster Development.

f) Historic Zone

The Historic Overlay Zone is not applicable to this site.

g) Airport Environs and Facilities

Ryan Air Field is located approximately one mile to the northwest of the site; however the Airport Environs and Facilities Overlay Zone is not applicable to this site.

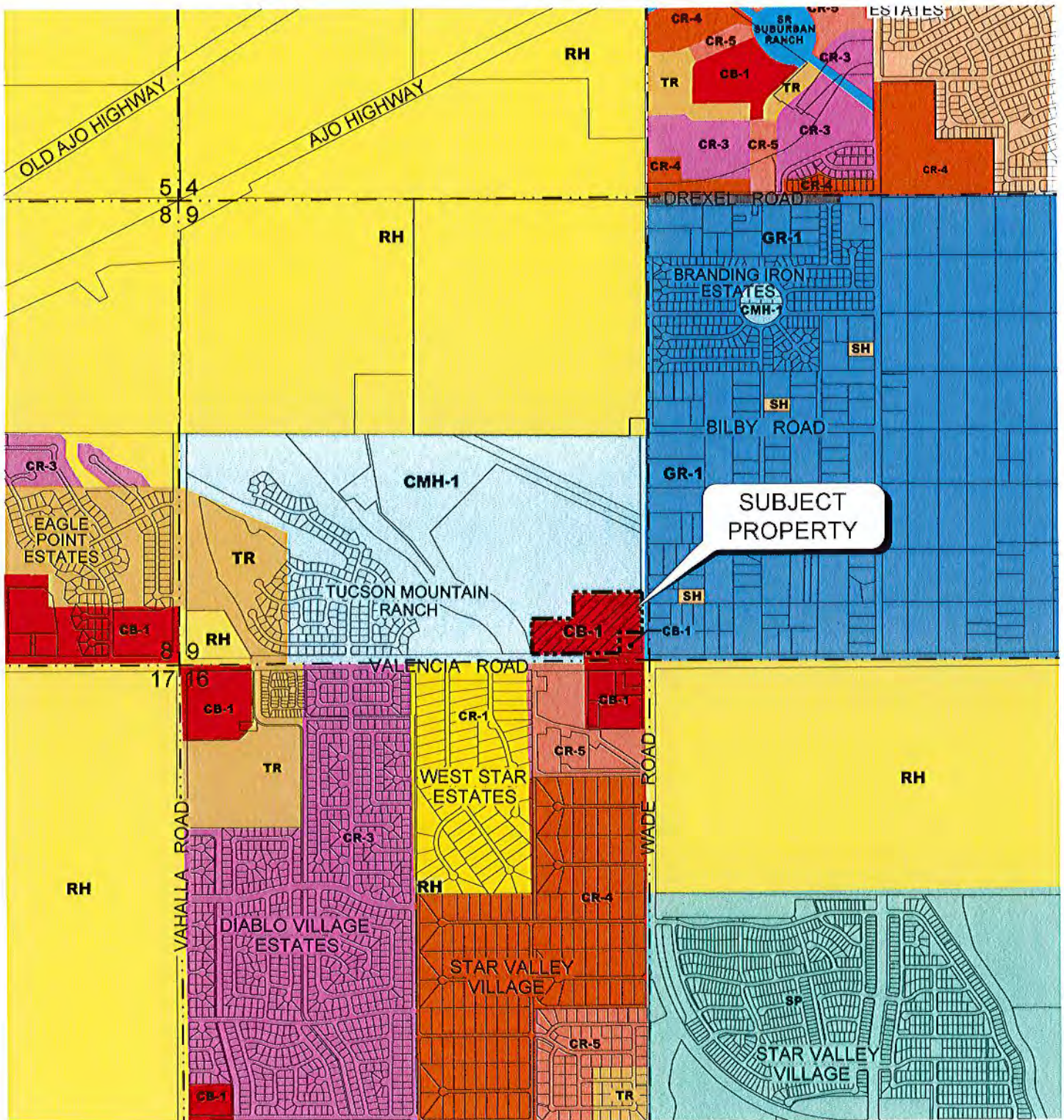


EXHIBIT II-A-1 - PROPOSED ZONING



II-B. PRELIMINARY DEVELOPMENT PLAN

1. Exhibit II-B-1 is the preliminary development plan for the site. In accordance with Section 18.91.030E of the Pima County Zoning Code, the Preliminary Development Plan shows surveyed property boundaries and dimensions, internal circulation, natural and functional open space areas, adjacent public rights-of-way, and adjoining vacant and developed properties.
4. The site has been designed with the neighborhood in mind. The center will be neighborhood scale and could include users such as grocery, retail, restaurant, office and miscellaneous shops. The development includes pedestrian and bicycle paths through the site providing connections from Wade and Valencia Roads to the proposed cluster development to the north. A small outdoor gathering space has been provided at the terminus of the main entrance.

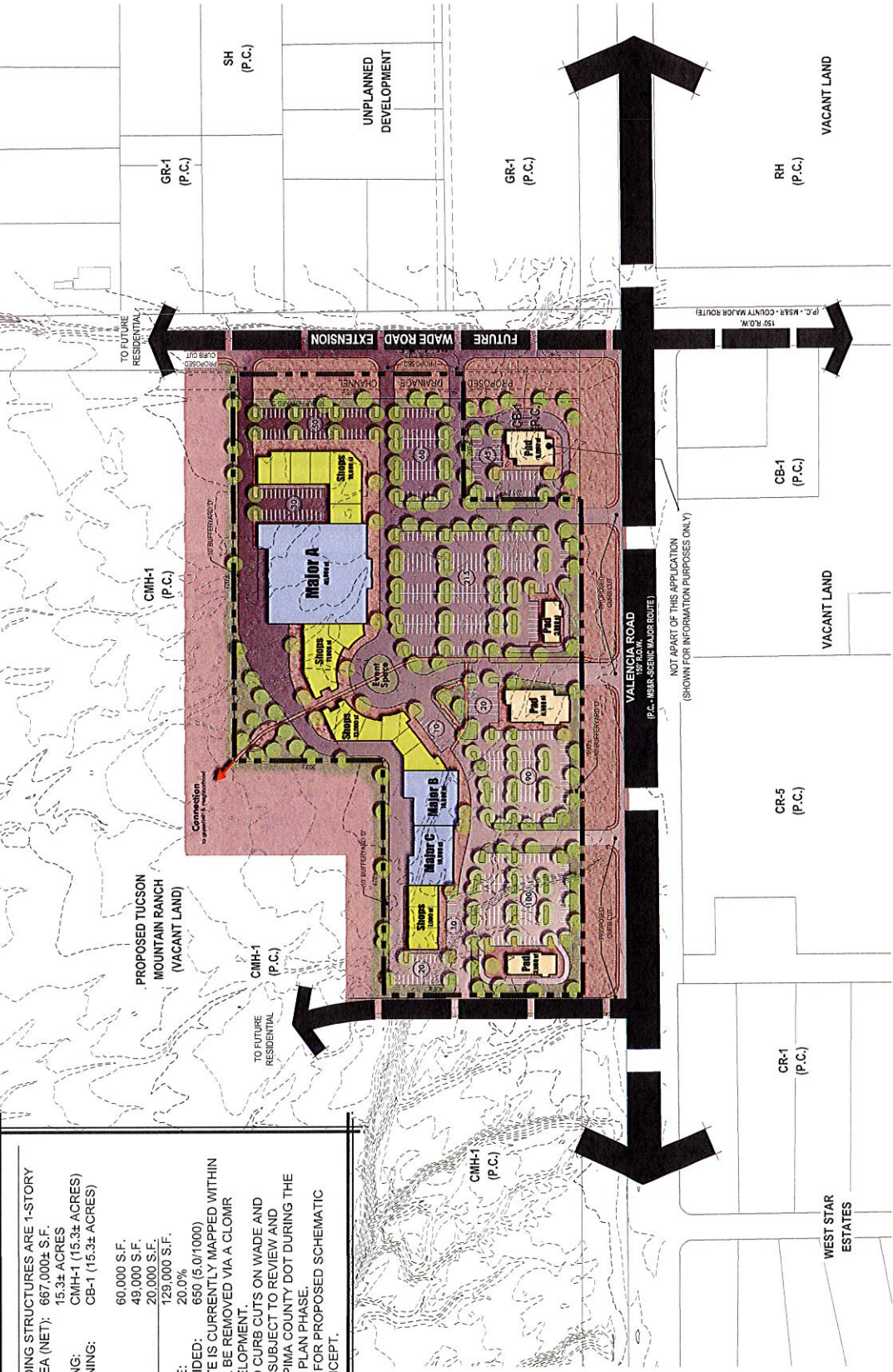
The project will include approximately 129,000± square feet of commercial retail and office space. The tentative breakdown is as follows:

Major Tenant A	40,000 square feet
Major Tenant B	10,000 square feet
Major Tenant C	10,000 square feet
2- Pads	3,000 square feet
Pad	8,000 square feet
Pad	6,000 square feet
<u>Shops</u>	<u>49,000 square feet</u>
Total	129,000 square feet

Building architecture will be a contemporary southwestern style. Both horizontal and vertical relief will be provided. Height will vary but not exceed the allowable maximum height of 39-feet. Landscaping will be low water usage per Pima County Code.

Access to the site will be via right-in right-out driveways located along Valencia Road and a full access intersection located off Wade Road. Due to the drainage issues on Wade Road a channel will be required to be constructed along the western edge of the property, between the development and the future improved Wade Road. A main driveway will traverse the approximate center of the site in an east-west direction. This driveway will provide convenient access through the commercial development and into the planned Cluster Development immediately north of the site.

Parking will be designed to meet the requirements of the code.



- SITE NOTES:**
- ALL SURROUNDING STRUCTURES ARE 1-STORY
 - TOTAL SITE AREA (NET): 667,000± S.F.
15.3± ACRES
 - EXISTING ZONING: CMH-1 (15.3± ACRES)
 - PROPOSED ZONING: CMH-1 (15.3± ACRES)
 - RETAIL AREA: CB-1 (15.3± ACRES)
 - MAJORS: 60,000 S.F.
 - SHOPS: 49,000 S.F.
 - PADS: 20,000 S.F.
 - TOTAL GLA: 129,000 S.F.
 - LOT COVERAGE: 20.0%
 - PARKING PROVIDED: 650 (5.0/1000)
 - THE ENTIRE SITE IS CURRENTLY MAPPED WITHIN SFHA AND WILL BE REMOVED VIA A CLOMIR PRIOR TO DEVELOPMENT.
 - ALL PROPOSED CURB CUTS ON WADE AND VALENCIA ARE SUBJECT TO REVIEW AND APPROVAL BY PIMA COUNTY DOT DURING THE DEVELOPMENT PLAN PHASE
 - SEE EXH. II-D-1 FOR PROPOSED SCHEMATIC DRAINAGE CONCEPT.

CONTOUR INTERVAL = 1'

EXHIBIT II-B-1 - PRELIMINARY DEVELOPMENT PLAN





- SITE NOTES:**
- ALL SURROUNDING STRUCTURES ARE 1-STORY
 - TOTAL SITE AREA (NET): 667,000± S.F. 15.3± ACRES
 - EXISTING ZONING: CMH-1 (15.3± ACRES)
 - PROPOSED ZONING: CB-1 (15.3± ACRES)
 - RETAIL AREA: MAJORS 60,000 S.F. SHOPS 49,000 S.F. PADS 20,000 S.F.
 - TOTAL GLA 129,000 S.F.
 - LOT COVERAGE: 20.0%
 - PARKING PROVIDED: 650 (5.0/1000)
 - THE ENTIRE SITE IS CURRENTLY MAPPED WITHIN SFHA AND WILL BE REMOVED VIA A CLOMIR PRIOR TO DEVELOPMENT.
 - ALL PROPOSED CURB CUTS ON WADE AND VALENCIA ARE SUBJECT TO REVIEW AND APPROVAL BY PIMA COUNTY DOT DURING THE DEVELOPMENT PLAN PHASE.
 - SEE EXH. II-D-1 FOR PROPOSED SCHEMATIC DRAINAGE CONCEPT.



EXHIBIT II-B-1a - PRELIMINARY DEVELOPMENT PLAN w/ CLUSTER DEVELOPMENT

CONTOUR INTERVAL = 1'



II-C. TOPOGRAPHY AND GRADING

1. Slopes Greater Than 15%

The subject property is relatively flat and only has isolated slopes of 15% or greater located in the wash areas.

2. Hillside Development Zone

There are no areas of this development subject to the Hillside Development Overlay Zone, Chapter 18.61 of the Pima County Zoning Code.

3. Percentages of the Site

The entire site is already fully disturbed due to grazing and other activities. Bufferyards and landscape features within the site will be vegetated.

4. Grade Changes exceeding 5-Feet

Any changes in grade will comply with all of the Pima County grading standards. Due to the existing regulatory floodplain covering much of the vicinity it is anticipated that a maximum fill of 2-4 feet fill will be required to elevate the buildings.




5. Cluster Development

The proposal is not for a cluster development therefore, this section is not applicable.



EXHIBIT II-C-1 - APPROXIMATE AREAS TO BE DISTURBED

LEGEND

-  SUBJECT PROPERTY AREA: 15.3± ACRES.
-  AREAS TO BE DEVELOPED: 12.2± ACRES (~80%).
-  FUNCTIONAL OPEN SPACE TO BE REVEGETATED: 3.1± ACRES (~20%).

NOTES

1. FINAL ACCESS LOCATIONS ON VALENCIA AND WADE ROADS TO BE DETERMINED WITH PIMA COUNTY STAFF DURING DEVELOPMENT PLAN STAGE IN ORDER TO ALIGN WITH IMPROVEMENTS CURRENTLY BEING CONSTRUCTED
2. PADS ON SITE WILL BE FILLED BY 2' TO 4'



II-D. HYDROLOGY

1. EFFECT OF THE DEVELOPMENT ON THE DRAINAGE PATTERNS OF THE SITE

The site sits lower than the adjacent Valencia Road. Water flows from south to north across Valencia Road and beyond this site. An inceptor drain will be installed as part of the Valencia Road improvements, to capture this run off and direct it west into the existing wash. The water will then continue to flow north as it does today into Black Wash. Avoidance of floodplain encroachment is not possible due to the widespread mapped sheet flooding that impacts much of the project vicinity.

2. ENCROACHMENT OF 100-YEAR FLOODPLAIN, PIMA COUNTY REGULATED RIPARIAN HABITAT, AND EROSION HAZARD SETBACKS.

The commercial pads will be elevated above the floodplain. This improvement combined with the proposed channel west of Wade Road will remove the project from the designated floodplain. The Wade Road channel, and any other channels to be constructed, will be designed to mitigate the erosion hazard setback.

3. POST-DEVELOPMENT WATER DISCHARGE

The post-development discharges flowing onto the project site will not change. The post-development discharges exiting the site will decrease by 15% or more as required by the critical basin criteria. Onsite detention/retention will be provided to comply with RFCD criteria for critical basins. Basins will be located throughout the project site, largely in landscape areas. The total storage requirement for this project has been estimated to be 1.8± acre-feet.

4. ENGINEERING AND DESIGN FEATURES THAT WILL BE USED TO MITIGATE DRAINAGE AND EROSION PROBLEMS

The engineering design features that will be needed to mitigate drainage and erosion problems will include channelization, bank protection, riprap aprons at outlets of culverts and detention basins. The commercial pads will be elevated above 100-year flood stage.

Currently, the Wade Road right-of-way conveys significant flows along the eastern boundary of this project. In order to allow the improvement of Wade Road within its right-of-way, adequate room has been set aside on site to construct a new channel along the western edge of Wade Road.

During the pre-application meeting we suggested shifting Wade road to the west onto the rezoning site, thereby avoiding disturbance to the wash that occurs within Wade Road. Comments received after the meeting require that the Wade Road north and south of Valencia align. Therefore, the Wade Road alignment will remain in its present location and a channel will be constructed between the road and the proposed development to convey water to Black Wash.

The USGS 7.5 Minute Quad Map (Map 3289, Cat Mountain) indicates two washes crossing the project site are blue line streams and may be jurisdictional under Section 404 of the Clean Water Act. A nationwide permit will be required in order to authorize the reconstruction of the Wade Road Channel under Section 404 of the Clean Water Act. The developer will file for a Clean Water Act Section 404 permit in conjunction with this project as necessary.

5. BASIN MANAGEMENT POLICIES AND OTHER PIMA COUNTY POLICIES RELATING TO FLOOD CONTROL

The preliminary development plan conforms to all applicable area plan policies related to drainage, the Pima County Floodplain Management Ordinance, and Pima County drainage development design criteria. This includes the critical basin criteria for stormwater detention/retention storage. A Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) will be filed with FEMA to remove the development, or portions of the development, from the regulatory floodplain.

II-E. BIOLOGICAL RESOURCES

1. IMPACTS TO IMPORTANT VEGETATION

Because the Pima Pineapple Cactus is not available at local nurseries to purchase as mitigation for transplanting, the developer of this project proposes to contract with a licensed biologist to relocate many of the existing cacti, and also to collect seeds and propagate the cactus onsite or within the proposed cluster neighborhood to the north. The areas for relocation and propagation are shown on the Preliminary Development Plan.

Although the vegetation within the site is sparse and scrubby, a mitigation plan will be developed in order to identify all trees and shrubs within the area suitable for transplant to either the project bufferyards or to the required basins as appropriate once they have been constructed. Supplemental drought-tolerant vegetation will be installed in order to bring the basin areas to a point where they resemble the Palo Verde / Mixed Cacti biome that was once characteristic of the property.

Throughout the site mitigation methods will be employed that include salvaging significant healthy trees and cacti for reuse onsite. Protected plant salvaging will comply with all Pima County requirements. A native plant program, including the inventory, analysis, tagging, and preparation of a salvage plan, will be submitted in conjunction with the development plan. The mitigation plan will include provision for the transplantation of healthy mesquites to landscape buffers on the perimeter of the project, on-site locations such as open space corridors.

There are no Ironwood trees located on the project site.

2. CONSERVATION LANDS SYSTEM

There are no areas on the site located within the Conservation Land System. However, the wash located in Wade Road and the channel to the west of the site are identified as such areas. During the pre-application meeting we proposed to shift Wade Road to the west, onto the project site to avoid complete disturbance to this area, however this was not supported due to the alignment with the Wade Road segment south of Valencia Road.

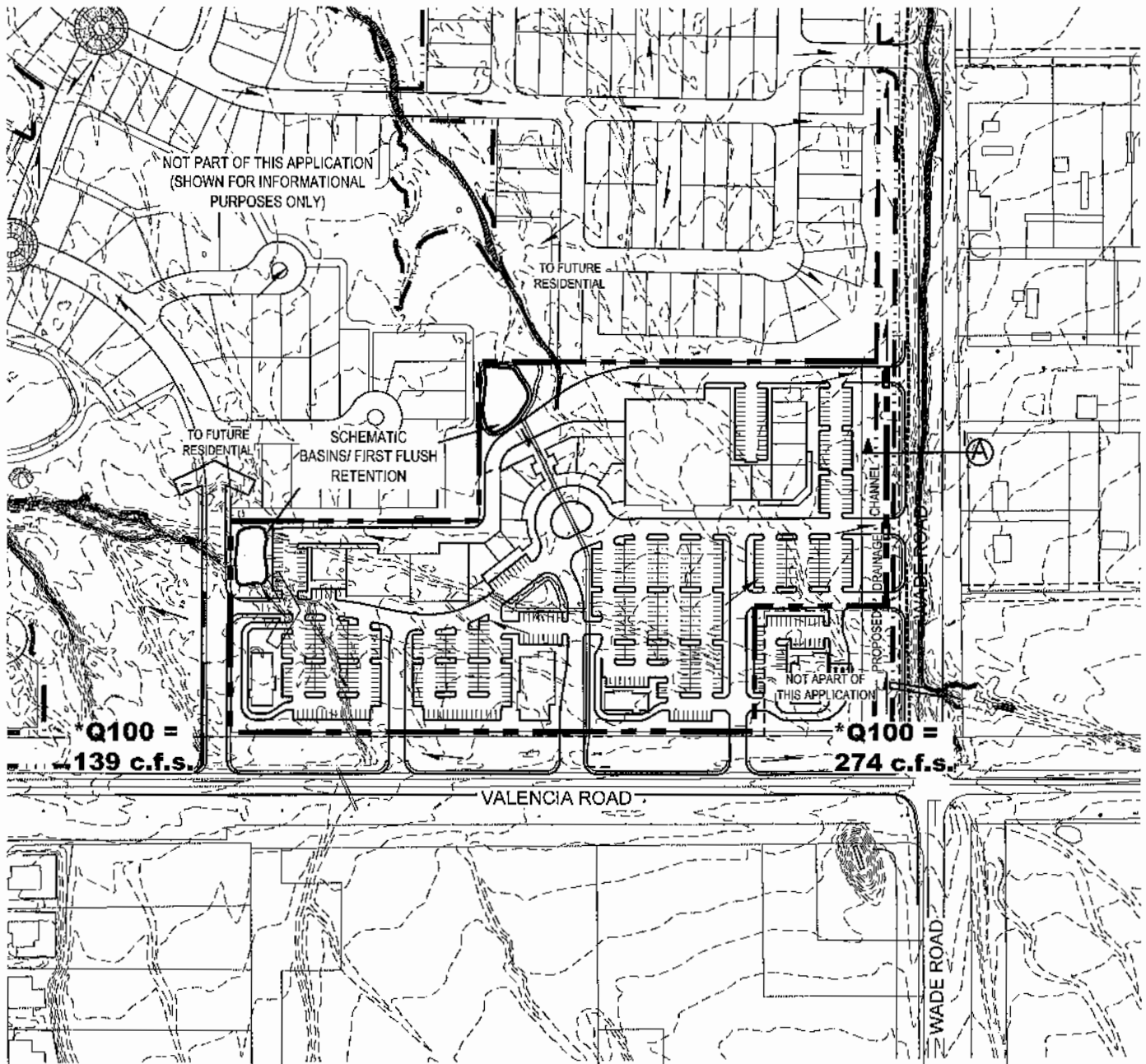
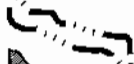


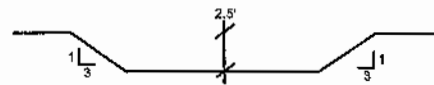


EXHIBIT II-D-1 - PROPOSED ONSITE HYDROLOGY

LEGEND

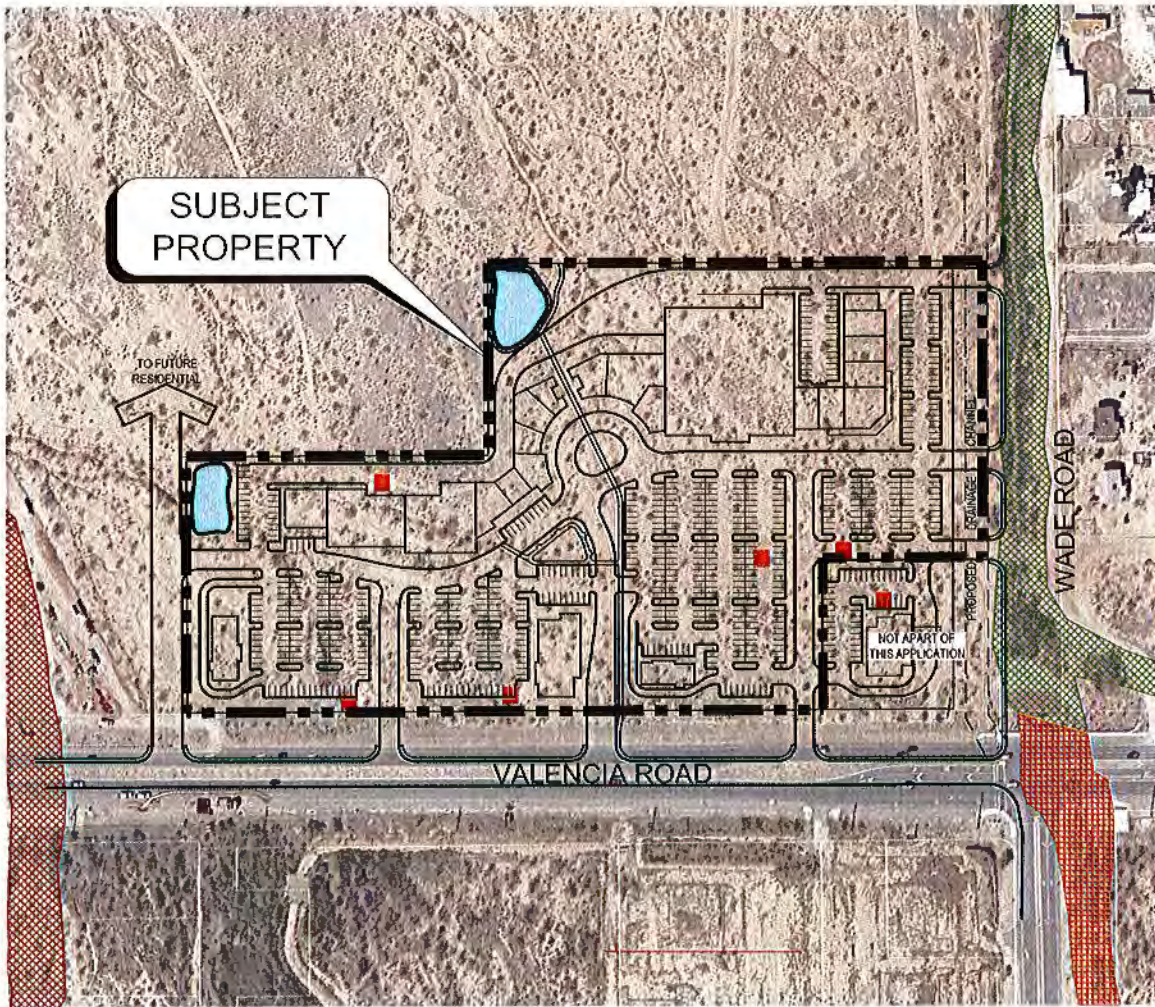
-  PROPOSED 100-YEAR FLOODPLAINS
-  PRELIMINARY A.C.O.E. JURISDICTIONAL LIMITS
-  FLOW ARROW
-  SCHEMATIC CHANNEL DESIGN

NOTES

- * Q100 FLOWS PER JE FULLER DRAINAGE REPORT. THE ENTIRE SITE IS CURRENTLY MAPPED WITHIN SFHA AND WILL BE REMOVED VIA A CLOMR PRIOR TO DEVELOPMENT.
- THE ENTIRE SITE IS CURRENTLY WITHIN FEMA ZONES AO(1) & AO(2)

CONTOUR INTERVAL = 1'





Aerial Photo February 2017

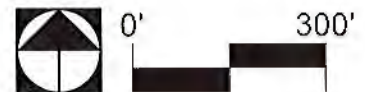
EXHIBIT II-E-1 - IMPACTS TO BIOLOGICAL RESOURCES

LEGEND

- IMPORTANT RIPARIAN AREAS (NONE) PIMA PINEAPPLE CACTI TO BE RELOCATED
- XERORIPARIAN "C" (NONE)
- XERORIPARIAN AREA B/OFFSITE (NONE)

NOTE

THERE ARE NO IRONWOOD TREES, SAGUAROS, OR THORNBER CACTI ON SITE



II-F. LANDSCAPE AND BUFFER PLAN

1. See the Preliminary Development Plan for the locations of the proposed bufferyards.
2. Per Section 18.73 of the Pima County Zoning Code, a minimum 10' bufferyard 'D' has been provided along the project perimeter in areas where development within this project will occur adjacent to Valencia Road and the Wade Road alignment. In addition, rear lot lines have been jogged along these roadway frontages in order to avoid excessively long and straight perimeter walls. In areas where development within Tucson Mountain Ranch will occur adjacent to existing development outside of Tucson Mountain Ranch, a minimum 10' bufferyard 'D' has been provided. Bufferyards have not been provided in areas where open space within Tucson Mountain Ranch is located along the project perimeter. All bufferyards are depicted on the Preliminary Development Plan.
3. Approximately five Pima Pineapple cacti have been identified on site. These plants will be relocated and propagated into the open space of the cluster development or the bufferyards of this development.

Refer to Exhibit II-E-1 Impacts to Biological Resources

II-G. VIEWSHEDS

1. The structures built on the subject property will not negatively affect the views from offsite locations. Because of their denuded nature, the open space areas on site do not provide particularly scenic foreground view corridors.
2. Mitigation measures that will be used to minimize visual impacts from offsite land uses include providing landscape bufferyards along the project perimeter. No significant vistas exist across the property.

II-H. TRANSPORTATION

1. PROJECT ACCESS

This project will gain access via Valencia Road and Wade Road. Access on Valencia Road will be right-in and right-out restricted, while Wade Road will have full access turning movements. Final access points into the site from Valencia Road will be determined at time of development plan and will align with current improvements to Valencia Road. A central driveway will traverse the property east to west. This driveway will connect Wade Road to the proposed access to the adjacent cluster development. This will provide efficient circulation onsite and to the cluster development. Provisions will be made for pedestrian and bicyclists.

2. FUTURE OFF-SITE ROAD IMPROVEMENTS FOR SITE ACCESS

Valencia Road is the primary access to the development. Pima County Transportation recently improved the road adjacent to the site. Improvements consist of widening the

road, adding landscaped medians, bike lanes, sidewalks, and landscaping. The project will improve capacity of the road and improve aesthetics. There will not be left turns permitted across Valencia into the site. Therefore, access will also be provided off of Wade Road. Wade Road will need to be constructed approximately ¼ mile north of Valencia Road to allow for access into this commercial development and the cluster neighborhood development just north of the site. From Wade Road a driveway will be constructed east-west across the site to improve circulation to the site and improve access to the proposed cluster development as well as the commercial center.

3. IMPACT TO AVERAGE DAILY TRAVEL

Valencia Road in the vicinity of the subject property currently operates at roughly half of its design capacity. Per the Traffic Impact Study completed, both intersections in the study area operate at an acceptable level of service during the morning and afternoon evening/peaks. Further, the anticipated trip generation of this project will have minimal impact to existing traffic volumes on surrounding roadways and can be accommodated by existing roadway traffic capacities. According to Pima County transportation, upon completion of the road improvements the capacity will be 36,000 ADTs.

The trip-generation was estimated by applying average rates from Institute of Transportation Engineers; (ITE) Trip Generation Manual (9th Edition). The rate of 42.70 trips per every 1,000 SF of gross floor area (GFA) for a "Shopping Center" (ITE LU Code 820) results in 5,508 gross trips associated with an the 129,000± square foot shopping center.

4. TRAFFIC IMPACTS ON LOCAL STREETS

Wade Road is currently a dirt road/wash. The development will be required to improve Wade Road to Pima County standards including curb, gutter, pavement and sidewalk. Due to the wash occurring in the right-of way and alignment of Wade Road the wash will be required to be channelized adjacent to the development.

5. PEDESTRIAN AND BICYCLE MOVEMENT

Bicycles and pedestrians will utilize local streets and sidewalks for travel. Interior connections, as well as connections to the cluster development will be provided.

6. ON-SITE ROAD RIGHTS-OF-WAY

Wade Road will be improved on the project's east side to Pima County standards. Improvements will include paving, curb, gutter, sidewalk and a drainage channel adjacent to the project. Rights-of-way for both Wade and Valencia Roads are currently in place.

7. TRANSPORTATION CONCURRENCY

Two major scenic routes are adjacent to the project site, Wade Road and Valencia Road. The present ADT's on Valencia are 8,871 and 7,503 ADT's for Wade Road (south of Valencia).

8. TRAFFIC IMPACT STUDY

A Traffic Impact Study was prepared by M. Esparza Engineering, LLC and is attached as Appendix D.

9. AUTOMOBILE DEPENDENCY

In an effort to reduce vehicle dependence, the site will include onsite pedestrian and bike circulation, including connections to the cluster development and Valencia Road.

II-I. ON-SITE WASTEWATER TREATMENT AND DISPOSAL

The project will connect to the sanitary sewer system.

II-J. SEWERS

1. CAPACITY RESPONSE LETTER

The site is served by the Pima County Regional Wastewater Reclamation Department. A capacity letter is included as Figure 3. The cluster development to the north has received a capacity letter and it is anticipated that there will not be any capacity issues serving this site. No septic systems will be used. The Avra Valley Wastewater Reclamation Facility does have conveyance and treatment capacity for this project in the new 15" sewer line west of the project and in the existing 12" sewer line in Valencia Road. Appropriate line extensions will be installed during site development.

2. CONNECTION TO REGIONAL SYSTEM

This development will connect to the existing 15" line west of the project or the 12" PVC sewer line that runs east to west in Valencia Road. Onsite collection lines will be constructed within the onsite driveways and will gravity flow to the existing line located in Valencia Road.

Refer to Exhibit II-F-1 Preliminary Sewer Layout.


3. LOCATION OF COLLECTION/TRANSMISSION LINES

Collection or transmission lines are proposed to be located in public right-of-way, drive aisles, parking areas and other locations as approved by Pima County Regional Wastewater Reclamation Department.

4. SITE CONSTRAINTS

Due to the site's topography and location of collection lines there are no issues anticipated.

Figure 3: Pima County Regional Wastewater Capacity Response Letter

<p>JACKSON JENKINS DIRECTOR</p>	 <p>PIMA COUNTY WASTEWATER RECLAMATION 201 NORTH STONE AVENUE TUCSON, ARIZONA 85701-1207</p>	<p>PH: (520) 724-6500 FAX: (520) 724-9635</p>
<p>December 12, 2017</p>		
<p>Linda Thompson The WLB Group 4444 E Broadway Tucson AZ 85711</p>		
<p>Sewerage Capacity Investigation No. 2017-254 Type I</p>		
<p>RE: Tucson Mountain Ranch Rezona, Parcel 210181890, 210182000 Estimated Flow 20,296 gpd (ADWF). P17WC00244</p>		
<p>Greetings:</p>		
<p>The above referenced project is tributary to the Avra Valley Wastewater Reclamation Facility.</p>		
<p>Capacity is currently available for a project this size in the public sewer G-2015-050, downstream from manhole 2681-01.</p>		
<p>This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.</p>		
<p>If further information is needed, please feel free to contact us at (520) 724-6807.</p>		
<p>Reviewed by: Kurt Stemm, CEA, Sr.</p>		

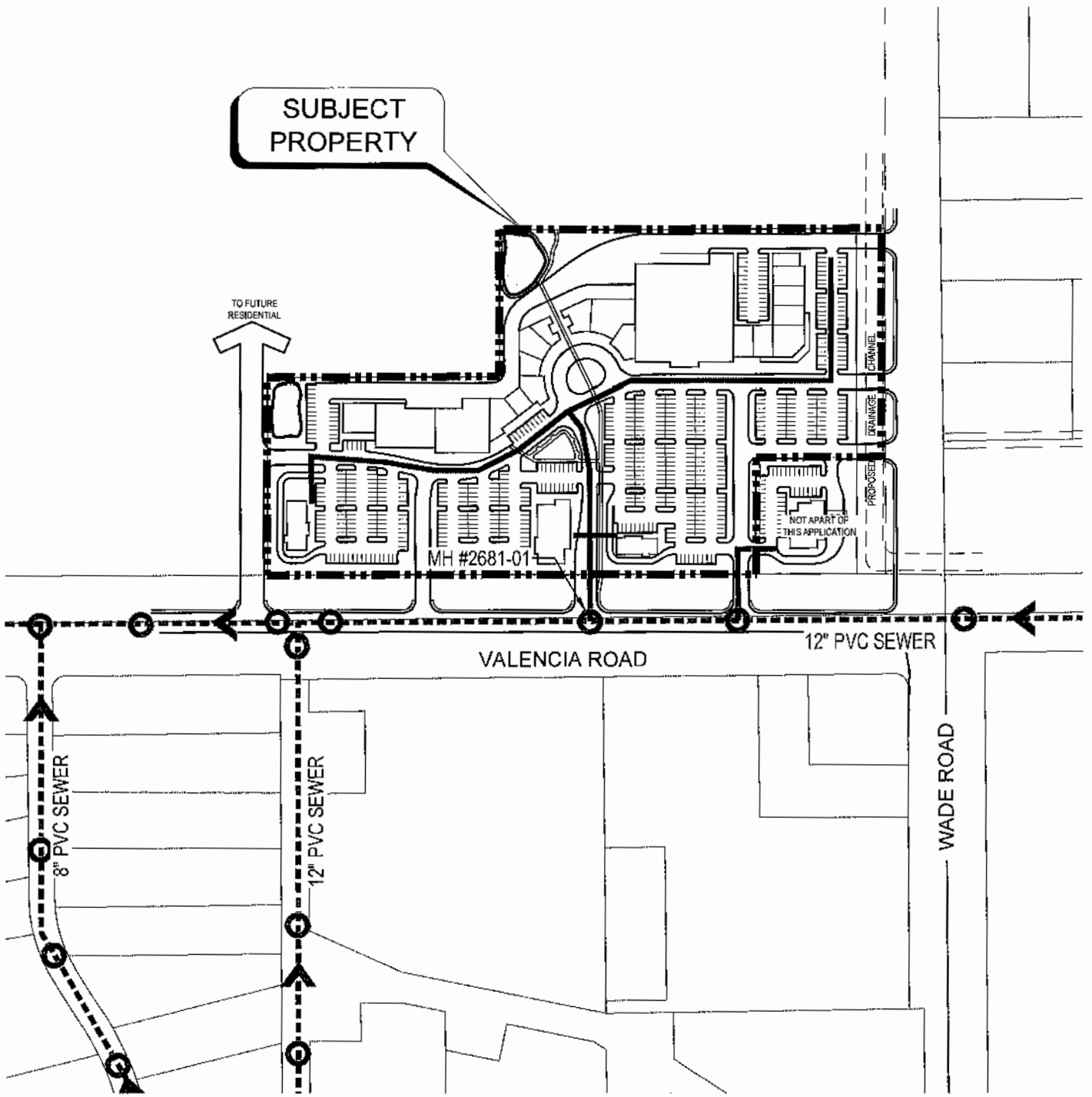

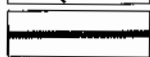


EXHIBIT II-F-1 - PRELIMINARY SEWER LAYOUT

-  PUBLIC SEWER, MANHOLE AND FLOW DIRECTION
-  PROPOSED PUBLIC SEWER



II-K. WATER

The water needs of this project will be served by Metropolitan Domestic Water Improvement District. The cluster development to the north of the project site is formulating a service and line extension agreement. The agreement will include the donation and improvement of a well site within that development. Included as Figure 4 is the will serve letter from Metro Water District.

Refer to Appendix A, Preliminary Integrated Water Management Plan (PIWMP) for requirements.

Figure 4: Water Availability Letter



December 15, 2017

Linda Thompson
The WLB Group, Inc.
4444 E. Broadway Blvd.
Tucson, AZ 85711

**Re: ±16.8 Acres at the NWC of Valencia Road and Wade Road
Tucson Mountain Ranch (APN 210-15-1990, 210-15-2000)
CAP17-08**

Dear Ms. Thompson:

The Metropolitan Domestic Water Improvement District (MDWID) is certified to provide water to the above referenced development and is designated as having a 100-year assured water supply.

The MDWID acknowledges an Assured Water Supply Agreement exists for 382.69 acre-feet for properties that include the development of Tucson Mountain Ranch until July 24, 2022, the currently renewed expiration of the Analysis of Assured Water Supply for Tucson Mountain Ranch.

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.

If you have any questions, or if I can be of further assistance regarding this matter, please call me at 209-2817 or email at tdinkel@metrowater.com.

Sincerely,

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

Timothy Dinkel, P.E.
Civil Engineer

c: Sicila Bowen, District Engineer / Capacity Response File

Metropolitan Domestic Water Improvement District
P.O. Box 36070 Tucson, Arizona 05740 (520) 575-8100 (520) 575-8454 FAX www.metrowater.com

II-L. SCHOOLS

The project will not include residential uses and will not impact the local schools.

II-M. RECREATION & TRAILS

1. ON-SITE RECREATION ELEMENTS

The site will include pedestrian and bike connections to the planned cluster development to the north of the site. However, since the site is proposed to only include commercial development no additional recreational elements will be provided.

2. OWNERSHIP OF OPEN SPACES

The proposal is for a commercial development. No open space is provided on the site, outside of required landscaping which will be within common areas.

3. PROPOSED TRAILS

The Eastern Pima County Trails System Master Plan, Trail #10 follows the Black Wash alignment north of the project. No trails are identified onsite; however the project will provide bike and pedestrian connections through the commercial site and connect with the cluster development. This will allow pedestrian and bike connections from Valencia Road through the commercial area to Trail #10 alignment and cluster area.

II-N. CULTURAL/ARCHAEOLOGICAL/HISTORIC RESOURCES

1. MITIGATION MEASURES USED

An archeological survey performed by Professional Archaeological Services of Tucson (PAST) and an archaeological records check performed at the Arizona State Museum, found that there are no significant historical resources identified on the site.

Following site analysis 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.

2. ARCHAEOLOGICAL SURVEYS COMPLETED

An archaeological survey was performed by Professional Archaeological Services of Tucson (PAST) in January 2006. That survey identified that no previously recorded archaeological or historical resources are known to exist on the site. Further, there were no sites found onsite which meet the reporting classification. Pima County cultural resources reviewed the Cluster development proposal just to the north of the site and indicated that due to previous research no further requirements are imposed by that department.

3. CULTURAL RESOURCES FOUND

In the event that cultural resources are revealed during ground-disturbing activities, all construction in that area shall cease, and consultation shall be initiated with Arizona State Museum (ASM) to assess the potential significance of any unearthed materials (ARS §14-841). If human skeletal remains or funerary objects are discovered, ASM will be contacted immediately (ARS §41-865 & §41-844).

II-O. ENVIRONMENTAL QUALITY

1. METHODS FOR CONTROLLING DUST/POLLUTION DURING PROJECT CONSTRUCTION

Water trucks and silt fences will be utilized during construction to help mitigate dust. All vehicles will meet current air quality standards and idling will be limited to minimize pollution.

II-P. AGREEMENTS WITH SURROUNDING PROPERTIES

None needed.

APPENDICES

APPENDICES

Appendix A: Preliminary Integrated Water Management Plan (PIWMP)

Appendix A, Preliminary Integrated Water Management Plan (PIWMP)

1. WATER CONTEXT MAP

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

The subject property is currently vacant and undeveloped. The property has been previously used for grazing and has reduced the amount of native vegetation occurring on the site.

Existing Land Use within ¼ mile

Parcel Number 210-15-1990 is currently zoned as County Manufactured and Mobile Home-1 Zone (CMH-1).

Existing Land Use within ¼ mile

Surrounding zoning and land uses are shown on Exhibit I-A-3 and are as follows:

North: Vacant, undeveloped. The Tucson Mountain Ranch Cluster Development was approved by the DRC on December 23, 2015 and granted an extension on March 1, 2017.

South: Diablo Village Estate Townhouses, Diablo Village Estates, West Star Estates, and Star Valley Village subdivisions.

East: Unregulated development.

West: Tucson Mountain Ranch Subdivision.

Refer to Exhibit 1-A-3 Existing Land Uses.

2. BRIEF DESCRIPTION OF PROPERTY'S EXISTING AND HISTORIC WATER USE

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

The site is vacant and there has been no previous water use.

3. DESCRIPTION OF PROPERTY'S PROPOSED WATER USE

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

The overall site is 15.3± acres. The application is to rezone the property from County Manufactured and Mobile Home Zone (CMH-1) to Local Commercial Zone (CB-1) to allow for a commercial development. The proposal includes (all numbers approximate):

Major Tennant A	40,000 square feet
Major Tennant B	10,000 square feet
Major Tennant C	10,000 square feet
2- Pads	3,000 square feet
Pad	8,000 square feet
Pad	6,000 square feet
<u>Shops</u>	<u>49,000 square feet</u>
Total	129,000 square feet

Required landscape will include low water use plants from the approved list and utilize rain water harvesting.

4. DESCRIPTION OF WATER SUPPLY OPTIONS AND PROPOSED METHOD OF DELIVERY

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

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

A1. Does the Municipal Provider or applicant have legal or physical access to a renewable and potable water supply? If the provider or applicant does not currently have legal or physical access to a renewable and potable water supply, identify all other renewable and potable supplies available to the applicant/project.

This project will be served by Metropolitan Domestic Water Improvement District. An existing water line runs in Valencia Road and serves the existing Tucson Mountain Ranch Subdivision. The project will tap into the existing line.

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

The property is in the Metropolitan Domestic Water Improvement District.

Refer to Exhibit 1, Water Context Map.

- A2. Provide written documentation of the provider's existing or planned service capacity to the property or area. (It is understood that this documentation is not likely to be a "will-serve" letter).

The property is in the current defined service area of the Metropolitan Domestic Water Improvement District and has provided a "will-serve" letter for the development.

- A3. An exhibit must be included that shows the location of the property and the potential point(s) of connection.

The site will likely connect to the existing water lines located in Valencia. Exhibit 4, Proposed Water Supply, shows the surrounding waterlines.

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

Not applicable.

5. WATER DEMAND PROJECTIONS

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

The proposal is to rezone a site from CMH-1 to CB-1. The final uses and square footages have not been determined at this point. The ADWR water demand calculator was used to estimate the approximate water demand of the project. The calculator determined that the demand would be 29.72 acre feet per year, 33,000± gallons per day. Generally speaking commercial developed uses less water than residential and a decrease in demand should be expected.

- B. Water Conservation Measures are required to be included as part of the proposed project. The application of water conservation measures should achieve a significant reduction in the project's total water consumption and must employ both indoor and outdoor conservation measures.

The following water conservation measures will be utilized for this project:

- Install lavatory faucets that contain the label "Water Sense," a program sponsored by the EPA, or have a maximum flow rate of 1.5 gpm.
- Install toilets that contain the "Water Sense," a program sponsored by the EPA, or have a maximum flow rate of 1.6 gallons per flush.
- Install drought tolerant landscape materials.
- Provide for water recharge/retention in common areas.
- Install a high efficiency irrigation system with automatic timers and drip irrigation, wherever possible.
- Install water harvesting system to retain 25% or more of average annual rainfall on catchment surface.

6. PROXIMITY TO RENEWABLE AND POTABLE WATER SUPPLIES

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

This section does not apply for the following reasons: (1) The project is being served by Metropolitan Water; (2) the project has legal access to renewable and potable supplies; (3) existing water mains sufficient to serve the site are located adjacent to the site and (4) the project will utilize less than 50 acre-feet/year.

Per the Preliminary Integrated Water Management Plan requirements, sections 7-11 of the PIWMP are not applicable due to an existing Municipal Provider providing legal access to renewable and potable water to this development, no new wells will be drilled within one quarter mile of the boundary of the property to serve this development, and there will be no increase in pumping of any existing wells within one quarter mile of the boundary of the property to serve this development.

Table B - Water Conservation Measures
Indoor and Outdoor Options
(15-point Minimum; Must include at least one Outdoor Conservation Measure)

	Possible Points	Points Achieved
Indoor Options		
I-1	1	
I-2	1	
I-3	2	
I-4	2	
I-5	3	
I-6	3	
I-7	3	
I-8	3	
I-9	3	
I-10	2	
I-11	2	
I-12	0.5	
I-13	3	
I-14	1	
Outdoor Options		
O-1	6	
O-2	4	
O-3	2	
O-4	2	
O-5	2	
O-6	2	
O-7	1	
O-8	2	
O-9	2	
O-10	3	
O-11	3	
O-12	4	
O-13	1	
O-14	1	
O-15	0.5	
	0.5	
	0.5	
	0.5	
	0.5	

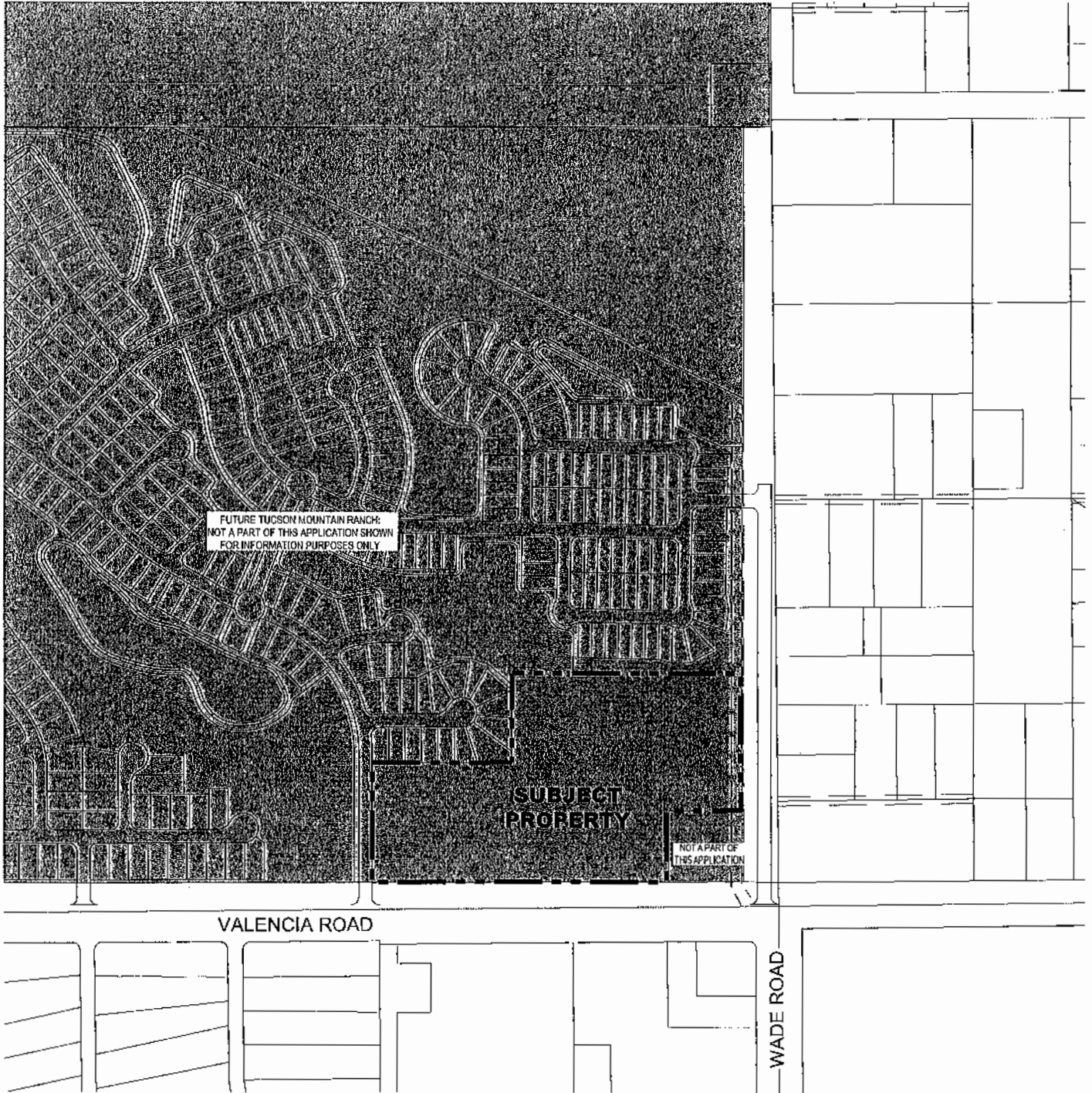




EXHIBIT 1- WATER CONTEXT MAP

LEGEND

-  TUCSON WATER OBLIGATED SERVICE AREAS
-  METRO WATER OBLIGATED SERVICE AREAS

NOTES

METRO WATER IS THE SERVICE PROVIDER FOR THIS SITE.

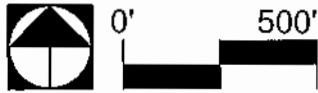






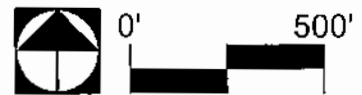
EXHIBIT 4 - PROPOSED WATER SUPPLY

LEGEND

-  EXISTING PUBLIC WATER LINES
-  PROPOSED PUBLIC WATER LINES

NOTES

METRO WATER IS THE SERVICE PROVIDER FOR THIS SITE.



December 5, 2017

PROJECT SITE INFORMATION

Name of Proposed Project:

Tucson Mountain Ranch Commercial Corner

TOTAL ACRES Acres in Turf Acres in LWU Acres NWU

Residential acres				
Single family acres*	0.00			
Multi-family acres**	0.00			
Total residential acres	0.00			
Non-residential acres				
Right of way acres				
Commercial acres	12.00			
Golf course acres				
Common area acres	2.00		2.00	
Detention/Retention basin acres	1.30		1.30	
Park acres				
School acres				
Other non-residential acres				
Total non-residential tract acres	15.30			

Total Project Acres

Number of golf course holes

*Single family acres is the square footage of all single family lots converted into acres.

**Multi-family acres is the square footage of all multi-family tracts converted into acres.

NOTE: LWU = Low water use landscape, NWU = No water use (hardscape or unwatered native vegetation)

PLEASE FILL OUT AND PRINT BOTH WORKSHEETS AND ATTACH TO YOUR APPLICATION!

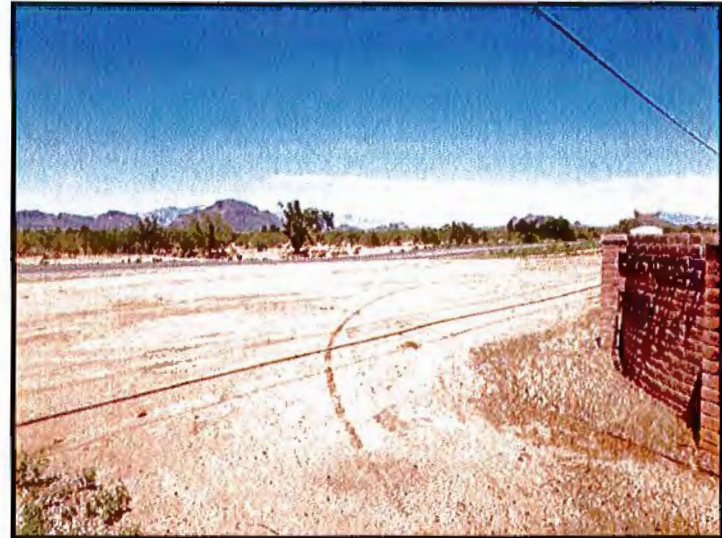
December 5, 2017		PROJECT DEMAND CALCULATOR				
Name of Proposed Project:		Tucson Mountain Ranch Commercial Corner				
INSTRUCTIONS: This spreadsheet is designed to help you calculate the water demand for your proposed development for purposes of applying for a Certificate of Assured Water Supply, Water Adequacy Report or Analysis of Assured (or Adequate) Water Supply. Please enter information into the blue boxes as applicable. If you need help with this form, please contact the Office of Assured and Adequate Water Supply at (602) 771-8599.						
NOTE: This sheet, when completed, does not constitute approval of the demand estimate for your proposed development. It is intended for general estimation purposes only. The final, official demand estimates will be determined by the Department upon review of your complete application.						
Enter the AMA the subdivision is located in*:		TUC	* Enter PHX for Phoenix, TUC for Tucson, PIN for Pinal, PRE for Prescott or SCR for Santa Cruz.			
If you are not sure if you are located inside or outside of an AMA, contact the Office of Assured and Adequate Water Supply at (602) 771-8599.						
Enter the COUNTY the subdivision is located in:		PIMA	* Enter either APACHE, COCHISE, COCONINO, GILA, GRAHAM, GREENLEE, LA PAZ, MARICOPA, MOHAVE, NAVAJO, PIMA, PINAL, SANTA CRUZ, YAVAPAI, or YUMA.			
Residential Usage*						
Category	PPHU	GPCD or per house/day	Demand/HU/YR (af/yr)	No. HU (Lots)	Residential Demand/Yr (af/yr)	
Single Family (int)	0.00	57.00	0.00	0.00	0.00	
Multi-Family (int)	0.00	57.00	0.00	0.00	0.00	
Single Family Landscape (ext)	1.00	118.00	0.13	0.00	0.00	
Multi-Family Landscape (ext)	0.00	21.00	0.00	0.00	0.00	
Single family Demand/HU/YR				0.13		
Multi-Family Demand/HU/YR				0.00		
	Square Feet	Acres	Demand Factor (af/yr)	No. HU (Lots)	Large Lot Adjustment Demand/Yr (af/yr)	
Average Lot Size (sq. ft)**	0.00	0.00				
TMP Model Lot Size (sq. ft)	7,500 - 10,000	0.17 - 0.23				
Large Lot Adjustment	0.00	0.00				
1/2 low water use	0.00	0.00	1.50	0.00	0.00	
1/2 turf	0.00	0.00	4.60	0.00	0.00	
**NOTE: If the subdivision contains several groupings of lot sizes, the large lot adjustment needs to be calculated for each grouping of large lot sizes. If CC&Rs with landscaping restrictions for the residential lots will be adopted, a modified large lot adjustment can be calculated based on the specific landscaping restrictions. Contact the Office of Assured and Adequate Water Supply for assistance in calculating the large lot adjustment for subdivisions with several groupings of large lot sizes or if CC&Rs limiting landscaping within the residential lots will be adopted.						
Total Residential Demand					0.00	
Non-Residential Usage***						
For each category please enter either square feet or acres of land for that type of non-residential use within your subdivision.						
Category	Square Feet	Acres	Demand Factor (af/ac)		Non-Residential Demand (af/yr)	
Common Area1		0.00	1.50 low water use		0.00	
Common Area2		0.00	4.60 turf		0.00	
Right of Way		0.00	1.50 low water use		0.00	
Golf Course		0.00	AMA Turf Program - contact AMA		0.00	
Commercial use		12.00	2.25 all acres		27.00	
Public Pool (length x width = square feet)		0.00	Based on closest AMA pool		0.00	
Parks1		0.00	1.50 low water use		0.00	
Parks2		0.00	4.60 turf		0.00	
Retention/Detention Basins		0.00	1.50 low water use		0.00	
Retention/Detention Basins		0.00	4.60 turf		0.00	
School Landscape1		0.00	1.50 low water use		0.00	
School Landscape2		0.00	4.60 turf		0.00	
	Number of students					
Elementary school interior use	0.00		25 GPCD	interior demand	0.00	
Middle/High School interior use	0.00		43 GPCD	interior demand	0.00	
**NOTE: If your application is for a change of ownership from a previously issued Certificate of Assured Water Supply, and is for only a portion of the original Certificate, contact the Office of Assured and Adequate Water Supply to pro-rate non-residential area acreage.						
Total Non-Residential Demand					27.00	
Distribution Losses						
	Residential	Non-Residential	Total	Loss Factor %	Distribution Losses (af/yr)	
Demand af/yr	0.00	27.00	27.00	10.00	2.70	
Construction						
	No. of Lots	Demand (gals/lot)	100 yr demand (af)		Construction Demand (af/yr)	
	0.00	10000.00	1.60		0.02	
Total Demand Per Year						
Residential Usage af/yr	0.00	Non-Residential Usage 27.00	Lost & Unaccounted for 2.70	Construction 0.02	Total Non-Res 29.72	Total Demand Per Year (af/yr) 29.72
Residential Usage GPCD					Total Demand GPCD	
Annual Build Out Demand	29.72					

Appendix B: Ground Level Photographs

Appendix B: Ground Level Photographs



*Looking to the North, Tucson Mountains,
right and below*



*Looking north through existing
neighborhood to the south, right and
above*



Onsite-Dumping, right and below



View of project site from Southeast corner, left

Onsite view looking at Tucson Mountains, right



Appendix C: Neighborhood Meeting Notes



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

May 14, 2014

Re: Proposed Commercial Development at the Northwest Corner of Valencia and Wade Roads
WLB No. 105010-C-005

Dear Neighbor:

The owner of approximately 17 acres of land located on the northwest corner of Valencia Road and Wade Road is planning a commercial development on the property. Approximately two acres are presently zoned for commercial development. This proposed development will include a variety of commercial, retail and office uses. The owner is requesting a rezoning of the property from residential to commercial. The Pima County Comprehensive Plan designates the site as Neighborhood Activity Center (NAC), which allows rezoning for commercial/ office development. The attached exhibit shows the location of the property.

We would like to take this opportunity to discuss the project with adjacent landowners. A neighborhood meeting will be held from 6:00 p.m. to 7:30 p.m. on Thursday, May 29th, at Casino Del Sol, Salon B, located at 5655 West Valencia Road, Tucson, AZ 85757. This meeting will allow surrounding owners the opportunity to provide input, ask questions, offer opinions and obtain more information on this project. Should you have any questions in the meantime, please send me an email at gpoland@wlbgroup.com or call me at (520) 881-7480.

Sincerely,

THE WLB GROUP, INC.

Gustav Paul Oland
Senior Project Manager

L:\105010\C-005 Commercial\Outreach\20140514 NH Mtg Invitation Ltr.docx

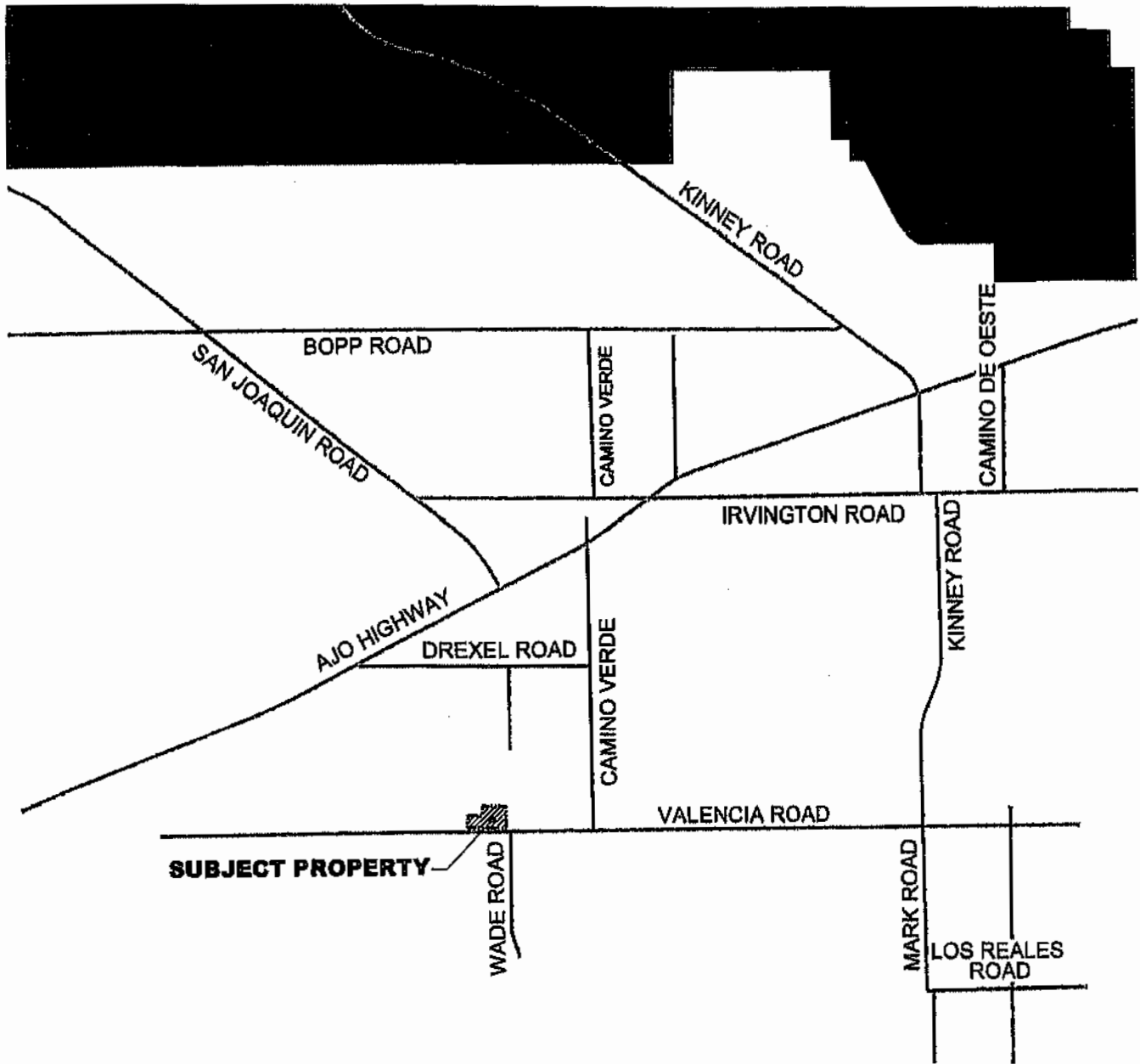
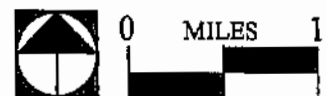


EXHIBIT I-A-1 - REGIONAL LOCATION MAP



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ALVARADO GUADALUPE
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TUCSON AZ 85734-3448

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6331 S WADE RD TRLR A
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6872 W VALENCIA RD
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6549 S STAR DIAMOND PL
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1537 W THATCHER ST
TUCSON AZ 85746-3961

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BROOKLINE NH 03033-2127

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TUCSON AZ 85757-7823

STEWART TITLE & TRUST TR 3698
PO BOX 12863
TUCSON AZ 85732-2863

TITLE SECURITY AGENCY OF AZ TR 913
ATTN: TUCSON MOUNTAIN RANCH LLC
5851 E SPEEDWAY BLVD, TUCSON AZ
85712-5000

TRANSAMERICA TITLE TR 6492
% SIEGEL JASON & SATOKO YAE0 CP/RS
2125 N TREAT AVE, TUCSON AZ 85716-
3028

TREJO LAMBERT A SR
6910 W SANTA PAULA ST
TUCSON AZ 85757-9583

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ATTN: MICHAEL CADDEN
1870 W. PRINCE RD #47
TUCSON, AZ 85705

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6565 S STAR DIAMOND PL
TUCSON AZ 85757-7824

TUCSON MOUNTAIN RANCH HOA
ATTN: STEPHEN LENIHAN
1820 E. RIVER RD. #110
TUCSON, AZ 85718

Tucson Mountain Ranch, Neighborhood Commercial Corner,
Valencia and Wade Roads, Pima County Arizona
Neighborhood Meeting, Casino Del Sol, 5655 W Valencia Road, Salon B
5.29.2014, 6-7:30PM

Attendees:

Paul Oland, WLB
Greg Wexler, Property Representative
Robert Kirschmann, WLB
11 interested neighbors, please see sign in sheet

- Meeting started with ~ 10 minute overview of the project and process by Paul Oland
- Some questions/concerns raised include:
 - Q-If there is no contract in place why are we moving forward?
 - A- Developers are expressing interest in the corner, however will not enter a contract until the zoning is in place.
 - Q-Who is the owner of this piece and the cluster to the north
 - A- In a trust, under Gus Fotinos
 - Q-What is basis for developer's determination that the area is growing?
 - A-Audience responded that the area is growing, and the there are homes under construction is several areas.
 - Q-What kind of buffer is proposed along Wade Road?
 - A- Wade Road is being required to be improved by the county. It is likely that two travel lanes will be constructed. These improvements will require the wash located in Wade Road to be relocated and channelized along the projects eastern boundary. Landscaping will be included in the channel/bufferyard area.
 - Q-What kind of noise mitigation will be implemented?
 - A-The buildings have been oriented such that loading and unloading activities will take place behind the buildings, out of site from existing homes.
 - Q-Concerns raised on outdoor lighting.
 - A- The project will fully comply with Pima County Lighting Code. This particular area has additional, more stringent requirements than other parts of the County due to Kit Peak. Representatives have been approached and we have been told to comply with the County requirements.
 - Q- Concerns regarding height.
 - A- Today, single family residences can be constructed at 2 stories and approximately 30'. The proposal is for single story buildings and will comply with height requirements. We will provide viewsheds from inside the Star Diamond area looking to the north and additional on the east side of Wade road looking to the west.
 - Q- Concerns were raised regarding vacant buildings.
 - A- Buildings will not be constructed without a signed contract.

- Q- Can businesses operate 24 hours?
 - A- We will look that up.
- Q-Can a gas station be constructed?
 - The answer provided was with approval of a Conditional Use Permit, *however after double checking the code a CUP is NOT required.*
- Q-What is the arrow on the upper portion of the plan?
 - A- These are trail connections between the residential cluster and commercial development. A follow up question was raised about restrictions on use of trails. There is no a proposal to restrict horses from the trails, only to motorized vehicles.
- Q- What type of signage is proposed?
 - A-We are not that far in the process that those decisions have been made, however it is likely that signs will be clustered, rather than signs for each business/pad.
- Q- Who are utility providers?
 - A- Audience members had a brief discussion on the various providers including Metro Water, TEP, etc.
- Q- What is the difference between the General Plan and Zoning designations?
 - A- Paul explained the difference.
- Q- What other recent commercial projects have WLB done in the area?
 - A- Paul responded with several examples.

Name	Phone Number / Email Address	Address
JESUS BOLLIVAS JR	909-5515 / Jfbollivas@gmail	7022 S. ADAMS CMT#
Ricky Armstrong	343-9477 rdar.mstrom94@hotmail.com	6579 S. STAR RIDGE PL. 85757
Margie Moreno	784-9614 margie.moreno@icloud.net	6278 W. Greenland Ct. 85757
Delina Attchey	908 9393	6301 S Wade Rd 85757
Neal Barber	520-853-8670	6306 S Eagler Talbot 85757
Richard Mary Berkner	2486516 / rchbarber@comcast.net	7111 W. Tomlin-Ford Dr.
Carl & Barbara Sosna	883-7037 sosna@ATT.net	6597 S Star Diamond
Dave Ellist	883-1838 dittlebird@gmail.	60M Tucson 85757
Rob Martin Connie Chart	404-3519	6549 S Star Diamond 85757
Ron Charlton	908-0219 holdemacesand85@aol.com	6645 S Star Diamond Pl
MARK ZIEGLER	520-904-6281 zieglermv@aol.com	6565 S. STAR DIAMOND



Engineering • Planning
Surveying • Urban Design
Landscape Architecture

November 20, 2017

Re: Proposed Commercial Development at the Northwest Corner of Valencia and Wade Roads
WLB No. 105010-C-005

Dear Neighbor:

The owner of approximately 17 acres of land located on the northwest corner of Valencia Road and Wade Road is planning a commercial development on the property. This proposed development will include a variety of commercial, retail, and possibly office uses. Approximately two acres are already zoned for commercial development. The owner is requesting a rezoning of the remainder of the property from residential to commercial. The Pima County Comprehensive Plan designates the site as Neighborhood Activity Center (NAC), which allows rezoning for commercial/ office development. The attached exhibit shows the location of the property.

Two neighborhood meetings will be held to provide surrounding owners the opportunity to ask questions, offer opinions, and obtain more information on this project. The first meeting will be held from 6:00 p.m. to 7:30 p.m. on Tuesday, December 5th, and the second meeting will be held on Thursday, January 18th, 2018 from 6:00 p.m. to 7:30 p.m. Both meetings will be at Casino Del Sol, Salon B, located at 5655 West Valencia Road, Tucson, AZ 85757. Should you have any questions in the meantime, please contact me at gpoland@wlbgroup.com or (520) 881-7480.

Since the last neighborhood meeting held back on May 29, 2016, very little has changed on the site plan except the removal of vehicular ingress/egress from the northern boundary to the adjacent proposed residential project. The access trail will still allow walking and bicycle use. This meeting is being held to meet Pima County's requirements for public outreach and will allow surrounding owners the opportunity to provide input, ask questions, offer opinions and obtain more information about this project.

Sincerely,

THE WLB GROUP, INC.

Paul Oland
Sr. Project Manager

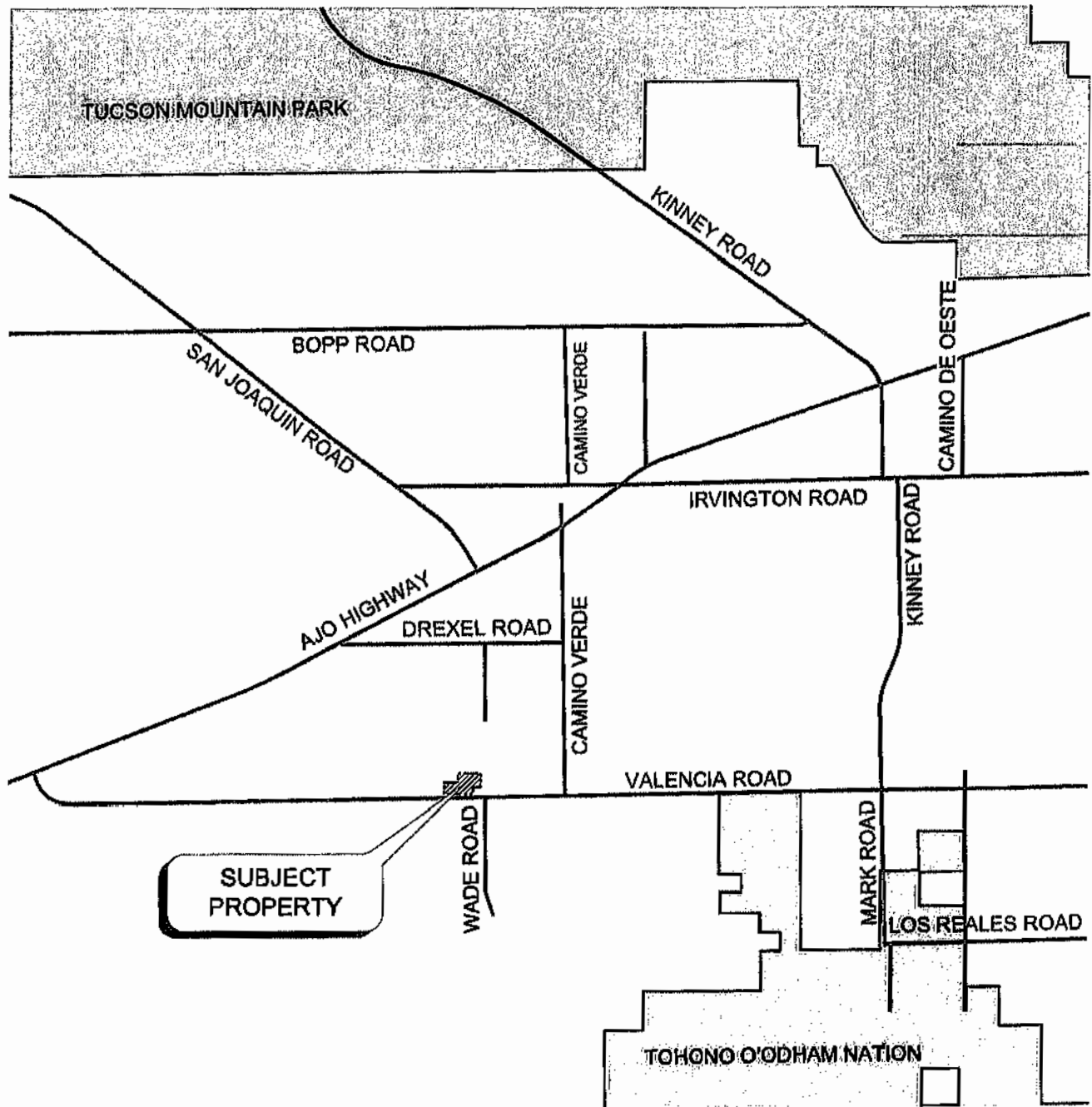
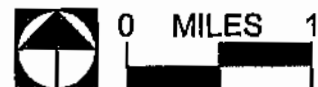


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2001 WAVERLY ST
TUCSON AZ 85745-1955

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Tucson Mountain Ranch, Neighborhood Commercial Corner,
Valencia and Wade Roads, Pima County Arizona
Neighborhood Meeting, Casino Del Sol, 5655 W Valencia Road, Salon B
12.5.2017, 6-6:45PM

Attendees:

Paul Oland, WLB

Brian Pugh, WLB

The WLB Group prepared a 10-slide Power Point presentation describing the proposed rezoning for the Tucson Mountain Ranch Neighborhood Commercial project. The attendees arrived at 5:50PM. Thirty-nine invitations were sent to the surrounding neighbors (see list above). None of the invited neighbors attended the neighborhood meeting.

A second meeting will be held at Casino Del Sol on Thursday, January 18, 2018 from 6:00 to 7:30PM.

**Tucson Mountain Ranch, Neighborhood Commercial Corner,
Valencia and Wade Roads, Pima County Arizona
Neighborhood Meeting, Casino Del Sol, 5655 W Valencia Road, Salon B
1.18.2018, 6-7:00PM**

Attendees:

Clay Goodwin, WLB
Brian Pugh, WLB

The WLB Group prepared two exhibits describing the proposed rezoning featuring the Architectural and Aesthetic Concepts for the Tucson Mountain Ranch Neighborhood Commercial project. The organizers arrived at 5:50PM. Thirty-nine invitations were sent to the surrounding neighbors (see list above). None of the invited neighbors attended the neighborhood meeting.

The exhibits from the meeting are attached below.