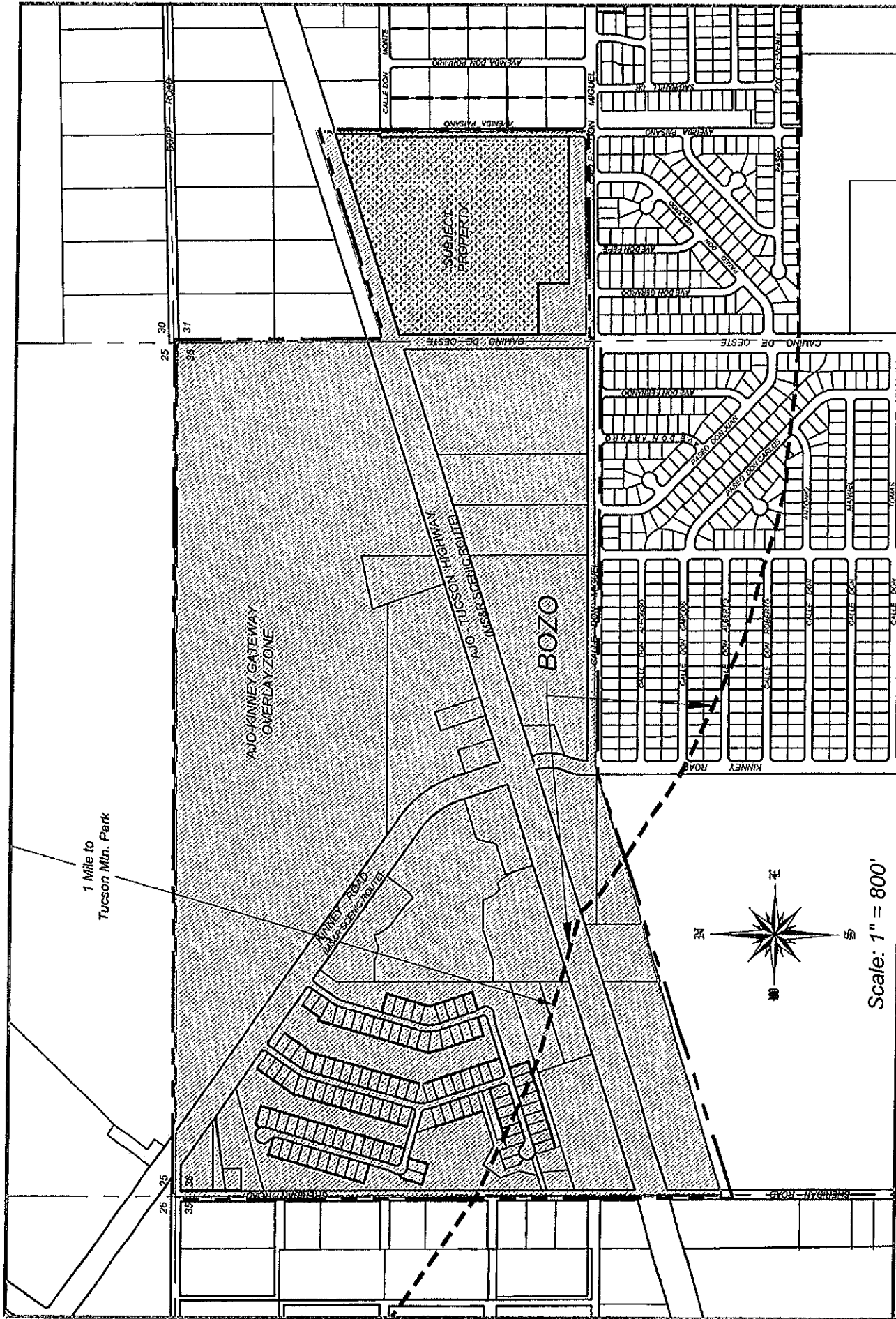


**Exhibit No. I-A.4a1**  
**Vicinity Zoning Map**

**El Portal De Oeste**  
 Assessor's Parcel #119-45-013A 34.80 Acres Located in the  
 NW 1/4 of Section 31, T 14S, R 13E, G&SRM, Pima County, AZ.

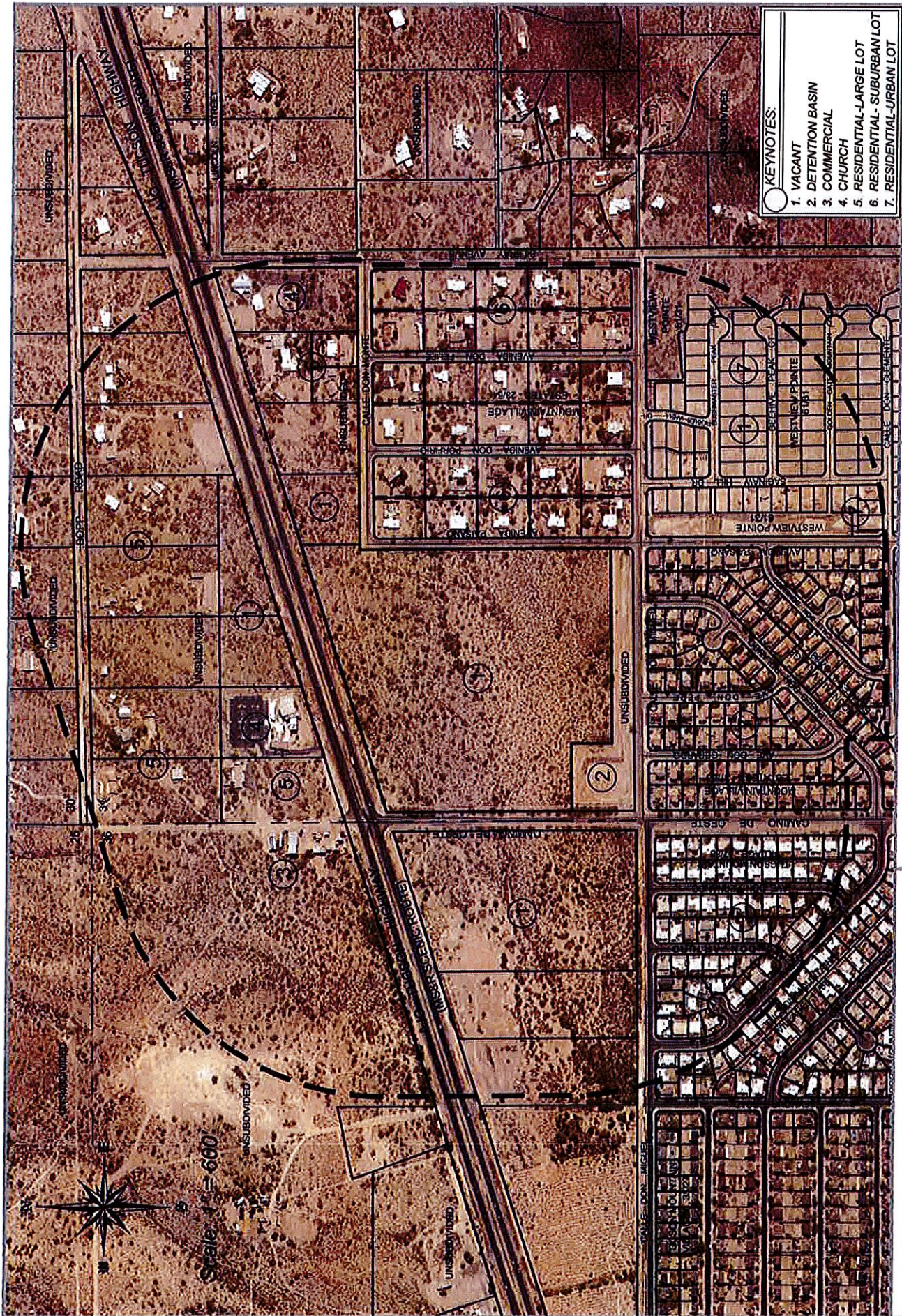
**MJMM CONSULTING, INC.**  
 Land Planning and Development Services  
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021



**Exhibit No. I-A.4a.2  
Overlay Zones Map**

**El Portal De Oeste**  
Assessor's Parcel #119-45-013A 34.80 Acres Located in the NW 1/4 of Section 31, T 14S, R 13E, G&SRM, Pima County, AZ.

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- KEYNOTES:**
1. VACANT
  2. DETENTION BASIN
  3. COMMERCIAL
  4. CHURCH
  5. RESIDENTIAL-LARGE LOT
  6. RESIDENTIAL-SUBURBAN LOT
  7. RESIDENTIAL-URBAN LOT

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**El Portal De Oeste**  
 Assessor's Parcel #119-45-013A 34.80 Acres Located in the  
 NW¼ of Section 31, T 14S, R 13E, G&SRM, Pima County, AZ

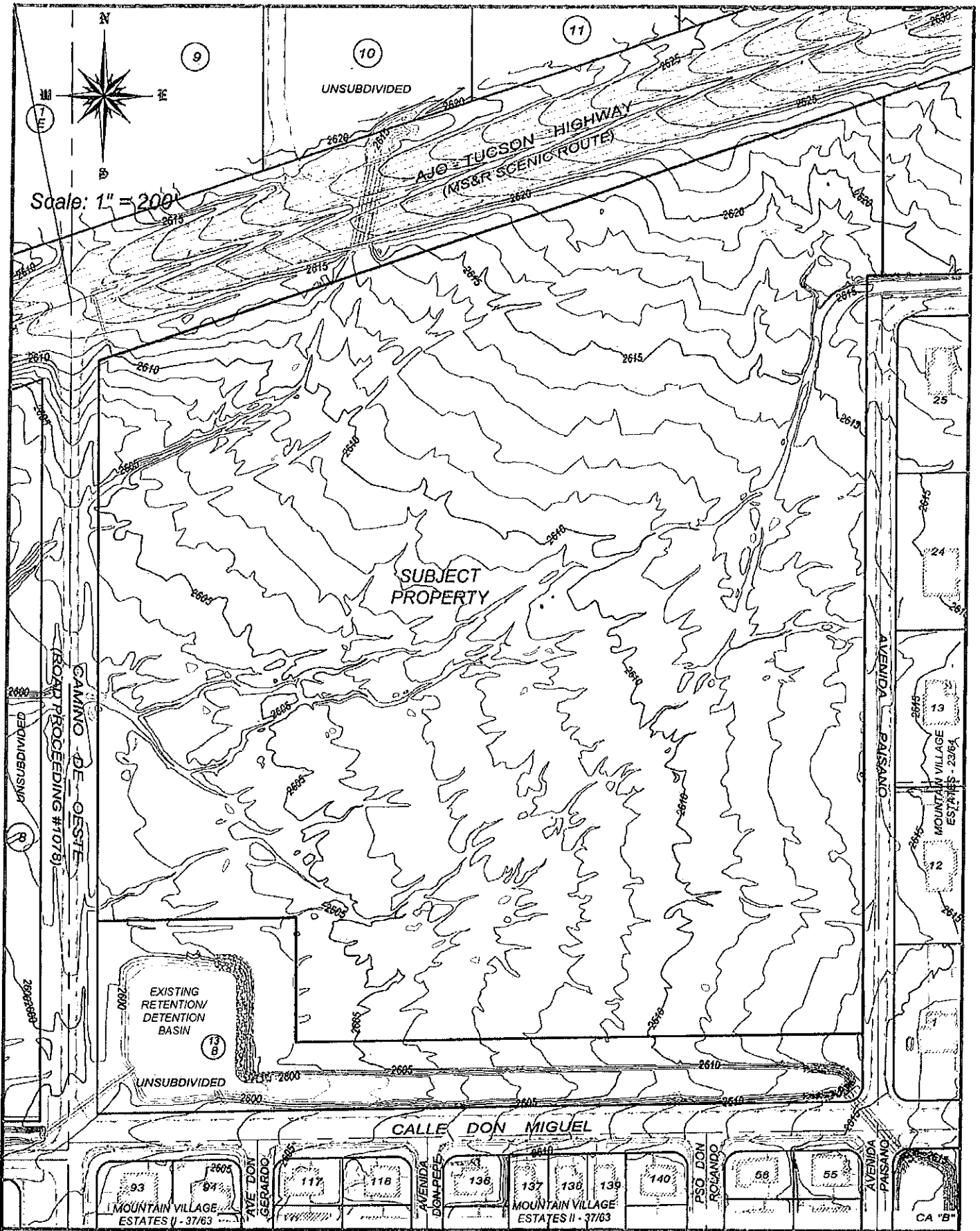
**Exhibit No. I-A.4b**  
**Vicinity Land Use Map**

## I-B. TOPOGRAPHY AND GRADING

1. The topographic characteristics of the property, still essentially in its natural state, are described below and are depicted on Exhibit I-B:
  - a. There are no restricted peaks or ridges.
  - b. There are no rock outcrops or talus slopes.
  - c. There are no natural slopes of 15 percent or greater.
  - d. There are no significant topographic features.
  - e. The entire property is in its natural state.
2. The pre-development average cross slope on the gross site is 3.61 percent. This percentage is derived from the following formula:  $(53617' \times 1 \times .0023) \div 34.13 = 3.61\%$ .

## I-C. HYDROLOGY

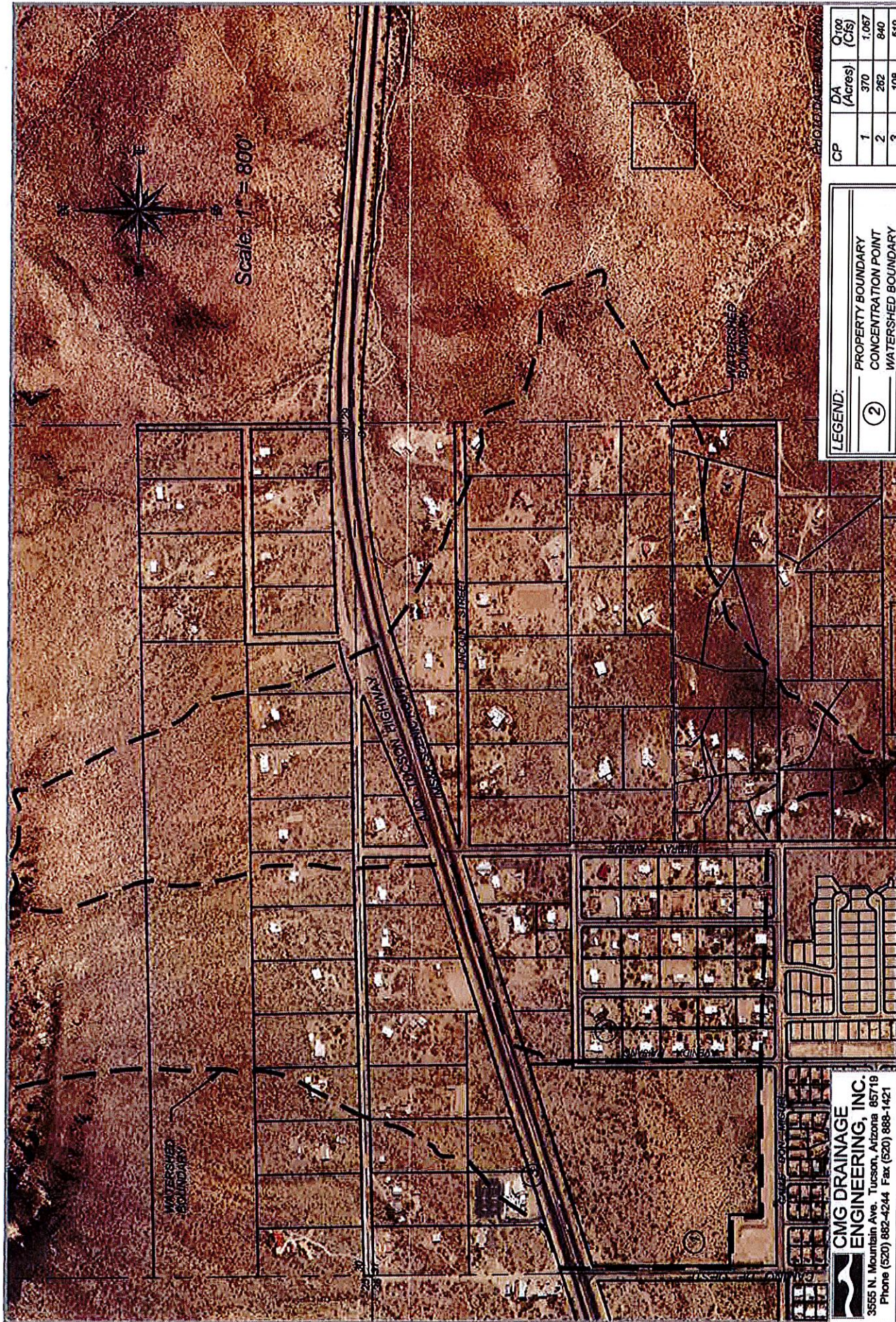
1. Offsite runoff enters the property from along the east boundary and from the existing box culvert under Ajo Hwy about 450 feet east of Camino de Oeste. The runoff from the east enters at two locations, with 840 cfs near Calle Don Monte and 149 cfs near the southerly riparian area. The runoff from the culvert under Ajo Highway contributes 565 cfs. These flows move primarily to the west with some moving to the south and then the west. These flows exit the property at two locations, with 565 & 887 cfs, along the west property line. The 887 cfs includes flows from the 149 cfs watershed but the peak is less than the sum of the inflows due to different times of concentration. See Exhibit I-C.1 for a depiction of these offsite conditions.
2. The only significant man-made feature upstream is the culvert under Ajo Highway. There are no significant upstream natural features. The washes are largely undefined with shallow sheet flow predominating throughout the area.
3. Exhibit I-C.4 indicates the drainage area and discharge values for all onsite washes, in excess of 100 cfs in a 100-year storm, at their entering and exiting locations.
4. The Onsite Hydrologic conditions are depicted on Exhibit I-C.4.
  - a. 100-year floodplain lines for the dominant east/west wash and the flow out of the Ajo box culvert are shown. These lines are consistent with those in the FEMA CLOMR application submitted by JE Fuller Inc. Additionally the flood lines for the additional flow near the southerly riparian area is shown. They were delineated by CMG Drainage and the affected area is labelled as 'Sheet Flow Area' due to the shallow flow depth (less than 0.5 feet).
  - b. The natural channels crossing the property have very limited capacity. The channels are shallow (one to two feet) and range in width from 200 to 500 feet. Most of the flow is out of bank during the 100-year flood event. As such, there is shallow sheet flooding throughout the entire 100-year floodplain with depths along the main channels ranging from one to two feet.
  - c. The official & current FEMA conditions are shown on Map No. 04019C2220 K. However, there is a map revision that will become effective soon. The flood hazard boundaries associated with that map revision are shown on Exhibit I-C.4
  - d. The peak discharges entering and exiting the site are shown for all three washes.
  - e. The site contains 4.24 acres of Riparian Habitat - Xeroriparian C which is shown on this exhibit.
  - f. The box culvert under Ajo Highway which discharges runoff onto the subject property is a 3-cell, 10' x 3' RCBC with sufficient capacity to contain the 100-year peak flow. There is also an 18" cmp in Ajo Hwy running from the median to the



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**El Portal De Oeste**  
 Assessor's Parcel #119-45-013A, 34.80  
 Acres located in the NW 1/4 of Section 31,  
 T-14-S, R-13E, G&SRM, Pima County, AZ.

**Exhibit No. I-B  
 Topography Map**



Scale: 1" = 800'



CP	DA (Acres)	Ordn (CFS)
1	370	1,067
2	262	840
3	108	519

LEGEND:

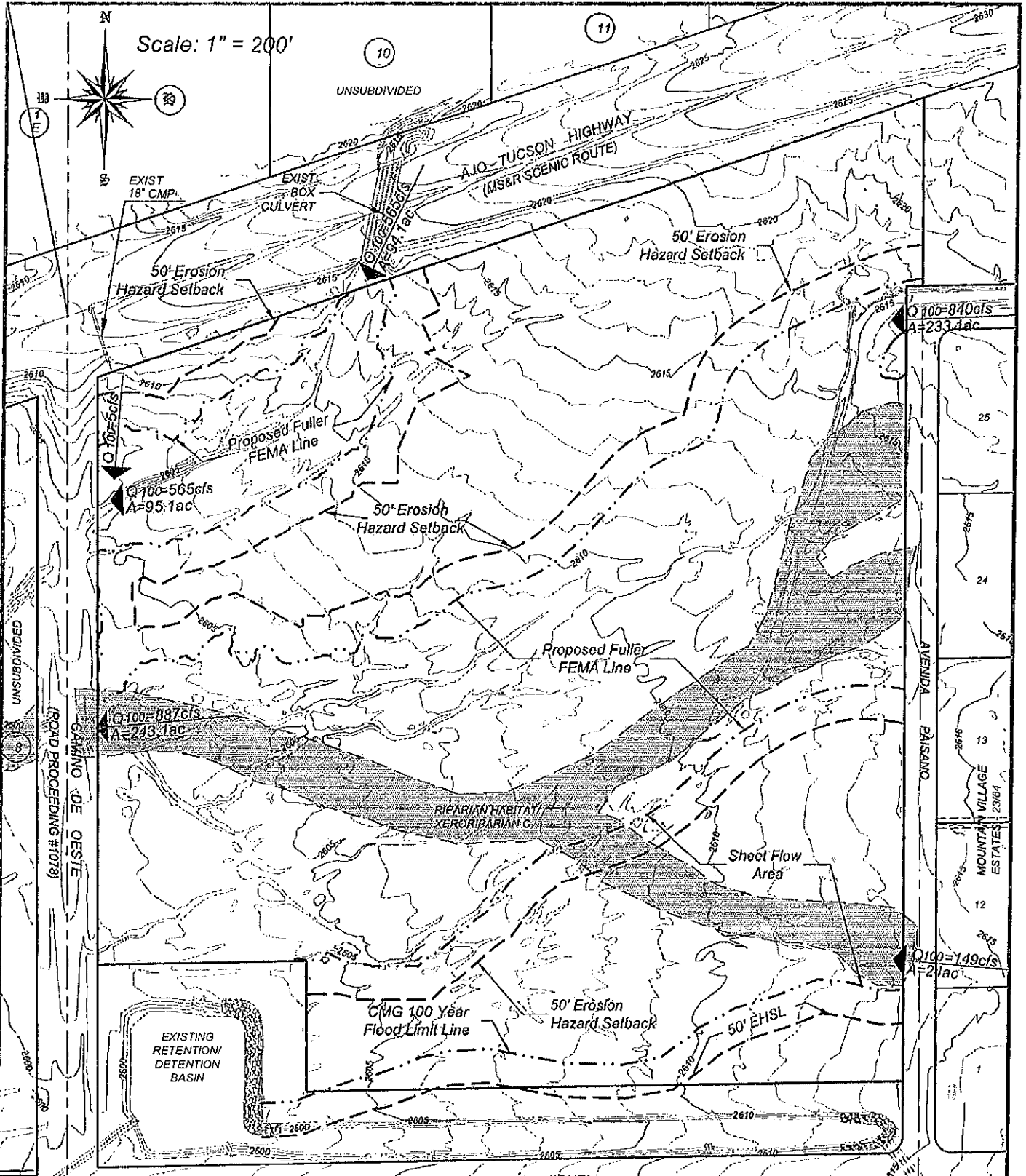
—	PROPERTY BOUNDARY
②	CONCENTRATION POINT
- - -	WATERSHED BOUNDARY

**Exhibit No. I-C.1**  
**Offsite Hydrology Map**

**El Portal De Oeste**  
 Assessor's Parcel #119-45-013A 34.80 Acres Located in the  
 NW/4 of Section 31, T 14S, R 13E, G&SRM, Pima County, AZ.

**CMG DRAINAGE ENGINEERING, INC.**  
 3655 N. Mountain Ave. Tucson, Arizona 85719  
 Phone (520) 882-4244 Fax (520) 888-1421

**MJMM CONSULTING, INC.**  
 Land Planning and Development Services  
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021



Scale: 1" = 200'



EXIST 18' CMP

EXIST. BOX CULVERT

AJO-TUCSON HIGHWAY (MS&R SCENIC ROUTE)

50' Erosion Hazard Setback

50' Erosion Hazard Setback

Proposed Fuller FEMA Line

50' Erosion Hazard Setback

Proposed Fuller FEMA Line

Q100=887cfs  
A=248.1ac

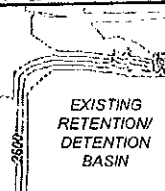
Q100=840cfs  
A=233.1ac

Sheet Flow Area

CMG 100 Year Flood Limit Line

50' Erosion Hazard Setback

50' EHSL



CALLE DON MIGUEL

NOTES:

1. THE EROSION HAZARD SETBACKS ARE THEORETICAL AND WILL GO AWAY WITH THE PLACEMENT OF BANK PROTECTION ALONG A MODIFIED FLOODPLAIN LINE.
2. THE EXISTING 100-YEAR FLOODLINE IS ALSO THE BOUNDARY OF THE SHEET FLOODING AREA.

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3555 N. Mountain Ave. Tucson, Arizona 85719  
Phone (520) 882-4244 Fax (520) 888-1421



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Land Planning and Development Services  
7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

**El Portal De Oeste**  
Assessor's Parcel #119-45-013A, 34.80  
Acres located in the NW 1/4 of Section 31,  
T-14-S, R-13E, G&SRM, Pima County, AZ.

**Exhibit No. I-C.4**  
**Onsite Hydrology Map**

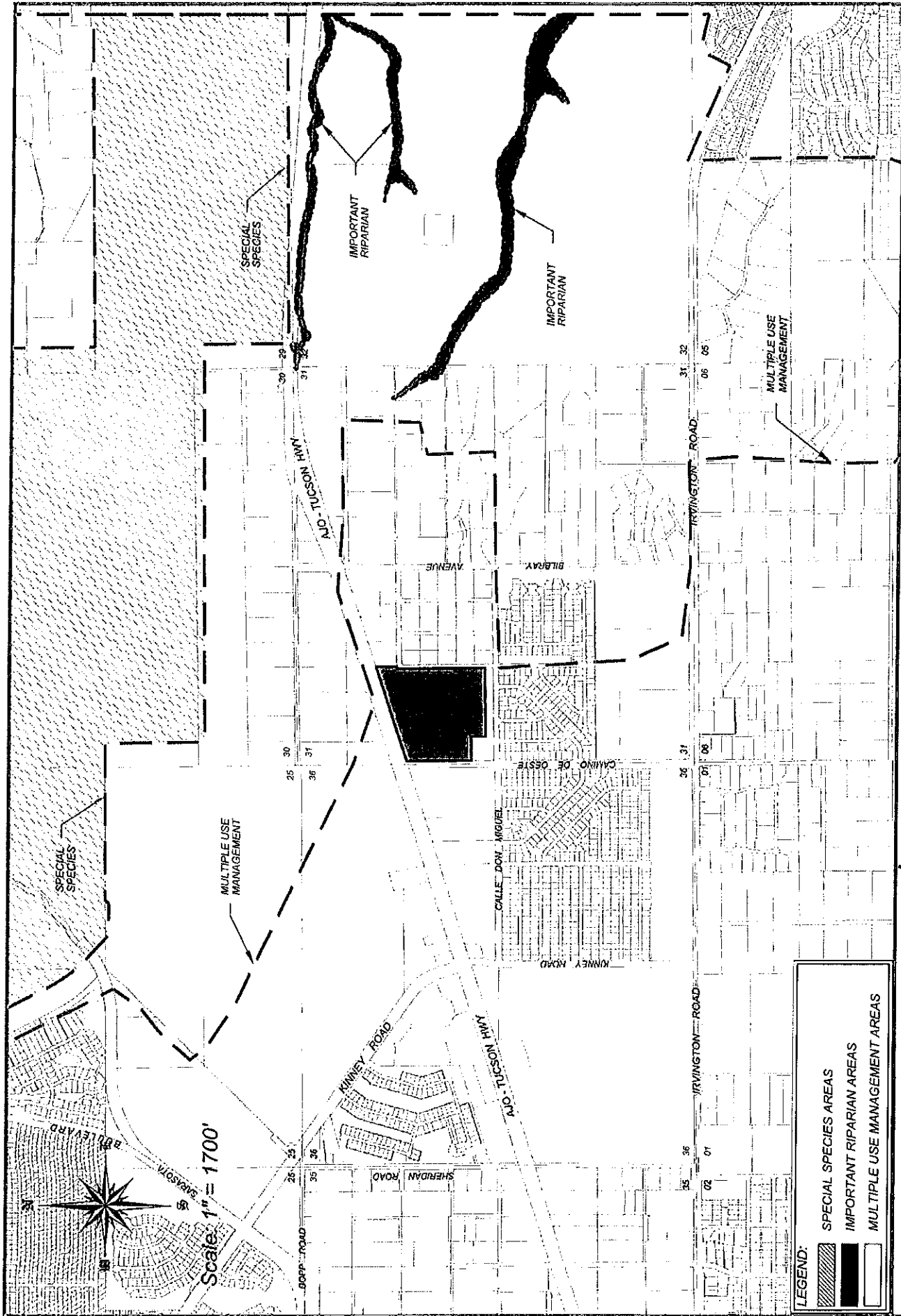
northwest corner of the site which carries 5 cfs that flows south in the shoulder in the east side of the Camino de Oeste right-of-way.

- g. There are no onsite sources of perennial surface water.
  - g. A 50-foot erosion hazard setback is shown on both sides of the 'Proposed Fuller FEMA Line' for the main east-west wash and the flow out of the Ajo Hwy box culvert. These erosion setbacks area based on requirements set forth in the Pima County Floodplain and Erosion Hazard Management Ordinance and would go away if there is bank protection. The flow entering from the box culvert will be channelized and therefore there will be no erosion hazard setback.
  - a. A 50-foot erosion hazard setback is shown on both sides of the 'Proposed Fuller FEMA Line' for the main east-west wash and the flow out of the Ajo Hwy box culvert; and for the sheet flow area along the south boundary of the property. These erosion setbacks area based on requirements set forth in the Pima County Floodplain and Erosion Hazard Management Ordinance and would go away if there is bank protection. The flow entering from the box culvert will be channelized and therefore there will be no erosion hazard setback.
5. The onsite flows exit the site along the west boundary. This flow is spread out over a large portion of the entire west boundary, but a concentration occurs near the center of that boundary. That runoff sheet flows over a Camino de Oeste dip section condition.

#### **I-D. BIOLOGICAL RESOURCES**

1. The property is outside of the Conservation Land System (CLS). That is made clear by Exhibit I-D.1, the CLS Map, which shows the conditions in a regional context.
2. The property is not within or adjacent to one of the Critical Landscape Connections.
3. The property is not within the Priority Conservation Area for the Pima Pineapple Cactus
4. The property is not within the Priority Conservation Area for the Needle-spined Pineapple Cactus.
5. The property is not within the Priority Conservation Area for either the Cactus Ferruginous Pygmy-Owl or the Western Burrowing Owl.
6. A copy of the Arizona Game & Fish Department Heritage Data Management System is enclosed as Exhibit I-D.6a. It shows a number of Special Status Species known to exist within a 3-mile radius of the subject property. Those species are the Arizona Striped Whiptail, the Pima Pineapple Cactus, the Sonoran Desert Tortoise, the Chiricahua Leopard Frog, the California Leaf-nosed Bat, the Thornber Fishhook Cactus, the Cave Myotis, and the Tumamoc Globeberry. The likelihood of each species was evaluated by GRS Landscape Architects and the results are presented in Exhibit I-D.6b which indicates a very low likelihood for each one (plus an addendum by Karen Cesare).
7. Greg Shinn, RLA of GRS Landscape Architects performed a vegetative inventory of the site. No Ironwoods were found. The saguaros are shown on Exhibit I-D.7.
8. The SDCP MapGuide does not classify the property as either Habitat Protection or Community Open Space priority acquisition property under the 2004 Conservation Bond Program.
9. There are no areas onsite where the vegetation is especially important for scenic value, screening and/or buffering, or for soil stabilization.
10. Exhibit I-D.10 shows three separate onsite Vegetative communities, entitled 1) Palo Verde Uplands, 2) Floodplain, and 3) Creosote Flat. The Palo Verde Uplands is characterized by Foothills Palo Verde, Mesquite, Saguaro Cactus, Prickly Pear, Pencil Cholla, Barrel Cactus, Creosote Bush, and Triangle Leaf Bursage. The Floodplain area





**Exhibit No. I-D.1**  
**CLS Map**

**El Portal De Oeste**  
Assessor's Parcel #119-45-013A 34.80 Acres Located in the NW¼ of Section 31, T 14S, R 13E, G&SRM, Pima County, AZ.

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Special Status Species and Special Areas Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NRI	SCSN
Aspidoscelis arizonae	Arizona Striped Whiptail			S		1B
Bat Colony						
Coryphantha scheeri var. robustispina	Pima Pineapple Cactus	LE			HS	
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S			1A
Lithobates chiricahuensis	Chiricahua Leopard Frog					1A
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Mammillaria thornberi	Thornber Fishhook Cactus					SR
Myotis vellfer	Cave Myotis	SC		S		1B
San Xavier Indian Reservation	San Xavier Indian Reservation					
Tumamoca macdougalii	Tumamoc Globeberry	S		S		SR

Note: Status code definitions can be found at [http://www.azgfd.gov/w\\_c/edits/hdms\\_status\\_definitions.shtml](http://www.azgfd.gov/w_c/edits/hdms_status_definitions.shtml).



# GRS

## LANDSCAPE ARCHITECTS, INC.

11047 N. Cloud View Place, TUCSON AZ 85737

Office (520) 877-8037

gregs@grslandscapearchitects.com

Exhibit I-D.6b

May 9, 2011

Michael Marks  
MJM Consulting  
7002 E. 4<sup>th</sup> Street  
Tucson, AZ 85710

RE: **Ajo and Camino de Oeste**  
**Listed Special Status Species known to exist within a 3 mile radius of the Site**

Dear Mike,

I have reviewed the above referenced site and offer the following opinions as to likelihood of encountering the listed species:

California Leaf-nosed Bat, Cave Myotis and Pocketed Free-tailed Bat – These bats generally roost in caves, mines and rock outcrops. Since none of these features are found on the site, the likelihood of their presence on the site is low. The site is listed in the Sonoran Desert Conservation Plan as a Level 4 Priority Conservation Area for the California Leaf-nosed Bat.

Sonoran Desert Tortoise – During the course of our extensive Saguaro inventory, we did not see any evidence of desert tortoise burrows on the property.

Pima Pineapple Cactus – While we did not conduct a survey using the Pima Pineapple Protocol, we did spend significant time on the site. During our inventories, we were aware to be looking for the pineapple cactus and did not see any. Additionally, the soils and floodplains on much of the site do not appear conducive to Pima Pineapple Cactus growth. The Sonoran Desert Conservation Plan lists this as High in their modeled habitat.

Tumamoc Globeberry – No Globeberries were encountered during the field inventories. The Sonoran Desert Conservation Plan lists this as Medium in their modeled habitat.

Thornber's Fishhook Cactus – This small pincushion cactus is often found under the protection at the base of larger plants. During the course of extensive saguaro inventory, no specimens were noted under the larger trees which serve as nurse plants for the young saguaros. Because of the relatively small size, additional detailed searches may be appropriate during future development planning. The Sonoran Desert Conservation Plan does not provide any mapping for this species.

This letter is meant to serve as a general overview as to the likelihood of encountering these species. During development planning, the then-current protocols for each of these species should be researched and appropriate measures taken in conformance with these protocols.

Should you have any questions please feel free to contact me.

Respectfully,  
GRS LANDSCAPE ARCHITECTS, INC.

A handwritten signature in black ink, appearing to read 'Gregory R. Shinn', written in a cursive style.

Gregory R. Shinn, RLA



Novak Environmental, Inc.  
4574 N. 1<sup>st</sup> Ave., Suite 100  
Tucson AZ 85718  
Tel: 520-206-0591  
Fax: 520-882-3006

November 7, 2016

Mr. Mike Marks  
MJM Consulting  
7002 E. 4<sup>th</sup> Street  
Tucson, AZ 85710

Subject: El Portal de Oeste Supplemental Information for Biological Resources

Dear Mike:

This letter provides supplemental information for the Biological Resources portion of the Site Analysis for El Portal de Oeste project on Ajo and Camino de Oeste in Pima County, AZ.

Specifically, this letter addresses two Species of Concern and their likelihood of occurring on the subject property.

The two Species of Concern are 1) Arizona Striped Whiptail (*Aspidoscelis arizonae*) and 2) Chiricahua leopard frog (*Rana chiricahuensis*). These two species have been added to the Arizona Game and Fish on-line review tool since the previous report, by others, was prepared in 2011.

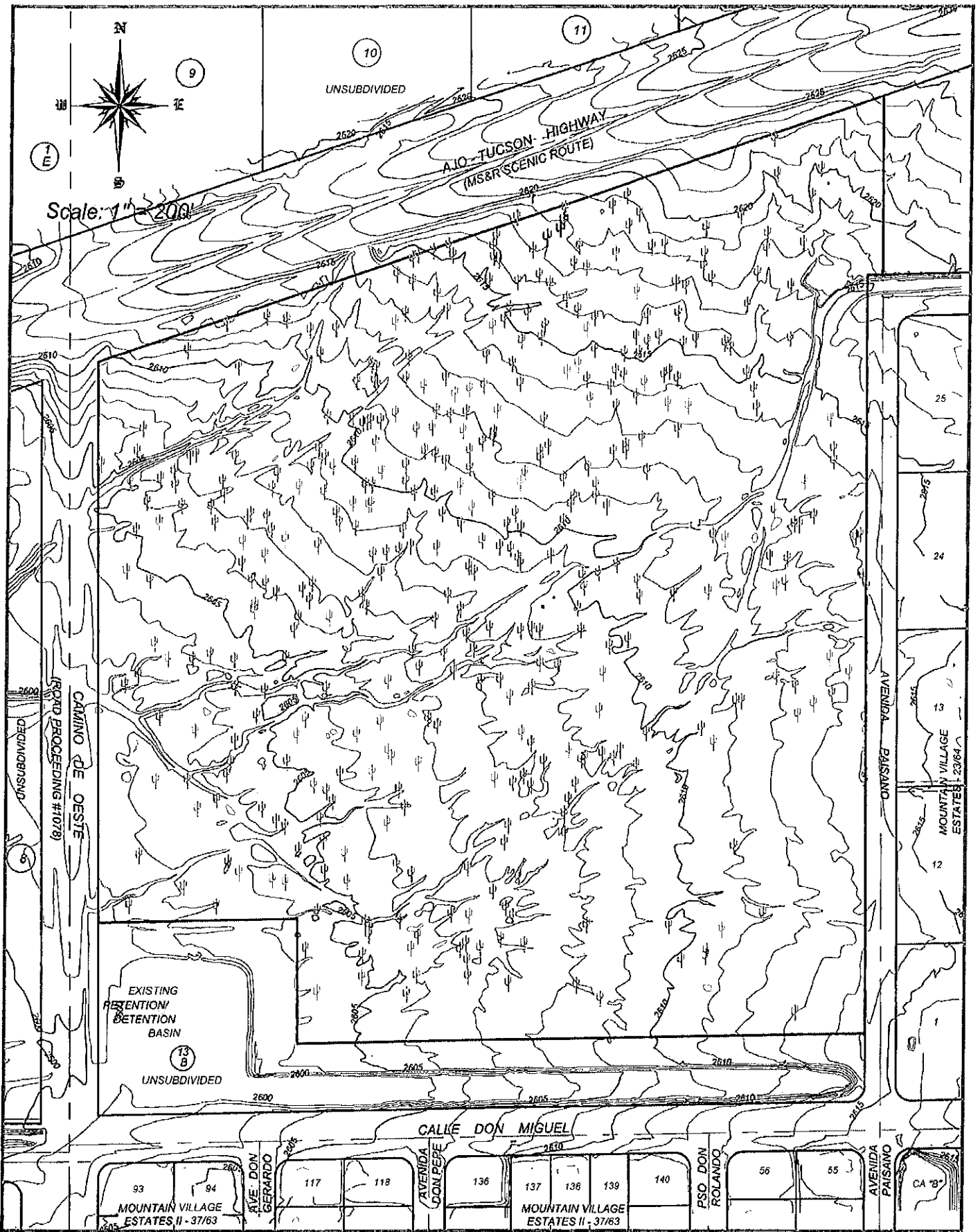
Based on the existing condition on the subject property neither of these species would be expected to be found on site.

- 1) Arizona Striped Whiptail (*Aspidoscelis arizonae*) is a species of lizard that is primarily found in Cochise County in Semidesert Grasslands and Chihuahuan Desertscrub. (source: reptilesfaz.org). Neither of these plant communities are found on site.
- 2) Chiricahua leopard frog (*Rana chiricahuensis*) is an aquatic species that requires a permanent water source. (Pima County Priority Vulnerable Species report May 2001.) There is no permanent water source on the site to support this species.

Please let me know if you have any questions or need further information on this. Thank you.

Very Truly,

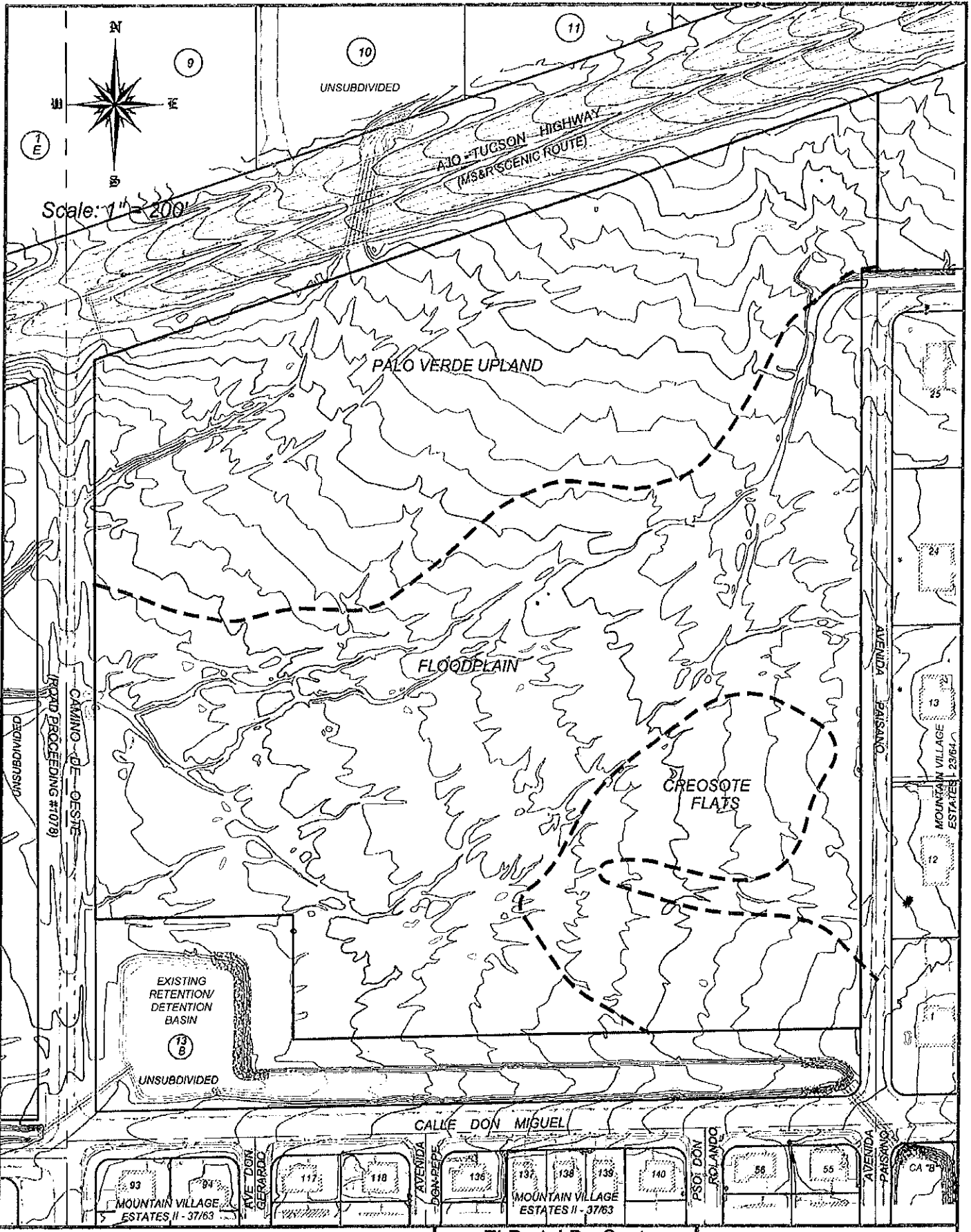
Karen M. Cesare, RLA  
President



**MJM CONSULTING, INC.**  
 Land Planning and Development Services  
 7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

**El Portal De Oeste**  
 Assessor's Parcel #119-45-013A, 34.80  
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**Exhibit No. I-D.7**  
**Special Species Map**



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Acres located in the NW¼ of Section 31,  
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**Exhibit No. I-D.10**  
**Vegetative Communities**  
**Map**

contains Mesquite, Whitethorn Acacia, Greythorn, Saguaro Cactus, Prickly Pear, Pencil Cholla, Jumping Cholla, Christmas Cholla, Barrel Cactus, Creosote Bush, and Triangle Leaf Bursage. The Creosote Flat community contains Saguaro Cactus, Pencil Cholla, Jumping Cholla, Christmas Cholla, Barrell Cactus, and Creosote Bush.

#### **I-E. VIEWSHEDS**

1. The Cluster Option will not be utilized and therefore this section will not apply.
2. See Exhibit I-E.2 for photos of the site, taken from offsite.

#### **I-F. TRANSPORTATION**

1. The property has access to both Ajo Highway and Camino de Oeste and theoretically to Avenida Paisano. Exhibit I-F shows these streets abutting the site. Both Ajo Highway and Camino de Oeste are designated on the Major Streets & Routes Plan, with Ajo Highway being a State Route and a Scenic Route and Camino de Oeste a Major Route. Below information is presented for those two roads, the only roads to be impacted with any significance.

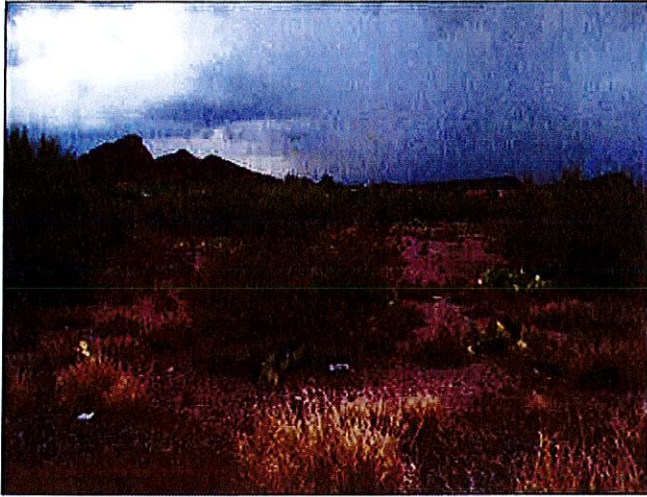
##### Ajo Highway

- a. The existing right-of-way, in the vicinity of the subject property, is 200 feet.
- b. The Pima County MS&R does not officially regulate the right-of-way width of State routes, but rather that is the purview of ADOT. Based on information from ADOT that agency is not looking to increase the existing right-of-way width.
- c. Ajo Highway (i.e. State Route 86) exists for about 9 miles to the east to Alvernon Way and roughly 100 miles to the west to Three Points.
- d. Access will be from Ajo Highway.
- e. There are two travel lanes in each direction (and a left turn lane at the westbound Camino de Oeste approach), paved shoulders, and a wide dirt median in the vicinity of the subject property. The capacity of a roadway with this cross-section is 35,700 ADT. The posted speed limit is 55 mph.
- f. According to the PAG traffic volume online report, based on a 2010 count, Ajo Highway between Kinney Road and La Cholla Blvd is 31,397 ADT.
- g. There are no bike or pedestrian paths.
- h. With Ajo Highway being a State route (State Route 86) the Pima County's 5 Year Transportation Plan does not apply. ADOT recently implemented a pavement overlay project for the segment of Ajo Hwy from Kinney Road westerly, and with Pima County installed a traffic signal at the Camino de Oeste intersection in 2010. There is a preliminary assessment going on at ADOT as to whether there should be improvements to Ajo Hwy from Kinney Road easterly to beyond the subject property, but no decision has been made on that as of yet.

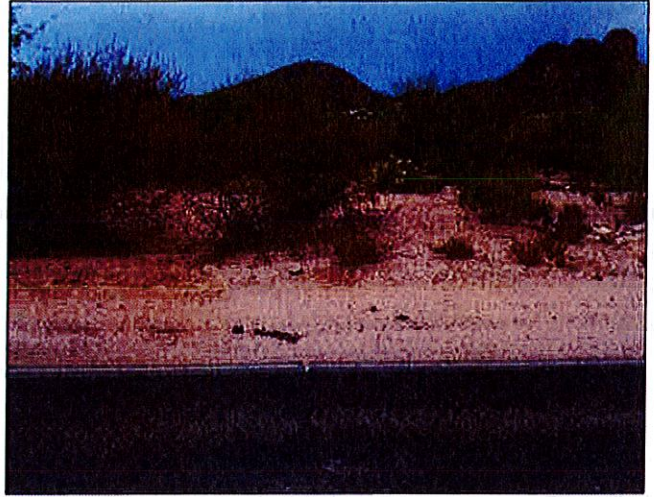
##### Camino de Oeste

- a. The existing full right-of-way is 90 feet, with 45 feet on both sides.
- b. The ultimate MS&R Plan right-of-way is 90 feet, so no additional r/w is needed.
- c. Camino de Oeste exists from Ajo Highway south for about 1.3 miles south to Dakota Street. Other segments of this street exist to the north on the other side of the Tucson Mountains and to the south.
- d. Access will be taken from Camino de Oeste.
- e. There are two travel lanes (and a northbound left turn lane at Ajo Hwy) with dirt shoulders. The capacity of such a road is 14,600 ADT. The posted speed limit is 35 mph.

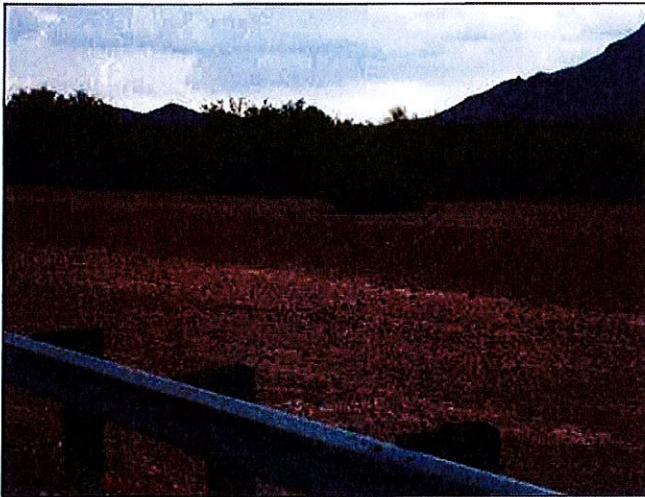




*On North Looking South*



*On West Looking East*



*On South Looking North*



*On East Looking West*

- f. According to the PAG traffic volume online report, based on a 2005 count, Camino de Oeste between Ajo Highway & Irvington Road is 4,620 ADT.
- g. There are no bike or pedestrian paths.
- h. The Pima County's 5 Year Transportation Plan does not call for any improvements to this roadway. In 2010 Pima County/ADOT installed a traffic signal at the Ajo Hwy intersection.

There are two other roads adjacent to the subject property that are not on the Major Streets & Routes Plan. To the south is Calle Don Miguel, which is a 2-lane roadway with dirt shoulders. To the east is Avenida Paisano, which also is a 2-lane roadway with dirt shoulders, and exists from Calle Don Miguel north to Calle Don Monte, which is about 300 feet south of Ajo Hwy.

2. The site is at the Ajo/Camino de Oeste intersection and is near the Camino de Oeste & Calle Don Miguel and the Calle Don Miguel/Avenida Paisano intersections. Exhibit I-F depicts the distances between the property boundary and the Calle Don Miguel & Camino de Oeste and Calle Don Miguel intersections. There are no driveways on the west side of Camino de Oeste between Ajo Hwy & Calle Don Miguel, on the north side of Calle Don Miguel between Camino de Oeste & Avenida Paisano (because of the detention basin and drainageway). There is a median in Ajo Hwy from Camino de Oeste easterly to east of the subject property. The homes to the east of the property do take access off of Avenida Paisano.
3. Route #486 is on Ajo Hwy, and Route #430 is on Calle Don Miguel from Camino de Oeste westerly.

#### **I-G. SEWERS**

1. Exhibit I-F shows the existing 8" public sewer line (partially labeled G-97-020 and the remainder as S-312) in Calle Don Miguel to the south.
2. There are no known constraints to utilizing gravity sewer to serve this property.

#### **I-H. RECREATION AND TRAILS**

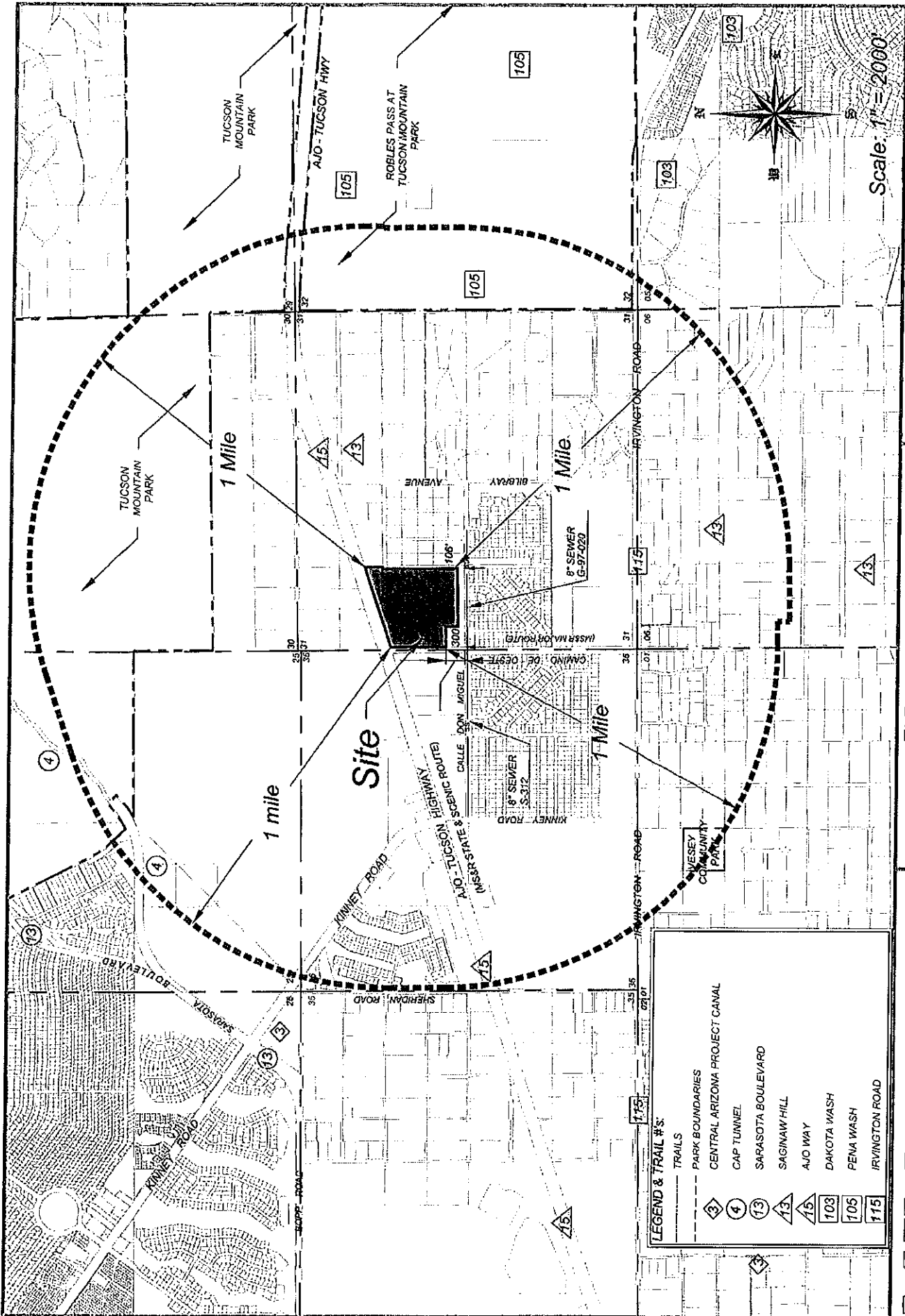
1. The Tucson Mountain Park lies to the north and east within one mile. To the southwest lies the Vesey Community Park. Both parks are depicted on Exhibit I-F. The public trails within one mile are also shown. See Exhibit I-F.
2. The Pima Regional Trail System Master Plan indicates within one mile of the subject property there are several planned trails. That includes the proposed Ajo Way Greenway (G003), proposed Ajo Way Trail (#15), proposed Irvington Road Trail (115), proposed Dakota Wash Trail (#103), proposed Pena Wash Trail (#105), proposed Saginaw Hill Trail (#13), the Central Arizona Project Canal Trail (#3), the CP Tunnel (Starr Pass West) trailhead (#4), and the Sarasota Boulevard trailhead (#13).

#### **I-I. CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES**

1. A copy of the Archaeological Report has been submitted to the Cultural Resources Office, by way of the Department of Development Services.
2. The above report indicates that there are no archaeological or historic sites on the subject property and therefore there is nothing to map.
3. The referenced Archaeological Report is the result of a field survey.

#### **I-J. AIR QUALITY**

1. As this project is residential this section does not apply.



Scale: 1" = 2000'

**LEGEND & TRAIL #'S:**

TRAILS

- ③ PARK BOUNDARIES
- ④ CENTRAL ARIZONA PROJECT CANAL
- ⑬ CAP TUNNEL
- ⑬ SARASOTA BOULEVARD
- ⑬ SAGINAW HILL
- ⑬ AJO WAY
- ⑬ DAKOTA WASH
- ⑬ PENA WASH
- ⑬ IRVINGTON ROAD

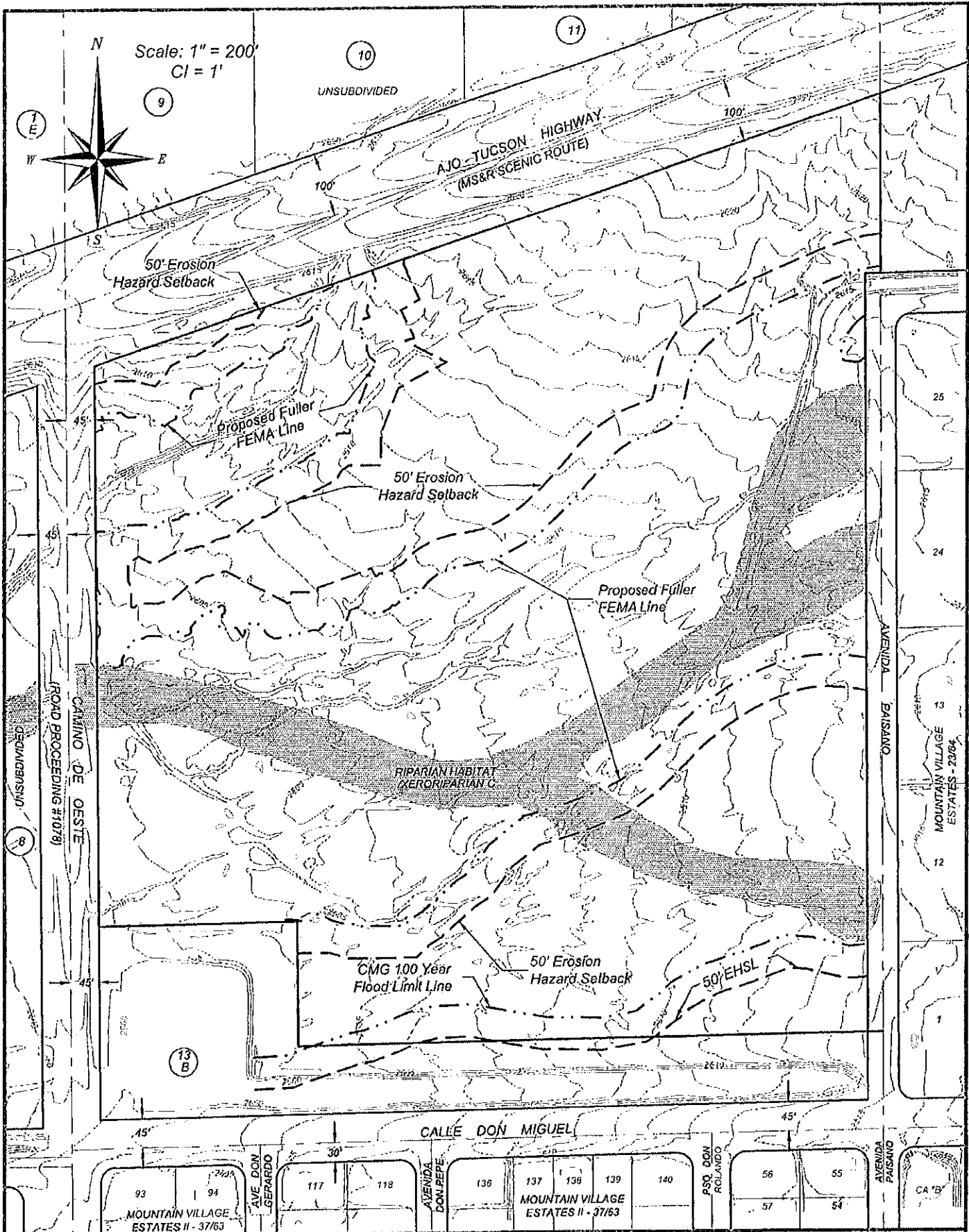
**MJMI CONSULTING, INC.**  
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 Assessor's Parcel #119-45-013A 34.80 Acres Located in the NW 1/4 of Section 31, T 14S, R 13E, G&SRM, Pima County, AZ.

**Exhibit No. I-F**  
 Traffic, Sewer, Parks & Trails Map

## **I-K. COMPOSITE MAP**

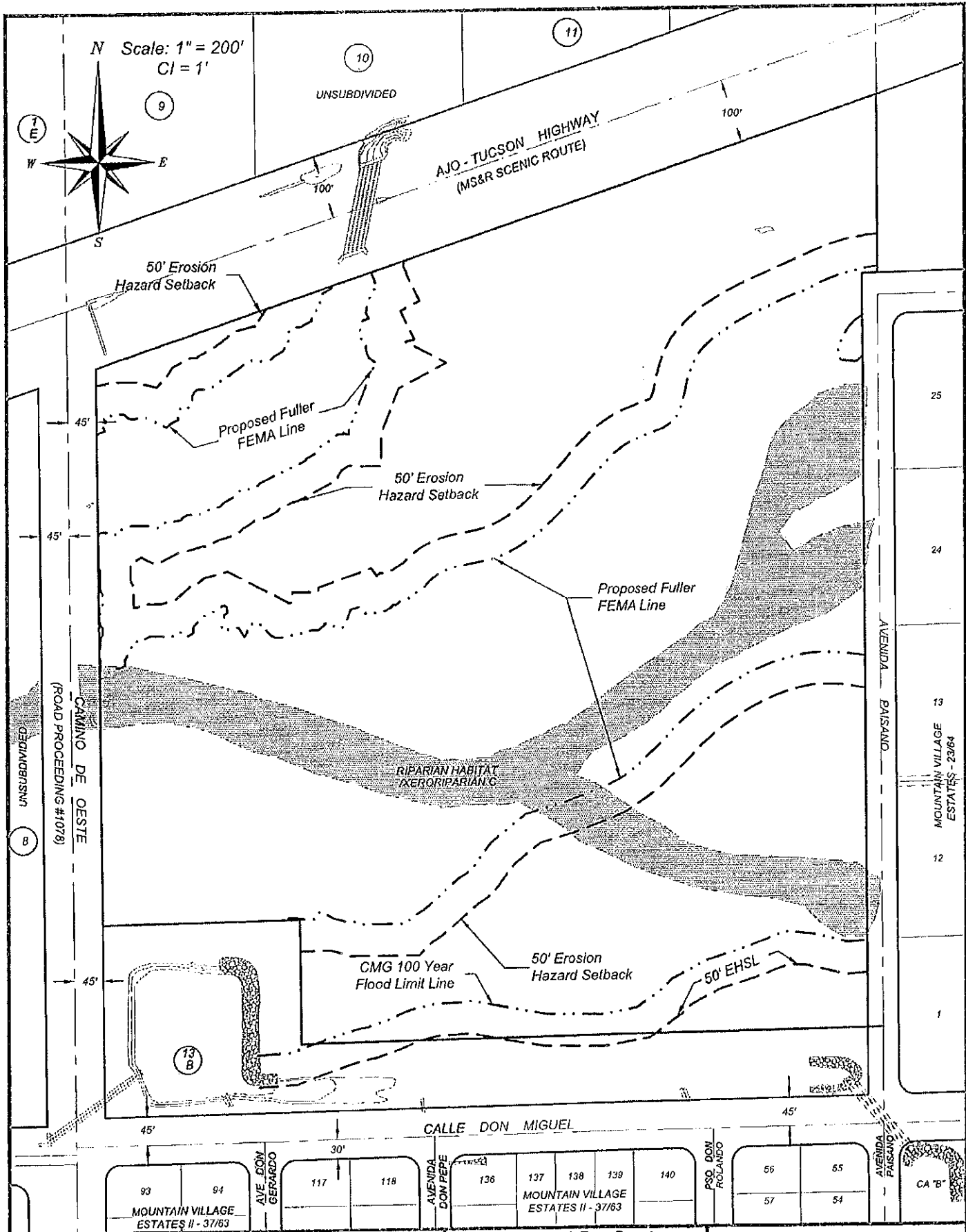
The Composite Map, as represented by Exhibit I-K, graphically integrates the significant site features identified in the Site Analysis Report. The only features that qualify are, in general terms, Hydrology and Biological Resources. The hydrology issue relates to 1) the Proposed Fuller FEMA 100-year floodplain, 2) the sheet flooding area (the same as the 100-year floodplain), and 3) the Riparian Habitat Area. The Biological Resources issue relates to the existence of Saguaros. An overlay map version of the Composite Map, without topography, is found on Page 26.



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**El Portal De Oeste**  
 Assessor's Parcel #119-45-013A, 34.80  
 Acres located in the NW 1/4 of Section 31,  
 T-14-S, R-13E, G&SRM, Pima County, AZ.

**Exhibit No. I-K.1**  
**Composite Map**



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**Exhibit No. I-K.2**  
**Composite Map**

## PART II LAND USE PROPOSAL

### II-A. PROJECT OVERVIEW

1. The property is to be divided into three main regions, one being the commercial/office region of 10.88 acres along the Ajo Hwy frontage, two being the open space region of 16.01 acres within the center of the property, and three being the residential region of 7.24 acres along the south side. The commercial & office region is to be rezoned to CB-1 & TR, with the former making up 9.02 acres and the latter making up 1.86 acres. The exclusive open space area is to be rezoned from SR to SR @ with the restriction limiting this area to open space, either natural or functional along the edges where there may be limited grading. The residential area is to be rezoned to CR-4. Exhibit II-A.1 depicts the boundaries of these proposed zoning districts. The total acreage is 34.13 acres.
2. The Preliminary Development Plan for the property portrays a classic mixed use project. The northerly section is made up of Commercial & Office uses, with the latter located at the east end of this section. The Commercial uses will include the likes of a convenience store/gas station, retail, fast food restaurant, sit-down restaurant, pharmacy, personal services, and financial. The middle section is made up of the post-development 100-year floodplain and other open space including a riparian habitat area set-aside. The southerly section is a single-family detached residential area with 29 lots of at least 6,000 square feet. It includes open space within the 40 foot bufferyard on the west side and the 50 foot bufferyard on the east side and functional open space in the multi-use detention basin/recreation area. The characteristics of the project are described more thoroughly according to the directions in the Checklist as follows:
  - a. The proposed design responds to the site location relative to Ajo Highway and Camino de Oeste and floodplain conditions running through the center of the site and the developable conditions to the south and east of the property. The proposed development reflects the opportunities of access and visibility afforded by the Ajo Hwy & Camino de Oeste frontage and signalized intersection. The open space through the center of the property responds to the floodplain & riparian conditions within the site. The single-family residential development along the south side of the property responds to the constraints of existing single-family residential development to the east (separated by open space and a street) and south (separated by a detention basin and a street). As a whole the proposed design responds favorably to the site location, the site physical conditions, and the adjacent development conditions.
  - b. The proposed zoning categories and land use conforms to the Comprehensive Plan Community Activity Center (CAC) designation. The CAC category supports the CB-1 & TR zones for the Ajo Hwy frontage. The MLIU category supports the CR-4 zone along the south boundary, provided the development is less than 5 RAC. The proposed residential development consists of 29 lots on 7.24 acres, which translates to a density of 4 RAC. Getting back to the CB-1 & TR on the proposed CAC property there are two Rezoning Policies that apply. RP-21, which is quoted on Page 1 of this Report, addresses whether there should be any new commercial zoning. As this policy is of such importance a response to it is provided in Appendix #2. This appendix provides justification for commercial zoning on the subject property. Special Area 29, which addresses the SWIP, is shown in Appendix #1. Policy A-1 speaks to the SWIP acting as a guide for

infrastructure in the region, to which the project will comply. Policy A-2 does not apply due to location. Policy A-3 is complied with in regards to design and the sustainability principles in the SWIP due to the preservation of the critical floodplain and riparian area. Policy B is complied with due to compliance with the CLS. Policy C-1 will be complied with respect to offsite flood control improvements, to the extent that there are any. Policy C-2 does not apply due to the Black Wash not affecting the subject property. Policy D will be complied with respect to sewer service. Policy E will be complied with in terms of funding of transportation improvements.

- c. There have not been any meetings with neighbors yet. The official neighborhood meeting will be held once the Site Analysis Report is found to be complete.
- d. The site is vacant and in a natural condition, so any development will create a change. The commercial/office development will be compatible with that approved for the Ajo Hwy frontage to the west and is not expected to have a negative impact on the properties to the north (on the other side of a 200-foot right-of-way with a median and a substantial amount of traffic) nor that to the east (given the landscape buffer along the east boundary). The residential development along the south boundary is consistent with the general development type to the east, separated by open space and Avenida Paisano, and to the south, separated by the detention basin parcel and Calle Don Miguel.
- e. The Smart Growth Network presents 'Smart Growth Principles' on its web page. Those principles are 1) Mix land uses, 2) take advantage of compact building design, 3) Create walkable neighborhoods, 4) Preserve open space, farmland, natural beauty and critical environmental areas, 5) Strengthen and direct development towards existing communities, 6) Make development decisions predictable, fair and cost effective. Regarding No. 1<sup>1</sup> the project does amount to a mix of land uses. Regarding #2 the proposed residential development vis-à-vis the adjacent open space does amount to compact growth. Regarding #3 the proximity of the proposed residential as well as nearby existing residential with the proposed commercial/office does facilitate a walkable neighborhood. Regarding #4 the project will set-aside 50% of the site for open space, both natural and functional, with this land being the most appropriate relative to 'critical environmental areas'. Regarding #5 the creation of a single-family development in the south end of the property is near existing residential neighborhoods. Regarding #6 this overall plan does make the development of the property predictable for the property owner and the nearby residents.
- f. No specific plans have been developed for the use of solar systems. That will be explored as the project is further refined and it moves into the building plans stage. What can be said now is that both the commercial and the residential structures are designed with a north/south orientation, favorable from the standpoint of minimizing heating and cooling costs. Shade trees planted on the property will help with heat reduction. These energy reduction measures are consistent with sustainable and Green Building objectives. Other such objectives involve 1) the preservation of natural area, 2) preserving natural vegetation, and 3) erosion control by bank protection along development edges.

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<sup>1</sup> My numbering not that of the Smart Growth Network.



3. The property is affected by three of the Zoning Code sections noted in this part of the Checklist. Those are the Buffer Overlay Zone (BOZO), the Gateway Overlay Zone, and the Native Plant Preservation. The following discusses project conformance with each.
- a. Buffer Overlay Zone (generally following Section 18.67.050):
- The property is subject to the Code due to it being within one mile of the Tucson Mountain Park and being greater than 25 acres in area.
  - Building Colors shall comply with the earthtone and the light-reflective value requirement.
  - Walls shall not exceed the 4-foot height limitation, other than as exempted by 18.67.050D.1.
  - Lighting shall comply with the Code limitations.
  - The Commercial Parking Lot shall be screened by vegetation from Ajo Highway and Camino de Oeste.
  - The property is more than 150 feet from a public preserve so the special setback requirements do not apply.
  - All Utilities shall comply with the underground requirements.
  - All Landscaping in public areas shall comply with the BOZO approved plant list.
  - There are no existing Public Trails running through or adjacent to the site. However due to the County Plan the developer will be responsible for constructing a multi-use path for pedestrians & equestrians during the development of the property.
  - There are no washes onsite that are on the Critical and Sensitive Biological Communities Map.
  - At least fifty percent of the site (i.e. 17.07 acres) shall be set-aside as open space. In accordance with BOZO (i.e. Section 18.67.050L.4) and since the site contains no Class 1 or Class 2 habitat, all of the required open space could be functional as opposed to natural open space. That total amount of open spaces will amount to the middle region of SR ®, amounting to 16.01 acres; the commercial/office bufferyards along Ajo Hwy & Camino de Oeste (including the Public Trail), amounting to 1.02 acre; and the residential bufferyards along Camino de Oeste & Camino Paisano and the residential multi-use detention basin, amounting to 1.04 acres. These numbers exceed the required number. They will be reviewed and refined if necessary during the final Development Plan stage. Exhibit II-B.2.g depicts the location of this natural and functional open space.
  - The only portion of the property with any degree of visibility from offsite vantage points is right along the boundary. The existing vegetation substantially obscures the view into the site beyond the border areas. Therefore, there should not be any restriction relative to the section on Visual Quality.
- b. Gateway Overlay Zone (generally following Section 18.78.030):
- The property is subject to this Code due to it being within Ajo-Kinney Gateway Overlay Zone.
  - Compliance with the Commercial Design Manual will be demonstrated during the Design Review Committee process.

- Pedestrian facilities will be provided in Ajo Hwy and Camino de Oeste. Those facilities will connect with the internal pedestrian circulation system. Sidewalks will be provided in front of all buildings.
- The commercial parking lot will be screened along Ajo Hwy and Camino de Oeste with a 3-foot tall masonry wall, generally located at the back of the bufferyard.
- The landscape buffers will be 30 feet Ajo Hwy, 20 feet along Camino de Oeste (adjacent to the commercial), and 40 feet (natural) along Camino de Oeste (adjacent to the residential property).
- All internal areas graded but not occupied by a building or parking lot or other acceptable element shall be landscaped per the Code.
- Five feet, on average, of landscaping shall be installed in front of all buildings facing Ajo Hwy. This could include use of planters.
- The overall property is being planned as one project as it is greater than 5 acres and is under one ownership.
- Internal pedestrian circulation shall be assured during the development plan process.
- All utilities shall be underground.
- An asphalt multi-use path including for pedestrian use shall be built in the 30-foot bufferyard along Ajo Highway, in accordance with Section 18.78.030.D.2.g. A sidewalk will also be built adjacent to the commercial development in the Camino de Oeste right-of-way. South of the commercial development there shall be a DG path built in Camino de Oeste, similar to what was approved for the property to the west. Within the residential property the standard 45-foot public right-of-way will contain sidewalks on both sides in accordance with Detail 4-1 Of the County's Street Standards.
- There will be landscaping in the parking lots to split the parked areas up into areas of each being less than 48,000 square feet. Section 18.78.030.-D.2.h will also be satisfied by landscaping between commercial buildings. This will be shown in more detail at the Design Review Committee level.
- All signs will comply with the applicable standards.
- The building plans will demonstrate compliance with the Architectural Design standards in regards to Building Facades and Architectural Colors and Building Height. The commercial and office buildings shall be no greater than 34 ft with an average no greater than 28 ft. In actuality these buildings will be one story which will result in a building height significantly less than those limits.

c. Native Plant Preservation:

- The set-aside method will be utilized. The 30 percent set-aside area will be a part of the 50 percent open space, and will be all natural area.
- An inventory has been conducted of saguaros and ironwoods. No ironwoods were found. The saguaros are identified on Exhibit I-D.7.

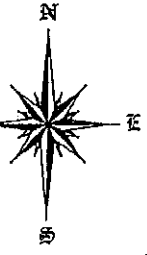
4. In addition to the three Code sections addressed above, and not listed in the Checklist, the development is subject to the General Commercial Standards. The following is a discussion of how the commercial/ office project conforms to the Small Shopping Center provisions of that Code. Even though the office portion of the development will be rezoned to TR and therefore is not technically subject to these regulations it is being

grouped in the following discussion since the balance of the commercial/office development is.

- a. General Commercial Standards (generally following Section 18.39.060)
  - A. The CB-1 zone is permitted.
  - B. The project is classified as a Small Shopping Center since no single building occupant exceeds 35,000 sf and the aggregate of all buildings does not exceed 100,000 sf. The actual aggregate space is 67,226 sf with the offices and 50,782 sf without. The largest single building is 18,198 sf.
  - C. Development Standards
    1. The standards in the Commercial Design Manual will be adhered to and will be demonstrated during the final Development Plan review process and the Design Review Committee process.
    2. The setback along the east boundary of the commercial/office project, the only one affected by this regulation (including the TR/offices), shall exceed the required 40 ft, with the actual setback being about 100 ft.
    3. Landscaping and Screening
      - a. The bufferyard along the east boundary is 15 feet with a 5' masonry wall. This will comply with both the Small Shopping Center requirements (18.39.060C.3a) and the Bufferyard D requirements.
      - b. Water Harvesting will be employed in the bufferyards in the north and west sides as well as in the interior of the project.
      - c. The final Landscape Plan shall demonstrate compliance with the Amenity Landscape requirements per Section 18.75.040B3 for parking lots.
    4. To the extent that the noise, odor, and light restrictions per Zoning Code Section 18.39.030C4,5,6 & 7 apply, conformance will be demonstrated during the Design Review Committee process.
  - D. Since the aggregate building area is greater than 45,000 square feet this project is not exempt from C.2 and C.3a above.

## II-B. PRELIMINARY DEVELOPMENT PLAN

1. Exhibit II-B.1a depicts the Preliminary Development Plan with topography. Exhibit II-B.1b. is the same but without topo, and in the form of a removable transparency overlay. These exhibits address all of the elements identified in the Section II-B.1 of the Checklist, covering the same elements as identified in Zoning Code Section 18.91.030E, to the extent that they apply. The following is provided for clarification:
  - a. The site boundaries and the preliminary lot dimensions are shown.
  - b. The Plan shows a Shopping Center along the Ajo Hwy Corridor and a Residential Project along the south border. The Shopping Center property is shown with six pads, the westerly five of them to allow commercial development, and the easterly one limited to 'transitional' uses. The commercial pads are configured to support a convenience market/gas station, a fast food restaurant with a drive-thru, a pharmacy with a drive-thru, a retail building, and a bank. These pads are configured as such as these use types are considered likely, however, the final uses will be determined during the marketing period which can only seriously take place after zoning is finalized. The easterly pad, i.e. subject to 'transitional' uses, is considered most likely to be an office complex.



Scale: 1" = 200'

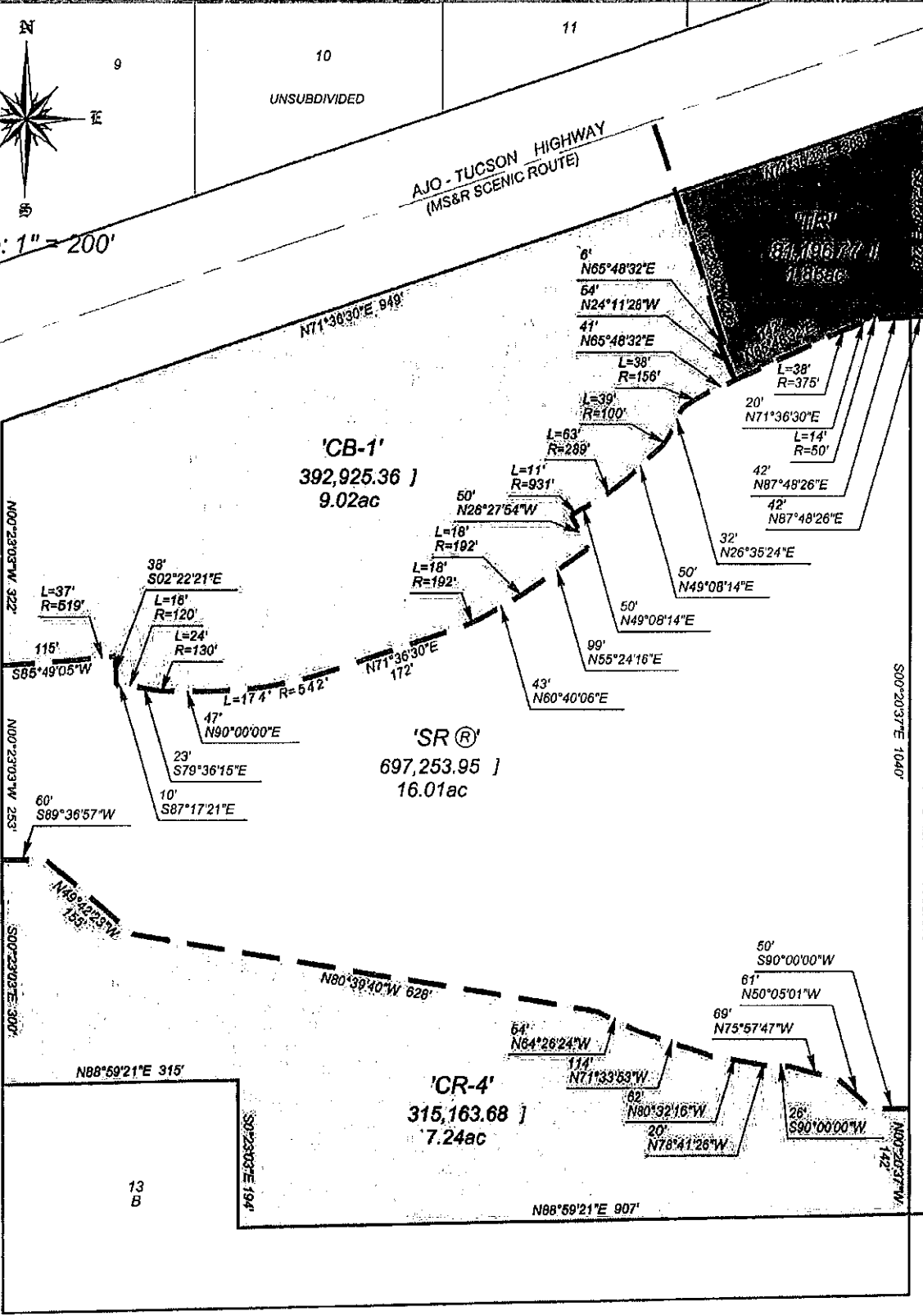
UNSUBDIVIDED

AJO - TUCSON HIGHWAY  
(MS&R SCENIC ROUTE)

CAMINO DE OESTE  
(ROAD PROCEEDING #1078)

AVENIDA PAISANO

CALLE DON MIGUEL



93	94	117	118	136	137	138	139	140	66	55
MOUNTAIN VILLAGE ESTATES II - 37/63		AVE DON GERARDO		AVE DON PEPE		MOUNTAIN VILLAGE ESTATES II - 37/63		AVE DON ROLANDO		AVE DON PAISANO

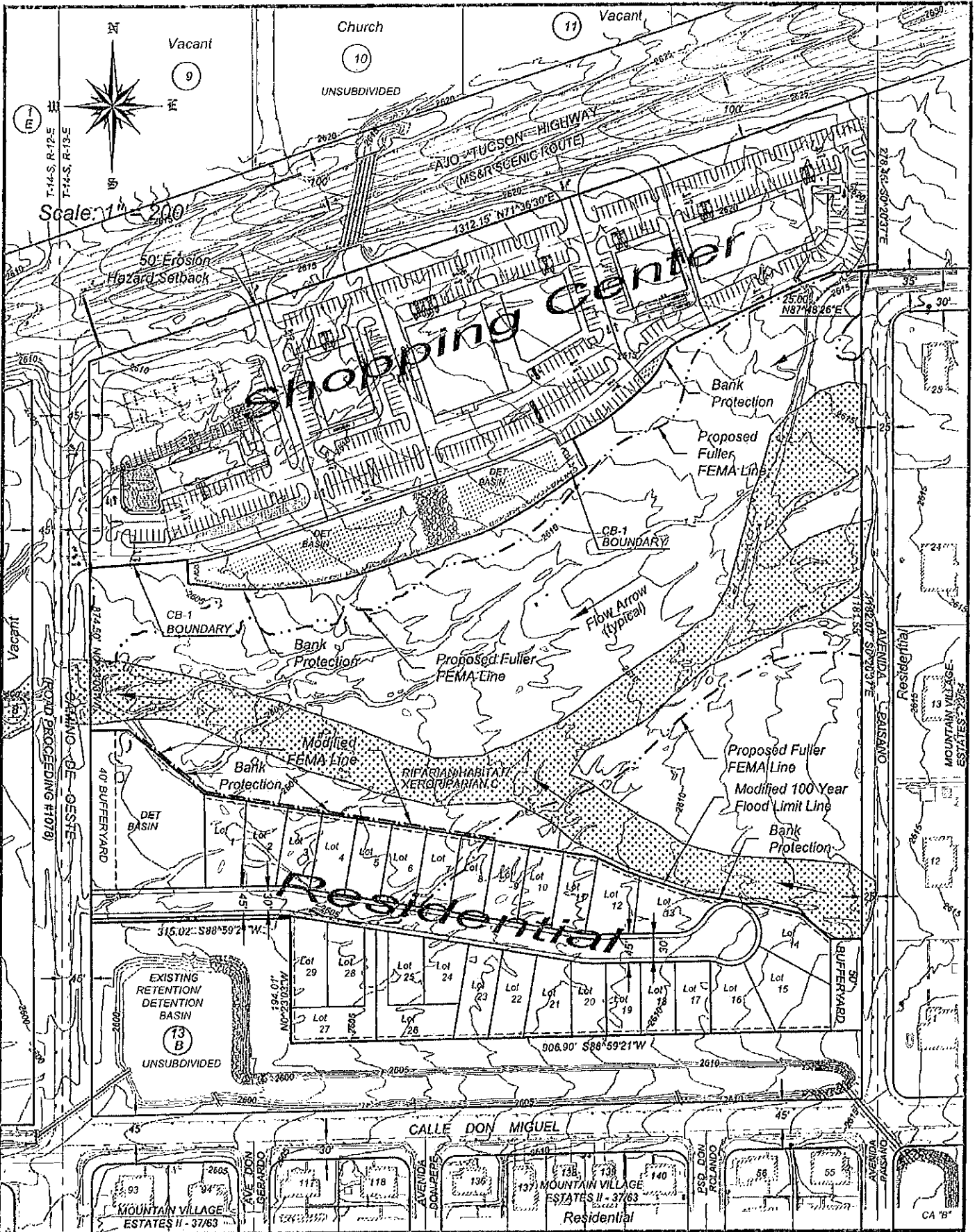
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**Exhibit No. II-A.1**  
 Rezoning District Map

The residential project is shown with lots mostly in the 6,000 and 7,000 sf range, but with some greater. The residential plan shows a buffer for the residential to the east and south by the open space on the east border and the detention basin to the south.

- c. The adjacent right-of-ways are shown.
  - d. The Plan shows two driveways from Ajo Hwy and one from Camino de Oeste to the Commercial & Transitional Development, and it shows the one new street off of Camino de Oeste in the residential project.
  - e. Parking is shown for the Commercial/Transitional development, and will be satisfied for the Residential development in driveways and garages or carports.
  - f. The PDP shows the bufferyards as does Exhibit II-F but with more detail.
  - g. The bufferyards adjacent to the commercial development will be landscaped. Those adjacent to the residential will be natural.
  - h. No recreation will be required for the commercial/transitional development, except that there will be a multi-use path along Ajo Hwy and an equestrian path (see Exhibit II-H.5) wrapping around the commercial/transitional development and into the open space. The PDP shows the large area of open space in the center of the project. The residential development will have recreation within the detention basin and then to the extent that there is a shortfall it would be made up by in-lieu fees.
  - i. The PDP shows the 'Proposed Fuller FEMA Line' (i.e. the 100-year floodplain line resulting from an ongoing CLOMR process), and a modification along the residential boundary to take place by a future second LOMR. The edges of this floodplain will contain riprap bank protection, eliminating any erosion hazard setback. No lines are shown for the flow out of the Ajo Hwy box culvert since it will be conveyed in a culvert and dealt with by that second CLOMR, too.
  - j. This point is moot.
  - k. A separate version of the PDP is presented in Exhibit II-B.1.k which shows the properties within 300 feet. Most are residential, both one & two stories, although there are vacant properties and there is a church.
  - l. The PDP shows the 30' bufferyard along Ajo Hwy which will contain in part a multi-use path. There will be an equestrian path running within the easterly 15-foot strip (of the commercial/transitional development), through the open space, and in the 20' bufferyard along Camino de Oeste.
  - m. There are none.
  - n. This point is moot. Sewers will be utilized.
  - o. The property is subject to Buffer Overlay Zone (BOZO) and the Ajo/Kinney Gateway Overlay Zone as was discussed in Section II-A.3.
  - p. This point is moot. There are no transit stops.
2. The following support data is provided:
- a. The gross floor area of the shopping center is 50,782 square feet without and then 67,226 sf with the transitional/office building.
  - b. The maximum allowable building height will be 34 feet with an average of no greater than 28 feet, limited to two stories, per the Gateway Overlay Zone requirements. However, the actual height will be less, with a one-story maximum.
  - c. The PDP shows a total of 29 residential lots.
  - d. The residential density is 4.01 RAC. (based on 7.24 acres)



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**Exhibit No. II-B.1a**  
 Preliminary Development Plan