West Ajo Feed Specific Plan

AND

CONCURRENT COMPREHENSIVE PLAN AMENDMENT PIMA COUNTY, AZ

6/6/2025





PROJECT TEAM

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TABLE OF CONTENTS

INT	ROD	UCTION	1		
A.	Introduction				
B.	Comprehensive Plan Compliance				
SEC	CTIO	N SITE INVENTORY	1		
A.	Land Use				
	1.	Location/regional context	2		
	2.	Existing land uses on site	2		
	3.	Existing easements	2		
	4.	Comprehensive Plan on site & surrounding	2		
	5.	Surrounding land uses and zoning	3		
	6.	Pending rezonings, plats, development plans.	3		
B.	Topography and Grading				
	1.	Topographic characteristics	8		
	2.	Average cross slope	8		
C.	Hydrology				
	1.	Off-site hydrology	10		
	2.	On-site hydrology	10		
	3.	Hydrology	11		
D.	Bio	logical	12		
	1.	Conservation Lands System (CLS)	12		
	2.	Priority Conservation Area (PCA)	12		
	3.	Saguaros and Ironwood trees.	12		
	4.	Habitat protection/community open space.	12		
E.	Transportation				
	1.	Existing/planned off-site streets.	16		
	2.	Distances to existing drives/ intersections	16		
	3.	Public transit	17		
F.	Sev	vers	21		
	1.	Existing public sewer.	21		
	2.	Site constraints for sewer.	21		
G.	Rec	reation	21		

	1.	Existing recreational facilities on site and within 1 mile	21	
	2.	Trail rights-of-way	21	
Н.	Cu	ltural Resources: Archaeological and Historic Sites	21	
l.	Composite			
	1.	Topography	24	
	2.	Hydrology	24	
	3.	Biological resources	24	
	4. ord	Any area in which disturbance would be prohibited by any adopted Pima County inance or policy.	25	
SEC	CTIO	N II LAND USE PROPOSAL	27	
A.	Pro	ject Overview	28	
	1.	Proposed zoning boundaries	28	
	3.	Compliance with zoning code	29	
	4.	Compliance with Comprehensive Plan and Requested Amendment	31	
В.	Plan (PDP)			
	1.	Preliminary Development Plan (PDP).	35	
	2.	PDP support data	35	
C.	Top	ography and Grading	38	
	1.	Development/ mitigation on steep slopes.	38	
	2.	Natural areas under HDZ	38	
	3.	Disturbed, revegetated, natural areas.	38	
	4.	Changes to natural grade	38	
D.	Hyd	drology	38	
	1.	Post-development on-site hydrology.	38	
	2.	Preliminary Integrated Water Management Plan (PIWMP).	39	
	3.	Proposed hydrology.	39	
E.	Biological Resources			
	1.	Each Conservation Lands System designation affected	41	
	2.	Saguaros.	41	
	3.	Ironwood trees	41	
	4.	Pima pineapple cactus	41	
	5	Needle-snined nineannle cactus	<i>4</i> 1	

1. Bufferyards	Landscape, Bufferyards and Visual Mitigation41			
3. Vegetation transplanting impacts. 4. Mitigation of visual impacts. 5. Significant vegetation. 6. Transportation. 1. Proposed ingress/egress. 2. Distances to access points. 3. Off-site road improvements. 4. ADT and level of service. 5. Concurrency. 6. Bicycle and/or pedestrian. 7. On-site street system. 8. Traffic Impact Study. H. On-Site Wastewater Treatment and Disposal (If Necessary). I. Sewers. J. Water. K. Electric. L. Schools. M. Recreation. N. Cultural Resources O. Environmental Quality. 1. Controlling Dust Pollution. 2. Pollutant Emission. P. Agreements. SECTION III DEVELOPMENT STANDARDS. A. Purpose.	41			
4. Mitigation of visual impacts. 5. Significant vegetation. 6. Transportation. 1. Proposed ingress/egress. 2. Distances to access points. 3. Off-site road improvements. 4. ADT and level of service. 5. Concurrency. 6. Bicycle and/or pedestrian. 7. On-site street system. 8. Traffic Impact Study. H. On-Site Wastewater Treatment and Disposal (If Necessary). I. Sewers. J. Water. K. Electric. L. Schools. M. Recreation. N. Cultural Resources. O. Environmental Quality. 1. Controlling Dust Pollution. 2. Pollutant Emission. P. Agreements. SECTION III DEVELOPMENT STANDARDS. A. Purpose.	41			
5. Significant vegetation G. Transportation	42			
G. Transportation 1. Proposed ingress/egress. 2. Distances to access points 3. Off-site road improvements. 4. ADT and level of service 5. Concurrency 6. Bicycle and/or pedestrian 7. On-site street system 8. Traffic Impact Study. H. On-Site Wastewater Treatment and Disposal (If Necessary) I. Sewers J. Water K. Electric L. Schools M. Recreation N. Cultural Resources O. Environmental Quality 1. Controlling Dust Pollution 2. Pollutant Emission. P. Agreements SECTION III DEVELOPMENT STANDARDS A. Purpose	42			
1. Proposed ingress/egress. 2. Distances to access points. 3. Off-site road improvements. 4. ADT and level of service. 5. Concurrency. 6. Bicycle and/or pedestrian. 7. On-site street system. 8. Traffic Impact Study. H. On-Site Wastewater Treatment and Disposal (If Necessary). I. Sewers. J. Water. K. Electric. L. Schools. M. Recreation. N. Cultural Resources. O. Environmental Quality. 1. Controlling Dust Pollution. 2. Pollutant Emission. P. Agreements. SECTION III DEVELOPMENT STANDARDS. A. Purpose.	42			
2. Distances to access points	44			
3. Off-site road improvements	44			
4. ADT and level of service	44			
5. Concurrency. 6. Bicycle and/or pedestrian. 7. On-site street system. 8. Traffic Impact Study. H. On-Site Wastewater Treatment and Disposal (If Necessary). I. Sewers. J. Water. K. Electric. L. Schools. M. Recreation. N. Cultural Resources. O. Environmental Quality. 1. Controlling Dust Pollution. 2. Pollutant Emission. P. Agreements. SECTION III DEVELOPMENT STANDARDS. A. Purpose.	44			
6. Bicycle and/or pedestrian	44			
7. On-site street system. 8. Traffic Impact Study. H. On-Site Wastewater Treatment and Disposal (If Necessary). I. Sewers	44			
8. Traffic Impact Study. H. On-Site Wastewater Treatment and Disposal (If Necessary). I. Sewers	44			
H. On-Site Wastewater Treatment and Disposal (If Necessary) I. Sewers J. Water K. Electric L. Schools M. Recreation N. Cultural Resources O. Environmental Quality 1. Controlling Dust Pollution 2. Pollutant Emission P. Agreements SECTION III DEVELOPMENT STANDARDS	45			
I. Sewers J. Water K. Electric L. Schools M. Recreation N. Cultural Resources O. Environmental Quality 1. Controlling Dust Pollution. 2. Pollutant Emission. P. Agreements SECTION III DEVELOPMENT STANDARDS. A. Purpose	45			
J. Water K. Electric	47			
K. Electric L. Schools M. Recreation N. Cultural Resources O. Environmental Quality 1. Controlling Dust Pollution 2. Pollutant Emission P. Agreements SECTION III DEVELOPMENT STANDARDS A. Purpose	47			
L. Schools M. Recreation N. Cultural Resources O. Environmental Quality 1. Controlling Dust Pollution 2. Pollutant Emission P. Agreements SECTION III DEVELOPMENT STANDARDS A. Purpose	47			
M. Recreation	47			
N. Cultural Resources O. Environmental Quality 1. Controlling Dust Pollution. 2. Pollutant Emission. P. Agreements SECTION III DEVELOPMENT STANDARDS. A. Purpose	47			
O. Environmental Quality	47			
1. Controlling Dust Pollution. 2. Pollutant Emission. P. Agreements SECTION III DEVELOPMENT STANDARDS. A. Purpose	47			
2. Pollutant Emission. P. Agreements SECTION III DEVELOPMENT STANDARDS. A. Purpose	47			
P. AgreementsSECTION III DEVELOPMENT STANDARDSA. Purpose	47			
SECTION III DEVELOPMENT STANDARDS	47			
A. Purpose	48			
	49			
B. Permitted uses.	50			
	50			
C. Development standards	50			
The following development standards apply to the feed store:	50			
2. Development standards - Accessory buildings and accessory structures	res5			

	3.	Access Lanes	51	
	4.	Bufferyards	51	
APF	PENE	DICES	52	
	App	oendix A: Preliminary Integrated Water Management Plan		
	Appendix B: Neighborhood Meeting Packet			
	App	pendix C: Arizona State Museum Letter		
	App	pendix D: Water Availability Letter		
	HIBIT			
Exh	ibit I	-A-1: Regional Location Map	4	
Exh	ibit I	-A-2: Land Use	5	
		-A-3: Existing Easements		
Exh	ibit I	-A-5: Existing Zones	7	
Exh	ibit I	-B-1: Topography	9	
Exh	ibit I	-C-1: Off-Site Hydrology	13	
Exh	ibit I	-D-1: Conservation Lands Systems	15	
Exh	ibit I	-E-1: Existing and Proposed Off Site Streets	18	
Exh	ibit I	-E-2: Distance to Existing Drives	19	
Exh	ibit I	-E-3: Public Transit	20	
Exh	ibit I	-F-1: Existing Sewer and Site Constraints	22	
Exh	ibit I	-G-1: Existing Recreation & Trails	23	
Exh	ibit I	-I-1: Composite Map	26	
Exh	ibit II	I-A-1: Proposed Zoning	30	
Exh	ibit II	I-A-4a: Existing Comprehensive Plan	33	
Exh	ibit II	I-A-4b: Proposed Comprehensive Plan	34	
Exh	ibit II	I-B-1: Preliminary Development Plan	37	
Exh	ibit II	I-D-1: Post Developed On-Site Hydrology	40	
Exh	ibit II	I-F-1: Bufferyards	43	
Exh	ibit II	I-G-1: Proposed Ingress and Egress	46	



INTRODUCTION

A. Introduction

This property is located near the intersection of Ajo Highway and Camino de Oeste and consists of approximately 3.7 acres. West Ajo Feed Store is currently located at 4602 W. Ajo Highway and immediately west of the subject property (tax parcel 119-45-0090). The Aquilina's live on the subject property and wish to relocate West Ajo Feed Store to the southern portion of the subject property. The Aquilina's would continue to reside on the property.

B. Comprehensive Plan Compliance

This proposed amendment is to change the land use designation from Resource Sensitive (RS) to Planned Development Community (PDC), and this designation is specifically used for Specific Plans. The proposed relocation of West Ajo Feed is supported by the following Pima Prospers policies:

- Policy 3.1.1.4: Support land uses, densities, and intensities appropriate for the urban, suburban, and rural areas of the unincorporated County.
- Policy 3.2.5.1.e. Support small and local businesses.
- Policy 6.3.1.1.a. Create a positive climate for business that Fosters and encourages private business initiative and entrepreneurship.
- Policy 6.3.1.1.g Create a positive climate for business that Prioritizes projects, programs, and efforts that support local businesses and enhance the entire region such as road and infrastructure maintenance.
- Policy 3.2.4.c. Prioritize Community Development Target Areas in unincorporated Pima County.



SECTION I | SITE INVENTORY

A. Land Use

1. Location/regional context

The subject property consists of approximately 3.7 acres located in a portion of Section 31, Township 14 South, Range 13 East, at the northeast corner of Ajo Highway and Camino de Oeste.

The property consists of tax parcel 119-45-0090.

Refer to Exhibit I-A-1: Regional Location Map for the property location.

2. Existing land uses on site

An approximately 2,700 square foot single family home is located in the northern portion of the subject property and will remain. The approximate south half of the subject property is vacant except for a gravel, approximately 12 foot wide motor vehicle access drive crossing the site adjacent to the south property boundary. This drive allows users of the property to the east, Mount Zion Lutheran Church of Tucson, to travel through the subject property and access the signalized intersection at Ajo Highway and Camino de Oeste.

3. Existing easements

A private bufferyard easement agreement (Sequence Number 20051640800) is in place across the southern 280 feet of the east 40 feet of the subject property. This easement is perpetual and contains the 40' bufferyard that is required for the property to the east owned by Mt Zion Lutheran Church of Tucson.

A private ingress/egress easement and drainage easement was established by a recorded agreement (Sequence Number 20041480436). This easement allows access to the existing residence on the subject property through the Mt Zion Lutheran Church of Tucson property. It also allows for an existing drainage basin on the subject property used by the church.

4. Comprehensive Plan on site & surrounding

The subject property is within the Southwest Planning Area of the Pima County Comprehensive Plan (Pima Prospers) which designates the property as Resource Sensitive (RS). The objective for RS is to designate key larger parcels and land holdings with environmentally sensitive characteristics in close proximity to public preserves or other environmentally sensitive areas. Development of such land shall emphasize design that blends with the surrounding natural desert and provides connectivity to environmentally sensitive linkages in developing areas.

Pima Prospers designates the other three corners of the Ajo Highway/Camino de Oeste intersection as Community Activity Center (CAC). Per Pima Prospers, the Community Activity Center objective is to designate medium and higher intensity mixed use districts

designed to provide a full range of goods and services; office and medical uses; hotels; research and development opportunities; educational and institutional uses; and other similar uses as described in the Campus Park Industrial (CPI) zoning district (Section 18.49) and compatible medium to higher density housing. Individual rezoning requests do not necessarily have to be a mixed-use project; however, the application must demonstrate how it serves to create or enhance the mixed-use character of the designated activity center as a whole.

The site is located within the Southwest Growth Area.

The proposed Planned Development Community (PCD) land use category for the subject property is consistent with surrounding categories.

5. Surrounding land uses and zoning

Surrounding land use:

East: Mt Zion Lutheran Church of Tucson.

South: Ajo Highway and vacant land.

West: West Ajo Highway Feed and Supply and vacant land.

North: Low density, single-family residential.

Surrounding zoning:

East: SR Suburban Ranch.

South: CB-1 Local Business.

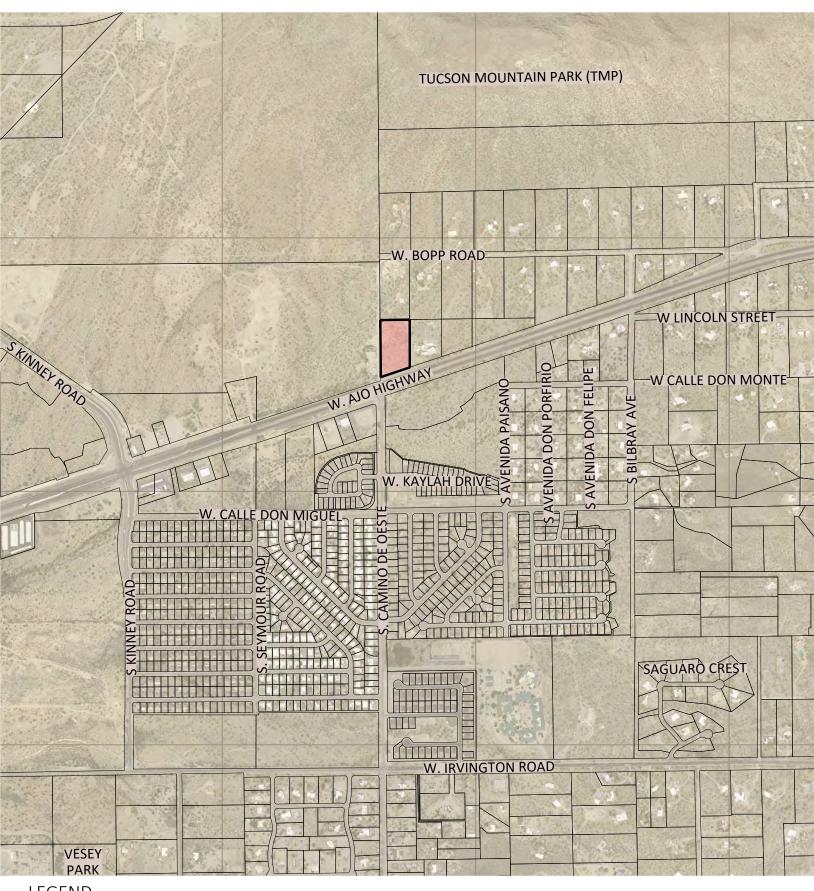
West: CB-1 Local Business and TR Transitional.

North: SR Suburban Ranch.

6. Pending rezonings, plats, development plans.

None.

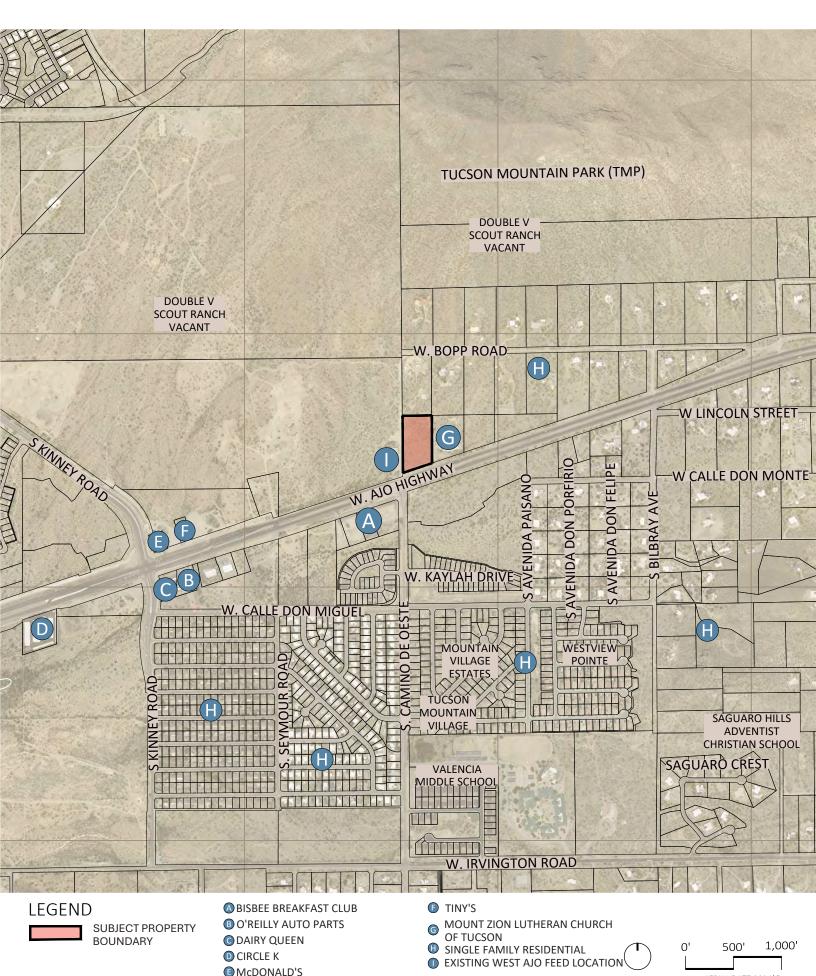
EXHIBIT I-A-1: REGIONAL LOCATION MAP



LEGEND

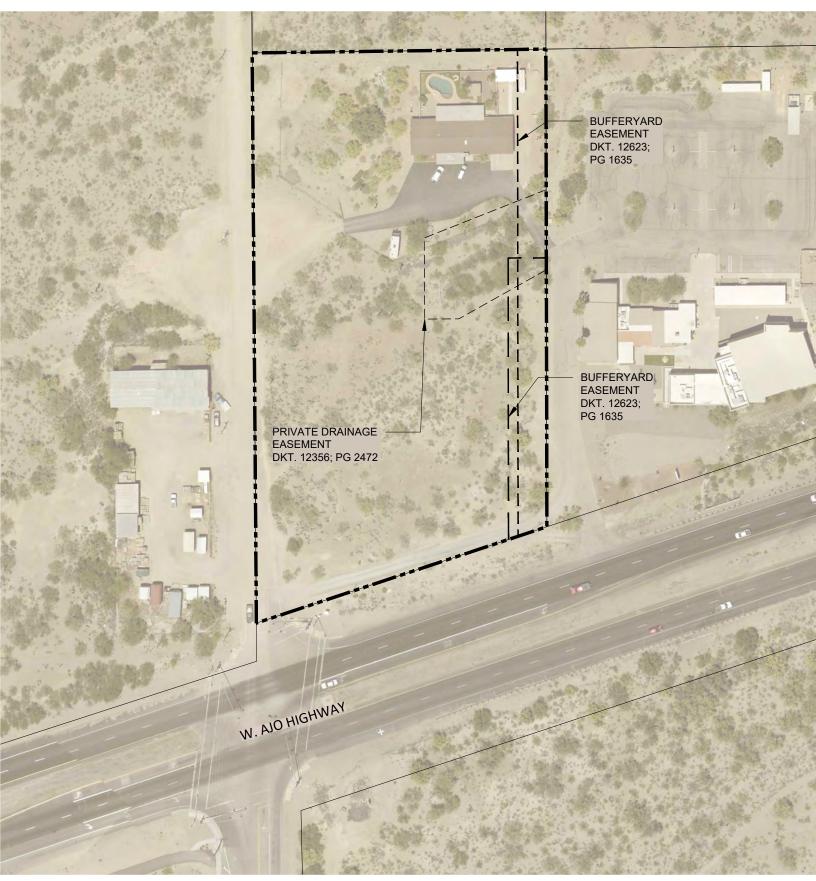
SUBJECT PROPERTY BOUNDARY

EXIBIT I-A-2: EXISTING LAND USE

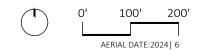


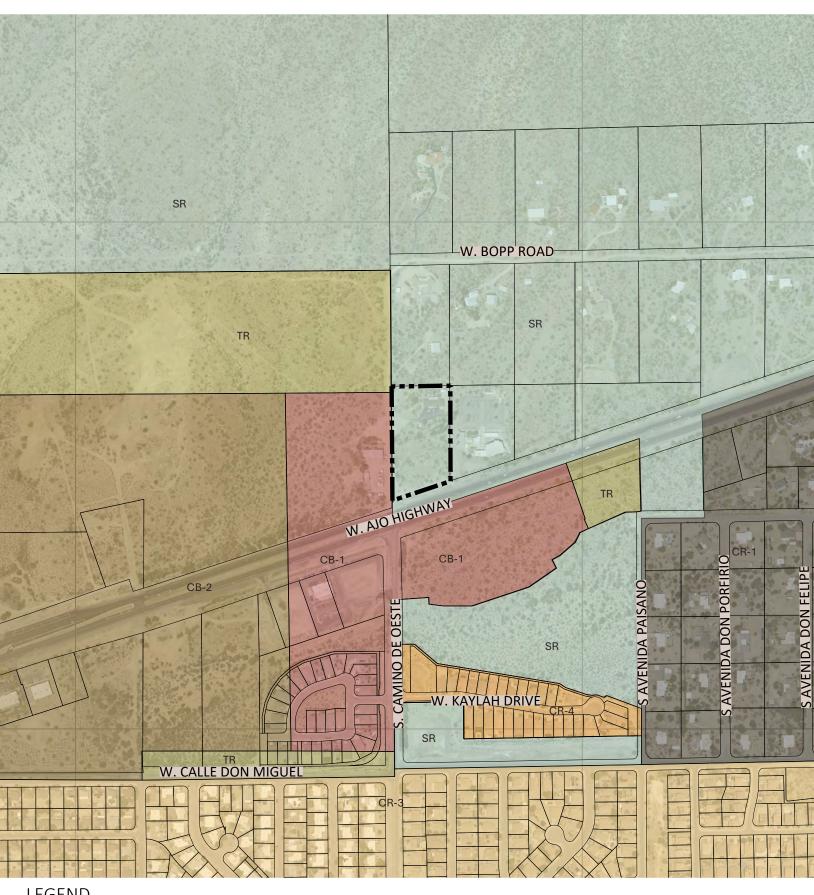
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EXIBIT I-A-3: EXISTING EASEMENTS



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SUBJECT PROPERTY BOUNDARY





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SUBJECT PROPERTY **BOUNDARY**



B. Topography and Grading

1. Topographic characteristics

The site slopes gently, with the low point of 2,612 feet in the southwest corner of the site and the high point of 2,624 in the northeast corner.

Portions of the site have been previously graded to accommodate the existing single family residential home and a gravel access drive along the south boundary that provides access through the site from the Mt Zion Lutheran Church of Tucson.

a. Restricted peaks and ridges.

There are no restricted peaks or ridges.

b. Rock outcrops, talus slopes (accumulation of rock that lies on a steep mountain side or at the base of a cliff).

There are no rock outcrops or talus slopes.

c. Slopes of 15% to 25% and slopes greater than 25%.

There are no slopes exceeding 15%.

d. Any other significant topographic features.

There are no other significant topographic features.

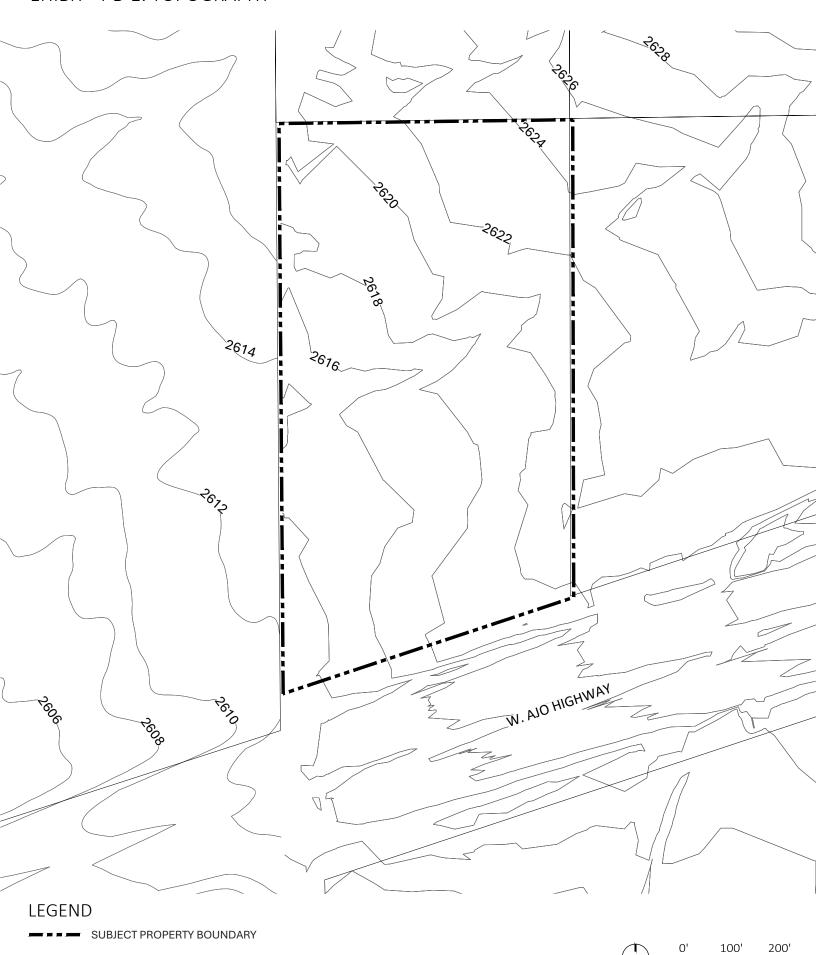
e. Existing grading and ground disturbance on the site.

Ground disturbance on site is limited to the previously mentioned gravel access drive along the south boundary of the site and the existing single-family residence. Approximately 1.5 acres of the site are disturbed.

2. Average cross slope

Per information from Pima County, the average cross slope is less than four percent.

EHIBIT I-B-1: TOPOGRAPHY



CONTOUR INTERVAL: 2 FT | AERIAL DATE:2024 | 9

C. Hydrology

1. Off-site hydrology

The subject property was included in the Red Butte - Saginaw Hill Area Technical Data Notebook for Hydrologic Analysis & Floodplain Mapping (July 2019). This report indicates that offsite flows from the east/northeast impact the site. Approximately 104 cfs flows adjacent to the northern boundary of the site. Less than 20 cfs flows from east to west in the right of way of Ajo Highway adjacent to the south boundary of the site. Flows in the Ajo Highway rightof-way east of the site are intercepted by sacked concrete bank protection shown on the Mt Zion Lutheran Church of Tucson Development Plan (P1204-082). This bank protection routes surface flows into three 10' x 3' RCBCs beneath Ajo Highway and flows then outlet on the south side of Ajo Highway. The regulatory flow entering these culverts is shown on this Development Plan as 596 cfs.

There is a drainage basin on the subject property that accepts surface flows from the Mt Zion Lutheran Church of Tucson. This basin has a volume of 15,000 cubic feet and the flow entering it during a regulatory event is 36.8 cfs. 22.5 cfs leaves the west side of the basin via a weir where it flows on the surface through the site and exits along the western boundary of the site. The existing flow at the western boundary of the site is estimated at 23.5 cfs.

According to the Development Plan for the Mt Zion Lutheran Church of Tucson, there is 10.1 cfs during a regulatory event that travels in an east to west fashion in the right-of-way of Ajo Highway near the southeast corner of the subject property. This flow travels west in the rightof-way adjacent to the southern boundary of the subject property and continues to flow west of the intersection of Camino de Oeste and Ajo Highway through an existing 24" culvert at that intersection.

2. On-site hydrology

a. Flood Control Resource Areas.

There are no flood control resource areas on the site. There are no mapped riparian areas on the site.

b. Concentration points and 100-year peak discharges for all on-site watersheds.

There is a Pima County mapped regulatory wash within the Ajo Highway right-of-way adjacent to the south boundary of the site. Based on the regulatory flow, this wash has a 25' erosion hazard setback.

Please refer to Exhibit I-C-2: Onsite Hydrology.

c. FEMA-designated floodplains and floodways, locally identified special study floodplains and administrative floodways or flow corridors.

The site is within FEMA FIRM Map Number 04019C2270L, map revised June 16, 2011. The site is not within a FEMA mapped floodplain.

d. Floodplain delineation of any previously unmapped regulatory floodplain.

None.

e. Regulatory sheet flood areas and depths as mapped by Pima County, unless better information is provided with the submittal. Any data provided to supersede the sheet flood shall be shown.

There are no sheet flooding areas on the site.

f. Any lakes, ponds, wetlands, springs, or other source(s) of perennial surface water.

There are none on the site.

g. Erosion hazard setbacks for all on- site watercourses. If an erosion hazard setback from a watercourse just off-site impacts the project site, also show those limits.

Please refer to Exhibit I-C-2: Onsite Hydrology.

h. Pima County Regulated Riparian Habitat limits and classifications.

There are no Pima County mapped Regulated Riparian Areas on the site.

i. Flow arrows for non-regulatory flows.

Please refer to Exhibit I-C-2: Onsite Hydrology.

j. Existing drainage easement(s) or other easements which could affect site drainage design.

The previously mentioned bufferyard easement will not affect drainage design.

k. Existing drainage infrastructure (i.e. culverts, basins, etc.) on or adjacent to the site.

There is an existing 24" culvert on the north side of Ajo Highway at the intersection of Camino de Oeste and Ajo Highway. It conveys surface flows from east to west beneath Camino de Oeste.

3. Hydrology

a. Features of the watersheds that may affect or be effected by the conditions of the site including downstream drainage conditions and whether or not the site is within basin that has been designated Critical.

The development of the site will not affect downstream drainage conditions. The site is within the Black Wash Critical Basin and drainage facilities will be designed in accordance with the Pima County Code and the Storm Water Detention/Retention Manual, including the peak discharge rate reduction of 10%.

b. Acreage and 100-year peak discharge for upstream off-site watersheds at concentration points where the watercourse enters and exits the site (may be included as a table on the map).

The site is impacted by two offsite watersheds to the east of the site. One is a 4.6 acre watershed with a peak discharge is 21.7 cfs and the other is a 1.5 acre watershed with a peak discharge of 12 cfs.

c. The methodology used to determine the Erosion Hazard Setbacks.

The 25' EHS for the surface flows traveling adjacent to the southern boundary of the site was determined through the use of Pima County flood control standards (Pima County Code Section 16.28.030).

d. The methodology used to determine the 100-year floodplains for peak discharges greater than or equal to 100 cfs, with justification identifying which are Federal, local or developer mapped.

Flows greater than 100 cfs do not travel through the subject property.

D. Biological

1. Conservation Lands System (CLS)

The southern approximate three-quarters of the site is outside of Pima County Conservation Lands System. The northern approximate one-quarter of the property is designated within the CLS as Multiple Use Management Area.

2. Priority Conservation Area (PCA).

The subject property is not in the PCA for the Cactus Ferruginous Pygmy Owl, the Needle Spined Pineapple Cactus or the Pima Pineapple Cactus.

3. Saguaros and Ironwood trees.

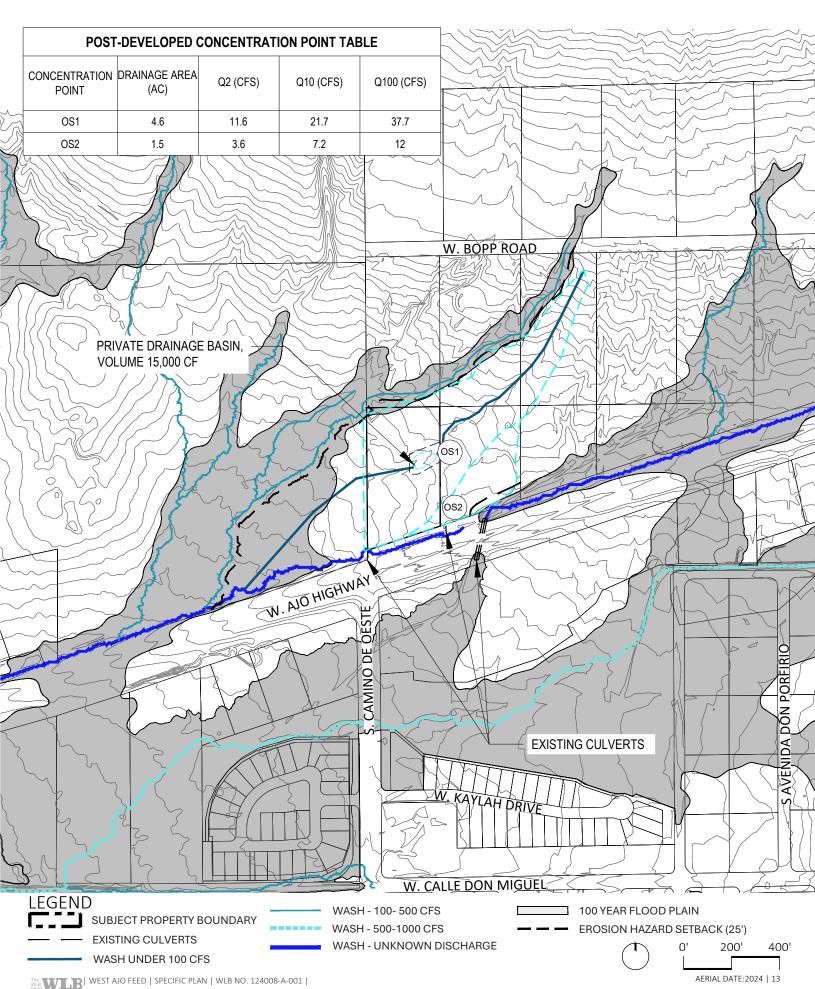
There are no ironwood trees on the site.

Saguaros are scattered around the site and vary in height from approximately 2 feet to 18 feet. Their location is shown on Exhibit II-B-1: Preliminary Development Plan.

4. Habitat protection/community open space.

The subject property is not in an Open Space or Habitat Protection designated area.

EHIBIT I-C-1: OFF-SITE HYDROLOGY



EHIBIT I-C-2: ON-SITE HYDROLOGY

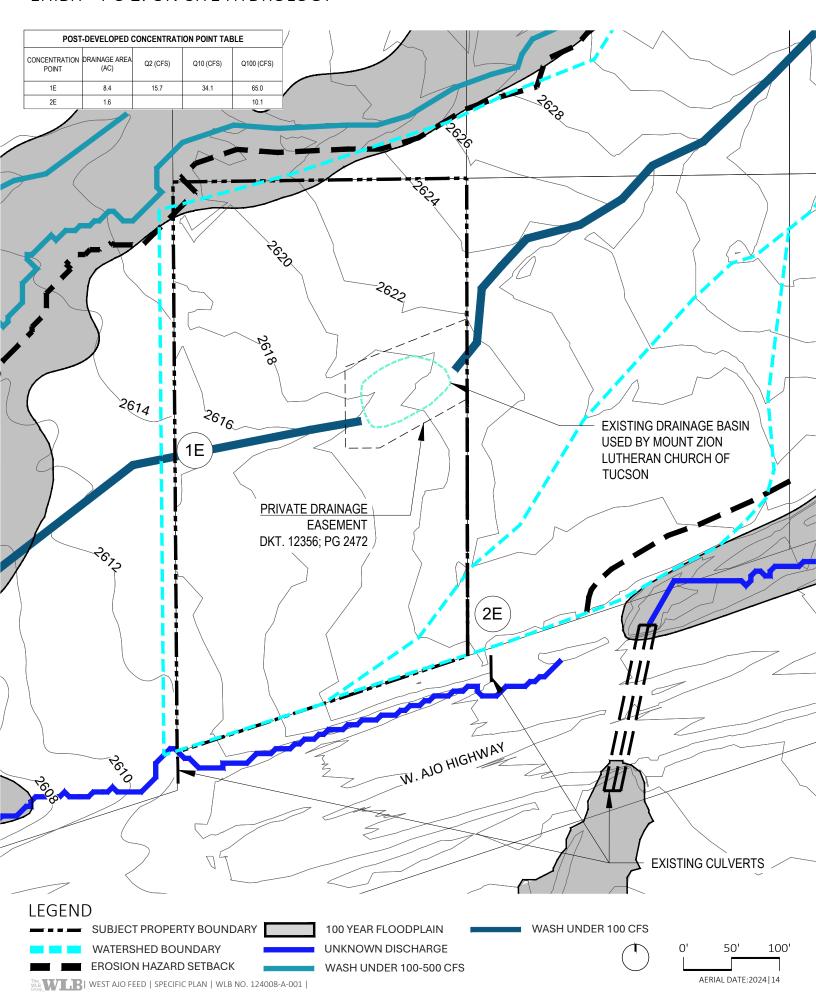
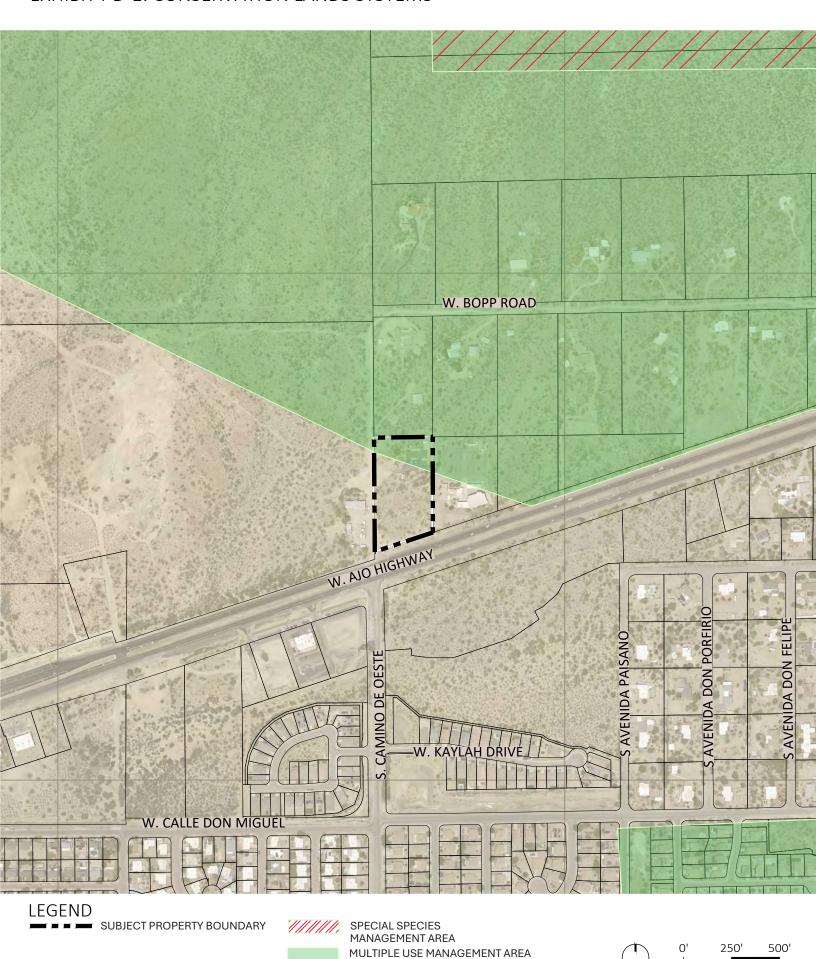


EXHIBIT I-D-1: CONSERVATION LANDS SYSTEMS



AERIAL DATE:2024 | 15

E. Transportation

Existing/planned off-site streets.

West Ajo Highway (State Route 86) lies adjacent to the south boundary of the site. It is a 4lane divided roadway within a 200-foot right-of-way. It is designated as a MS&R Scenic Route with a posted speed limit of 55 mph. It is owned and maintained by the Arizona Department of Transportation.

Pima County indicates that there will be right-of-way dedication required adjacent to the western boundary of the site to facilitate the extension of Camino de Oeste north of Ajo Highway. Right of way width is to be determined.

a. Existing right-of-way width.

Ajo Highway has a 200-foot wide right-of-way.

b. Number of travel lanes, capacity, and posted speed limit.

Ajo Highway four through lanes, a left turn lane, 25-foot center median, and bike lanes. The posted speed limit is 55 mph.

c. Present Average Daily Trips (ADT).

Based on the Arizona Department of Transportation (ADOT) Average Annual Daily Traffic Report 2022 (the most recent year available), Ajo Highway carries 34,948 vehicle trips per day between La Cholla Boulevard and Kinney Road.

d. If there are existing bicycle and pedestrian ways.

Ajo Highway has 10'+/- wide paved shoulders in both directions adjacent to the subject site. There are no existing pedestrian paths, however there are ADA ramps, painted crosswalks, and pedestrian crossing signals at the Ajo Highway/Camino de Oeste intersection.

e. If any public roadway improvements are underway or scheduled within 5 years.

None of which we are aware at the writing of this document.

Distances to existing drives/ intersections

The subject site is immediately adjacent to the Ajo Highway/Camino de Oeste intersection, approximately one-half mile east of the Ajo Highway/Kinney Road intersection and approximately one-half mile west of the Ajo Highway/Bilbray Avenue intersection. An access drive into the Mt Zion Lutheran Church of Tucson is located adjacent to the eastern boundary of the site.

3. Public transit

There is no scheduled transit service in the area. The site is within the RTA Sun Shuttle Dial-A-Ride Complementary ADA Service Area.

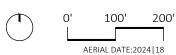


EXIBIT I-E-1: EXISTING AND PROPOSED OFF SITE STREETS

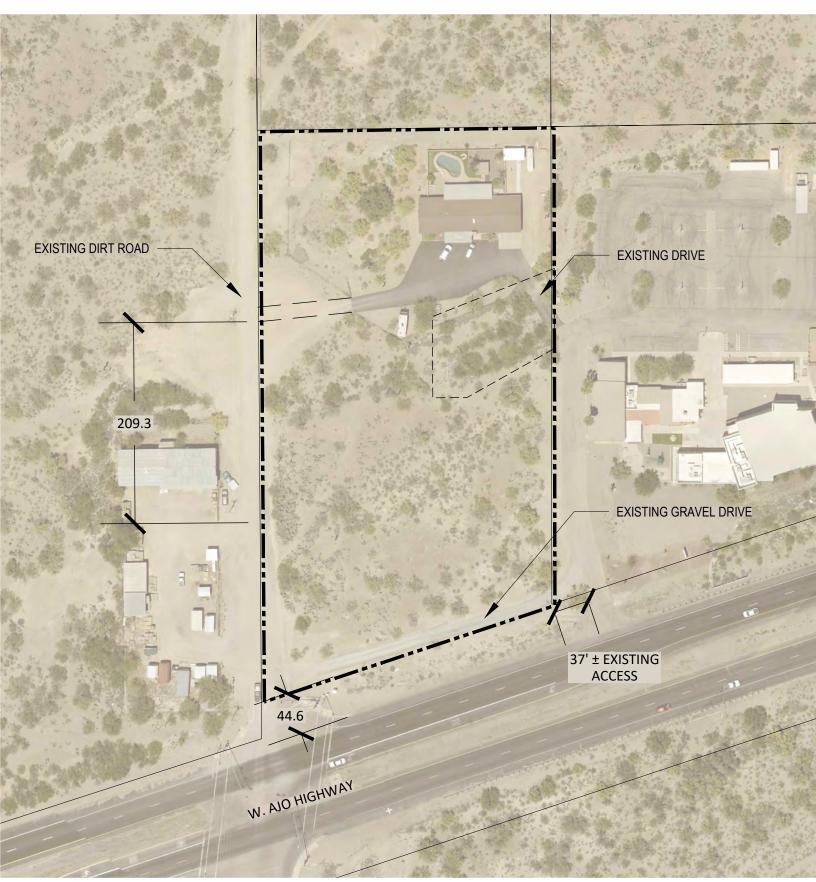




NOTE: NO OFF SITE STREETS ARE PROPOSED.



EXIBIT I-E-2: DISTANCE TO EXISTING DRIVES



LEGEND SUBJECT PROPERTY BOUNDARY

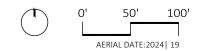
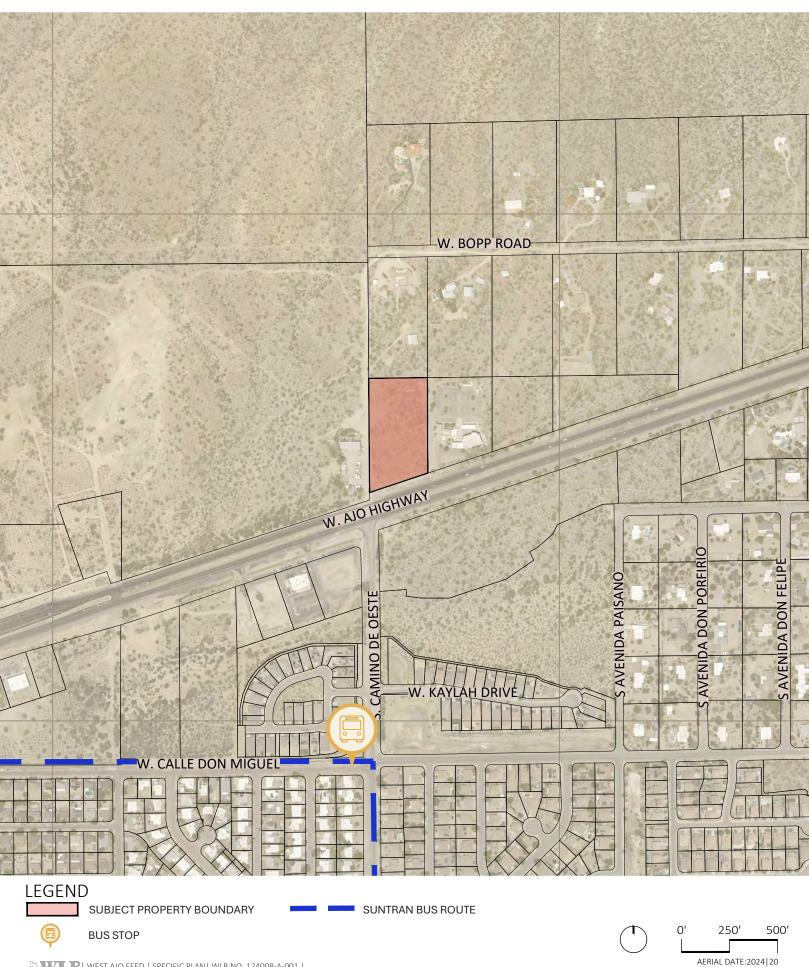


EXHIBIT I-E-3: PUBLIC TRANSIT



F. Sewers

1. Existing public sewer.

The site is located outside of and approximately 500 feet away from the nearest point of the Pima County Sanitary Sewer Service Area.

The nearest public sewer is an 8" PVC sewer pipe (G-2019-030), located approximately 500 feet south of the subject parcel, within the Camino De Oeste right-of-way.

2. Site constraints for sewer.

The physical distance between this site and the nearest sewer will not allow this site to connect to the sewer system. A septic system will be used.

G. Recreation

1. Existing recreational facilities on site and within 1 mile.

Tucson Mountain Park is located approximately ½ mile north of the subject property. This 20,000-acre park has approximately 62 miles of non-motorized shared-use trails. Picnicking and wildlife viewing opportunities are located throughout the park. As shown on the Tucson Mountain Park Trail Map (2023), the nearest access point to the park is the Sunset Pass Trailhead on the north side of Ajo Highway approximately one mile east of the site.

2. Trail rights-of-way.

There are no trails on or adjacent to the site.

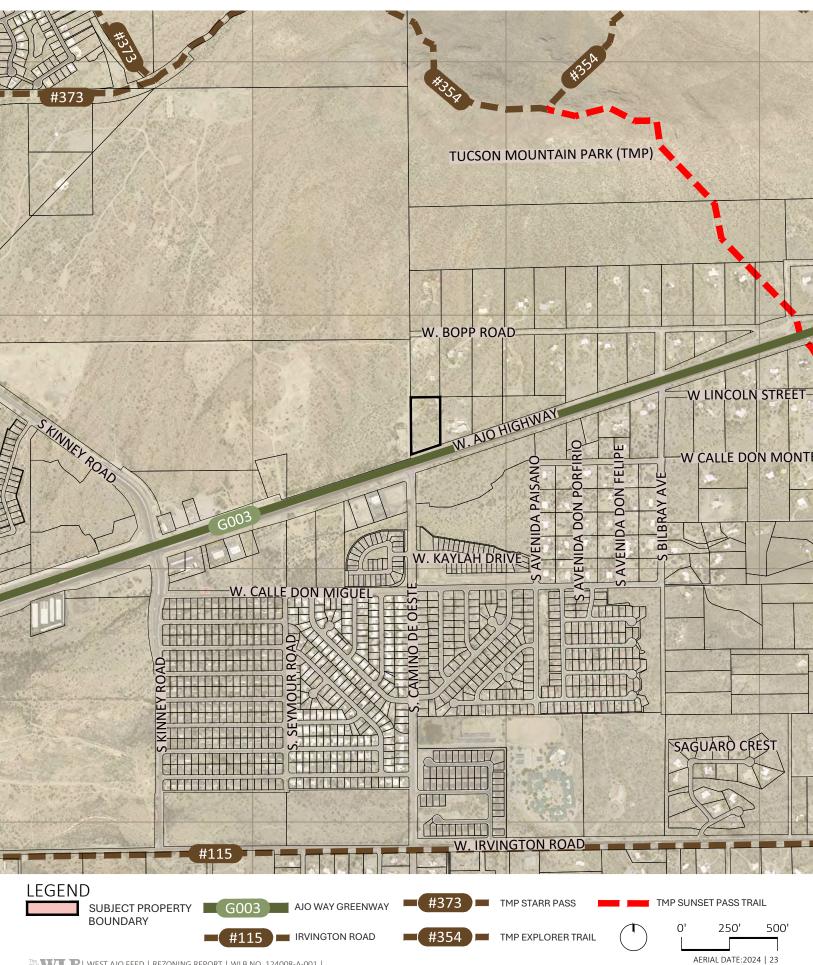
H. Cultural Resources: Archaeological and Historic Sites

Since the project area has not been subject to prior archaeological survey, ASM recommends, but does not require, that a qualified archaeological contractor be consulted before any grounddisturbing activity begins.

EXIBIT I-F-1: EXISTING SEWER AND SITE CONSTRAINTS



EXIBIT I-G-1: EXISTING RECREATION & TRAILS



I. Composite

1. Topography.

a. Restricted peaks and ridges.

None.

b. Rock outcrops and talus slopes.

None.

c. Slopes 15% to 25% and slopes 25% or greater.

None.

2. Hydrology.

a. Regulatory floodplains.

Not applicable.

b. Erosion Hazard Setbacks.

The unnamed offsite wash to the north is under 500 cfs with a setback of 25 feet. The discharge of the offsite wash to the south of the site in the Ajo Highway right-of-way is less than 20 cfs and an erosion hazard setback of 25 feet is anticipated.

c. Concentration points and 100- year flow rates entering and leaving the site

As previously mentioned, 36.8 cfs enters the eastern boundary of the site and enters the existing private detention basin. 22.5 cfs leaves the western side of this basin and flows through the subject property, with approximately 23.5 cfs leaving the western boundary.

d. Sheet flooding areas.

None.

e. Regulated Riparian Habitat with classifications.

None.

e. Any lakes, ponds, springs, wetlands, or other source(s) of perennial surface water.

None.

3. Biological resources.

a. All saguaros, by height categories.

The locations of existing Saguaros in the area proposed for development are shown on Exhibit I-I-1: Composite Map. Their heights vary from approximately 2 feet to 18 feet.

b. Ironwood trees.

None.

c. Pima pineapple cactus.

None on the subject property of which we are aware.

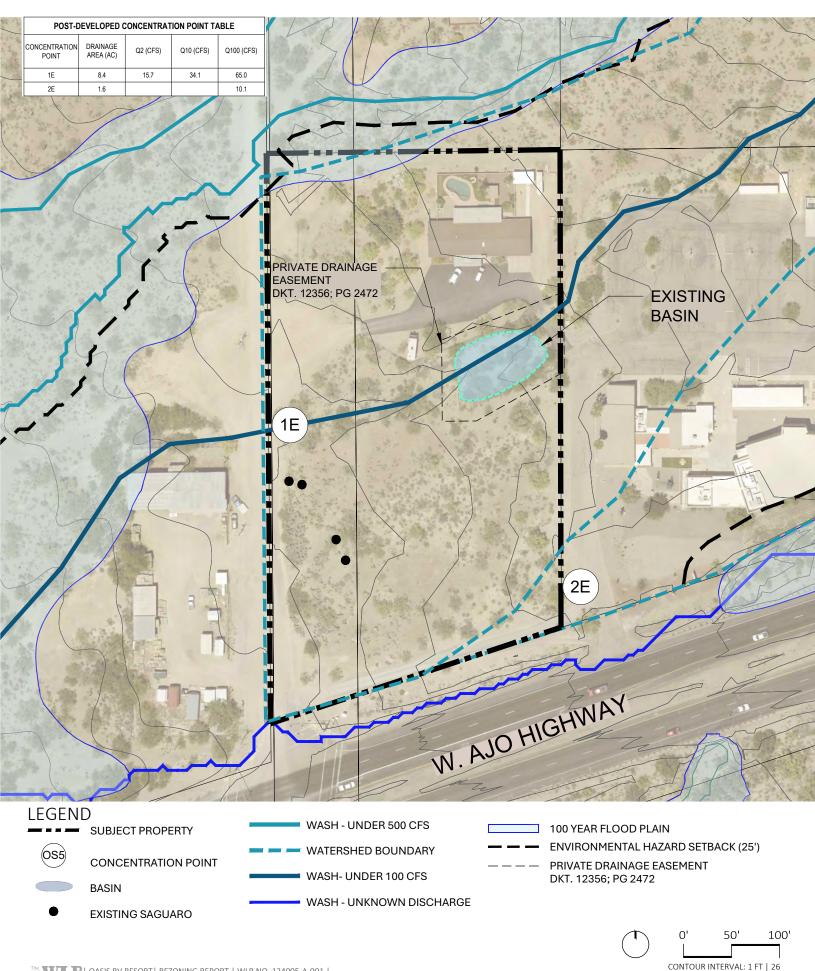
d. Needle spined pineapple cactus.

None on the subject property of which we are aware.

4. Any area in which disturbance would be prohibited by any adopted Pima County ordinance or policy.

None.

EXHIBIT I-I-1: COMPOSITE MAP



SECTION	ш	LAND	USE	PROPOSAL	

A. Project Overview

1. Proposed zoning boundaries.

The proposed zoning for the property is Specific Plan.

2. Project Description.

a. Proposed development use and type.

The southern portion of the subject property is proposed to be used as a feed store which will be located in the southern portion of the site. West Ajo Feed and Supply currently operates on the parcel to the west of the subject property and is a long-established business in the area that provides supplies to numerous long-time customers. The Aquilinas own this business and lease the property from the property owner, Ted Elliot. Mr. Elliot is looking to sell his property for other development and has let the Aquilinas know that he will be terminating their lease in the near future. As such, the Aquilinas wish to relocate West Ajo Feed and Supply to the southern portion of the subject property.

The northern portion of the site will continue to contain the existing single family residential home. The Aquilinas (current owners of the site subject to this rezoning) currently reside in this home.

b. Best Design for the Site.

The proposed use is well suited for this property. It is easily accessible from Ajo Highway. West Ajo Feed and Supply already operates on the adjacent property without being a nuisance to surrounding property, so relocating the business to the subject property will not result in compatibility issues with surrounding properties.

c. Conforms to the Comprehensive Plan.

An amendment to Pima Prospers is being requested concurrent with this rezoning request to Planned Development Community (PDC). The current designation in Pima Prospers is Resource Sensitive (RS). Property to the west and south of the subject property is designated CAC. This rezoning request to Specific Plan is compliant with the objective of PDC.

Per Pima Prospers, the Community Activity Center objective is to designate medium and higher intensity mixed use districts designed to provide a full range of goods and services. Individual rezoning requests do not necessarily have to be a mixed-use project; however, the application must demonstrate how it serves to create or enhance the mixed-use character of the designated activity center as a whole. In this case the relocation of the feed store (and associated change in land use category to PDC) will improve opportunities to develop mixed uses in the area by allowing development of the current feed store site to be integrated into future development in the area.

The project will be compliant with Special Area Policy 29, the Southwest Infrastructure Plan Area (SWIP).

d. Public Outreach

A formal neighborhood meeting was held on February 25, 2025, and summary of this meeting is included in this document as Appendix B. None of the neighbors who attended the meeting had concerns about the proposed rezoning and no other correspondence has been received from neighbors expressing any concerns with the proposal.

e. The impact the proposed development will have on land uses within onequarter mile of the site.

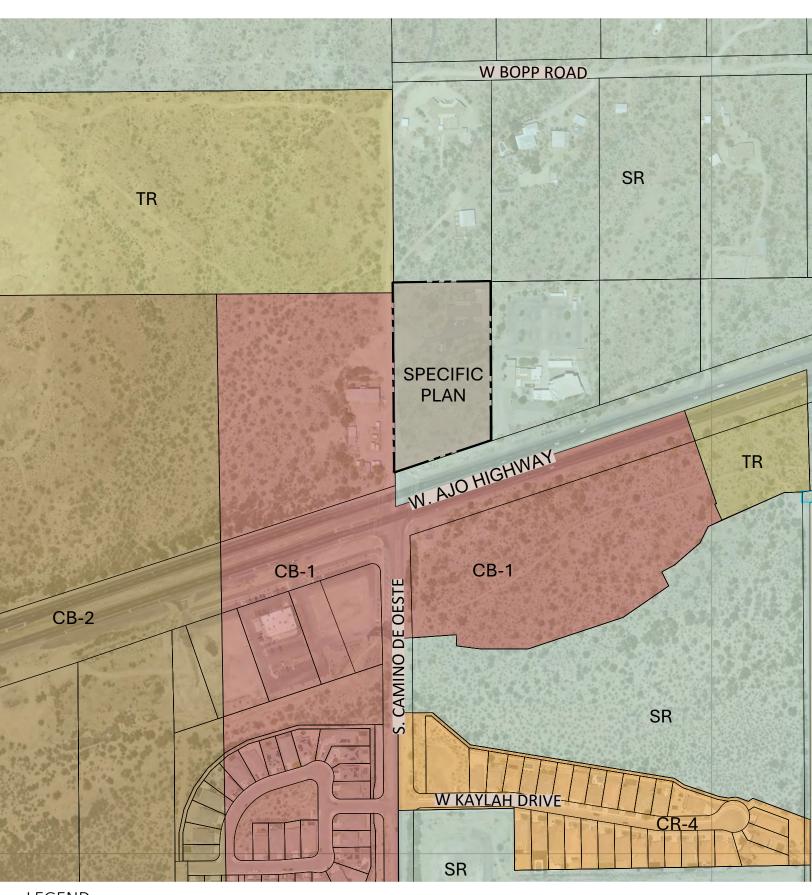
The existing West Ajo Feed and Supply store is compatible with current surrounding land uses within one-quarter mile of the site. Relocating it to the parcel to the immediate east will not change this compatibility.

f. How the project contributes to Smart Growth principles and if the project will facilitate use of solar energy and solar access and green building measures.

This project does not plan on using solar energy or green building techniques.

3. Compliance with zoning code

The proposed zoning is Specific Plan and this proposal complies with Chapter 18.90 Specific Plans of the Pima County Code. The overall intent of this Specific Plan is to continue to allow the rights of Suburban Ranch Zone (SR) which is the existing zoning on the property and to allow the feed store West Ajo Feed and Supply to operate on this site.





4. Compliance with Comprehensive Plan and Requested Amendment

a. Description of Proposed Amendment

This proposed amendment is to change the land use designation from Resource Sensitive (RS) to Planned Development Community (PDC).

The subject property is within the Southwest Planning Area of the Pima County Comprehensive Plan (Pima Prospers) which designates the property as Resource Sensitive (RS). The objective for RS is to designate key larger parcels and land holdings with environmentally sensitive characteristics in close proximity to public preserves or other environmentally sensitive areas. Development of such land shall emphasize design that blends with the surrounding natural desert and provides connectivity to environmentally sensitive linkages in developing areas.

The Community Activity Center (CAC) objective is to designate medium and higher intensity mixed use districts designed to provide a full range of goods and services; office and medical uses; hotels; research and development opportunities; educational and institutional uses; and other similar uses as described in the Campus Park Industrial (CPI) zoning district (Section 18.49 of the Pima County Zoning Code); and compatible medium to higher density housing. Individual rezoning requests do not necessarily have to be a mixed-use project; however, the application must demonstrate how it serves to create or enhance the mixed-use character of the designated activity center as a whole.

The site is located within the Southwest Growth Area.

The proposed PDC designation is consistent with neighboring properties. Pima Prospers designates the other three corners of the Ajo Highway/Camino de Oeste intersection as Community Activity Center (CAC) which is consistent with PDC. If approved, the proposed amendment will establish a logical and consistent land use pattern in the area and facilitate a mixed-use activity center at the intersection of Ajo Highway and Camino de Oeste. Commercial services are beginning to be introduced at the southwest corner of this intersection, further contributing to a mixed-use activity center.

If approved, this amendment will allow the Board of Supervisors to consider a rezoning to allow West Ajo Feed and Supply to continue operating in the immediate areas. Access would be from Camino de Oeste, which is currently a dirt road adjacent to the west boundary of the site. The two anticipated buildings, a hay barn and office/feed room, would be single story and less than 20 feet in height.

An existing 2,716 square foot house on the north side of the amendment site will remain residential, providing an on-site land use transition matching the existing residential land use to the north. This residence is occupied by the property owner.

To the east of the subject site is Mt Zion Lutheran Church of Tucson, a religious use with multiple buildings and parking for 120 cars. The religious use was developed under the

existing SR Suburban Ranch zoning and Resource Sensitive Land Use Intensity designation. The religious use provides an off-site land use transition to the existing residential land use further to the east.

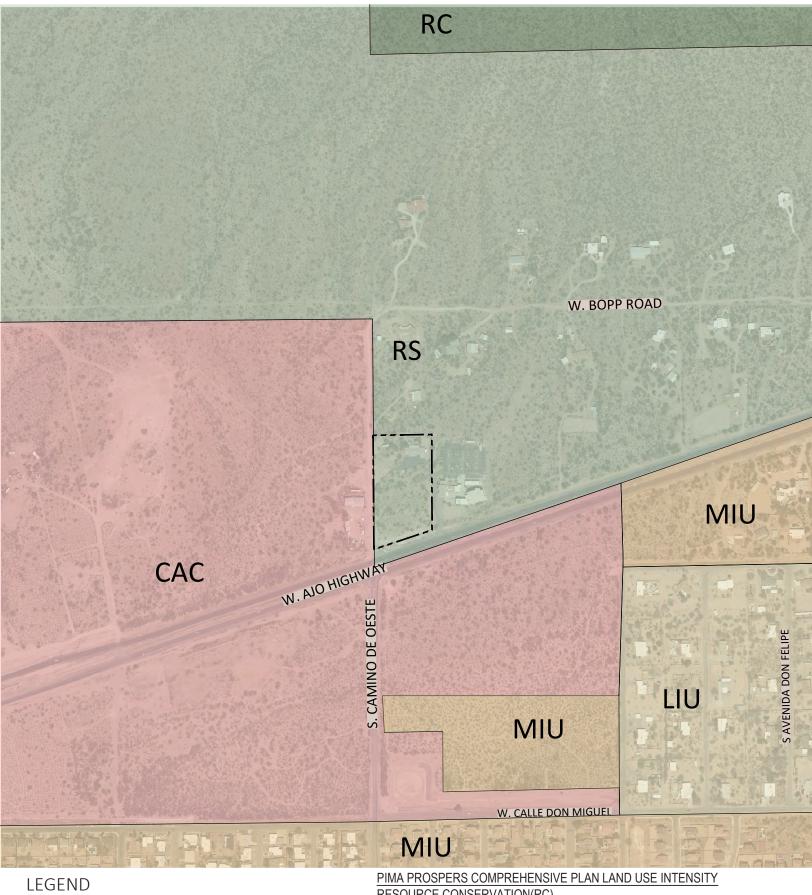
b. Evidence that public benefit would result from such amendment

Relocating West Ajo Feed and Supply as proposed will allow a long-established business to continue to provide service to the community in essentially the same location (moving just to the east of its current location), ensuring the goods and services provided will remain available to their long list of existing repeat customers and the general public. Continuing operation of West Ajo Feed and Supply supports existing rural and large-lot suburban agricultural lifestyles that are located within the regional area.

The above benefits can be achieved without detriment to Resource Sensitive designated lands or other environmentally sensitive areas. The nearest public preserve is Tucson Mountain Park, approximately 2,000 feet to the north and is not accessible from the subject parcel or the immediate vicinity of the subject parcel. The small size, low-profile, low-intensity nature of the proposed relocated West Ajo Feed and Supply will not impact views of Tucson Mountain Park, nor will it impact views of subject site from Tucson Mountain Park.

c. The proposed use of the property and why the use is needed.

West Ajo Feed and Supply currently leases a portion of tax parcel number 212-50-001S located at the northwest corner of Ajo Highway and the Camino de Oeste future right of way. West Ajo Feed and Supply has been notified by the property owner that the existing land lease will soon be terminated, and the store will be required to vacate. The owner of this tax parcel is looking to sell it for development with new uses. To continue to serve the community, West Ajo Feed and Supply needs to relocate to the property subject to this request for a Comprehensive Plan amendment. The proposed amendment will ensure that the business can continue operating in a location that is convenient for both the owner of the store and for its customers.

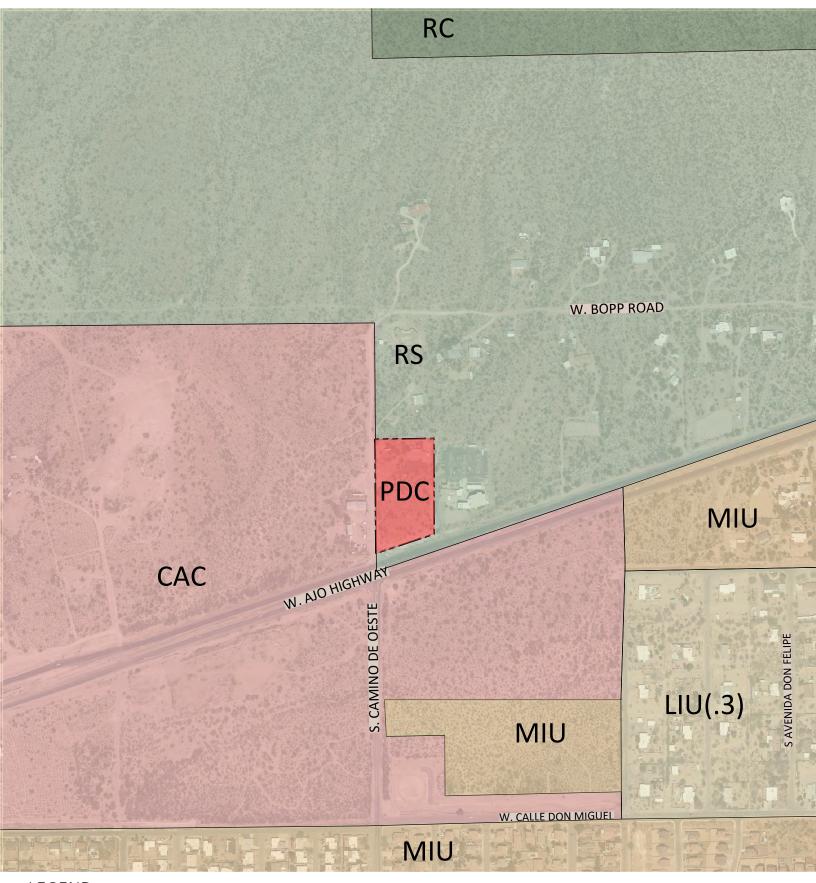


SUBJECT PROPERTY BOUNDARY

RESOURCE CONSERVATION(RC) RESOURCE SENSITIVE (RS) COMMUNITY ACTIVITY CENTER (CAC) MEDIUM INTENSITY URBAN (MIU) LOW INTENSITY URBAN (MIU)



500'



LEGEND

SUBJECT PROPERTY BOUNDARY



B. Plan (PDP)

1. Preliminary Development Plan (PDP).

The PDP is included in this document as Exhibit II-B-1: Preliminary Development Plan and includes the following items:

- Parcel boundaries and dimensions.
- Approximate location and size of all proposed structures.
- Bufferyards/landscaped areas.
- Natural open space.
- Land uses.
- Number of stories of buildings within 300 feet of site.
- Known public and private easements and covenants that cross or are appurtenant to the site.
- Existing and proposed adjacent public rights-of- way.
- Points of ingress/egress and internal circulation.
- Drainage features including flow corridors, regulatory floodplains and erosion hazard setbacks.
- Drainage improvements including: finished grade topography, erosion protection, detention and retention basins including volume, inlets, and outlets, culverts, bridges, dip sections, building envelopes or easements.

2. PDP support data.

a. Estimated floor area of commercial and industrial structures.

The main store will be approximately 1,800 square feet and the hay barn will be approximately 2,400 square feet.

b. Building heights.

The proposed store and hay barn are anticipated to be less than 25 feet in height.

c. Total number of dwelling units.

The existing home in the northern portion of the site will remain. There will be no other residential dwelling units on this property.

d. Maximum and minimum residential density of each planning unit

Not appliable to this request.

e. Type of landscaping

The landscaping will meet the requirements of the Pima County Landscape Design Manual (PCLDM). Plants used on site will be drought tolerant and be selected from the

plant list contained within the PCLDM. Perimeter landscape bufferyards will also be provided in accordance with the PCLDM.

f. Acreage and description of natural and functional open space and recreation area(s)

The Buffer Overlay Zone requires that at least 50% of this site be Natural Open Space (NOS). This requirement is met and is shown on Exhibit II-B-1: Preliminary Development Plan. The final amount of open space will be determined on the Site Construction Permit and will consist of at least 50% of the site area.

GENERAL NOTES

- 1. ASSESSOR'S PARCEL NUMBER: 119-45-0090
- 2. THE GROSS AREA OF THE PROPERTY: (3.8± ACRES/166,194 S.F.)

THE TOTAL GROSS FLOOR AREA IS: 1800 S.F.± (FEED ROOM/ OFFICE)
2400 S.F.± (PROPOSED HAY BARN)
4240 S.F.± (EXISTING RESIDENCE)
8440 S.F.± (TOTAL FLOOR AREA)
0.05% ACCESSORY BUILDING/

ACCESSORY BUILDING/ STRUCTURE COVERAGE

- 3. DEVELOPMENT STANDARDS PER SPECIFIC PLAN.
- A. MINIMUM SITE AREA: NONE. B. MINIMUM SITE WIDTH: NONE.
- C. MINIMUM SITE SETBACK REQUIREMENTS:
 - FRONT: FIFTEEN FEET.
 SIDE: TEN FEET.
- 3. REAR: TEN FEET
- D. MAXIMUM BUILDING HEIGHT: TWENTY-FIVE FEET.
- E. MINIMUM DISTANCE BETWEEN MAIN BUILDINGS: NONE.
- 4. PROPOSED ZONING: SPECIFIC PLAN EXISTING ZONING: SR
- 5. THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE PIMA COUNTY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS SITE PLAN AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- 6. THIS PROPERTY IS IN THE BLACK WASH CRITICAL BASIN. PER PIMA COUNTY STANDARDS BASIN SITE OUT FLOWS WILL BE REDUCED BY 10%.
- 7. CONTRACTOR SHALL CALL ARIZONA 811 (602)-659-7500 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ORDER TO VERIFY LOCATION OF ALL UTILITIES. CONTRACTOR SHALL OBTAIN ALL PERMITS INCLUDING THOSE FOR GRADING AND AIR POLLUTION, REQUIRED BY GOVERNMENTAL AGENCIES, NO WORK AS DELINEATED ON THESE PLANS SHALL BE STARTED UNTIL THE CONTRACTOR HAS OBTAINED ALL THE NECESSARY PERMITS FROM ALL AFFECTED AGENCIES.
- 8. THIS PROJECT IS IN THE TUCSON WATER SERVICE AREA.
- 9. PARKING: 3.5 SPACES PER 1000 SF OF RETAIL, TYPICAL SIZE 9'X20' REQUIRED: 5 SPACES (1,200 SF RETAIL, NOT INCLUDING HAY BARN)

PROVIDED: 1 ADA SPACE 1 ADA SPACES

10. EXISTING DISTURBED AREA: 1.2± AC (52,548± SF.)
PROPOSED DISTURBED AREA: .5± AC (22,685± SF)(BUILDINGS,
PROPOSED BASIN AND ACCESS/PARKING AREA)
OPEN SPACE AREA REMAINING: 2.1±AC (APPROX. 55% OF GROSS SITE AREA, NOT TO FALL BELOW 50% REQUIRED)

DRAINAGE NOTE

THIS PROJECT IS LOCATED OUTSIDE THE 100-YEAR FLOODPLAIN AS ESTABLISHED BY THE FEMA MAP NO. 04019C2270L AND IS IN ZONE X.

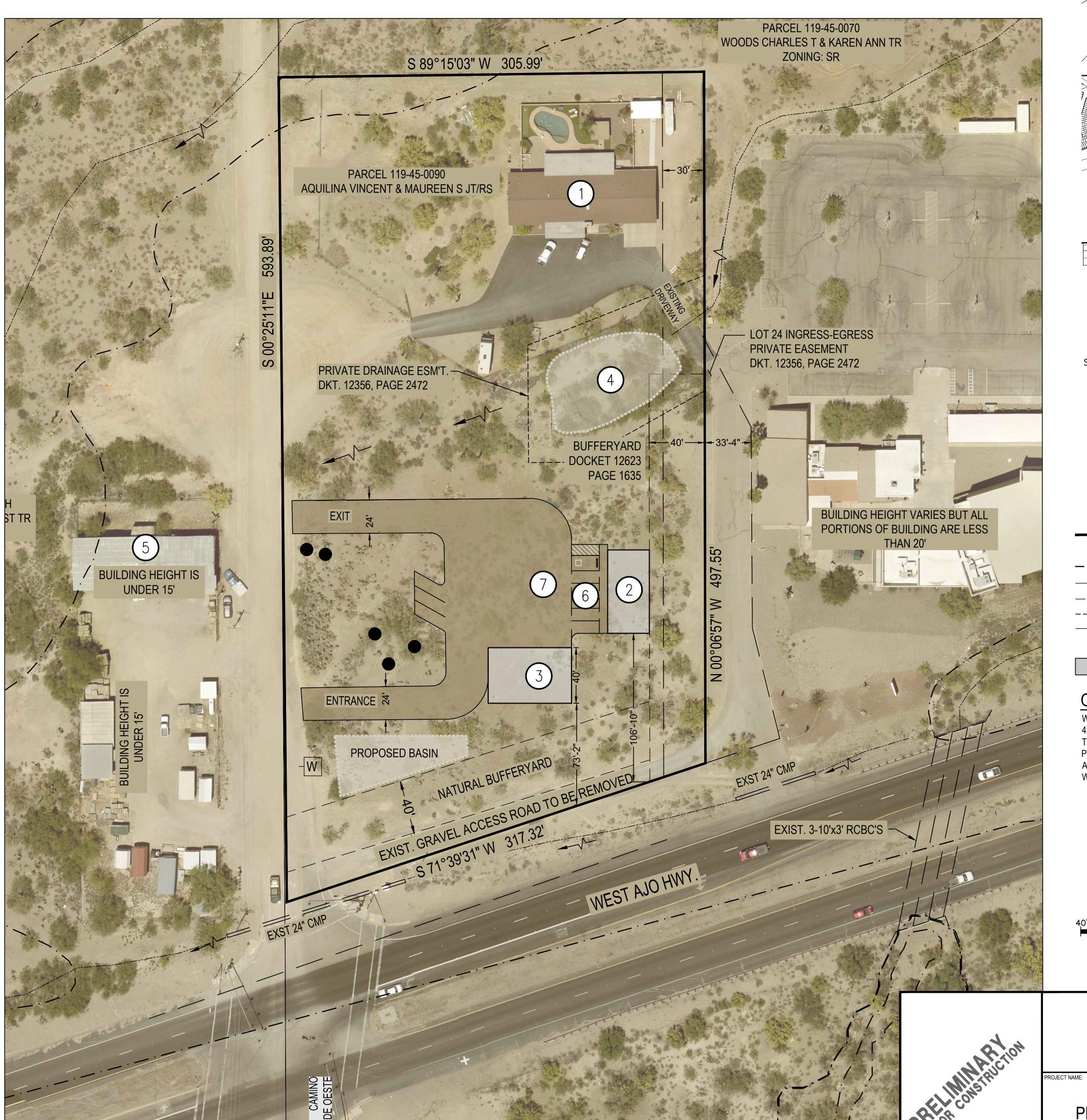
BRIEF LEGAL DESCRIPTION

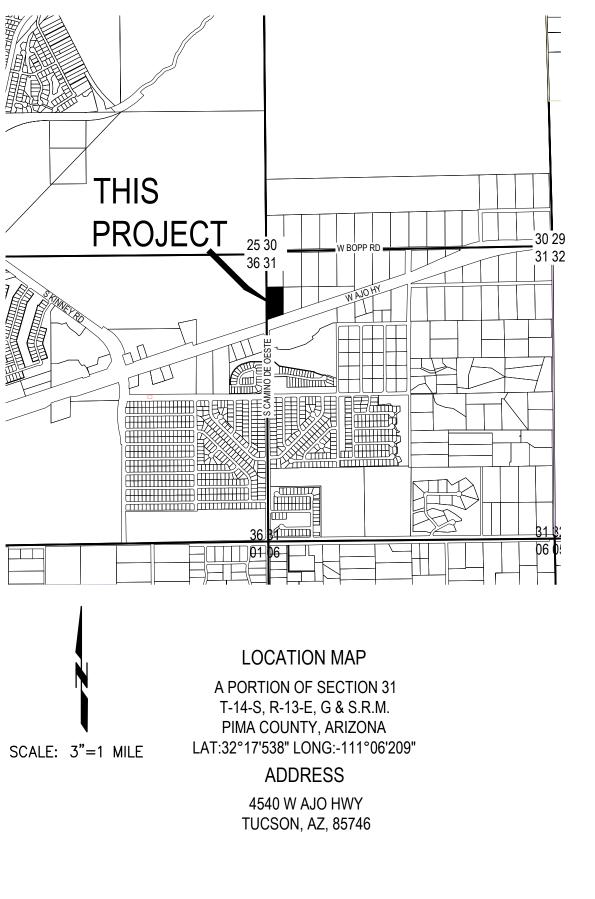
LOT 24 OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 13 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PIMA COUNTY, ARIZONA.

KEY NOTES:

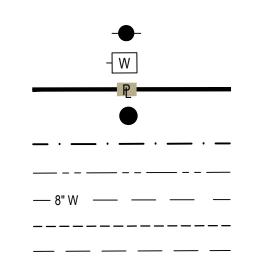
- 1) EXISTING RESIDENCE TO REMAIN (106'x40')
- (2) PROPOSED FEED STORE OFFICE (30'x60') FFE 2620.5
- 3 PROPOSED HAYBARN (40'x60') FFE 2620.0
- (4) EXISTING DETENTION BASIN (VOLUME 15000 CF±)
- (5) EXISTING WEST AJO FEED STORE TO BE REMOVED
- (6) PARKING STALLS, 9 TOTAL (9'x20' TYP.)
- (7) ADA PARKING STALL

WEST AJO FEED STORE PRELIMINARY DEVELOPMENT PLAN





LEGEND



PROPERTY LINE

EXISTING SAGUAROS TO BE PRESERVED IN PLACE

100 YEAR FLOOD PLAIN

EXISTING FIRE HYDRANT

EXISTING WATER METER

FLOW LINE
EXISTING WATER MAIN
DRAINAGE EASEMENT
REQUIRED BUFFERYARDS

GRAVEL VEHICULAR PARKING AND ACCESS AREA

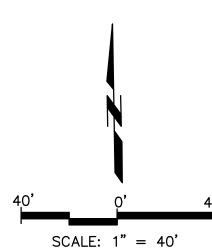
FLOW ARROW

OWNER

WEST AJO FEED, LLC
4540 W AJO HIGHWAY
TUCSON, AZ, 85757
PHONE: 520-591-7952
ATTN: VINCENT C AQUILINA
WESTAJOFEED@GMAIL.COM

ENGINEERING

SMYTH INDUSTRIES
4010 E. ILLINOIS ST.
TUCSON, AZ, 85714
PHONE: 520-349-3331
ATTN: THOMAS MARTINEZ, P.E.
TMARTINEZ@SMYTHINDUSTRIES.COM



PRELIMINARY DEVELOPMENT PLAN

WEST AJO FEED LLC





WEST AJO FEED STORE
PRELIMINARY DEVELOPMENT PLAN

PROJECT NO.
XXXXX

DWG. BY:
SGM

SHEET NUMBER:

G-1

MAY 05, 2025

Q:\124008\01 Planning\04 Rezone\Exhibits\PDP\1-24-0000-WAF-Cover.dwg May 05, 2025

C. Topography and Grading

1. Development/ mitigation on steep slopes.

Not appliable to this site.

Natural areas under HDZ.

Not appliable to this site.

3. Disturbed, revegetated, natural areas.

There are disturbed natural areas from vehicle usage on the site, as seen on aerial images and as seen during site visits. There is also disturbance along the southern boundary of the project due to the presence of a gravel access road.

4. Changes to natural grade.

The development of this site will involve minimal changes to natural grade.

D. Hydrology

- Post-development on-site hydrology.
 - Washes to be left natural.

The small wash located near the southern boundary of the site and within the right-ofway of Ajo Highway will remain in its existing location and alterations to it will not occur with the development of this site.

b. Regulatory floodplains, with 100-year flow rates and concentration points.

There are no regulatory floodplains on the site with flows greater than 100 cfs.

c. Erosion hazard setbacks for all on- site watercourses; if an erosion hazard setback from a watercourse just off-site impacts the project site also show those limits.

There is a 25' erosion hazard setback associated with the small amount of drainage adjacent to the southern boundary of the site and within the right-of-way of Ajo Highway.

d. Preserved Pima County Regulated Riparian Habitat and any proposed mitigation areas.

Not applicable to this site.

e. Proposed drainage structures, such as any channels, swales, detention basins and retention basins including volumes, inlet and outlet points.

A detention basin will be used to handle increased runoff generated by the proposed impervious elements. The proposed location of the basin is shown on Exhibit II-B-1: Preliminary Development Plan. Two proposed buildings are the only proposed imperious site improvements proposed for this project. Surface water will leave the site along its western boundary and since the site is within the Black Wash Critical Basin, peak discharge rates will be reduced by 10%.

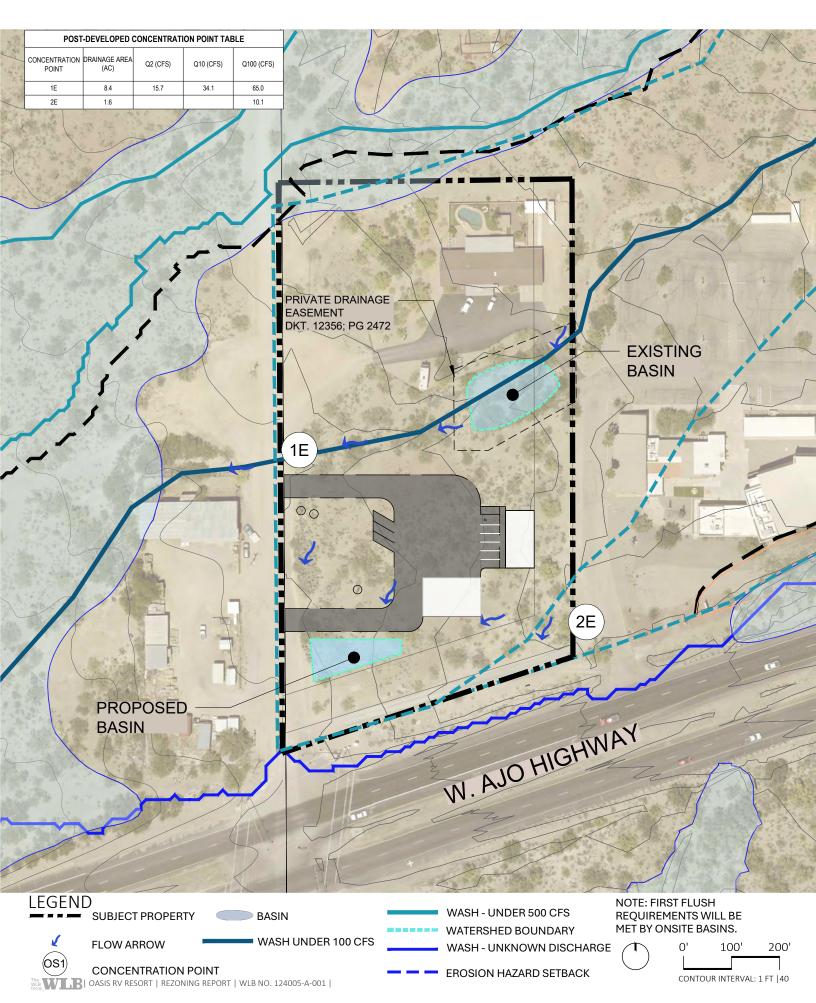
2. Preliminary Integrated Water Management Plan (PIWMP).

See Appendix A.

3. Proposed hydrology.

See Exhibit II-D-1: Post Developed On-Site Hydrology.

EHIBIT II-D-1: POST DEVELOPED ON SITE HYDROLOGY



E. Biological Resources

1. Each Conservation Lands System designation affected.

The area of the site designed Multiple Use Management System is in the northern portion of the site and will not be disturbed by the development of the feed store.

2. Saguaros.

The majority of the Saguaros in the areas proposed for development will be preserved in place. Where it is not possible to preserve them in place, they will be relocated on site. If relocation is not possible, mitigation will occur in accordance with Pima County regulations.

Ironwood trees.

There are none on this site.

4. Pima pineapple cactus.

None have been observed on the site. During the preparation of the Native Plant Preservation Plan, it will be officially determined if Pima pineapple cactus are present on the property.

5. Needle-spined pineapple cactus.

None have been observed on the site. During the preparation of the Native Plant Preservation Plan, it will be officially determined if Needle-spined cactus are present on the property.

F. Landscape, Bufferyards and Visual Mitigation

1. Bufferyards.

40' natural bufferyards will be provided along south and east boundaries. The bufferyard on the south boundary will be located north of the existing gravel access drive.

2. Bufferyard conflicts.

The 40' natural bufferyard proposed adjacent to the southern boundary of the site will be located adjacent to the north side of the existing gravel access drive, rather than being adjacent to the southern boundary of the site.

3. Vegetation transplanting impacts.

Vegetation on the site will be assessed during the future preparation of a native plant preservation plan. Based on health and transplant viability, plants will be selected for relocation to appropriate areas on the site that can accommodate the plants.

4. Mitigation of visual impacts.

The bufferyards will provide vegetative screening per the Pima County Landscape Design Manual to mitigate for the visual impacts of the proposed development.

5. Significant vegetation

Saguaros on the site comprise the only significant vegetation. The majority of the saguaros will be preserved in place and others will be transplanted or removed from the site in accordance with Pima County standards.

EXHIBIT II-F-1. BUFFERYARDS



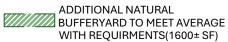
LEEND

SUBJECT PROPERTY

30' AND 40' EXISTING BUFFERYARD PER DKT DOCKET 12623, PAGE 1635

AREA WHERE BUFFERYARD REQUIREMENTS CANNOT BE MET(1600± SF)





G. Transportation

1. Proposed ingress/egress.

Ingress/egress will consist of a loop drive connecting the private dirt road adjacent to the western boundary of the site. The existing home will continue to be accessed via the drive on Mt Zion Lutheran Church of Tucson and/or the dirt road adjacent to the western boundary of the site.

The proposed feed store will have access to the signalized intersection of Ajo Highway and Camino de Oeste which lies adjacent to the southwest corner of the site.

2. Distances to access points.

Distances to access points will follow Pima County Design Standards.

3. Off-site road improvements.

None are anticipated for this project.

ADT and level of service.

Based on the Arizona Department of Transportation (ADOT) Average Annual Daily Traffic Report 2022 (the most recent year available), State Route 86 (Ajo Highway) carries 34,948 vehicle trips per day between La Cholla Boulevard and Kinney Road.

The traffic generated by the proposed feed store will be the same as the current feed store facility and will access Ajo Highway at the same location.

The current feed store has about 95 customers per day and this is expected to continue when the business is relocated.

5. Concurrency.

Based on the 2007 Pima County memorandum addressing Transportation Concurrency Analysis, this project will meet the Pima County Transportation Concurrency requirements.

6. Bicycle and/or pedestrian.

Ajo Highway has ten-foot-wide paved shoulders in both directions adjacent to the subject site. There are no currently existing pedestrian paths, however there are ADA ramps, painted crosswalks, and pedestrian crossing signals at the Ajo Highway/Camino de Oeste intersection.

No bicycle or pedestrian facilities will be provided as part of this project.

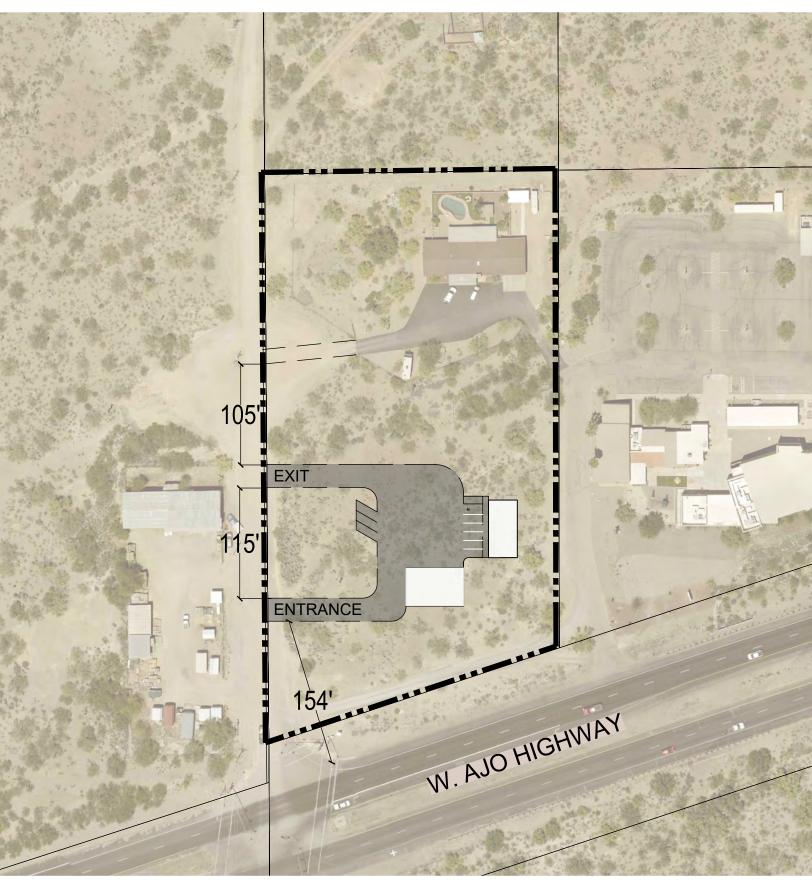
7. On-site street system.

This project will not need on site streets. Access drives will be 24 feet in width and will provide access to and from the proposed feed store facility.

8. Traffic Impact Study.

If required, a traffic impact study will be prepared during the Site Construction Permit stage of development. Traffic generation for this project is expected to be the same as the current feed store facility and Ajo Highway will be able to handle the traffic volume.

EXHIBIT II-G-1: PROPOSED INGRESS AND EGRESS

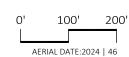


LEGEND

--- SUBJECT PROPERTY BOUNDARY

NOTE: ACCESS WILL LIKLEY BE PROVIDED TO APN 222-22-0111E FROM THE TAX PARCEL TO THE WEST (APN 222-22-0550).





H. On-Site Wastewater Treatment and Disposal (If Necessary)

This site is located over 500 feet from an existing sewer line and will utilize a composting toilet for the handling of wastewater. The business will generate minimal amounts of wastewater. This system will be permitted in accordance with Pima County regulations.

I. Sewers

This project will not connect to the public sewer system.

J. Water

There is an existing 8" PVC water line in the dirt road adjacent to the west boundary of this site. There is also an 8" PVC water line in the right-of-way of Ajo Highway adjacent to the south boundary of the site. This 8" water line extends to the Mt Zion Lutheran Church of Tucson to the east of the subject property. Water is provided by Tucson Water.

K. Electric

Trico is the electric provider for this site. There are existing overhead electric lines just to the west of the western boundary of the site.

L. Schools

Not applicable based on the proposed use.

M. Recreation

Not applicable based on the proposed use.

N. Cultural Resources

Since a portion of the project area has not been subject to prior archaeological survey, ASM recommends, but does not require, that a qualified archaeological contractor be consulted before any ground-disturbing activity begins.

See Appendix C: Arizona State Museum Letter.

O. Environmental Quality

1. Controlling Dust Pollution.

The project will comply with the requirements of the Fugitive Dust Activity Permit and requirements within Pima County Code 17.14.040.

2. Pollutant Emission.

None.

P. Agreements

As previously mentioned in this document, the owner of this property has made agreements with the owner of the parcel to east to allow a bufferyard and drainage basin on the subject property.

SEC	TION	111	DE	VELC	O P M E	ENT	STAN	IDAR	D S

A. Purpose

Purpose: To allow for the continued existence of a single-family residence on the northern portion of the property and the operation of a feed store on the southern portion of the property.

B. Permitted uses.

- 1. All uses permitted in the Suburban Ranch Zone (SR) as identified in Chapter 18.17.020 of the Pima County Code.
- 2. Feed store that sells food and supplies for feeding and care of animals and other related items. This includes the sale of the following items (and additional items that may not be on this list but are consistent with a feed store):
 - Feed for horses, cattle, sheep, goats, pigs, rabbits, chickens, dogs, cats, birds and pot belly pigs.
 - Hay.
 - · Vet supplies.
 - Vaccines.
 - Wound care products.
 - Horse shoeing supplies.
 - Propane gas.
 - Leather care products.
 - Vitamins.
 - Fly repellent for animals.
 - Dog and cat leashes.
 - Stable bedding.
 - Wild bird seed.
 - · Feeders.
 - Saddles and tack.
 - Animal wormer.

C. Development standards

For all uses permitted in the Suburban Ranch Zone (SR), the development standards shall be in accordance with those development standards in Chapter 18.17.040 and 18.17.050 of the Pima County Code.

- 1. The following development standards apply to the feed store:
 - a. Minimum site area: None.
 - b. Minimum site width: None.
 - c. Minimum site yard requirements:
 - Front: 15 feet.

• Side: 10 feet. Rear: 10 feet.

d. Maximum height: 25'

- Per the Pima County Code Chapter 18.77.040 Scenic routes, the maximum building height within 200' of Ajo Highway is 24' except that commercial, office or industrial buildings may exceed twenty-four feet if:
 - 1) The maximum height permitted in the zone is not exceeded, and
 - 2) A view corridor(s) with a combined width of at least twenty percent of the street frontage of the development site is provided.
- e. Minimum distance between main buildings: None.
- f. Parking: 3.5 spaces per 1,000 square feet of retail building area.
- g. Commercial buildings will be earth tone per the Scenic Routes Development Standards section 18.77.040.E. of the Pima County Code.
- 2. Development standards Accessory buildings and accessory structures.
 - a. Permitted lot coverage: Forty percent.
 - b. Maximum building height:
 - Within the required rear yard: 24 feet.
 - Within the buildable area: 25'
 - Per the Pima County Code Chapter 18.77.040 Scenic routes, the maximum building height within 200' of Ajo Highway is 24' except that commercial, office or industrial buildings may exceed twenty-four feet if:
 - 1) The maximum height permitted in the zone is not exceeded, and
 - 2) A view corridor(s) with a combined width of at least twenty percent of the street frontage of the development site is provided.
 - c. Minimum distance standards:

• To front lot line: 15 feet.

• To side lot lines: None.

• To rear lot line: 4 feet.

3. Access Lanes

Access lane construction and maintenance will be the responsibility of the owner.

4. Bufferyards

Bufferyards shall be provided as shown on Exhibit II-F-1: Bufferyards.

H. Implementation

This Specific Plan will be implemented as per Pima County Code Section 18.90.090.

APPENDICES

Appendix A: Preliminary Integrated Water Management Plan

Table B - Water Conservation Measures

Indoor and Outdoor Options for Commercial and Multi-Family Development

(Water Conservation Measures: 15-point Minimum. All projects must include at least 2 outdoor options. For projects without a renewable and potable supply, 1 additional point per acre-foot demand increase when site and supply well(s) is greater than 1 mile away or is within a subsidence area, or 2 additional points if within one mile of a groundwater-dependent ecosystem.)

uU	or Options			
9	Install gray water plumbing lines per City of Tucson ordinance 10579 to meet 25% of non-potable demands.	2		
b	nstall gray water plumbing lines per City of Tucson ordinance 10579 to meet 50% of non-potable demands.			
a Pa	All toilets have a maximum flow rate of 1.28 gallons per flush, or flush valves have a maximum flow rate of 1.28 gallons per flush (e.g. EPA Watersense ™).			
- 2b	All toilets have a maximum flow rate of 1.1 gallons per flush, or flush valves have a maximum flow rate of 1.1 gallons per flush (e.g. EPA Watersense ™).	4		
I-3	Multi-family lavatories and all kitchen sinks and showerheads have a maximum flow rate of 1.5 gpm. The total allowable shower compartment flow rate from all showerheads, rain systems, waterfalls, body sprays and jets at a given time shall be limited to 1.5 gallons per minute. (maximum flow rate of 1.5 gpm @ 80 psi of pressure) (e.g. EPA Watersense ™).	3		
I-4	Use waterless urinals throughout the development.	2		
I-5	Use of efficient water-cooled chiller.	2		
1-6	Install on demand hot water heater(s).	2		
1-7	Install new efficient washing machine (water factor 4.5 or less), dishwasher (3.5 gallon per cycle or less), and food disposal (e.g. Energy Star) in each multi-family unit.	2		
I-8	Install 1.5 gpm kitchen sink and dishwasher which uses less than 3.5 gallon/cycle (e.g. EPA Watersense ™/ EnergyStar) in each multi-family unit.	3		
I-9	Install a leak detection system.	2		
'- 10	Install separate water meters for each multi-family unit.	3		
l-alt	Additional indoor measures may be proposed by applicant.	#		
Sub-	Total from Indoor Options	32		
	oor Options At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin.	1		
0- 1a	At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin.			
0- 1a 0- 1b	At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 50% of retention volume located in distributed basins instead of within a project-wide detention basin.	2		
0- 1a 0- 1b 0-	At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 50% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 75% of retention volume located in distributed basins instead of within a project-wide detention basin.			
0- 1a 0- 1b 0- 1c 0-	At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 50% of retention volume located in distributed basins instead of within a project-wide detention basin.	2		
0- 1a 0- 1b 0- 1c 0- 1d 0-	At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 50% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 75% of retention volume located in distributed basins instead of within a project-wide detention basin.	2		
Outd O- 1a O- 1b O- 1c O- 1d O- 2a O- 2b	At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 50% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 75% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 100% of retention volume located in distributed basins instead of within a project-wide detention basin. Stormwater retention volume exceeds first flush retention volume by at least 20%. Stormwater retention volume exceeds first flush retention volume by at least 40%.	3 4		
0- 1a 0- 1b 0- 1c 0- 1d 0- 2a 0- 2b	At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 50% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 75% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 100% of retention volume located in distributed basins instead of within a project-wide detention basin. Stormwater retention volume exceeds first flush retention volume by at least 20%.	2 3 4 2		
0- 1a 0- 1b 0- 1c 0- 1d 0- 2a 0-	At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 50% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 75% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 100% of retention volume located in distributed basins instead of within a project-wide detention basin. Stormwater retention volume exceeds first flush retention volume by at least 20%. Stormwater retention volume exceeds first flush retention volume by at least 40%.	2 3 4 2 4		
O- 11a O- 11b O- 11c O- 11d O- 22a O- 22b O- 22c O- 22d O-	At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 50% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 75% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 100% of retention volume located in distributed basins instead of within a project-wide detention basin. Stormwater retention volume exceeds first flush retention volume by at least 20%. Stormwater retention volume exceeds first flush retention volume by at least 40%. Stormwater retention volume exceeds first flush retention volume by at least 60%.	2 3 4 2 4 6		
0- 11a 0- 11b 0- 11c 0- 11d 0- 22a 0- 22b 0- 22c 0- 22d 0- 22e	At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 50% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 75% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 100% of retention volume located in distributed basins instead of within a project-wide detention basin. Stormwater retention volume exceeds first flush retention volume by at least 20%. Stormwater retention volume exceeds first flush retention volume by at least 40%. Stormwater retention volume exceeds first flush retention volume by at least 60%. Stormwater retention volume exceeds first flush retention volume by at least 80%.	2 3 4 2 4 6		
O- 1a O- 1b O- 1c O- 1d O- 2a O- 2b O- 2c O-	At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 50% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 75% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 100% of retention volume located in distributed basins instead of within a project-wide detention basin. Stormwater retention volume exceeds first flush retention volume by at least 20%. Stormwater retention volume exceeds first flush retention volume by at least 40%. Stormwater retention volume exceeds first flush retention volume by at least 80%. Stormwater retention volume exceeds first flush retention volume by at least 80%. Stormwater retention volume exceeds first flush retention volume by at least 100%.	2 3 4 2 4 6 8		
O- 11a O- 11b O- 11c O- 11d O- 22a O- 22b O- 22c O- 22d O- 22e O- 3	At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 50% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 75% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 100% of retention volume located in distributed basins instead of within a project-wide detention basin. Stormwater retention volume exceeds first flush retention volume by at least 20%. Stormwater retention volume exceeds first flush retention volume by at least 40%. Stormwater retention volume exceeds first flush retention volume by at least 60%. Stormwater retention volume exceeds first flush retention volume by at least 80%. Stormwater retention volume exceeds first flush retention volume by at least 100%. Re-use system for air conditioning condensate. Use only native and/or drought-tolerant, low-water use plants for landscaping plantings with a Water Use of 1 or 2. The list of drought tolerant and native low-water use plants appropriate for Pima County is available at:	2 3 4 2 4 6 8 10		
O- 11a O- 11b O- 11c O- 11d O- 22a O- 22b O- 22c O- 22c O- 23c O- 30c	At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 50% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 75% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 100% of retention volume located in distributed basins instead of within a project-wide detention basin. Stormwater retention volume exceeds first flush retention volume by at least 20%. Stormwater retention volume exceeds first flush retention volume by at least 40%. Stormwater retention volume exceeds first flush retention volume by at least 60%. Stormwater retention volume exceeds first flush retention volume by at least 80%. Stormwater retention volume exceeds first flush retention volume by at least 100%. Re-use system for air conditioning condensate. Use only native and/or drought-tolerant, low-water use plants for landscaping plantings with a Water Use of 1 or 2. The list of drought tolerant and native low-water use plants appropriate for Pima County is available at: http://www.azwater.gov/azdwr/WaterManagement/AMAs/documents/2010TAMA_apha_botanical_PLANTLIST.pdf At least 50% of the parking spaces are adjacent to an 8 foot wide parking island planted with native drought	2 3 4 2 4 6 8 10 3 2		
O- 1a O- 1b O- 1c O- 1d O- 2a O- 2b O- 2c O- 2c O- 2c O- 2c O- 4a	At least 25% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 50% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 75% of retention volume located in distributed basins instead of within a project-wide detention basin. At least 100% of retention volume located in distributed basins instead of within a project-wide detention basin. Stormwater retention volume exceeds first flush retention volume by at least 20%. Stormwater retention volume exceeds first flush retention volume by at least 40%. Stormwater retention volume exceeds first flush retention volume by at least 80%. Stormwater retention volume exceeds first flush retention volume by at least 80%. Stormwater retention volume exceeds first flush retention volume by at least 100%. Re-use system for air conditioning condensate. Use only native and/or drought-tolerant, low-water use plants for landscaping plantings with a Water Use of 1 or 2. The list of drought tolerant and native low-water use plants appropriate for Pima County is available at: http://www.azwater.gov/azdwr/WaterManagement/AMAs/documents/2010TAMA_apha_botanical_PLANTLIST.pdf At least 50% of the parking spaces are adjacent to an 8 foot wide parking island planted with native drought tolerant trees that harvests and stores water from at a minimum the adjacent parking spaces.	2 3 4 2 4 6 8 10 3 2		

0-	Irrigation system designed and installed by a certified professional (e.g. EPA Watersense ™).	1		
6a O- 6b alt	Install an irrigation system with the following components: 1) Weather based irrigation controller or soil moisture sensor-based irrigation controller (e.g. EPA Watersense ™). Controller shall have two watering schedules posted at the controller: a) for the initial grow-in period and b) for the established landscape. Controller shall be set to irrigate during the hours of 10 p.m. to 8 a.m.; 2) Turf spray heads, if installed, shall only be used for turf and shall achieve a lower quarter distribution uniformity (DULQ) of 65 percent or greater and contain check valves to prevent gravity drainage of water from heads; 3) Separate sprinkler zones for beds, with plants grouped based on watering needs (hydro zoning); 4) Drip irrigation for all non-turf planting beds.			
0- 7a	Use only native drought-tolerant, low-water use plants for 25% of the Landscape Area * landscaping plantings with a Water Use of 1 or 2, designed to be self-sustaining based upon water harvesting: OR **	1.5		
0- 7b	Use only native and/or drought-tolerant, low-water use plants for 50% of Landscape Area* landscaping plantings with a Water Use of 1 or 2 designed to be self-sustaining based upon water harvesting; OR			
O- 7c	Use only native and/or drought-tolerant, low-water use plants for 75% of Landscape Area* landscaping plantings with a Water Use of 1 or 2, designed to be self-sustaining based upon water harvesting; OR			
0- 7d	Use only native and/or drought-tolerant, low-water use plants for 100% of Landscape Area* landscaping plantings with a Water Use of 1 or 2, designed to be self-sustaining based upon water harvesting.			
0-8	Complete a Parking Area Reduction Plan.	3		
0- 9a	Maintain undisturbed buffer yards with native species landscaping with 50% of demand met with passive water harvesting.	2		
0- 9b	Maintain undisturbed buffer yards with native species landscaping with 100% of demand met with passive water harvesting.	4	4	
0- 10a	Avoid, other than incidental impacts, Flood Control Resource Area through use of cluster development, conservation subdivision, or modified development standards.	5		
O- 10b	Avoid, other than incidental impacts, Flood Control Resource Area, developer mapped floodplains and Erosion Hazard Setback Areas through use of cluster development, conservation subdivision, or modified development standards.			
O- alt	Additional outdoor measures may be proposed by applicant.	#		
Sub-	Total from Outdoor Options	94	22	
Infra	structure Options			
Inf-	Relocate outside groundwater-dependent ecosystem or abandon active well(s) located in a groundwater-dependent ecosystem.	15		
Inf- 2	Relocate outside groundwater-dependent ecosystem or abandon active well(s) located within a mile of a groundwater-dependent ecosystem.	7		
Inf- 3	Seal off perched aquifers and recent alluvium in wells.	7		
Inf- 4	Enhance native vegetation, including regulated riparian habitat, in on-site natural drainage patterns, using Low Impact Development and Green Infrastructure practices.	3		
Inf- 5	Enhance groundwater recharge potential of detention basins in shallow groundwater areas.	5		
Inf- alt	Additional infrastructure options may be proposed by applicant.	#		
Sub-	Total from Infrastructure Options	37	0	
PRO.	JECT TOTAL	126	25	

^{*} Landscape Area - Bufferyards and Common Area

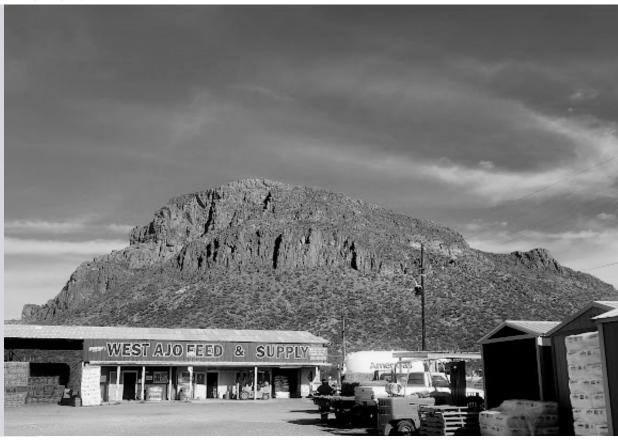
To be Determined

Appendix B: Neighborhood Meeting Packet

WEST AJO FEED & SUPPLY

NEIGHBORHOOD OUTREACH PACKET PIMA COUNTY, AZ

2.28.2025





CONTENTS

- NEIGHBORHOOD MEETING SUMMARY
- ATTENDANCE SHEET
- NEIGHBORHOOD MEETING NOTIFICATION LETTER
- PRESENTATION
- MAILING LABEL MATERIALS PROVIDED BY THE CITY OF TUCSON

Neighborhood Meeting Summary

When: February 25th, 2025 at 6:00 PM

Where: West Ajo Feed and Supply

> 4602 W Ajo Hwy, Tucson, AZ 85757

Representatives of the applicant in attendance at the meeting:

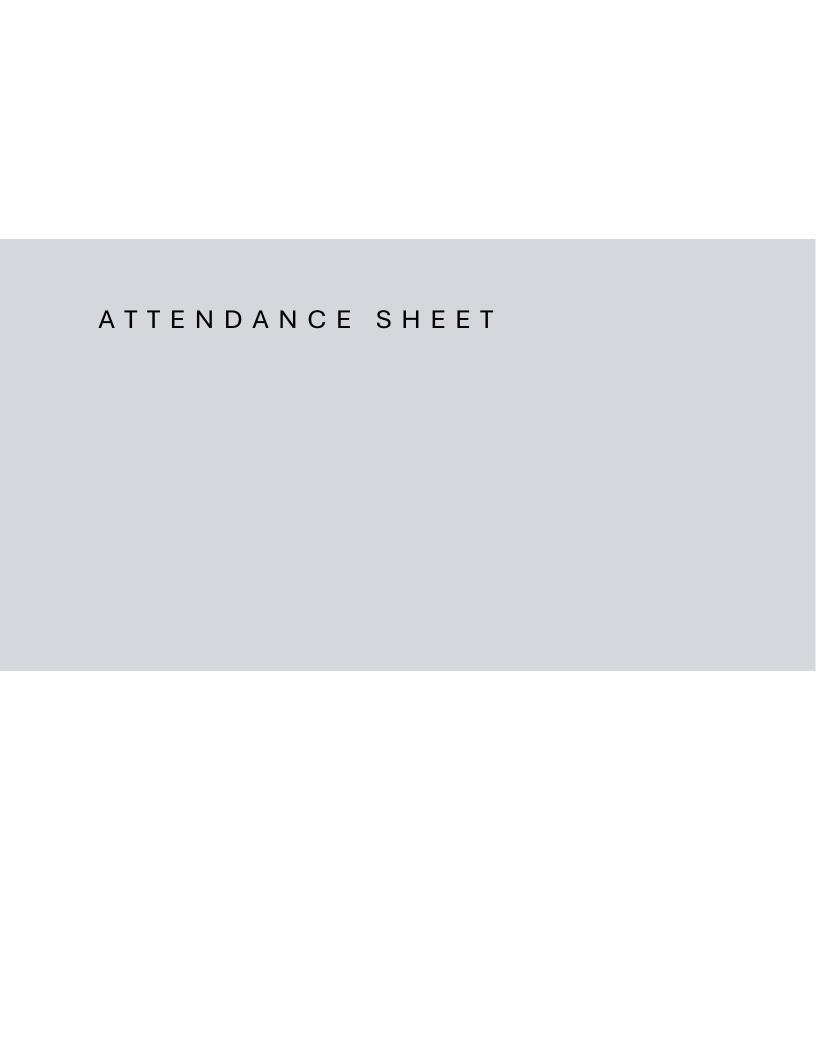
Liz Madsen - The WLB Group

- Dionna Hatch The WLB Group
- Vincent Aquilinas -West Ajo Feed and Supply

A brief presentation on the project, rezoning process, and comprehensive plan amendment was given and then questions were taken. Ouestions:

- 1. What other future developments are coming nearby? WLB will check what has been approved, for example the posted car wash and new housing development to the north of the feed store.
- 2. What are the details of the existing dirt road being improved? Details are not clear and we are anticipating Pima County staff will clarify requirements for the portion of Camino De Oeste adjacent to the site during the submittal review process.
- 3. How can we show support for this project? Neighbors can submit letters of support for the project. Those within the notification area for the neighborhood meeting will hold more value.
- 4. Construction and utility questions were discussed, and the owner has a clear path forward regarding fire, water, sewer, and electric.

The meeting adjourned at 6:35 pm





SIGN IN SHEET

West Ajo Feed and Supply-Neighborhood Meeting

The WIB Group WIB

2/25/2025

NAME	PHONE	EMAIL ADDRESS	ADDRESS
DAVE VANGELDER	520 95 42869	Dave @ Dave Van	reloler Com 4540 W Bopp
DAVE //ANGELDER Roy + Rosie Lowe	520-578-5457		4541 W. Bopp Rd,
	<u> </u>		
7			
			5,

NEIGHBORHOOD MEETING NOTIFICATION LETTER



February 13, 2025

Dear Neighbor,

You are invited to a neighborhood meeting on February 25, 2025, from 6:00 p.m. to 7:00 p.m. The meeting will be held at West Ajo Feed and Supply, 4602 W. Ajo Highway, Tucson, AZ 85757. The purpose of the meeting is to discuss the proposed rezoning and Comprehensive Plan amendment of approximately 4 acres of land located near the northeast corner of Ajo Highway and Camino de Oeste as shown on the map below.



West Ajo Feed and Supply is a local feed store that is looking to relocate their business to the proposed rezoning site which is just east of where they are currently operating. The proposed relocated feed store will be located in the southern portion of the site and the northern portion of the site will remain a residential home.

This meeting will allow nearby residents the opportunity to learn more about the plans for the property. We will make a brief

presentation describing the project and then there will be plenty of time for questions and discussion.

Should you have any questions prior to the meeting, please contact me at (520) 881-7480 or via email at rlongaker@wlbgroup.com

We look forward to speaking with you at the meeting.

Sincerely,

The WLB Group, Inc.

Robert G. Longaker III, PLA, AICP

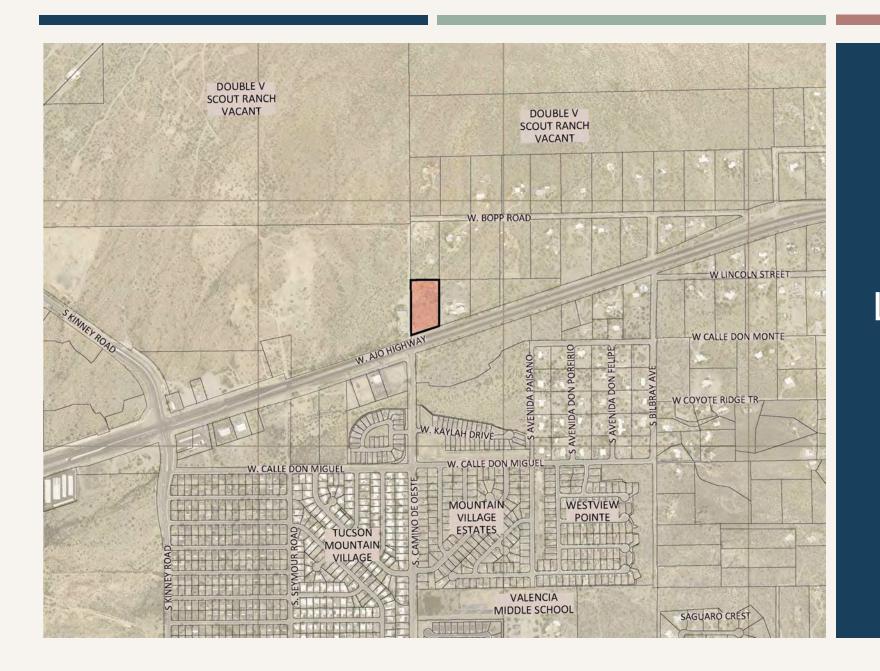
Director of Planning



WEST AJO FEED AND SUPPLY NEIGHBORHOOD MEETING

2/25/2025

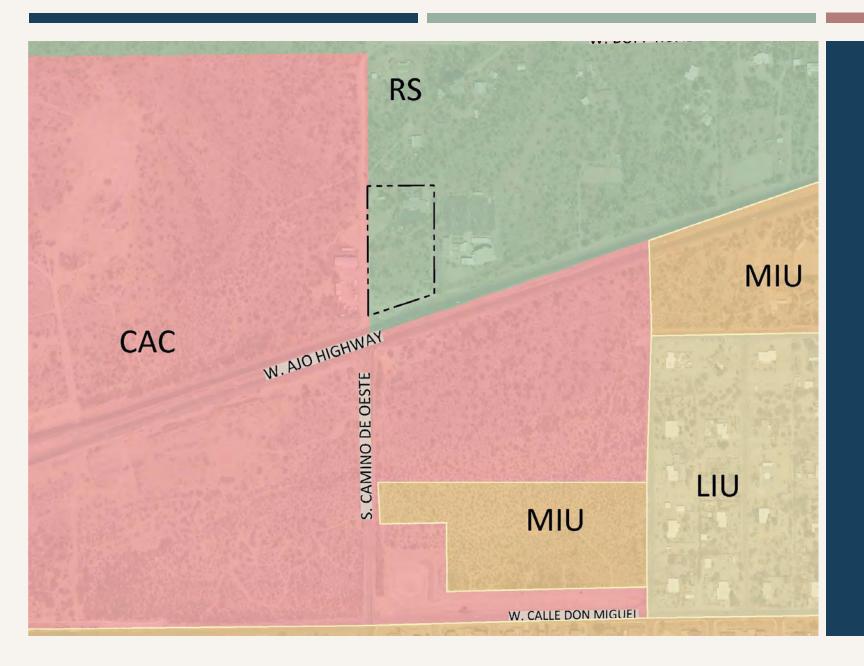




LOCATION MAP

W. BOPP ROAD SR TR CB-1 SR W. CALLE DON MIGUEL

EXISTING ZONING



COMPREHENSIVE PLAN DESIGNATIONS



SITE PLAN

QUESTIONS OR COMMENTS?

CONTACT INFORMATION



- Liz Madsen, Senior Planner
 Imadsen@wlbgroup.com
 520-881-7480
- Rob Longaker, Director of Planning rlongaker@wlbgroup.com
 520-881-7480



Property Owner	Street Address	City and State	ZIP Code
VAN GELDER DAVID F	PO BOX 87677	TUCSON AZ	85754
PACHECO JUVENTINO F & NARDA J CP/RS	5195 S RIVER RUN DR	TUCSON AZ	85746
YENISCAVICH WILLIAM WALTER & KATHERINE RUDD & GARCIA DYLAN RAY ALL JT/RS	4440 W BOPP RD	TUCSON AZ	85746
MUSGROVE BETHANY	4420 W BOPP RD	TUCSON AZ	85746
DOYLE EDWARD & TAMA TAYLOR JT/RS	4340 W AJO HWY	TUCSON AZ	85746
RAMOS OSCAR & RAMOS DIANE V LIVING TR	PO BOX 22963	TUCSON AZ	85734
PHILLIPS FAMILY TR ATTN: CHARLES L PHILLIPS JR & NORA ESTELA PHILLIPS TR	3825 W CALLE DON MONTE	TUCSON AZ	85746
WOODS CHARLES T & KAREN ANN TR	4521 W BOPP RD	TUCSON AZ	85746
LOWE ROY F & ROSIE D JT/RS	4541 W BOPP RD	TUCSON AZ	85746
AQUILINA VINCENT & MAUREEN S JT/RS	4540 W AJO HWY	TUCSON AZ	85746
MT ZION LUTHERAN CHURCH OF TUCSON ARIZONA INC	4520 W AJO HWY	TUCSON AZ	85746
RUSSELL WILLIAM REVOC TR	322 SIERRA ST	EL SEGUNDO CA	90245
RAMIREZ NANCY V REVOC TR	PO BOX 87962	TUCSON AZ	85754
AJO CAMINO DE OESTE LLC	2850 E SKYLINE DR STE 100	TUCSON AZ	85718
CEJA JOSE L JR & LOPEZ-CEJA LORENA CP/RS	5600 N CHIEFTAN	TUCSON AZ	85750
CATALINA COUNCIL INC BOY SCOUTS OF AMERICA	2250 E BROADWAY BLVD	TUCSON AZ	85719
STEWART TITLE & TRUST TR 1580 ATTN: TED ELLIOTT	2238 MELFORD CT	THOUSAND OAKS CA	91361
KING CHARLES W & FRISCH JAMES C TR	6226 E PIMA ST STE 150	TUCSON AZ	85712
ADG AJO LLC	3776 N 1ST AVE STE 200	TUCSON AZ	85719
TWINBOCCILLC	13170 N RAINBOW CACTUS CT	ORO VALLEY AZ	85755
SIXTEENTH & AJO LLC	12611 E PRINCE RD	TUCSON AZ	85749
ADG AJO LLC	3776 N 1ST AVE STE 200	TUCSON AZ	85719
ADG AJO LLC	3776 N 1ST AVE STE 200	TUCSON AZ	85719
LEVINE & SALVANESCHI REVOC TR ATTN: STEPHEN M LEVINE & TINA SALVANESCHI TR	4532 W KAYLAH DR	TUCSON AZ	85746
WICKENHEISER MARK ANTONE & RICHARDS REBECCA SUE JT/RS	4542 W KAYLAH DR	TUCSON AZ	85746
GASTELUM MARIO A LIVING TR	4552 W KAYLAH DR	TUCSON AZ	85746
AMARILLAS FRANK MARTIN & MARIA CP/RS	4562 W KAYLAH DR	TUCSON AZ	85746
SERENO BARBARA L TR	4572 W KAYLAH DR	TUCSON AZ	85746
BABUCA ERIK ANTONIO	4200 S MACY CIR	TUCSON AZ	85757
WINEGARDNER MITCHELL & JORDAN CP/RS	4204 S MACY CIR	TUCSON AZ	85757
SUAREZ YVONNE & YUBETA ALEXANDRA JT/RS	4208 S MACY CIR	TUCSON AZ	85757
ESPINOZA ASHLEY MARIE & ALVAREZ ALEC JESUS CP/RS	4212 S MACY CIR	TUCSON AZ	85757
GARNER WILLIAM R & GALAZ MARIA A CP/RS	4216 S MACY CIR	TUCSON AZ	85757
ESGAR BLAINE A & FORSTER BO JAYMES JT/RS	4220 S MACY CIR	TUCSON AZ	85757
GILLESPIE AARON & ALINA CP/RS	4224 S MACY	TUCSON AZ	85757
SIERRA SALVADOR & SOSA MARISELA JT/RS	4228 S MACY CIR	TUCSON AZ	85757
SMITH ERIC STEVEN & ANDREA SACHIKO JOLLEY CP/RS	4232 S MACY CIR	TUCSON AZ	85757
RANCHO CASCABEL HOA ATTN: PLATINUM MGMT INC	7225 E BROADWAY STE 140	TUCSON AZ	85710
RANCHO CASCABEL HOA ATTN: PLATINUM MGMT INC	7225 E BROADWAY STE 140	TUCSON AZ	85710
RANCHO CASCABEL HOA ATTN: PLATINUM MGMT INC	7225 E BROADWAY STE 140	TUCSON AZ	85710
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RANCHO CASCABEL HOA ATTN: PLATINUM MGMT INC	7225 E BROADWAY STE 140	TUCSON AZ	85710
RANCHO CASCABEL HOA ATTN: PLATINUM MGMT INC	7225 E BROADWAY STE 140	TUCSON AZ	85710

Appendix C: Arizona State Museum Letter.





Liz Madsen The WLB Group 4444 E. Broadway Tucson, AZ 85711

May 7, 2024

RE: Ajo Feed

Parcel 119-45-0090

Dear Liz,

The Arizona State Museum (ASM) has reviewed archaeological project and site records in support of the following project:

The WLB Group's Ajo Feed project (ASM Job No. 006829)

Correspondence indicates this project will involve the rezoning of privately-owned land for a feed store. The project area is located at 4540 W. Ajo Highway in Pima County, and encompasses parcel 119-45-0090 within Township 14 South, Range 13 East, Section 31.

I invite you to review the results of ASM's research, which are summarized below.

Search Results:

According to a search of the archaeological site records and reports held in ASM collections, 47 archaeological investigations were conducted within a one-mile radius of the project area between 1980 and 2021. Of these 47 archaeological investigations, none intersects the project area.

Additionally, 12 ASM archaeological sites have been identified within a one-mile radius of the project area. Of these 12 archaeological sites, none intersects the project area.





Recommendations and Responsibilities:

- 1. Since the project area has not been subject to prior archaeological survey, ASM recommends—but does not require—that a qualified archaeological contractor be consulted before any ground-disturbing activity begins. A list of archaeological contractors is available on the ASM website at: https://statemuseum.arizona.edu/crm/document/aaa-qualified-consultants
- **2.** Pursuant to Arizona Revised Statute §41-865, if any human remains or funerary objects are encountered during project work, all work must stop within the area of the remains and the ASM Repatriation Office must be contacted at asm-repatriation@email.arizona.edu.
- **3.** City, county, or municipal governments may have their own requirements. Therefore, ASM recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please feel free to contact me at effoccop@arizona.edu or 520-621-1271.

Kind regards,

Emily Fioccoprile, PhD

Archaeological Records Specialist Archaeological Records Office Arizona State Museum 520-621-1271 efioccop@arizona.edu Appendix D: Water Availability Letter.





April 25, 2025

Linda Thompson / The WLB Group, inc. 4444 E Broadway Blvd Tucson, AZ 85711 Attn: Linda Thompson

SUBJECT: Water Availability for Project: West Ajo Feed, APN: 119450090, Case#: TW-WAV-0325-00055, 14S13E31, Location Code: UNINCORPORATED PIMA COUNTY, Total Area: 3.82ac, Zoning: SR

Water Supply

Tucson Water will provide water service to this project based on the subject zoning of the above parcel. Tucson Water has an assured water supply (AWS) designated from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson water has met the criteria established by ADWR for demonstration of a 100-year water supply - it does not mean that water service is currently available to the subject project.

Water Service

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easement/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs. This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

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

Sincerely,

Richard Sarti

New Development Administrator

Tucson Water Department

Richard Q. Sart