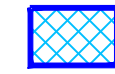


LEGEND



Rezoning Site
 Entire site and surrounding area falls within
 Multiple Use Management Area (MUMA) and
 Special Species Management Area (SSMA)
 CLS Designation.
 (Approximately 18.3 AC)



Multiple Use Management Area (MUMA) and Special
 Species Management Area (SSMA) with underlying
 Important Riparian Areas with Xeroriparian "C"
 (Approx 3.6 AC)



Multiple Use Management Area (MUMA)
 and Special Species Management Area (SSMA)
 (Approx 14.7 AC)

Entire Rezoning Site falls within
 MUMA and SSMA CLS Designation

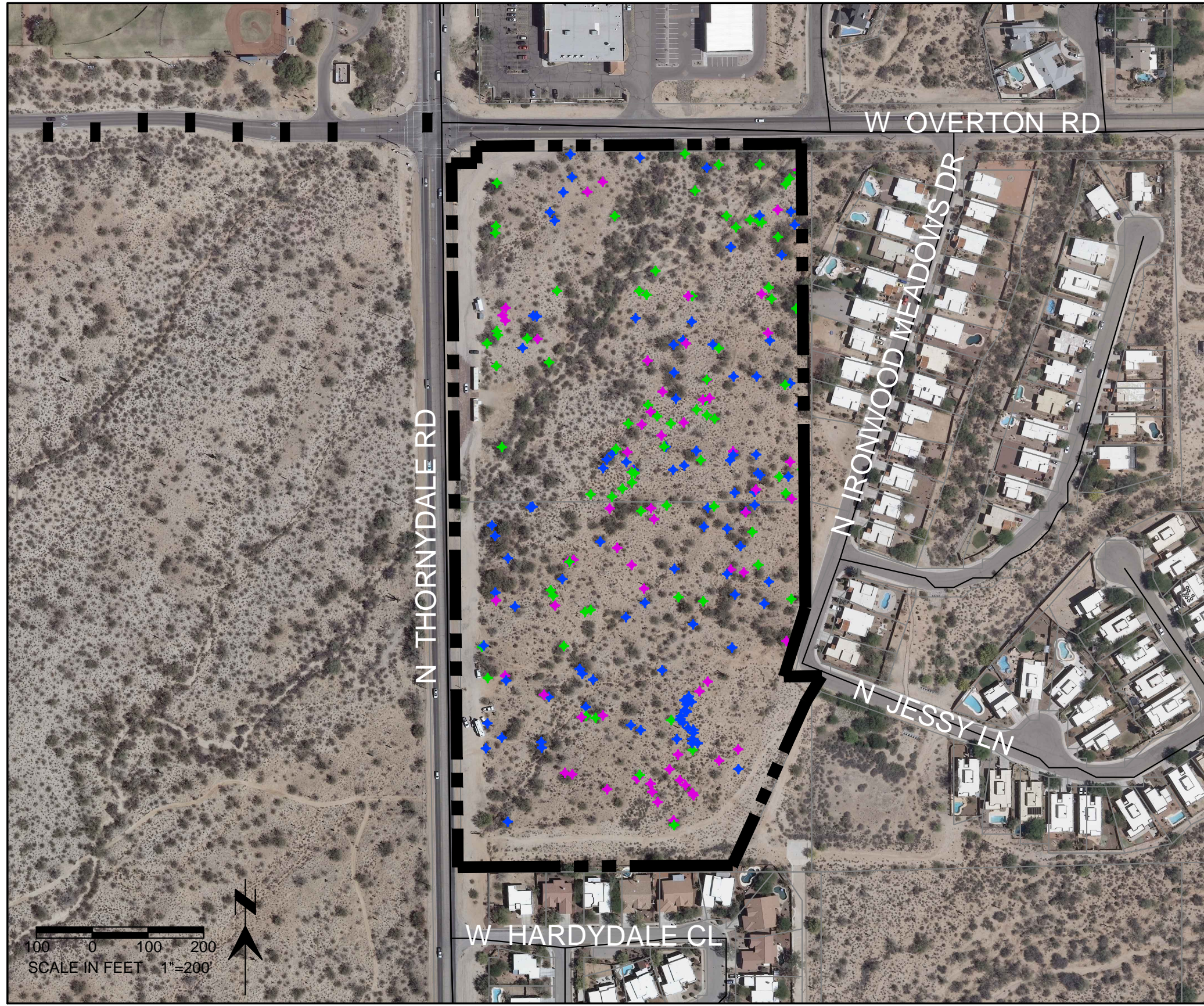
NOTE:
 Entire site and surrounding area falls within
 the Priority Conservation Area 1 for the
 Cactus ferruginous pygmy owl. There are no
 PCA's for Pima pineapple cactus or
 Needle-spined pineapple cactus.

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 520 850-0917



Thornydale/Overton
 SEC THORNYDALE ROAD at OVERTON ROAD
 (Ownership Entity: Wong Family Limited Partnership)
 REZONING: SR to CR-5 & CB-1

EXHIBIT I-D.1
 PIMA COUNTY CLS & PRIORITY
 CONSERVATION AREAS
 PAGE 13



LEGEND



Rezoning Site



Saguaro
≤ 6' in height



Saguaro
>6' in height



Ironwood Tree

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REZONING: SR to CR-5 & CB-1

EXHIBIT I-D.2
SAGUARO / IRONWOOD
INVENTORY
PAGE 14

E. TRANSPORTATION

The subject property is located at the immediate southeast corner of Thornydale Road and Overton Road, which is a signalized intersection. Both roadways are designated “major streets” on the *Pima County Major Streets & Scenic Routes Plan (MSSRP)*, and Thornydale Road is also a designated “scenic route”.

Thornydale Road is classified as a “medium volume arterial” with an ultimate right-of-way width of 150’; Overton Road is classified as a “low volume arterial” with a 90’ ultimate right-of-way. Please refer to Exhibit I-E (Transportation-Access).

1. Existing & Proposed Off-Site Streets

a. Existing Rights-of-Way

The existing right-of-way width of Thornydale Road is one hundred five feet (105’). The existing right-of-way in place for Overton Road is seventy-five feet (75’). Neither of these satisfies the full *MSSRP* width requirements. Right-of-way dedications of 45’ and 15’, respectively, will be required from the subject property for Thornydale Road and Overton Road.

b. Number of Travel Lanes, Capacity & Posted Speed Limits

Both Thornydale Road and Overton Road are three-lane roadways with center left-turn lanes. Both have no curbs, bike lanes, or sidewalks on either side of their roadway prisms.

Thornydale Road has a posted speed limit of 35 MPH. Overton Road has a posted speed limit of 45 MPH. Both streets have an estimated capacity of 16,500 ADT.

The pavement of Thornydale Road is somewhat degraded, while Overton Road’s is marginally better.

c. Present Average Daily Trips (ADT)

Per the Preliminary Development Plan (PDP) presented in Section II of this Site Analysis, the proposed residential subdivision will generate less than 10,000 new vehicle trips. As such, Table 1 below provides the existing ADT volumes for those major streets within one (1) mile of the property.

d. Existing Bicycle & Pedestrian Ways

There are no existing pedestrian or bicycle ways in place on either Thornydale or Overton Road.

TABLE 1: ADT VOLUMES FOR MAJOR STREETS WITHIN ONE (1) MILE	
Street Name	Average Daily Trip (ADT) Volume
Thornydale Road	20,944 (south of Cortaro Farms Road) 19,183 (Cortaro Farms to Overton Road) 18,835 (Overton to Linda Vista) 16,623 (Linda Vista to Lambert Lane) 7,495 (north of Lambert Lane)
Hardy Road	1,712 (west of Thornydale Road) No data available east of Thornydale
Linda Vista Boulevard	12,513 (west of Thornydale Road) No data available for east of Thornydale
W. Overton Road	8,032 (Thornydale Road to Shannon Road) 8,884 (Shannon Road to N. La Cholla Blvd.)
Cortaro Farms Road	14,545 (west of Thornydale Road) 18,098 (Thornydale to Shannon Road)
Magee Road	5,488 (west of Thornydale Road) 8,455 (Thornydale Road to Cortaro Farms Rd.)
Camino de Oeste	4,441 (Cortaro Farms Rd. to Linda Vista Blvd.) 1,069 (north of Linda Vista)
N. Shannon Road	7,906 (Magee Road to W. Overton Road) 7,658 (north of Overton Road)

e. Public Roadway Improvements Underway or Planned

The Department of Transportation (DOT) indicates that a full repaving and restriping of Thornydale Road, together with the addition of paved shoulders on both sides of the street, is scheduled to begin in the third quarter of 2018.

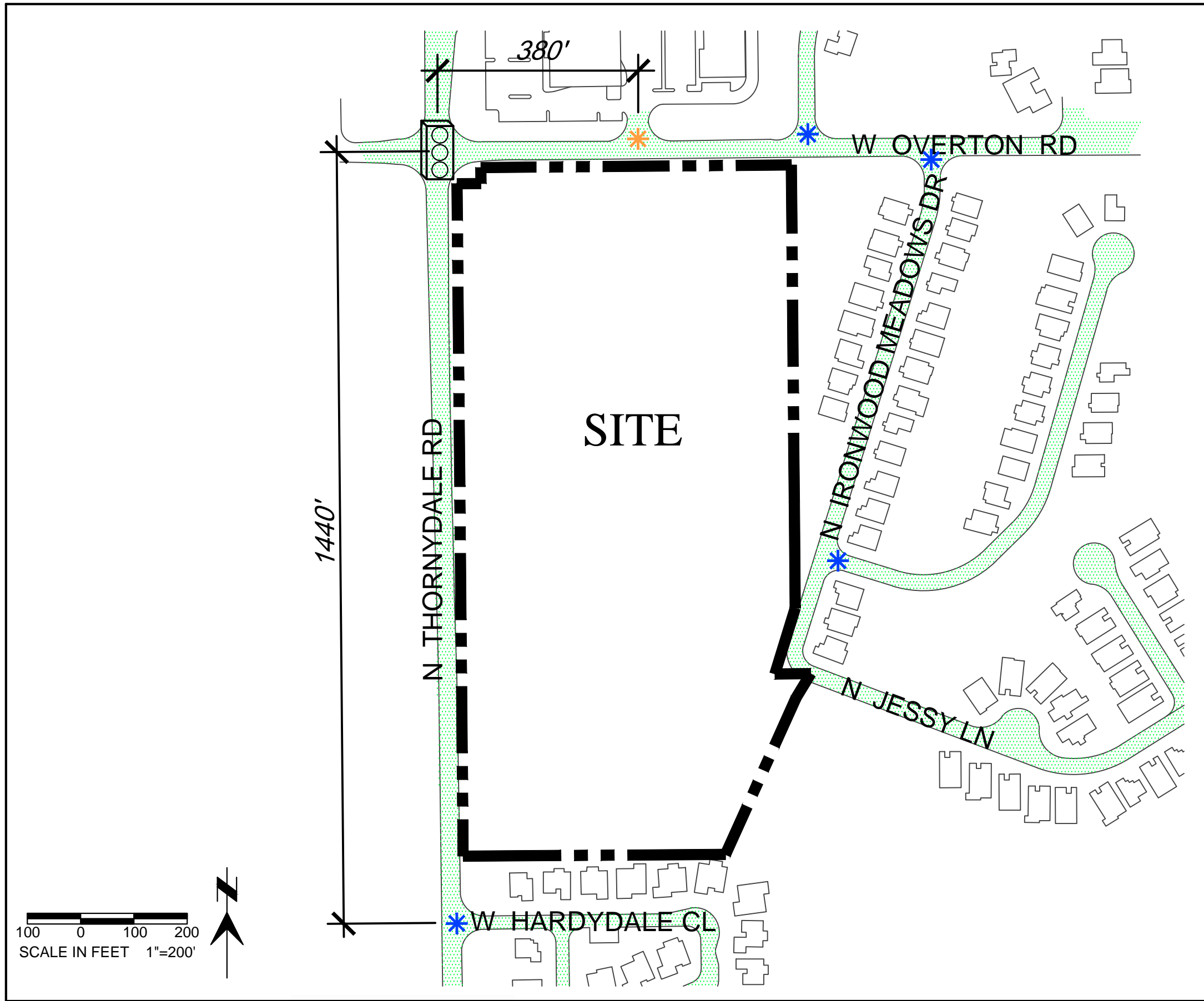
2. Distances from Site to Existing Nearby Driveways & Intersections

Nearby paved driveways and public street intersections in the vicinity of the subject property have been illustrated on Exhibit I-E.1 (Adjacent Driveways & Street Intersections).




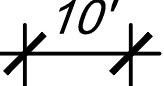
3. Existing & Planned Transit Routes

There is one (1) current transit route on Thornydale Road, this being Sun Shuttle Route No. 412, which connects Tangerine Road, on its north end, with downtown Tucson. This Sun Shuttle route makes designated stops available on Thornydale Road at Lambert Lane, Linda Vista Boulevard, and Cortaro Farms Road respectively. Please refer to Exhibit I-E.2.

Exhibits to Follow



LEGEND

-  Rezoning Site
-  Public Street R.O.W. Line
-  Existing Curb or Edge of Pavement
-  Existing Public Street Paving Improvements
-  Existing Private Driveway Location
-  Existing Public Street Intersection
-  Signalized Intersection
-  10' Approximate Distances between Intersections / Driveways

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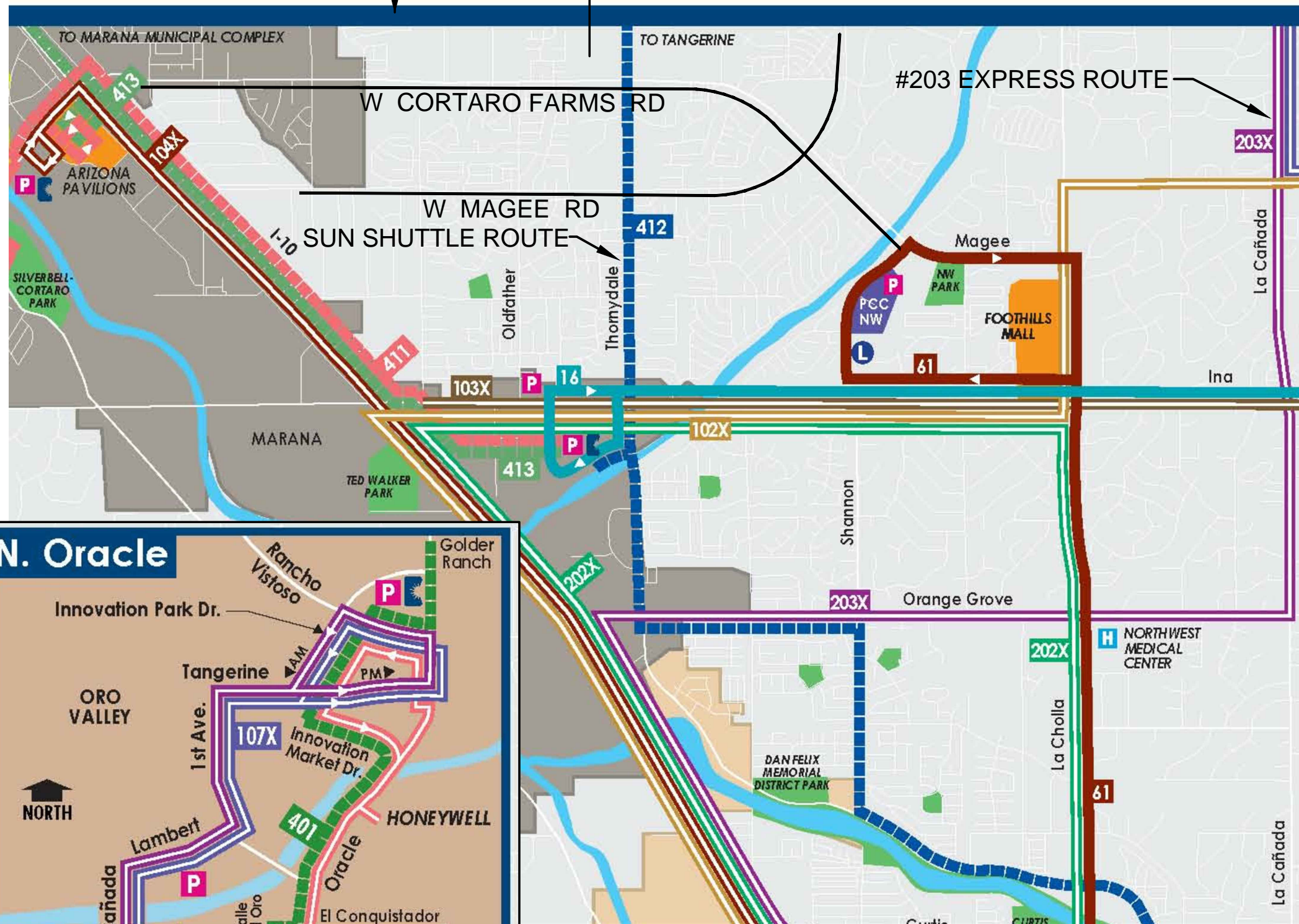


Thornydale/Overton
 SEC THORNYDALE ROAD at OVERTON ROAD
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EXHIBIT I-E.1
 TRANSPORTATION - ACCESS
 PAGE 18

North Extent of Sun Tran Map

Subject Site approximately 1 Mile North of Map Limit



LEGEND

- 34 Sun Tran Route Indicator, Typ.
- P Park & Ride Lot
- #203 Express Route
- Sun Shuttle Route #412 (See Note Below)

NOTE:

Available Sun Tran mapping does not capture the Subject Site; mapping terminates north of Cortaro Farms Road as shown hereon. Route # 412 continues northward to Tangerine Road, with stops available at the intersections of Thornydale Road with Lambert Lane, Linda Vista Boulevard and Cortaro Farms Road.

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EXHIBIT I-E.2
 PUBLIC TRANSIT

F. SEWERS

1. Size & Location of Existing Sewers

The northern portion of the rezoning site is served by an existing 8" public sewer located on the north side of Overton Road. Attendant public manholes No. 4201-17-1 and No. 3174-01 are in place along the site frontage.

The southern portion of the rezoning site is served by an existing 8" public sewer (G-87-170) located along the southeast and southern boundaries of the property. Attendant public Manhole Nos. 5079-6 and 4201-14 are located at the southeast and southwest corners of the property, respectively. This 8" public line connects to an existing 21" public sewer that runs parallel to Thornydale Road.

Please refer to Exhibit I-F. A formal Type I Capacity Response letter has been obtained from the Pima County Regional Water Reclamation District (PCRWRD) and is presented in Section II.I (pp. 53-55) of this Site Analysis.

2. Any Constraints to Gravity Service

There are no constraints to providing gravity sewer service for the project nor in connecting its new sewers to the aforementioned 8" public line. Given the topography of the site, the entire proposed project will drain southward into this existing public sewer infrastructure.

Exhibit to Follow

G. RECREATION & TRAILS

1. Public Parks, Recreation Areas & Trails within One (1) Mile

See Exhibit I-H for mapping of the various trails and park facilities located in the vicinity of the rezoning site.

Most notably, Arthur Pack Regional Park lies directly across Thornydale Road (to the immediate west). This regional park is a major Pima County facility managed and maintained by the Department of Natural Resources, Parks & Recreation (DNRPR). It contains natural desert elements together with fully-developed athletic fields, a golf course, improved trails, and various activity facilities.

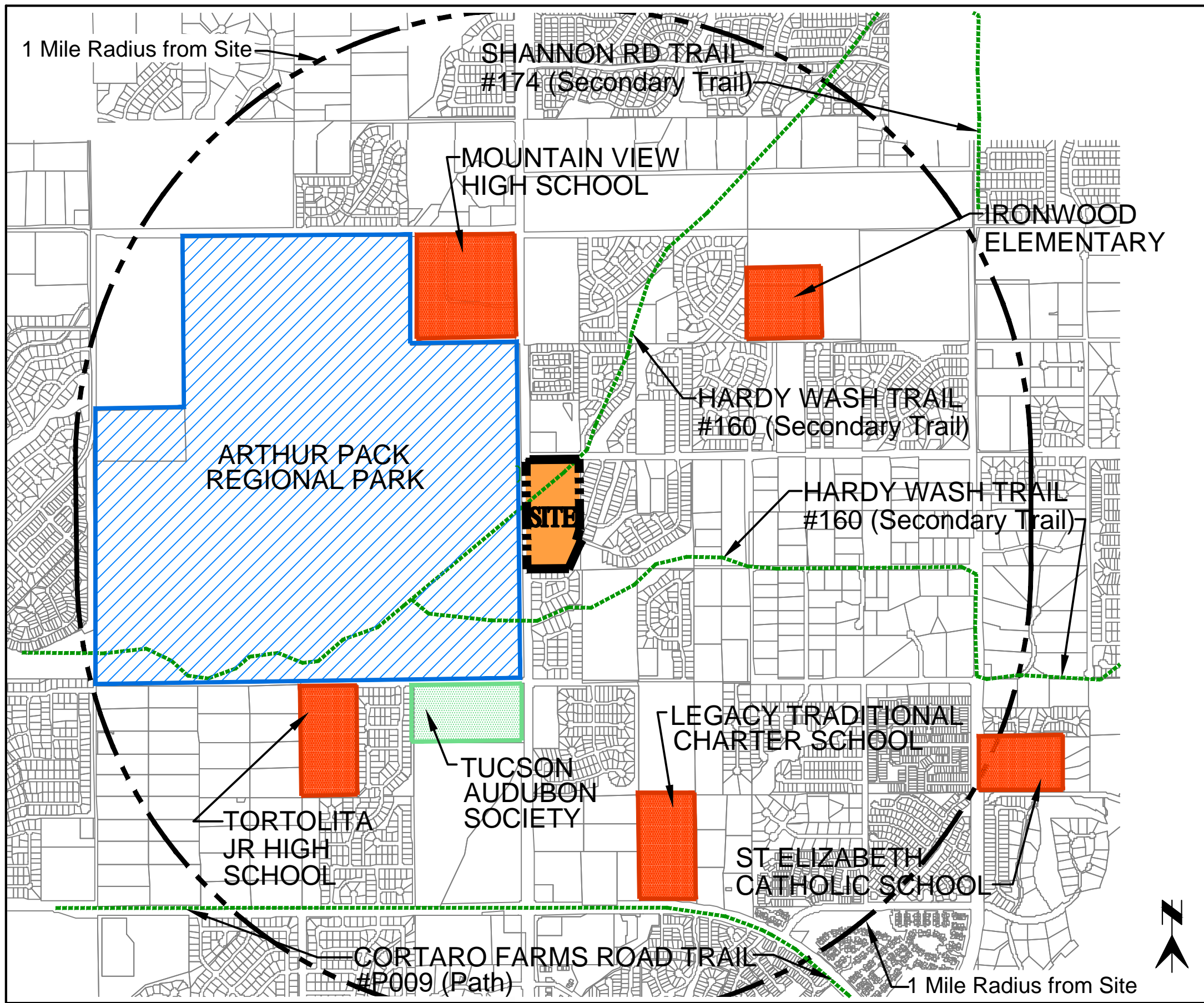
2. Trail Rights-of-Way

The conceptual alignment for the Hardy Wash Trail #160 (a secondary trail) is depicted on the 2010 Pima Regional Trails System Masterplan. A portion of this trail alignment traverses the northern portion of the subject property, this being within the existing wash channel that flows from the northeast to the southwest across the property.



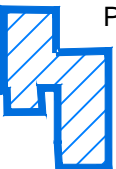


This Hardy Wash Trail alignment also traverses other existing residential subdivisions lying to the northeast and southeast of the subject property. It has been physically implemented in only a few limited areas, the most significant of which is within Arthur Pack Regional Park itself. No physical trail improvements currently exist on the subject property, nor on any of the nearby residential subdivisions located to the immediate northeast and southeast.

The developer will coordinate with the Department of Natural Resources, Parks and Recreation at the time of future subdivision platting to determine whether any associated trail easements will be required for Hardy Wash Trail #160.

Exhibit to Follow



LEGEND

-  Rezoning Site
-  Designated Pima County Trail from Pima County Regional Trail System Master Plan
-  Public Park
-  Public/Private School
-  Tucson Audubon Society

NOTE:

There are no designated trail heads within the area illustrated on this exhibit.

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EXHIBIT I-G
 RECREATION AND TRAILS
 PAGE 23

H. CULTURAL RESOURCES, ARCHAEOLOGICAL & HISTORIC SITES

1. Records Check and Letter Report

A *Class III Cultural Resources Inventory* was completed for subject property by Westland Resources in November, 2017. The inventory reviewed the existing records in the AZSITE and NRHP databases, which include records from the Arizona State Museum (ASM), Arizona State University, the Bureau of Land Management (BLM), and other sources. The *Inventory* indicates that no archaeological sites or cultural resources have been identified on the subject property. The complete Westland Resources *Inventory* report is included as Appendix A of this Site Analysis.

a. Prior Field Surveys

A variety of past survey work has been completed in the general area surrounding and encompassing the subject property. The aforementioned Westland Resources *Inventory* (see Appendix A) lists all of the prior surveys that have been completed in and around the subject property.

b. Previously Recorded Archaeological or Historic Resources

No archaeological or historic sites of significance were found in any of the aforementioned prior surveys.

c. Probability of Buried Resources

There is a low probability of buried resources based upon the aforementioned *Inventory*.

d. Recommendation as to Future Surveys

The Westland Resources *Class III Inventory* indicates that no further archaeological studies of the property are warranted. Routine discovery instructions are given to the owner/developer if future ground modifications reveal subsurface archaeological resources.

2. Survey Title

A Class III Cultural Resources Inventory of 18.3 Acres at the Southeast Corner of Thornydale Road and Overton Road in Unincorporated Pima County, Arizona. Cultural Resources Report No. 2017-100.

I. COMPOSITE MAP

1. Description of Major Characteristics

The site is generally unremarkable in terms of landform or significant features, except for the fact that it possesses a well-defined natural drainage that traverses the property. The specific characteristics cited in the Site Analysis Guidelines are respectively illustrated on Exhibit I-I (Composite Map) as follows:

1. **Topography.** There are no restricted peaks and ridges, rock outcrops, talus slopes, or slopes of 15% or greater. As such, none of these topographic features are depicted on the Composite Map exhibit. The Exhibit will contain only the 1' contour interval mapping of the site.
2. **Hydrology.** The Composite Map exhibit contains the following identified items from the checklist: (a) the 100-year regulatory floodplains traversing the site in the existing condition, (b) erosion hazard setbacks, (c) concentration points and 100-year volumes entering and leaving the site, and (d) sheet flood areas, and (e) regulated riparian habitat.

The following items from the checklist do not exist on the property and so will not be depicted on the Composite Map: ; (f) lakes, ponds, springs, etc.

3. **Biological Resources.** The Composite Map exhibit contains only the following identified item from the checklist: (a) all saguaros, mapped and categorized by their appropriate height category, and (b) ironwood trees.

The following items from the checklist do not exist on the property and so will not be depicted on the Composite Map: ; (c) pima pineapple cactus; (d) needle-spined pineapple cactus; and (4) areas in which disturbance is prohibited by an adopted Pima County ordinance or policy.