

## H. TRANSPORTATION

### 1. Configuration of Proposed Ingress/Egress and Its Rationale

The vehicular ingress/egress points for the proposed subdivision were located in accordance with the conceptual framework plan associated with Comprehensive Plan amendment Case No. Co7-13-05 for this site. As such, two (2) access points are proposed on Magee Road and none (0) are proposed on Thornydale Road. Final design of these street intersections will occur at the time of future subdivision platting and Site Development Package preparation in coordination with PCDOT. All access points will need to be located a minimum of one hundred fifty feet (150') west of the intersection of Thornydale Road, as well as 150' from existing driveways.

### 2. Associated Off-Site Roadway Improvements and Completion Schedule

Thornydale Road is already fully-developed as a four-lane divided arterial along the project frontage; this cross-section continues northward one mile to Cortaro Farms Road. Beyond this point, Thornydale Road is identified as an approved Regional Transit Authority (RTA) bond project to extend the same four-lane divided roadway to Lambert Lane. The construction timetable for this RTA project has not yet been jointly determined by the RTA and Pima County DOT.

### 3. Change in ADT and Level of Service (LOS) for Public Streets

The trip-generation calculations for this Site Analysis were made using the accepted Institute of Transportation Engineers (ITE) trip generation rates for single family detached residences:

- Single Family Detached Housing (Code 210): 10.0 Trips per Unit
- Low-rise Apartments (Code 220) 6.65 Trips per Unit

Based upon the above, and in consideration of the Preliminary Development Plan (PDP) indicating a 36-lot subdivision, trip generation for the project is as follows:

28 residences @ 10.0 trips/residence =	280 Trips
36 apartments @ 6.65 trips/residence =	240 Trips

---

<b>TOTAL TRIPS GENERATED BY PROJECT:</b>	<b>520 Trips</b>
--	------------------

Based upon the project layout and its sole access points to and from Magee Road, it is obvious that 100% of these trips will load onto Magee Road. From that point, it is projected that the trips will apportion as follows:

- 60% of the Trips (312) will be proceed onto Thornydale Road (northbound or southbound destinations)
- 30% of the Trips (156) will proceed eastbound on Magee Road
- 10% of the Trips (52) will proceed westbound on Magee Road

With the expected small increases in ADT from this project as described above, it is anticipated that there will be no significant impacts in capacity or the intersection Level of Service (LOS) at Magee Road/Thornydale Road.

**4. Mitigation of Impacts on Local Streets**

All of the project's generated trips will be directed onto adjacent arterials streets. There will be no impacts upon nearby local streets.

**5. Proposed Bicycle & Pedestrian Pathways**

Sidewalks and bicycle lanes exist on both sides of Thornydale Road along the project frontage. It is anticipated that sidewalks may be required of the developer, along the Magee Road frontage, in conjunction with this project.

New on-site streets within the subdivision portion of the proposed project will have concrete sidewalks on both sides. Pedestrian circulation and sidewalks will also be provided through the multi-family/apartment area.

**6. Proposed On-Site Rights-of-Way**

A fifty-foot (50') street right-of-way is proposed for the onsite subdivision streets; this cross-section will contain 36' of pavement, 2' wedge curbs, 5' sidewalks on each side of the street, and allow for on-street parallel parking. Paved driveways within the apartment area will be a minimum of 24' wide in conformance with Pima County standards.

**7. Conformance with Pima County Concurrency Requirements**

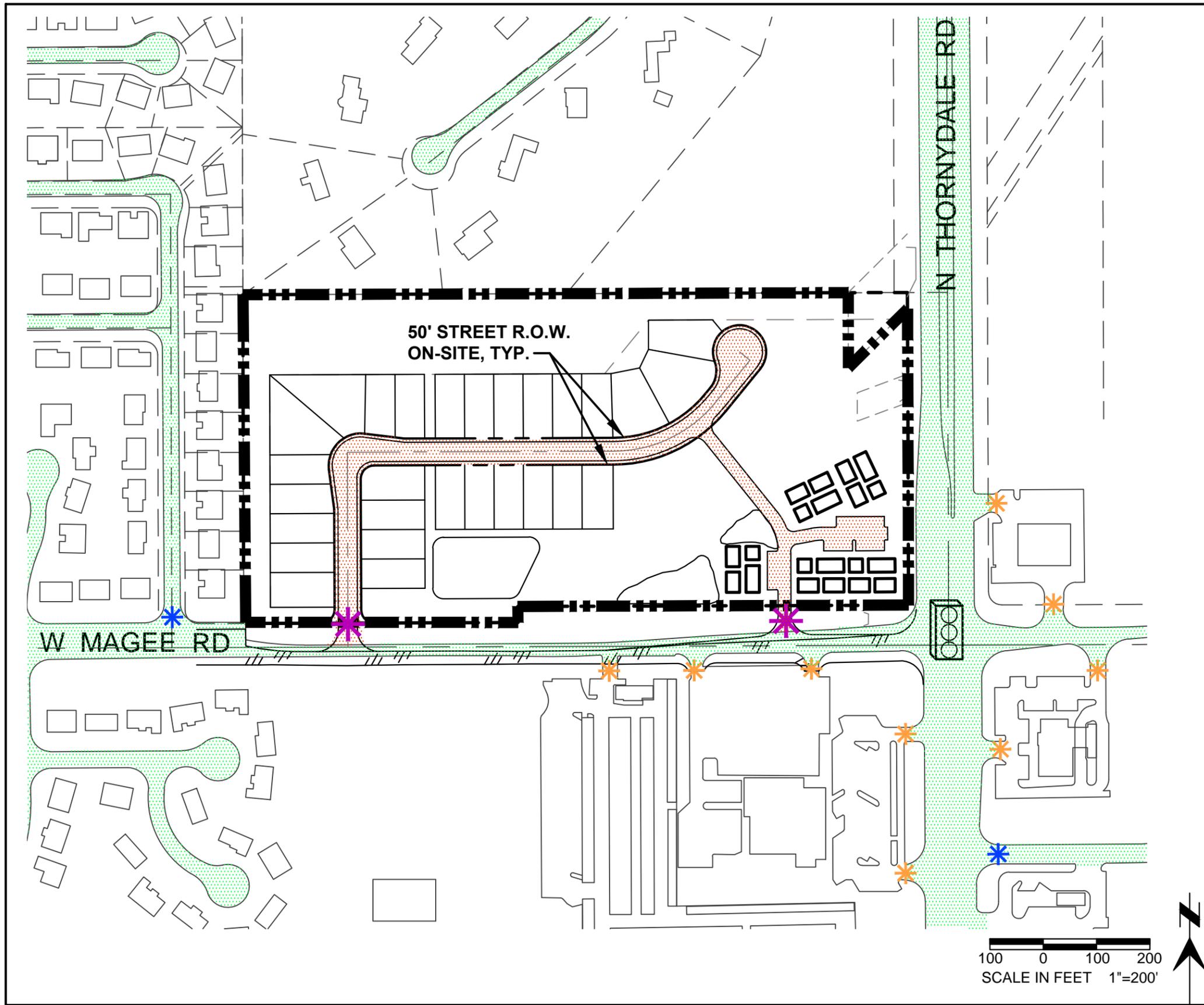
Given the relatively small amount of new vehicle trips (520) generated by this project, together with the fact that the full four-lane cross-section is already in place on Thornydale Road, it is anticipated that the adjacent public streets will absorb the anticipated traffic increase resulting from the subject project with little significant impact.

**8. Applicability & Timing of Traffic Impact Study (TIS)**

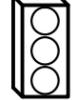
Due to small amount of trips being generated by this project, it does not meet the PDCOT threshold for a TIS.

**9. Alternative Modes & Reduction in Auto Dependency**

Due to a general lack of demand, the Thornydale Road corridor is currently served only by a single Sun Tran Route (No. 412), this being a Sun *Shuttle* service and not a full-size Sun Tran bus. Continued urbanization, densification, and residential development within the corridor like that proposed with this rezoning will have a positive effect toward generating the kind of sustainable ridership demand that will foster and support expanded transit services.



## LEGEND

-  PDP Boundary
-  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
-  New Entry Point for Proposed Subdivision or Multi-Family Area
-  New 36' Wide Pavement with Wedge Curbs and Sidewalks Both Sides within Subdivision portion of Project; New 24" wide Driveway pavement and parking within Multi-Family/Apartment portion of Project.

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

**I. ON-SITE WASTEWATER TREATMENT & DISPOSAL**

**1. Soil Evaluations**

Not applicable; no on-site wastewater treatment is proposed with this project.

**2. Rationale for Non-Connection to Public System**

Not applicable; no on-site wastewater treatment is proposed with this project.

**3. Reserve Disposal Areas**

Not applicable; no on-site wastewater treatment is proposed with this project.

**J. SEWERS**

**1. Capacity Response Letter**

Capacity Response Letter No. 2015-129 (Type I), from the Pima County Regional Wastewater Reclamation Department (PCRWRD) is attached as Exhibit II-I.1

**2. Method of Sewer Service and Point of Connection to Public System**

The development will connect to the existing 8" public sewer located west of the site within the Magee Road right-of-way. The anticipated point of connection will be existing Manhole No. 5242-25. See Exhibit II-I.2

**3. Sewers Located in Non-Paved Areas**

All proposed onsite sewers will be public and all will be located beneath paved/stabilized surfaces in accordance with RWRD standards. In the case of drainage crossings, the public gravity sewer will be either protected from, or located below, calculated scour areas as required by both Pima County Building Codes and ADEQ.

**4. Constraints to Providing Gravity Service**

There are no constraints to providing gravity service on this project.



**REGIONAL WASTEWATER RECLAMATION DEPARTMENT**  
201 NORTH STONE AVENUE  
TUCSON, ARIZONA 85701-1207

**JACKSON JENKINS**  
DIRECTOR

PH: (520) 724-6500  
FAX: (520) 724-9635

June 22, 2015

Ben Zismann  
EPS Group, Inc.  
8710 N Thornydale Road, Suite 140  
Tucson, Arizona 85742

**Sewerage Capacity Investigation No. 2015-129 Type I**

RE: **Magee & Thornydale Rezoning, Parcel 22533066A**  
**Estimated Flow 10,368 gpd (ADWF).**

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the Cañada Del Oro Interceptor.

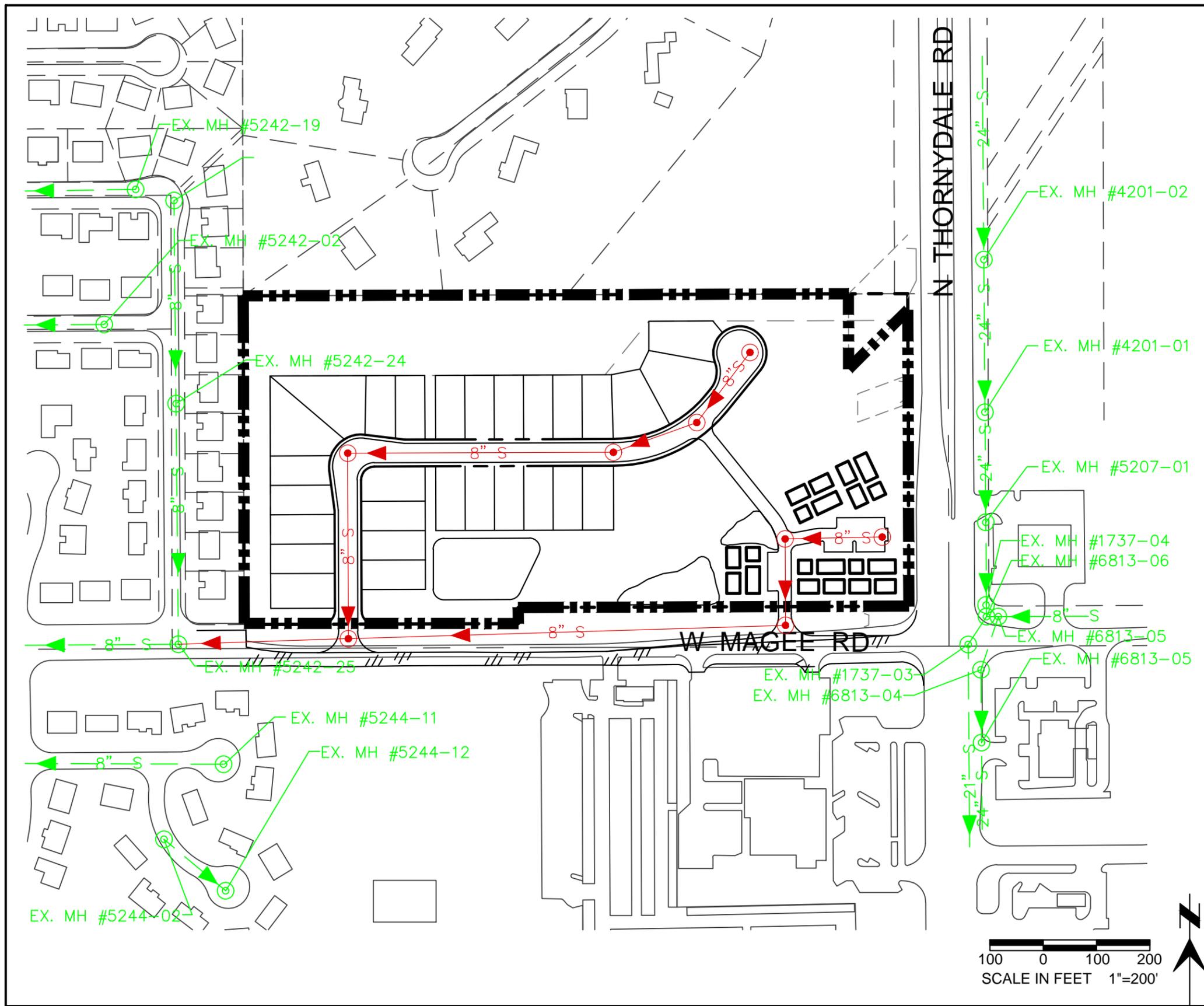
Capacity is currently available for this project in the public sewer S-630, downstream from manhole 5242-25.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is an analysis of the system as of this date and valid for one year. Allocation of capacity is made by the Type III Capacity Response.

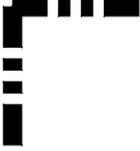
If further information is needed, please feel free to contact us at (520) 724-6642.

Reviewed by: Kurt Stemm, CEA

**Exhibit II-I.1**  
**Type I Capacity Response Letter**



**LEGEND**

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

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



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



**GRS**  
 LANDSCAPE ARCHITECTS, LLC

**Red Point Development, Inc.**  
 NWC MAGEE & THORNYDALE ROADS  
 (Ownership Entity: Mandarin Associates)  
 REZONING: SR to CR-5

**EXHIBIT II-J.2**  
 SEWERS  
 PAGE 75

## K. WATER

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

1. Water Context Map

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

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

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

3. The Subject Property's Proposed Water Use

Proposed land use:

- A single family detached residential subdivision (28 lots)
- Multi-family/apartments (36 units)

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

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

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

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

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

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

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

5. Water Demand Projections

A. The proposed subdivision is intended to be developed in a single phase. Based on typical usage for the single family residences, the base annual water demand for the overall project is estimated at 34.54 AC-FT per year.

This demand calculation is based on ADWR, Tucson AMA Assured Water Supply Calculator Table, which is provided in Appendix B.

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

See Appendix B for the particulars of *Table B – Water Conservation Measures* and for a copy of our *Project Demand Table*.

6. Proximity to Renewable and Potable Water Supplies

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

7-11. Groundwater-Dependent Ecosystems, Etc.

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

12. Drawdown Analysis

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



July 14, 2015

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

**Re: ±17.77 Acres at the NWC of Thornydale and Magee Roads  
(PN 225-33-066A)  
CAP15-05**

Dear Mr. Kreis,

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

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy Dinkel", is written over a blue circular stamp or seal.

Timothy Dinkel  
Development Supervisor

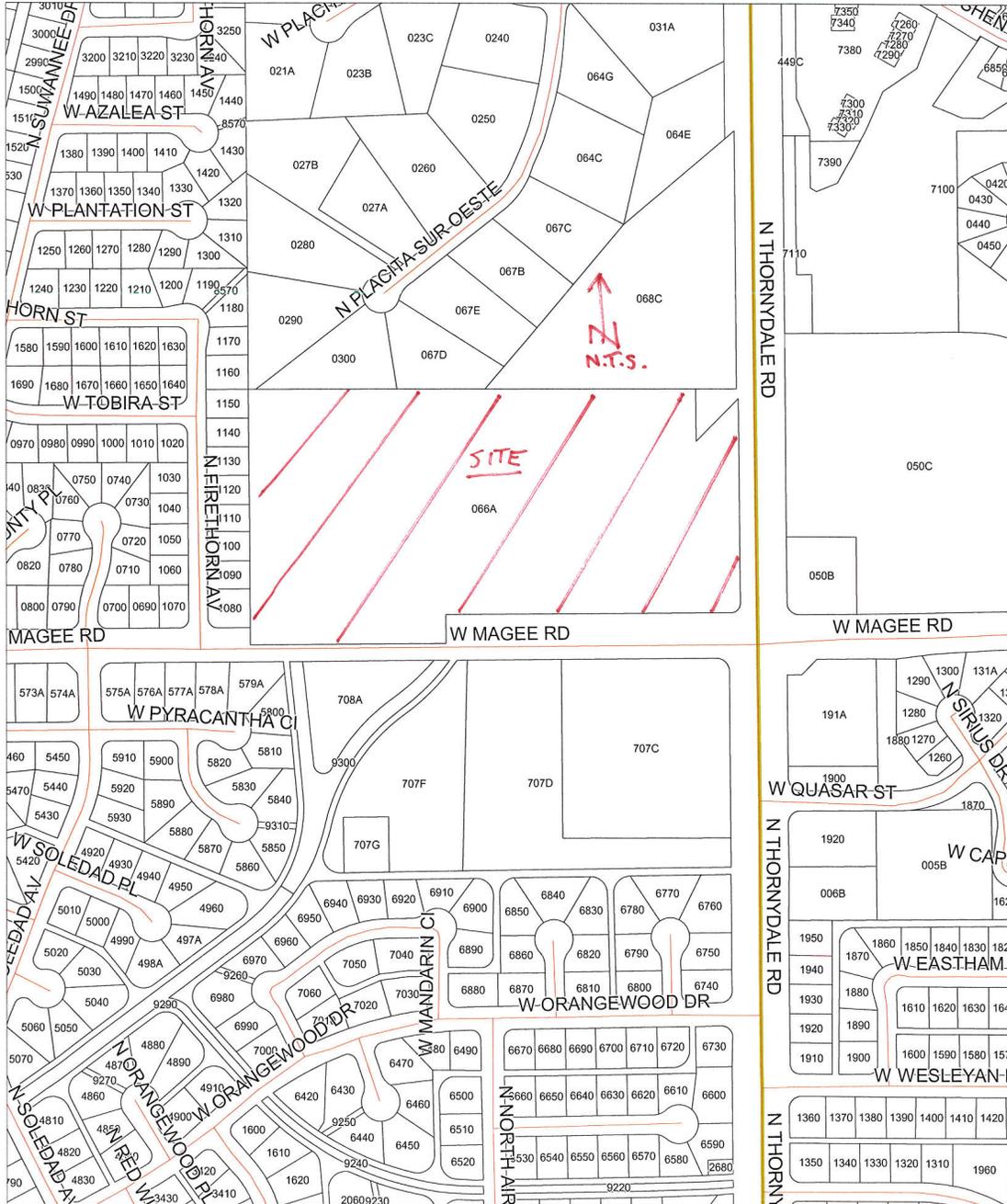
TD/td

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

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

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

Section II - Land Use Proposal



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

**L. SCHOOLS**

**1. Access to Internal or Abutting Schools.**

No public schools are located within the subject property.

**2. Capacity Analysis by Marana Unified School District.**

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

**3. Communication with MUSD Regarding Mitigation of Impacts.**

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

**Exhibit to Follow**

---

---

Section II - Land Use Proposal

---

---

**GOVERNING BOARD**

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



**ADMINISTRATION**

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

June 23, 2015

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

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

Dear Mr. Portner

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

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

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

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

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

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

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

Sincerely,  
MARANA UNIFIED SCHOOL DISTRICT NO. 6



Daniel J. Contorno, MBA  
Chief Financial Officer

cc: Russell Federico

*Inspiring students to learn today and lead tomorrow.*

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

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

## **M. RECREATION & TRAILS**

### **1. On-Site Recreation Elements**

Due to the small number of residential lots (28) proposed in the single-family subdivision, together with the relative proximity of Arthur Pack Regional Park, the developer does not envision providing a private recreation facility within the proposed project. At the time of future subdivision platting, the developer will work with the Department of Natural Resources, Parks & Recreation (DNRPR) to evaluate the project vis-à-vis Section 18.69.060 to determine whether minor passive on-site improvements (e.g. nature trails through the significant on-site natural set-aside areas) might be deemed satisfactory by DNRPR or whether a recreation in-lieu fee is appropriate.

With respect to the multi-family apartment complex, it is envisioned that small recreation area or activity facility will be provided for the residents.

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

### **2. Ownership & Maintenance of Recreation Elements & Natural Areas**

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

### **3. Proposed Public Trails In or Adjacent to the Development**

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

## **N. CULTURAL RESOURCES: ARCHAEOLOGICAL/HISTORIC SITES**

### **1. Mitigation Measures for Already Identified/Known Resources**

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

**2. Measures Employed if Archaeological Survey is Recommended**

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

**3. Submittal Timing, etc. of Mitigation Plan**

Not applicable. The SWCA recommendation for a future survey does not stem from any findings or data that anticipates the presence of cultural resources on the subject property. An updated survey is recommended only because no formal site survey has ever been completed to date.

- a. Outline of Resource Assessment Program

Not applicable for the same reasons stated directly above.

- b. Effective Preservation Plan or Data Recovery

Not applicable for the same reasons stated directly above.

- c. Schedule of Mitigation Plan Implementation

Not applicable for the same reasons stated directly above.

**0. ENVIRONMENTAL QUALITY**

**1. Dust Control During Construction**

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

**2. Department of Environmental Quality (DEQ) Issues**

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

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

- b. Particulars under CB-2 Commercial Development

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

1. Maximum Quantities of Hazardous Materials  
There will be no hazardous materials generated by the project.
2. Maximum Quantities of Hazardous Wastes  
There will be no hazardous waste generated by the project or regulated under Arizona Administrative Code Title 18.
3. Reporting Requirements Per EPCRA  
Given the above, the Community Right-To-Know Act (EPCRA) does not apply to this project.

**P. AGREEMENTS**

**1. Specific Agreements with Neighboring Property Owners**

No specific or formal agreements are in place with the neighboring property owners at the time of this Site Analysis submittal. No separate agreements or memorialized understandings resulted from the neighborhood interactions that occurred during the previously approved Comprehensive Plan Amendment application (Co7-13-05) governing the property, other than the several conditions of approval that were attached to the Amendment to address pertinent neighbor concerns. In the event that future neighborhood interactions result in new issues or agreements, Pima County will be duly appraised as to their nature and content.

## Bibliography

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

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

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

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

## **APPENDICES**

**Appendix A:**  
**Arizona Game & Fish Department**  
**Report**

# Arizona Environmental Online Review Tool Report



## *Arizona Game and Fish Department Mission*

*To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.*

**Project Name:**

Red Point Magee

**Project Description:**

New residential project with associated infrastructure.

**Project Type:**

Development Outside Municipalities (Rural Development), Residential subdivision and associated infrastructure, New construction

**Contact Person:**

Linda Weaver

**Organization:**

GRS Landscape Architects, LLC

**On Behalf Of:**

None Selected

**Project ID:**

HGIS-01514

***Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.***

**Disclaimer:**

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

**Locations Accuracy Disclaimer:**

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.