



Coalition for Sonoran Desert Protection

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Arizona Center for Law
in the Public Interest

Arizona League of Conservation
Voters Education Fund

Arizona Native Plant Society

Bat Conservation International

Cascabel Conservation
Association

Center for Biological Diversity

Center for Environmental
Connections

Center for Environmental Ethics

Defenders of Wildlife

Desert Watch

Drylands Institute

Empire Fagan Coalition

Environmental and Cultural
Conservation Organization

Environmental Law Society

Friends of Cabeza Prieta

Friends of Ironwood Forest

Friends of Madera Canyon

Friends of Saguaro National
Park

Friends of Tortolita

Gates Pass Area Neighborhood
Association

Native Seeds/SEARCH

Neighborhood Coalition of
Greater Tucson

Northwest Neighborhoods
Alliance

Protect Land and
Neighborhoods

Safford Peak Watershed
Education Team

Save the Scenic Santa Ritas

Sierra Club—Grand Canyon
Chapter

Sierra Club—Rincon Group

Silverbell Mountain Alliance

Sky Island Alliance

Sky Island Watch

Society for Ecological
Restoration

Sonoran Arthropod
Studies Institute

Sonoran Permaculture Guild

Southwestern Biological
Institute

Tortolita Homeowners
Association

Tucson Audubon Society

Tucson Herpetological Society

Tucson Mountains Associatio

Wildlands Network

Women for Sustainable
Technologies

Honorable Chair and Members
Pima County Board of Supervisors
130 W. Congress St. 11th Floor
Tucson, AZ 85701

**RE: P15RZ00005, Pacific Properties International, LLP – N. Thornydale Road
Rezoning**

Dear Chair and Supervisors,

Earlier today, I sent a letter regarding this 55-acre parcel, with a request for an additional Special Condition, 7.C.

County staff has drafted language to replace the Coalition's proposed language. We are in complete support with the revised language, which reads as follows:

C. The property owner/developer shall provide safeguards for the natural open space parcel and on-site wildlife resource as follows:

- *Light standards shall be located and fixtures shall be oriented so as to allow no light scatter onto the adjacent open space parcel.*
- *The western and northwestern boundary of the commercial development shall be buffered from the on-site natural open space. Buffering will employ techniques and materials suitable for mitigating noise and discouraging wildlife access to the commercial development; suitable buffering techniques and materials may include, but are not limited to, structures, natural materials, wildlife-exclusionary fencing, or vegetative screening. Suitable buffering techniques and materials will be authorized by the Planning Official in consultation with the Office of Sustainability and Conservation prior to approval of the development plan.*

I have attached a marked-up version that tracks these revisions. Thank you again.

Sincerely,

Carolyn Campbell
Executive Director

C. The property owner/developer shall provide safeguards for the natural open space parcel and on-site wildlife resource as follows:

- ~~All lighting on the commercial site will be in conformance with the Outdoor Lighting Code.~~ Light standards shall be located and fixtures shall be oriented so as to allow no light scatter onto the adjacent open space parcel.
- ~~Appropriate buffering shall be provided to discourage wildlife from entering the commercial property and to provide a measure of noise mitigation. No one particular material, technique, or design is stipulated by this condition for the buffering. Alternative materials and approaches are permitted, including structures, natural materials, wildlife-exclusionary fencing, and vegetative screening, subject to the method(s) chosen reasonably achieving the purposes specified above while also recognizing site needs and development conditions with respect to grading, drainage, and aesthetics.~~
- The western and northwestern boundary of the commercial development shall be buffered from the on-site natural open space. Buffering will employ techniques and materials suitable for mitigating noise and discouraging wildlife access to the commercial development; suitable buffering techniques and materials may include, but are not limited to, structures, natural materials, wildlife-exclusionary fencing, or vegetative screening. Suitable buffering techniques and materials will be authorized by the Planning Official in consultation with the Office of Sustainability and Conservation prior to approval of the development plan.