3. The conditions after grading according to the Preliminary Grading Plan amounts to the following:
    a. The natural open space amounts to 43 percent of the property.
    b. The graded and then revegetated area amounts to 9 percent of the project.
    c. That leaves the remaining 48 percent of the property that will be graded to accommodate the office development, in terms of buildings & driveways & parking areas. These different areas are shown on Exhibit II-C3.

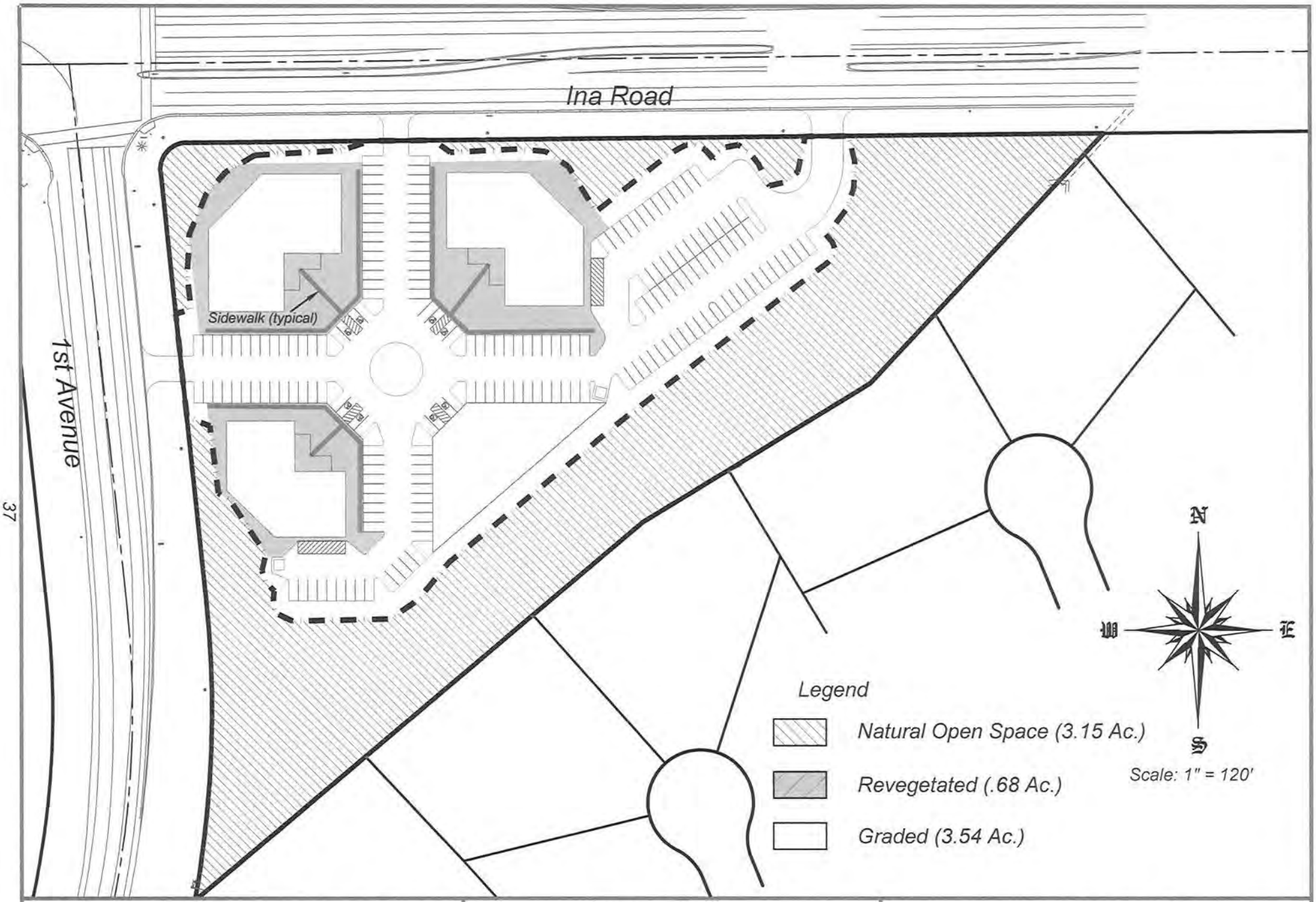
    These numbers are preliminary and subject to unsubstantial change by the final Grading Plan.
4. Exhibit II-C.4 shows the areas with a cut or fill of 5 feet or greater. The majority of cuts are in the single digits but there is an isolated area that will be cut down as much as 19 feet. Likewise the majority of the fills are in the single digits but there is an isolated area that will be filled as much as 16 feet. The areas to be cut will result in grading tying in to existing slopes with only minor visible cut slopes that will be revegetated. The areas to be filled will result in extensive slopes along the southeasterly edge of grading to be treated with a vertical wall broken up with an intermediate bench to be landscaped. Additional mitigation to this vertical wall will be achieved by landscaping on the ground outside of this retaining wall. Compliance with the HDZ standards will be demonstrated during the Development Plan process.
5. This is moot.

## II-D. HYDROLOGY

1. The PDP leaves the one onsite wash as is. There is no encroachment into that wash's 100 year floodplain or its associated erosion hazard setback. All of the developed property will drain into a detention/retention basin which will outlet onto the slope that will carry the runoff into the wash along the southeast boundary. This condition ultimately is the same as what takes place under pre-development conditions. The detention/retention basin will be designed to satisfy the First Flush Retention volume requirements.
2. There is no encroachment into the floodplain or the erosion hazard setback of the one wash along the southeast corner. There is no riparian habitat to avoid. The impacts of development onto the one floodplain will be mitigated by the construction of the one detention/retention basin which will reduce the increased onsite discharge back to pre-development rates.
3. Exhibit II-D.3 shows the quantity of flow for the one wash at the entering and exiting locations as well as the portion of flow contributed by the project site. Those numbers are the same as under pre-development conditions. Any increase in peak discharges onsite will be addressed by the detention/retention basin.
4. Exhibit II-D.3 shows the location and size of the detention/retention basin along with estimated 100-year peak discharges in and out of the basin.
5. There are no basin management plans or other Pima County policies relating to flood control policies that affect this property.

## II-E. BIOLOGICAL RESOURCES

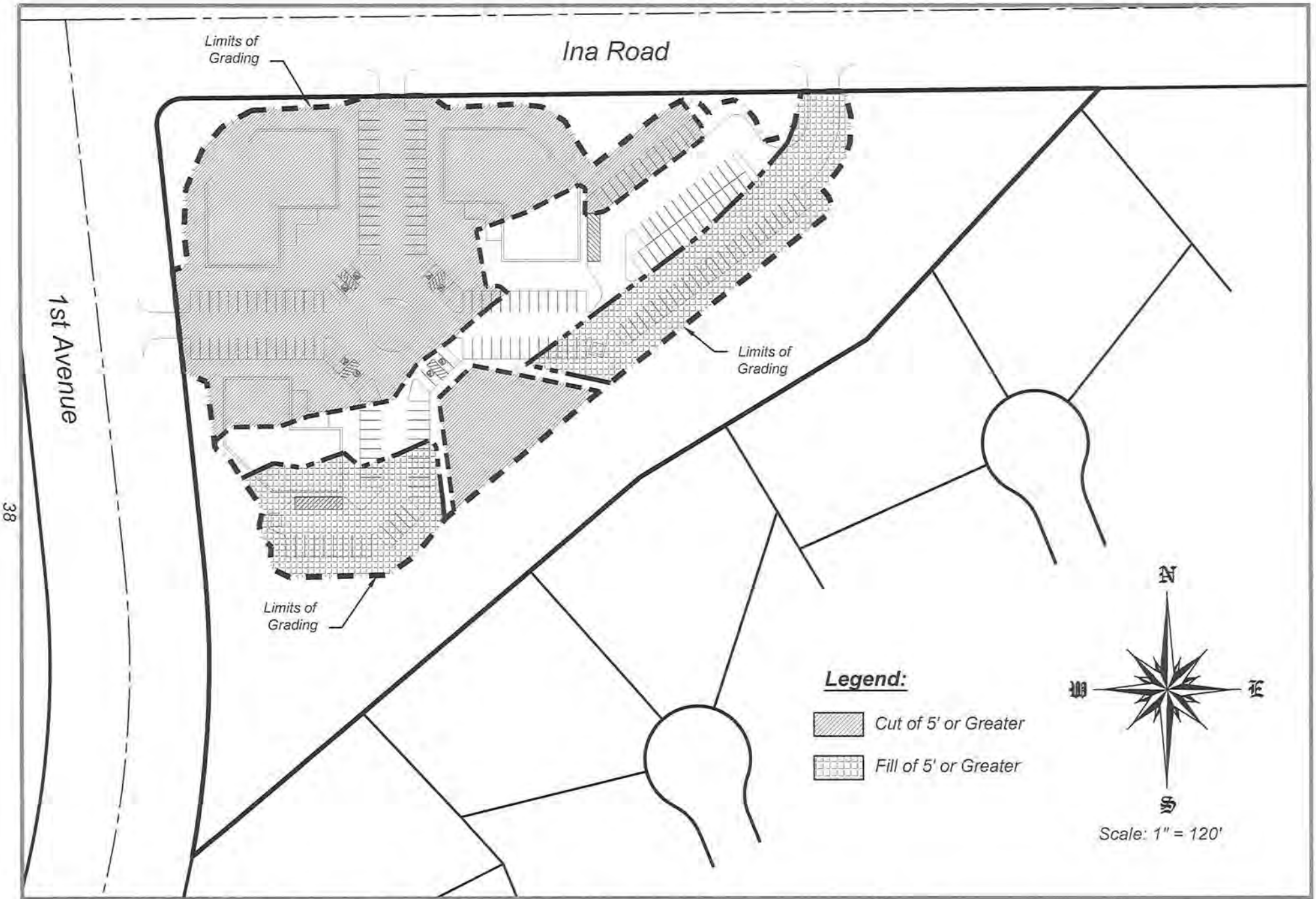
1. See Exhibit II-E.1 for a graphic response to the biological issues in the Checklist.
    a. The entire site is outside of the Conservation Land System.
    A total of 148 saguaros were counted on the site and are depicted on this exhibit. Approximately 48 are located within or adjacent to the natural area along the southeast & east borders and all of them will all be preserved in place in place. The remaining 100 are within the graded area and they will be subject to being transplanted onsite. As part




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

Schocket - Ina Road
APN: 108-05-1380
Section 6, Township 13 South, Range 14 S,
Pima County, Arizona

Exhibit II-C.3
Preliminary Grading Plan



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Schocket - Ina Road
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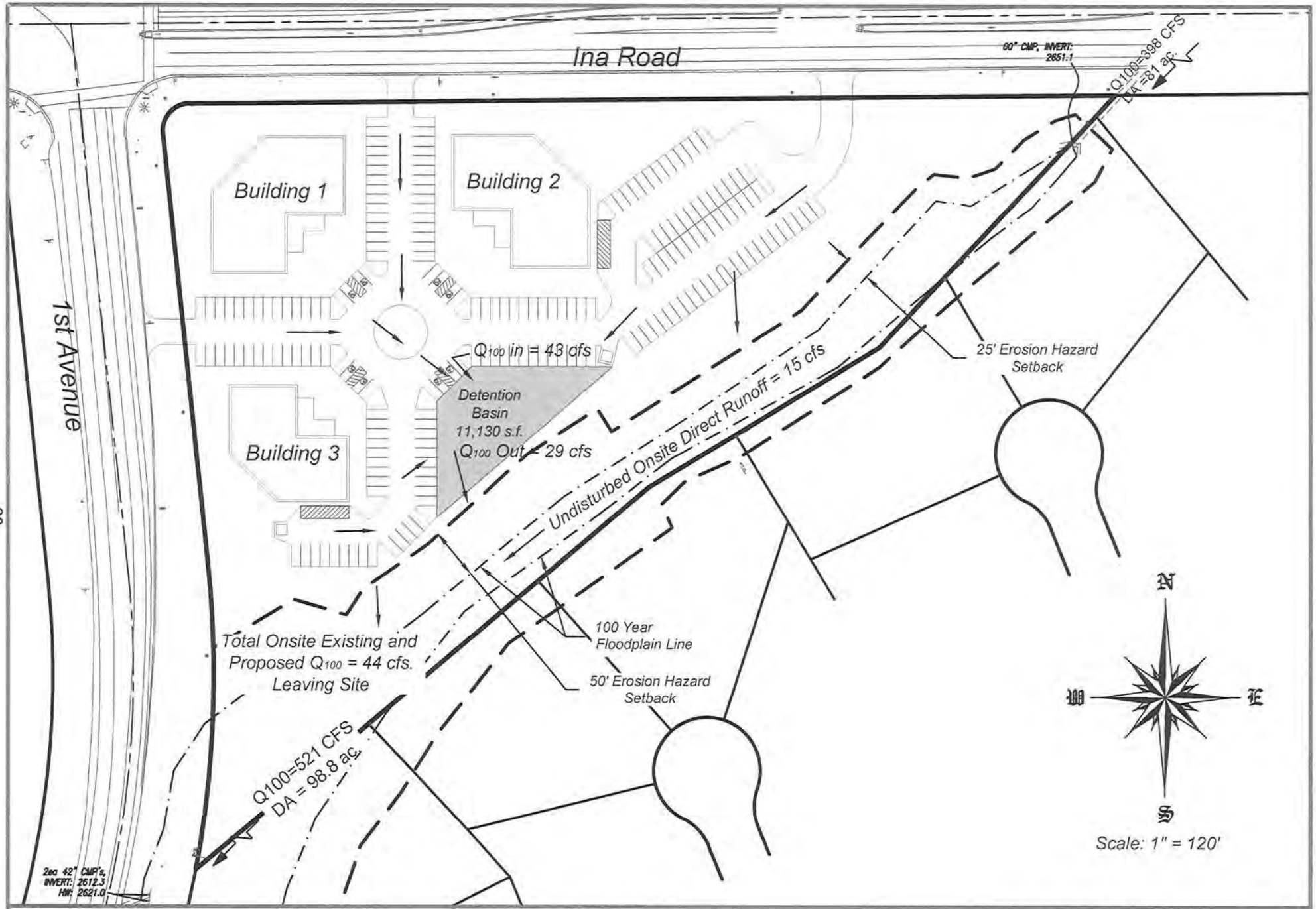
Pima County, Arizona

Exhibit II-C.4
Cut and Fill Map

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Section 6, Township 13 South, Range 14 S,
Pima County, Arizona

# Exhibit II-D.3
# Preliminary Drainage Plan

of the final Grading Plan work it will be determined which saguaros within the graded area will be able to be left in place. The developed area has substantial area to accommodate transplanted saguaros.

b. This point is moot as the site does not contain any Ironwood Trees.
c. This point is moot, as the site does not contain any Pima Pineapple Cactus.
d. This point is moot, as the site does not contain any Needle-Spined Pineapple Cactus.
e. Other than the wash and adjacent southeast slope, which will be preserved, there are no other areas of significant or important vegetation.

2. This is moot since the site does not contain any CLS or Critical Landscape Connection.

## II-F. LANDSCAPE AND BUFFER PLAN

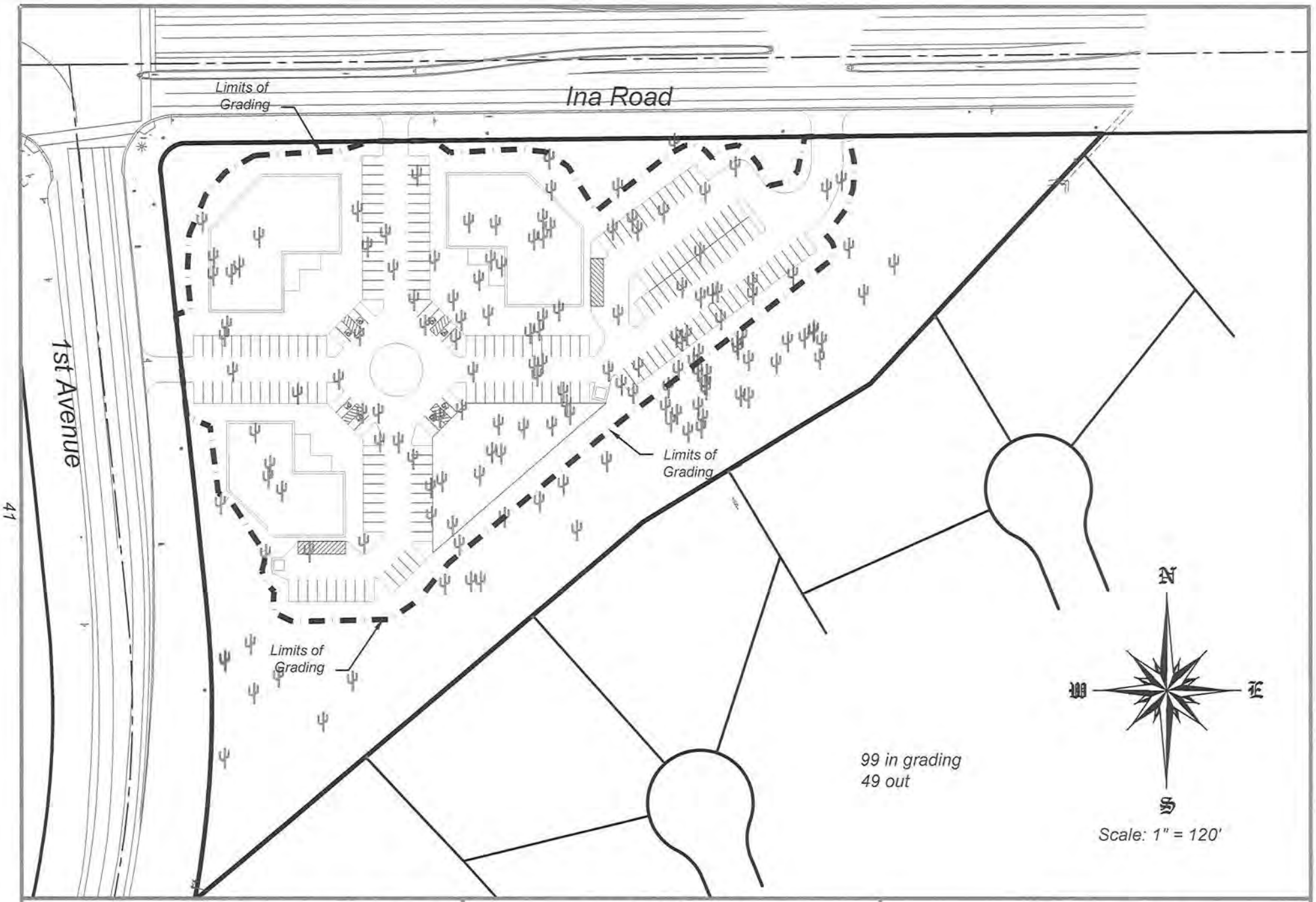
1. Along Ina Road a Bufferyard D will be required as that road is a Scenic Route. From 1st Ave easterly to the second driveway that bufferyard will contain 20 feet of landscaping and the required structure. From that second driveway easterly the bufferyard will be a 40 feet of natural terrain. Along 1st Ave there will nbe a Bufferyard D due to that street being a 'Major Highway'. From Ina Road southerly to just beyond the Building 3 parking lot that bufferyard will contain 20 feet of landscaping and the required structure. From that parking lot southerly the bufferyard will be a 40 feet of natural terrain. Along the southeast boundary, where the project is adjacent to CR-1 zoning, there will be a Bufferyard D which will use the 40 foot natural option. These bufferyards are shown on Exhibit II-F.1.
2. There are three Slope Easements along Ina Road which are in conflict with the proposed In Road Bufferyard. However, the plan is to abandon these Slope Easements, since the planned grading will make this easement unnecessary. and once this happens this matter will be moot. (This matter has been discussed with Pima County staff and the process to abandon this easements has been initiated.) The one other easement onsite is the Drainage Easement along the southeast border, and while it is in the proposed 40 Foot Bufferyard D along that border this is not a critical conflict. They should be able to coexist.
3. The Plan is for the impacted vegetation to be transplanted into the Ina Rd & 1st Ave bufferyards and elsewhere onsite, to the extent possible. The goal is for all of the transplanted saguaros and mitigation plants to be planted onsite. .

## II-G. VIEWSHEDS

1. The visual impact of the development, to whatever extent that it might be, will be mitigated by the one story and 24 foot height limit, as well as the proposed grading resulting in the lowering of the site. There should be no impact on the views of the Catalina Mountains as its elevation dwarfs the elevation of the subject property, even after developed.
2. The one story and 24 foot height limitation in the Rezoning Policies is mitigation enough.

## II-H. TRANSPORTATION

1. Exhibit II-H.1 shows one driveway on 1st Ave, which has a 35 MPH posted speed limit, and two on Ina Rd, which has a 45 MPH posted speed limit. The Street Standards requires that the one on 1st Ave be at least 150 feet from Ina Road, measured edge to edge, and it is actually 228 feet. The Standards requires that the first one on Ina Road has to be at least 230 feet east of 1st Ave, measured edge to edge, and it actually is 247 feet. Those Standards also require that the distance between driveways, measured centerline to centerline, for the two on Ina Road be at least 230 feet

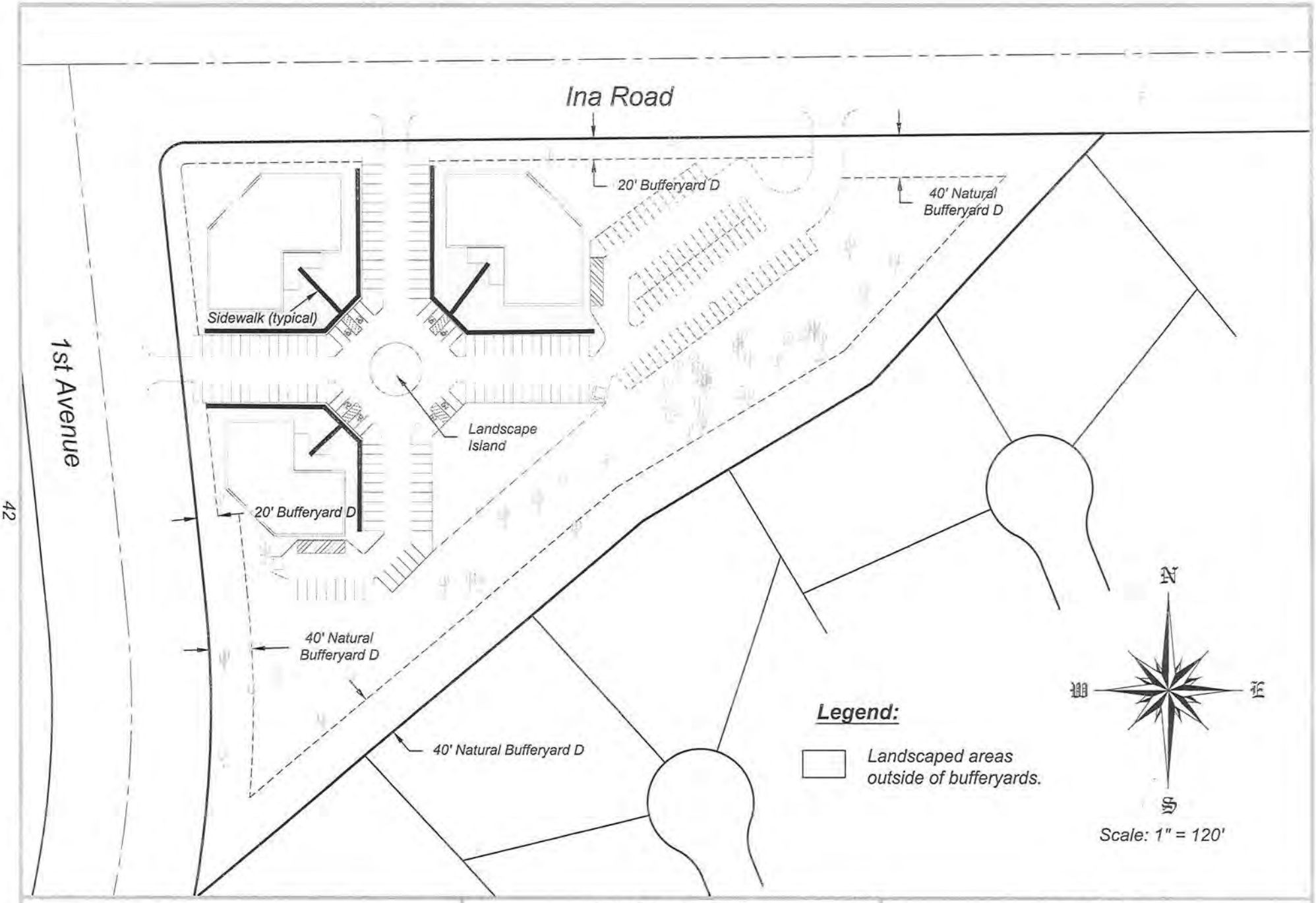





MJM CONSULTING, INC.
Land Planning and Development Services
7002 E. 4th Street Tucson, Arizona 85710 Phone: 520-885-5021

Schocket - Ina Road
APN: 108-05-1380
Section 6, Township 13 South, Range 14 S.
Pima County, Arizona

# Exhibit II-E.1
# Biological Impacts Map



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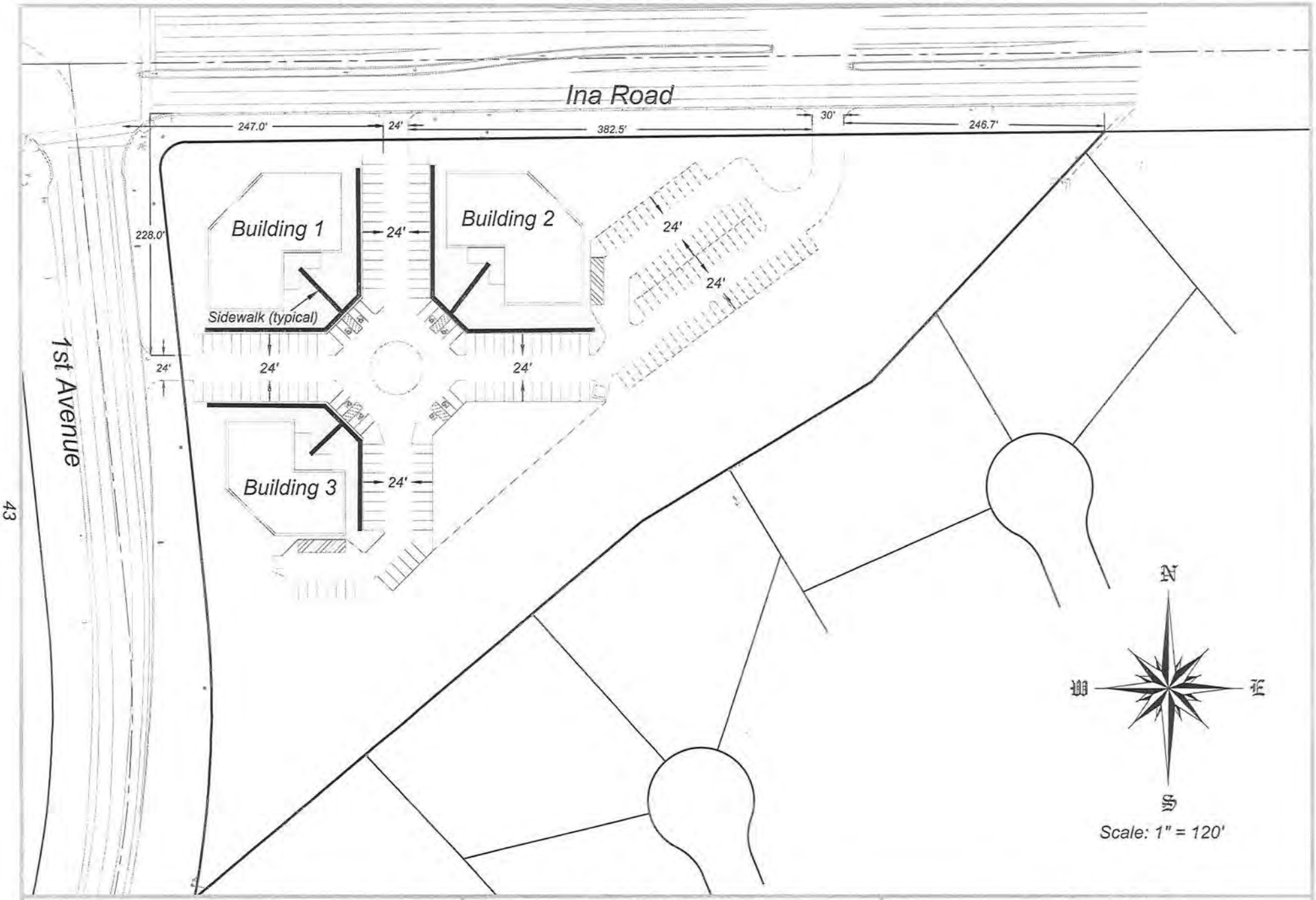
Schocket - Ina Road
APN: 108-05-1380
Section 6, Township 13 South, Range 14 S,
Pima County, Arizona

# Exhibit II-F.1
# Landscape and Buffer Map




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

Schocket - Ina Road
APN: 108-05-1380
Section 6, Township 13 South, Range 14 S,
Pima County, Arizona

# Exhibit II-H.1
# Driveways and Sidewalks Map

apart from one another, and they are actually 380 feet apart. That easterly driveway is located where it is to line up with the median opening in Ina Road. These distances are shown on Exhibit II-H.1.

2. There are no future off-site road improvements that the proposed development depends upon for access.
3. The two streets from which access will be taken, i.e. Ina Road and 1st Avenue, have no capacity issues. The existing traffic counts for both are less than the capacity for each. So, the addition of the traffic from this project should not affect level of service. The total additional ADT from this project would be 778. So, the impacts should not be significant.
4. There are no local streets that will be impacted by this development.
5. There are no bike paths to be built within the development. So there are no planned connections to the bike lanes in the two adjacent streets. Exhibit II-H.1 shows the proposed onsite sidewalks, but with no connection to either of the adjacent streets since neither has a sidewalk.
6. The onsite PAALS will have 24 feet of pavement, and they will be privately owned.
7. The existing roadway facilities adjacent to the property are sufficient, and so it is thought the project meets Transportation Concurrency.
8. Table 3.2 of the Street Standards indicates the number of peak hour trips for General Office is 1.56 per 1000 square feet, and for Medical-Dental Office it is 4.36 per 1000 square feet. Based on there being 16,500 square feet of General Office and another 16,500 square feet of Medical-Dental Office the total peak hour trips are 97.68. This is the sum of 25.74 peak hour trips for the General Office (1.56 x 16.5) and 71.94 peak hour trips for Medical-Dental Office (4.36 x 16.5). The 97.68 peak hour trips are below the 100 peak hour trips threshold to trigger the need for a Traffic Impact Study.
9. A plan to reduce automobile dependence is not offered as one does not seem practical for such a parcel of land located in such a suburban condition. The number of project employees or patrons who live close enough to walk or ride their bikes is assumed to be very small, if there are any.

## II-I. ON-SITE WASTEWATER TREATMENT AND DISPOSAL

1. This does not apply as sewers will be utilized.
2. This does not apply
3. This does not apply

## II-J. SEWERS

1. Enclosed as Exhibit II-J.1 is the PCRWRD Capacity Response Letter. It states, in part, that "capacity is currently available for this project…"
2. The property will be served by a connection to the existing 8-inch public sewer line that runs near the southeast boundary of the property.
3. The onsite sewer line will have to connect to the existing public line along the southeast boundary, and will have to run through the natural area to get to that connection.
4. This matter is moot as all sewers are anticipated to have gravity flow.

## II-K. WATER

1. The Preliminary Integrated Water Management Plan is enclosed in Appendix #4.

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

JACKSON JENKINS
DIRECTOR

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

May 5, 2015

Michael Marks
MJM Consulting, Inc.
7002 E 4th Street
Tucson, Arizona 85710

**Sewerage Capacity Investigation No. 2015-101 Type I**

RE: **Schocket Office Project - Ina Road, Parcel 108051380**
**Estimated Flow 1,940 gpd (ADWF).**

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor.

Capacity is currently available for this project in the public sewer C-088, downstream from manhole 9902-03B.

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

Exhibit
II-J. 1

## II-L. SCHOOLS

This section is moot as the project is not residential.

## II-M. RECREATION AND TRAILS

1. There are no recreational areas as the project is office development.
2. This is moot.
3. There are no such trails.

## II-N CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

1. The Archaeological Survey provided to the Cultural Resources Office shows that there are no such resources to mitigate. So this matter is moot.
2. The Archaeological Report has already been prepared.
3. No cultural resources were found.

## II-O. ENVIRONMENTAL QUALITY

1. Grading shall take place in accordance with the Pima County Grading Ordinance and the Pima County Air Quality Control permit process. The site, in terms of the construction and paving of the building pads & driveways and the installation of utilities, will be done according to approved construction plans and in accordance with the requirements of the Pima County Department of Environmental Quality.
2. No meeting was held as one was not necessary because:
   a. The proposed use is not be classified per to the Air Quality Code 17.12.140 as either Class I or Class II or Class III.
   b. The proposed zoning is TR.

## II-P. AGREEMENTS

1. There have not been any discussions with the nearby neighborhood yet. There will be a meeting once the Site Analysis Report is approved.

# APPENDIX

1. The Pima County & Schocket Agreement

RECORDED BY: PBJ
PIMA COUNTY RECORDER
PBJ

DOCKET: 7435
PAGE: 191
NO. OF PAGES: 14
SEQUENCE:
FEE:

WHEN RECORDED RETURN TO:

PICK UP
AMOUNT PAID $

**AGREEMENT**

THIS AGREEMENT is entered into this _____ day of _____, 1991, between PIMA COUNTY, a body politic of the State of Arizona ("Pima County"), and EVIS (a/k/a EVE) SCHOCKET ("Schocket").

**RECITALS**

1. Schocket is the owner of a parcel of property approximately 7.46 acres in size which is legally described as "EXCLUDED" (the "Excluded Parcel") and a parcel approximately .844 acres in size which is legally described as Lot 1 both on the Vista De Las Candelas Estates Subdivision Plat as recorded in Book 15 of Maps and Plats at page 14 thereof, Pima County, Arizona;

2. On or about May 21, 1982, Schocket agreed to convey a slope easement across portions of the Excluded Parcel and Lot 1 upon certain terms and conditions, which terms and conditions were accepted by the Pima County Board of Supervisors on or about June 7, 1982. This agreement is recorded in Book 6810 at pages 530-535, and the terms included an agreement that Pima County's acquisition and use of the slope easement would not interfere with the development of the property nor restrict the density of buildings that would otherwise have been allowed to be constructed on the property; and,

3. Pima County wants Schocket to convey additional slope easements across the Excluded Parcel and Lot 1 in order to further construct Ina Road improvements.

**TERMS**

1. Schocket will convey slope easements for a parcel of property .57 acres, a parcel of property .054 acres, and a parcel of property .135 acres, collectively which total .759 acres in area. The legal descriptions for these parcels are set forth on **Exhibits A(1), A(2),** and **A(3)** hereto. Pima County will pay to Schocket $15,000.00 subject to the conditions set forth herein;

2. This agreement is subject to and contingent upon the approval of the appropriate Department Director, the County Manager, and the Pima County Board of Supervisors within 90 days after the date this agreement is signed by Schocket;

3. Schocket shall not sell nor further encumber the property prior to Pima County's acceptance of this agreement, and if the agreement is accepted in a timely fashion, Schocket will not sell or further encumber the land to be conveyed to Pima County prior to the scheduled closing date;

4. Upon approval of this agreement by Pima County, Schocket shall deposit into escrow signed permanent slope easements conveying to Pima County good title to the land to be conveyed, free and clear of all liens and encumbrances and subject only to those matters which are identified on **Exhibit B** hereto;

Approved at the 11/5, 19 91 Hearing of the Pima County Board of Supervisors.

5. Closing shall occur on or before THIRTY (30) days after approval of this agreement by Pima County;

6 Schocket is aware that there is no earnest money involved in this transaction and that the purchase price will be paid in full at the close of escrow. The date of closing shall be the date used for all necessary prorations;

7. Schocket warrants that there are no oral or written leases on any portion of the property that is to be conveyed;

8. Both Pima County and Schocket warrant that they have not dealt with any broker or finder in regard to this transaction and agree to indemnify and hold harmless each other against claims for broker's or finder's fees by any party claiming to have been employed by the other party;

9. Expenses incidental to the transfer of these easements, including title reports, recording fees, escrow fees, and Owners Title Insurance Policy shall all be paid by Pima County;

10. The compensation paid by Pima County reflects the price paid for the land within the slope easements, and all severance damages to the remainder except that this damage award does not include any loss that may be suffered as a result from any change in the Hillside Development Zone calculations. Pima County agrees that a material part of the consideration to Schocket is the assurance that any future calculations of the slope of the terrain on the Excluded Parcel or on Lot 1 or on Lot 6 shall be calculated using the terrain of the property as it existed prior to the acquisition of these slope easements, and the acquisition of the slope easements that were acquired by Pima County in 1982. The topography of the property as it existed prior to May 1982 is identified on the topographical map which had been prepared prior to 1982 by The WLB Group, Inc., and which is attached hereto as **Exhibit C**;

11. Pima County further acknowledges that for purposes of doing the average cross slope calculation for Lot 1, and for the Excluded Parcel, the calculations prepared by Simons, Li & Associates, Inc., dated August 1, 1991, are determined to be accurate and shall be controlling regarding the application of the Pima County Hillside Development Zone Ordinance. These calculations are attached hereto as **Exhibit D**;

12. Pima County agrees that as a part of the Ina Road improvement project, a driveway opening will be allowed and constructed by Pima County for Lot 1. Pima County will construct this driveway apron from the paved portion of Ina Road to that portion of Lot 1 that is at its natural grade. The width, slope and material used for this construction will be that which is normal for a CR-1 zoned residential lot in the Catalina Foothills and shall meet all Pima County design criteria;

13. In all areas where Pima County removes or replaces soil within the slope easements, except where prohibited by reasonable engineering standards to maintain sight visibility standards for traffic safety, Pima County shall re-seed and replace native vegetation in accordance with the landscaping plans approved for the Ina/Skyline project 4BINOS.

14. Schocket grants a right of entry to Pima County, its agents and contractors, upon Schocket's execution of the Agreement. If this Agreement is not approved by the Pima County Board of Supervisors within ninety (90) days of Schocket's execution of this Agreement, the right of entry shall terminate.

15. This agreement is subject to A.R.S. §38-511 which provides for the cancellation of contracts by Pima County without penalty or further obligation if any person significantly involved in initiating, negotiating, securing, drafting or creating the contract on behalf of Pima County is, at any time while the contract or any extension of the contract is in effect, an employee or agent of any other party to the contract in any capacity or a consultant to any other party of the contract with respect to the subject matter of the contract;

16. All representations and warranties contained herein shall survive the closing;

17. This offer shall constitute the entire contract between Schocket and Pima County and no modification hereof shall be binding unless in writing and signed by both parties; and,

18. This Agreement shall be recorded by Pima Courty and the rights conferred herein, including those contained in paragraphs 10 and 11, shall be continuing rights that are intended to benefit the Excluded Parcel and Lot 1, and as such, these rights shall run with the land in favor of Seller, or her heirs and assigns.

APPROVED:

By: _____ Date: 1-27-91
Evis (a/ka/ Eve) Schocket, Seller

The foregoing instrument was acknowledged before me this ____ day of _____, 1991, by Evis (a/k/a Eve) Schocket.

My Commission Expires: _____ Notary Public

9231 193

**APPROVED AS TO FORM:**

By: _____ Date: 10/3/91
Deputy County Attorney

By: _____ Date: 10/9/91
Thomas E. Burke, Manager
Property Management Division

By: _____ Date: 10/10/91
John M. Bernal, Director
Department of Transportation
& Flood Control District

**APPROVED AND ACCEPTED:**

By: _____ Date: NOV 5 1991
Chairman,
Pima County Board of Supervisors

**ATTEST:**

By: _____ Date: NOV 5 1991
Clerk, Pima County Board of Supervisors

Tax Code Numbers: 108-05-0010, 0060 & 1380

9231 194

May 14, 1990
Revised June 25, 1991
MMLD S6187-03-75

DESCRIPTION OF SLOPE EASEMENT TO BE ACQUIRED FROM SECTION 6, TOWNSHIP 13 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

That portion of Section 6, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows;

COMMENCING at the northwest corner of Lot 1, VISTA DE LAS CANDELAS ESTATES, according to the plat recorded in Book 15 of Maps and Plats at Page 14, Records of Pima County, Arizona;

THENCE S 88° 53' 43" W along the south right-of-way line of INA ROAD, according to the map recorded in Book 9 of Road Maps at Page 34, Records of Pima County, Arizona, a distance of 311.85 feet to the POINT OF BEGINNING;

THENCE S 65° 15' 27" W 43.66 feet;

THENCE S 79° 15' 28" W 53.76 feet;

THENCE S 82° 35' 18" W 95.58 feet;

THENCE S 84° 52' 52" W 57.14 feet;

THENCE S 89° 56' 54" W 54.41 feet;

THENCE S 85° 05' 23" W 45.20 feet;

THENCE S 88° 57' 24" W 236.63 feet to the east right-of-way line of NORTH FIRST AVENUE, according to the map recorded in Book 8 of Road Maps at Page 83, Records of Pima County, Arizona;

THENCE N 06° 24' 48" W along said east line a distance of 15.50 feet to a point of curvature of a tangent curve concave to the southeast;

THENCE northeasterly along the arc of said curve, to the right, having a radius of 25.00 feet and a central angle of 95° 18' 31" for an arc distance of 41.59 feet to a point on said south right-of-way line of INA ROAD;

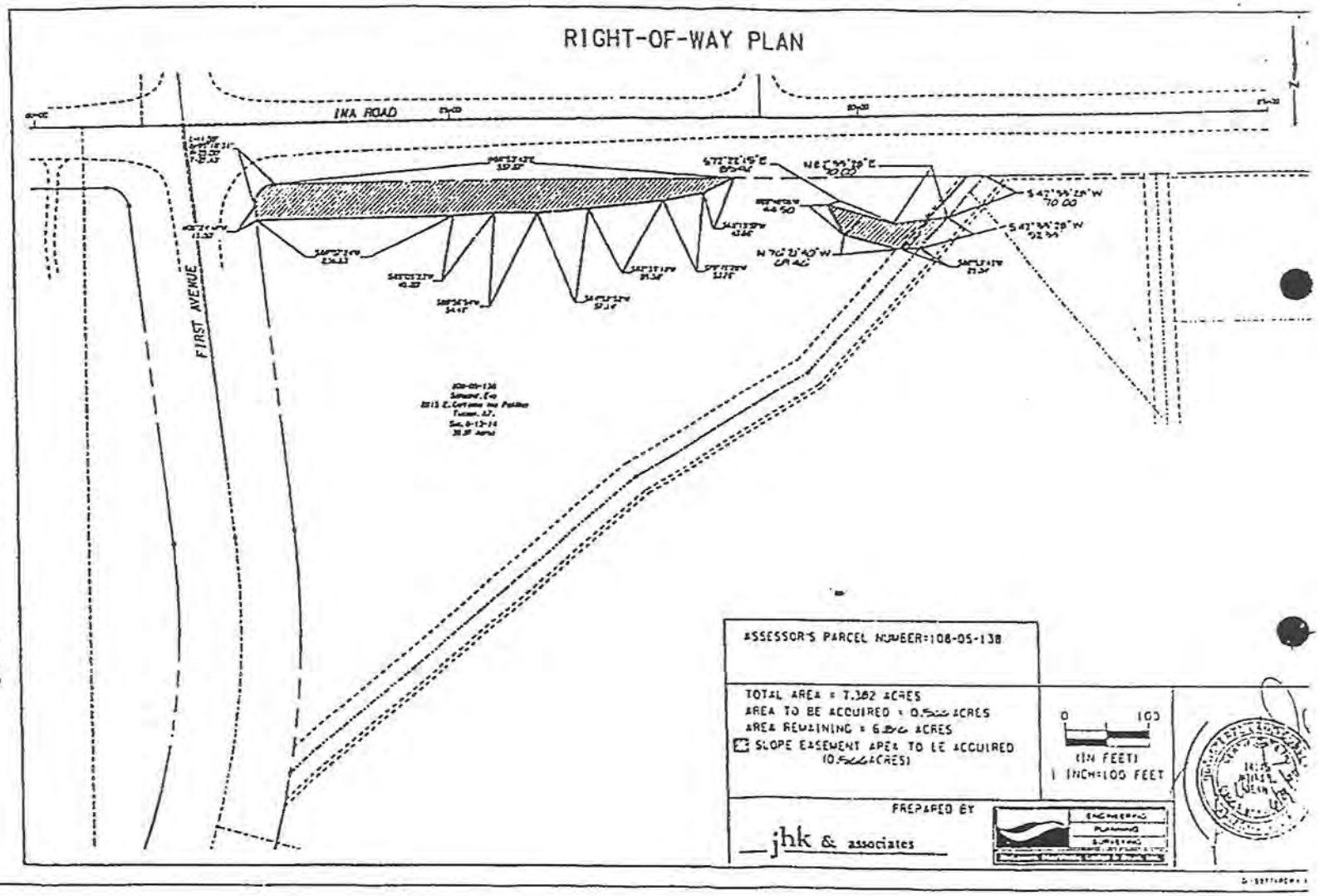
THENCE N 88° 53' 43" E along said south line a distance of 557.67 feet to the POINT OF BEGINNING;

TOGETHER WITH:

That portion of Section 6, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows;

EXHIBIT A(1)

9231 195


RIGHT-OF-WAY PLAN
INA ROAD
FIRST AVENUE
ASSESSOR'S PARCEL NUMBER=108-05-138
TOTAL AREA = 7.382 ACRES
AREA TO BE ACQUIRED = 0.5[illegible] ACRES
AREA REMAINING = 6.8[illegible] ACRES
SLOPE EASEMENT AREA TO BE ACQUIRED (0.5[illegible] ACRES)
0 100
(IN FEET)
1 INCH=100 FEET
PREPARED BY
jhk & associates
ENGINEERING
PLANNING
SURVEYING

9231 196

May 17, 1990
MMLD 86187-03-75/F

DESCRIPTION OF SLOPE EASEMENT TO BE ACQUIRED
FROM LOT 1, VISTA DE LAS CANDELAS ESTATES

That portion of Lot 1, VISTA DE LAS CANDELAS ESTATES, according to the plat recorded in Book 15 of Maps and Plats at Page 14, Records of Pima County, Arizona, described as follows:

BEGINNING at the most northwesterly corner of said Lot 1;

THENCE N 88° 53' 43" E along the north line of said Lot 1 a distance of 179.36 feet;

THENCE S 69° 41' 50" W 176.90 feet to the southwesterly line of said Lot 1;

THENCE N 39° 47' 32" W along said southwesterly line a distance of 49.50 feet to the most westerly corner of said Lot 1;

THENCE N 42° 33' 28" E along the northwesterly line of said Lot 1 a distance of 27.00 feet to the POINT OF BEGINNING;

Containing 0.135 acres, more or less.

PREPARED BY:

McGOVERN, MacVITTIE, LODGE & DEAN, INC.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
14145
JAMES L.
DEAN
Signed
ARIZONA, U.S.A.

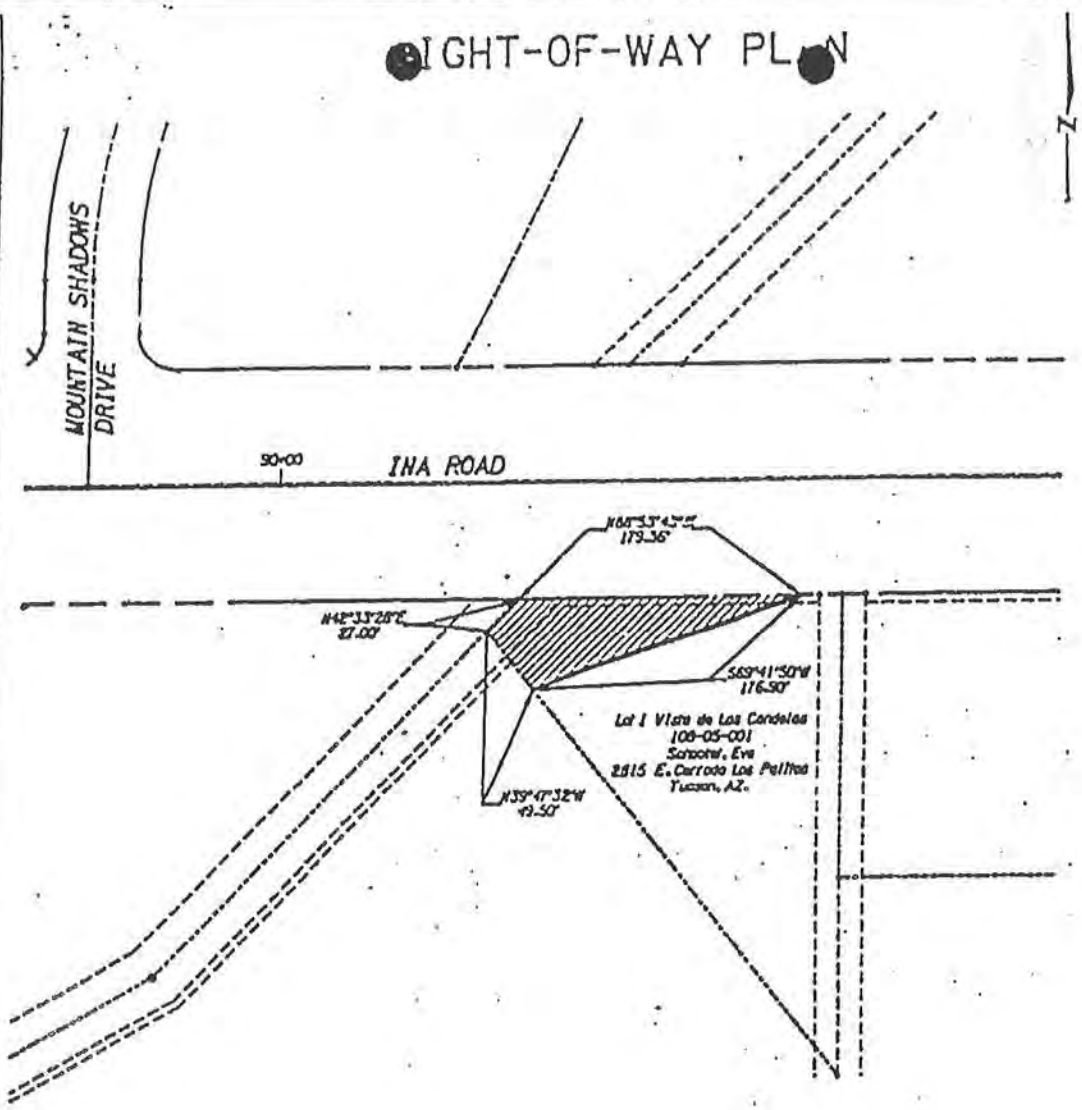
James L. Dean, R.L.S.

OWNER: Schocket, Eve
TAX CODE NO.: 108-05-001
ADDRESS: 2815 E. Cerrado Los Palitos
Tucson, Arizona

EXHIBIT A(3)

9231 197

# RIGHT-OF-WAY PLAN




ASSESSOR'S PARCEL NUMBER=108-05-001
LOT 1 , VISTA DE LAS CANDELAS SUBDIVISION
BOOK 15 OF MAPS AND PLATS AT PAGE 14

TOTAL AREA = 0.831 ACRES
AREA TO BE ACQUIRED=00.135 ACRES
AREA REMAINING = .696 ACRES
SLOPE EASEMENT AREA TO BE ACQUIRED

0 100
(IN FEET)
1 INCH=100 FEET

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
14141
JAMES L. DEAN
Date signed 5/21/98
ARIZONA, U.S.A.

PREPARED BY

jhk & associates

ENGINEERING
PLANNING
SURVEYING

9231 198

June 1, 1990
MMLD 86187-03-75/F

DESCRIPTION OF SLOPE EASEMENT TO BE ACQUIRED
FROM LOT 6, VISTA DE LAS CANDELAS ESTATES

That portion of Lot 6, VISTA DE LAS CANDELAS ESTATES, according to the plat recorded in Book 15 of Maps and Plats at Page 14, Records of Pima County, Arizona, described as follows:

BEGINNING at the most northerly corner of said Lot 6;

THENCE S 39° 47' 32" E along the northeasterly line of said Lot 6 a distance of 49.50 feet;

THENCE S 71° 29' 31" W 101.40 feet to the northwesterly line of said Lot 6;

THENCE N 42° 33' 28" E along said northwesterly line a distance of 95.34 feet to the POINT OF BEGINNING;

Containing 0.054 acres, more or less.

PREPARED BY:

McGOVERN, MacVITTIE, LODGE & DEAN, INC.

REGISTERED LAND SURVEYOR CERTIFICATE 14145 JAMES L. DEAN Signed 1990 ARIZONA U.S.A.

James L. Dean, R.L.S.

OWNER: Schocket
TAX CODE NO.: 108-02-006
ADDRESS: 2815 E. Cerrado Los Palitos
Tucson, Arizona

EXHIBIT A(2)

9231 199