
Planning & Zoning Commission Draft

P17RZ00012
Site Inventory & Land Use Proposal

**NEC Irvington Road @ Camino de Oeste
(Rezoning Application from SR to CR-3)**



Property Owner:

**Fidelity National Title Trust No. 60,477
7750 E. Broadway Boulevard – Suite 200
Tucson, AZ 85711**

Pima County Case No. P17RZ00012

January, 2018

P17RZ00012

Fidelity National Trust No. 60,477 – Camino de Oeste Rezoning

**Rezoning Request from SR to CR-3
Pima County, Arizona**

Submitted to:

Pima County Development Services Department
Planning Division
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January, 2018

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SECTION I:
Site Inventory

A. EXISTING LAND USES

1. Site Location and Regional Context

The subject rezoning property is located in the SW ¼ of Section 31, T14S, R13E, more particularly located at the northeast corner of W. Irvington Road and S. Camino de Oeste, approximately ¾ mile south of Ajo Highway. The rezoning site consists of a single parcel (Assessors Parcel No. 119-45-0210) and is 19.99 acres in gross area.

The property sits within an urbanizing context. Irvington Road is a designated “Major Street” and “Scenic Route) on the *Pima County Major Streets & Routes Plan* and Camino de Oeste serves as a nexus to Ajo Highway, the major arterial roadway for the entire southwest metropolitan region. The rezoning site is bounded by developed residential subdivisions to the southwest, west and north, together with unsubdivided residential to the south and southeast. Valencia Middle School adjoins the site along its east and north boundaries.

2. Existing On-Site Land Uses

The site is vacant, natural desert. Minor disturbance has occurred via pedestrian paths and unauthorized all-terrain vehicle (ATV) usage.

3. Existing Easements or Encumbrances

The site is encumbered by one (1) recorded easement:

- Per Docket 9632 @ Page 1063, a 5’ x 35’ electric easement adjoins a portion of the property’s southern boundary and is granted in favor of Trico Electric CO-OP, Inc. (see Exhibit I-A for location).

Preliminary discussions with the Pima County Department of Transportation (DOT) indicate that all ultimate public right-of-way needs are already in place; no dedications will be required in conjunction with this project.

4. Comprehensive Plan Designations On-Site & Surrounding

Pima Prospers designates the subject property as MLIU (Medium –Low Intensity Urban). The surrounding properties are a mix of MLIU (Medium Low Intensity Urban) and LIU 1.2 (Low Intensity Urban) as follows:

To the North:	MLIU & LIU 1.2
To the South:	LIU 1.2
To the East:	LIU 1.2
To the West:	MLIU, LIU 1.2

Section I - Site Inventory

A single rezoning policy, RP-70, applies to this rezoning site and states the following:

The site shall be surveyed for Pima pineapple cactus prior to the submittal of any rezoning request, unless the Pima County Development Services Department is provided with information from the U.S. Fish & Wildlife Service, which indicates a site survey is not necessary.

A site survey for Pima Pineapple Cactus was recently completed for the site and is presented in Section I-D (Biological Resources) of this Site Analysis. No (0) specimens were found on the property.

Two (2) Pima Prospers special area policies apply to the subject rezoning site, specifically S-29 and S-35. These are detailed below.

Special Area Policy S-29: Southwest Infrastructure Plan (SWIP) Area (SW)

The following policies apply:

1. Comprehensive Planning:
 1. The Southwest Infrastructure Plan (SWIP) shall be used to guide needs, obligations, funding, and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation, and other governmental facilities.
 2. New residential uses are incompatible within the one-half mile area from the bounds of the Tucson Trap and Skeet Club (Tax Code 210-12-0420). Any conflicts with policies approved under previous plan amendments shall be resolved at the time of the rezoning or specific plan.
 3. Proposed development shall be planned, designed, and constructed to implement the sustainability principles as described in the Southwest Infrastructure Plan (SWIP).
2. Environmental Planning:

At a minimum, applicable Maeveen Marie Behan Conservation Lands System Conservation Guidelines shall be complied with by providing for mitigation onsite, offsite, or in some combination thereof.
3. Regional Flood Control District:
 1. No building permits shall be issued until offsite flood control improvements are constructed to remove proposed development out of the FEMA 100-year floodplain.
 2. Development shall not occur within the Black Wash Administrative Floodway.
4. Wastewater Management:

No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. Adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be

available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

5. At a minimum, the majority of infrastructure and transportation costs shall be self-funded by the developer.

S-35 Retail Enhancement Contribution Areas (SW)

General Location: within a four-mile radius of the intersection of Ajo Way and Kinney Road

Policies: For development of retail stores in excess of 40,000 square feet within the area described, operating constraints and an enhancement contribution as outlined in a development agreement recorded in Pima County at Book 12939 Pages 7309-7306 (as may be amended) shall be required as a condition of rezoning. Operating protocols shall be appropriately employed to ensure applicability in comprehensive plan amendments, subdivision review or site development review as necessary.

Note: the above Policy S-35 is not relevant to this project, given that a residential subdivision is proposed and there is no commercial component.

5. Surrounding Land Uses

The properties surrounding the subject site are a mixture of developed residential, a public school, and vacant land:

To the North:	Valencia Middle School Athletic Fields, Developed Residential Subdivisions
To the South:	Subdivided and Unsubdivided Developed Residential
To the East:	Valencia Middle School Campus, Vacant Land, Developed Residential Subdivisions
To the West:	Vacant Land, Developed Residential Subdivision

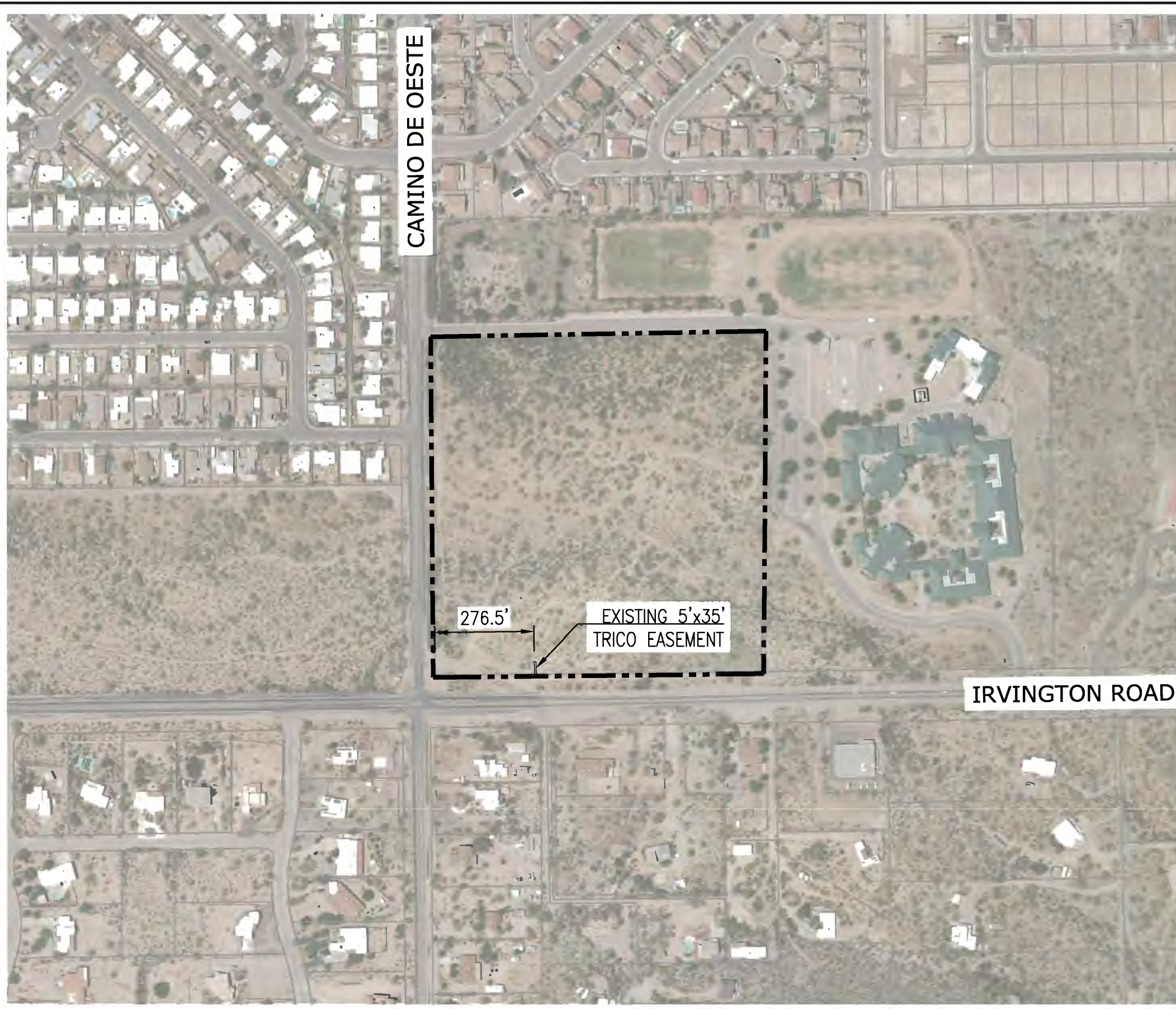
6. Pending Rezoning, Plats & Development Plans

The surrounding area is characterized mostly by recorded plats and developed residential subdivisions, together with the established Valencia Middle School.

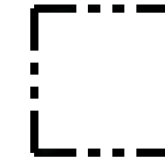
The only recently pending project in the vicinity is the conditionally approved rezoning under Case No. P16RZ00011 (Ajo Camino de Oeste, LLC – W. Ajo Highway Rezoning), located approximately ¾ mile to the north at the southeast corner of Camino de Oeste and Ajo Highway. That rezoning proposes a mixed-use project comprised of CR-4, TR & CB-1 zoning. Subsequent platting and development plan processing for the project has not yet been completed.

Exhibit to Follow

Dec 14, 2017 2:26pm U:\Projects\2017\17-486\Civil\CADD\Plans\Rezoning\17-486 Rezoning Fig 4.dwg

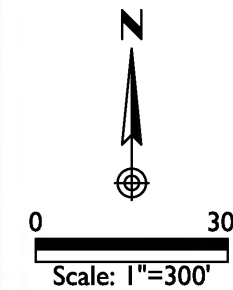


LEGEND



Rezoning site

The property is subject to a single easement in favor of Trico Electric Co-op, Inc.; this being over the 5'x35' area as illustrated hereon, said easement instrument being recorded in Dkt. 9632 at Pg. 1063.



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 TUCSON, ARIZONA 85749
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RED POINT DEVELOPMENT, INC
 20 ACRE PARCEL @ NORTHEAST CORNER IRVINGTON RD & CAMINO DE OESTE
 (OWNERSHIP: FIDELITY NATIONAL TITLE AGENCY TRUST No. 60,477)
 REZONING: SR TO CR-3

EXHIBIT I-A
 EXISTING EASEMENTS
 PAGE 4

B. TOPOGRAPHY & GRADING

1. Topographic Characteristics

The rezoning site is characterized by minor undulations and a gentle downward slope across the property from southeast to northwest. It is traversed by one (1) well-defined natural wash within its southern sector; the wash enters the site near its southeast corner and flows westward across it, exiting into a dip section across Camino de Oeste. This drainage feature is discussed in more detail in Section I.C (Hydrology) of this Site Analysis. See Exhibit I-B for existing-condition topography.

a. Restricted Peaks & Ridges

There are no restricted peaks or ridges on the property.

b. Rock Outcroppings, etc.

There are no rock outcroppings, etc. on the subject property.

c. Slope of 15% or Greater

The rezoning site contains no (0) slopes of fifteen percent (15%) or greater, and which are both longer than fifty feet (50') when measured in any horizontal direction, and taller than seven and one half feet (7.5') when measured vertically.

d. Other Significant Topographic Features

Other than the aforementioned wash that traverses the site, there are no significant or remarkable topographic features on the property.

e. Existing Grading and/or Ground Disturbance

The majority of the site is natural desert. Some minor ground disturbance has occurred, apparently from unauthorized all-terrain vehicle (ATV) use and informal pedestrian paths.

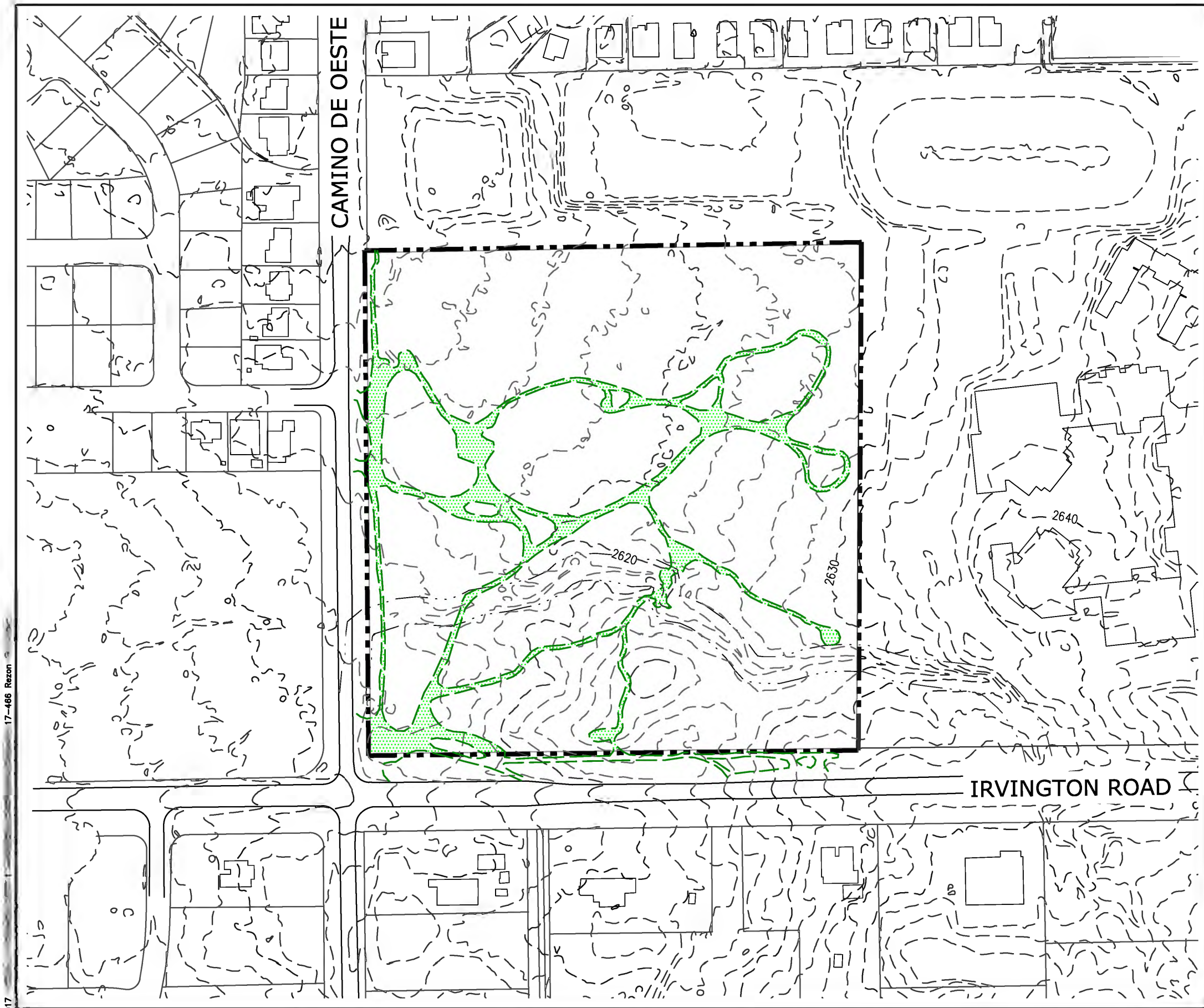
2. Pre-Development Average Cross-Slope

The average cross-slope calculation for the subject property, in accordance with Chapter 18.61 (Hillside Development Zone), is as follows:

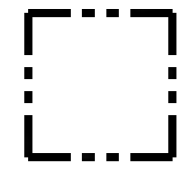
$$(2' \text{ Contour Interval}) \times (18,946' \text{ Total Length of Contours}) \times (0.0023 \text{ Conversion Factor})$$

(19.99 AC Total Site Area)

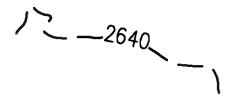
The resultant Average Cross Slope (ACS) = 4.35%.



LEGEND



Rezoning site



Existing Condition Topographic Contour (2' Interval)

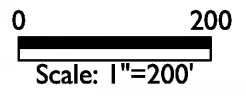


Existing Ground Disturbance (ATV Usage, Existing Paths)

Average Cross Slope = 4%

- (I) Contour Interval = 2'
- (L) Contour Length = 18946
- (A) Parcel Area = 19.99 acres

Source Topography: Pima Association of Governments (2015)



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 520 850-0917

Dec 14, 2017 17-486 Rezon



RED POINT DEVELOPMENT, INC
 20 ACRE PARCEL @ NORTHEAST CORNER IRVINGTON RD & CAMINO DE OESTE
 (OWNERSHIP: FIDELITY NATIONAL TITLE AGENCY TRUST No. 60,477)
 REZONING: SR TO CR-3

EXHIBIT I-B
 TOPOGRAPHIC CHARACTERISTICS
 PAGE 6

C. HYDROLOGY

EPS Group, Inc. has completed a preliminary drainage assessment for the subject property in accordance with the County's adopted Site Analysis guidelines (Assessors Parcel No. 119-45-0210). The findings of same are presented below.

1. Off-Site Watersheds & Hydrology

Exhibit I-C.1 illustrates the off-site watersheds draining into the subject property, along with their respective points of concentration, and provides a Summary Table indicating their individual drainage areas and 100-year discharges. The upstream watersheds are a mixture of developed properties (a middle school campus and numerous residential lots) and vacant desert. The largest contributing watershed's flow proceeds beneath Irvington Road via an existing culvert installation, and then enters the subject property near its southeast corner.

2. On-Site Hydrology

The rezoning site is vacant and undeveloped in the existing condition. The project parcel consists of 100% hydrologic soil Type B. Refer to Exhibit I-C.2 in support of the following:

a. Flood Control Resources Areas.

The source information underlying this drainage analysis includes topography from PAG, together with those resources found on the Pima County Regional Flood Control District (RFCD) website, the Pima County MapGuide (GIS), the City of Tucson Drainage Manual, and the FEMA Maps website.

The Pima County hydrologic computation procedure, as presented within the "PC-HYDRO User Guide" (Arroyo Engineering, March 2007), was used to compute the peak discharges. PC-Hydro, Version 6.1, was used to estimate the flows affecting this site. PC-Hydro is a web-based computer program developed per the Pima County Hydrology Procedures, which uses a Rational Method based algorithm and utilizes rainfall depth information from the intensity-duration-frequency data from NOAA Precipitation Atlas 14 of the Western United States, Volume I, Version 4, NOAA National Weather Service, Silver Spring, Maryland (G. M. Bonnin, et al., 2006). Specific watershed parameters were estimated per the Pima County Hydrology Procedures and based on local topography, recent aerial photography, and field verification.

Hydrologic soil groups (HSG) for the existing and proposed condition drainage areas were determined from the Pima County Mapguide Map, which is a GIS system that includes various digital mapping layers for Pima County, Arizona. Soils information for this report is based off of the NRCS (Natural Resources Conservation Services) line work within Pima County Mapguide Map, effective October 1, 2016.

PC-Hydro computations, similar to the Rational Method, assume that rainfall is uniformly distributed over the entire watershed, uniform rainfall intensity occurs with a duration of at least the time of concentration, peak rate of runoff is proportional to rainfall intensity and rainfall depth averaged over the time period is equal to the time of concentration, the return period of the runoff event is the same as the return period of the precipitation event, and that channel storage is negligible. It is noted that the Pima County Hydrology Procedure as presented in PC-Hydro can be used for watersheds up to 10 square miles with further notation that it tends to be valid for watersheds with homogenous areas up to 1 square mile. (Arroyo Engineering, March 2007)

b. Concentration Points & 100-year Discharges

The existing on-site watersheds are divided into four (4) areas: EON-1, EON-2, EON-3, and EON-4. Their on-site areas and respective on-site portion of their discharges are shown in Table 1 below.

Table 1: On-Site Watersheds						
Drainage Area ID	Watershed On-Site Area (acres)	Cw	Tc (min)	i (in/hr)	q (in/hr)	Q (CFS)
EON-1	0.88	0.74	5	10.44	7.75	6.9
EON-2	0.21	0.74	5	10.44	7.75	1.6
EON-3	7.57	0.74	5	10.44	7.75	59.1
EON-4	11.13	0.72	5.2	10.25	7.33	82.2

Onsite watershed EON-3 discharges into the existing onsite wash channel and contributes 59.1 cfs from its on-site area. The concentration point and discharge volume labeled on Exhibit I-C.2 just west of EON-3 represents the total discharge where this onsite wash exits the rezoning site and crosses Camino De Oeste. The discharge volume shown on this Exhibit, therefore, reflects both the offsite (OFF-1) and onsite (EON-3) contributing drainage areas, comprising a total of 56.8 acres. Table 2 provides further particulars of this combined flow exiting the subject property and crossing Camino de Oeste.

Table 2: Total Flow Exiting Site from Existing Natural Channel				
Q Storm	Tc (min)	i (in/hr)	q (in/hr)	Q (CFS)
100-Year	8.9	8.27	6.11	350.0

c. FEMA-Designated Floodplains.

The project area is included in the FEMA FIRM Panel 2270L, Map Number 04019C2270L, with a revision date of June 16, 2011. As shown on the map, a small portion of the project site is within Zone "A", with the remaining project area within Zone "X". Zone "A" classifies an area of "Special flood hazard areas subject to inundation by the 1% annual

chance flood”, with “no base flood elevations determined.” Zone “X” classifies an area of, “0.2% annual chance of flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance of flood”.

A portion of the new development of this subdivision is within the FEMA Zone “A”, therefore the FEMA zone will need to be annotated onto the proposed subdivision plats and a CLOMR/LOMR will need to be accompanied with the final hydraulic design to document the hydrologic/hydraulic characteristics of the resultant regulatory floodway.

d. Regulatory Floodplain Delineations.

On-site floodplain delineations are provided on Exhibit I-C.2. Only one (1) regulatory floodplain impacts the subject property, this being associated with the defined natural drainage channel thereon.

e. Determination of Regulatory Sheet Flood Areas.

A HEC-RAS analysis was performed on the existing ephemeral wash extending through the site to determine the delineation of the regulatory floodplain. Six (6) cross-sections were determined to model the wash across the site based on approximately 200’ spacing and using existing PAG topography. Manning’s n values were determined using the City of Tucson Drainage Manual Table 8.1. A Manning’s value of 0.060 for normal density desert brush was used for the overbanks and a value of 0.035 for natural channel with sand bottom with sides of trees and shrubs was used for the main channel. The model was run using mixed-flow regime with boundary condition downstream and upstream water surface elevations calculated using normal depth with a slope of 0.76% and 1.25%, respectively. Ineffective flow areas were determined in the cross-sections as applicable to the existing site topography.

The specific cross-section locations used in the HEC-RAS analysis are shown on the onsite hydrology map; the regulatory floodplain limits depicted are based upon the water-surface elevations yielded by the HEC-RAS calculations.

f. Lakes, Ponds, Wetlands, etc.

There are no lakes, ponds, wetlands, springs, or other sources of perennial surface water on this site.

g. Erosion Hazard Setbacks (EHS)

Erosion hazard setbacks are provided on Exhibit I-C.2. A 25-foot EHS has been determined along the existing onsite regulatory wash and is established in accordance with Section 16.28.030 of Pima County Floodplain Management Ordinance, Title 16.

h. Pima County Regulated Habitat

There are no Pima County Regulated Riparian Habitat areas within the project site.

i. Flow Arrows for Non-regulatory Flows

Direction surface-flow arrows are provided on Exhibit I-C.2.

j. Existing Drainage Easements.

There are no established or recorded drainage easements on this site.

k. Existing Drainage Infrastructure.

The following off-site drainage infrastructure is presently in place:

- A 2-cell, 6' x 3' box culvert is located beneath Irvington Road, approximately 500' upstream (i.e. to the east of) the subject property. This culvert discharges runoff from the off-site watershed area lying south of Irvington Road and directs it into the adjacent Valencia Middle School property.
- To the immediate west of the subject property, an existing roadway dip section within Camino De Oeste conveys the flow from the existing on-site natural channel that traverses the subject property.

3. Hydrology

The subject property parcel is currently undeveloped, consisting of desert brush and an ephemeral wash that extends through the site from east to west. Vegetation across the site is composed of desert brush and local cacti, with an approximate cover density of 30%. Soils across the site are Pantano-Granolite complex soils and are classified as hydrologic soil group (HSG) "D".

The existing site drainage is bifurcated. The northern portion of the site drains to the northwest and discharges at the extreme northwest corner of the property into the Camino De Oeste right-of-way. The southern portion of the site includes the aforementioned ephemeral wash and discharges to the west in a dip section across Camino De Oeste. Both on-site areas are ultimately tributary to the Black Wash and are part of the Santa Cruz River watershed.

a. Features of the Watersheds That May be Affected.

The primary runoff entering the site does so at a point on the east property line, is conveyed by the aforementioned on-site natural wash, and exits the site to the west across a dip-section in Camino De Oeste. The offsite drainage area for this onsite wash extends to the southeast from the east property line and is composed of rural residential

homesteads south of Irvington Road and the Valencia Middle School (VMS) campus to the immediate east (refer to Exhibit I-C.1). Offsite drainage also accumulates and is conveyed within the VMS on-site roadway that parallels the rezoning site's north boundary. Runoff conveyed in this existing roadway flows westward and is intercepted by a transverse grate and storm drain, which then drains into an existing retention/detention basin on the VMS property.

Per the PCRFC "Critical Basins Within Unincorporated Pima County" map with an effective date of 3/15/2007, the subject property lies within the Black Wash Area critical basin. As a requirement of the current RCD *Design Standards for Stormwater Detention and Retention* manual, new developments must demonstrate appropriate measures to reduce post-development peak-discharge rates by 10% of pre-developed conditions for the 2, 10 and 100-year storm events. Multiple on-site retention/detention basins are proposed for this subdivision to accordingly reduce the post-development peak discharge rates to the required levels. These retention/detention basins will be equipped with storage volume and outlet structures consisting of appropriate weir/pipe outlet configurations; this topic is addressed more fully in Section II.D of this Site Analysis.

b. Acreages and 100-year Peak Discharges of Upstream Watersheds.

The boundary of the offsite watersheds contributing rainfall runoff to the subject rezoning site are shown on Exhibit I-C.1. Offsite watersheds affecting this site extend to the east and southeast and are composed of a combination of rural residential and public school development. The following supplemental detail is provided:

Drainage Area OFF-1: An existing 2-cell 6'x3' RCBC extends beneath Irvington Road just to the east of the subject property and accepts runoff from an upstream area south of the roadway and discharges it into the adjacent Valencia Middle School property. This flow is contained within a natural wash that flows westward into the rezoning site. This upstream watershed is approximately 49.2 acres in size, with soils composed of a mixture of Pantano-Granolite complex, 5%-25% slopes, and Anklam-Cellar-Rock outcrop complex, 15%-55% slopes. All soils within this watershed are classified as HSG "D" soils.

Drainage Areas OFF-2 to OFF-5: These various areas drain westward across the site's east property boundary. They are composed of a combination of undeveloped desert, roadways, and school parking and campus improvements. The approximate off-site areas for each of these watersheds are 0.37 AC, 0.20 AC, 0.17 AC, and 1.08 AC, respectively. Drainage Area OFF-2 comprises a portion of the Irvington Road north roadway section and drains to the extreme southeast corner of the rezoning site. Drainage Areas OFF-3 and OFF-4 are composed of landscaped desert areas within the school property that drain westward

across the rezoning site's east property line. Drainage Area OFF-5 is composed of school building and parking lot areas that drain across our east property line via an existing curb opening.

Drainage Area OFF-6: Offsite drainage indirectly impacts the site along the north property line via the school's existing roadway that parallels this boundary. This off-site drainage area is approximately 16.8 AC in size and ultimately drains westward into a transverse grate and storm drain on the school property. The storm drain system discharges to the school's existing retention/detention basin in the northwest corner of its property.

Also refer to the Table provided in Exhibit I-C.1 for the above offsite drainage areas and their 100-year peak discharge rates.

c. Methodology Used to Determine EHS's.

Erosion hazard setbacks are provided on Exhibit I-C.2. A 25-foot EHS offset from the floodplain limits has been determined along the existing onsite wash and was established per Section 16.28.030 of Pima County Floodplain Management Ordinance, Title 16.

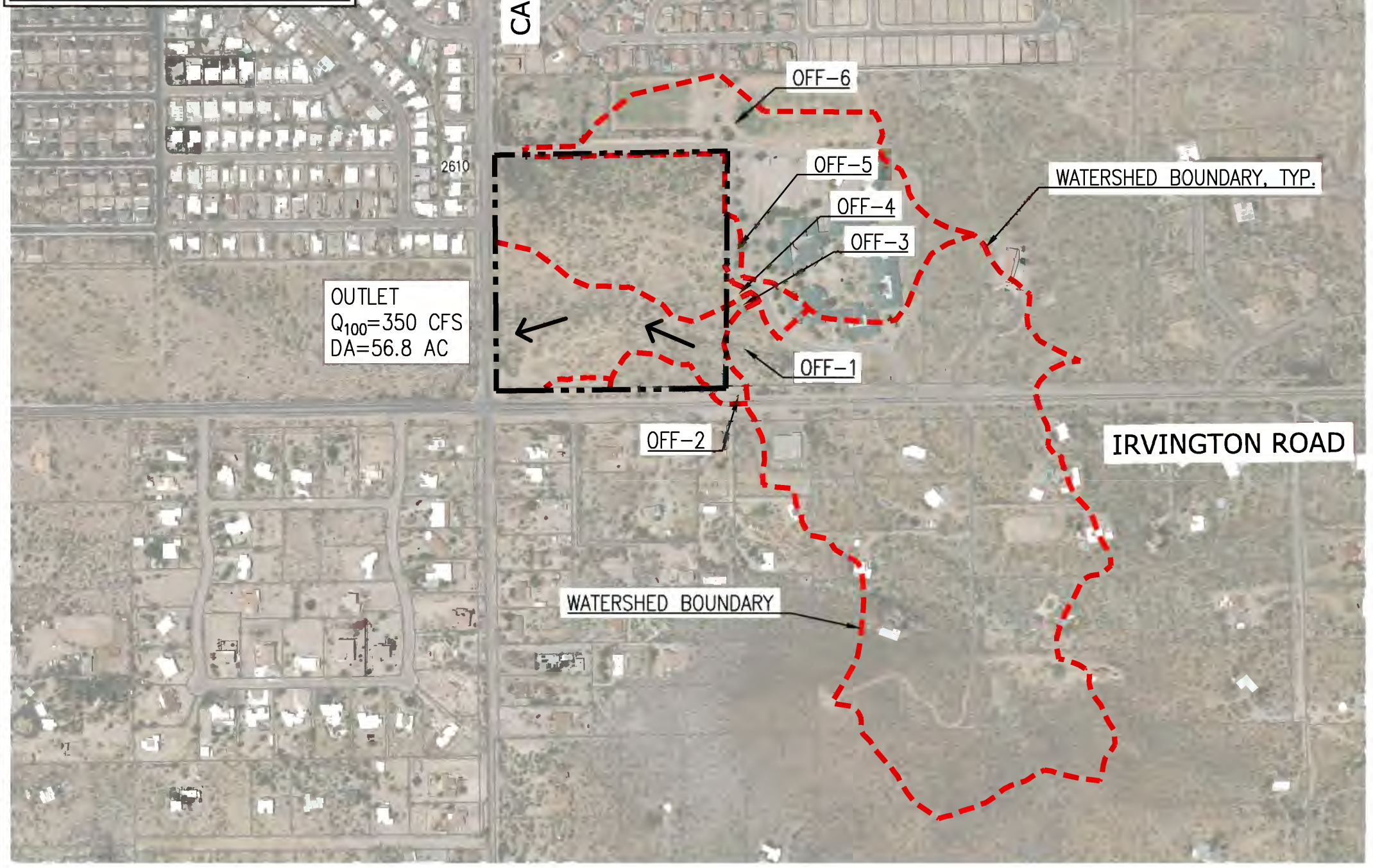
d. Methodology Used to Determine 100-year Floodplains.

The ephemeral wash extending through the site was modeled using HEC-RAS hydraulic analysis program. Also refer to above Section I-C.2.e.

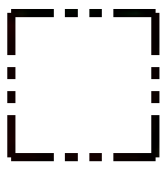


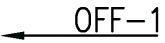
Exhibits to Follow


Dec 14, 2017 2:29pm U:\Projects\2017\17-486\Civil\CADD\Plans\Rezoning\17-486 Rezoning Fig 7.dwg


Summary Table		
Concentration Point	Q ₁₀₀ (CFS)	DA (Ac)
OFF-1	324.3	49.2
OFF-2	3.0	0.4
OFF-3	1.6	0.2
OFF-4	1.3	0.2
OFF-5	9.7	1.1



LEGEND

-  Rezoning site
-  Watershed Boundary
-  Direction of Primary Flow
-  Indicates Off-Site Watershed Points of Concentration Entering Site at Property Line





Scale: 1"=500'

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



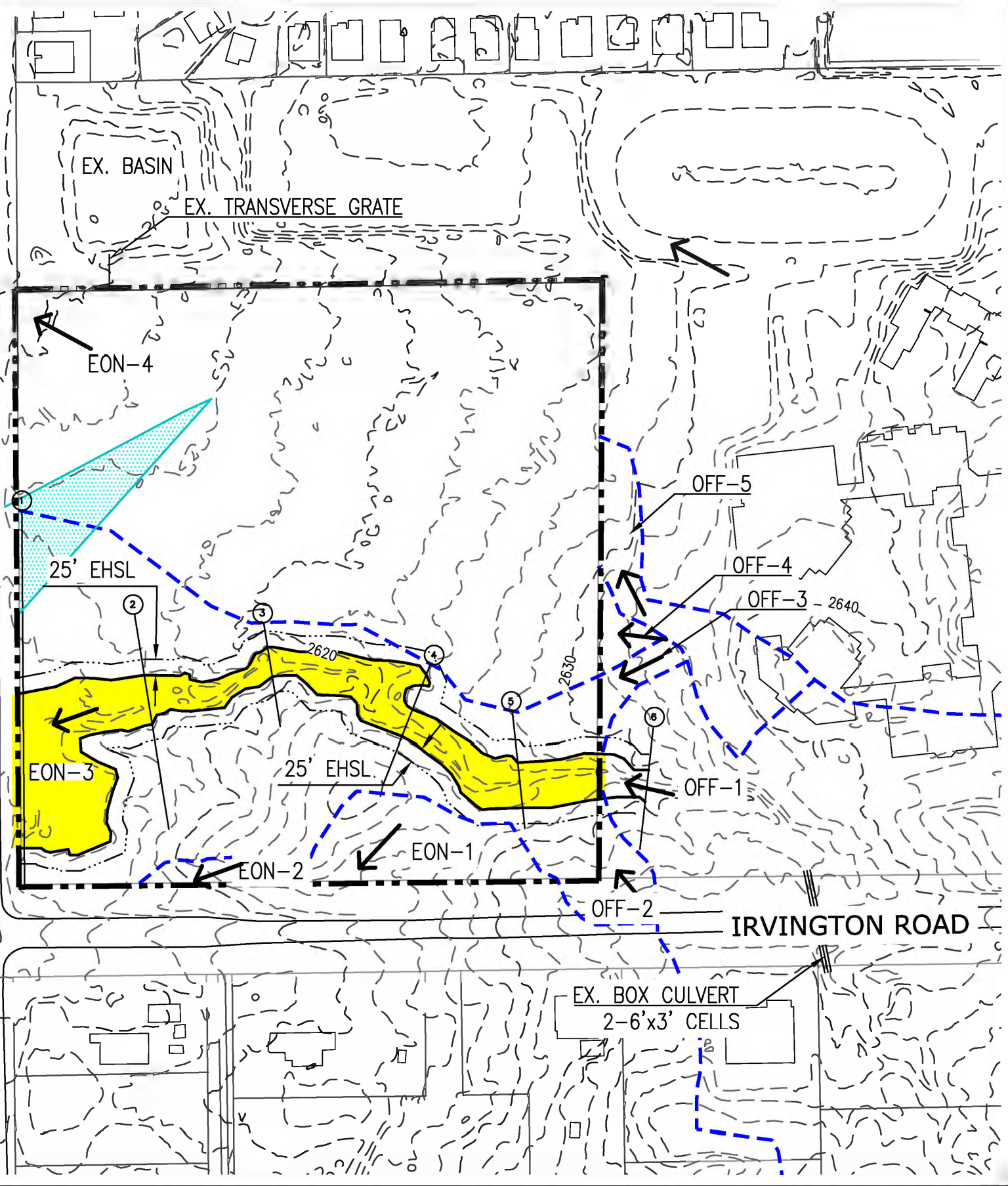
RED POINT DEVELOPMENT, INC
 20 ACRE PARCEL @ NORTHEAST CORNER IRVINGTON RD & CAMINO DE OESTE
 (OWNERSHIP: FIDELITY NATIONAL TITLE AGENCY TRUST No. 60,477)
 REZONING: SR TO CR-3

EXHIBIT I-C.1
 OFFSITE HYDROLOGY
 PAGE 13

Watershed Summary Table

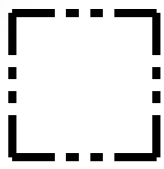
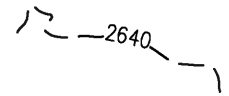

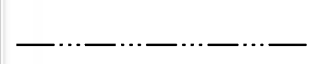




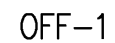

Concentration Point	Q ₁₀₀ (CFS)	DA (Ac)
EON-1	6.9	0.9
EON-2	1.6	0.2
EON-3	59.1	7.6
EON-4	82.2	11.1
OFF-1	324.3	49.2
OFF-2	3.0	0.4
OFF-3	1.6	0.2
OFF-4	1.3	0.2
OFF-5	9.7	1.1

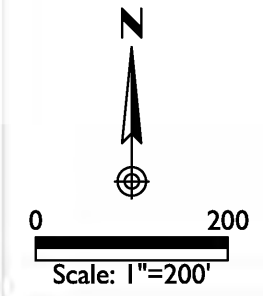
CAMINO DE OESTE



OUTLET
Q₁₀₀=350 CFS
DA=56.8 AC

LEGEND

-  Rezoning site
-  Existing Condition Topographic Contour (2' Interval)
-  Approximate 100-Year Regulatory Floodplain Limit
-  Erosion Hazard Setback Limit (EHSL)
-  Watershed Boundaries (On-Site & Off-Site)
-  Direction of Flow
-  HEC-RAS Cross Sections
-  EON-1 Existing On-Site Concentration Point
-  OFF-1 Existing Off-Site Concentration Point
-  FEMA Zone "A" Area



Jim Portner, Agent for Owner
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Dec 14, 2017 17-486 Rezon



RED POINT DEVELOPMENT, INC
20 ACRE PARCEL @ NORTHEAST CORNER IRVINGTON RD & CAMINO DE OESTE
(OWNERSHIP: FIDELITY NATIONAL TITLE AGENCY TRUST No. 60,477)
REZONING: SR TO CR-3

EXHIBIT I-C.2
ONSITE HYDROLOGY
PAGE 14

D. BIOLOGICAL RESOURCES

1. Conservation Lands System

The entire site falls outside of the Maeveen Marie Behan Conservation Lands System (MMBCLS).

2. Priority Conservation Areas

There are no Critical Landscape Linkages on or near this property.

a. Pima Pineapple Cactus

The entire site is designated as part of Priority Conservation Area (PCA) for the Cactus Ferruginous Pygmy Owl. Rezoning Policy RP-70 (previously discussed in Section I.A.4 of this Site Analysis) required a site survey for Pima Pineapple Cactus prior to the submittal of a rezoning application on this property. A site survey was conducted in November, 2017 by a registered landscape architect; no specimens were found. A letter to this effect is provided in Exhibit I-D.1.

b. Needle-Spined Pineapple Cactus

No portion of the site is designated as Priority Conservation Area (PCA) for the Western Burrowing Owl.

c. Cactus Ferruginous Pygmy Owl and Burrowing Owl

No portion of the site is designated as Priority Conservation Area (PCA) for the Western Burrowing Owl.

3. Saguaro and Ironwoods Inventory

Saguaro Cactus (*Carnegia gigantea*) have been field surveyed and mapped on the subject rezoning site. A total of two hundred one (201) saguaros were found, many of which, occurred in clustered arrangements. The on-site specimens have been mapped in categories of six feet (6') tall or less (127 specimens), and greater than six feet (> 6') in height (74 specimens) on Exhibit I-D.2.

The site was also surveyed for Ironwood trees. No (0) Ironwoods were found.

4. Habitat Protection/Community Open Space

The property is not designated for habitat protection or community open space acquisition by Pima County

Acuña Coffeen Landscape Architects

3532 North Avenida Albor Tucson, Arizona 85745 (520) 441-2754

November 10, 2017

Jim Portner, Principal
Projects International Inc.
10836 E. Armada Lane
Tucson, AZ 85749-9460

Re: Red Point Rezoning -- NEC Irvington Road @ Camino de Oeste

Dear Mr. Portner:

I have surveyed the above referenced project site for the presence of pima pineapple cactus. None were found as a result. Other protected native plants are present and will be salvaged and mitigated in accordance with state law and the Pima County Native Plant Preservation Ordinance at the time of future subdivision platting.

If you require more information please call me.

Sincerely,



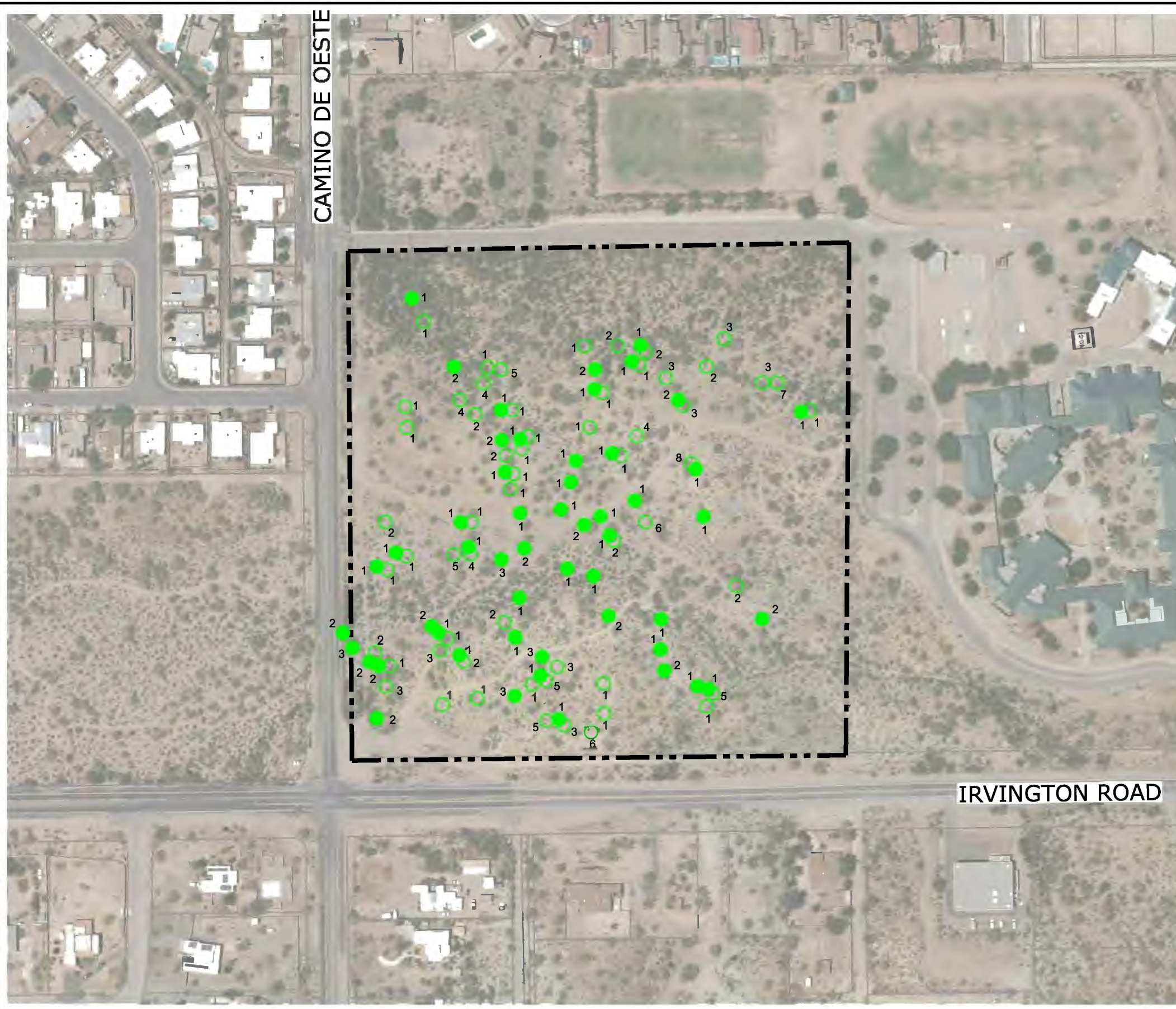
Steve Acuña



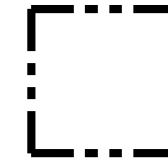
Expires 3-31-20

Exhibit I-D.1
Pima Pineapple Cactus Site Survey
Landscape Architect's Letter of Findings

Dec 14, 2017 2:30pm U:\Projects\2017\17-486\Civil\CADD\Plans\Rezoning\17-486 Rezoning Fig 9.dwg



LEGEND



Rezoning site

Saguaro Inventory



Saguaro ≤ 6'

Adjacent number denotes quantity of specimens in cluster

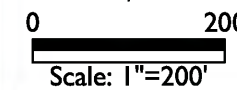


Saguaro > 6'

Adjacent number denotes quantity of specimens in cluster

Ironwood Tree Inventory

No (0) Ironwood trees exist on this Property



Jim Portner, Agent for Owner
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RED POINT DEVELOPMENT, INC
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EXHIBIT I-D.2
 PLANT INVENTORY
 PAGE 17

E. TRANSPORTATION

The subject property is located at the northeast corner of Irvington Road @ Camino de Oeste, approximately $\frac{3}{4}$ miles south of Camino de Oeste's intersection with Ajo Highway. Irvington Road is a designated "major street" and "scenic route" (medium volume arterial street) on the *Pima County Major Streets & Scenic Routes Plan (MSSRP)* per its August 17, 2015 update. Camino de Oeste is also a designated "major street" (low volume arterial) on the *MSSRP*. Please refer to Exhibit I-F.1.

1. Existing & Proposed Off-Site Streets

a. Existing Rights-of-Way

The existing right-of-way width for Irvington Road is one hundred fifty feet (150'); the existing right-of-way in place for Camino de Oeste is ninety feet (90'). Both of these satisfy the full *MSSRP* width requirements.

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

Irvington Road features two travel lanes east of Camino de Oeste and three travel lanes (includes a center left-turn lane) west of Camino de Oeste. The posted speed limit is 45 MPH west of Camino de Oeste and 30 MPH east of this intersection. The roadway has a capacity of 16,700 average daily trips (ADT) west of Camino de Oeste and 13,122 ADT east of same.

Camino de Oeste features two travel lanes north and south of Irvington Road. The posted speed limit is 35 MPH and the roadway has a capacity of 13,122 ADT.

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 contain fifty-three (53) single-family residential lots. This will yield a total trip generation of approximately five hundred thirty (530) additional vehicle trips onto the surrounding street network. As such, Table 3 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 Irvington Road or Camino de Oeste.

e. Public Roadway Improvements Underway or Planned

The Department of Transportation (DOT) indicates that no public roadway improvements are planned in the project vicinity within the next five years.

TABLE 3: ADT VOLUMES FOR NEARBY MAJOR STREETS WITHIN ONE (1) MILE	
Street Name	Average Daily Trip (ADT) Volume
Irvington Road	8,860 (Joseph Avenue to Camino de Oeste) 6,210 (Camino de Oeste to Cardinal Avenue) 11,021 (Cardinal Avenue to Mission Road)
Camino de Oeste	7,490 (Los Reales Road to Valencia Road) 1,008 (Dakota Street to Irvington Road) 4,042 (Irvington Road to Tucson-Ajo Hwy.)
Tucson-Ajo Highway (State Route 86) Source: ADOT Traffic Counts	6,974 (Valencia Rd to San Joaquin Rd) 17,621 (San Joaquin Rd to Kinney Rd) 31,608 (Kinney Road to La Cholla Blvd)
Kinney Road	6,151 (Irvington Road to Bopp Road) 8,053 (Bopp Road to Tucson Estates Pkwy)

2. Distances from Site to Existing Nearby Driveways & Intersections

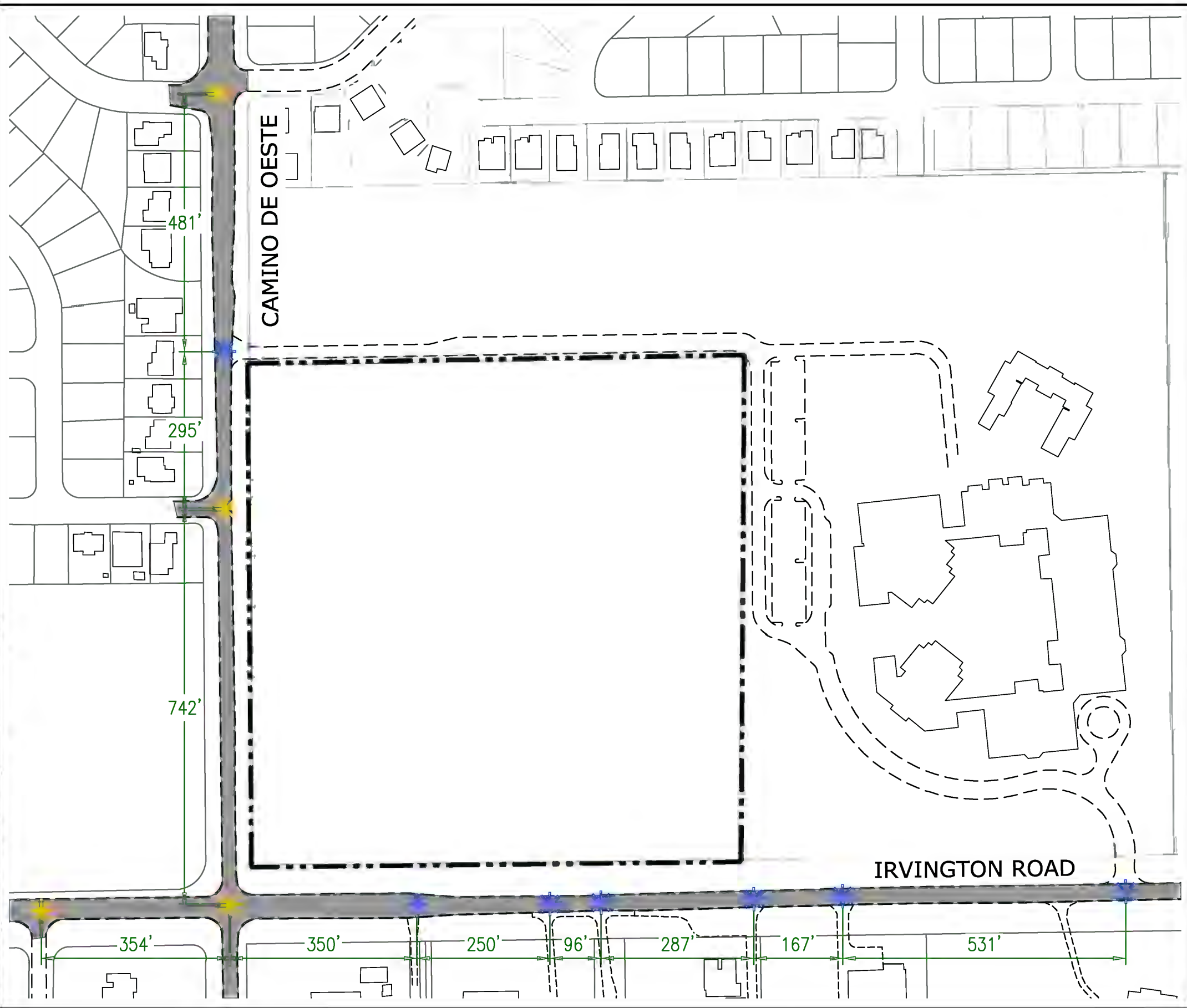
Nearby private driveways and public street intersections in the vicinity of the subject property have been illustrated on Exhibit I-E.1 (Adjacent Driveways & Street Intersections). The only paved driveways in the vicinity exist to serve the adjacent Valencia Middle School property. All other private driveways in the area serve existing single family residences and are unpaved.

3. Existing & Planned Transit Routes

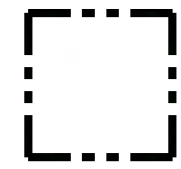
Sun Tran has no regular bus routes serving the project site and surrounding vicinity. There are two *Sun Shuttle* routes serving the general area, these being No. 486 (Ajo-Tucson) and No. 430 (Tucson Estates), the latter of which bypasses the subject property directly and has an existing stop located at the intersection of Camino de Oeste @ Calle Don Miguel, approximately ½ mile north of Irvington Road. Please refer to Exhibit I-F.2: Public Transit.

Exhibits to Follow

Dec 14, 2017 2:31pm U:\Projects\2017\17-486\Civil\CADD\Plans\Resoning\17-486 Rezon Fig 12.dwg



LEGEND



Rezoning site



Public Street Intersection



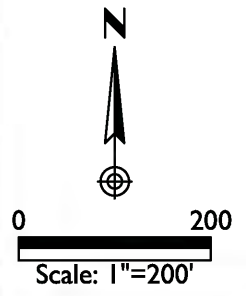
Private Driveway Intersection
with Public Street



Approximate Distances
Between Street Intersections,
Driveways (centerline to
centerline)



Major Streets per MSSR Plan



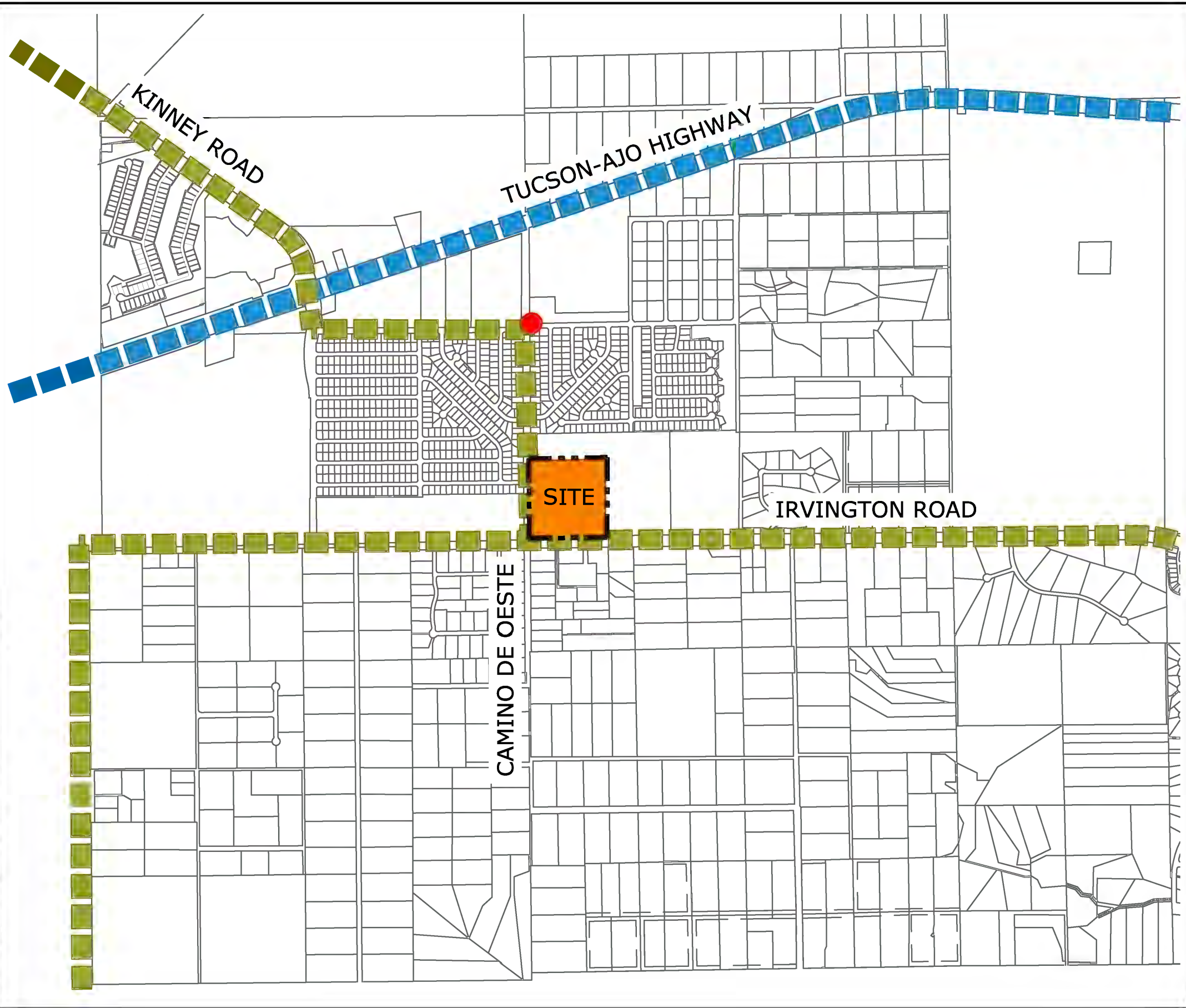
Jim Portner, Agent for Owner
 PROJECTS INTERNATIONAL, INC.
 10836 E. ARMADA LANE
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 520 850-0917



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 20 ACRE PARCEL @ NORTHEAST CORNER IRVINGTON RD & CAMINO DE OESTE
 (OWNERSHIP: FIDELITY NATIONAL TITLE AGENCY TRUST No. 60,477)
 REZONING: SR TO CR-3

EXHIBIT I-E.1
 ADJACENT DRIVEWAYS &
 STREET INTERSECTIONS
 PAGE 20

Dec 14, 2017 2:32pm U:\Projects\2017\17-486\Civil\CADD\Plans\Resoning\17-486 Rezon Fig 1.3.dwg



LEGEND



Rezoning site

SunTran Sun Shuttle Routes



#486 Ajo-Tucson

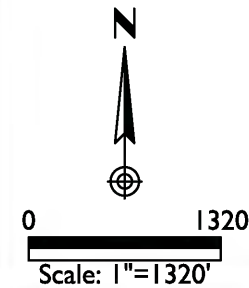


#430 Tucson Estates



Nearest Sun Shuttle Stop

Source Mapping: SunTran System Map



Jim Portner, Agent for Owner
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EXHIBIT I-E.2
 PUBLIC TRANSIT
 PAGE 21

F. SEWERS

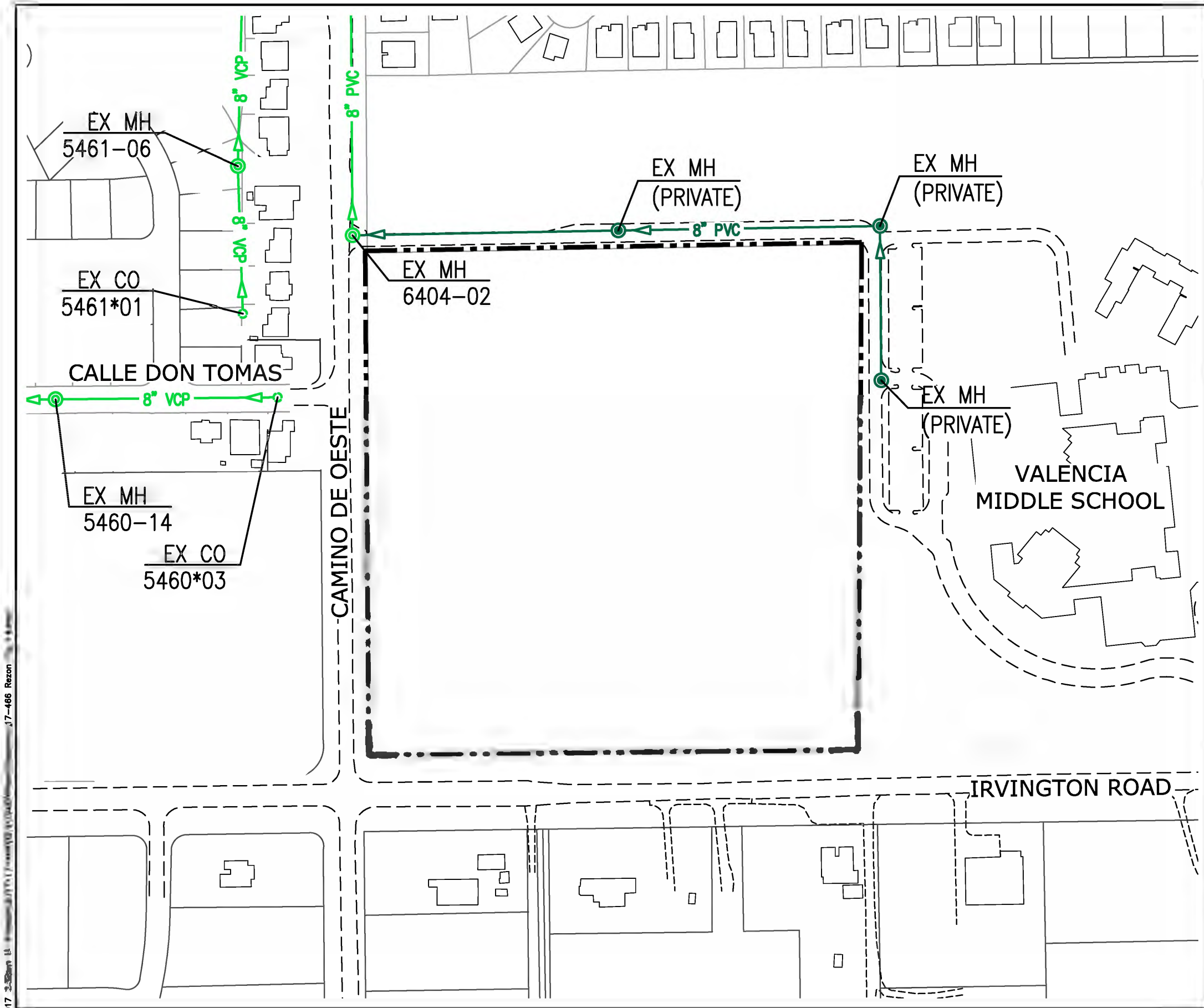
1. Size & Location of Existing Sewers

The rezoning site is served by an existing 8" public sewer (G-92-030) located within the Camino de Oeste right-of-way; attendant manhole No. 6404-02 lies just beyond the northwest corner of the subject property. 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. 59-61) of this Site Analysis.

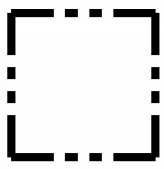


2. Any Constraints to Gravity Service

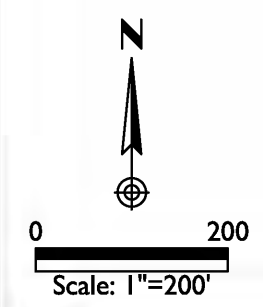
It does not appear that there are any constraints to providing gravity sewer service for the project nor in connecting its new sewers to the aforementioned public line and manhole. Given the topography of the site, the entire proposed project will drain into the existing sewer and manhole at the property's northwest corner.

Exhibit to Follow



LEGEND

-  Rezoning site
-  Existing Public Sewer, Flow Direction, Manhole Number & Line Size
-  Existing Private Sewer & Manhole



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

Dec 14, 2017 3:28pm LT: \\server01\proj\010401\... 37-486 Rezon
 blismann



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 REZONING: SR TO CR-3

EXHIBIT I-F
 SEWERS
 PAGE 23

G. RECREATION & TRAILS

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

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

Most notably, Tucson Mountain Park (TMP) and Robles Pass at TMP lie slightly less than one (1) mile to east/northeast. The latter contains an extensive system of walking trails and a trailhead at its extreme southwest corner on Irvington Road.

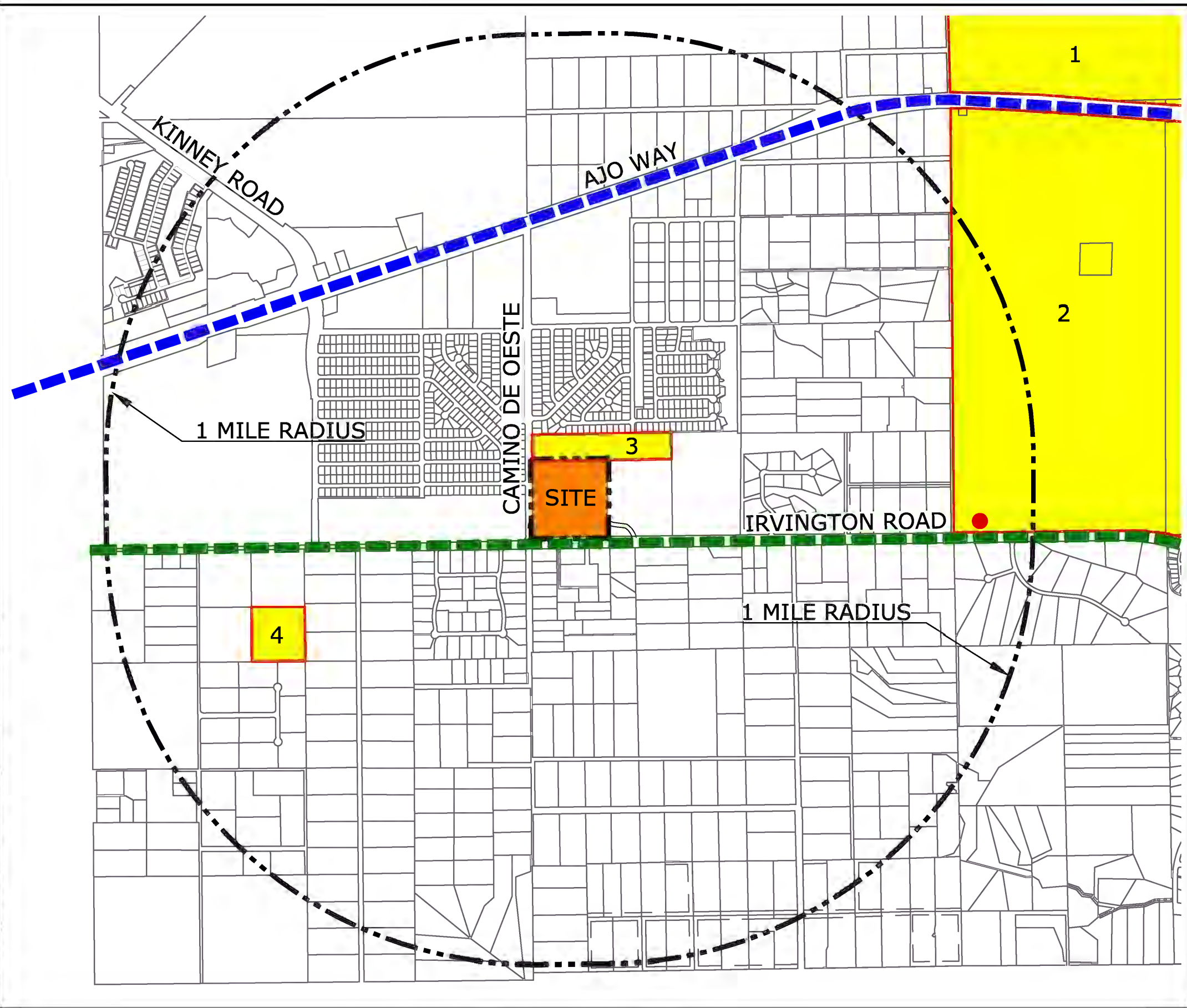
Vesey Neighborhood Park (adjacent to Vesey Elementary school) lies approximately ½ mile to the southwest. The existing athletic fields on the Valencia Middle School campus lie to the immediate north of the subject property.

2. Trail Rights-of-Way

Per the 2015 Pima County Regional Trail System Masterplan, the Irvington Road Trail #115 (a single-track trail) is proposed on both sides of the existing Irvington Road pavement. The Ajo Way Greenway #G003 is proposed on both sides of Ajo Highway. Both of these proposed trails can be accommodated within the existing public rights-of-way already in place for these respective streets.

Exhibit to Follow

Dec 14, 2017 2:33pm U:\Projects\2017\17-486\Civil\Draw\Plan\Resoning\17-486 Rezon Fig. 1E.dwg



LEGEND



Rezoning site



Tucson Mountain Park



Robles Pass at Tucson Mountain Park



Athletic Fields at Valencia Middle School



Vesey Neighborhood Park



Public Access Point for Robles Pass Trail System



Proposed Pima County Regional Trail #115 (single track; both sides of street)



Proposed Pima County Ajo Way Greenway #G003 (both sides of street)



0 1320
Scale: 1"=1320'

Jim Portner, Agent for Owner
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520 850-0917



RED POINT DEVELOPMENT, INC
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REZONING: SR TO CR-3

EXHIBIT I-G
RECREATION & TRAILS
PAGE 25

H. CULTURAL RESOURCES, ARCHAEOLOGICAL & HISTORIC SITES

1. Records Check and Letter Report

A cultural resources records review was completed for subject property by SWCA Environmental Consultants in November, 2017. The search reviewed the existing records in the AZSITE database, which includes records from the Arizona State Museum (ASM), Arizona State University, and the Bureau of Land Management (BLM). These sources indicate that no archaeological sites had been previously documented on the subject property. The SWCA report is included here as Exhibit I-H.

a. Prior Field Surveys

A prior archaeological survey was conducted by Professional Archaeological Services and Technologies (PAST) in May, 2001. The results of this survey have been incorporated into the above SWCA report presented in Exhibit I-H.

b. Previously Recorded Archaeological or Historic Resources

No archaeological or historic sites of significance were found in the aforementioned records reviews.

c. Probability of Buried Resources

There is a low probability of buried resources based upon the aforementioned records review.

d. Recommendation as to Future Surveys

Both the SWCA and PAST surveys indicate that no further archaeological studies of the property are warranted; both contain that standard instructions to the owner/developer if future ground modifications reveal subsurface archaeological resources.

2. Survey Title

Not applicable per the above findings.

Exhibit to Follow



November 13, 2017

Larry Kreis
Red Point Development
8710 North Thornydale Road, Suite 120
Tucson, Arizona 85742

Re: Records Search for the Roadrunner Parcel

Dear Mr. Kreis,

Red Point Development requested SWCA Environmental Consultants (SWCA) conduct a records search for the Roadrunner parcel (approximately 21.8 acres), located at the northeast corner of Irvington Road and Camino de Oeste, southwest Tucson. It is our understanding that you have started the rezoning process for the parcel, in advance of development, subject to Pima County cultural resources review.

RECORDS SEARCH

SWCA is an Arizona Antiquities Act-permitted consultant. The records search was conducted using the AZSITE database, which includes records from the Arizona State Museum (ASM), Arizona State University, and Bureau of Land Management. SWCA sought to identify previously conducted cultural resources surveys and previously recorded archaeological sites in and adjacent to the project area.

Search Results

AZSITE indicates that 35 previous survey projects have been conducted with a 1-mile search radius of the Roadrunner parcel. Previous surveys include a systematic survey of the parcel; survey of the parcels adjacent to the north and east property boundaries; and surveys along Irvington Road and Camino de Oeste adjacent to the parcel. The Roadrunner parcel was surveyed in 2001, by Professional Archaeological Services and Technologies (P.A.S.T).¹ The survey was conducted for New World Development, in anticipation of residential construction. The survey resulted in the discovery of isolated occurrences of archaeological material—comprising 10 prehistoric artifacts—but no archaeological sites as defined by the ASM. A copy of the report is enclosed.

The previous survey was conducted more than 10 years ago, but meets State Historic Preservation Office (SHPO) criteria for reliable survey.² Specifically: the survey was conducted

¹ Stephen, D.V.M. 2001. *Report for Roadrunner, Archaeological Survey*. Letter report. Prepared for New World Development, Tucson. Professional Archaeological Services and Technologies, Tucson.

² State Historic Preservation Office. 2003. *SHPO Position on Relying on Old Archaeological Survey Data*. Guidance Point No. 5. Arizona State Parks, Phoenix.

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SWCA Records Review Summary Letter of Findings

by a permitted professional; the systematic survey transect spacing was 20 meters or less; all of the project area was surveyed; and site definition was according to ASM's current criteria.

Archaeological Sites in the Project Area

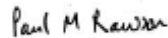
There are no recorded archaeological sites within the Roadrunner parcel.

Recommendations

The Roadrunner parcel was subject to systematic archaeological survey in 2001. SWCA recommends no further archaeological work for the project. There are no known archaeological sites in the parcel; however, in the event that human remains and/or ceremonial objects and funerary objects are found during development of this property, ground-disturbing activities must cease in the immediate vicinity of the discovery. Arizona Revised Statutes §41-805 applies to the discovery of human remains and associated funerary objects on private land. The law requires that the Arizona State Museum be notified of the discovery so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains.

If you have any questions concerning these results and recommendations, please do not hesitate to call me, or Jerome Hesse, SWCA Cultural Lead, at (520) 325-9194.

Sincerely,



Paul M. Rawson
Project Archaeologist

Enclosures: Survey report for the project area: *Report for Roadrunner* by David V. M. Stephen, P.A.S.T., 2001.

cc: Jerome Hesse, SWCA

Exhibit I-H (Page 2 of 5)
SWCA Records Review Summary Letter of Findings

Section I - Site Inventory

ASU Survey #2001-664

PAST

PROFESSIONAL ARCHAEOLOGICAL
SERVICES AND TECHNOLOGIES

bib 41948

May 14, 2001

2001-664
ARCHECORP

Ms. Nicci Madsen
New World Development
3550 N. First Avenue #150
Tucson, AZ 85719

RE: Report for **Roadrunner**
Archaeological Survey
PAST Job No. 011308
Legal: proton SW SW Sec. 31 T14S R13E G&SRB&M

Dear Ms. Madsen:

Personnel from P.A.S.T. conducted a 1 personday, approximately 21.8 acre survey of the Roadrunner property on March 25, 2001 located in Pima County near Tucson in anticipation of residential development. The field work consisted of an intensive on-foot coverage of the property by our staff in order to identify and locate any cultural resources, historic or prehistoric, within the property boundaries. Field personnel (J. Jones) were spaced approximately 20 meters apart and crossed the subject property in a series of contiguous corridors with any areas of extreme slope covered less intensively. General conditions were excellent for conducting the fieldwork. Ground visibility was minimally effected by the presence of trees, shrubs, semi-shrubs, succulents and grasses. The original land-form mildly disturbed by historic alterations to the ground surface. There were no surface indications of archaeological resources on the property which meet the Arizona State Museum minimum standard for recording as an archaeological site or that would be eligible for inclusion in the National Register of Historic Places. Archives at the Arizona State Museum showed there are no recorded sites on the subject property.

Based on the field methods employed and the observable surface indications, there does not appear to be sufficient evidence to warrant further archaeological studies on the property. Although I do not endorse additional archaeological studies for this project, ground disturbing activities on the property should not commence without authorization by the agency archaeologist(s) and the State Historic Preservation Office, as appropriate. There remains the possibility that ground disturbing activities could reveal the presence of heretofore undiscovered archaeological resources. If such materials are discovered construction activities should stop. Consultation should be initiated with the cognizant agency archaeologist, and if applicable under ARS 41-841 *et seq.* the Arizona State Museum, to assess the potential significance of any artifacts or features unearthed. Under State law (ARS 41-865 & ARS-41-844) if human skeletal remains or funerary objects are discovered on either public or private lands the Arizona State Museum should be contacted immediately.

Thank you for the opportunity to work with you on this project. If I may be of any further assistance please do not hesitate to contact me.

Sincerely,



David V. M. Stephen
Archaeologist

State Antiquities Permit No. 2001-52bl

Consulting
Archaeologists

P.A.S.T.
5036 E. Golder Ranch Road
Tucson, Arizona
85739-9602 USA

Telephone 520.825.3536
Fax 520.825.2636
email past@azstarnet.com

Exhibit I-H (Page 3 of 5)
SWCA Records Review Summary Letter of Findings

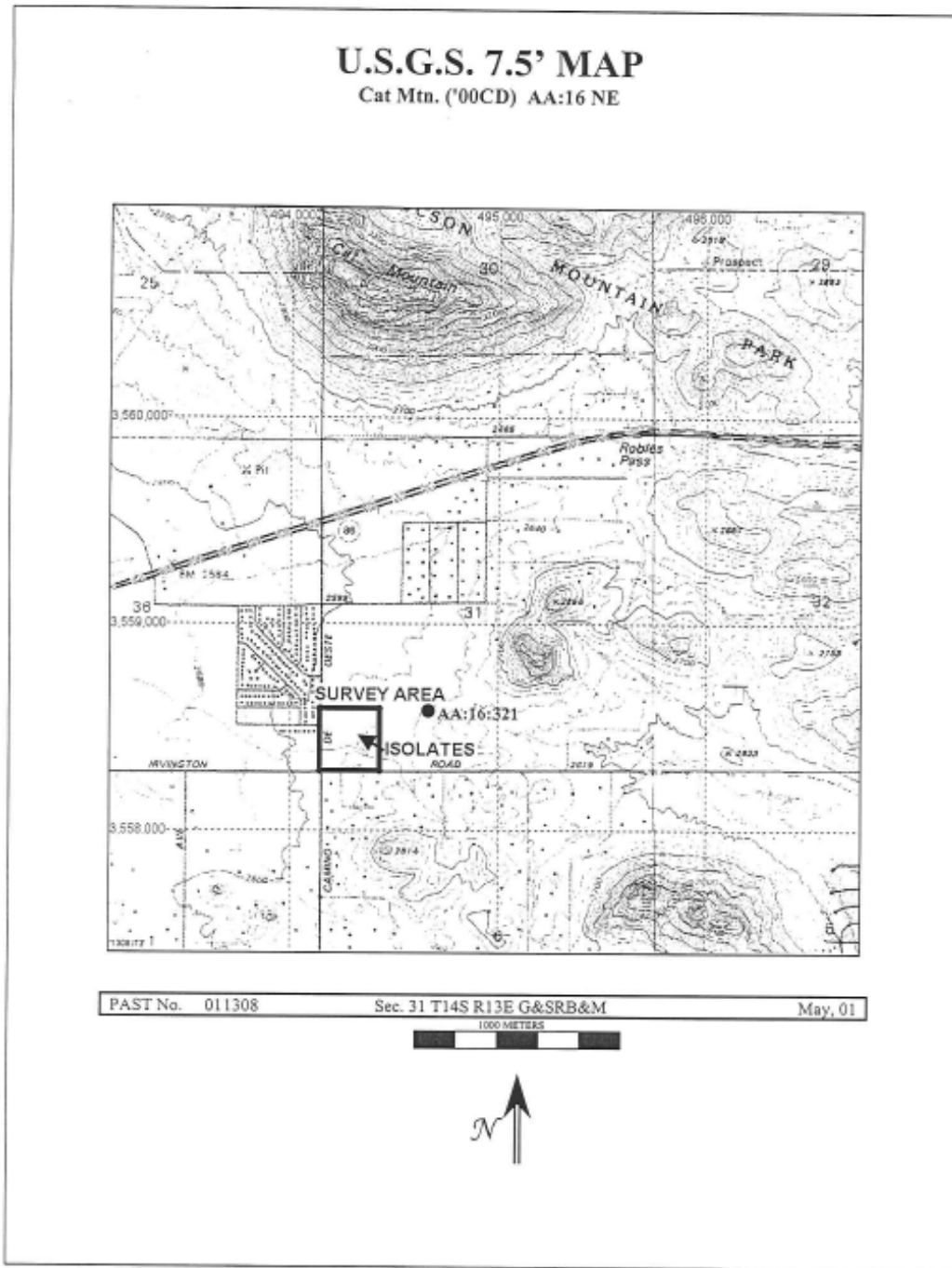


Exhibit I-H (Page 4 of 5)
SWCA Records Review Summary Letter of Findings

Section I - Site Inventory

P.A.S.T. ABSTRACT & PROJECT SUMMARY FORM

P.A.S.T. JOB NO, 011308

(Part 1 of 2 -- refer to report narrative part for additional information)

A. INTRODUCTION			
Agency Name:			
Agency Reference:			
Project Title:	Roadrunner Project		
Project Description:	The land is slated for residential development.		
Project Sponsor:	New World Development		
ASM Permit No.	2001-52bl	Other Permits:	na
B. PROJECT LOCATION INFORMATION <small>(see also attached copy of USGS map)</small>			
County:	Pima	Vicinity of	Tucson AZ
Land Ownership	Private	Type	
Legal:	protion SW SW Sec. 31 T14S R13E G&SRB&M		
AZ QUAD		USGS MAP NAME	
1. AA:16 NE		Cat Mtn. ('00CD)	MAP SCALE 7.5'
2.			
3.			
C. SURVEY INFORMATION			
Type:	Non-collection pedestrian survey with systematic 20 meter transects or equal	Persondays	1
21.8 acres AND/OR 0 miles long BY 0 foot wide right-of-way		Percent of area surveyed	100%
Field Crew:	J. Jones	Project Director:	David Stephen
Dates of Field Work:	March 25, 2001	Ground visibility was effected:	minimally
Additional Survey Records Submitted:	None	Artifact Collections Submitted to ASM:	None
D. CULTURAL RESOURCES WITHIN PROJECT AREA <small>(see report narrative for additional information)</small>			
Archives Researched:	ASM <input checked="" type="checkbox"/>	AZSITE <input checked="" type="checkbox"/>	SHPO <input type="checkbox"/> GLO <input type="checkbox"/> MNA <input type="checkbox"/> Other:
Numbers of eligible sites:	na	Numbers of ineligible sites:	na
Previously recorded sites:	0	New sites found this project:	0
Artifact scatters:	0	Total sites:	0
Ref. No. of Prior Surveys	None	Isolate density/total artifacts	<1 per acre 10
Sites within 100 meters:	None		
E. RECOMMENDATIONS FOR FURTHER WORK <small>(see comments below and report narrative for further information)</small>			
FURTHER WORK RECOMMENDED NONE			
RECORDING	<input type="checkbox"/>	MONITORING	<input type="checkbox"/>
SUB-SURFACE TESTING	<input type="checkbox"/>	DATA RECOVERY	<input type="checkbox"/>
F. COMMENTS <small>(see narrative on other page for additional information)</small>			
An on-foot cultural resources survey of private property (21.8 acres) near Tucson in Pima county identified no cultural resources and 10 isolated artifacts. The quantity of artifacts within the subject property and lack documented sites suggests no cultural resources will be impacted by the undertaking. Based on the field work and archival documentation, the project sponsor should be allowed to develop the area inspected for this project without further cultural resource studies. Approximately 10 artifacts were noted in the SW portion of the property along a ridge line. Included were 2 small sherds, 2 slightly ground river cobbles and 6 pieces of chipped stone.			
References			
Form Completed By	David Stephen	Form Rev.	1/01
Date	05/14/2001		

P. A. S. T.
Professional Archaeological Services & Technologies
5036 Golder Ranch Road, Tucson, AZ 85739 520.825.3536

**Exhibit I-H (Page 5 of 5)
SWCA Records Review Summary Letter of Findings**

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 2' 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 (FEMA Zone "A").

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

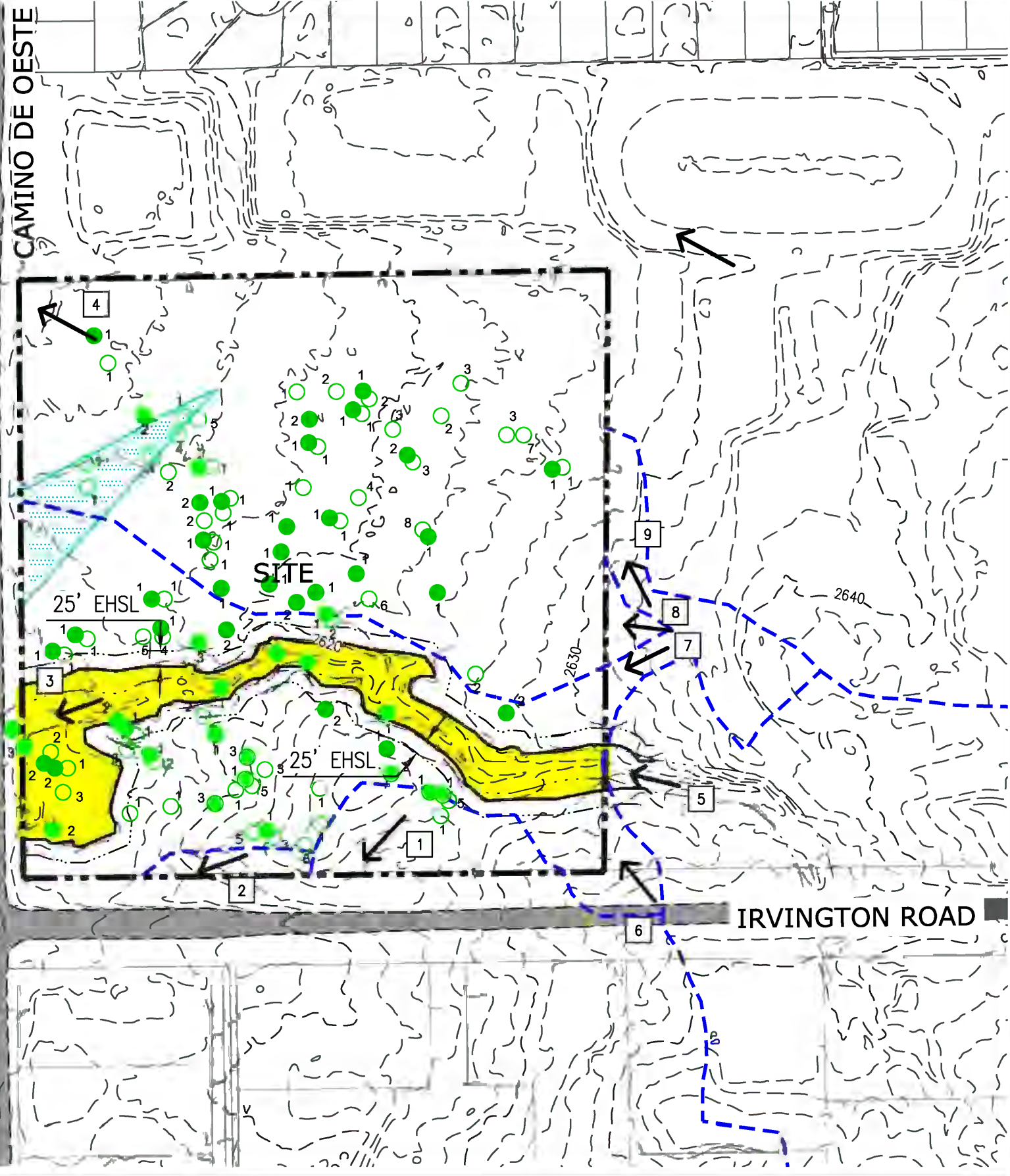
3. **Biological Resources.** The Composite Map exhibit contains only the following identified item from the checklist: (a) all saguaros, mapped and categorized by their appropriate height category.

The following items from the checklist do not exist on the property and so will not be depicted on the Composite Map: (b) ironwood trees; (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.

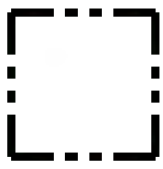
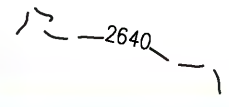

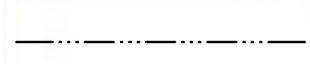






Watershed Summary Table

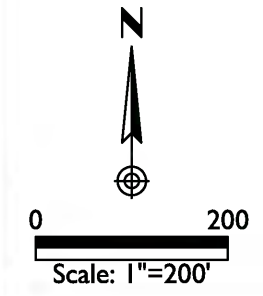
Concentration Point	Q ₁₀₀ (CFS)	DA (Ac)
1 ON-1	6.9	0.9
2 ON-2	1.6	0.2
3 ON-3	59.1	7.6
4 ON-4	82.2	11.1
5 OFF-1	324.3	49.2
6 OFF-2	3.0	0.4
7 OFF-3	1.6	0.2
8 OFF-4	1.3	0.2
9 OFF-5	9.7	1.1

OUTLET
Q₁₀₀=350 CFS
DA=56.8 AC



LEGEND

-  Rezoning site
-  Existing Condition Topographic Contour (2' Interval)
-  Approximate 100-Year Floodplain Limit
-  Erosion Hazard Setback Limit (EHSL)
-  Watershed Boundaries (On-Site & Off-Site)
-  Off-Site/On-Site Points of Concentration
-  Direction of Surface Flow
-  FEMA Zone "A" Area
-  Saguaro ≤ 6'
Adjacent number denotes quantity of specimens in cluster
-  Saguaro > 6'
Adjacent number denotes quantity of specimens in cluster



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

Dec 14, 2017 2:34pm U:\Projects\2017\17-486\Civil\CADD\Plan\Resizing\17-486 Rezoning Fig. 1B.dwg



RED POINT DEVELOPMENT, INC
20 ACRE PARCEL @ NORTHEAST CORNER IRVINGTON RD & CAMINO DE OESTE
(OWNERSHIP: FIDELITY NATIONAL TITLE AGENCY TRUST No. 60,477)
REZONING: SR TO CR-3

EXHIBIT I-I
COMPOSITE MAP
PAGE 33