

I-D. BIOLOGICAL RESOURCES

1. CONSERVATION LAND SYSTEMS OF THE SITE

There are no CLS designations on the subject property.

2. CRITICAL LANDSCAPE CONNECTIONS WITHIN OR ADJACENT TO THE SITE

The site is cleared of most natural vegetation. Properties to the west and south are entirely developed with no open space outside of required landscape areas. Properties to the north and east are developed but have no critical landscape connections. Further, the Sonoran Desert Conservation Plan does not identify the site as having critical landscape connections on or adjacent to the site.

3. SONORAN DESERT CONSERVATION PLAN – PIMA PINEAPPLE CACTUS/NEEDLE-SPINED PINEAPPLE CACTUS

The Arizona Game & Fish Department identifies this property as being suitable habitat for the Thornber Fishhook Cactus, and Tumamoc Globeberry, but not the Needle-Spined Pineapple Cactus. Due to the designation, a site visit was conducted on April 25, 2014 and no Pineapple Cacti or other species of concern were identified onsite.

4. PRIORITY CONSERVATION AREAS FOR THE CACTUS FERRUGINOUS PYGMY-OWL/ WESTERN BURROWING OWL

The Arizona Game and Fish Department identifies the property as potentially suitable for the Cactus Ferruginous Pygmy Owl. Since the site has been largely cleared of vegetation and is surrounded by development it is unlikely that these species exist onsite.

According to the Arizona's Online Environmental Review Tool the site may be suitable for several species. Species identified include:

- Mexican long tongue bat
- Pygmy owl
- Leaf nose bat
- Low land leopard frog

The tool does not take into consideration site specific conditions such as being denuded of vegetation or being surrounded by development. The site is located in an area surrounded by development. There is minimal natural vegetation or suitable wildlife habitat occurring on site.

Refer to Figure 1.

5. ON-SITE INVENTORY OF SAGUAROS AND IRONWOOD TREES

As previously stated, the site was surveyed on April 25, 2014 and no saguaros or ironwood trees were located in the project area.

6. HABITAT PROTECTION / COMMUNITY OPEN SPACE

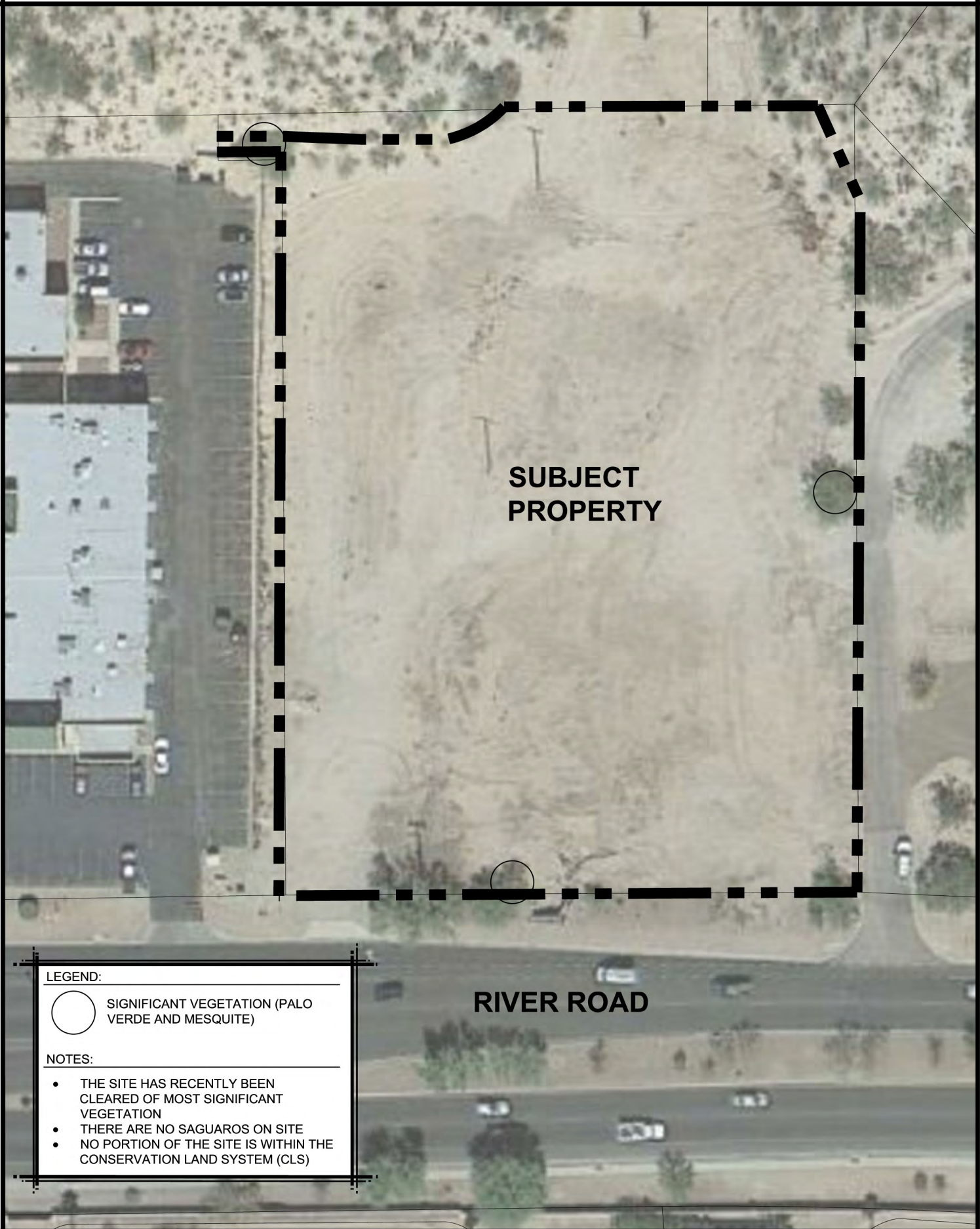
Per the Sonoran Desert Conservation Plan the project site is not within the habitat protection area and is not considered to be preserved as community open space.

7. VEGETATION AREAS OF IMPORTANT SCENIC VALUE

Much of the site has been previously graded and largely denuded of natural vegetation. The remaining scattered trees and vegetation are shown on Exhibits I-D. Three Mesquite and Palo Verde trees were identified onsite. Five are located offsite adjacent to River Road. These will be protected in place to the greatest extent possible.

8. VEGETATIVE COMMUNITIES ON THE SITE

As determined by site visits and analysis of aerial photographs the existing vegetative community of the entire subject property is Palo Verde / Mixed-Cacti. However, vegetation is sparse. The majority of the site has been previously graded and denuded.



LEGEND:



SIGNIFICANT VEGETATION (PALO VERDE AND MESQUITE)

NOTES:

- THE SITE HAS RECENTLY BEEN CLEARED OF MOST SIGNIFICANT VEGETATION
- THERE ARE NO SAGUAROS ON SITE
- NO PORTION OF THE SITE IS WITHIN THE CONSERVATION LAND SYSTEM (CLS)

RIVER ROAD



Figure I: Arizona Game and Fish Department Letter:

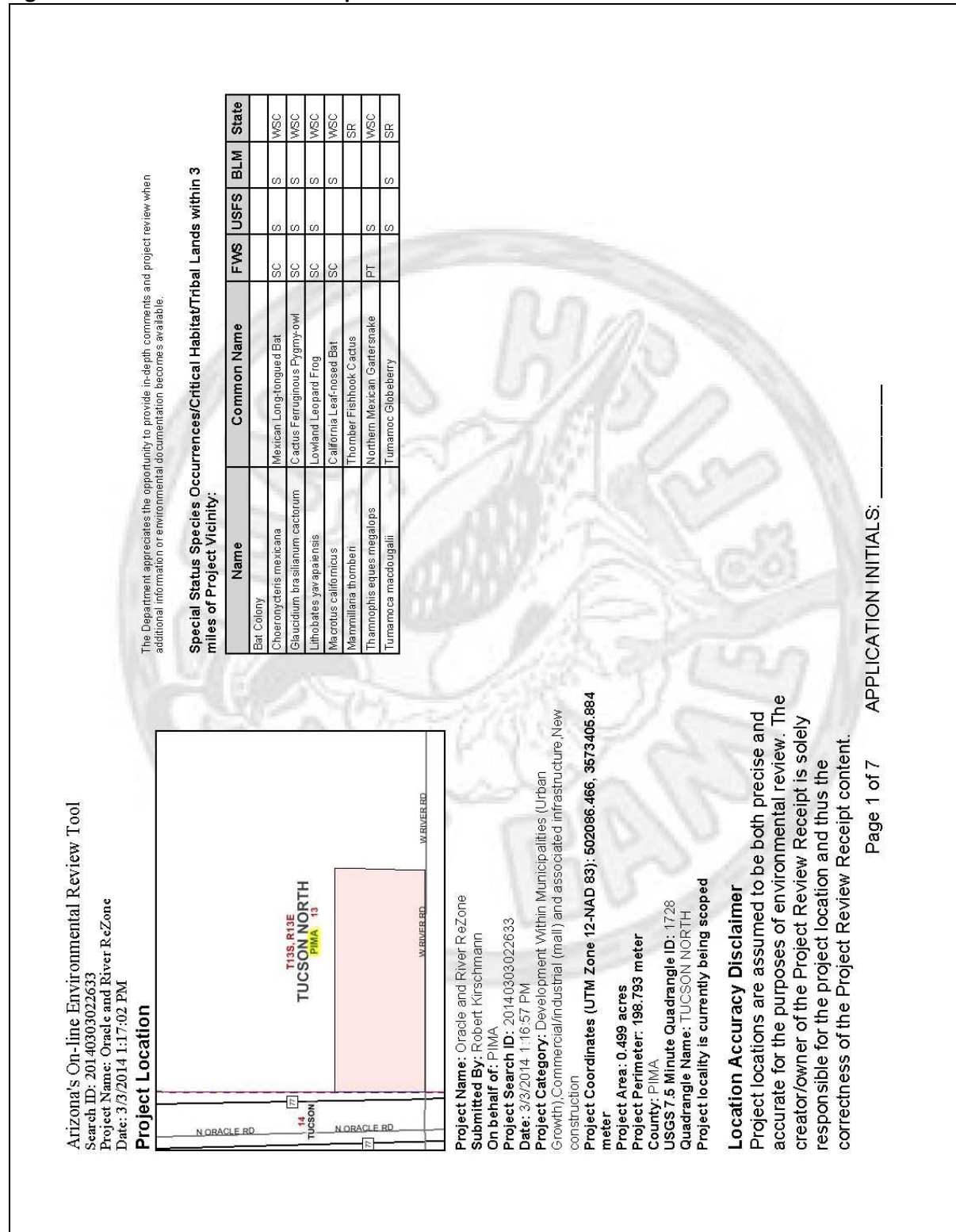


Figure I: Arizona Game and Fish Department Letter: (Continued)

Arizona's On-line Environmental Review Tool
 Search ID: 20140303022633
 Project Name: Oracle and River ReZone
 Date: 3/3/2014 1:17:02 PM

Please review the entire receipt for project type recommendations and/or species or location information and retain a copy for future reference. If any of the information you provided did not accurately reflect this project, or if project plans change, another review should be conducted, as this determination may not be valid.

Arizona's On-line Environmental Review Tool:

1. This On-line Environmental Review Tool inquiry has generated recommendations regarding the potential impacts of your project on Special Status Species (SSS) and other wildlife of Arizona. SSS include all U.S. Fish and Wildlife Service federally listed, U.S. Bureau of Land Management sensitive, U.S. Forest Service sensitive, and Arizona Game and Fish Department (Department) recognized species of concern.
2. These recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation). These recommendations are preliminary in scope, designed to provide early considerations for all species of wildlife, pertinent to the project type you entered.
3. This receipt, generated by the automated On-line Environmental Review Tool does not constitute an official project review by Department biologists and planners. Further coordination may be necessary as appropriate under the National Environmental Policy Act (NEPA) and/or the Endangered Species Act (ESA).

The U.S. Fish and Wildlife Service (USFWS) has regulatory authority over all federally listed species under the ESA. Contact USFWS Ecological Services Offices: <http://arizonaeis.fws.gov/>.

Phoenix Main Office
 2321 W. Royal Palm Road, Suite 103
 Phoenix, AZ 85021
 Phone 602-242-0210
 Fax 602-242-2513

Tucson Sub-Office
 201 North Bonita, Suite 141
 Tucson, AZ 85745
 Phone 520-670-6144
 Fax 520-670-6154

Flagstaff Sub-Office
 323 N. Leroux Street, Suite 101
 Flagstaff, AZ 86001
 Phone 928-226-0614
 Fax 928-226-1099

Disclaimer:

1. 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.
2. The Department's 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.
3. 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. HDMS data contains information about species occurrences that have actually been reported to the Department.

Arizona Game and Fish Department Mission

To conserve, enhance, and restore Arizona's diverse wildlife resources and habitats through aggressive protection and

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APPLICATION INITIALS: _____

Figure I: Arizona Game and Fish Department Letter(Continued):

<p>Arizona's On-line Environmental Review Tool Search ID: 20140303022633 Project Name: Oracle and River ReZone Date: 3/3/2014 1:17:02 PM</p>	<p><i>management programs, and to provide wildlife resources and safe watercraft and off-highway vehicle recreation for the enjoyment, appreciation, and use by present and future generations.</i></p>	<p>Project Category: Development Within Municipalities (Urban Growth), Commercial/Industrial (mall) and associated infrastructure, New construction</p>	<p>Project Type Recommendations:</p>	<p>Based on the project type entered; coordination with Arizona Department of Environmental Quality may be required (http://www.azdeq.gov/).</p>	<p>Based on the project type entered; coordination with Arizona Department of Water Resources may be required (http://www.water.az.gov/adwr/)</p>	<p>Based on the project type entered; coordination with County Flood Control districts may be required.</p>	<p>Based on the project type entered; coordination with State Historic Preservation Office may be required (http://azstateparks.com/SHPO/index.html)</p>	<p>Based on the project type entered; coordination with U.S. Army Corps of Engineers may be required (http://www.spl.usace.army.mil/regulatory/phonedir.html)</p>	<p>Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found at http://www.azgfd.gov/hgis/guidelines.aspx.</p>	<p>Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife.</p>	<p>During planning and construction, minimize potential introduction or spread of exotic invasive species. Invasive species can be plants, animals (exotic snails), and other organisms (e.g. microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g. livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before and after project activities to reduce the spread of invasive species. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture</p>
<p>Page 3 of 7 APPLICATION INITIALS: _____</p>											

Figure I: Arizona Game and Fish Department Letter: (Continued)

<p>Arizona's On-line Environmental Review Tool Search ID: 20140303022633 Project Name: Oracle and River ReZone Date: 3/3/2014 1:17:02 PM</p> <p>website for restricted plants http://www.azda.gov/PSD/quarantine5.htm. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control: http://www.usda.gov/wps/portal/usdahome. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information http://www.azgfd.gov/hunting_rules.shtml.</p> <p>During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife.</p>	<p>wetlands, streams, springs, and/or riparian habitats.</p> <p>Planning: consider impacts of lighting intensity on mammals and birds and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use.</p> <p>The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.</p> <p>The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly.</p> <p>Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches.</p>
<p>Project Location and/or Species recommendations:</p> <p>Heritage Data Management System records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project (refer to page 1 of the receipt). Please contact: Ecological Services Office US Fish and Wildlife Service 2321 W. Royal Palm Rd. Phoenix, AZ 85021-4951 Phone: 602-242-0210</p>	<p>Project Location and/or Species recommendations:</p> <p>Heritage Data Management System records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project (refer to page 1 of the receipt). Please contact: Ecological Services Office US Fish and Wildlife Service 2321 W. Royal Palm Rd. Phoenix, AZ 85021-4951 Phone: 602-242-0210</p>

Figure I: Arizona Game and Fish Department Letter: (Continued)

<p>Arizona's On-line Environmental Review Tool Search ID: 20140303022633 Project Name: Oracle and River ReZone Date: 3/3/2014 1:17:02 PM</p> <p>Fax: 602-242-2513</p> <p>Heritage Data Management System records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area (refer to page 1 of the receipt). Please contact: Arizona Department of Agriculture 1688 W Adams Phoenix, AZ 85007 Phone: 602-542-4373</p>	<p>(including site map).</p> <p>7. Upon receiving information by AZGFD, please allow 30 days for completion of project reviews. Mail requests to:</p> <p>Project Evaluation Program, Habitat Branch Arizona Game and Fish Department 5000 West Carefree Highway Phoenix, Arizona 85086-5000 Phone Number: (623) 236-7600 Fax Number: (623) 236-7366</p> <p>Terms of Use</p> <p>By using this site, you acknowledge that you have read and understand the terms of use. Department staff may revise these terms periodically. If you continue to use our website after we post changes to these terms, it will mean that you accept such changes. If at any time you do not wish to accept the Terms, you may choose not to use the website.</p> <ol style="list-style-type: none">1. This Environmental Review and project planning website was developed and intended for the purpose of screening projects for potential impacts on resources of special concern. By indicating your agreement to the terms of use for this website, you warrant that you will not use this website for any other purpose.2. Unauthorized attempts to upload information or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.3. The Department reserves the right at any time, without notice, to enhance, modify, alter, or suspend the website and to terminate or restrict your access to the website.4. This Environmental Review is based on the project study area that was entered. The review must be redone if the project study area, location, or the type of project changes. If additional information becomes available, this review may need to be reconsidered.
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Figure I: Arizona Game and Fish Department Letter: (Continued)

Arizona's On-line Environmental Review Tool
Search ID: 20140303022633
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5. A signed and initialed copy of the Environmental Review Receipt indicates that the entire receipt has been read by the signer of the Environmental Review Receipt.

Security:

The Environmental Review and project planning web application operates on a complex State computer system. This system is monitored to ensure proper operation, to verify the functioning of applicable security features, and for other like purposes. Anyone using this system expressly consents to such monitoring and is advised that if such monitoring reveals possible evidence of criminal activity, system personnel may provide the evidence of such monitoring to law enforcement officials. Unauthorized attempts to upload or change information, to defeat or circumvent security measures, or to utilize this system for other than its intended purposes are prohibited.

This website maintains a record of each environmental review search result as well as all contact information. This information is maintained for internal tracking purposes. Information collected in this application will not be shared outside of the purposes of the Department.

If the Environmental Review Receipt and supporting material are not mailed to the Department or other appropriate agencies within six (6) months of the Project Review Receipt date, the receipt is considered to be null and void, and a new review must be initiated.

Signature: _____

Date: _____

Proposed Date of Implementation: _____

Please provide point of contact information regarding this Environmental Review.

Application or organization responsible for project implementation

Agency/organization: _____

Contact Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

E-mail: _____

Person Conducting Search (if not applicant)

Agency/organization: _____

Print this Environmental Review Receipt using your Internet browser's print function and keep it for your records. Signature of this receipt indicates the signer has read and understands the information provided.

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I-E. VIEWSHEDS

1. VIEWS ONTO AND ACROSS THE SITE

The property sits below River Road making the site highly visible. The residential uses to the north are elevated above the site by approximately 60-feet and this development will not inhibit the views. The commercial and residential uses to the east of the project site currently view a graded lot, a few scattered trees and commercial development. This development will provide a buffer along the north, south and eastern boundaries softening the view. No scenic vistas will be interrupted. The mobile home park on the south side of River Road will have views across site to the Catalina foothills. The lower portions of the hills are already blocked by walls, traffic and the existing vegetation in the median island. The proposed River Village Shopping Center expansion will partially block areas of the hills, similar to the existing development, but the larger views into the foothills will be preserved. Refer to Exhibit I-G1.



Figure 2, above, looking east across the site.



Figure 3, above, looking northwest across the site

2. SITE VISIBILITY FROM NEARBY LOCATIONS

The subject property is not unlike any of the surrounding properties in that it is quite visible from most offsite locations. Increased site visibility is due to the slightly lower elevation of the site than that of River Road, as well as the sparse vegetation typical of the area. The site will be an expansion of the existing River Village Shopping Center directly to the west. Building massing, architecture, and site design of the expansion will compliment the existing shopping center. Refer to Exhibits II-B-1 and II-B-2.

The significant views in the local area are the Santa Catalina Mountains located northeast of the site. The building height for CB-1 zoning is 39' and the front setback along River Road 25-feet.

SITE PHOTOS



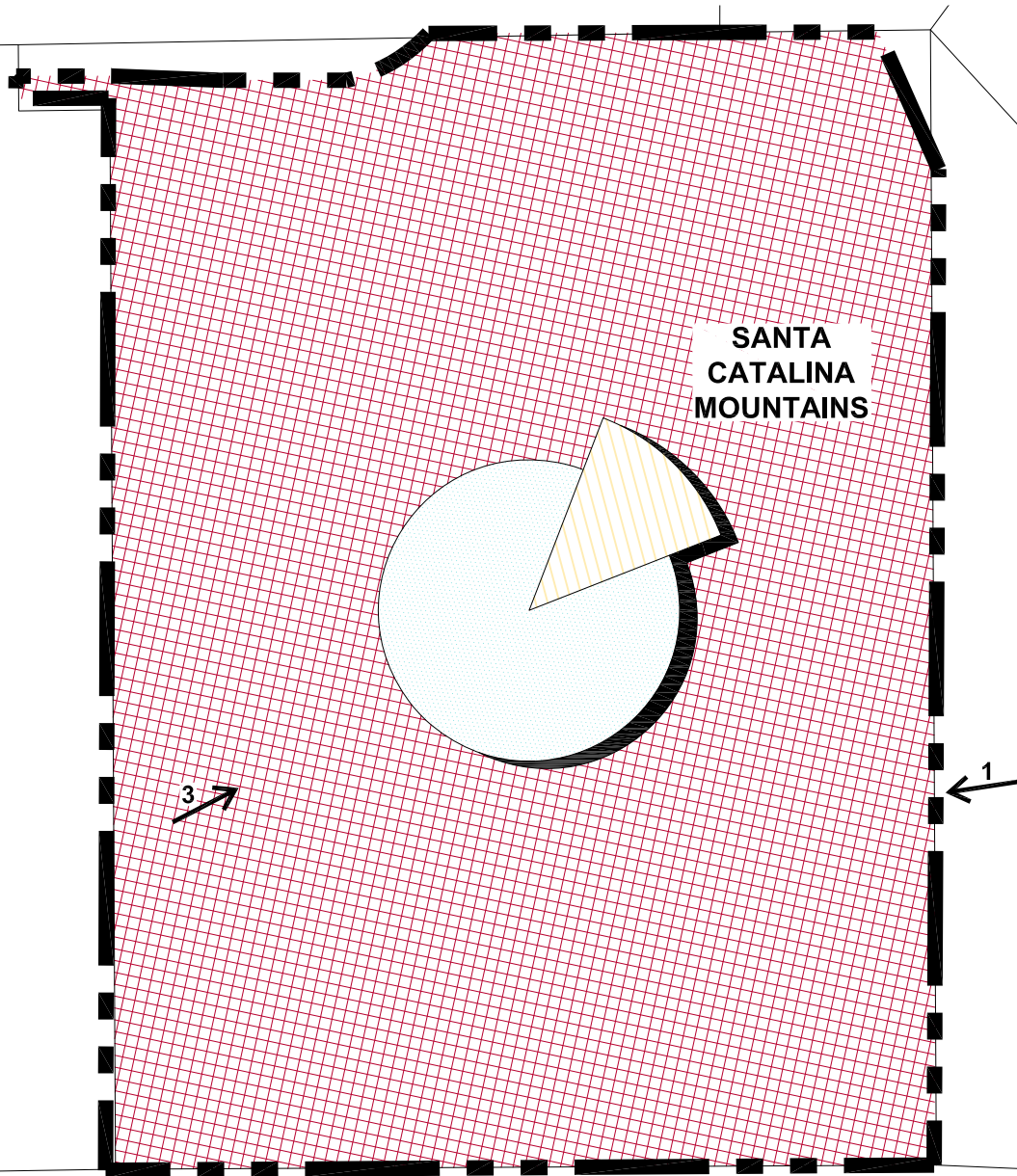
1



2



3



SANTA
CATALINA
MOUNTAINS

RIVER ROAD

LEGEND:

-  HIGH VISIBILITY
-  LOW VISIBILITY
-  IMMEDIATE FOREGROUND
-  SITE PHOTOS



0'



60'

I-F. TRANSPORTATION

The subject property is located at the northeast corner of River Road and State Route 77 (Oracle Road), within the jurisdiction of Pima County. SR 77 serves as a major transportation corridor linking the Tucson metropolitan core, the suburban community of Oro Valley, sections of unincorporated Pima County, and Pinal County. The project is located on the east side of SR 77 at milepost 72.1. SR 77 extends from the I-10 interchange at Miracle Mile (milepost 68.10) past the Pima County/Pinal County line (milepost 87.97) and further into Pinal County.

Within the project area, SR 77 is referred to as Oracle Road between MP 69.56 and the Pima County/Pinal County border.

River Road also serves as a major east-west transportation corridor from its transition from Thornydale Road to River Road within the Town of Marana on the west to its terminus within Pima County at its intersection with Sabino Canyon Road, a distance of approximately 14 miles.

1. Existing & Proposed Off Site Streets

a. Existing right-of-way

The existing ADOT right-of-way on SR 77 is 200'. The existing Pima County right-of-way on River Road is 150'. The Major Streets and Scenic Routes Map shows the right-of-way on River Road at 150'. Rights-of-way of other streets within the two mile study area (per I-F.1.f of this section) are provided in Exhibit I-H.

b. Compliance with Pima County Width Standards

The existing rights-of-way for River Road comply with the planned right-of-way widths per the *Pima County Major Street & Scenic Routes Plan (MSSRP)*. The MSSRP stipulates a total right-of-way width of 150' for River Road. Other Pima County Streets designated in the MSSRP are listed in Exhibit I-H.

c. Right-of-Way Uniformity/Continuity

The existing rights-of-way in place along the subject property are consistent and uniform in their present width.

d. Rights-of-Way for Proposed Off-Site Roadways

Not applicable

e. Travel Lanes, Capacity, etc.

SR 77 is a six (6) lane, urban principal arterial road along the frontage of the property. North of the property, the pavement edge of SR 77 is uncurbed with unpaved shoulders. South of River Road, the pavement edge is curbed.

The posted speed limit is 45 MPH north of River Road and 40 MPH south of River Road. The capacity of a six-lane arterial is about 59,900 vehicles per day (vpd), applying FDOT 2012 Level of Service Guidelines for a State Highway with a posted speed limit over 40 mph. There are bus routes and bike lanes on SR 77 north and south of River Road in the vicinity of the project. There are sidewalks south of River Road, and north of River Road up to the first project driveway.

River Road is a four (4) lane divided, urban principal arterial road with bike lanes, bus routes and sidewalks on either side of the road near its intersection with SR 77. On both sides of River Road, both east and west of SR 77, the pavement edge is curbed.

The posted speed limit is 45 MPH on River Road east and west of SR 77. The capacity of a four-lane arterial is about 35,800 vehicles per day (vpd) for a non-state roadway applying FDOT 2012 Level of Service Guidelines. There are bus routes, bike lanes and sidewalks on River Road east and west of SR 77 in the vicinity of the project.

f. Average Daily Trips (ADT)

The proposed project will generate approximately 1,476 average daily site trips (ADT). As such, the appropriate ADT volumes are provided here for those streets within two (2) miles of the subject property. The AADT figures presented in Figure 4 are per the current Pima Association of Governments (PAG) publication of Traffic Volumes in Metropolitan Tucson and Eastern Pima County, or from ADOT. Level of Service D Capacity estimates from the *Florida Department of Transportation Generalized Annual Average Daily Volumes for Florida's Urbanized Areas* are also provided in Figure 4. The major segments in the vicinity of the project site are shown in Exhibit 1-H.

Three of the segments on River Road exceed the FDOT LOS D daily volume threshold of 35,800 vpd for a four lane roadway for the year 2012. ADTs on each of the SR 77 segments are well below the FDOT LOS D Capacity of 59,900 vpd for a six-lane state highway through 2016.

Figure 4, Average Daily Trips

Roadway	Segment	AADT	Year	Jurisdiction	Source	2014 Vol*	2016 No Project*	New Site Trips	2016 Total	LOS D Capacity***
State Route 77 (Oracle Road)	Prince Road to Roger Road	40,029	2012	ADOT	ADOT	41,630	43,231	369	43,600	59,900
	Roger Road to Wetmore Road	43,997	2012	ADOT	ADOT	45,757	47,517	369	47,886	59,900
	Wetmore Road to River Road	41,947	2012	ADOT	ADOT	43,625	45,303	369	45,672	59,900
	River Road to Orange Grove Road	40,386	2012	ADOT	ADOT	42,001	43,617	369	43,986	59,900
River Road	La Cholla Boulevard to La Canada Drive	38,834	2013	Pima Co	PAG	39,611	41,164	369	41,533	35,820
	La Canada Drive to SR 77	38,750	2011	Pima Co/COT	PAG	41,075	42,625	369	42,994	35,820
	SR 77 to Stone Avenue	37,168	2013	Pima Co/COT	PAG	37,911	39,398	1107**	40,505	35,820
	Stone Avenue to 1st Avenue	35,285	2013	Pima Co/COT	PAG	35,991	37,402	369	37,771	35,820
Flowing Wells Road	Wetmore Road to River Road	23,102	2012	Pima Co	PAG	24,026	24,950		24,950	35,820
La Canada Drive	River Road to Orange Grove Road	5,862	2013	Pima Co	PAG	5,979	6,214		6,214	35,820
Stone Avenue	River Road to Wetmore Road	15,997	2012	COT	PAG	16,637	17,277		17,277	29,160
1st Avenue	Wetmore Road to River Road	28,869	2012	COT	PAG	30,024	31,179		31,179	35,820
	River Road to Orange Grove Road	22,335	2012	Pima Co/COT	PAG	23,228	24,122		24,122	35,820
Via Entrada	River Road to 1st Avenue	489	2012	COT	PAG	509	528		528	10,700
Campbell Avenue	Prince Road to River Road	37507	2012	Pima Co	PAG	39,007	40,508		40,508	29,160
	River Road to Skyline Drive	12900	2012	COT	PAG	13,674	14,190		14,190	13,320
Orange Grove Road	La Canada Drive to SR 77	13,481	2013	Pima Co	PAG	13,751	14,290		14,290	15,930
	SR 77 to 1st Avenue	18,377	2013	Pima Co	PAG	18,745	19,480		19,480	15,930
Roller Coaster Road										
	La Canada Drive to SR 77	1,085	2011	Pima Co	PAG	1,150	1,194		1,194	10,700
Rudasill Road										
	SR 77 to 1st Avenue	2,749	2012	Pima Co	PAG	2,859	2,969		2,969	10,700
Wetmore Road										
	Flowing Wells Road to SR 77	21,757	2013	Pima Co/COT	PAG	22,192	23,062		23,062	29,160
	SR 77 to Stone Avenue	22,342	2013	COT	PAG	22,789	23,683		23,683	29,160
Limberlost Drive										
	SR 77 to Stone Avenue	6,920	2011	COT	PAG	7,335	7,612		7,612	29,160
Roger Road										
	Flowing Wells Road to SR 77	7,042	2013	COT	PAG	7,324	7,605		7,605	10,700
	SR 77 to Stone Avenue	10,123	2012	COT	PAG	10,325	10,730		10,730	14,000
Prince Road										
	Flowing Wells Road to SR 77	22,839	2010	COT	PAG	23,296	24,209		24,209	35,820
	SR 77 to Stone Avenue	13,633	2013	COT	PAG	14,724	15,269		15,269	35,820

*2%/Year Growth Rate assumed from AADT year

**Assumes 3/4 of 1476 ADT will enter/exit on River Road, but all trips will be equally dispersed along east/west River Road and north/south SR 77.

***2012 Florida Department of Transportation Generalized Annual Average Daily Volumes for Florida's Urbanized Areas

g. Existing Bicycle & Pedestrian Ways

There are bus routes and bike lanes on SR 77 north and south of River Road in the vicinity of the project. There are sidewalks south of River Road, and north of River Road up to the first project driveway. There are bus routes, bike lanes and sidewalks on River Road east and west of SR 77 in the vicinity of the project.

h. Planned Roadway Improvement Schedules

There are no planned roadway improvement projects on River Road or SR 77 in the vicinity of the project.

2. Distances from Site to Existing Nearby Driveways & Intersections

Nearby private driveways and street intersections in the vicinity of the subject property have been illustrated on Exhibit II-H (Distance Between Driveways).

3. Existing & Planned Transit Routes

The Tohono Tadaí Transit Center near the project site, several Sun Tran and Sun Shuttle routes travel on SR 77 and River Road in the vicinity of the project. The specific routes are listed in Figure 5. There are bus stops on each corner of the intersection of SR 77/River as shown in Exhibit I-H. The pull-out bus stop on the east side of SR 77 and north of River Road is directly adjacent to the site. It is located immediately south of the SR 77 project driveway. The bus stop includes a shelter, bench, and pull out.

Figure 5, Existing Bus Stop



Figure 6, Sun Tran and Sun Shuttle Routes

Route	Name	Weekday Peak Period Headway
Sun Tran 6	S. Park Ave./N. 1 st Ave.	15 min
Sun Tran 10	Flowing Wells	30 min
Sun Tran 15	Campbell	15 min
Sun Tran 16	12 th Avenue/Oracle	10 min
Sun Tran 17	Country Club/29 th St.	30 min
Sun Tran 19	Stone	30 min
Sun Tran 34	Craycroft/Ft. Lowell	30 min
Sun Tran 61	La Cholla	30 min
Sun Tran Express 103X	Northwest-Downtown Express	30 min
Sun Tran Express 105X	Foothills-Downtown Express	30 min
Sun Tran Express 107X	Oro Valley-Downtown Express	30 min
Sun Tran Express 312X	Oro Valley-Tohono Express	60 min
Sun Shuttle 412	Thornsdale/River	80 min

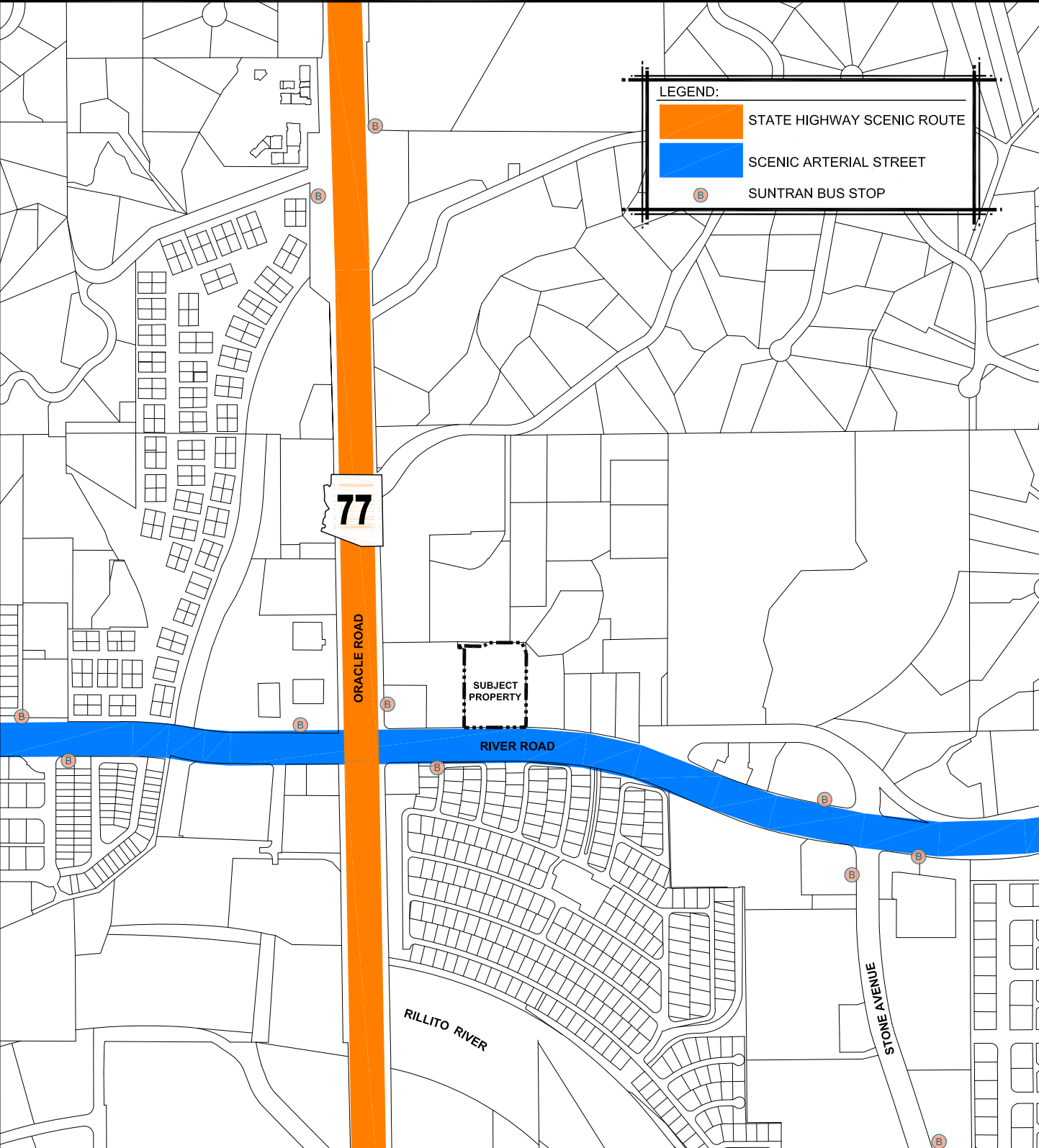
LEGEND:

STATE HIGHWAY SCENIC ROUTE

SCENIC ARTERIAL STREET

B

SUNTRAN BUS STOP



ROUTE	EXISTING R.O.W.	MEET COUNTY STANDARDS	CONTINOUS R.O.W.	TRAVEL LANES	POSTED SPEED	PRESENT ADT	CAPACITY ADT	BIKE LANE	IMPROVEMENTS TO BE COMPLETED
STATE ROUTE 77 ORACLE ROAD	200'	YES	YES	6	45 MPH	40,000	59,900	YES	NONE SCHEDULED
RIVER ROAD	150'	YES	YES	4	45 MPH	38,000	35,800	YES	NONE SCHEDULED
STONE AVENUE	100'	YES	YES	4	35 MPH	16,000	35,800	YES	NONE SCHEDULED




I-G. SEWERS

There is an existing 8" PVC (G-85-010) sewer line in the River Road right-of-way parallel to the site. Manhole 4237-01 is located near the eastern property line and appears to include a stub out to the project site. It is anticipated that the project will make a connection either to this stub out or directly to manhole # 4237-01

A letter from Pima County Regional Wastewater Reclamation Department states that there is conveyance and capacity currently available for this proposed project. The 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 G-85-010, downstream from manhole 4237-01.

Refer to Figure 7.

Figure 7, Pima County Waste Water Letter

 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
5/7/2014	
Linda Thompson The WLB Group, Inc. 4444 E Broadway Tucson, Arizona 85711	
Sewerage Capacity Investigation No. 2014-102 Type I	
RE: River Village Expansion, Parcel 10503009B Estimated Flow 3,040 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 G-85-010, downstream from manhole 4237-01.	
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 and Chrisinda Ballew	

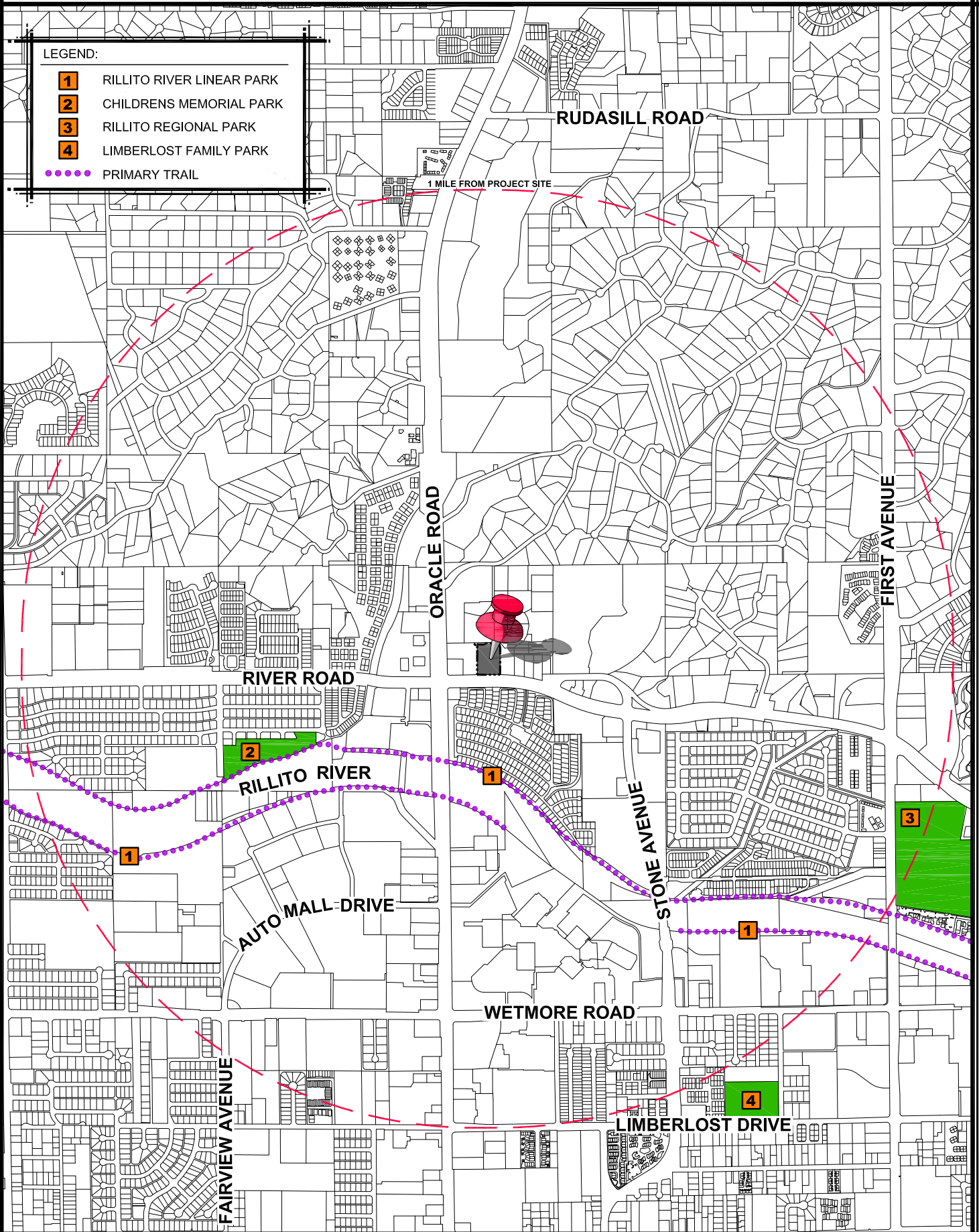
I-H. RECREATION AND TRAILS

There are no trails designated in the Eastern Pima County Trail System Master Plan. There is a stripped bike lane along River and Oracle roads adjacent to the property. The project includes no changes to the existing bike lanes.

LEGEND:

- 1** RILLITO RIVER LINEAR PARK
- 2** CHILDRENS MEMORIAL PARK
- 3** RILLITO REGIONAL PARK
- 4** LIMBERLOST FAMILY PARK

..... PRIMARY TRAIL



I-I. Cultural/Archaeological/Historic Resources

1. Please Refer To *Figure 8: Arizona State Museum Letter*.

- a. Determine whether the site has been field surveyed for cultural resources.

An archaeological records check was performed for this property at the Arizona State Museum in March 2014. This check indicated that the project area has not been surveyed. There have been nine archaeological sites identified within 1 mile of the site. Please find the archaeological records check letter on the following pages.

- b. Identify any previously recorded archaeological or historic resources known to exist on the property.


The site has not been surveyed therefore it is not possible to determine presence or absence of cultural features or artifacts. If any cultural resources are uncovered during site development, the State Museum will be notified immediately and appropriate steps will be taken to catalog and mitigate the find.

- c. State the probability that buried archaeological resources not visible from the surface would be discovered on the site.

Because the project area has not been entirely inspected for cultural resources, it is not possible to predict the presence or absence of cultural features or artifacts. If any cultural resources are uncovered during site development, the State Museum will be notified immediately and appropriate steps will be taken to catalog and mitigate the find.

I-I. **Cultural/Archaeological/Historic Resources (Continued)**

Figure 8

 <p>THE UNIVERSITY OF ARIZONA</p>	<p>Arizona State Museum</p>	<p>P.O. Box 210026 Tucson, AZ 85721-0026 Tel: (520) 621-6302 Fax: (520) 621-2976</p>
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PIMA COUNTY ARCHAEOLOGICAL SITE RECORDS SEARCH RESULTS*

**This report documents the results of an archaeological site-records check.
It does not constitute a cultural resources clearance.*

E-mail Request Received: 4/1/2014	Search Completed: 5/5/2014
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Requester Name and Title:	Robert Kirschmann, Planner
Company:	The WLB Group, Inc.
Address:	4444 East Broadway Boulevard
City, State, Zip Code:	Tucson, AZ 85711-3508
Phone/FAX/or E-mail:	881-7480

Project Name and/or Number	Project Description
River & Oracle Rezoning / #108022-B-001 / Parcel10503009B	Commercial development on ~2.3 ac

Project Area Location: NEC of River & Oracle Rds / 162 & 262 W River Rd, Pima County, Arizona.

Legal Description: the SE, SW, NW, SW, S13, T13S, R13E, G&SR B&M, Pima County, Arizona.

Search Results: According to a search of the archaeological site files and records retained at the Arizona State Museum (ASM), the project area has never been inspected for historic properties. In addition, no historic properties are identified in the project area. Thirty-seven archaeological inspections were completed within a mile of the proposed project area between 1979 and 2013. Nine archaeological properties are identified within a 1-mile radius of the project area. A color orthophotograph taken of the proposed project area in 2012, enclosed, depicts what looks to be possibly undeveloped land crisscrossed with dirt trails and dirt 2-tracks, vestigial native vegetation, and some secondary regrowth vegetation. Vacant land borders the property on the north and a major road bounds the property on the south.


Sites in Project Area: Unknown. Because the project area has not been inspected for cultural resources, it is not possible to predict the presence or absence of cultural features or artifacts.

Recommendations: Because Pima County has jurisdiction in this project area, the county will make recommendations for the project using its own search results and it may use the ASM's search results and / or others. Should the county require additional archaeological work in this parcel, you will need to contact a qualified archaeological contractor whose name is maintained on a list posted on the ASM website at the following link: <http://www.statemuseum.arizona.edu/crservices/permits/index.shtml>.

Pursuant to *Arizona Revised Statutes §41-865 et seq.*, if any human remains or funerary objects are discovered during your project work, all work will stop within the area of the remains and Dr. Todd Pitezel, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4795.


If you have any questions about the results of this records search, please contact me at the letterhead address or the phone number or e-mail address as follows.

Sincerely,

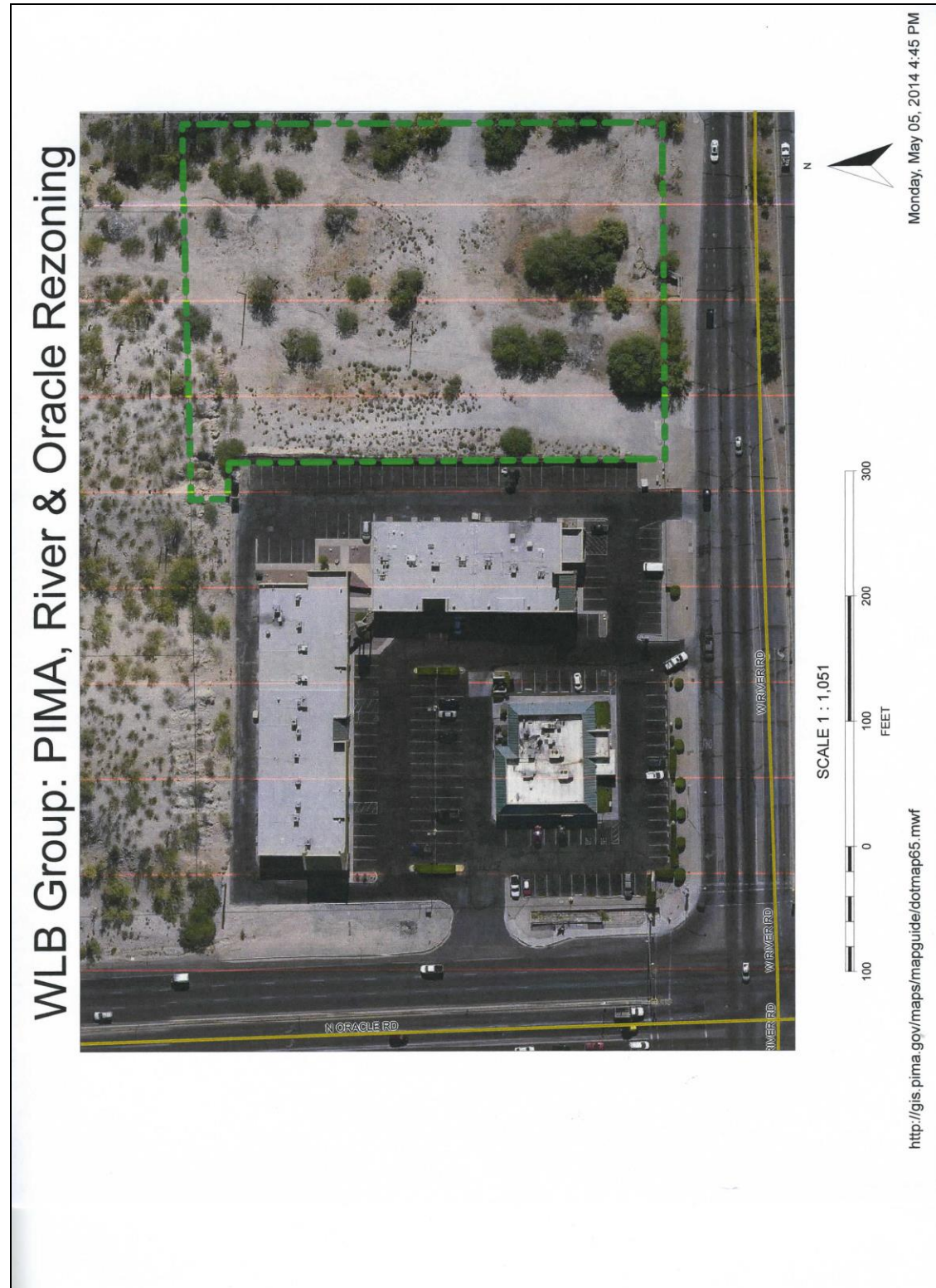


Nancy E. Pearson
Assistant Permits Administrator
(520) 621-2096
nepearso@email.arizona.edu

☐ This project occurs within or close to the boundary of a known cultural resource. This project requires Pima County Office of Archaeology & Historic Preservation review.

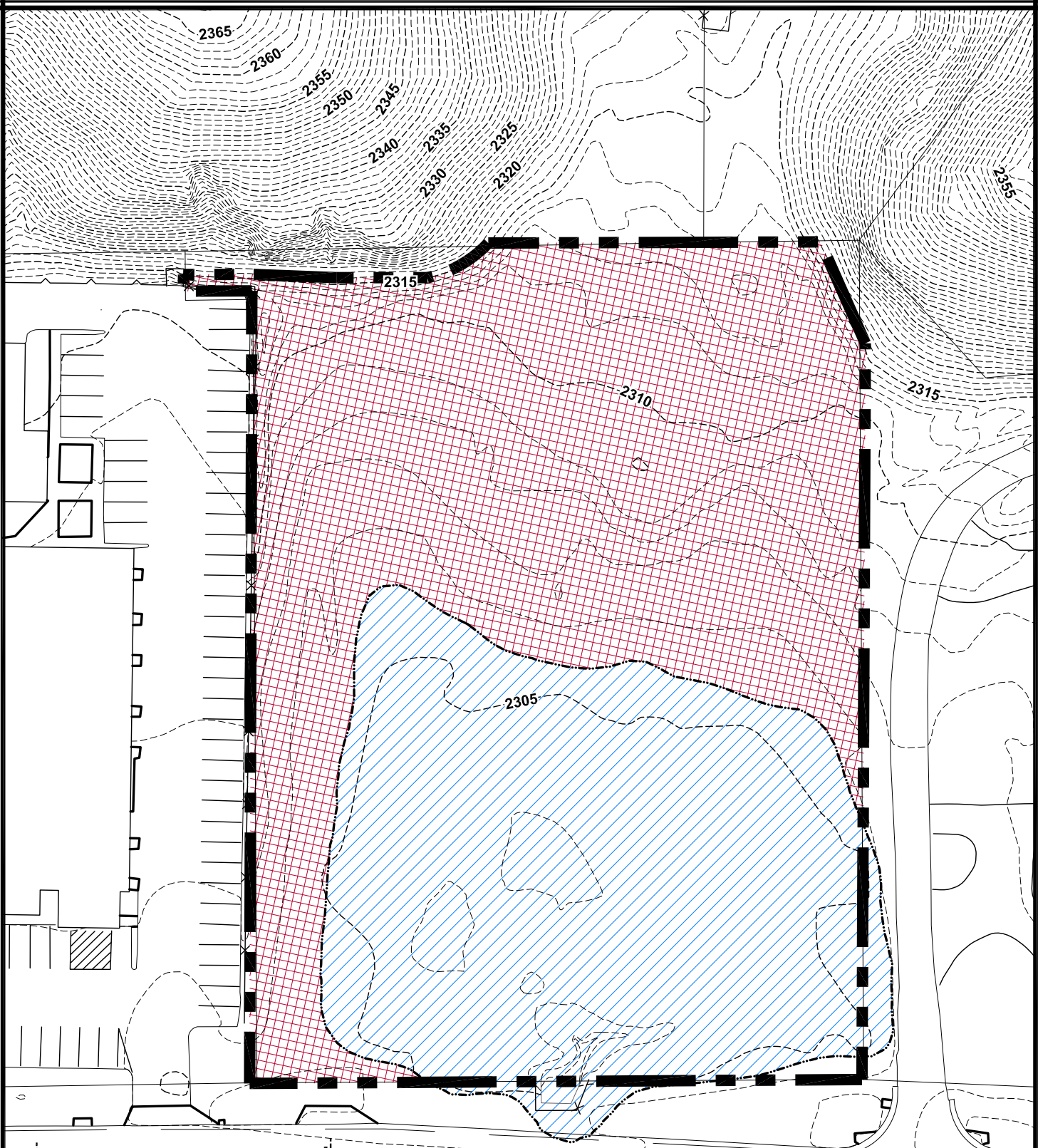


I-I. Cultural/Archaeological/Historic Resources (Continued)
Figure 8



I-J. AIR QUALITY

Based on the commercial nature of this development this section is not applicable. However, measures will be taken to help reduce any potential impacts to air quality. These steps include watering the site during construction and installation of silt fencing reducing fugitive dust. Further, all construction vehicles shall be properly maintained and idling shall be kept to a minimum.



LEGEND:



HIGH VISIBILITY



100-YEAR FLOODPLAIN
PONDING LIMITS

RIVER ROAD



0'



60'