

SITE ANALYSIS REPORT

FOR

**1.18 ACRES LOCATED AT
16355 & 16341 NORTH ORACLE ROAD
TUCSON, ARIZONA 85739**

Within
Section 4, T11S, R14E
Pima County, Arizona

Co9-14-02

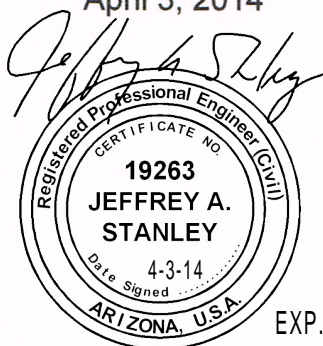
Prepared for:

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April 3, 2014



EXP. 6-30-2016

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PREFACE

This report summarizes the site inventory and analysis for the subject property located in Pima County at 16355 & 16341 North Oracle Road, which is on the west side of roadway. The purpose of the study is to identify factors directly or indirectly influencing the rezoning of the property to the proposed level. The 1.18 acre project site is assessor parcel numbers 222-18-0180 & 222-18-0190, which are currently zoned GR-1 (Rural Residential Zone). The proposal is to rezone the project site to CB-1 (Local Business Zone) for retail use.

The following Site Analysis Report and Preliminary Development Plan were prepared in accordance with Pima County Zoning, Chapter 18.91: Rezoning Procedures. The Site Analysis and Preliminary Development Plan sections address the required written and graphic information as specified in Chapter 18.91.03 and the Pima County Planning and Development Services Site Analysis Requirements (dated March 16, 2010).

This Site Analysis Report was compiled based on information found on Pima County websites, site visits, hydrologic and topographic analyses, aerial photography, and discussions with staff of various Pima County departments. Sound engineering and planning practices were used to develop the Preliminary Development Plan based on existing constraints and opportunities of the site.

This report was compiled by Jeffrey A. Stanley, P.E., of JAS Engineering (PO Box 1888, Tucson, Arizona 85702, (520) 390-7920, stanley19263@msn.com).

PART I SITE INVENTORY

I-A. EXISTING LAND USES

1. Location and Regional Context

Exhibit I-A.1 shows the site location in a regional context. The property is:

- Located in within unincorporated Pima County, Arizona.
- Parcels 222-18-0180 & 222-18-0190
- The parcels are Lots 1 & 2 of the Vista Las Catalinas No 1 subdivision Bk 9 PG 72.
- Located within Section 4, T11S, R14E.

2. Existing Onsite Land Uses

- a. The 1.18 acre rezoning district is currently undeveloped.
- b. There is one easement that are shown on Exhibit I-A.2b.
 - An existing 5-foot wide utility easement is shown across the western portion of the site.
- c. Comprehensive Plan.
 - The site is located within the Northwest Subregion of the Pima County Comprehensive Plan.
 - The Plan designation for the subject property is Multi-Functional Corridor (MFC).
 - The property is subject to Special Area Policies – Part 1, Area Policy: S-5 ORACLE COR-N GATEWAY.
 - Exhibit I-A.2c, 4e shows the planned land use for the site and the nearby area.

3. Aerial Photograph

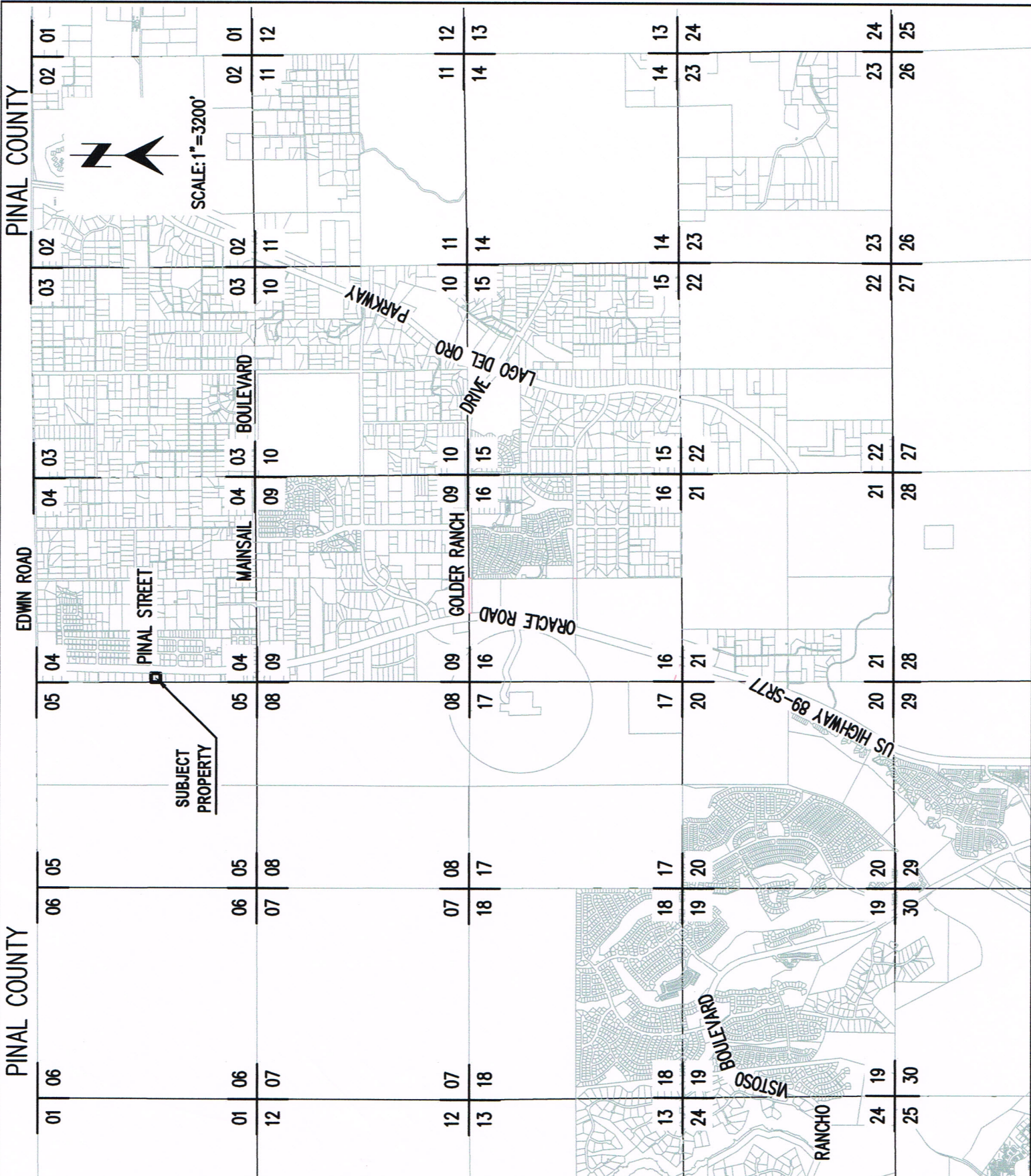
Exhibit I-A.3 is an aerial photograph showing the subject property and surrounding properties within a 600 foot radius of the site.

4. Existing Zoning and Land Uses within a One-Quarter Mile Radius

The properties within one-quarter mile are depicted on two exhibits. Exhibit I-A.4a depicts the zoning and Exhibit I-A.4b shows the land use.

- a. Existing On-site and Offsite Zoning
 - The rezoning district is zoned GR-1
 - The project is subject to the Gateway Overlay Zone.

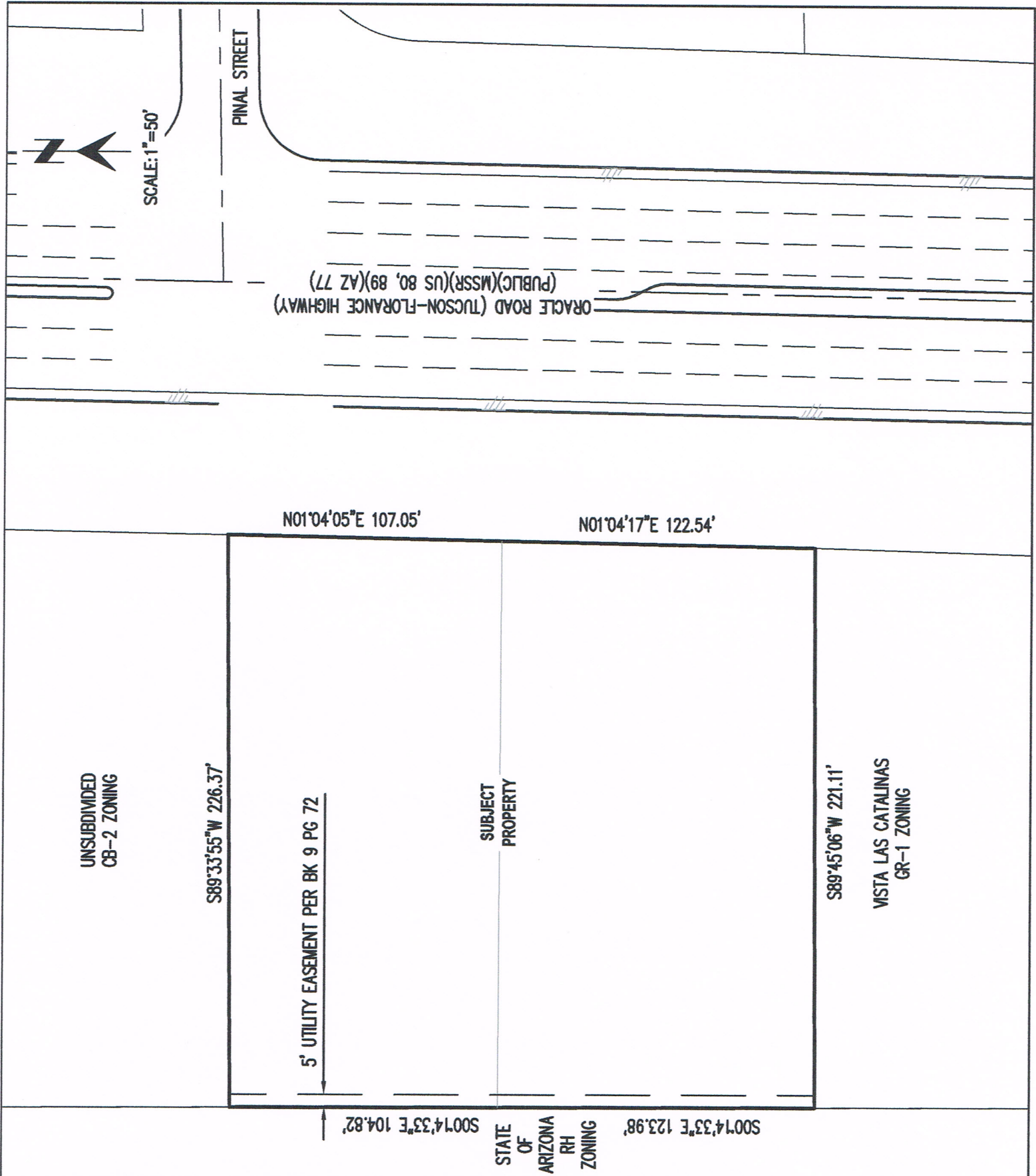
- b. Exhibit I-A.4b shows nearby existing land uses including residential uses with associated density as well as commercial businesses. Multiple commercial uses are located along Oracle Road. Residential uses are primarily the existing use that is located to the east of the site across Oracle Road.
- c. Exhibit I-A.4b also shows number of stories and heights of residential structures and heights of non-residential structures.
- d. There are no active or conditionally approved rezoning cases within a ¼ mile radius.
- e. Comprehensive Plan designations are included on Exhibit I-A.2c, 4e.



ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
SEC 4 T11S R14E G&SRB&M
PIMA COUNTY, ARIZONA


EXHIBIT I-A.1 REGIONAL LOCATION MAP

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ORACLE ROAD PARCELS 222-18-0180 &
 222-18-0190 VISTA LAS CATALINAS NO 1
 LOTS 1 & 2 BLK A LOCATED IN
 SEC 4 T11S R14E G&SRB&M
 PIMA COUNTY, ARIZONA

EXHIBIT I-A.2b EASEMENT MAP



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PINAL COUNTY

PINAL COUNTY

EDWIN ROAD

05 04

RT

STATE OF ARIZONA

RT

LIU-0.3

SUBJECT
PROPERTY

MFC

AVENIDA DE LA CANADA

THE LARIAT ESTATES
BK 14 PG 79

LIU-3.0

STALLION LANE

PINAL STREET

VISTA LAS CATALINAS NO. 1
BK 9 PG 72

DEL ORO

EVERETT STREET

AVENIDA

ORACLE ROAD

LIU-0.3



SCALE: 1" = 600'

LEGEND

- LAND USE INTENSITY (MFC)
MULTIFUNCTIONAL CORRIDOR
- REZONING AND SPECIAL AREA
POLICIES-PART 1
ORACLE COR-N GATEWAY

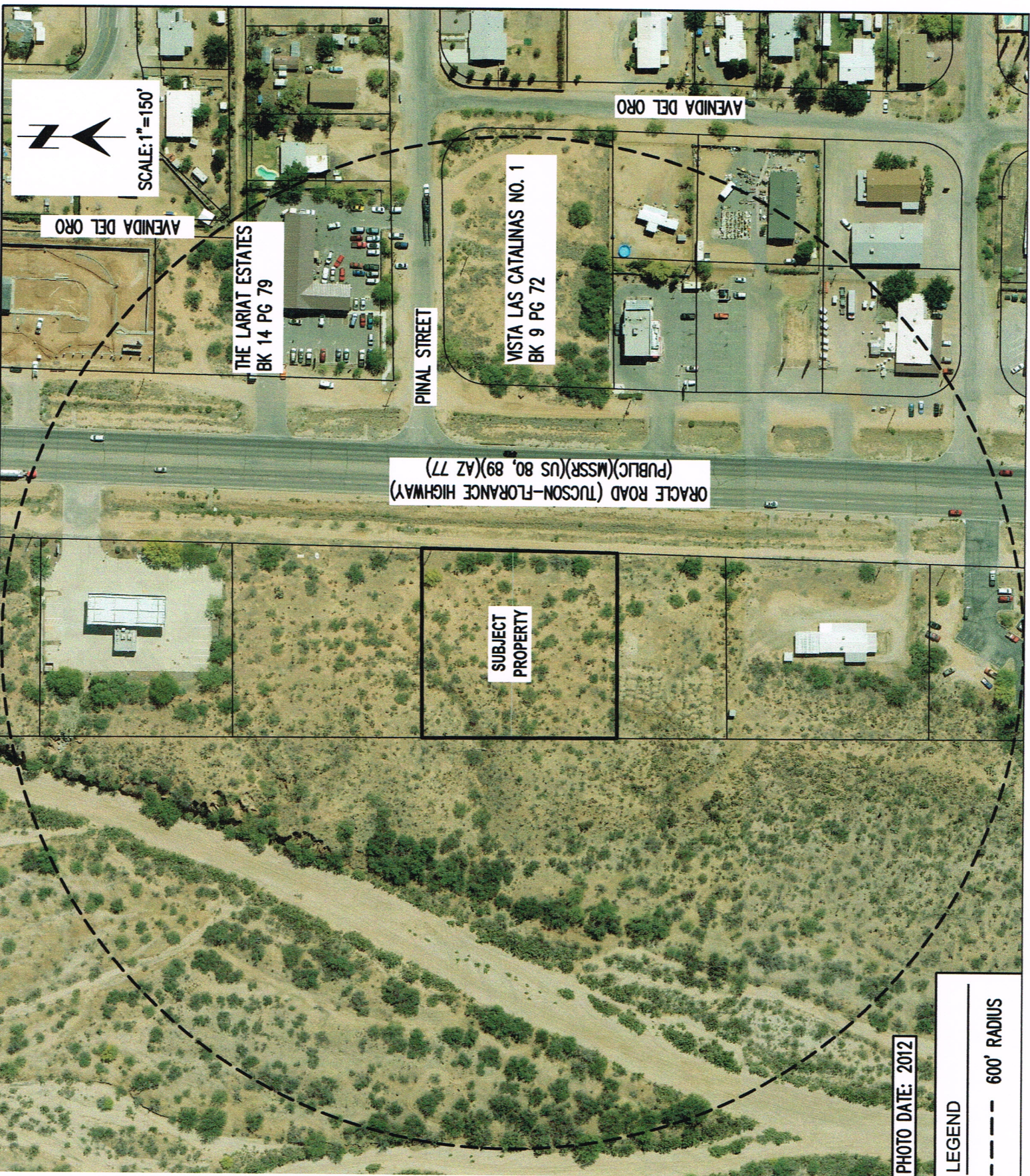
ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
SEC 4 T11S R14E G&SRB&M
PIMA COUNTY, ARIZONA

EXHIBIT I-A.2c, 4e COMPREHENSIVE PLAN MAP



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222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
SEC 4 T11S R14E G&SRB&M
PIMA COUNTY, ARIZONA

EXHIBIT I-A.3 AERIAL PHOTO MAP


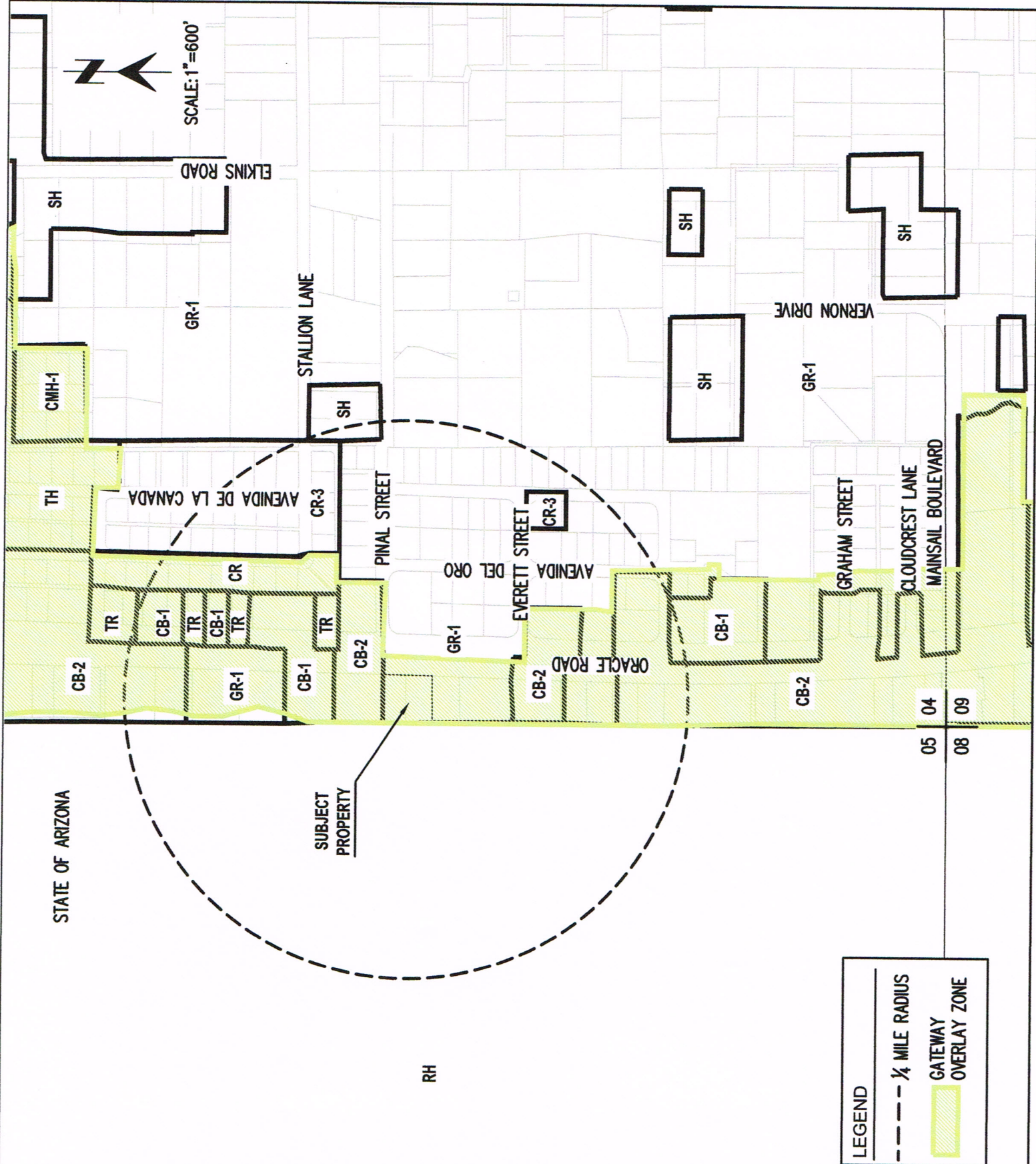
**ENGINEERING**
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PHOTO DATE: 2012

LEGEND

--- 600' RADIUS



ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
SEC 4 T11S R14E G&SRB&M
PIMA COUNTY, ARIZONA

EXHIBIT I-A.4a AREA ZONING MAP

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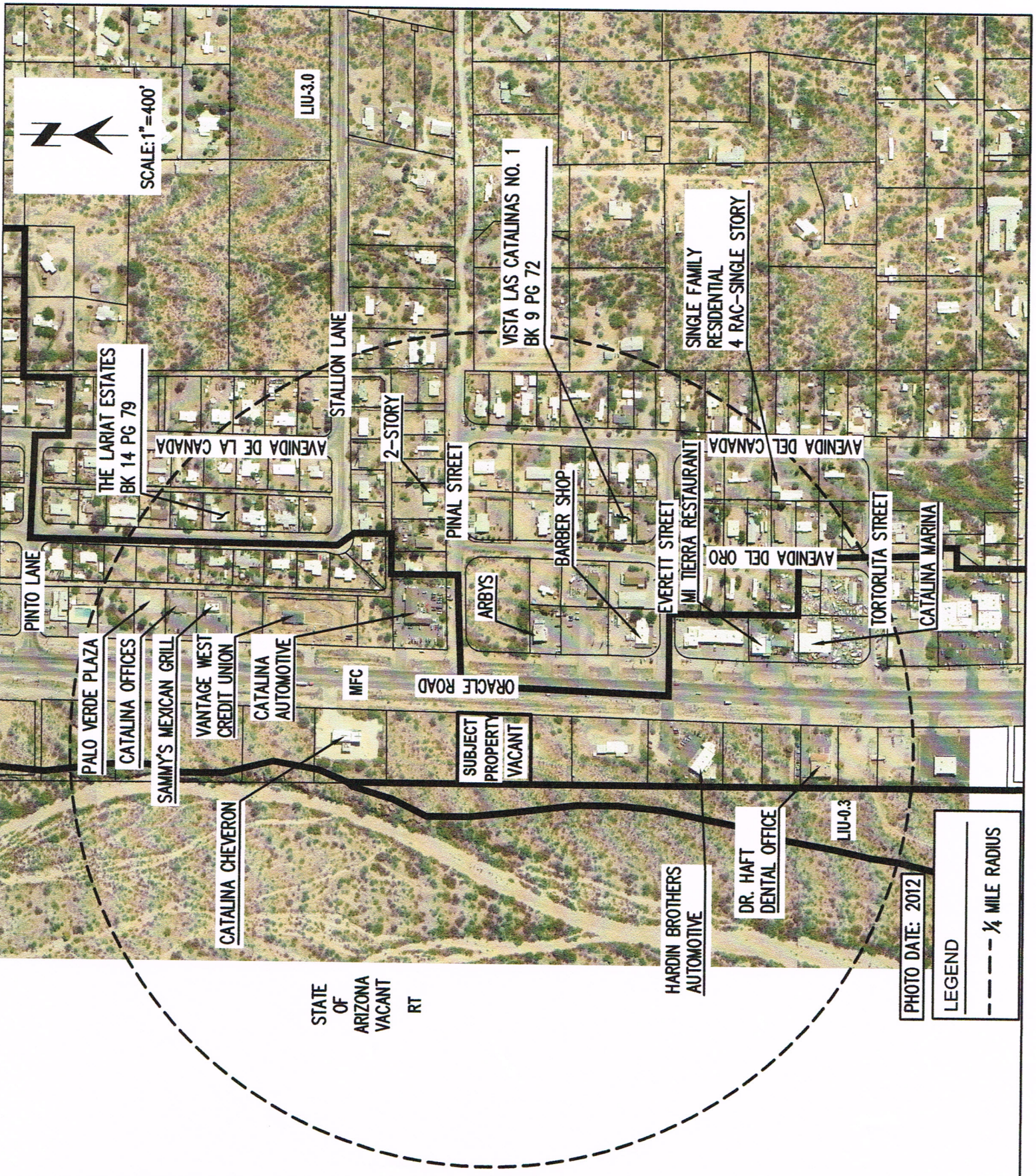
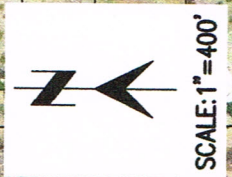



PHOTO DATE: 2012

LEGEND
----- 1/4 MILE RADIUS

ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
SEC 4 T11S R14E G&SRB&M
PIMA COUNTY, ARIZONA

EXHIBIT I-A.4b AREA LAND USE MAP

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I-B. TOPOGRAPHY AND GRADING

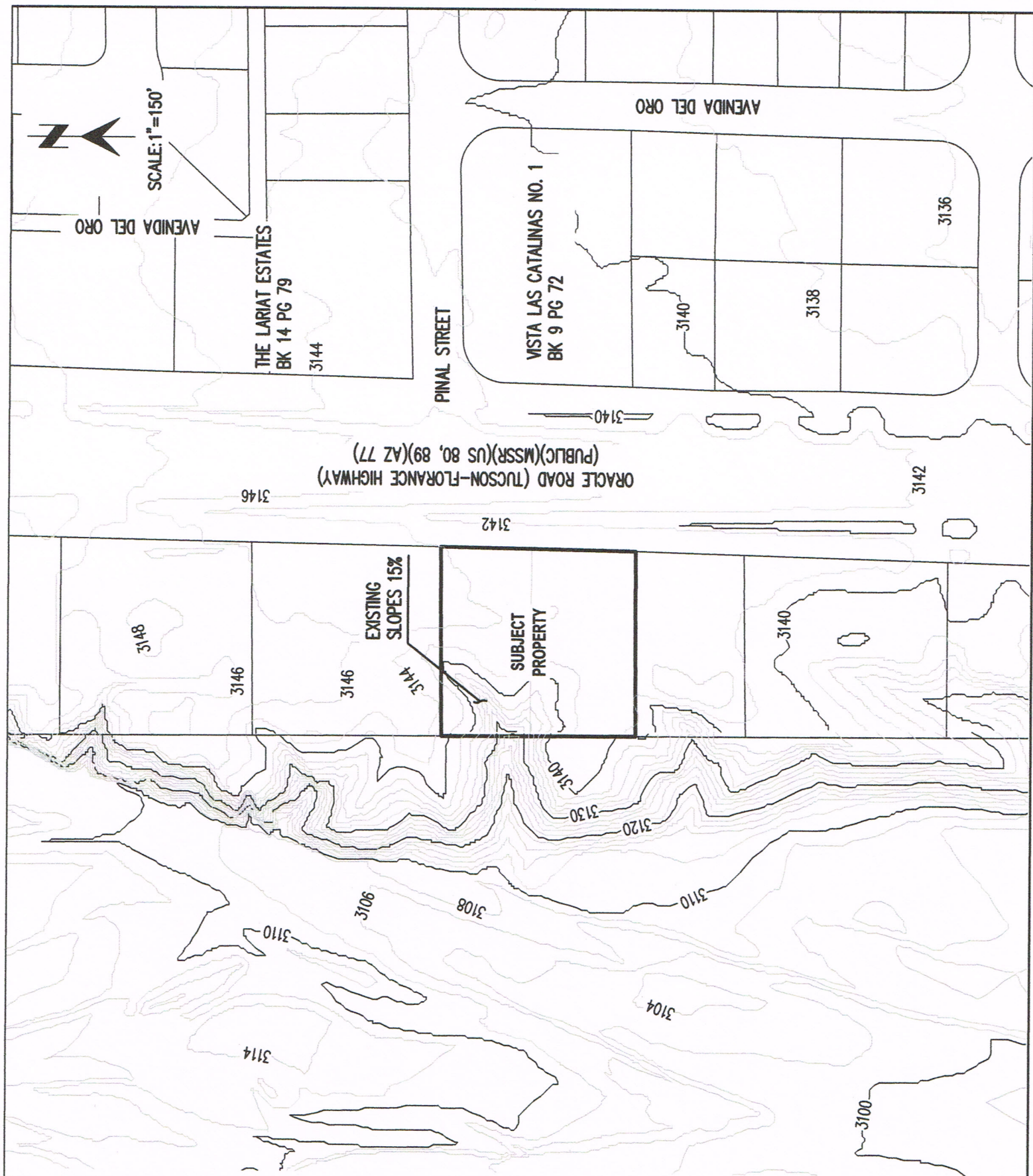
1. Topographic Characteristics

The topographic characteristics of the property are described below and are depicted on Exhibit I-B.1:

- a. There are no restricted peaks or ridges on the property.
- b. There are no rock outcrops on the property.
- c. There are natural slopes of 15% located in the rear of the property.
- d. There is no significant topographic feature on the property.
- e. There is no existing onsite grading.

2. Predevelopment Average Cross Slope

The pre-developed average cross-slope is 7%. This percentage was derived from the following formula: $(1,816\text{ft} \times 2\text{ft} \times 0.0023)/1.18 = 7\%$.



ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
SEC 4 T11S R14E G&SRB&M
PIMA COUNTY, ARIZONA

EXHIBIT I-B.1 TOPOGRAPHY MAP



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I-C. HYDROLOGY

1. Off-site Watersheds

Exhibit I-C.1 is an aerial photograph that includes watershed boundaries for two upstream watersheds. Offsite Watershed B is runoff from the existing Chevron parking lot to the north and the vacant lot between that parcel and the subject property. This watershed enters the property along the north property line. The site is unaffected by both Offsite Watersheds A and C. Offsite Watershed A is the flow associated with the Big Wash located to the west of the project site. Offsite Watershed C discharges adjacent to the east side of the site and remains in the right-of-way.

Located to the east, adjacent to the project site is the Basin Management Study Area 27 Mile Wash Floodplain Delineation Study, Study #22, dated 8/1/1992. Located to the west of the project site is Federal Emergency Management Agency (FEMA) Special Flood Hazard Zone AE, shown on Flood Insurance Rate (FIRM), panel # 04019C0495L, for Pima County, Arizona and Incorporate Areas, effective date: June 16, 2011.

2. Off-site Natural or Man-made Features

There are not any natural or man-made features that affect the site.

3. Contributing Flows

There is one upstream off-site watershed (see Exhibit I-C.1) with a 100-year discharge greater than 100 cfs. The watershed for the Big Wash discharges a 100-year peak flow of 16,900 cfs. As mentioned in section 1 above, this flow does not impact the site.

4. On-site Hydrology Map

Exhibit I-C.4 depicts the relevant conditions of onsite hydrology. Below is a list of the pertinent items:

- a. There are no floodplains with 100 cfs or greater during a 100-year storm that affect the site.
- b. There is not any onsite sheet flow.
- c. There are no federally mapped (FIRM panel 04019C0495L) floodplains on the project site.
- d. Peak discharges exiting the site were determined by using the currently accepted Pima County Regional Flood Control District RFCD PC-Hydro methodology.

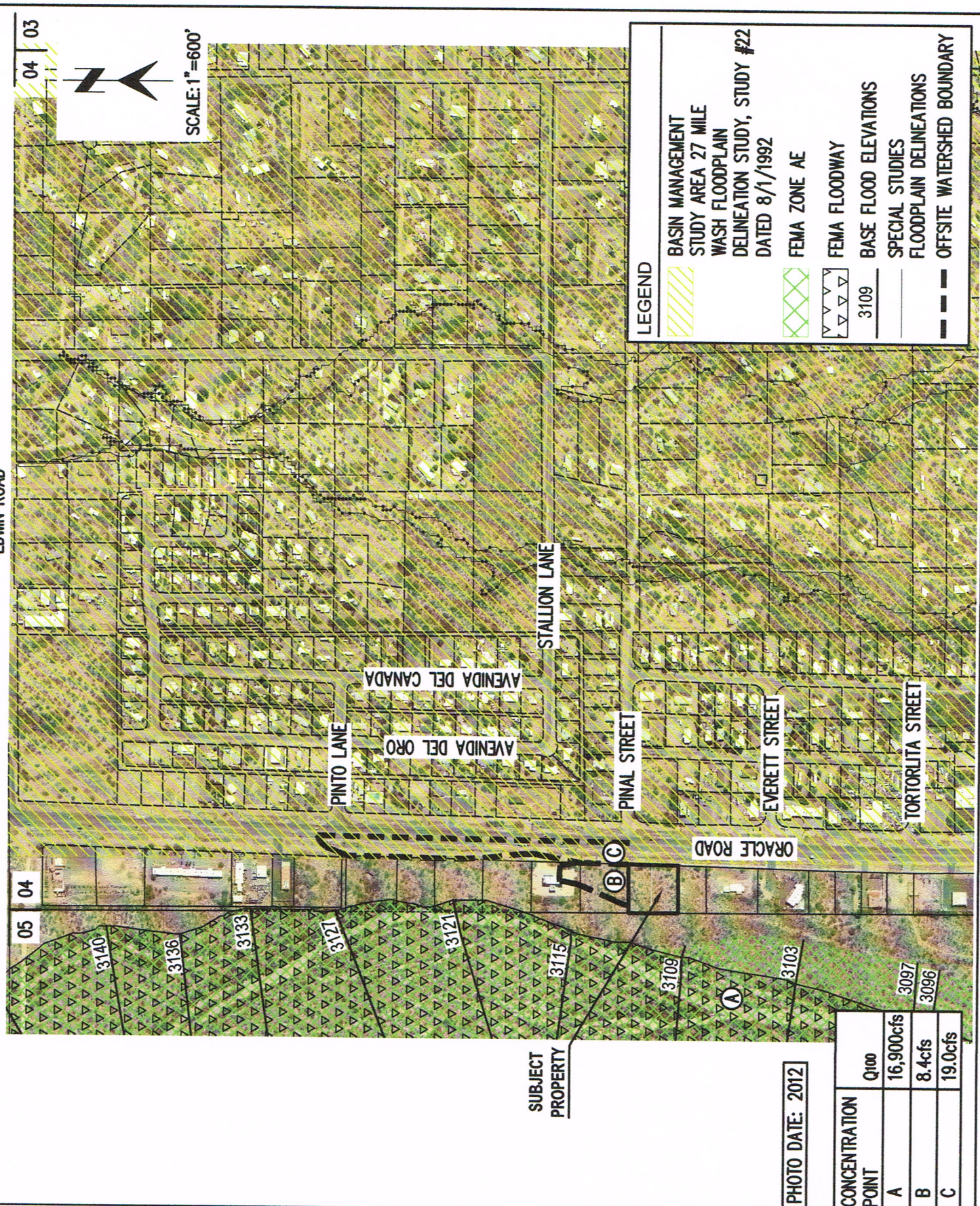
- e. There are no mapped, regulated riparian habitat classifications adopted by the 2005 Floodplain and Erosion Hazard Management Ordinance amendment on the project site.
- f. There are no existing drainage infrastructure onsite.
- g. There are not any lakes, ponds, wetlands, springs, or perennial surface water onsite.
- h. In accordance with Floodplain Management Ordinance, Title 16 of the Pima County Code 16.28.020 B. a distance of 250 feet along a major watercourse with a base flood peak that discharges greater than 10,000cfs is required. The Big Wash has a $Q_{100} = 16,900\text{cfs}$ that discharges adjacent to the west property line of the project site. The 250ft erosion hazard setback is measured from the eastern bank of the Big Wash and encroaches onto the project site.
- i. The site is located adjacent to the Basin Management Study Area 27 Mile Wash Floodplain Delineation Study, Study #22, dated 8/1/1992.

5. Downstream Drainage Conditions

All of the runoff discharges across the western project boundary where the natural existing grades slope steeply down approximately 30ft. All of the runoff from the site eventually discharges into vacant land of the State of Arizona and into the flow of the Big Wash.

PINAL

EDWIN ROAD

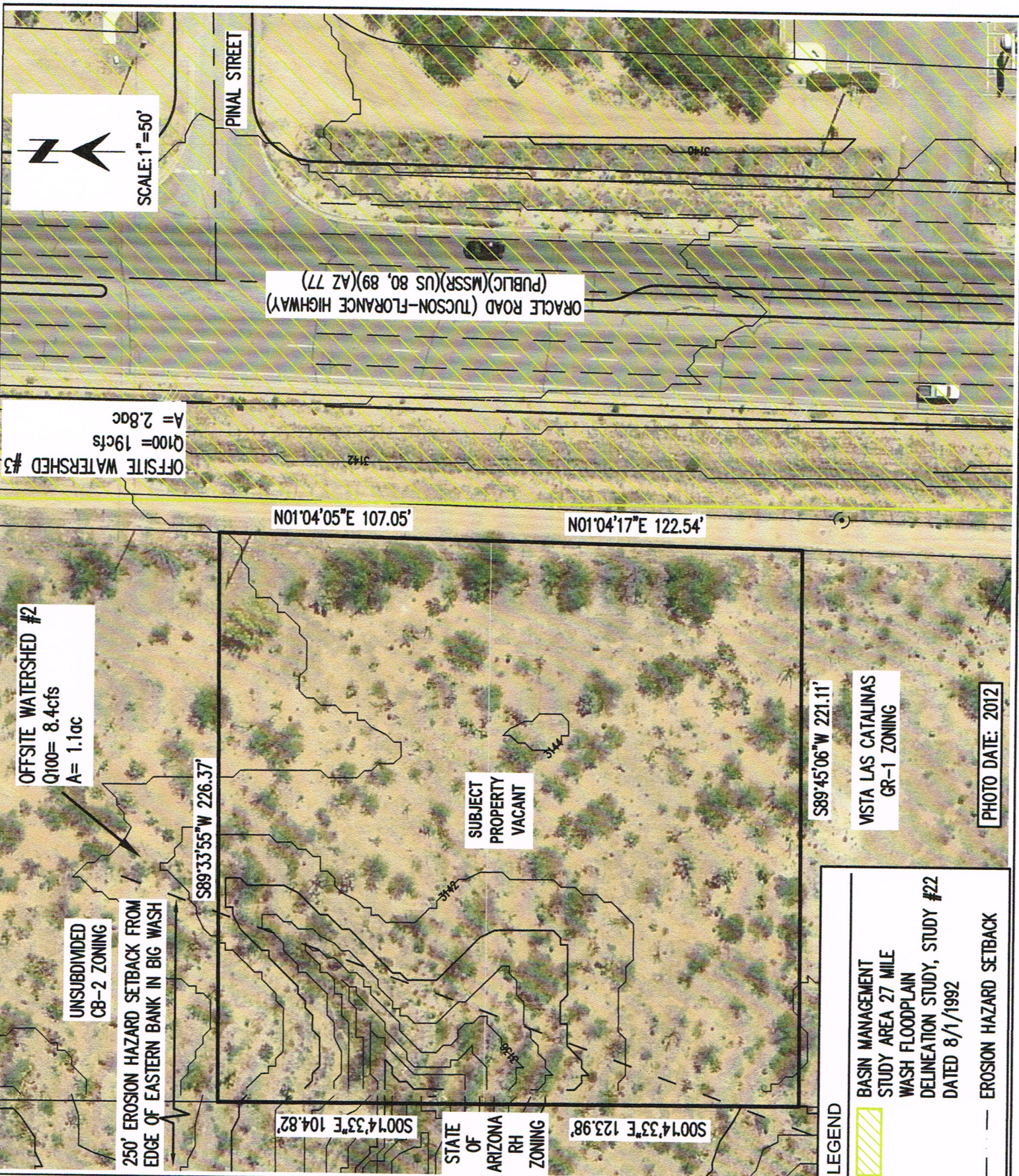


ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
SEC 4 T11S R14E G&SRB&M
PIMA COUNTY, ARIZONA

EXHIBIT I-C.1 OFFSITE WATERSHED MAP


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| CONCENTRATION POINT | Q100 |
|---------------------|-----------|
| A | 16,900cfs |
| B | 8.4cfs |
| C | 19.0cfs |



ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
SEC 4 T11S R14E G&SRB&M
PIMA COUNTY, ARIZONA

EXHIBIT I-C.4 ONSITE HYDROLOGY MAP



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I-D. BIOLOGICAL RESOURCES

1. Conservation Land System (CLS) – Exhibit I-D.1 outlines Important Riparian and Multiple Use Management Areas in a regional context. There is not a Special Species Management Area within the region depicted. The Important Riparian Area is not within the site boundaries, but approximately 0.06 acres of Multiple Use Management Area falls within the project site.
2. The site is not within or adjacent to one of the six Critical Landscape Connections.

Sonoran Desert Conservation Plan – Priority Conservation Area

3. The site does not fall within the Priority Conservation Area for the Pima Pineapple Cactus.
4. The site does not fall within the Priority Conservation Area for the Needle-spined Pineapple Cactus.
5. The site does not fall within the Priority Conservation Area for the Cactus Ferruginous Pygmy Owl or the Western Burrowing Owl.
6. The Arizona Game & Fish Department Heritage Data Management System was accessed online. Included in the Appendix is a copy of the printout generated after accessing the web site.
7. There are no saguaros located within the site boundaries.
8. The site is not part of a Habitat Protection or Community Open Space priority acquisition property.
9. There are no areas within the site boundaries where vegetation is important for scenic value, screening and/or buffering, and soil stabilization.
10. Exhibit I-D.10 is a vegetative communities map. The entire site is located within the Sonoran Desertscrub Paloverde - Mixed Cacti Series that covers 100% of the site.

PINAL COUNTY

PINAL COUNTY

EDWIN ROAD

04 03

04 03

PINAL COUNTY

SCALE: 1"=1200'



LEGEND

| | |
|--|-------------------------------|
| | IMPORTANT RIPARIAN AREAS |
| | MULTIPLE USE MANAGEMENT AREAS |

ELKINS ROAD
PINTO LANE
0.06 AC OF MULTIPLE
USE MANAGEMENT AREAS

PINAL STREET

SUBJECT
PROPERTY

ORACLE ROAD

MAINSAIL BOULEVARD

04 03

09 10

HAWSER STREET
TWIN LAKES DRIVE

ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
SEC 4 T11S R14E G&SRB&M
PIMA COUNTY, ARIZONA

EXHIBIT I-D.1 CONSERVATION LAND SYSTEM MAP

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SCALE: 1" = 150'



AVENIDA DEL ORO

AVENIDA DEL ORO





PINAL STREET

ORACLE ROAD (TUCSON-FLORANCE HIGHWAY)
(PUBLIC)(MSSR)(US 80, 89)(AZ 77)

SUBJECT
PROPERTY


PHOTO DATE: 2012

LEGEND

- | | | | | | | | |
|---|---|---|---|---|----------------------|---|-----------------------|
|  | SORONAN DESERT SCRUB PALOVERDE - MIXED CACTI SERIES |  | AGRICULTURE/DEVELOPED/ WATER/BARE GROUND |  | SONORAN DESERT SCRUB |  | SONORAN INTERIOR SAND |
|---|---|---|---|---|----------------------|---|-----------------------|

ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
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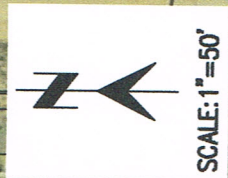
EXHIBIT I-D.10 VEGETATIVE COMMUNITIES MAP



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I-E. VIEWSHEDS

1. The site is not being developed under the Cluster Development Option of the Zoning Code.
2. Exhibit I-E.2 is a Site Photo Key Map that shows the photo location a series of 12 photos. Immediately following are the 12 pictures of the site and nearby area.



PINAL STREET

ORACLE ROAD (TUCSON-FLORENCE HIGHWAY)
(PUBLIC)(MSSR)(US 80, 89)(AZ 77)

N01°04'05"E 107.05'

N01°04'17"E 122.54'

S89°45'06"W 221.11'

UNSUBDIVIDED
CB-2 ZONING

SUBJECT
PROPERTY
VACANT

VISTA LAS CATALINAS
GR-1 ZONING

S89°33'55"W 226.37'

S00°14'33"E 104.82'

S00°14'33"E 123.98'

STATE
OF
ARIZONA
RH
ZONING

ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
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PIMA COUNTY, ARIZONA

EXHIBIT I-E.2 SITE PHOTO KEY MAP



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PHOTO DATE: 2012

LEGEND

SITE BOUNDARY

PHOTO ID &

LOCATION TAKEN

1



PHOTO 1: Northeast corner of the property looking West.



PHOTO 2: Middle of the East boundary looking West.



PHOTO 3: Southeast corner of the property looking West.



PHOTO 4: Southeast corner of the property looking North.



PHOTO 5: Middle of the South boundary looking North.



PHOTO 6: Southwest corner of the property looking North.



PHOTO 7: Southwest corner of the property looking East.



PHOTO 8: Middle of the West boundary looking East



PHOTO 9: Northwest corner of the property looking East.

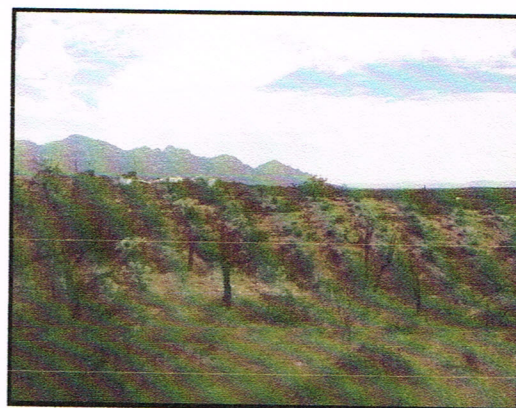


PHOTO 10: Northwest corner of the property looking South.



PHOTO 11: Middle of the North boundary looking South.



PHOTO 12: Northeast corner of the property looking South.

I-F. TRANSPORTATION

1. Exhibit I-F.1 shows existing Oracle Road onto which the site will have access. Oracle Road is a Major Street and Scenic Route. Direct access will be onto Oracle Road as there will not be any onsite roadways associated with the project. Exhibit I-F.1 includes all major routes in proximity of the project site. The following general information is provided:
 - a. Existing rights-of-way widths.
 - b. Each roadway includes the Pima County width standard as well as the actual existing right-of-way width. All of Oracle Road adjacent to the site and continuing north as well as south of the site is at the full 200' width.
 - c. Exhibit I-F.1 shows the continuous right-of-way width for Oracle Road both north and south of the project site.
 - d. There are no proposed off-site roads associated with the project.
 - e. Existing Oracle Road is labeled with the number of lanes, capacity, posted speed limit, and existing edge of pavement.
 - f. Present Average Daily Trips (ADT) for existing streets are shown within two miles of the site because the site is expected to generate more than 500 ADT. Wilds Rd., Golder Ranch Rd., Twin Lakes Drive, and Lago Del Oro Parkway are shown and labeled with number of lanes, capacity, posted speed limit, and average daily traffic on Exhibit I-F.1.
 - g. There is no existing bicycle route or pedestrian way on Oracle Road adjacent to the project site. The bike route with the striped shoulder currently stops at Golder Ranch Road. ADOT roadway improvements from Tangerine Road to the Pinal County Line are scheduled to start in 2014. One of the improvements include adding paved 10-foot wide shoulders (7-foot wide with curb in Catalina) allowing cyclists to use widened shoulders. This improvement will provide bicycle connectivity adjacent to the project site.
 - h. ADOT Project NO. 077 PM 081 H6694 OIC and Federal Aid NO. STP-077-A(204)T include the following proposed improvements to Oracle Road: adding an additional 12-foot wide travel lane in each direction for a total of six travel lanes throughout the project area, 10-foot wide shoulders (7-foot wide with curb in Catalina) allowing cyclists to use widened shoulders, raised-center medians and left-turn lanes in the Catalina area, retaining walls, sound barriers, traffic signal improvements, drainage improvements, shared-use path on the east side of Oracle Road from Wild Road to Eagle Crest Ranch Boulevard, and two wildlife crossing structures to allow wildlife to migrate safely between the Santa Catalina and Tortolita mountains.
2. Exhibit I-F.2 is a Driveway/Intersection Map that shows distances from the site to existing driveways and intersections.

Table I.H.1: Rights-of-Way

| Street | Existing Right-of-Way (feet) | Future Right-of-Way (feet) | Right-of-Way Standards | Continuous Right-of Way |
|-------------------------|------------------------------------|----------------------------------|---------------------------|----------------------------|
| Oracle Road | 200 | 200 | N/A | Yes |
| Wilds Road | 90 | 90 | Yes | Yes |
| Golder Ranch Road | 150 | 90 | Yes | Yes |
| Twin Lakes Drive | 150 | 150 | Yes | Yes |
| Lago Del Oro Parkway | 150 | 150 | Yes | Yes |

Table I.H.2: Street Characteristics

| Street | Classification | Travel Lanes | Bus Route | Bike Route | Capacity (ADT) | Speed Limit | Paved |
|-------------------------|----------------------------|-----------------|--------------|---------------|-------------------|----------------|-------|
| Oracle Road | Urban Minor Arterial | 4 | No | No | 37,810 | 45 | Yes |
| Wilds Road | Urban Collector | 2 | No | No | 13,122 | 40 | Yes |
| Golder Ranch Road | Urban Collector | 2 | No | No | 13,122 | 40 | Yes |
| Twin Lakes Drive | Urban Collector | 2 | No | No | 15,930 | 40 | Yes |
| Lago Del Oro Parkway | Urban Collector | 2 | No | No | 15,930 | 40 | Yes |

Table I.H.3: Average Daily Trips

| Street | Segment | Average Daily Trips |
|-------------------------|------------------------------------|---------------------|
| Oracle Road | Saddlebrook Blvd. to Hawser Street | 27,710 |
| Wilds Road | Oracle Rd. to Lago Del Oro Pkwy | 963 |
| Golder Ranch Road | Oracle Rd. to Lago Del Oro Pkwy | 6,733 |
| Twin Lakes Drive | Golder Ranch Rd to Mainsail Blvd | 1,281 |
| Lago Del Oro Parkway | Golder Ranch Rd to County Line | 4,373 |



SCALE: 1" = 3200'

LEGEND

--- 2 MILE RADIUS

PINAL COUNTY

EDWIN ROAD

PINAL COUNTY

01 06

06

05

05

04

04

03

02

01

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PINAL STREET

SUBJECT
PROPERTY

BOULEVARD

PARKWAY

LAGO DEL ORO

ORACLE ROAD

GOLDER RANCH DRIVE

TWIN LAKES DRIVE

WILDS ROAD

ORACLE ROAD PARCELS 222-18-0180 &
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LOTS 1 & 2 BLK A LOCATED IN
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PIMA COUNTY, ARIZONA

EXHIBIT I-F.1 TRANSPORTATION MAP



ENGINEERING

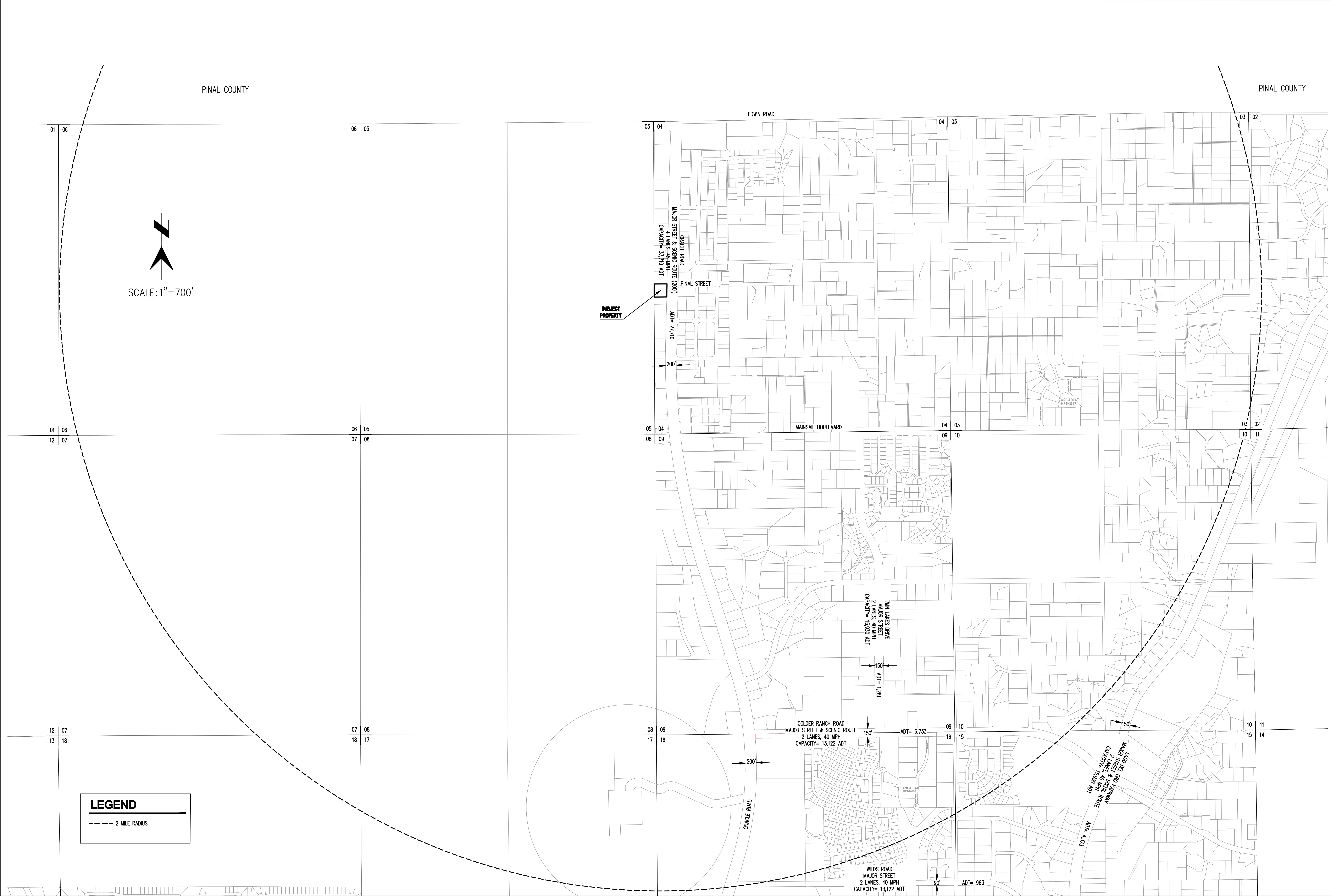
PO BOX 1888
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(520) 390-7920
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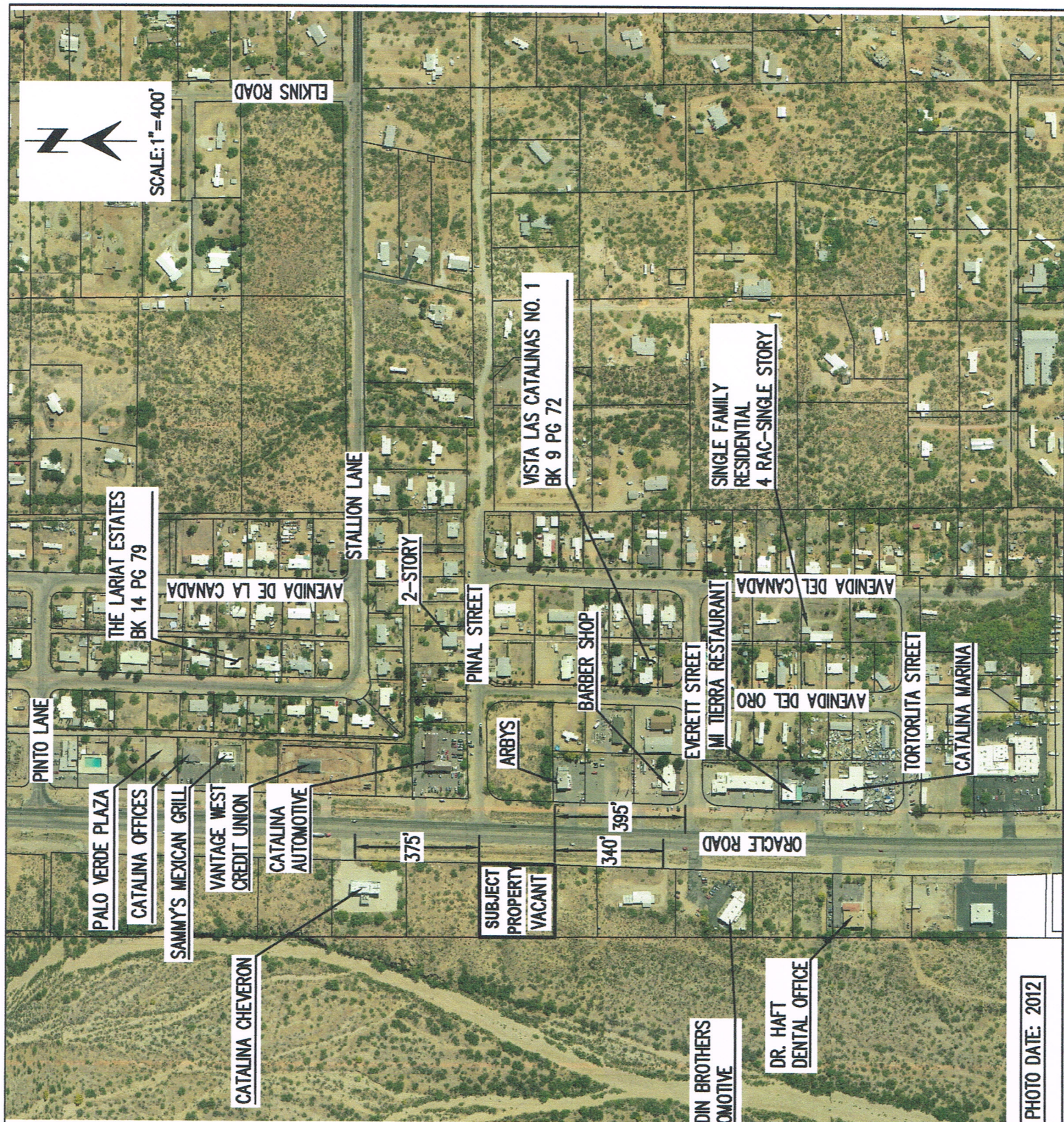
ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
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EXHIBIT I-F.1b
TRANSPORTATION
MAP



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FAX (520) 495-4804





STATE
OF
ARIZONA
VACANT

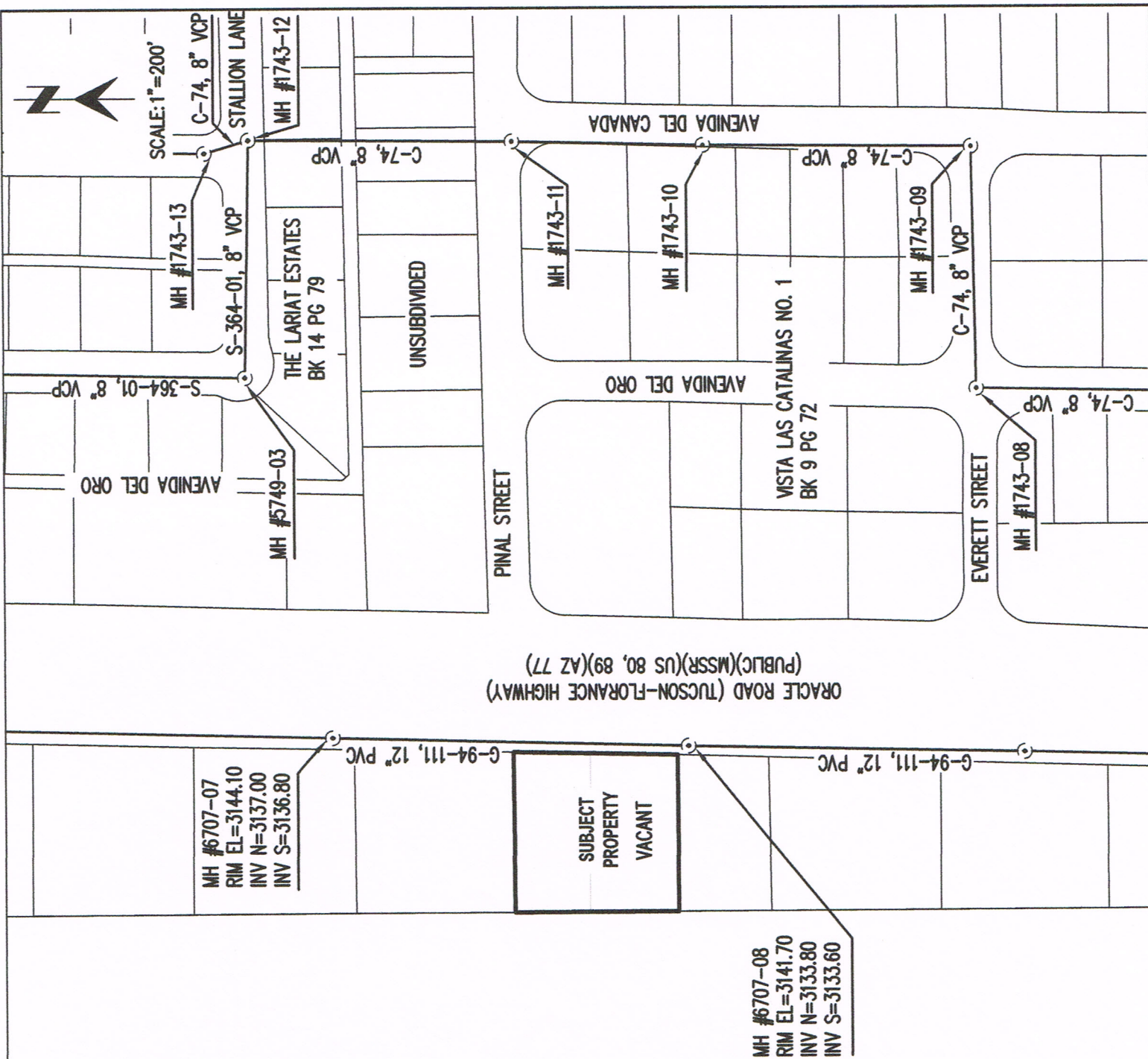
ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
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EXHIBIT I-F.2 DRIVEWAY/ INTERSECTION MAP

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I-G. SEWERS

1. Exhibit I-G.1 is a Sewer Map that shows size, location, and plan numbers for public sewers within the area around the site. The site will be served by public sewer. Existing sewer G-94-111 is located within the right-of-way frontage adjacent to the project site.



ORACLE ROAD (TUCSON-FLORENCE HIGHWAY)
(PUBLIC)(MSSR)(US 80, 89)(AZ 77)

ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
SEC 4 T11S R14E G&SRB&M
PIMA COUNTY, ARIZONA

EXHIBIT I-G.1 SEWER MAP

ENGINEERING

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I-H. RECREATION AND TRAILS

1. Exhibit I-H.1 shows all existing parks, recreation areas, and trails within a one-mile radius of the project site. There is one neighborhood park, Catalina Neighborhood Park located at 16562 N. Oracle Rd., within a mile of the site.
2. There are two trails, Big Wash River Park Trail and Twenty-Seven Wash Single Track Trail, within the vicinity of the site.



SCALE: 1"=1600'

PINAL COUNTY

PINAL COUNTY

EDWIN ROAD ALIGNMENT SINGLE TRACK TRAIL

CHALK MINE/ROAD/EDWIN ROAD

04 03

05 04

CATALINA
NEIGHBORHOOD
PARK

SUBJECT
PROPERTY

PINAL STREET

ORACLE ROAD

RIVER PARK

SINGLE TRACK TRAIL

MAINSAIL 03 BOULEVARD

04 09

05 08

WASH

TWENTY-SEVEN

ORACLE ROAD TRAIL

BIG WASH

LEGEND

1 MILE RADIUS

PUBLIC TRAIL

PUBLIC PARK

ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
SEC 4 T11S R14E G&SRB&M
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EXHIBIT I-H.1 RECREATION AND TRAILS MAP



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I-I. CULTURAL RESOURCES: ARCHEOLOGICAL AND HISTORICAL SITES

1. A letter from the Arizona State Museum for Pima County archaeological site records search results is included in the Appendix.
2. The letter indicates that no historic properties are identified in the project area.
3. A field survey has not been conducted for the project area.

I-J. AIR QUALITY

1. This section does not apply as the development is not industrial.

I-K. COMPOSITE MAP

Exhibit I-K is a composite map that shows physical constraints and areas that require special evaluation. The following characteristics were addressed and shown if they pertain to the project site:

1. Topography
 - a. There are no restricted peaks and ridges.
 - b. There are not any rock outcrops or talus slopes.
 - c. Site topography is shown, there are slopes 15% or greater located on the west end of the property. The building envelope does not encroach into these slopes.
2. Hydrology
 - a. There are no 100-year floodplains with discharges greater than 100 cfs on the project site. However the flow of 16,900 cfs located in the Big Wash to the west has a 250ft erosion hazard setback that encroaches onto the project site. The building will be located outside of the erosion hazard setback and minimal grading will occur in this area.
 - b. There are no sheet flow areas.
 - c. There are no federally mapped floodplains as delineated on FIRM panel 04019C0495L with effective date June 16, 2011.
 - d. There are no regulated Riparian Habitat Classifications.
 - e. There are no areas of lakes, ponds, springs, wetlands, or sources of perennial surface water.
3. Biological Resources
 - a. There is no saguaro cactus onsite.
 - b. There is no Pima Pineapple cactus onsite.
 - c. There is not any Needle Spined Pineapple cactus onsite.
 - d. There are no areas of significant or important vegetation onsite.

PART II LAND USE PROPOSAL

II-A. PROJECT OVERVIEW

1. The property that is the subject of this rezoning will not have multiple zoning districts.
2. The use for the proposed CB-1 site will be General Retail. A 9,100 sq. ft. Dollar General retail store is planned for the project site. There will not be any outdoor storage as all of the products are stored inside the building. The orientation of the building was specifically chosen to best fit the characteristics of the site. The following are some characteristics of the proposed project.
 - a. The shape of the site, location of the existing floodplain and associated erosion hazard setback, and existing slopes of 15% were all important factors when the preliminary development plan (PDP) was compiled. The building is located outside of the erosion hazard setback and the Fema ZONE AE is not located on the site. The building is also located outside of the existing hillside slopes. The PDP fits well with the existing site characteristics.
 - b. The proposed general retail use conforms well to the multi-use corridor along Oracle Road. The location of this business use does not promote vehicular traffic within any neighboring subdivision.
 - c. All neighbors within 1,000 feet of the site will receive a letter of explanation, a copy of an aerial photograph showing the site within one-quarter mile, a copy of the PDP, and a form upon which to make comment and return in a stamped envelope.
 - d. The impact of the development on the existing site will be positive. Currently the land is vacant. Development of this site will be good for the area. The addition of a retail store is expected to benefit the nearby residential areas.
 - e. The proposed development contributes to the principles of Smart Growth. Although many of the Smart Growth principles are primarily associated with residential developments, this proposed commercial development does utilize the following principles as referenced at smartgrowth.org:
 - Walkable neighborhoods – The project site is adjacent to an intersection which will be improved per separate offsite paving plans and will provide safer access from the adjacent single family residences.
 - Encourage community and stakeholder collaboration – Mailings and

personal contact will be made with the local residents to discuss their concerns with the project. A public meeting will also solicit additional comments. The request is in alignment with the Comprehensive Plan that had public input as well.

- Foster distinctive, attractive communities with a strong sense of place – The proposed development fits well into the natural setting of the area. Some existing vegetation will remain and will be enhanced through mitigation, the addition of landscape buffers, and water harvesting.
- Make development decisions predictable, fair and cost effective – the proposed development will be in the multi-use corridor that includes some commercial uses. The project request is fair because it is not for an unreasonable use. The future developer has done market research as part of locating this site and has determined that the general retail use is cost effective.
- Mixed land uses – The project area includes many residential and some commercial uses. The proposed development extends the mixed use concept.
- Provide a variety of transportation choices – the project can be accessed by foot, vehicles, and bicycles.
- Strengthen and direct development towards existing communities – the proposed development is an infill project. No additional roadways are required. The project is cost effective and has the potential to improve the quality of life. The project creates the opportunity of more jobs and services to the area.
- Take advantage of compact building design – the proposed 9100 sq ft building allows for good use of the site. It encourages water harvesting areas. Public utilities are adjacent to the site, which is cost effective.

f. At this time there are no plans to incorporate solar energy or other green building items into the project.

3. The proposed project is affected by two sections of the Pima County Zoning Code, the Gateway Overlay Zone and the Native Plant Preservation Ordinance. The proposed project will be in conformance with the Gateway Overlay Zone by providing a transition between natural preserves and more highly urbanized areas through the implementation of screening, the improvement of the intersection will provide for safe interaction between motorized vehicles, non-motorized vehicles and pedestrians, and by maintaining and encouraging economic growth. The proposed project will be in conformance to the NPPO by preserving as much of the native vegetation as possible. The PDP preserves most of the existing trees. There are large areas where mitigation can occur. Water harvesting is planned for the purpose of enhancing existing and additional vegetation.

II-B. PRELIMINARY DEVELOPMENT PLAN

1. Exhibit II-B.1 is the PDP. Also included is a removable overlay map. Following is a list of items addressed on the PDP.
 - a. Project boundaries and dimensions
 - b. Location and size (9100 sq ft) of the proposed general retail store
 - c. Existing right-of-way is shown for the adjacent Oracle Road. There are not any proposed rights-of-way.
 - d. Point of ingress and egress.
 - e. Parking areas
 - f. A 10-foot Bufferyard D is shown along the south. A 20-foot Bufferyard D is shown along the frontage and a 20-foot Natural Bufferyard will remain in the rear of the property to the west.
 - g. Water harvesting areas are shown. Additional landscaping will be placed within these areas.
 - h. The site will not consist of any recreation areas, common areas, and open spaces. However a natural area/bufferyard will be located in the rear of the project site behind the proposed building where the hillside slopes and erosion hazard setback are located.
 - i. There are no existing drainage features onsite. There are no 100-year floodplains with discharges greater than 100 cfs on the project site. However the flow of 16,900 cfs located in the Big Wash to the west has a 250ft erosion hazard setback that encroaches onto the project site. The building will be located outside of the erosion hazard setback and minimal grading will occur in this area.
 - j. There are not any restricted peaks or ridges. There are slopes of 15% located in the rear of the project site and this area is proposed to remain natural. Minimal grading will occur in this area for slope protection purposes and the proposed building will be located outside of this area.
 - k. The site is surrounded by vacant land to the north and south including an abandoned gas station, commercial business to the east across Oracle Road with residential land (single story homes) behind, and vacant State of Arizona land to the west. All these uses are within 300 feet of the site.
 - l. There are not any proposed trail rights-of-way.
 - m. An existing 5-foot public utility easement per (Bk 9 Pg 72) runs along the western portion of the site parallel to the property line.
 - n. There will not be any on-site wastewater treatment facilities installed. The proposed building will connect to the existing public sewer located in the right-of-way.
 - o. The Gateway Overlay Zone is identified on the preliminary development plan.
 - p. There are not any existing transit stops. No new stops are anticipated for this project.

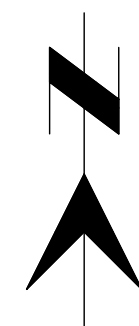
2. Preliminary Development Plan Support Data

- a. Gross Floor area = 9100 sq ft
- b. Building height = 20 feet
- c. There is a single commercial structure and not residential units.
- d. Residential density does not apply to this project.
- e. There will be 32 parking spaces.
- f. Desert landscaping will be used within the bufferyards and water harvesting areas.

ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
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PIMA COUNTY, ARIZONA

EXHIBIT I-B.1 PRELIMINARY DEVELOPMENT PLAN

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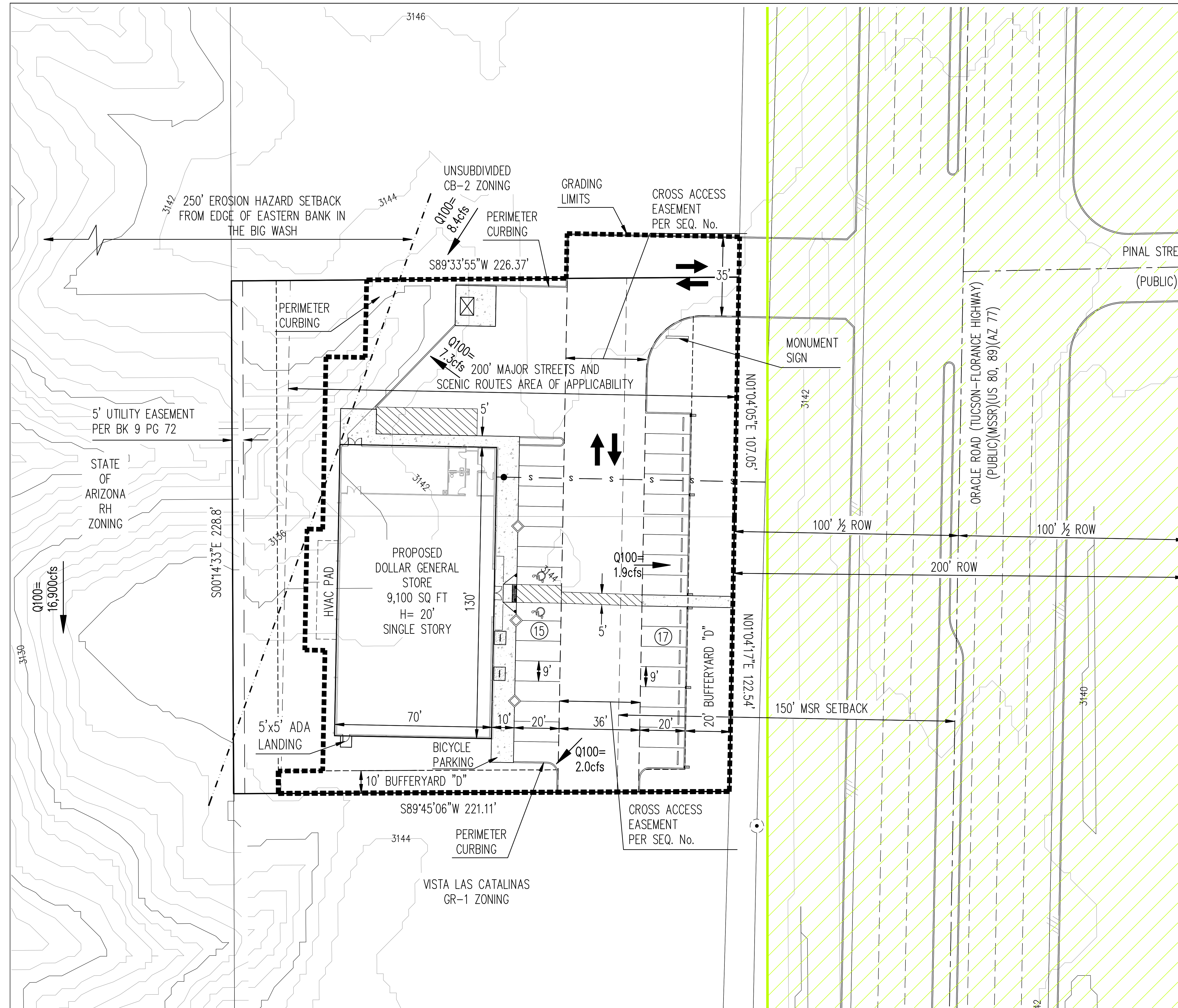
SCALE: 1"=20'
COMMERCIAL USE:
SINGLE STORY

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- BUFFERYARD LINE
- ROW LINE
- CENTERLINE
- GRADING LIMITS
- EROSION HAZARD SETBACK LINE
- EXISTING PUBLIC SEWER LINE
- NEW SEWER LINE
- 2' CONTOUR ELEVATIONS
- EXISTING EDGE OF PAVEMENT
- NUMBER OF PARKING SPACES
- STRIPED WALKWAY
- RIPRAP
- CONCRETE
- BASIN MANAGEMENT STUDY AREA 27 MILE WASH FLOODPLAIN DELINEATION STUDY, STUDY #22 DATED 8/1/1992

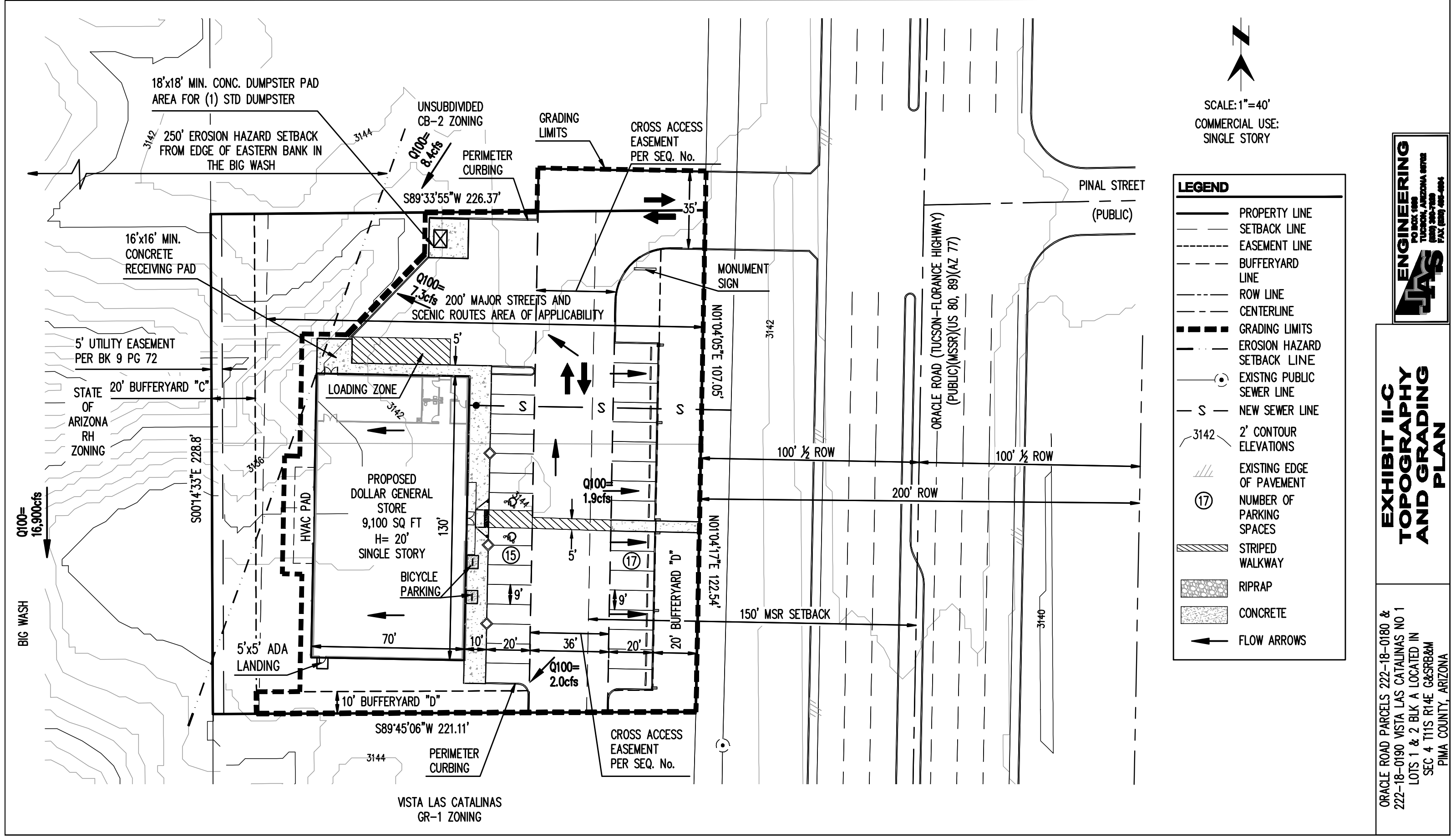
PARKING CALCULATION

3.5 SPACES/1000
(9,100/1,000) x 3.5=32



II-C. TOPOGRAPHY AND GRADING

1. There are slopes of 15% located on the west side of the project and this area will be avoided. The proposed location of the building does not encroach into this area.
2. The Hillside Development Zone does not pertain to this project.
3. Exhibit II-C is the Topographic and Grading Map. The grading limits are shown which includes the building, parking area, landscape buffers, water harvesting areas, and retention/detention basin. Graded areas such as the landscape buffers, water harvesting areas, and retention/detention basin will be revegetated in accordance with the approved landscape plans.
4. There will not be any areas where the natural grade will be changed by more than five feet by cut or fill. It is anticipated that the maximum grade change from natural will be less than four feet.
5. This is not a cluster project.



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**EXHIBIT II-C
TOPOGRAPHY
AND GRADING
PLAN**

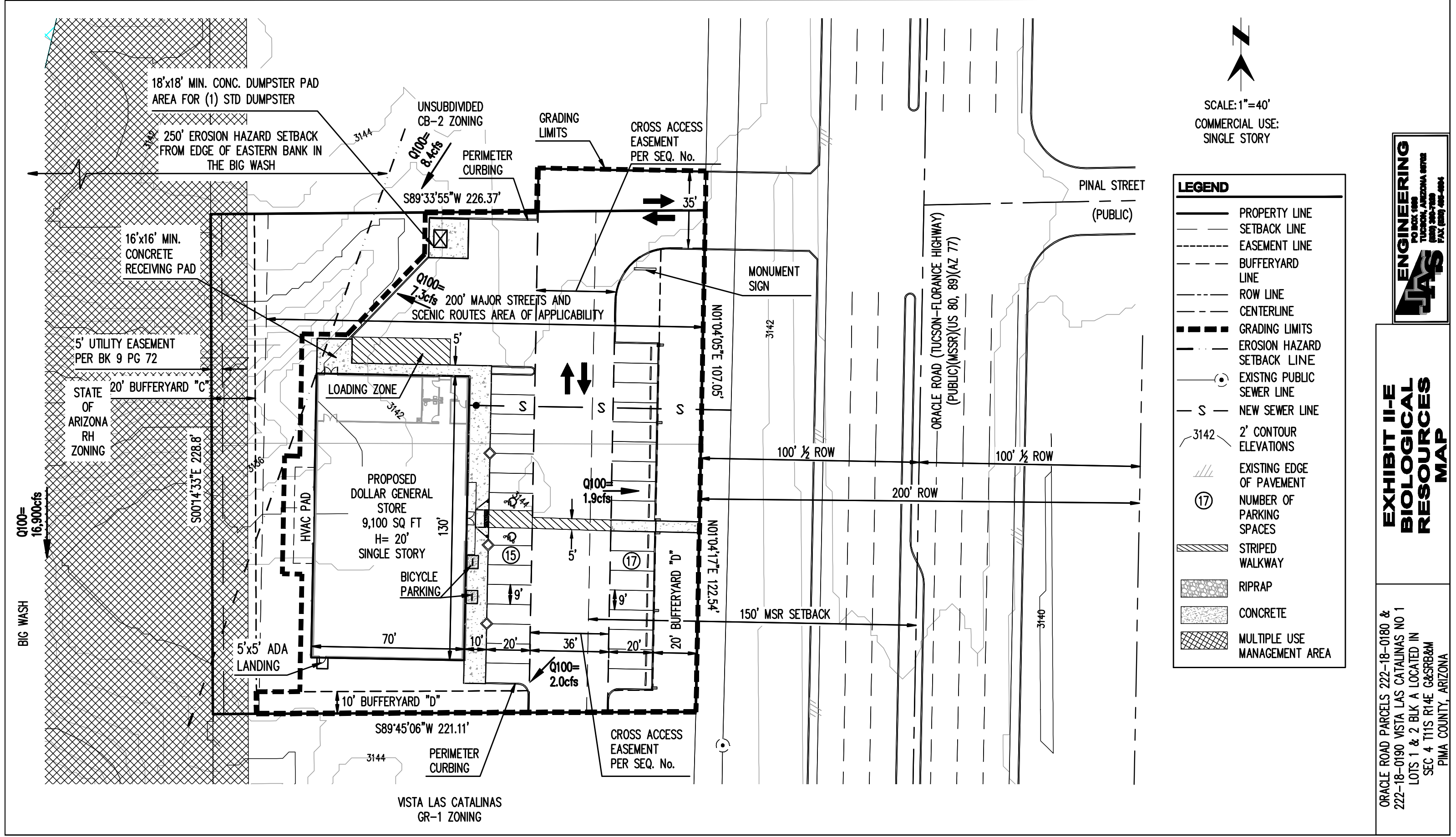
ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
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PIMA COUNTY, ARIZONA

II-D. HYDROLOGY

1. There is no existing riparian or floodplain areas onsite. The building is located on the high spot of the property as depicted by the contours. Existing drainage patterns will not be affected. Drainage upstream of the site will not be affected. Drainage downstream of the site will slightly increase because of the impervious cover but will not adversely affect anything due to the proximity of the Big Wash. Water harvesting areas will be used in the front bufferyard and all landscape islands.
2. There will not be any encroachment into the regulatory floodplain.
3. There is one offsite watershed entering the site. However, this offsite flow will not affect the site. This flow enters the site from the north outside of the proposed grading limits and follows the steep natural contours out into the vacant State of Arizona land and joins the flow of the Big Wash.
4. Rip rap will be used at all curb openings to mitigate drainage and potential erosion problems. Engineering design features that will be used are the water harvesting areas in the front bufferyard.
5. The PDP conforms to applicable basin management policies by providing water harvesting at all landscape islands and within the front and south bufferyards. Due to the project sites location within the watershed and proximity to the Big Wash a detention waiver has been obtained from Pima County Regional Flood Control District and is provided within Appendix.

II E. BIOLOGICAL RESOURCES

1. Exhibit II-E is a Biological Resources Map that shows the impacts to the resources identified in Section I-D. The following is a summary of those impacts.
 - a. There is approximately 0.06 acres of the Multi Use Management Area
 - b. There are not any saguaros onsite.
 - c. There are not any Ironwood trees onsite.
 - d. There is not any Pima pineapple cactus.
 - e. Needle-spined pineapple cactus does not exist on the site.
 - f. There are no other areas of significant or important vegetation onsite.
2. The Multi Use Management Area is located on the project site and is one of the Conservation Lands System designations. This area is located adjacent to the west property line within the 20 foot natural bufferyard and will not be disturbed.



II-F. LANDSCAPE AND BUFFER PLAN

1. Exhibit II-F is the Landscape and Buffer Plan. A 10 foot wide bufferyard will be used on the south side of the site. A 20 foot wide bufferyard with split rail fencing will be used to the east adjacent to the right-of-way and a 20 foot natural bufferyard will be used to the west adjacent to the vacant state land.
2. The exhibit includes all existing easements and setbacks that affect the site.
3. No onsite vegetation will be transplanted and moved into the bufferyards.

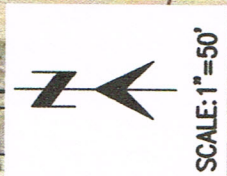
II-G. VIEWSHEDS

1. Exhibit II-G shows the locations of 12 different view points across the project site. Of the various view points only five or six are impacted. The impact is minimal because of what can be seen in the existing condition. Photos #2 and #3 will be looking at the front of the building. In the existing view, photos #2 and #3 are partially screened by vegetation and show the mountains off in the distance. Photos #5 and #6 will be looking at the north end of the building. In the existing view, photos #5 and #6 show the abandoned Chevron gas station and overhead power lines in Oracle Road right-of-way. Photo #11 is a view of the south end of the building. In the existing view, photo #11 shows the top of an existing building and mountains off in the distance.

Oracle Road is a scenic route with the proximity and views of the Catalina Mountains to the east. Photos #7 and #8 are not affected by the placement of the proposed building because the adjacent land to the west is vacant State of Arizona land and the elevation is significantly lower compared to the project site where the proposed building will be located. Along the western property line the elevation ranges from 12 to 14 feet lower than the middle of the site and continues to drop off to the rapidly to the west approximately 30 feet in total.

2. The main viewshed mitigation used to minimize impacts of the building will be vegetation particularly within bufferyard D and a natural bufferyard C. All building lighting will be directed downward.

The project is not being developed under the Cluster Development Option.

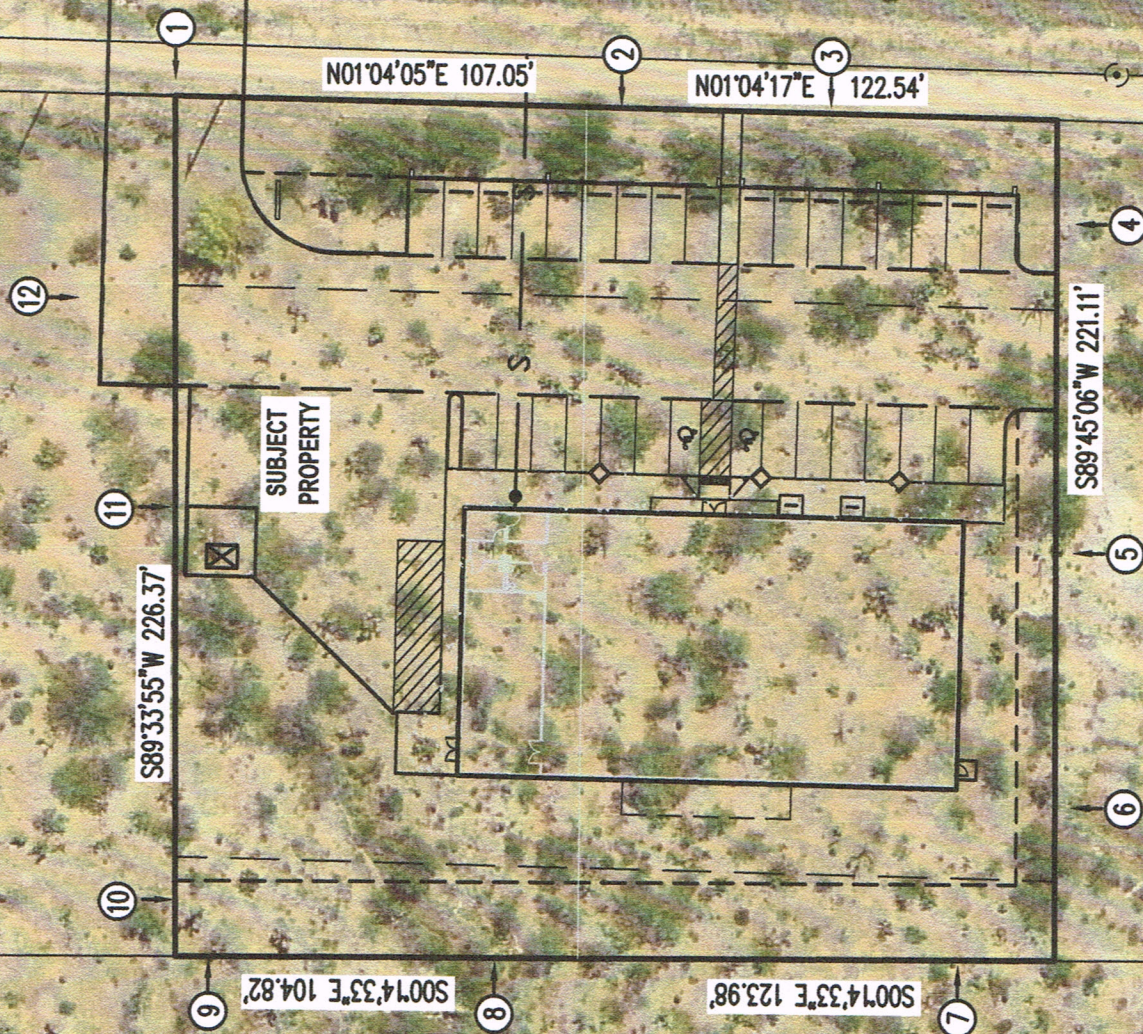


SCALE: 1"=50'

PINAL STREET

(PUBLIC)

ORACLE ROAD (TUCSON-FLORENCE HIGHWAY)
(PUBLIC)(MSSR)(US 80, 89)(AZ 77)



ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
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EXHIBIT II-G VIEWSHED MAP



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PHOTO 1: Northeast corner of the property looking West. VIEW WILL BE ACROSS DRIVEWAY ENTRANCE AND PAVEMENT



PHOTO 2: Middle of the East boundary looking West. VIEW WILL BE ALONG LANDSCAPE BUFFERYARD AND WILL BE BLOCKED BY BLDG.



PHOTO 3: Southeast corner of the property looking West. VIEW WILL BE ALONG LANDSCAPE BUFFERYARD AND WILL BE PARTIALLY BLOCKED BY BLDG.



PHOTO 4: Southeast corner of the property looking North. VIEW WILL BE ALONG LANDSCAPE BUFFERYARD AND ACROSS PARKING LOT



PHOTO 5: Middle of the South boundary looking North. VIEW WILL BE ALONG LANDSCAPE BUFFERYARD AND WILL BE BLOCKED BY BLDG



PHOTO 6: Southwest corner of the property looking North. VIEW WILL BE ALONG LANDSCAPE BUFFERYARD AND WILL BE PARTIALLY BLOCKED BY BLDG



PHOTO 7: Southwest corner of the property looking East. VIEW WILL BE ACROSS NATURAL BUFFERYARD AND WILL BE PARTIALLY BLOCKED BY BLDG



PHOTO 8: Middle of the West boundary looking East VIEW WILL BE ACROSS NATURAL BUFFERYARD AND WILL NOT BE AFFECTED BY BLDG



PHOTO 9: Northwest corner of the property looking East. VIEW WILL BE ACROSS NATURAL BUFFERYARD AND PAVEMENT AREA



PHOTO 10: Northwest corner of the property looking South. VIEW WILL BE ACROSS NATURAL BUFFERYARD



PHOTO 11: Middle of the North boundary looking South. VIEW WILL BE ACROSS PAVEMENT AREA AND WILL BE BLOCKED BY BLDG



PHOTO 12: Northeast corner of the property looking South. VIEW WILL BE ACROSS DRIVEWAY ENTRANCE AND PARKING LOT

II-H. TRANSPORTATION

1. Exhibit II-H is the developed condition Transportation Map. The ingress/egress point was chosen because of the two-way left turn lane located in Oracle Road and the alignment with the right-of-way of Pinal Street. The new ingress/egress location promotes safer entering and exiting of vehicles from the site onto Oracle Road.

A median will be constructed along Oracle Road, and a left turn lane will be built as part of ADOT Project NO. 077 PM 081 H6694 OIC and Federal Aid NO. STP-077-A(204)T.

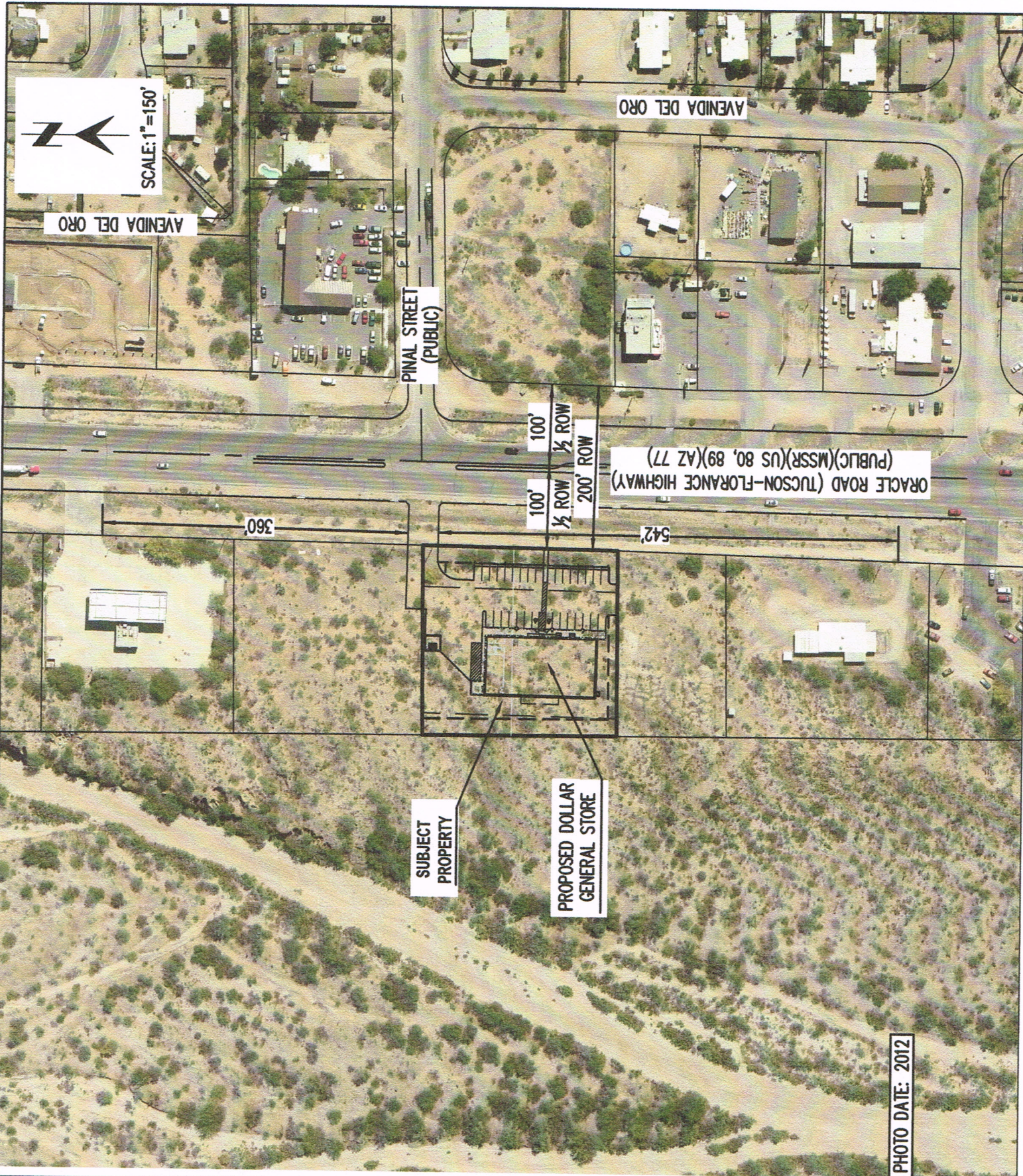
Exhibit II-H includes distances to existing driveways and access easements.

2. The PDP does not depend on future off-site roadway improvements. There is an existing middle storage lane in Oracle Road that will serve as the left turn lane into the proposed project.

There are future offsite improvements to Oracle Road from Tangerine Road to the Pinal County line. These offsite improvements have an anticipated construction time frame of two years beginning in the spring of 2014. This ADOT project incorporates a left turn lane with a median at the intersection of Oracle Road and Pinal Street.

3. The development is anticipated to have an ADT of more than 500 vehicles a day. The ADT is projected at 521 ADT Monday – Friday and 647 ADT on Saturday. Offsite road improvements will be completed within 5 years through the ADOT project. Oracle Road current ADT is 27,710 and the current capacity is 37,710. The proposed development will not adversely affect the capacity to Oracle Road.
4. Since direct access is to Oracle Road only, there will not be traffic impacts to other local streets.
5. There are not any bicycle or pedestrian pathways within the proposed development.
6. There are no proposed on-site rights-of-way.
7. Major streets and routes were evaluated within a 2 mile radius of the project site as part of the Transportation Concurrency Analysis. The project is not projected to significantly contribute directly to the over-capacity of Golder Ranch Road, Wilds Road, Twin Lakes Drive, or Lago Del Oro Parkway. Each of the minor local roads are operating at a far less rate than the current available capacity. The proposed project meets the concurrency requirements.

8. The expected peak hour traffic is less than 100. The anticipated ADT is more than 500 vehicles per day. A left turn lane is warranted, however a right turn lane is not required. A Traffic Impact Study (TIS) has been submitted to ADOT for review.
9. The project has the potential to reduce automobile dependency. ADOT roadway improvements from Tangerine Road to the Pinal County Line are scheduled to start in 2014. One of the improvements include adding paved 10-foot wide shoulders (7-foot wide with curb in Catalina) allowing cyclists to use widened shoulders. This improvement will provide bicycle connectivity adjacent to the project site.



ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
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PIMA COUNTY, ARIZONA

EXHIBIT II-H TRANSPORTATION MAP

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II-I. ON-SITE WASTEWATER TREATMENT AND DISPOSAL

1. A conventional septic system will not be proposed for this project due to the proximity of the public sanitary sewer system located within the right-of-way in Oracle Road.

II-J. SEWERS

1. Type II Capacity Letter from Pima County Regional Wastewater Reclamation Department is included in the Appendix.
2. Public sewer line G-94-111 is located in the right-of-way of Oracle Road and adjacent to the eastern property line of the project. A new 4" bcs from the proposed building will connect to this existing 12" pvc sewer line between manholes #6707-07 and #6707-08.
3. Exhibit II-J shows the location of the new 4" bcs line from the proposed building and the connection point into the existing G-94-111 public sewer line.

II-K. WATER

A Preliminary Integrated water Management Plan is included in the Appendix.

II-L. SCHOOLS

This section does not apply to this commercial project.

II-M. RECREATION AND TRAILS

1. This commercial project will not provide for recreation and trails.
2. There are no areas onsite that will be preserved as natural open space.

II-N. CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

Based on a letter from the Arizona State Museum for a record search of the project area there are no documented archeological and historic properties. See Appendix

II-O. ENVIRONMENTAL QUALITY

1. For this project dust control will be accomplished by the use of water during grading operations. Other Stormwater Pollution Prevention Plan (SWPPP) measures will be used as needed to prevent sediment from leaving the site. Upon completion of the grading operations all graded areas will be stabilized by pavement, concrete, or ground cover per landscape requirements.
2. a. Air Quality does not pertain to this project. There will not be any air pollutants emitted from the project.

b. There will not be any hazardous materials within the project site.

II-P. AGREEMENTS

No agreements have been made as a part of this project.

JAS ENGINEERING

Jeffrey A. Stanley, P.E.
P.O. Box 1888
Tucson, Arizona 85702
Telephone (520) 390-7920
Fax (520) 495-4604

Preliminary Integrated Water management Plan (PIWMP) For Dollar General on Oracle Road

This Preliminary Integrated Water Management Plan (PIWMP) was prepared for a proposed 1.18 acre parcel (303-12-106F) located at 9950 South Nogales Highway (in Section 6, T16S, R14E, Pima County, Arizona) in accordance with Pima County Comprehensive plan requirements in support of a rezoning proposal from GR-1 to CB-1.

1. Water Context Map

The project site is not within the Tucson Water service area. However, there is an existing water line that extends south of the northeast property corner. Two service area displays are included in this report. One of the displays is a Regional Water Context Map and the other is a Local Water Context Map. Both maps show the location of the site including sectional breakout and roadways. The Local map shows zoning designations and uses adjacent to the site.

2. Property's Existing and Historic Water Use

The site is currently vacant. Consequently, there is no existing water use.

3. Property's Proposed Water Use

The only use of water will be associated with a new 9100 sq ft commercial building and irrigation for landscaping.

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

The proposed water supply is from Tucson Water. The Proposed Water Supply map shows the new proposed 1" water meter at the site and the existing 8" waterline that it connects to.

Tucson Water has access to a renewable and potable water supply (CAP in Avra Valley).

5. Water Demand Projections

The project is a single commercial building. The only water use will be in two public restrooms, a drinking fountain, and irrigation for landscaping. Based on flow usage from Arizona Administrative Code Title 18, Chapter 9 Table 1, Unit Daily Design Flows, the expectation is that 1200 gpd will be used. This equates to 1.34 acre-feet per year.

To help reduce the demand the project is incorporating water harvesting. This will help reduce the irrigation demand. It will also aid in the percolation of rainwater rather than allowing for direct runoff.

The following page is a Water Conservation Measures Table that indicates what Indoor and Outdoor Options will be used to help conserve water.

6. Proximity to Renewable and Potable Water Supplies

The project will not have a demand that exceeds 50 ac-ft per year.

Items 7 through 12 are not required for this project.

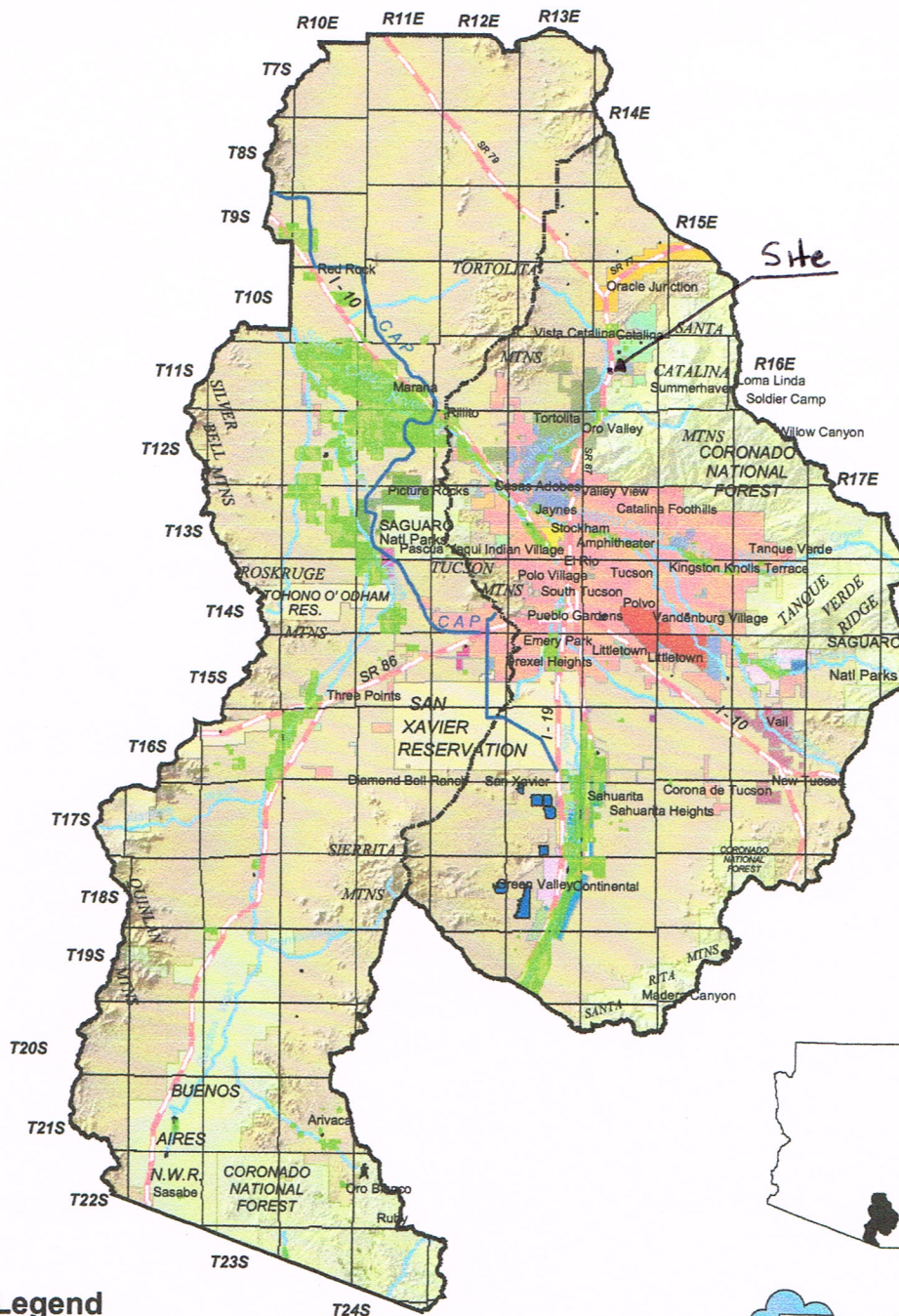
Table B - Water Conservation Measures

Indoor and Outdoor Options

(15-point Minimum; Must include at least one Outdoor Conservation Measure)

| Indoor Options | | Possible Points | Points Achieved |
|-----------------|---|-----------------|-----------------|
| I-1 | Install grey water plumbing lines, labeled and stubbed out to exterior of residence | 1 | 1 |
| I-2 | Install a "central-core" plumbing system with all water-using fixture fittings ≤5 ft. from HW heater | 1 | |
| I-3 | Install a manifold "home run" structured plumbing system; with fixtures ≤ 10 ft. of circulation loop & branch lines ≤ 1/2" in diameter | 2 | |
| I-4 | Install a manual or motion activated on-demand hot water circulation pumping system | 2 | |
| I-5 | Install a point-of-use tankless hot water heater that uses only cold water supply or solar-assisted preheating for any fixture > 20 pipe run feet from water heater | | |
| I-6 | Install lavatory faucets that meet the proposed EPA's WaterSense™ criteria or have a maximum flow rate of 1.5 gpm @ 80 psi of pressure | 3 | 3 |
| I-7 | Install showerheads that meet the proposed EPA's WaterSense™ criteria or have a maximum flow rate of 1.5 gpm @ 80 psi of pressure | 3 | |
| I-8 | Install toilets that meet the EPA's WaterSense™ rating (1.28 gpf) OR | 3 | 3 |
| I-9 | Install dual flush toilets with 1.6 gpf/1.8 gpf or less water use | 3 | |
| I-10 | Install a washing machine with a water factor of 6.0 or less | 3 | |
| I-11 | Install composting toilet(s), 2 pfs/fixture; no maximum | 2 | |
| I-12 | Install a refrigerator with an in-door filtered water system | 2 | |
| I-13 | Install excess flow check valves or excess water shutoff connectors at fixtures | 0.5 | |
| I-14 | No garbage disposal | 3 | 3 |
| | | 1 | |
| Outdoor Options | | Possible Points | Points Achieved |
| O-1 | Install a rainwater harvesting system capable of retaining and storing 50% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.) | 6 | |
| O-2 | Install a rainwater harvesting system capable of retaining and storing 25% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.) | 4 | |
| O-3 | Install a rainwater harvesting system capable of retaining and storing 10% or more of the average annual available rainfall on the catchment surface. (min. Catchment Area = 500 ft.) | 2 | 2 |
| O-4 | Install a gutter and downspout system or canals that tie to storm water infiltration trenches, bioswales, or rain gardens | 2 | |
| O-5 | Install grey water plumbing lines, labeled and stubbed out to exterior of residence, but with connection to an onsite landscaping drip irrigation system | 2 | |
| O-6 | No swimming pool | 2 | |
| O-7 | No decorative water features or mister systems that use potable water. | 1 | 1 |
| O-8 | Impervious driveway & walkway surfaces shall be <5% of total site area (≤ 5 acres); OR 1% of the site area (over 5 acres) | 2 | |
| O-9 | Construct no impervious surfaces outside the building footprint | 2 | |
| O-10 | Install a vegetative roof system (min 50% of roof area) to reduce impervious surfaces | 3 | |
| O-11 | Install drought-tolerant, non-irrigated landscaping design by a licensed landscape professional | 3 | |
| O-12 | Install drought-tolerant, non-irrigated landscaping design by a licensed landscape professional. Plant species limited to native plants only. | 4 | |
| O-13 | Irrigation system designed and installed by an EPA Watersense™ certified professional | 1 | |
| O-14 | Provide recharge/retention plan for rainwater | 1 | |
| O-15 | Install a high efficiency irrigation system that uses: | | |
| | a. "Smart Controllers" (w/ moisture sensor and rain delay controllers) & high efficiency nozzles; | 0.5 | 0.5 |
| | b. Check valves in heads and heads matched to the beds distinct watering needs; | 0.5 | 0.5 |
| | c. Separate sprinkler zones for beds, with plants grouped based on watering needs (hydrozoning); | 0.5 | 0.5 |
| | d. A timer/controller that irrigates during the hours of 1- pm-8am to minimize evaporation; | 0.5 | 0.5 |
| | e. Drip irrigation for all planting beds; | 0.5 | 0.5 |
| Total | | 15.5 | |

TUCSON ACTIVE MANAGEMENT AREA

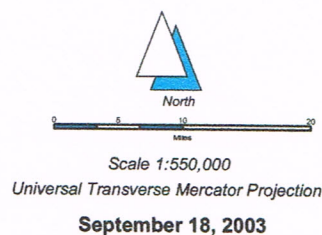


Tucson Service Providers

| |
|--------------------------------|
| ARIZONA STATE PRISON |
| AVRA |
| AZ WATER CO ORACLE |
| COMM WATER CO OF GREEN VALLEY |
| DESPOBLADO WATER CO |
| DIABLO WATER COMPANY |
| DMAFB WATER SYSTEM |
| E AND T WATER CO |
| FARMERS WATER CO |
| FLOWING WELLS ID |
| FORTY-NINER WATER CO |
| GREEN VALLEY WATER CO |
| HOMEOWNERS COOP |
| LAGO DEL ORO WATER CO |
| LAS QUINTAS SERENAS W.C. |
| LAZY C WATER SERVICE |
| LEIBER BROS |
| LOGAN HILLS WATER CO |
| LOS CERROS WATER CO |
| LYNN LEE |
| MESALAND WATER CO |
| METROPOLITAN |
| MIRABELL WATER CO |
| ORCHID VALLEY MWP |
| PANTANO PROPERTIES HOA |
| RANCHO DEL CONEJO |
| RANCHO RESORT |
| RANCHO SAHUARITA WATER COMPANY |
| RAY WATER COMPANY |
| RINCON CREEK WATER CO. |
| RINCON RANCH ESTATES |
| SAGUARO WATER COMPANY |
| SAHUARITA VILLAGE WATER CO |
| SANDARIO |
| SPANISH TRAIL WATER COMPANY |
| THIM UTILITY |
| THIM WATER CORP. |
| TOWN OF MARANA |
| TOWN OF ORO VALLEY |
| TUCSON |
| U of A |
| VAIL WATER COMPANY |
| VOYAGER WATER COMPANY |
| WINTERHAVEN WATER AND CO |
| WORDEN |

Legend

- Tucson AMA Boundary
- GFRs
- Lakes
- National Forest
- Indian Reservations
- Rivers and Streams
- Subbasins
- Major Roads
- Townships



**ARIZONA
DEPARTMENT
OF WATER
RESOURCES**

Geographic Information System

©2003 State of Arizona, Department of Water Resources

For more information about this map contact:

Arizona Department of Water Resources
Water Resources Information Central
500 North Third Street
Phoenix, AZ 85004

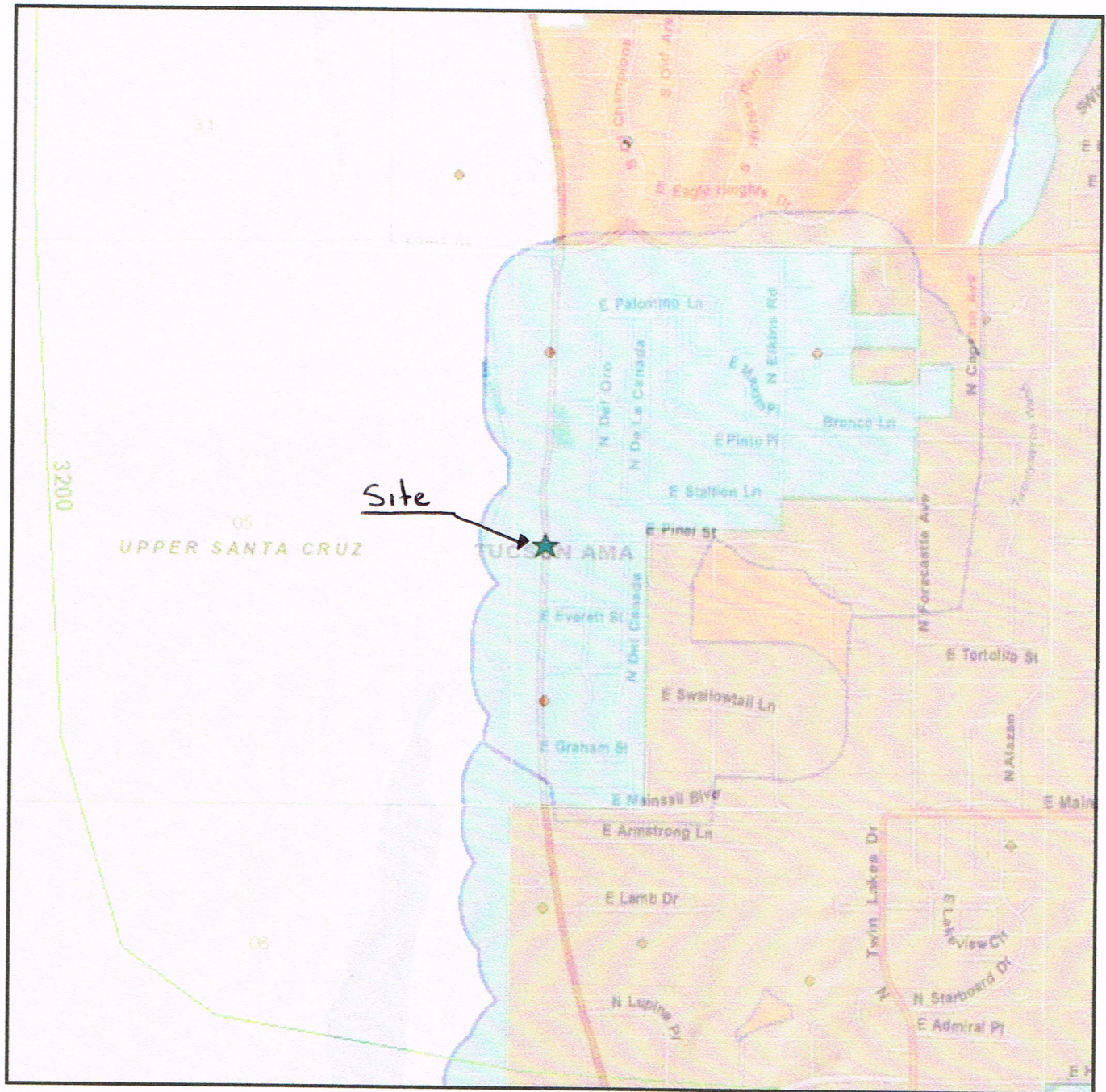
Phone: (602) 417 - 2485

Fax: (602) 417 - 2488

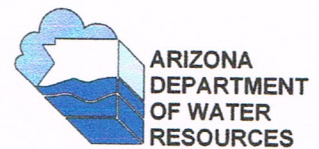
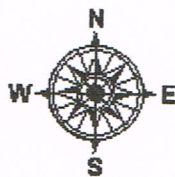
E-Mail: ecstephan@adwr.state.az.us

September 18, 2003

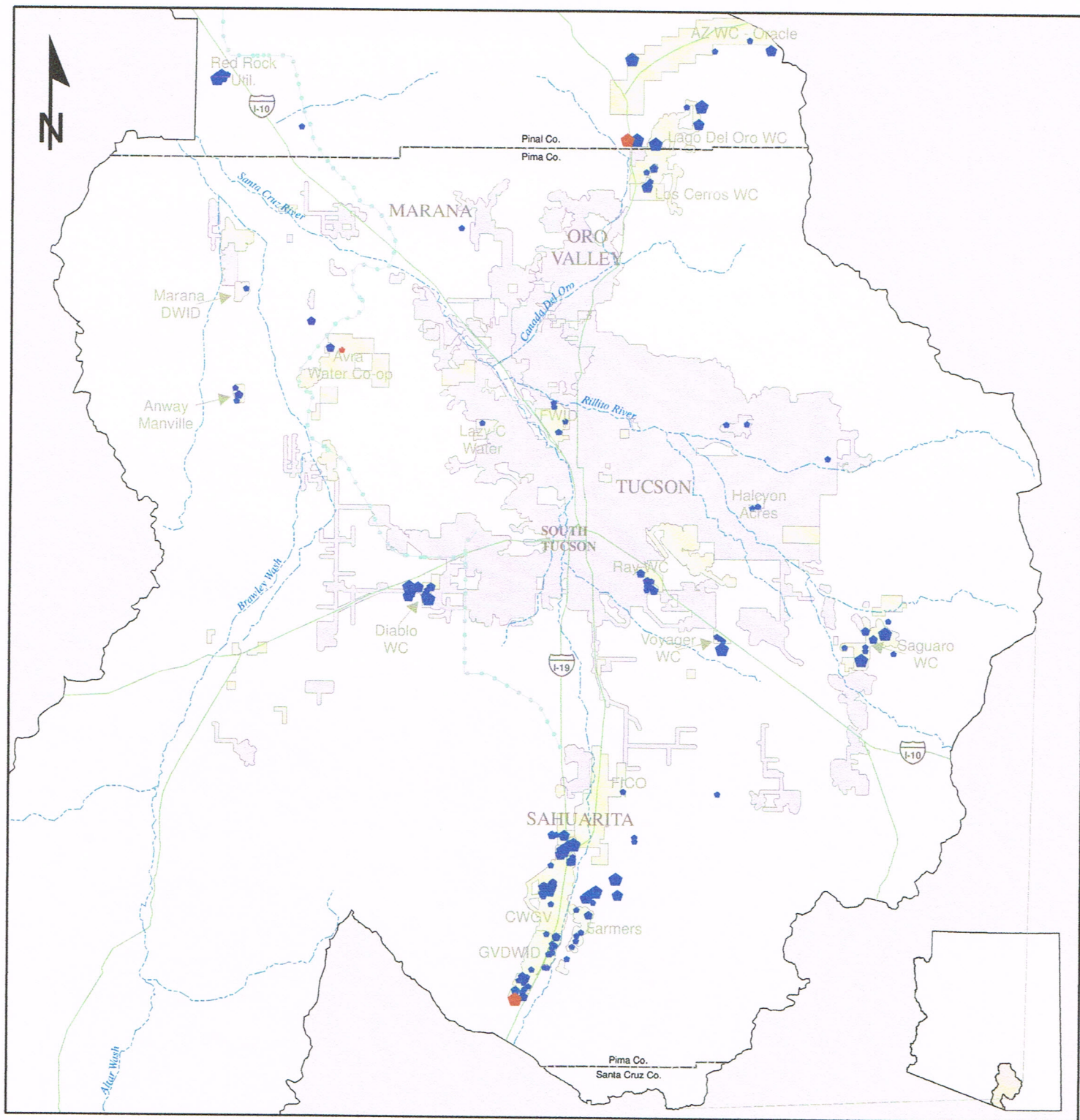
AAWS Map



- | | |
|--------------------------|------------------------|
| CC&N 2009 | AZGS Depth To Bedrock |
| Water Provider 2008 | All other values |
| OSF - Recharge | 400 |
| USF - Recharge | Groundwater Subbasin |
| Pumping or Recharge Well | Major River |
| Township | County |
| Section | Active Management Area |

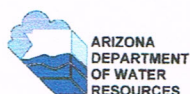


*Locations are approximate and based on the well's legal description



Location of Subdivision Lands within the Tucson Active Management Area with a Certificate(s) of Assured Water Supply (CAWS) (February 7, 1995 to December 31, 2007)

0 5 10 Miles
approx. 1 inch = 8 miles



Note: Map presents the location of subdivision lands with an issued or pending CAWS under the Assured Water Supply Rules. Data Sources: 1) Arizona Dept. of Water Resources GIS Library; 2) Pima County Dept. of Transportation - Technical Services Geographic Data Library

Subdivision Lands with CAWS Issued

- 0 - 99 lots
- 100 - 199 lots
- 200 - 299 lots
- 300+ lots

Pending

- 0 - 99 lots
- 100 - 199 lots
- 200 - 299 lots
- 300+ lots

□ Tucson AMA

Water Provider Service Areas

□ Designated

□ Undesignated

— Major Roads & Highways

— Counties

— Rivers & Streams

— CAP Canal

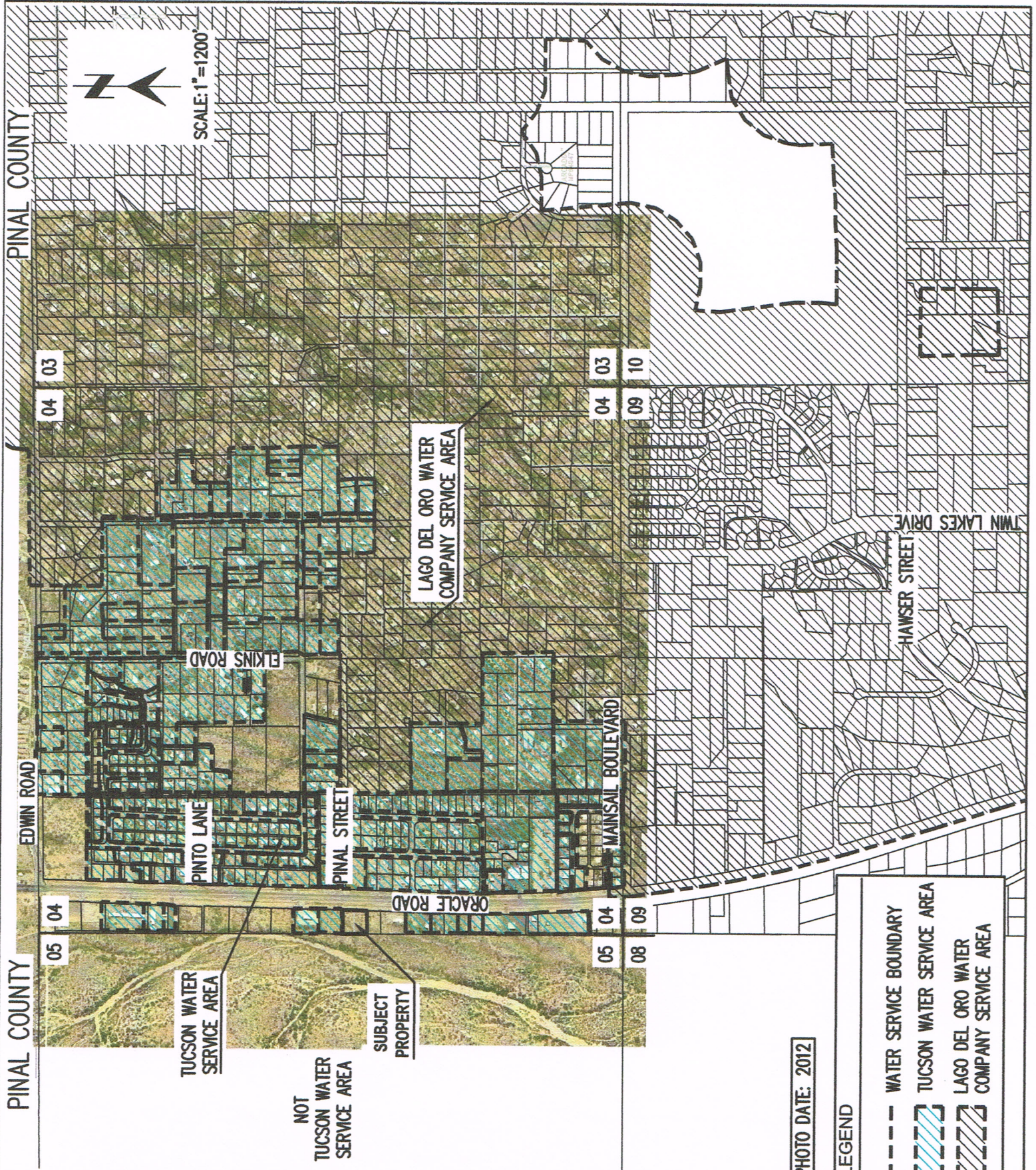


PHOTO DATE: 2012

LEGEND

- WATER SERVICE BOUNDARY
- TUCSON WATER SERVICE AREA
- LAGO DEL ORO WATER COMPANY SERVICE AREA

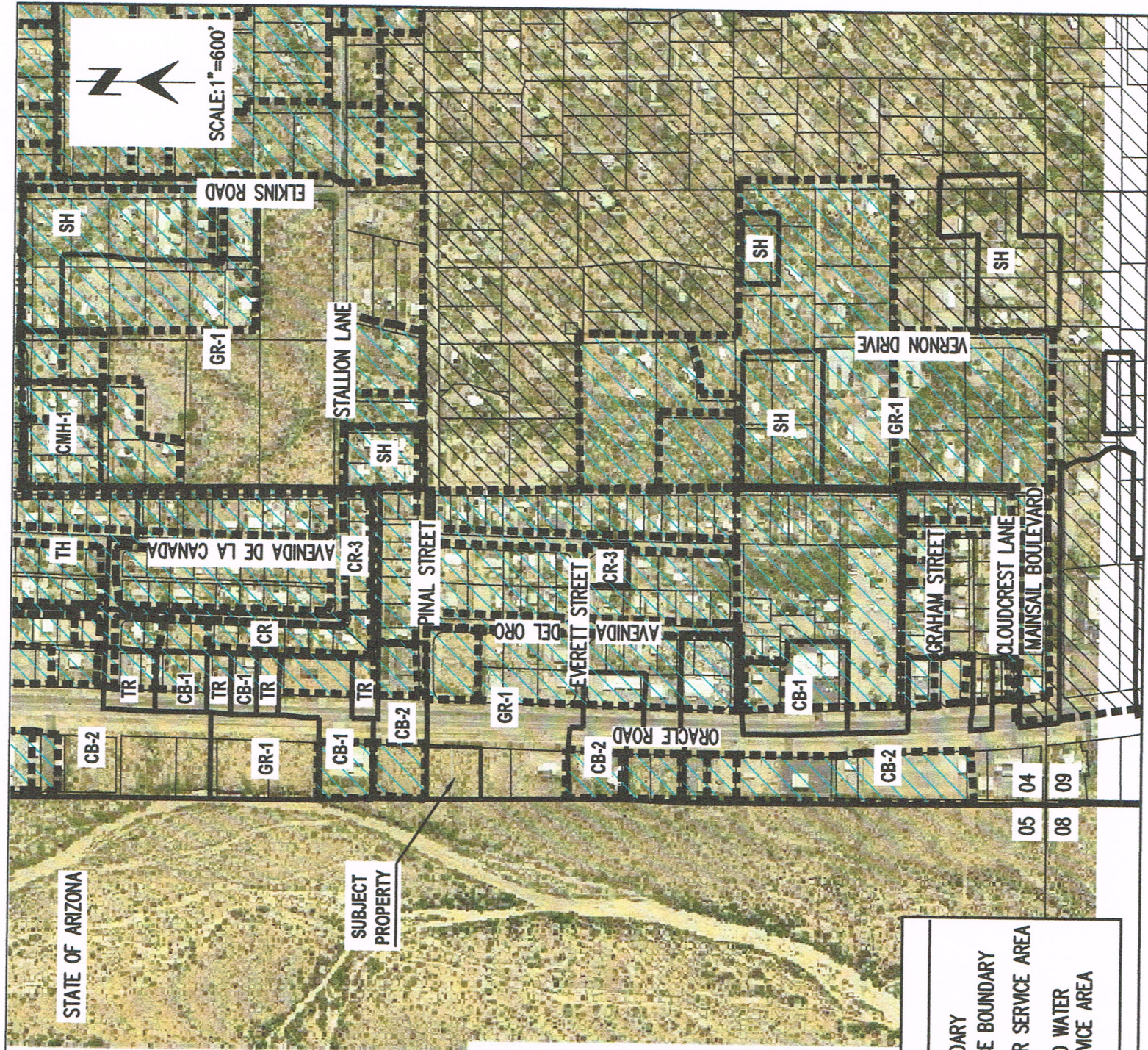
ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
SEC 4 T11S R14E G&SRB&M
PIMA COUNTY, ARIZONA

EXHIBIT I REGIONAL WATER CONTEXT MAP

JAS ENGINEERING
PO BOX 1888
TUCSON, ARIZONA 85702
(520) 390-7920
FAX (520) 495-4604





SCALE: 1" = 600'



RH

PHOTO DATE: 2012

LEGEND

- ZONING BOUNDARY
- - - WATER SERVICE BOUNDARY
-  TUCSON WATER SERVICE AREA
-  LAGO DEL ORO WATER COMPANY SERVICE AREA

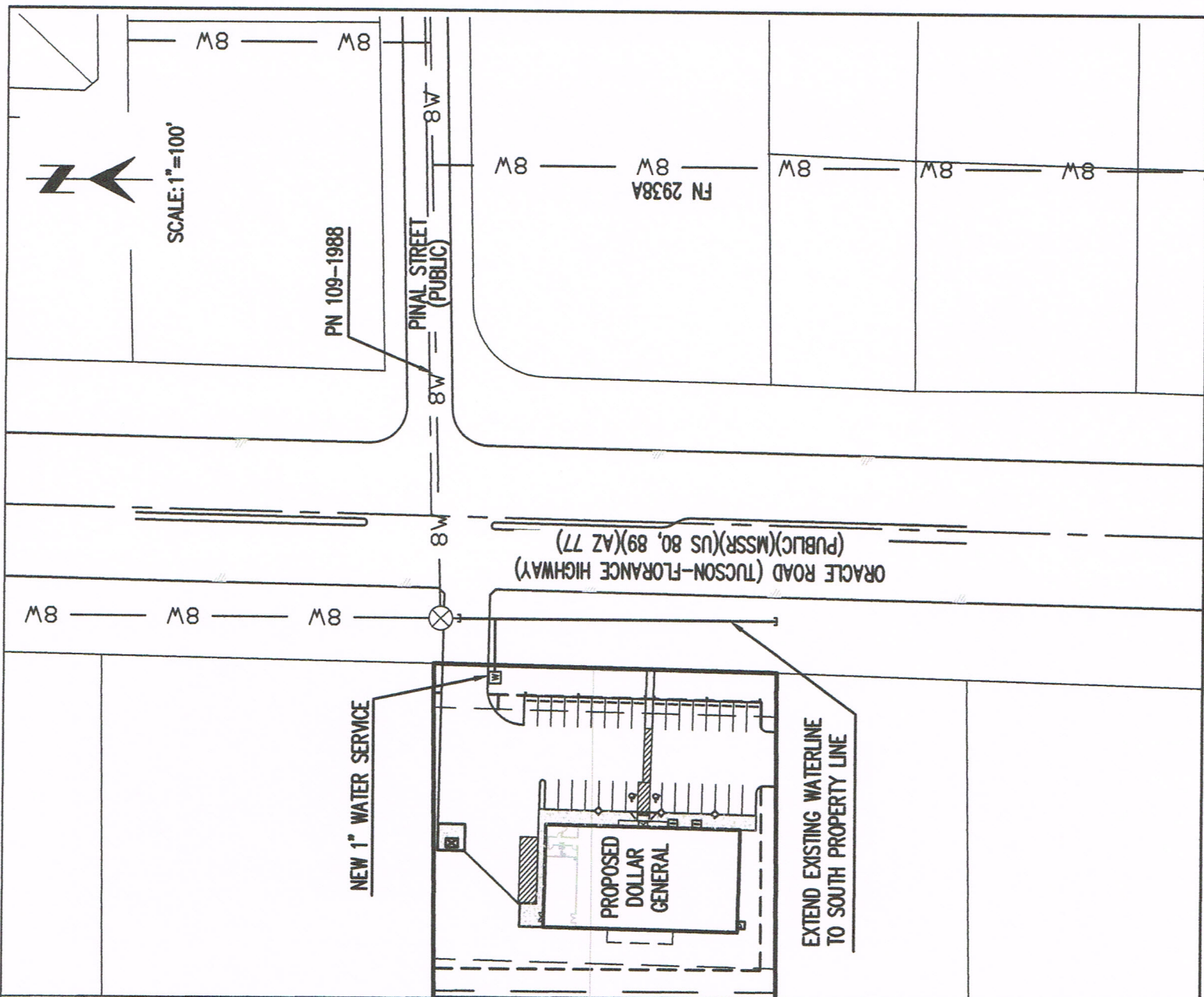
ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
SEC 4 T11S R14E G&SRB&M
PIMA COUNTY, ARIZONA

EXHIBIT 2 LOCAL WATER CONTEXT MAP



ENGINEERING

PO BOX 1888
TUCSON, ARIZONA 85702
(520) 390-7920
FAX (520) 495-4604



ORACLE ROAD PARCELS 222-18-0180 &
222-18-0190 VISTA LAS CATALINAS NO 1
LOTS 1 & 2 BLK A LOCATED IN
SEC 4 T11S R14E G&SRB&M
PIMA COUNTY, ARIZONA

PROPOSED WATER SUPPLY MAP

ENGINEERING
JAS
PO BOX 1888
TUCSON, ARIZONA 85702
(520) 390-7920
FAX (520) 495-4604

February 19, 2014



DCM Development
4122 E Grant Rd
Tucson, AZ 85712

Attn: Jocelyn Clark

CITY OF
TUCSON

TUCSON WATER
DEPARTMENT

SUBJECT: Water Availability for project: 16355 & 16341 N Oracle , APN: 222180180, 222180190, Case #: WA1241, T-11, R-14, SEC-04, Lots: 11, Location Code: UNI, Total Area: 1.1ac Zoning: GR-1

WATER SUPPLY

Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designation from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply – it does not mean that water service is currently available to the subject project.

WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.

This letter shall be null and void two years from the date of issuance.

Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.

If you have any questions, please call New Development at 791-4718.

Sincerely,

Scott Schladweiler, P.E.
Engineering Manager
Tucson Water Department

SS:ka
CC:File



NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4718 • FAX (520) 791-5288 • TTY (520) 791-2639 • www.cityoftucson.org





**Pima County
Regional Wastewater Reclamation Department**

201 N Stone Ave., 8th Floor
Tucson, Arizona 85701
(520) 724-6500

Sewer Capacity Waiver

Purpose: This document shall serve as an accounting of sewage flow estimates and will be associated with permitting Building Plans, Tentative Plats, Development Plans, and Site Plans.

| | |
|--------------------------------|--------------------------|
| Date: | 1/17/2014 |
| Project Name: | Dollar General Catalina |
| Parcel Numbers: | 222180180, 222180190 |
| Total ADWF (gpd): | 1,210 |
| Existing Sewer Number: | G-94-111 |
| IMS Manhole Number: | 6707-07 |
| Contact's Name: | Jeffrey A. Stanley, P.E. |
| E-Mail Address: | stanley19263@msn.com |
| Name of Contact's Firm: | JAS Engineering |
| Phone Number: | 520-390-7920 |

Sewer Waiver Approved By: _____

Kurt Stanley

Date: _____

1/17/2014

Conditions of Waiver:

1. Proposed Estimated flows will not have significant effects on sewer system.
2. Proposed plans do not require ADEQ/PDEQ review based on the following:
 - Total ADWF is less than 3,000 gpd.
 - Sewage collection system does not include a manhole.
 - Sewage collection system does not include a force main or lift station.

JAS ENGINEERING

Jeffrey A. Stanley, P.E.
P.O. Box 1888
Tucson, Arizona 85702
Telephone (520) 390-7920
Fax (520) 495-4604

January 3, 2014

RE: Dollar General
Preliminary Sewer Design Report

This letter has been prepared to fulfill the requirement to submit a preliminary sewer design report. Reference is made to sections of AAC-R18-9-E301-D and how the various requirements have been met.

General Project Description: Dollar General is a proposed retail development store located at 16355 North Oracle Road Tucson, Arizona. The Dollar General Store will be located on parcels 222-18-0180 and 222-18-0190. The retail development consists of one 9,100 square foot building. The approximately 1.18-acre project site is located within Section 4, Township 11 South, Range 14 East, Gila and Salt River Meridian, Pima County, Tucson Arizona.

As calculated below, the sewer design flow for the Dollar General Store is based on 20 gpd per employee and store with a public restroom add (0.1) square foot of retail space. The corresponding design flow is then is 1,210 gpd.

AAC-R18-9-E301-D Requirements

1. General Provisions.

- Design Flows from Table 1, Unit Daily Design Flows, Type of Facility Served = Store Building.

| Discharge direct to Public sewer G-94-111 | Applicable Unit | Multiply By | Sewage Design Flow (GPD) |
|--|---|----------------|-----------------------------|
| Store | 15 Employees | 20 | 300 |
| Public restroom, add | 9,100 Square foot of retail space | 0.1 | 910 |

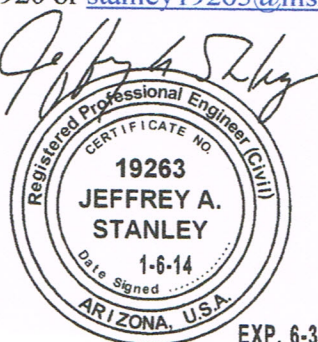
TOTAL

1210

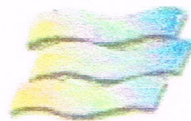
Please contact me at 390-7920 or stanley19263@msn.com with any questions or comments.

Sincerely,

Jeffrey A. Stanley, P.E.
President



EXP. 6-30-2014



Pima County Regional Wastewater Reclamation Department

201 N Stone Ave., 3rd Floor

Tucson, Arizona 85701

(520) 724-6642

TYPE II - SEWERAGE CAPACITY AVAILABILITY REQUEST

A Type II - Capacity Availability is issued to satisfy the submittal requirements for Development Plan, Tentative Plat or Site Plan approval.

Completed requests must be transmitted electronically to: RWRDCapacityResponse@pima.gov

DOCUMENTATION THAT MUST BE SUBMITTED WITH THE REQUEST:

| SUBMITTED | NOT APPLICABLE | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Preliminary Sewer Design Report - Show all calculations. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A Mechanical Plan Sheet(s) with Fixture Unit Schedule - If available. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8 1/2" x 11" Location Map - Requests without location maps cannot be processed. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | If capacity availability has been previously prepared for this property, please provide the previous response #. |

PROJECT NAME AND LOCATION

Project Name: DOLLAR GENERAL CATALINA

Township: 11 S, Range: 14 E, Section: 4

Total No. of Acres: 1.18

Assessor's Parcel Numbers for all parcels for which sewer service is requested:

222-18-0180 & 222-18-0190

PROJECTED AVERAGE DRY WEATHER FLOW (ADWF) - FROM SEWER DESIGN REPORT

| | | | |
|---|---------------------------|-------|-----|
| Number of proposed residential lots/units | x 216 gpd per lot or unit | | gpd |
| Non-Residential - Attach Calculations using http://www.deq.pima.gov/water/PDF/R18-9_Table_1.pdf | | 1,210 | gpd |
| Total ADWF = | | 1,210 | gpd |

PROPOSED POINT OF CONNECTION TO THE PUBLIC SEWER SYSTEM

Please use the Sanitary Sewers layers of Map Guide (<http://gis.pima.gov/maps/RWRD/>) to identify where the project will connect to the public sewer system, using the construction plan numbers and IMS manhole numbers. If the proposed connection will be to a public sewer line that has not yet been built, please identify the proposed point of connection as shown on the approved construction plans.

To Public Sewer Line #: G-94-111 ☒ Existing OR ☐ Proposed

☐ At public sewer manhole: IMS# _____ OR ☒ Between manholes IMS MH# 6707-08 and IMS MH# 6707-07

☐ Via a connection to a private sewer that discharges to the point described above. Please provide the details of such a connection in an attachment.

CONTACT INFORMATION

Contact's Name: JEFFREY A. STANLEY P.E.

Name of Contact's Firm: JAS ENGINEERING

Mailing Address for Firm: Street P.O. BOX 1888

State ARIZONA

Zip Code 85702

E-Mail Address: stanley19263@msn.com

Phone #: +1 (520) 390-7920

Fax #: +1 (520) 495-4604



**PIMA COUNTY
REGIONAL FLOOD CONTROL DISTRICT**
97 EAST CONGRESS STREET, THIRD FLOOR
TUCSON, ARIZONA 85701-1797

SUZANNE SHIELDS, P.E.
DIRECTOR

(520) 243-1800
FAX (520) 243-1821

February 19, 2014

Jeff Stanley, P.E.
P. O. Box 1888
Tucson AZ 85702
stanley19263@msn.com

Re: Detention/Retention Waiver Request for Dollar General Catalina

Dear Mr. Stanley:

The Detention/Retention Waiver Request for this project has been approved. Payment of an in-lieu fee per Floodplain Ordinance Section 16.48.040 is accepted. The in-lieu fee of \$2,173.00 has been calculated based on a detention/retention volume of 4,237 cubic feet and a Pre-Development On-site 100-year Peak Discharge of 7.9 cubic feet per second. Copies of the In-lieu Fee Calculation Sheet and the approved Detention/Retention Waiver Request are attached.

Payment of the in-lieu fee is required prior to approval of the development plan. Please submit a check made payable to the Pima County Treasurer to Stephanie Mancine at the Regional Flood Control District, 97 E. Congress St., 3rd Floor, Tucson AZ 85701-1797. Include the Project Name and a description that the check is a Detention Waiver payment.

Please contact me if you have any questions.

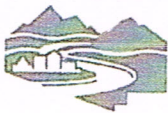
Sincerely yours,

Ann Moynihan

Ann B. Moynihan

Attachments: Approved Detention Waiver Request
In-Lieu Fee Calculation Sheet

FLOOD CONTROL



PIMA COUNTY
REGIONAL FLOOD CONTROL DISTRICT
 97 EAST CONGRESS STREET, 3RD FLOOR
 TUCSON AZ 85701-1797

Detention/Retention Waiver RequestApplicant InformationDate: 1/27/2014Owner (or Representative): Jeff Stanley P.E.Address: PO Box 1888 Tucson, AZ 85702Email: stanley19263@msn.com

Signature: _____

Project InformationProject Name: Dollar General Catalina

Pima County Project Number: P12 _____

Address: 16355 & 16341 N. Oracle Rd.Tax Parcel Number: 222-18-0180 & 222-18-0190Township 11SRange 14ESection 4

Critical Basin?

☐ Yes☒ NoProject Area: 1.18 (acres)

All other basins are balanced per Floodplain Ordinance 2005-FC2

Waiver Justification (see Floodplain Ordinance, Section 16.48.040)

- ☐ Parcel Size
- ☒ Location within Drainage Basin (attach engineering documentation based on Section 2.3, Stormwater Detention/Retention Manual)
- ☐ Residential Subdivision Less than 2 RAC which preserves natural drainage patterns
- ☐ Other Justification (attach supporting documentation and engineering analysis)

Required Attachments

1. Exhibit showing parcel boundaries, major streets, water course, existing and developed conditions concentration points with peak discharges. (Example on reverse side. Include project characteristics as shown on the example.)
2. Aerial photo with project area outlined, showing surrounding adjacent properties.
3. Hydrologic data sheets for the existing and developed concentration points.
4. Solution to applicable Eq. 3.4 or 3.5 (Stormwater Detention/Retention Manual), defining all terms and showing all work.

Calculations and analyses must be signed and sealed by an Arizona registered professional engineer.

Submit this form with attachments and *electronic copy* of all materials to:

Planning and Development Division
 Regional Flood Control District
 Attention: Stephanie Mancine
 97 E. Congress St, 3rd Floor
 Tucson, AZ 85701-1797
 (520) 243-1800

This portion to be completed by RFCD

Approved _____ Denied _____

Division Manager _____

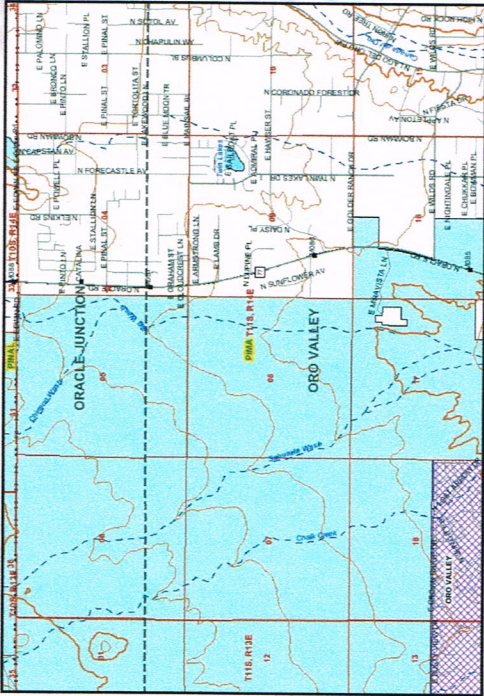
Date 2/18/14Reviewer Ann MoynihanRecommend ☒ Approval ☐ DenialNotes: with appropriate outlet design to minimize erosion

Detention/Retention In-Lieu Fee Calculation Sheet

User inputs are highlighted.

| | <u>Conversions and Multipliers</u> | <u>Inputs and Results</u> |
|---|------------------------------------|---------------------------|
| Volume (cubic feet) | | 4,237 |
| Volume (acre feet) | 1 acre foot = 43,560 cubic feet | 0.097268136 |
| Acres required for 3-foot deep basin | Acre feet/3 feet | 0.03 |
| Land Cost | \$10,000 per acre | \$324.23 |
| Landscaping Cost | \$10,000 per acre | \$324.23 |
| Cubic Yards of Excavation assuming the storage volume = the excavation volume | 1 cubic yard = 27 cubic feet | 156.93 |
| Excavation Cost | \$3.00 per cubic yard | \$470.78 |
| Basin Regulatory Flow Rate, Qo = Total Pre-Development On-Site 100-year Discharge (cfs) | | 7.9 |
| Inlet and Outlet Works Cost | $\$375 * (Qo)^{1/2}$ | \$1,054.01 |
| In-Lieu Fee (Sum of Land, Landscaping, Excavation, and Inlet and Outlet Works Costs) | | \$2,173 |

Project Location



The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:

| Name | Common Name | FWS | USFS | BLM | State |
|--|-------------------|-----|------|-----|-------|
| Tucson - Tortolita - Santa Catalina Mountains Linkage Design | Wildlife Corridor | | | | |

Project Name: Dollar General-Catalina
Submitted By: Jeffrey Stanley
On behalf of: PIMA
Project Search ID: 20130726020948
Date: 7/26/2013 1:34:25 PM
Project Category: Development Outside Municipalities (Rural Development), Commercial/Industrial (mall) and associated infrastructure, New construction
Project Coordinates (UTM Zone 12-NAD 83): 506922.956, 3596244.641 meter
County: PIMA
USGS 7.5 Minute Quadrangle ID: 1637
Quadrangle Name: ORACLE JUNCTION
Project locality is currently being scoped

Location Accuracy Disclaimer

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

Arizona's On-line Environmental Review Tool

Search ID: 20130726020948

Project Name: Dollar General-Catalina

Date: 7/26/2013 1:34:31 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://arizonaes.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

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.

Project Category: Development Outside Municipalities (Rural Development), Commercial/Industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:

Based on the project type entered; coordination with Arizona Department of Environmental Quality may be required (<http://www.azdeq.gov/>).

Based on the project type entered; coordination with Arizona Department of Water Resources may be required (<http://www.water.az.gov/adwr/>).

Based on the project type entered; coordination with County Flood Control districts may be required.

Based on the project type entered; coordination with State Historic Preservation Office may be required (<http://azstateparks.com/SHPO/index.html>)

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>)

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>.

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.

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

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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/h_f/hunting_rules.shtml.

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.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (including spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources,

wetlands, streams, springs, and/or riparian habitats.

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.

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.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly.

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.

Project Location and/or Species recommendations:

HDMS records indicate your project is in or near an identified wildlife habitat linkage corridor. Project planning and implementation efforts should focus on maintaining adequate opportunities for wildlife permeability. For information on the linkage assessment and wildlife species that may be affected refer to: <http://www.corridordesign.org/arizona>. Contact your Arizona Game and Fish Department Regional Office for specific project recommendations: http://www.azgfd.gov/inside_azgfd/agency_directory.shtml

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Project Name: Dollar General-Catalina

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Recommendations Disclaimer:

1. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project.
2. These recommendations are proposed actions or guidelines to be considered during **preliminary project development**.
3. Additional site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. The Department is interested in the conservation of all fish and wildlife resources, including those Special Status Species listed on this receipt, and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
6. **Further coordination requires the submittal of this initialed and signed Environmental Review Receipt with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map).**
7. Upon receiving information by AZGFD, please allow 30 days for completion of project reviews. Mail requests to:

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

Terms of Use

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.

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.
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

Arizona's On-line Environmental Review Tool

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Project Name: Dollar General-Catalina

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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.

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.

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: _____

Contact Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

E-mail: _____



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: 5/8/2013

Search Completed: 5/28/2013

Requester Name and Title: Jeff Stanley, PE
Company: JAS Engineering
Address: P.O. Box 1888
City, State, Zip Code: Tucson, AZ 85702
Phone/FAX/or E-mail: 390-7920

Project Name and/or Number
Catalina Dollar General / Parcels 22218-0180 & -0190

Project Description
Dollar General Store on about 1.5 acres

Project Area Location: 16355 & 16341 N Oracle Rd / Oracle Rd @ ½ mi S of Edwin Rd (Pima-Pinal Co Line), Pima County, Arizona.

Legal Description: a portion of the NW, NW, NW, SW, S4, T11S, R14E, 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 proposed project area was entirely surveyed for historic properties during two archaeological inspections conducted in 1986 & 1997. Twenty-six additional archaeological inspections were completed within a mile radius of the project area between 1981 and 2012. No historic properties are identified in the project area. Three archaeological properties are identified within a 1-mile radius of the project area, including SR 80. A color orthophotograph taken of the proposed project area in 2012, enclosed, depicts what looks to be an unmodified ground surface covered in native vegetation.

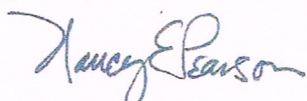
Sites in Project Area: None.

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.



JAS Engineering: PIMA, 16341 & 16355 N Oracle Rd



SCALE 1 : 925

