

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 (Local Business Zone) for a retail use. There will not be any outdoor storage. The orientation of the buildings was specifically chosen to best fit the characteristics of the site. The following are some characteristics of the proposed project.

- a. There is no particular advantage associated with the rectangular shape of the site. When the preliminary development plan (PDP) was compiled the store was set up to front the frontage road. The location creates a buff to adjacent single family residences.

The PDP fits well with the existing site topographic characteristics. The direction of the sheet flow is mostly to the northeast so the shape of the buildings provides less restriction to flow.

- b. The proposed general retail use conforms well to the area because most of the commercial activity centers on the frontage road. The location of this business use does not promote vehicular traffic within any neighboring subdivision.
- c. Meetings will be held with the neighbors regarding the rezoning of the subject parcel. Neighborhood input will be considered when updating the PDP. 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. Development of this site will be good for the area. Market research shows that there is a need for more retail in the area.
- 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:

- Encourage community and stakeholder collaboration – Pre-submittal discussion were held with the neighbors in the area. 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. .
 - Make development decisions predictable, fair and cost effective – the proposed development will be part of the existing area that includes 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 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.
- f. Green building items will be incorporated into the project.
3. The proposed project is affected by one section of the Pima County Zoning Code, the Native Plant Preservation Ordinance. The proposed project will be in conformance to the NPPO by preserving as much of the native vegetation as possible. The PDP preserves some of the existing trees and will mitigate for others. 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. Following is a list of items addressed on the PDP.
 - a. Project boundaries and dimensions
 - b. Location and size of the proposed Dollar General building.
 - c. Existing right-of-way is shown for the adjacent I-19 Frontage Road (Old Nogales Highway). There are not any proposed rights-of-way.
 - d. Point of ingress and egress.
 - e. Parking areas
 - f. For the retail area there will be a twenty foot Bufferyard “D” along the east boundary and a 40-foot natural buffer is shown along the west and a portion of the north boundary.
 - g. Additional landscaping will be placed within all parking lot areas.
 - h. The site will not consist of any recreation areas, common areas, or open spaces, but will include landscape buffers.
 - i. There are no existing drainage features onsite, however, there are 100-year sheet flow areas with discharges greater than 100 cfs.
 - j. There are not any restricted peaks or ridges. There are not any slopes of 15% or greater on the project.
 - k. The site is surrounded by right-of-ways and commercial development to the north, residential homes (single story homes) to the west, and vacant land to the south.
 - l. There are not any trails adjacent to the site.
 - m. There is an existing public sewer easement on the site
 - n. There is a public sewer in the vicinity of the site.
 - o. There are not any Overlay zones that affect the site.
 - 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 = 9,000 sq ft
 - b. Building height = 20 feet
 - c. There is one retail building and no 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.

FOUND/ACCEPTED 3/8" REBAR
TAGGED RLS 15933
FOUND 5/8" ROD
NO IDENTIFICATION
S73°03'14"E 0.13'

5' SPLIT RAIL FENCE
20' BUFFERYARD "D"

GR-1

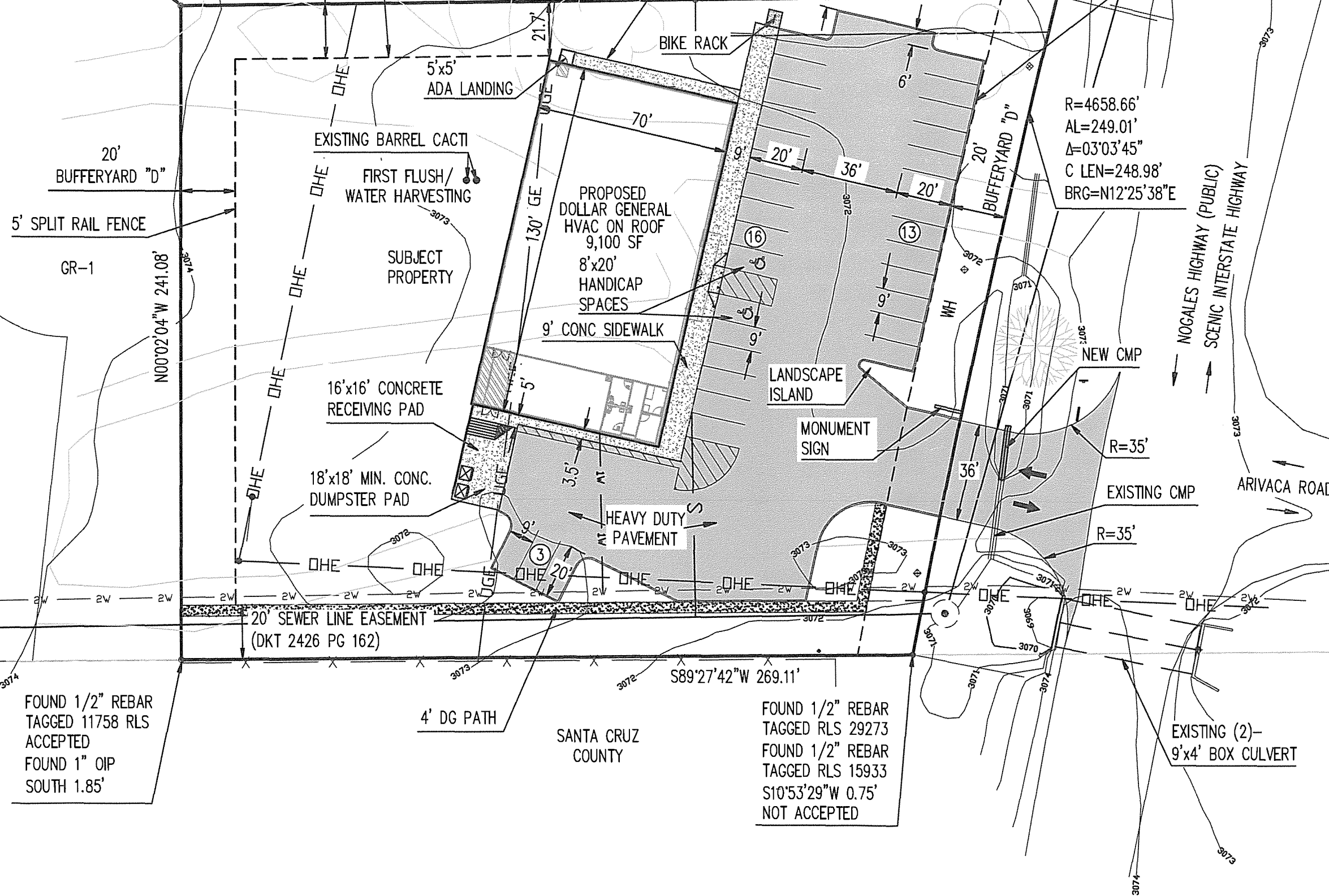
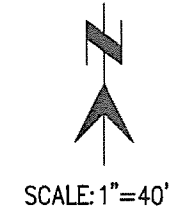
CB-2

BUFFERYARD "D"
NO FENCE

FOUND 5/8" REBAR
TAGGED 11758 RLS

5' SPLIT RAIL FENCE

N89°11'04"E 322.86'(M)



R=4658.66'
AL=249.01'
A=03°03'45"
C LEN=248.98'
BRG=N12°25'38"E

NOGALES HIGHWAY (PUBLIC)
SCENIC INTERSTATE HIGHWAY
ARIVACA ROAD (PUBLIC)

LEGEND	
	PROPERTY LINE
	CENTER LINE
	ROW LINE
	BUFFERYARD LINE
	EXISTING WATERLINE
	NEW WATERLINE
	NEW PRIVATE SEWER
	CONTOUR ELEVATIONS
	WATER HARVESTING AREA
	NUMBER OF PARKING SPACES

*NOTE: BUILDING IS 9,100 SF

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**EXHIBIT II-B.1
PRELIMINARY
DEVELOPMENT
PLAN**

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

II-C. TOPOGRAPHY AND GRADING

1. There are not any slopes of 15% or greater on the project site
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 buildings, parking areas, landscape buffers, and water harvesting areas. Graded areas such as the landscape buffers and water harvesting areas will be re-vegetated 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 five feet.
5. This is not a cluster project.

II-D. HYDROLOGY

1. There is no existing riparian areas onsite. There is a Zone A floodplain area onsite. 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 downstream properties. Water harvesting areas will be used in all bufferyards and landscape islands.
2. There will be encroachment into a regulatory floodplain. The site is affected by sheet flow up to 12" in depth.
3. There is only one offsite area that drains onto the site. The site is within an overbank floodplain from the Saporì Wash. The flow is part of a widespread area that is conveyed in a sheet flow manner.
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 bufferyards.
5. The PDP conforms to applicable basin management policies by providing water harvesting at all landscape islands and within the bufferyards. Buildings will be elevated above anticipated sheet flow depths.

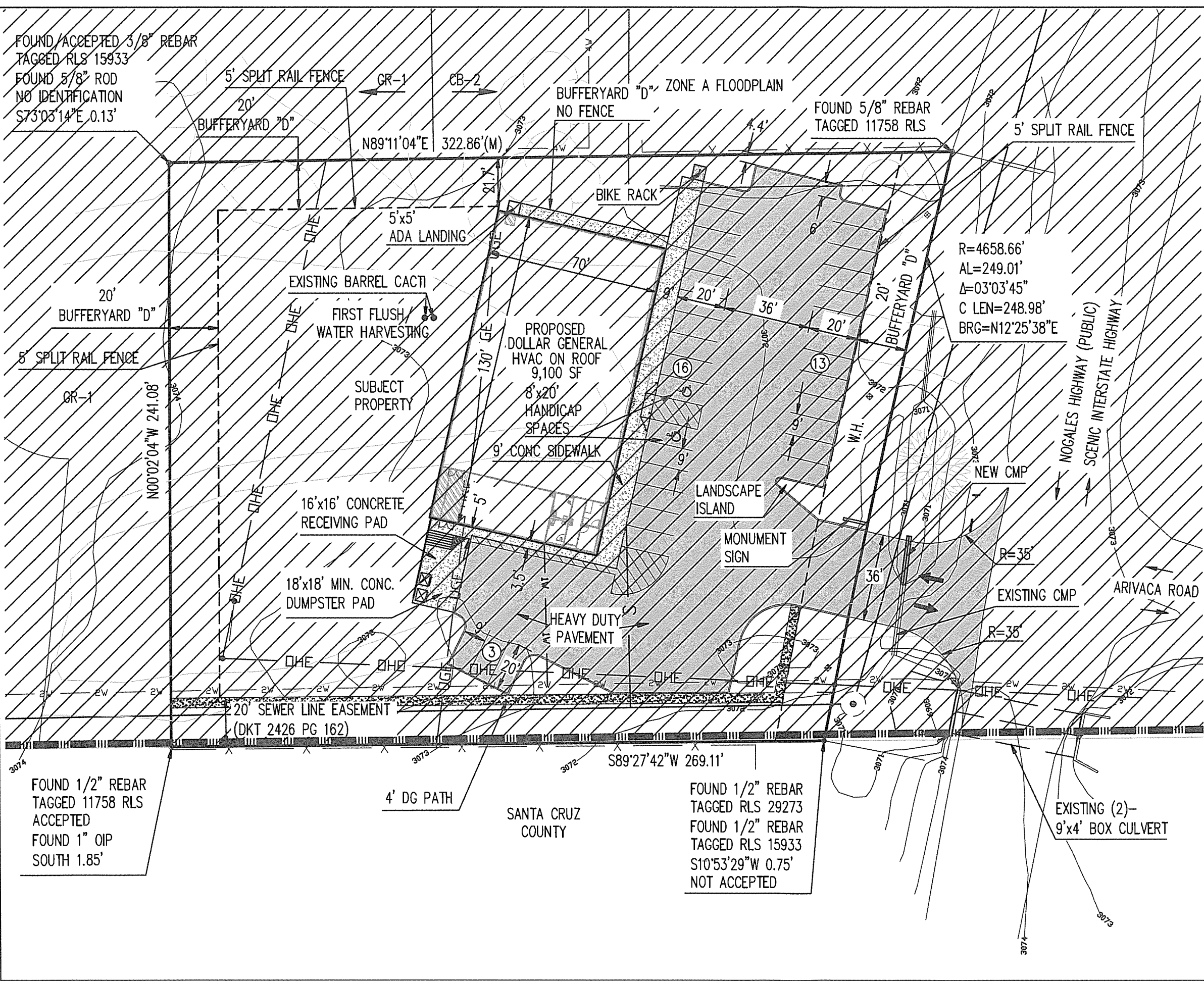
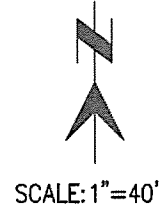
FOUND/ACCEPTED 3/8" REBAR
TAGGED RLS 15933
FOUND 5/8" ROD
NO IDENTIFICATION
S73°03'14"E 0.13'

5' SPLIT RAIL FENCE
20' BUFFERYARD "D"
N89°11'04"E 322.86'(M)

GR-1 CB-2
BUFFERYARD "D" ZONE A FLOODPLAIN
NO FENCE

FOUND 5/8" REBAR
TAGGED 11758 RLS

5' SPLIT RAIL FENCE



R=4658.66'
AL=249.01'
Δ=03°03'45"
C LEN=248.98'
BRG=N12°25'38"E

EXISTING BARREL CACTI

FIRST FLUSH WATER HARVESTING

PROPOSED DOLLAR GENERAL
HVAC ON ROOF
9,100 SF
8'x20' HANDICAP SPACES
9' CONC SIDEWALK

LANDSCAPE ISLAND
MONUMENT SIGN

16'x16' CONCRETE RECEIVING PAD

18'x18' MIN. CONC. DUMPSTER PAD

HEAVY DUTY PAVEMENT

R=35'

EXISTING CMP

R=35'

20' SEWER LINE EASEMENT
(DKT 2426 PG 162)

4' DG PATH

SANTA CRUZ COUNTY

FOUND 1/2" REBAR
TAGGED RLS 29273
FOUND 1/2" REBAR
TAGGED RLS 15933
S10°53'29"W 0.75'
NOT ACCEPTED

EXISTING (2)-
9'x4' BOX CULVERT

LEGEND

- PROPERTY LINE
 - - - CENTER LINE
 - - - ROW LINE
 - - - BUFFERYARD LINE
 - W- EXISTING WATERLINE
 - W- NEW WATERLINE
 - S- NEW PRIVATE SEWER
 - 3072 CONTOUR ELEVATIONS
 - WH WATER HARVESTING AREA
 - ⑬ NUMBER OF PARKING SPACES
 - ////// ZONE A FLOODPLAIN
- *NOTE: BUILDING IS 9,100 SF

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**EXHIBIT II-D
HYDROLOGY MAP**

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

II E. BIOLOGICAL RESOURCES

1. Exhibit II-E is a Biological Resources Map that shows that there are no impacts to the resources identified in Section I-D. The following is a summary of that impact.
 - a. There is no Conservation Lands System designator onsite.
 - 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. There is no Conservation Lands System designator onsite.

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TAGGED RLS 15933
FOUND 5/8" ROD
NO IDENTIFICATION
S73°03'14"E 0.13'

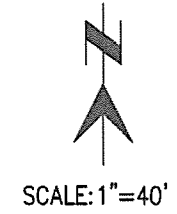
5' SPLIT RAIL FENCE
20' BUFFERYARD "D"

N89°11'04"E 322.86'(M)

4V
4W
4.4'
BIKE RACK
BUFFERYARD "D"
NO FENCE

FOUND 5/8" REBAR
TAGGED 11758 RLS

5' SPLIT RAIL FENCE



20' BUFFERYARD "D"
5' SPLIT RAIL FENCE
GR-1

N00°02'04"W 241.08'

EXISTING BARREL CACTI
FIRST FLUSH/
WATER HARVESTING

SUBJECT
PROPERTY

PROPOSED
DOLLAR GENERAL
HVAC ON ROOF
9,100 SF
8'x20'
HANDICAP
SPACES

9' CONC SIDEWALK

16'x16' CONCRETE
RECEIVING PAD

18'x18' MIN. CONC.
DUMPSTER PAD

HEAVY DUTY
PAVEMENT

20' SEWER LINE EASEMENT
(DKT 2426 PG 162)

4' DG PATH

SANTA CRUZ
COUNTY

FOUND 1/2" REBAR
TAGGED RLS 29273
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TAGGED RLS 15933
S10°53'29"W 0.75'
NOT ACCEPTED

R=4658.66'
AL=249.01'
Δ=03°03'45"
C LEN=248.98'
BRG=N12°25'38"E

NOGALES HIGHWAY (PUBLIC)
SCENIC INTERSTATE HIGHWAY

ARIVACA ROAD (PUBLIC)

LEGEND

- PROPERTY LINE
- - - CENTER LINE
- - - ROW LINE
- - - BUFFERYARD LINE
- W- EXISTING WATERLINE
- W- NEW WATERLINE
- S- NEW PRIVATE SEWER
- 3072 CONTOUR ELEVATIONS
- WH WATER HARVESTING AREA
- (13) NUMBER OF PARKING SPACES

*NOTE: BUILDING IS 9,100 SF

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**EXHIBIT II-E
BIOLOGICAL
RESOURCES MAP**

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

II-F. LANDSCAPE AND BUFFER PLAN

1. Exhibit II-F is the Landscape and Buffer Plan. A 20 foot wide bufferyard with split rail fencing will be used on the east side of the site. A 40 foot wide natural bufferyard will be used on the east side and a portion of the north side.
2. The exhibit includes all existing easements (one) and setbacks that affect the site.
3. Some onsite vegetation will be transplanted and moved into the bufferyards.

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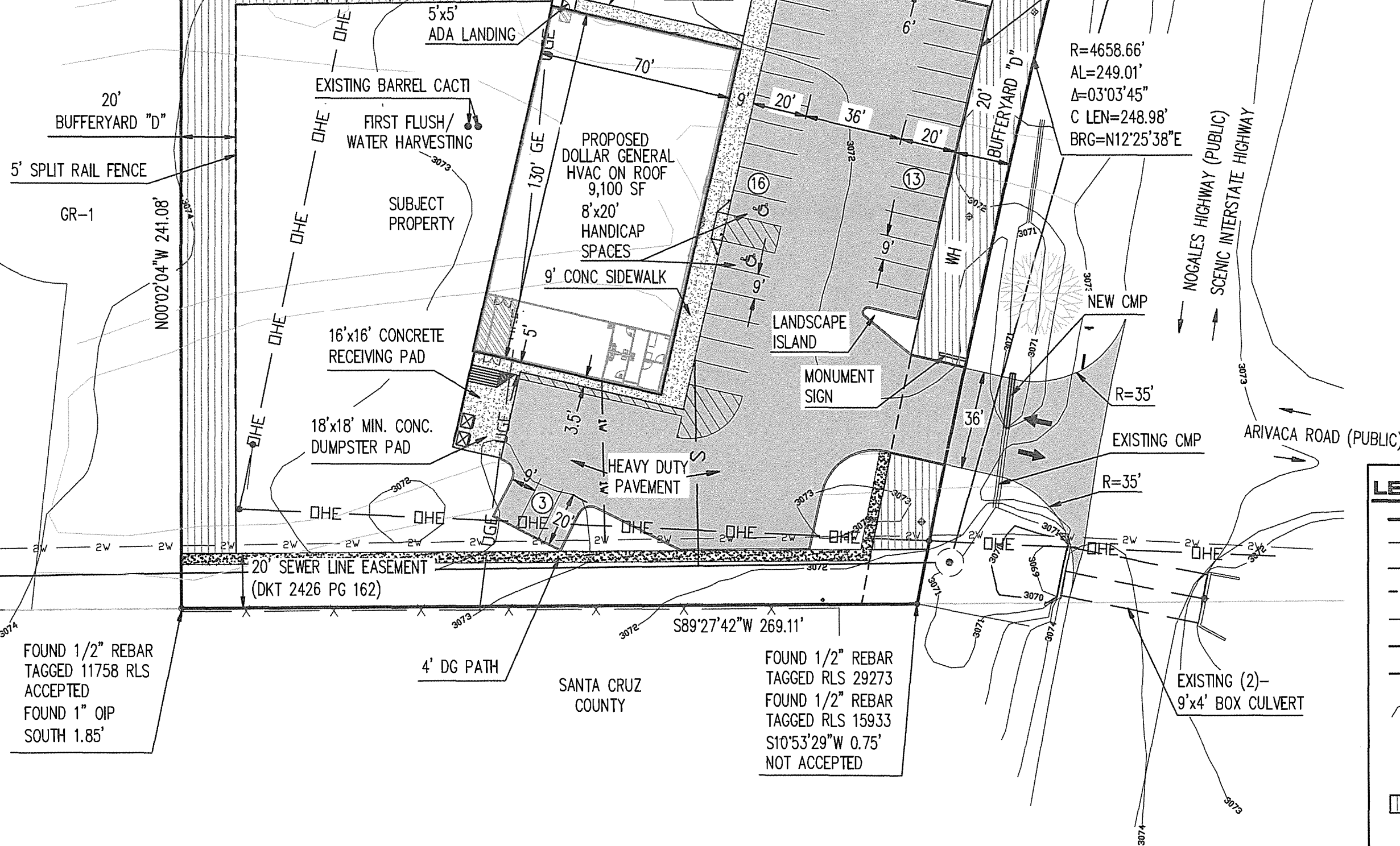
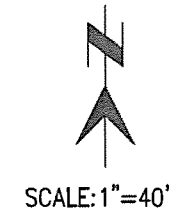
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BUFFERYARD "D"
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SCENIC INTERSTATE HIGHWAY

ARIVACA ROAD (PUBLIC)

LEGEND

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 - (13) NUMBER OF PARKING SPACES
 - ||||| LANDSCAPE AREAS
- *NOTE: BUILDING IS 9,100 SF

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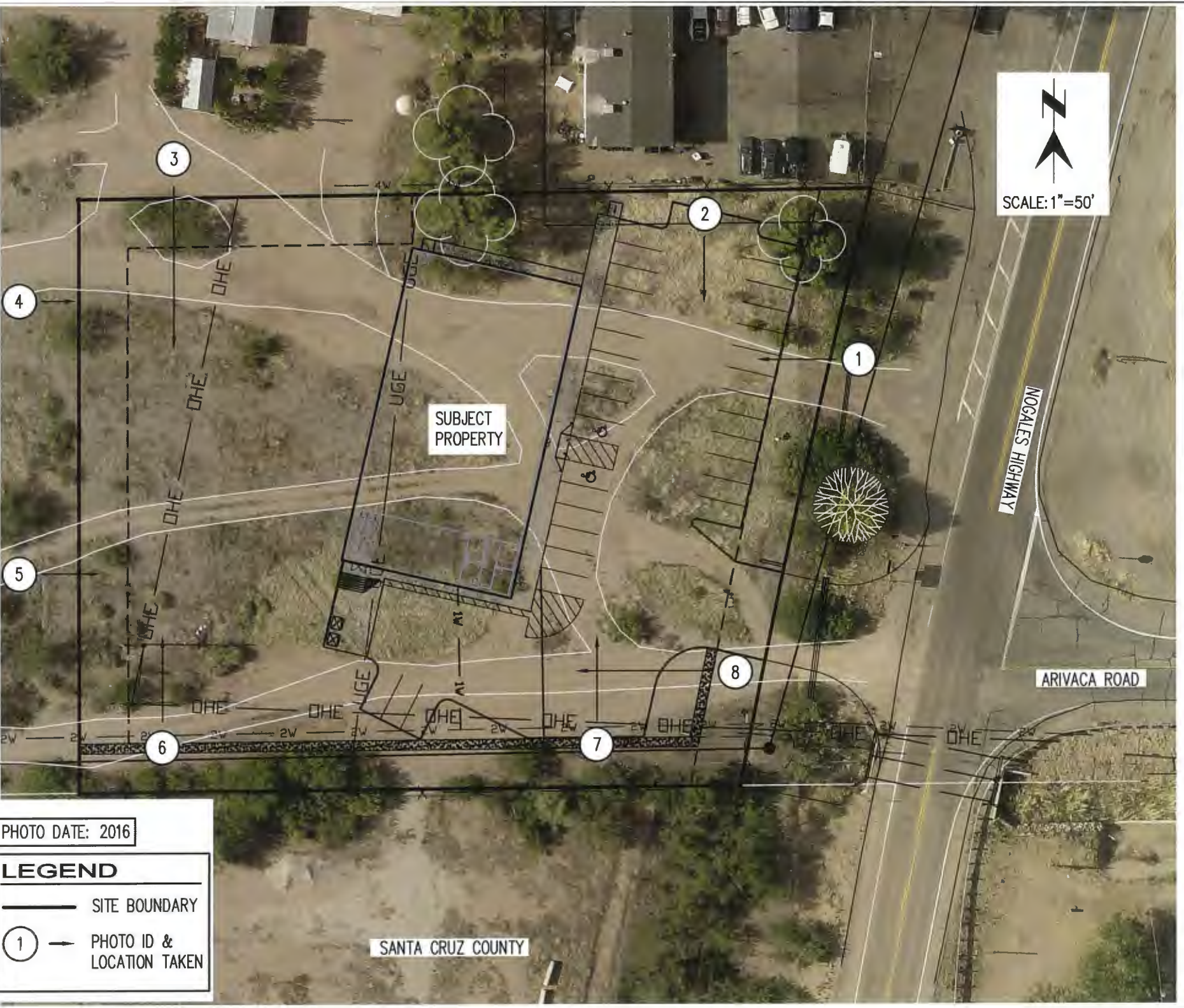
**EXHIBIT II-F
LANDSCAPE
AND BUFFER PLAN**

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

II-G. VIEWSHEDS

1. Exhibit II-G shows the locations of 8 different view points across the project site. Of the various view points less than one-half are impacted. The impact is reduced because of the proposed open space. Photos #1 will be looking at the front side of the Dollar General buildings. Photos #2 and #7 will look across the parking area. Photos #3 and #6 will be looking across the 40-foot wide natural bufferyard. Photos #4 and #5 will look across the open area toward the back side of the Dollar General Store. Photo # 8 will look across the delivery area on the south side of the store.
2. The main viewshed mitigation that will be used to minimize impacts of the buildings will be the Open Space. In addition, vegetation particularly within each bufferyard will provide some screening. All building lighting will be directed downward.


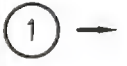
The project is not being developed under the Cluster Development Option.



SANTA CRUZ COUNTY

PHOTO DATE: 2016

LEGEND

-  SITE BOUNDARY
-  PHOTO ID & LOCATION TAKEN

304-32-4640
 S243' E433' LOT 4 LESS HWY 1.80 AC
 SEC 36 T19S R12E

**EXHIBIT II-G
 VIEWSHED MAP**

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 stanley19263@msn.com

II-H. TRANSPORTATION

1. Exhibit II-H is the developed condition Transportation Map. The southern ingress/egress point was chosen because it lines up with the Arivaca Road access from I-19. The new ingress/egress location promotes safer entering and exiting of vehicles from the site onto the Frontage Road.

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

2. The PDP does not depend on future off-site roadway improvements.
3. The development is anticipated to have an ADT of between 500 and 1000 vehicles a day. The proposed development will not adversely affect the capacity of the Frontage Road. The vehicles that come to the project will be local traffic as the site is not expected to be a large regional traffic generator.
4. Since direct access is to the Frontage 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 for specific connection to a regional system (there is none). However, there will be a bike rack. There will be safe pedestrian walk areas within the 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 any roadways. Each of the nearby minor local roads is 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 between 500 and 1000 vehicles per day. Left and right turn lanes are not warranted. A Traffic Impact Study is not required.
9. The project has the potential to reduce automobile dependency. This improvement will provide bicycle parking within the project site.



PHOTO DATE: 2016

SANTA CRUZ
COUNTY

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

EXHIBIT II-H
TRANSPORTATION
MAP

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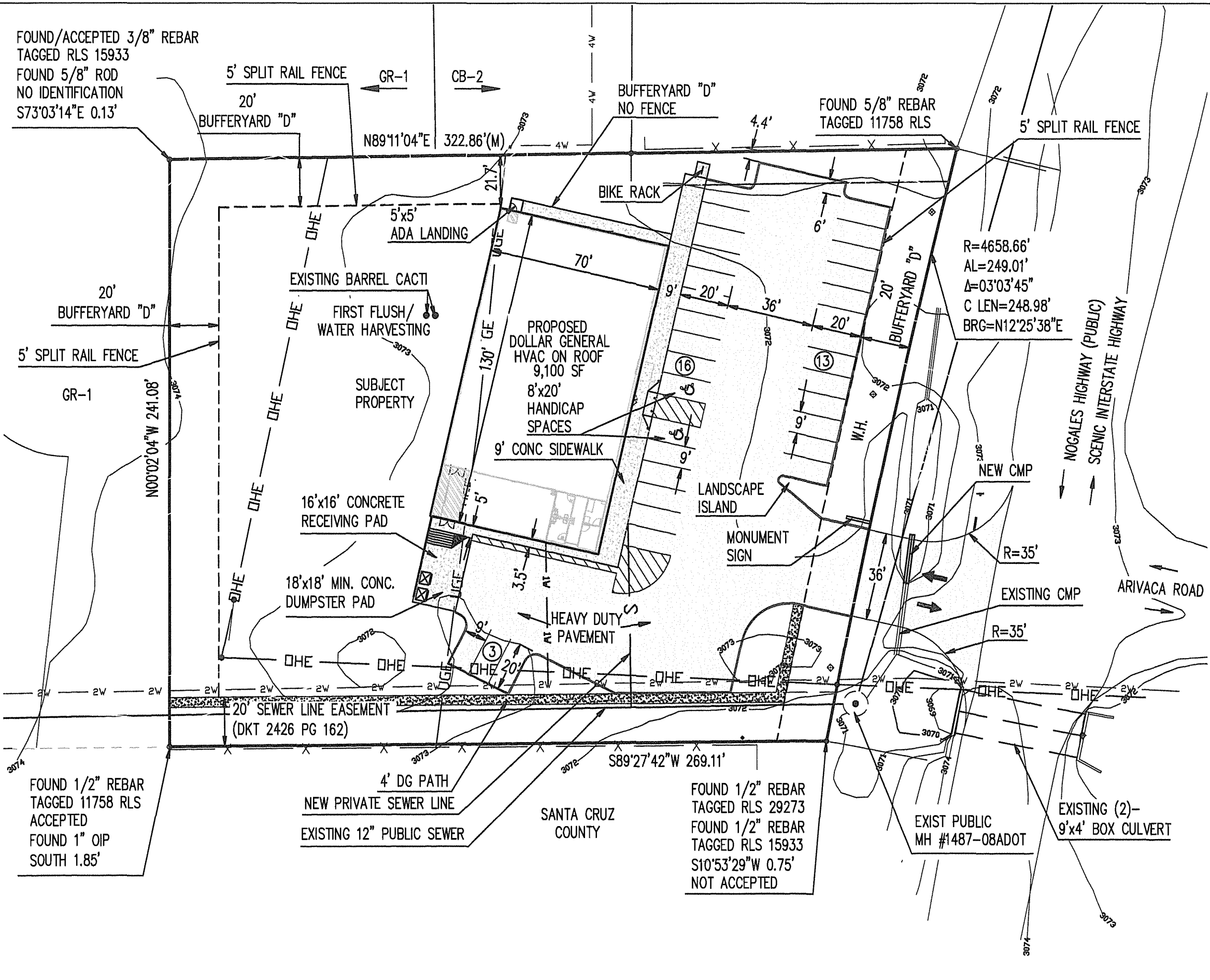
II-I. ON-SITE WASTEWATER TREATMENT AND DISPOSAL

1. Onsite wastewater treatment and disposal will not be utilized for this project.

II-J. SEWERS

This commercial project will use a direct connection to the existing public sewer line that exists across the southern portion of the site. The connection point is shown on Exhibit II-J

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FOUND 5/8" ROD
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LEGEND

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**EXHIBIT II-J
SEWER MAP**

304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

FOUND 1/2" REBAR
TAGGED 11758 RLS
ACCEPTED
FOUND 1" OIP
SOUTH 1.85'

FOUND 1/2" REBAR
TAGGED RLS 29273
FOUND 1/2" REBAR
TAGGED RLS 15933
S10°53'29"W 0.75'
NOT ACCEPTED

5' SPLIT RAIL FENCE
20' BUFFERYARD "D"
GR-1
CB-2
N89°11'04"E 322.86'(M)

20' BUFFERYARD "D"
5' SPLIT RAIL FENCE
GR-1
N00°02'04"W 241.08'

20' SEWER LINE EASEMENT
(DKT 2426 PG 162)
4' DG PATH
NEW PRIVATE SEWER LINE
EXISTING 12" PUBLIC SEWER

SANTA CRUZ
COUNTY

NOGALES HIGHWAY (PUBLIC)
SCENIC INTERSTATE HIGHWAY

ARIVACA ROAD (PUBLIC)

EXIST PUBLIC
MH #1487-08ADOT

EXISTING (2)-
9'x4' BOX CULVERT

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 areas onsite that will be preserved as open space. The open space will be owned by the current land developer/owner who will be responsible for maintenance of the open space.

II-N. CULTURAL RESOURCES: ARCHAEOLOGICAL AND HISTORIC SITES

1. An archaeological site records search will be conducted, if necessary, during the site construction review phase.
2. It is anticipated that no historic properties will be identified in the project area.
3. A field survey has not been conducted for the project area.

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.

APPENDIX

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

		Possible Points	Points Achieved
Indoor Options			
I-1	Install grey water plumbing lines, labeled and stubbed out to exterior of residence	1	
I-2	Install a "central-core" plumbing system with all water-using fixture fittings ≤5 ft. from HW heater	1	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	3	
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 shower heads 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	
I-9	Install dual flush toilets with 1.6 gpf/8 gpf or less water use	3	3
I-10	Install a washing machine with a water factor of 6.0 or less	2	
I-11	Install composting toilet(s), 2 pts/fixture; no maximum	2	
I-12	Install a refrigerator with an in-door filtered water system	0.5	
I-13	Install excess flow check valves or excess water shutoff connectors at fixtures	3	3
I-14	No garbage disposal	1	
Outdoor Options			
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.)	8	
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	
O-4	Install a gutter and downspout system or canals that tie to storm water infiltration trenches, bioswales, or rain gardens	2	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	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 = 16.5



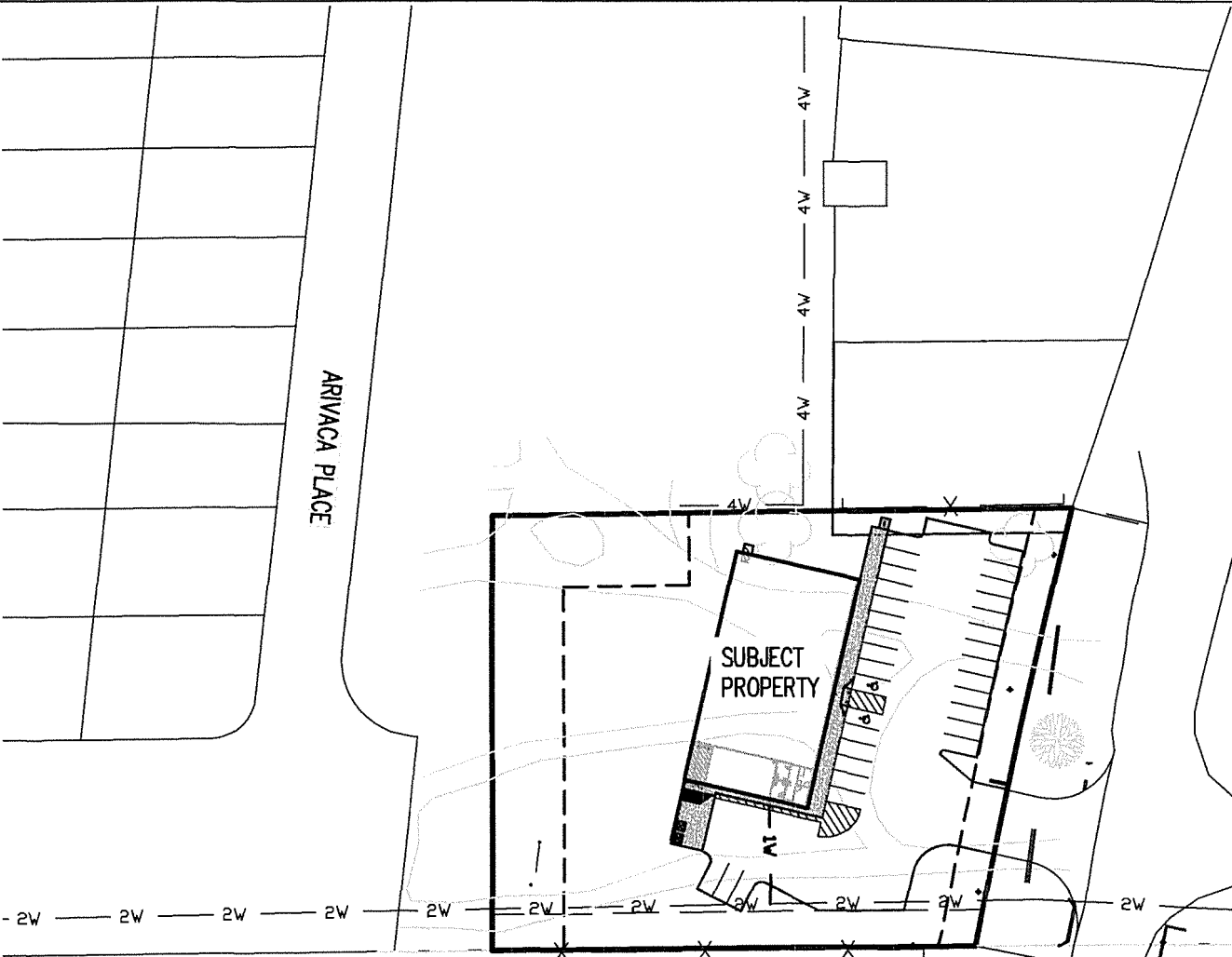
SCALE: 1"=100'

NOGALES HIGHWAY

ARIVACA ROAD

ARIVACA PLACE

SANTA CRUZ
COUNTY



304-32-4640
S243' E433' LOT 4 LESS HWY 1.80 AC
SEC 36 T19S R12E

**PROPOSED
WATER SUPPLY
MAP**



ENGINEERING
PO BOX 1888
TUCSON, ARIZONA 85702
(520) 390-7920
stanley19263@msn.com

LAKWOOD WATER COMPANY

PO Box 14858
Tucson, AZ 85732
Phone (520) 398-9815
FAX (520) 838-8778
www.smythutilities.com

September 28, 2017

DCM Development
4122 E. Grant Rd.
Tucson, AZ 85712

Dear Russ,

Thank you for your interest in obtaining water for 28890 S. Nogales Highway. Water is currently available in the area and could be connected to your parcel.

A main extension agreement would need to be negotiated prior to connection. This agreement would outline all costs and requirements for providing service to your parcel. There are currently two nearby points of access that could be extended. The first is a 2" line that runs along the parcel, though this may not be of sufficient size to serve a retail parcel. The second is a 4" line to the north of the parcel adjacent to the Cow Palace well site.

Please let me know if I can be of further assistance.

Thanks,

Lisa Sullivan, Vice President
Lakewood Water Company
PO Box 14858
Tucson, AZ 85732
(520) 398-9815 phone
(520) 838-8778 fax
www.smythutilities.com

Arizona Environmental Online Review Tool Report



Arizona Game and Fish Department Mission

To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:

Arivaca Rezoning

Project Description:

Dollar General

Project Type:

Development Within Municipalities (Urban Growth), Commercial/industrial (mall) and associated infrastructure, New construction

Contact Person:

Rana Tucker

Organization:

AZGFD

On Behalf Of:

PIMA

Project ID:

HGIS-06180

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. 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. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments 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. HDMS data contains information about species occurrences that have actually been reported to the Department. 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. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

Locations 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 Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. 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).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
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. Further coordination with the Department requires the submittal of this Environmental Review Report 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). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send 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
Or
PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

Arivaca Rezoning Aerial Image Basemap With Locator Map



- Project Boundary
- Buffered Project Boundary

Project Size (acres): 1.60

Lat/Long (DD): 31.7264 / -111.0623

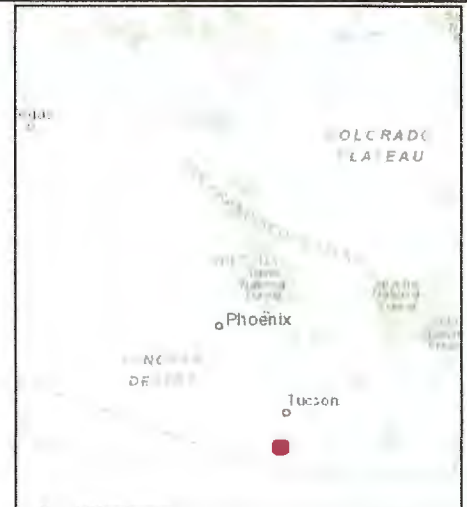
County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T19S, R12E

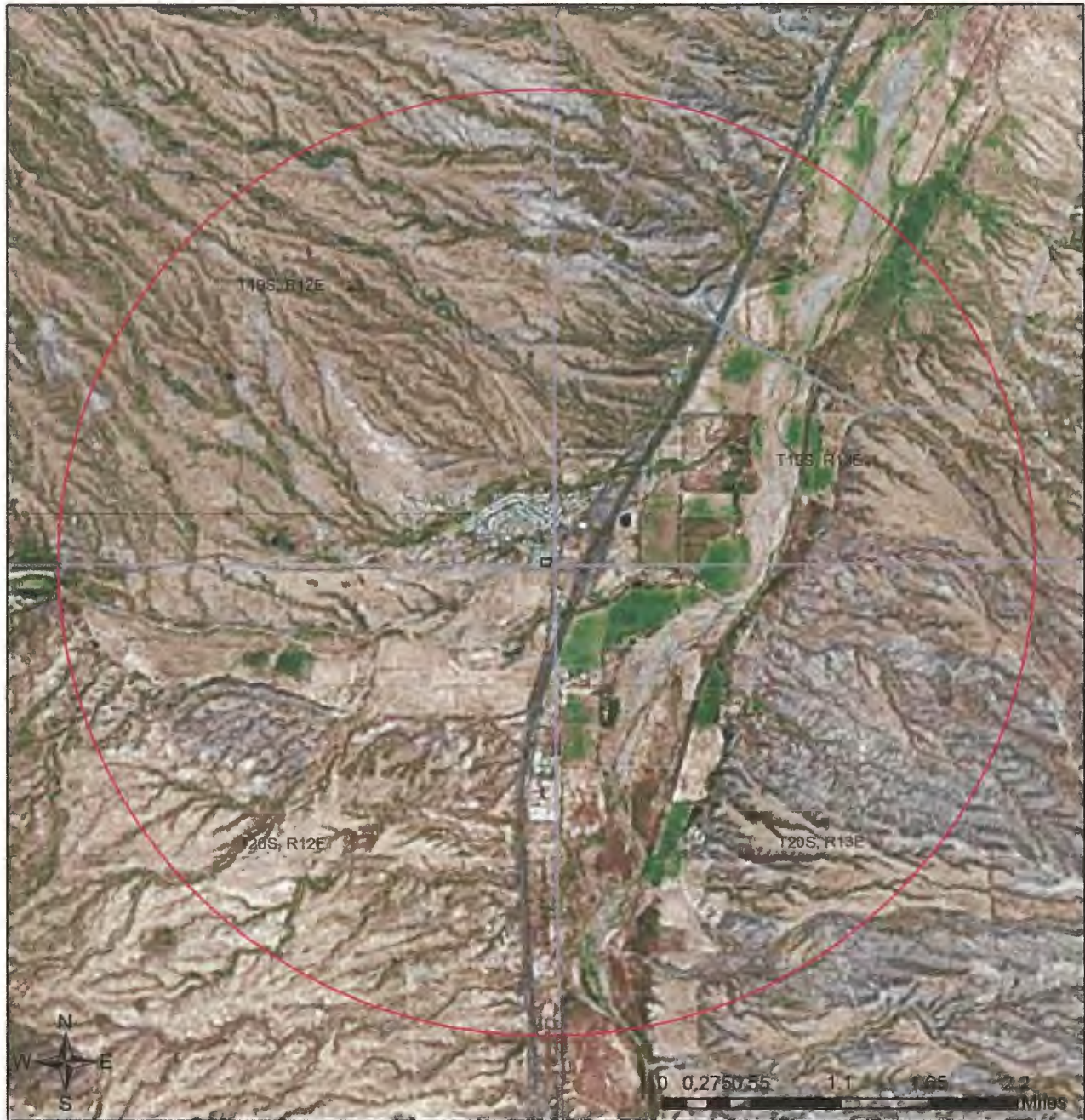
USGS Quad(s): AMADO

Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),



Arivaca Rezoning

Web Map As Submitted By User



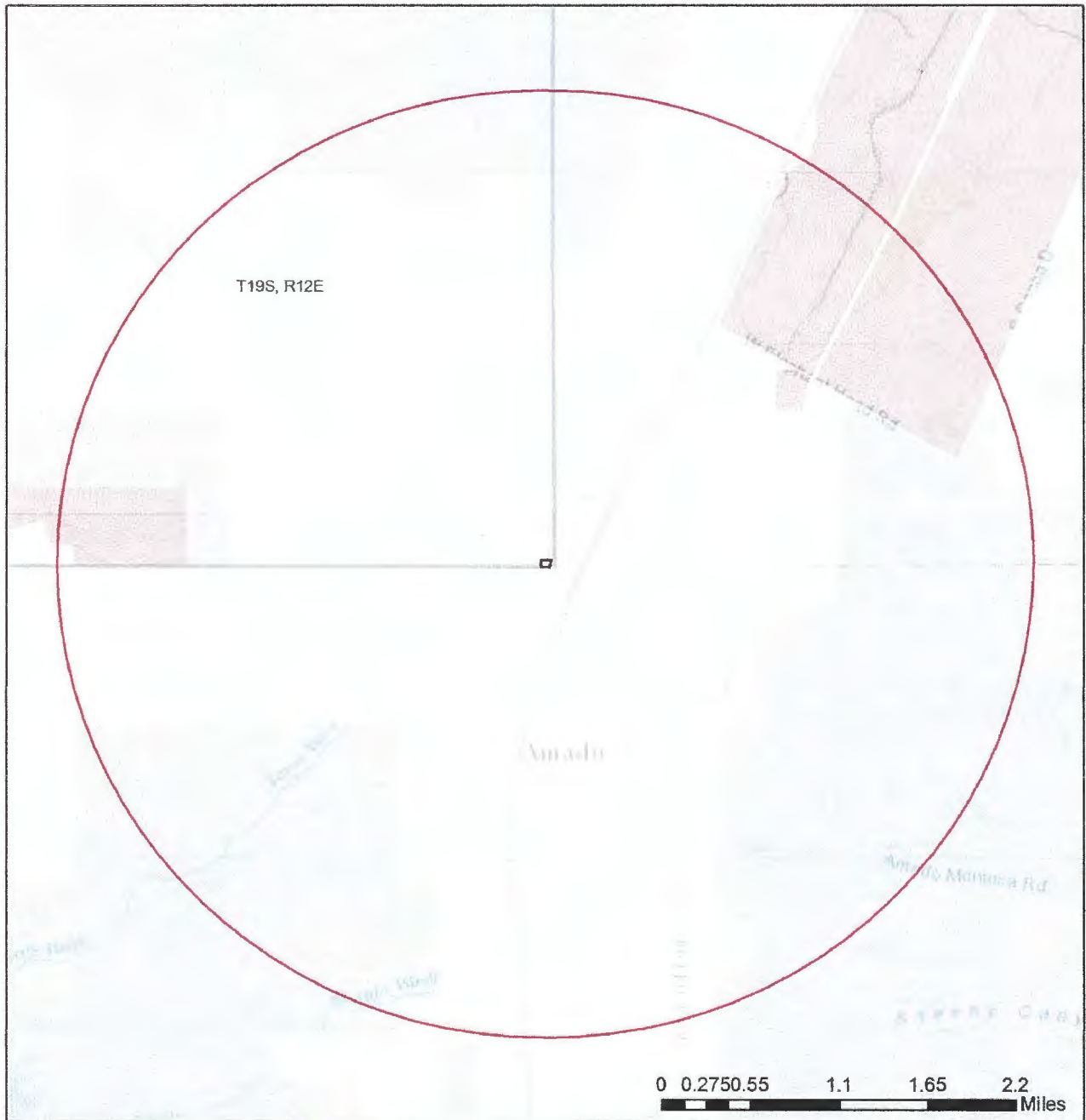
- Project Boundary
- Buffered Project Boundary
- Townships

Project Size (acres): 1.60
Lat/Long (DD): 31.7264 / -111.0623
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T19S, R12E
USGS Quad(s): AMADO

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Arivaca Rezoning

Topo Basemap With Township/Ranges and Land Ownership



- | | |
|---------------------------|--------------------------|
| Project Boundary | Mixed/Other |
| Buffered Project Boundary | National Park/Mon. |
| Township/Ranges | Private |
| AZ Game and Fish Dept. | State and Regional Parks |
| BLM | State Trust |
| BOR | US Forest Service |
| Indian Res. | Wildlife Area/Refuge |
| Military | |

Project Size (acres): 1.60
 Lat/Long (DD): 31.7264 / -111.0623
 County(s): Pima
 AGFD Region(s): Tucson
 Township/Range(s): T19S, R12E
 USGS Quad(s): AMADO

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Special Status Species and Special Areas Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Aquila chrysaetos</i>	Golden Eagle	BGA		S		1B
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
<i>Coryphantha scheeri</i> var. <i>robustispina</i>	Pima Pineapple Cactus	LE			HS	
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	GGA	S	S		1A
<i>Opuntia versicolor</i>	Stag-horn Cholla				SR	
Santa Rita - Sierrita Linkage Design	Wildlife Corridor					
Santa Rita - Tumacacori Linkage Design	Wildlife Corridor					
<i>Terrapene ornata luteola</i>	Desert Box Turtle			S		1A
Upper Santa Cruz River IBA						

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/>

**Species of Greatest Conservation Need
 Predicted within Project Vicinity based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Agosia chrysogaster</i>	Longfin Dace	SC		S		1B
<i>Aix sponsa</i>	Wood Duck					1B
<i>Amazilia violiceps</i>	Violet-crowned Hummingbird		S			1B
<i>Ammodramus savannarum ammolegus</i>	Arizona grasshopper sparrow		S	S		1B
<i>Ammodramus savannarum perpallidus</i>	Western Grasshopper Sparrow					1B
<i>Ammospermophilus harrisi</i>	Harris' Antelope Squirrel					1B
<i>Amphispiza quinquestrata</i>	Five-striped Sparrow					1B
<i>Anthus spragueii</i>	Sprague's Pipit	SC				1A
<i>Antrostomus ridgwayi</i>	Buff-collared Nightjar		S			1B
<i>Aquila chrysaetos</i>	Golden Eagle			S		1B
<i>Aspidoscelis stictogramma</i>	Giant Spotted Whiptail	SC	S			1B
<i>Botaurus lentiginosus</i>	American Bittern					1B
<i>Buteo regalis</i>	Ferruginous Hawk	SC		S		1B
<i>Catostomus clarkii</i>	Desert Sucker	SC	S	S		1B
<i>Catostomus insignis</i>	Sonora Sucker	SC	S	S		1B
<i>Chilomeniscus stramineus</i>	Variable Sandsnake					1B
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
<i>Colaptes chrysoides</i>	Gilded Flicker			S		1B
<i>Coluber bilineatus</i>	Sonoran Whipsnake					1B
<i>Corynorhinus townsendii pallescens</i>	Pale Townsend's Big-eared Bat	SC	S	S		1B
<i>Crotalus lepidus klauberi</i>	Banded Rock Rattlesnake					1A

**Species of Greatest Conservation Need
 Predicted within Project Vicinity based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Crotalus tigris</i>	Tiger Rattlesnake					1B
<i>Cynanthus latirostris</i>	Broad-billed Hummingbird		S			1B
<i>Cynomys ludovicianus</i>	Black-tailed Prairie Dog	CCA		S		1A
<i>Dipodomys spectabilis</i>	Banner-tailed Kangaroo Rat			S		1B
<i>Euderma maculatum</i>	Spotted Bat	SC	S	S		1B
<i>Eumops perotis californicus</i>	Greater Western Bonneted Bat	SC		S		1B
<i>Eumops underwoodi</i>	Underwood's Bonneted Bat	SC				1B
<i>Falco peregrinus anatum</i>	American Peregrine Falcon	SC	S	S		1A
<i>Ĝlaucidium gnoma gnoma</i>	Mountain Pygmy-owl					1B
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	CCA	S	S		1A
<i>Haliaeetus leucocephalus</i>	Bald Eagle	SC	S	S		1A
<i>Heloderma suspectum</i>	Gila Monster					1A
<i>Hypsiglena sp. nov.</i>	Hooded Nightsnake					1B
<i>Incilius alvarius</i>	Sonoran Desert Toad					1B
<i>Kinostemon sonoriense sonoriense</i>	Desert Mud Turtle			S		1B
<i>Lasiurus blossevillii</i>	Western Red Bat		S			1B
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			1B
<i>Leopardus pardalis</i>	Ocelot	LE				1A
<i>Leptonycteris curasoae yerbabuenae</i>	Lesser Long-nosed Bat	LE				1A
<i>Lepus alleni</i>	Antelope Jackrabbit					1B
<i>Lithobates chiricahuensis</i>	Chiricahua Leopard Frog	LT				1A
<i>Lithobates tarahumarae</i>	Tarahumara Frog	SC	S			1A
<i>Lithobates yavapaiensis</i>	Lowland Leopard Frog	SC	S	S		1A
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC		S		1B
<i>Melanerpes uropygialis</i>	Gila Woodpecker					1B
<i>Melospiza lincolni</i>	Lincoln's Sparrow					1B
<i>Melozone aberti</i>	Abert's Towhee		S			1B
<i>Micruroides euryxanthus</i>	Sonoran Coralsnake					1B
<i>Myotis occultus</i>	Arizona Myotis	SC		S		1B
<i>Myotis velifer</i>	Cave Myotis	SC		S		1B
<i>Myotis yumanensis</i>	Yuma Myotis	SC				1B
<i>Notiosorex cockrumi</i>	Cockrum's Desert Shrew					1B
<i>Nyctinomops femorosaccus</i>	Pocketed Free-tailed Bat					1B
<i>Odocoileus virginianus</i>	White-tailed Deer					1B
<i>Pachyramphus aglaiae</i>	Rose-throated Becard		S			1B
<i>Panthera onca</i>	Jaguar	LE				1A
<i>Passerculus sandwichensis</i>	Savannah Sparrow					1B
<i>Peucaea botterii arizonae</i>	Arizona Botteri's Sparrow				S	1B

**Species of Greatest Conservation Need
 Predicted within Project Vicinity based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Peucaea carpalis</i>	Rufous-winged Sparrow					1B
<i>Phrynosoma solare</i>	Regal Horned Lizard					1B
<i>Phyllorhynchus browni</i>	Saddled Leaf-nosed Snake					1B
<i>Poeciliopsis occidentalis occidentalis</i>	Gila Topminnow	LE				1A
<i>Poliophtila nigriceps</i>	Black-capped Gnatcatcher					1B
<i>Progne subis hesperia</i>	Desert Purple Martin			S		1B
<i>Senticolis triaspis</i>	Green Ratsnake		S			1B
<i>Setophaga petechia</i>	Yellow Warbler					1B
<i>Sialia sialis fulva</i>	Azure Bluebird					1B
<i>Tadarida brasiliensis</i>	Brazilian Free-tailed Bat					1B
<i>Terrapene ornata</i>	Ornate Box Turtle					1A
<i>Thomomys umbrinus intermedius</i>	Southern Pocket Gopher					1B
<i>Troglodytes pacificus</i>	Pacific Wren					1B
<i>Tyrannus crassirostris</i>	Thick-billed Kingbird		S			1B
<i>Vireo bellii arizonae</i>	Arizona Bell's Vireo					1B
<i>Vulpes macrotis</i>	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted within Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Callipepla gambelii</i>	Gambel's Quail					
<i>Callipepla squamata</i>	Scaled Quail					1C
<i>Odocoileus hemionus</i>	Mule Deer					
<i>Patagioenas fasciata</i>	Band-tailed Pigeon					1C
<i>Pecari tajacu</i>	Javelina					
<i>Puma concolor</i>	Mountain Lion					
<i>Zenaida asiatica</i>	White-winged Dove					
<i>Zenaida macroura</i>	Mourning Dove					

Project Type: Development Within Municipalities (Urban Growth), Commercial/Industrial (mall) and associated infrastructure, New construction

Project Type Recommendations:

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 (include 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.

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (<http://www.azwater.gov/azdwr/default.aspx>).

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

Project Location and/or Species Recommendations:

HDMS records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area. Please contact:

Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373

<https://agriculture.az.gov/environmental-services/np1>

HDMS records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at <http://www.fws.gov/southwest/es/arizona/> or:

Phoenix Main Office

2321 W. Royal Palm Rd, Suite 103
Phoenix, AZ 85021
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office

201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office

SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

HDMS records indicate that Sonoran Desert Tortoise have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at: <https://www.azgfd.com/wildlife/nongamemanagement/tortoise/>

The analysis has detected one or more Important Bird Areas within your project vicinity. Please see http://aziba.org/?page_id=38 for details about the Important Bird Area(s) identified in the report.

Analysis indicates that your project is located in the vicinity of an identified wildlife habitat linkage corridor. Project planning and implementation efforts should focus on maintaining adequate opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: <http://www.corridordesign.org/arizona>. Please contact your local Arizona Game and Fish Department Regional Office for specific project recommendations: <https://www.azgfd.com/Agency/Offices>.



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

JACKSON JENKINS
DIRECTOR

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

Sewer Capacity Waiver 2017-227

P17WC00227

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:	10/27/2017
Project Name:	Dollar General - Amado
Parcel Numbers:	304324640
Total ADWF (gpd):	1,210
Existing Sewer Number:	C-083
IMS Manhole Number:	1487-08A
Contact's Name:	Jeffrey A Stanley
E-Mail Address:	stanley19263@msn.com
Name of Contact's Firm:	JAS Engineering
Phone Number:	520-390-7920

Sewer Waiver Approved By: Kurt Stemm, CEA Sr. **Date:** 10/27/2017

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.