

Appendix A: Archeological Letter



Arizona State Museum
THE UNIVERSITY OF ARIZONA,
 1013 E. UNIVERSITY BLVD.
 TUCSON, AZ 85721

ARCHAEOLOGICAL SUMMARY LETTER

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

Date: 11/1/2016

Requester Name: Justin Currie

Company: The WLB Group, Inc.

Address: 4444 E. Broadway Blvd.

Phone: 520-881-7480

Email: jcurrie@wlbgroup.com

Project Area Location: Parcels 212-50-001H, 212-50-005Z, 212-50-001J, 212-50-007A, 212-50-006A, 212-50-001G, 212-50-011C, 212-50-011D, 212-50-012K, 212-50-012H, 212-50-1320, 212-50-012J

Project Name / Number: Cat Mountain Rezone, Project Number 111047-E-002

Legal Description: T14S, R12E, S36

Project Description: Rezoning

Search Results:

According to a search of the archaeological records retained at the Arizona State Museum (ASM), 53 survey projects have been conducted within a one-mile radius of the project area between 1981 and 2012. Previous survey work was conducted in support of land exchange; roadwork; endangered plant preservation; residential and commercial development; pavement preservation; the installation of water, pipe, and electric lines; the completion of an Environmental Assessment; and the construction of a hiking trail, canal, materials test pit, haul road, staging area, water treatment plant, aqueduct, and public school. Portions of the project area were previously surveyed in 1986, 2001, 2004, 2005, 2006, 2007, and 2009 (see Table 1).

Table 1. Previously-surveyed portions of project area.

Parcel number	Year Surveyed	ASM Accession Number	Reference
212-50-001G	2009	2009-443	Turner and Davis 2009
212-50-001H	2004, 2005	2004-829; 2006-195	Buckles-Rakower 2005; Moses 2004a
212-50-001J	2009	2009-443	Turner and Davis 2009
212-50-005Z	2004	2004-316	Moses 2004a
212-50-006A	none	n/a	n/a
212-50-007A	none	n/a	n/a
212-50-011C	1986	1986-109	Seymour 1986a, 1986b, 1986c
212-50-011D	1986	1986-109	Seymour 1986a, 1986b, 1986c
212-50-012H	1986, 2001, 2004, 2005, 2006, 2007	1986-109; 2001-504; 2004-829; 2006-195; 2006-831, 2007-232	Buckles-Rakower 2005; Fangmeier and Fackler 2007; Moses 2004b; Seymour 1986a, 1986b, 1986c; Slawson 2001; Stephen 2002
212-50-012J	2005	2006-195	Buckles-Rakower 2005
212-50-012K	1986, 2005	1986-109; 2005-39; 2006-195	Buckles-Rakower 2005; Seymour 1986a, 1986b, 1986c; Stephen 2005
212-50-1320	2004, 2009	2004-1700; 2009-443	Doak 2004; Turner and Davis 2009

Seventeen archaeological sites have been identified within a 1-mile radius of the project area. One site, AZ AA:16:540(ASM), is located within parcel 212-50-012H.

Sites in Project Area:

One site has been recorded within parcel 212-50-012H.

Recommendations:

1. Although the majority of the project area has been previously surveyed, the majority of the work was conducted over 10 years ago. It is standard archaeological practice for a property to be re-surveyed if the previous survey was conducted 10 or more years ago, as there is a possibility for unidentified archaeological properties to have since been exposed. ASM recommends, but it is not required by ASM, that a qualified archaeological contractor be consulted before any ground disturbance begins. A list of archaeological contractors is available on the ASM website at:

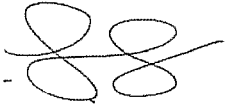
<http://www.statemuseum.arizona.edu/crservices/permits/index.shtml>.

2. 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.

3. City, county, or municipal governments may have requirements, therefore ASM recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please contact me.

Sincerely,



Shannon D. Twilling, M.A.
Research Specialist
Archaeological Permits Office
Arizona State Museum
(520) 621-2096
twilling@email.arizona.edu

References

Buckles-Rakower, Avi

- 2005 *A Class III Cultural Resources Survey of 166 Acres near Ajo Highway and Kinney Road, Pima County, Arizona*. WestLand Resources, Tucson.

Doak, David P.

- 2004 *A Class III Cultural Resource Survey of a Short Section of a Proposed Sewer Line at the Intersection of Ajo Way and Sheridan Avenue, near the Shadow Mountain Ranch Development, Pima County, Arizona*. Tierra Right of Way Services, Tucson.

Fangmeier, Kristin L., and Shawn G. Fackler

- 2007 *Cultural Resources Survey of the New Right-of-Way Along State Route 86 Between Sandario Road and Kinney Road (MP 156.90-166.52), Southwest of Tucson, Pima County, Arizona*. Archaeological Consulting Services, Tucson.

Moses, James

- 2004b *A Cultural Resources Assessment Survey of Approximately 95 Acres Located South of Ajo Way Between Sheridan Road and Camino de Oeste in Pima County, Arizona*. Tierra Right of Way Services, Tucson.

- 2004a *A Cultural Resources Assessment Survey of 52.81 Acres Located West of the Intersection of Ajo Way and Kinney Road in Pima County, Arizona*. Tierra Right of Way Services, Tucson.

Seymour, Deni

- 1986a *Survey of 2 Miles of Realigned Feeder Line in Cat Mountain Area*. Letter dated 22 April 1986. Bureau of Reclamation, Tucson.

- 1986b *3.7 Mile Survey of Northern Part of Reach 6 Corridor from Southern Edge of Pascua Yaqui Reservation to Ajo Way*. Letter dated 18 July 1986. Bureau of Reclamation, Tucson.

- 1986c *3.25 Mile Survey of Reach 6 Corridor from Southern Edge Pascua Yaqui Reservation (Black Mountain Pump Plant) to Area of Proposed Reservoir in T15S, R12E, S2*. Letter dated 29 July 1986. Bureau of Reclamation, Tucson.

Slawson, Laurie

- 2001 *A Cultural Resources Inventory of 3.15 Acres for a Proposed Self-Storage Business on Ajo Highway in Pima County, Arizona*. Aztlan Archaeology, Tucson.

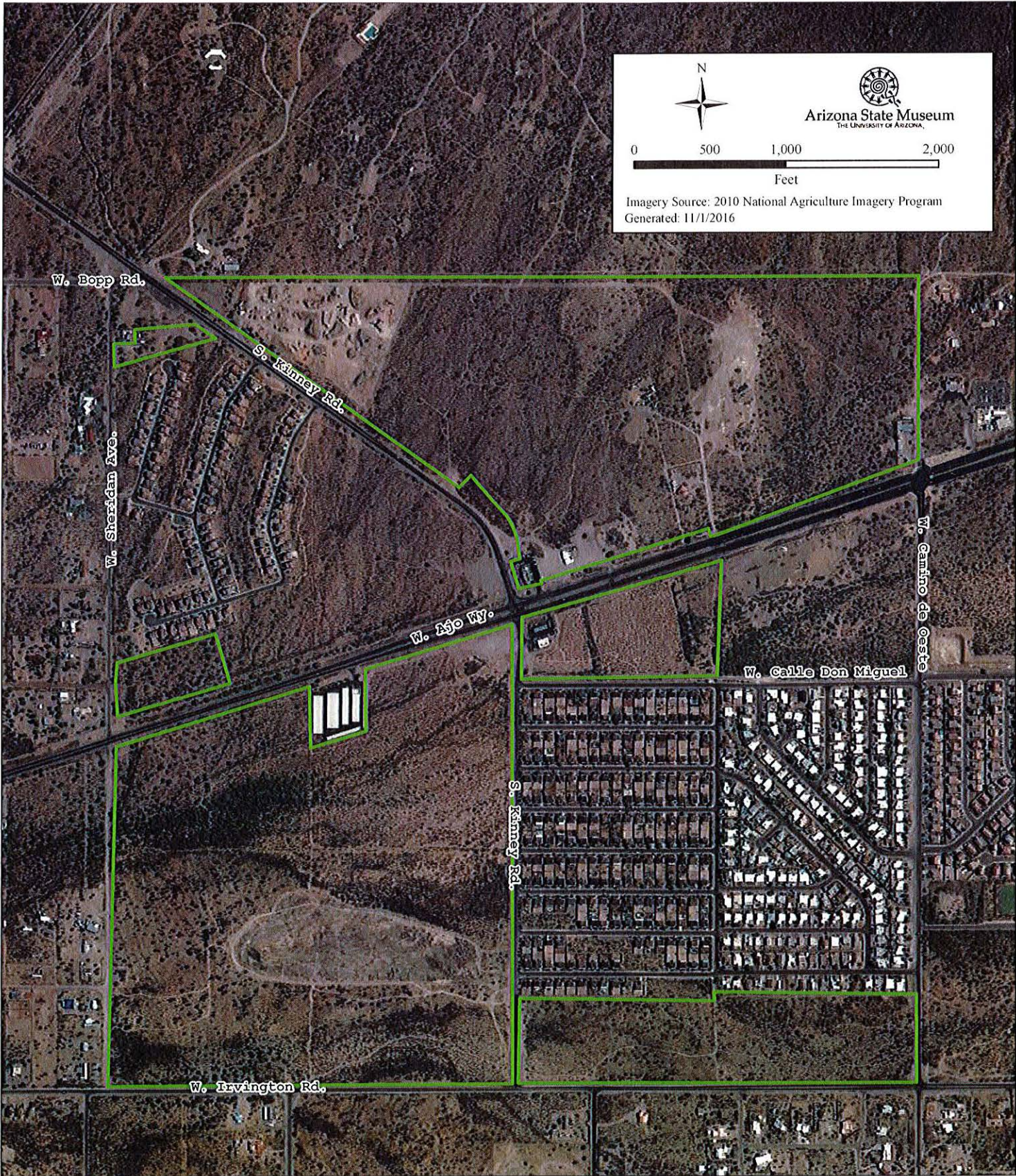
Stephen, David V. M.

- 2002 *Cultural Resources Survey of the Tucson Mountain Village II Project Near Tucson, Pima County, Arizona*. Professional Archaeological Services and Technologies, Tucson.


- 2005 *Cultural Resources Survey of the Jack-in-the-Box (Ajo/Kinney SWC) Project Near Tucson, Pima County, Arizona*. Professional Archaeological Services and Technologies, Tucson.

Turner, Korri and Erin Davis

- 2009 *A Cultural Resources Survey of Proposed New Right-of-Way Near the Intersection of State Route 86 and Kinney Road (Milepost 166.23), Southwest of Tucson, Pima County, Arizona*. Jacobs Engineering Group, Phoenix.



N




0 500 1,000 2,000

Feet

Arizona State Museum
THE UNIVERSITY OF ARIZONA

Imagery Source: 2010 National Agriculture Imagery Program
Generated: 11/1/2016

<p>Company: WLB Group</p> <p>Project: Cat Mountain Vista Rezone 111047-E-002</p>	<p>T14S, R12E, S36</p>	<p>Parcels: 212-50-001G, 212-50-001H, 212-50-001J, 212-50-005Z, 212-50-006A, 212-50-007A, 212-50-001C, 212-50-011D, 212-50-012H, 212-50-012J, 212-50-012K, 212-50-1320</p>
		 Project Area

Location of proposed project area.

Appendix B: Preliminary Integrated Water Management Plan

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II-D-2: Preliminary Integrated Water Management Plan (PIWMP)

Preliminary Integrated Water Management Plan (PIWMP)

This document has been prepared in association with a zone change request that is being submitted to Pima County for the Cat Mountain Vista project. A Preliminary Integrated Water Management Plan (PIWMP) is required pursuant to the Pima County Comprehensive Plan Water Resources Element as amended by the Board of Supervisors on April 1, 2008 (Co7-07-04; Resolution 2008-72) for all properties submitted for consideration of rezoning that require the submittal of a Site Analysis.

As such, please find the following responses to the questions posed by the PIWMP.

1. WATER CONTEXT MAP

The water context map must be at a scale appropriate to show the property in adequate detail relative to the existing roadways and other developments. Depicting the location of the proposed project on an aerial photo is preferred. This map must include the sectional breakout and Pima County parcel number. Provide exhibits showing the property in both a regional and local context. The latter should show the site at a scale which accurately details the surrounding properties and existing land uses if any.

The subject property is currently vacant.

The property consists of the following tax parcel numbers:

- 212-50-001H

The current Pima County Comprehensive Plan land use categories or the site consist of the following:

- The entire site consists of the Community Activity Center land use category

Existing Land Use within ¼ mile

North:	Vacant Land.
Northeast:	Vacant Land and Low Density single Family Residential.
East:	Low density single-family residential.
Southeast:	Vacant Land and Low Density single Family Residential.
South:	Vacant Land.
Southwest:	Medium Density Single-Family Residential and Vacant land.
West:	Medium density single-family residential.
Northwest:	Vacant land.

2. BRIEF DESCRIPTION OF PROPERTY’S EXISTING AND HISTORIC WATER USE

A brief description of historic and existing water use is required.

The site is vacant with exception of the material processing area on the western portion of the property and a small collection of manufactured homes in the center of the property. The site has had no previous water use.

3. DESCRIPTION OF PROPERTY’S PROPOSED WATER USE

A general description of the proposed land uses as they relate to water use is to be provided in this section. Elements of the land use plan that contribute to projected water demand, including but not limited to irrigated recreation area or landscape, water features, etc. must be described in this section. Phasing considerations should be discussed to the extent that phasing is relevant to the proposed water usage.

The Cat Mountain Vista project is a proposed 82.7±-acre subdivision (65± acres of which is proposed to be rezoned) consisting of medium density residential lots and natural open areas. Beyond normal medium residential household water use the Cat Mountain Vista project will also have irrigated landscaping throughout the project which will have a minimal effect on overall water usage.

4. DESCRIPTION OF WATER SUPPLY OPTIONS AND PROPOSED METHOD OF DELIVERY

This section should address the proposed water supply for the project.

A. If the proposed water supply is from an existing Municipal water provider:

A1. Does the Municipal Provider or applicant have legal or physical access to a renewable and potable water supply? If the provider or applicant does not currently have legal or physical access to a renewable and potable water supply, identify all other renewable and potable supplies available to the applicant/project.

This project will be served by Tucson Water. A 12" CA line is located along the western boundary of the site and an 8" CA line is located along the southern boundary.

Is the property within current defined area of the Municipal Provider? Is the property within the planned expansion service area or Certificate of Convenience and Necessity of the Municipal Provider?

The property is located in the Tucson Water obligated service area.

Refer to Exhibit 1 Water Context Map.

A2. Provide written documentation of the provider's existing or planned service capacity to the property or area. (It is understood that this documentation is not likely to be a "will-serve" letter).

The property is located in the Tucson Water obligated service area and a letter from Tucson water is attached.

Please see attached will-serve letter from Tucson Water

A3. An exhibit must be included that shows the location of the property and the potential point(s) of connection.

The site will likely connect to existing Tucson Water mains located along Kinney Road and Ajo Highway.

Refer to Exhibit 1 Water Context Map.

B. If water supply for the development is not proposed to be from an existing Municipal Provider, include a brief discussion of the supply system proposed to provide for the anticipated water demand (e.g., annexation, creation of a non-adjacent provider, exempt well or well-share program with conceptual location of well(s), storage, etc.).

Not applicable.

5. WATER DEMAND PROJECTIONS

- A. **Provide a discussion of the project's Estimated Water Demand consistent with the requested zoning and proposed land use. The Estimated Baseline Water Demand is to be discussed and quantified without consideration of water conservation measures. Estimates are to be expressed in acre-feet/year and derived according to Table A: estimated Baseline water demand for residential Land Uses.**

Based upon the project demand table we have determined that the total demand will be 69± acre feet of water per year for all 205 SFR lots.

- B. **Water Conservation Measures are required to be included as part of the proposed project. The application of water conservation measures should achieve a significant reduction in the project's total water consumption and must employ both indoor and outdoor conservation measures.**

The following water conservation measures will be utilized for this project:

- Install lavatory faucets that contain the label "WaterSense," a program sponsored by the EPA, or have a maximum flow rate of 1.5 gpm.
- Install showerheads that contain the "WaterSense," a program sponsored by the EPA, or have a maximum flow rate of 1.5 gpm.
- Install toilets that contain the "WaterSense," a program sponsored by the EPA, or have a maximum flow rate of 1.6 gallons per flush.
- Install drought tolerant landscape materials.
- Provide for water recharge/retention in common areas.
- Install a high efficiency irrigation system with automatic timers and drip irrigation, wherever possible.

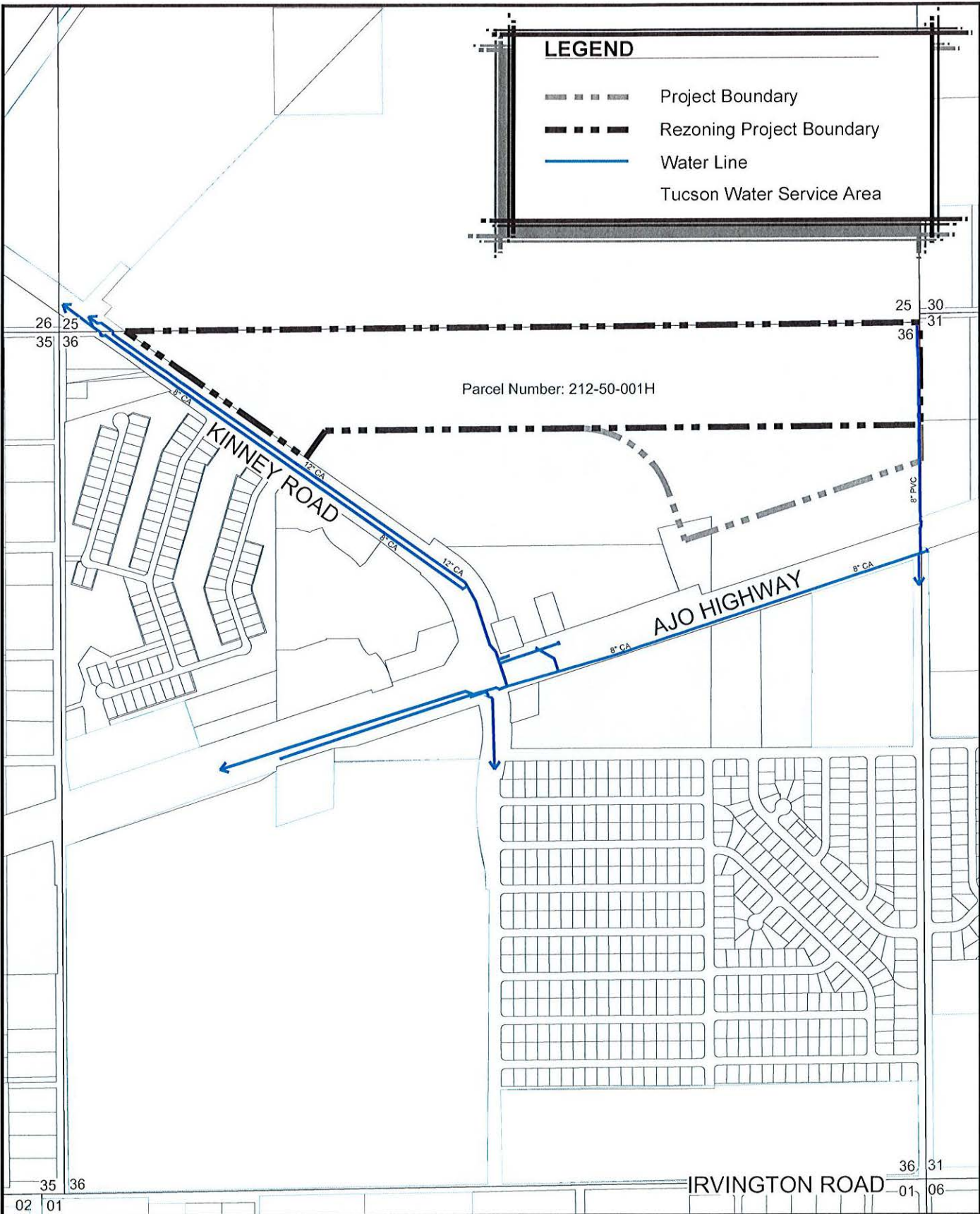
6. PROXIMITY TO RENEWABLE AND POTABLE WATER SUPPLIES

If the project's Estimated Baseline Water Demand equals or exceeds 50 acre-feet/year and the proposed project does not have legal, physical, or planned access to renewable and potable supplies, map the location of the property relative to the boundaries of nearby water service provider(s) with legal, physical or planned access to potable and renewable water supplies. Generally identify the closest available point of connection. You will have to contact the individual water provider to find the point of connection.

This section does not apply for the following reasons: (1) The project will be served by Tucson Water: (2) the project has legal access to renewable and potable supplies.

ITEMS 7-11

Per the Preliminary Integrated Water Management Plan requirements, sections 7-11 of the PIWMP are not applicable due to an existing Municipal Provider providing legal access to renewable and potable water to this development, no new wells will be drilled within one quarter mile of the boundary of the property to serve this development, and there will be no increase in pumping of any existing wells within one quarter mile of the boundary of the property to serve this development.



0:111047E-002 Cat Mt. Vista01 Planning04 Record or GPASite Analysis/PIWMP/Water Context Map.dwg Plotted: Aug. 04, 2017

**Exhibit 1
Water Context Map**



Table B - Water Conservation Measures

Indoor and Outdoor Options

(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	
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 showerheads 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-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/.8 gpf or less water use	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	
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.)	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 canales 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	
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	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	
	b. Check valves in heads and heads matched to the beds distinct watering needs;	0.5	
	c. Separate sprinkler zones for beds, with plants grouped based on watering needs (hydrozoning);	0.5	
	d. A timer/controller that irrigates during the hours of 1- pm-8am to minimize evaporation;	0.5	.5
	e. Drip irrigation for all planting beds;	0.5	.5



CITY OF
TUCSON

TUCSON WATER
DEPARTMENT

March 23, 2017

The WLB Group, Inc.
4444 E Broadway Blvd
Tucson, AZ 85711

Attn: Linda Thompson

SUBJECT: Water Availability for project: 4800 W. Ajo Highway, APN: 21250001H,
Case #: WA2161, T-14, R-12, SEC-36, Lots: 9999, Location Code: UNI, Total Area: 123.8ac
Zoning: GR-1, CB-2, CB-1, SR

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,

Richard A. Sarti, P.E.
Engineering Manager
Tucson Water Department

RS:ka

CC:File NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210

(520) 791-4718 • FAX (520) 791-2501 • TDD (520) 791-2639 • www.tucsonaz.gov/water

