

AGENDA MATERIAL

DATE 1/18/22 ITEM NO. RA 15

LA CHOLLA & RUDASILL REZONING SITE ANALYSIS

(P21RZ000)

PREPARED BY:



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IN COLLABORATION WITH:

Bowman

M Esparza
Engineering, LLC

OCTOBER 2021

JAN 13 22 AM 03:48 PC CLK OF DD

PARADIGM #20ABA03

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I. INTRODUCTION

A. PROJECT OVERVIEW

The La Cholla & Rudasill project is a proposed mixed-use development located just west of the intersection of Rudasill Rd. and La Cholla Blvd. in Pima County, Arizona. The La Cholla & Rudasill subject property consists of parcels 101-09-020A and 101-09-1970, which total 4.5± acres just north of Copper Canyon Alzheimer's Care Center. The property is proposed to be rezoned to Pima County Transitional Zone (TR), to permit the construction of a medical / office / senior living / senior care campus and associated parking area.

The subject property is bounded on its eastern edge by La Cholla Blvd. and is in direct proximity to other existing office or medical complexes. Directly east and northeast of the project site is a large medical activity center which is primarily anchored by Northwest Medical Center. Uses within the medical center separate from the hospital include a variety of family and pediatric physicians, cosmetic surgery centers, Radiology Ltd., Arizona Oncology, Northwest Primary Care, Cardiac Imaging Center, the La Cholla Medical Plaza, and the Gateway Medical Plaza. The property directly south of the subject property is zoned TR and has been previously graded and improved with infrastructure in anticipation of future development as an expansion of the larger medical activity center. The Copper Canyon Alzheimer Care Center is just south of this graded pad. The Pima County Comprehensive Plan's Medium Intensity Urban (MIU) land use designation supports the proposed rezoning.

B. PRIMARY OBJECTIVES

- Support economic growth by providing a prime location near the Northwest Medical Center for medical / office / senior living / senior care facilities to expand their market and create employment opportunities.
- Provide a safe, clean, and attractive environment for business owners, their employees and future customers and patients.
- Construct a medical / office / senior living / senior care campus that is pedestrian friendly and compatible with both existing and future surrounding land uses.

This document has been prepared in support of a request to rezone the subject property from Suburban Ranch (SR) to TR. The subject property is bounded by Nanini Wash open space to the west, a single-family residence, and medical offices to the north, La Cholla Blvd. and medical offices to the east, and residential properties and undeveloped commercial property to the south. The project has been carefully designed to be sensitive to nearby existing developments by providing landscape buffers and by avoiding areas with steep slopes.

II. INVENTORY & ANALYSIS

The purpose of the Inventory & Analysis section of this document is to catalog the various development opportunities and constraints impacting the property in order to provide a meaningful and relevant context for the development proposal detailed in Section III of this document. Through careful consideration of these existing conditions a design can be deemed compatible with its surroundings and appropriate for the area.

A. EXISTING LAND USES

1. Site Location & Regional Context

The subject property consists of two parcels, totaling approximately 4.5± acres just west of La Cholla Blvd. and roughly one-half mile south of Orange Grove Road within Section 9, Township 13 South, Range 13 East, Pima County, Arizona. See Exhibit II-A-1: Site Location Map.

The Project's administrative address is 6011 N. La Cholla Blvd., Tucson, AZ 85741.

2. Existing Land Uses on Site

The subject property is currently developed with one old single-family residence and contains one drainage easement in the southeastern corner of the site. See Exhibit II-A-2: Existing Land Uses and Exhibit II-A-3: Existing Easements.

The subject property is currently zoned Suburban Ranch (SR). See Exhibit II-A-4: Existing Zoning.

3. Comprehensive Plan on Site & Surrounding

a. Comprehensive Plan Designation(s)

The Pima Prospers Comprehensive Plan designates the subject property as Medium Intensity Urban (MIU). The MIU designation allows for a range of residential uses as well as non-residential uses such as offices, medical offices, and hotels. The surrounding area has various land use designations including Planned Development Community (PDC), Community Activity Center (CAC), and Low Intensity Urban (LIU-3.0 and LIU-1.2). See Exhibit II-A-5: Comprehensive Plan Land Use Designations.

b. Rezoning or Special Area Policies

The Pima Prospers Comprehensive Plan lists no Rezoning Policies for the subject property.

Per the Pima Prospers Comprehensive Plan, the eastern portion of the subject property is affected by Special Area Policy S-20, Urban Floodplain Mitigation, which reads, "The boundaries of the 100-year floodplain, as it affects the subject property, shall be established by the applicant and approved by the Regional Flood Control District (RFCD). Required floodplain alterations or plans for such floodplain alterations, as approved by the RFCD, shall be a condition of rezoning. Notwithstanding the land use designation on the Land Use Plan, areas determined to be within the 100-year floodplain, and which will not be removed from the 100-year floodplain through implementation of plans approved by the RFCD, shall revert to Resource Sensitive (RS)". The subject property is also located on a major arterial road, La Cholla Blvd, and is less than one mile north of the Comprehensive Plan's Flowing Wells Growth Area. See Exhibit II-A-5: Comprehensive Plan Land Use Designations.

c. Designated Focused Development Investment Area (If Applicable)

The subject property does not lie within a Designated Focused Development Investment Area.

4. Surrounding Land Uses

a. Surrounding Zoning & Land Uses

The subject property is surrounded by properties featuring the following zoning designations and land uses. See Exhibit II-A-2: Existing Land Uses and Exhibit II-A-4: Existing Zoning.

N:	Existing zoning:	SR Suburban Ranch & TR Transitional
	Existing land use:	Single Family Housing & Skin Spectrum
NE:	Existing zoning:	SR Suburban Ranch & SP Special Plan
	Existing land use:	La Cholla Blvd. & La Cholla Medical Plaza
E:	Existing zoning:	SR Suburban Ranch & TR Transitional
	Existing land use:	La Cholla Blvd., Cardiac Imaging, & Arizona Oncology
SE:	Existing zoning:	SR Suburban Ranch & TR Transitional
	Existing land use:	La Cholla Blvd., Radiology Ltd., & Other Medical Offices
S:	Existing zoning:	CR-5 Multiple Residence Zone & TR Transitional
	Existing land use:	La Cholla Station Subdivision & Copper Canyon Alzheimer's Care Center
SW:	Existing zoning:	CR-4 Mixed-Dwelling Type, SR Suburban Ranch
	Existing land use:	Undeveloped

W: Existing zoning: SR Suburban Ranch
Existing land use: Nanini Wash Open Space

NW: Existing zoning: SR Suburban Ranch & CR-3 Single Residence
Existing land use: Undeveloped

b. Surrounding Types of Businesses

The subject property is chiefly surrounded by medical offices and treatment facilities.

5. Nearby Pending Rezoning, Plats, & Development Plans

a. Nearby Pending Rezoning

There are no pending rezonings within one-quarter mile.

b. Nearby Conditionally Approved Rezoning

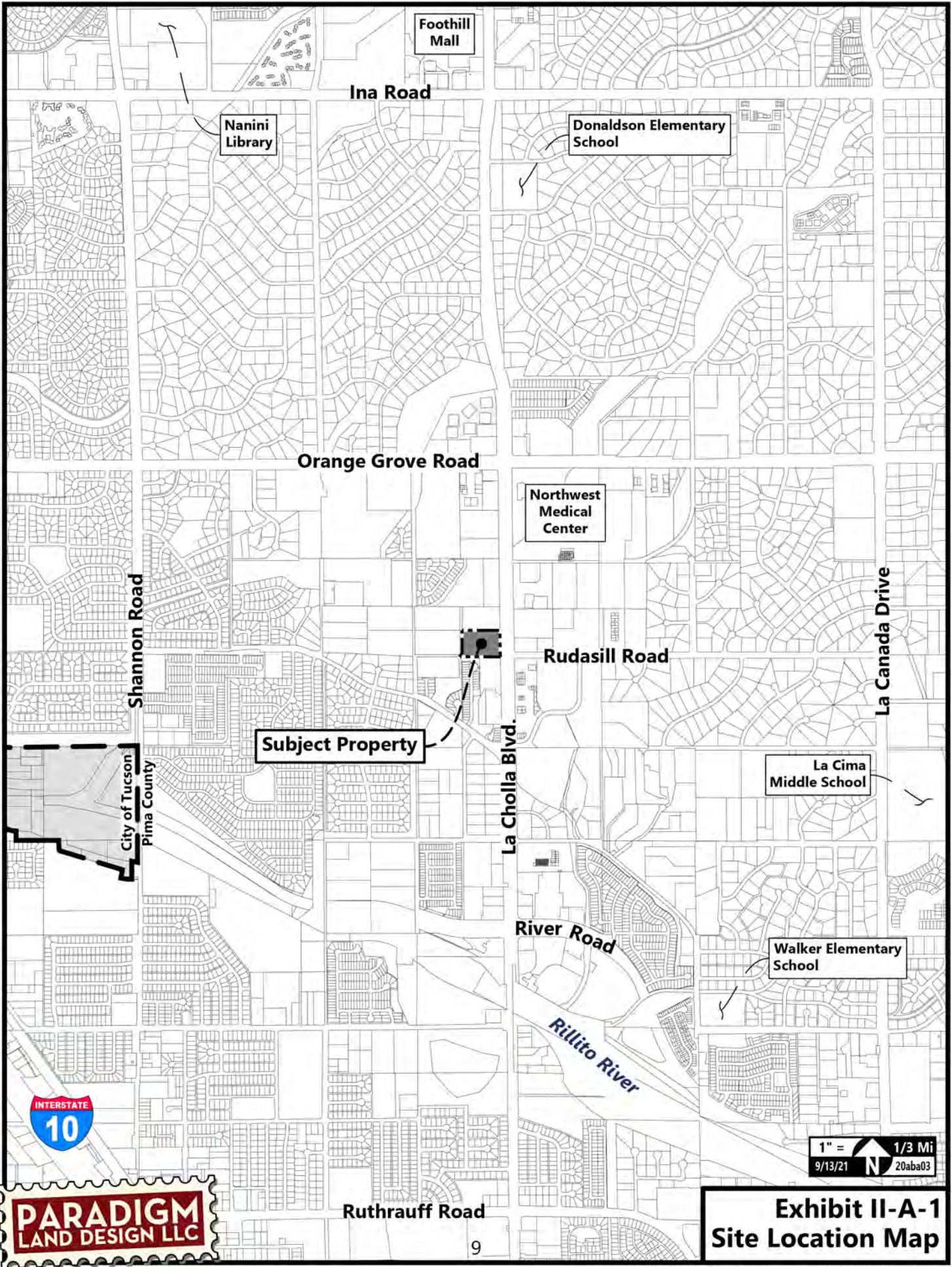
There are no conditionally approved rezonings within one-quarter mile.

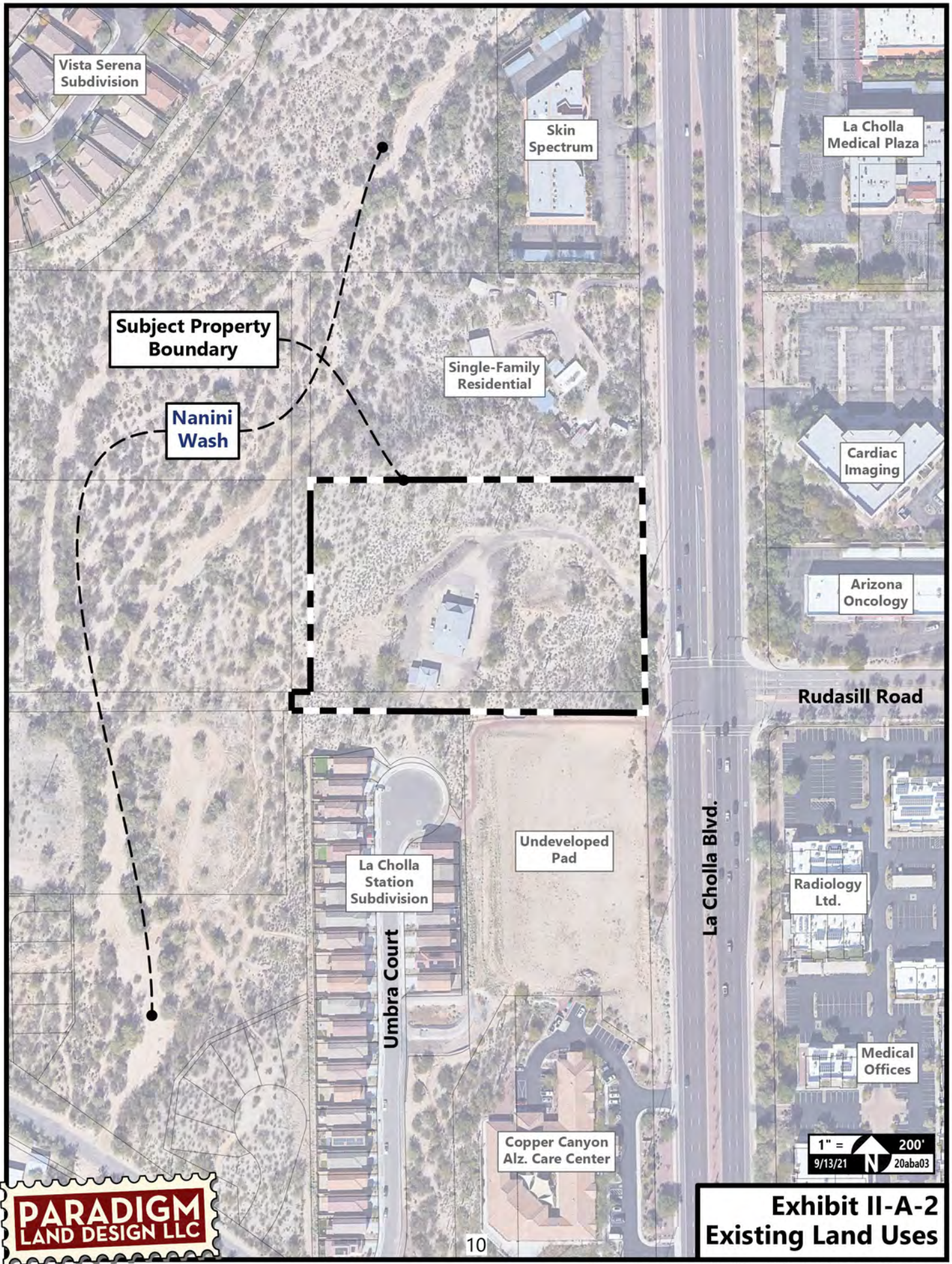
c. Nearby Pending Plats

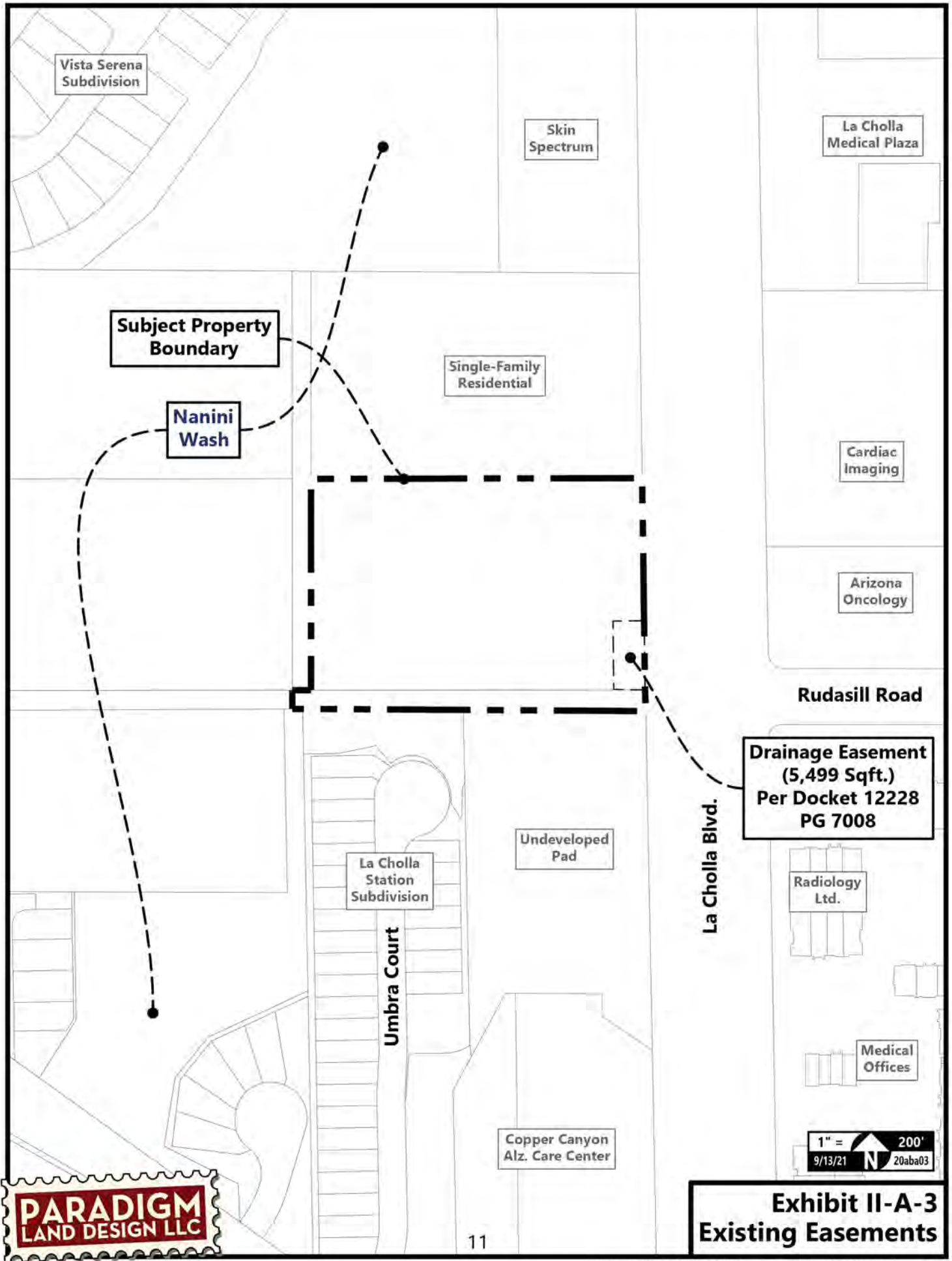
There are no pending plats within one-quarter mile.

d. Nearby Pending Development Plans

There are no pending development plans within one-quarter mile.

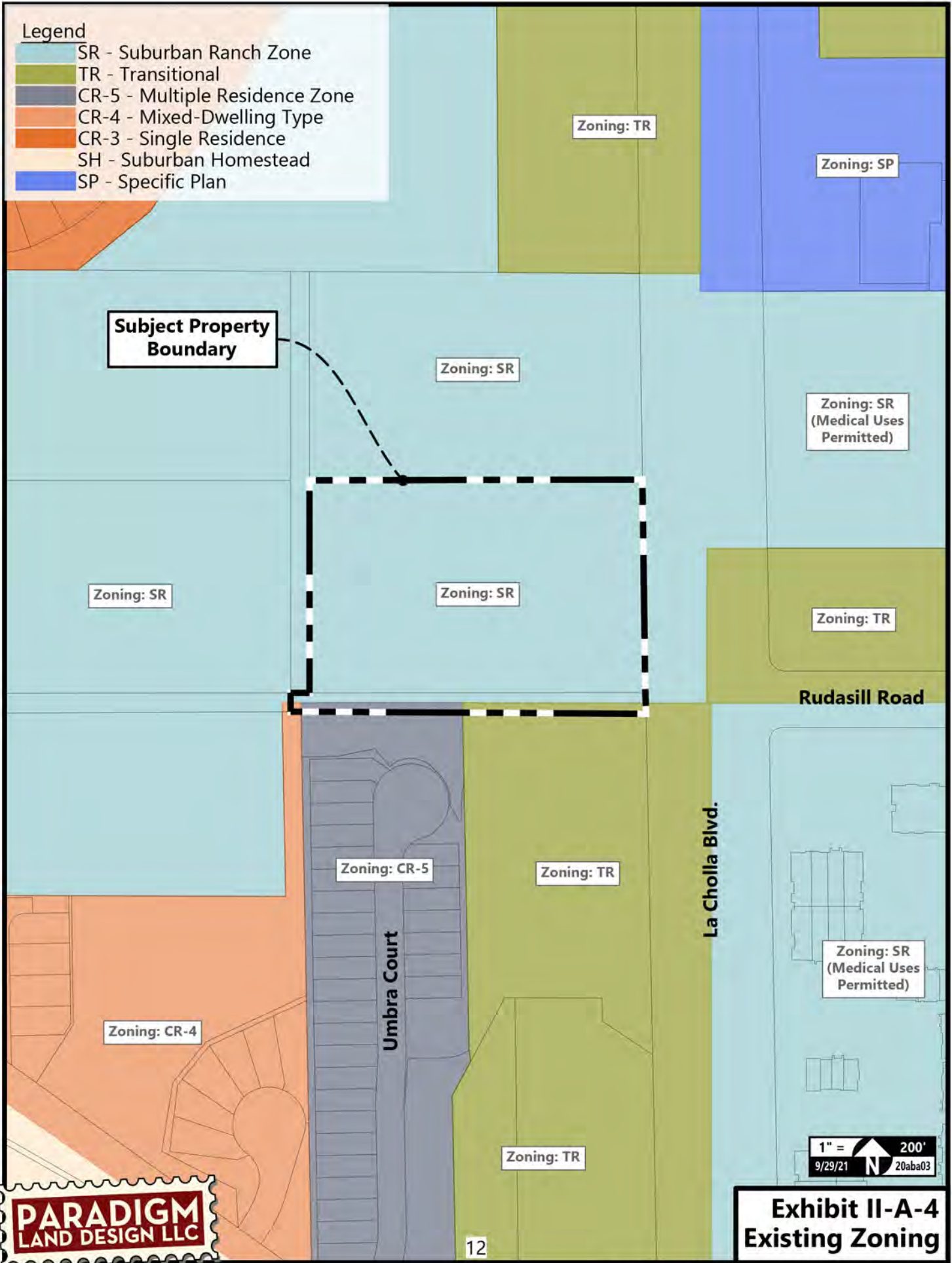






Legend





- SR - Suburban Ranch Zone
- TR - Transitional
- CR-5 - Multiple Residence Zone
- CR-4 - Mixed-Dwelling Type
- CR-3 - Single Residence
- SH - Suburban Homestead
- SP - Specific Plan



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Exhibit II-A-4
Existing Zoning

Legend

-  MIU - Medium Intensity Urban
-  LIU-3.0 - Low Intensity Urban-3.0
-  PDC - Planned Development Community
-  Special Area Policy S-20 - Urban Floodplain

**Subject Property
Boundary**

Rudasill Road

La Cholla Blvd.

Umbra Court

1" = 200'
9/13/21 N 20aba03

**PARADIGM
LAND DESIGN LLC**

13

**Exhibit II-A-5
Comp. Plan Land Use Designations**

B. TOPOGRAPHY AND GRADING**1. Topographic Characteristics**

The topography of the subject property is characterized by small rolling hills along the northern edge of the site to flatter alluvial fans into the Nanini Wash along the western portion of the site. A significant portion of the site has been previously graded to allow for the construction of a single-family residence and a driveway. The property generally slopes gently downward from northeast to southwest. Elevations range from approximately 2,324 feet above sea level at the northeast corner to approximately 2,290 feet above sea level at the southwest corner of the property. The subject property contains two areas of 15% slope and small areas that are subject to the Hillside Development Zone (HDZ). The subject property does not contain any 25% slopes or rock outcrops. See Exhibit II-B-1: Topography.

a. Restricted Peaks and Ridges

The subject property does not contain any restricted peaks or ridges.

b. Rock Outcrops & Talus Slopes

The subject property does not contain any rock outcrops or talus slopes.

c. Slopes of 15% to 25% & Slopes Greater than 25%

There are two 15% slopes along the northern side of the subject property. The subject property does not contain any slopes greater than 25%.

d. Other Significant Topographic Features

Two portions of the subject property are subject to the HDZ.

e. Existing Grading and Ground Disturbance on the Site

A significant portion of the subject property, particularly the central southern section is a previously graded area.

2. Pre-Development Average Cross Slope

The pre-development average cross-slope of the subject property is approximately 7.1%, according to the following formula:

C = Contour Interval

L = Length of Topographic Contours

A = Acreage of Property

$(C \times L \times 0.0023) / A = \text{Average Cross Slope}$

$(1' \times 13,758' \times 0.0023) / 4.5 = 7.0\%$

Legend

----- 15% Slopes

Previously Disturbed Area

Average Cross Slope

$(1 \times 13,758 \times 0.0023) / 4.5 = 7.0\%$

NOTE: The east half of this low rise has been sheered off and replaced with a rip-rap slope as part of improvements to La Cholla Blvd.

Subject Property Boundary

La Cholla Blvd.

Umbra Court

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1" = 100'
9/13/21 N 20aba03

Exhibit II-B-1
Topography

C. HYDROLOGY

1. Offsite

The project is located adjacent but outside the Nanini Wash. The northerly property line is impacted by single family residential development watershed (Concentration Point 1) with an area of about 2.7 acres and 100-year flow of 8 cfs. The east property line is impacted by the commercial development discharges and the la Cholla Boulevard roadway flow (Concentration Point 2) The offsite flows is combined with the onsite flows and discharged at the offsite headway adjacent to the southerly portion of the project site. The acreage of the offsite watersheds is depicted on Exhibit II-C-1 are summarized as follows

Concentration Point	Area (Acres)	Q100 (CFS)
1	1.5	6
2	10.7	96

2. Onsite

The project site is bisected by a ridge line with two areas generally sloping at about 2 %. About half of the onsite discharges southwest across the west property line onto the Nanini wash (Concentration Point 3) and south, combined with the offsite flows (Concentration Point 1 and 2) onto and across the southerly property line (Concentration Point 4).

a. Concentration Points & 100-Year Peak Discharges for All Onsite Watersheds

All peak discharges entering and exiting the subject property, as well as their contributing drainage areas have been shown on Exhibit II-C-1: Onsite Hydrology and are summarized as follows:

Concentration Point	Area (Acres)	Q100 (CFS)	Q100 Combined (CFS)
3	2.0	8	8
4	2.4	10	106

This property is not known to experience sheet flooding.

b. FEMA-designated Floodplains & Floodways

The FEMA Flood Insurance Rate Map Panel 04019C1660L shows the almost all of the property to be in Zone X which indicates "areas determined to be outside the 0.2% annual chance floodplain". A small portion of the Site (Southwesterly corner) is located within Zone A of the Nanini Wash. Zone A are areas with no based flood elevations determined. See Exhibit II-C-2: FEMA Map. Important to note there is no proposed encroachment onto Zone A.

- c. Locally Identified Special Study Floodplains & Administrative Floodways or Flow Corridors

None.

- d. Floodplain Delineation of Any Previously Unmapped Regulatory Floodplain

None.

- e. Regulatory Sheet Flood Areas and Depths as Mapped by Pima County

None.

- f. Lakes, Ponds, Wetlands, Springs, or Other Source(s) of Perennial Surface Water

There are no lakes, ponds, wetlands, springs, or other sources of perennial surface water on the subject property.

- g. Erosion Hazard Setbacks for All Onsite Watercourses

The project is located adjacent but outside the Nanini Wash. However, per the Pima County Flood Control District there is 75' erosion hazard setback which impacts the westerly portion of the Project site (Exhibit II-C-1).

- h. Pima County Regulated Riparian Habitat Limits & Classifications

There are no regulated riparian habitat limits on the subject property. The Nanini Wash to the west of the site is classified as Xeroriparian C.

- i. Existing Drainage Easement(s) or Other Relevant Easements

A drainage easement exists in the southeast corner of the property and is associated with the County's roadway and drainage improvements to La Cholla Boulevard. The easement may be reconfigured and/or abandoned during development upon gaining the appropriate approvals for reconfiguration during the development engineering review and approval process.

- j. Existing Drainage Infrastructure On or Adjacent to the Site

There is one existing drainage inlet just to the east of the center of the southern boundary of the subject property. This inlet collects water on the eastern side of the site and channels it through an existing culvert to an existing basin approximately 450' south of the subject property.

LEGEND

- PROJECT BOUNDARY
- DRAINAGE AREA BOUNDARY
- EXISTING FEMA FLOODPLAIN
- EXISTING EROSION HAZARD SETBACK
- FLOW DIRECTION ARROW
- CONCENTRATION POINT
- EXISTING CATCH BASIN OR SCUPPER

Existing Watersheds			
CP	Area (Acres)	Q100 (CFS)	Q (CFS)
3	2	8	8
4	2.4	10	106

Offsite Watersheds		
CP	Area (Acres)	Q100 (CFS)
1	1.5	6
2	10.7	96

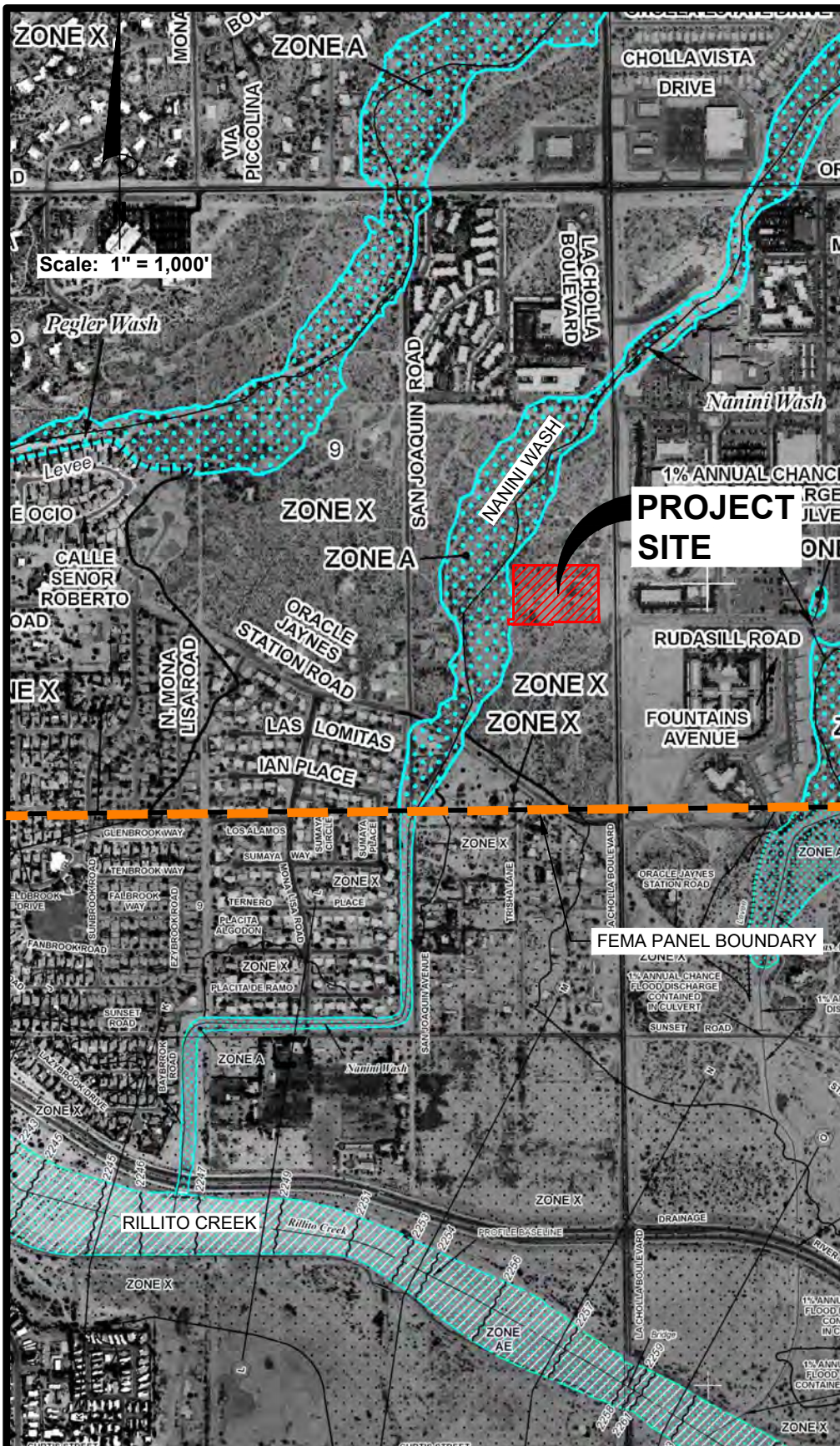


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7464 N. La Cholla Blvd. Tucson, Arizona 85741 Phone: (520) 463-3200
Bowman Consulting Group, Ltd. www.bowman.com

**LA CHOLLA AND RUDASILL PARCEL REZONING
EXISTING DRAINAGE MAP**

SCALE	1"=120'
DESIGN	JP
JOB No.	051050-01-001
DATE :	10/12/2021
EXHIBIT	2



NFIP

PANEL 1660L

FIRM
FLOOD INSURANCE RATE MAP

PIMA COUNTY, ARIZONA AND INCORPORATED AREAS

PANEL 1660 OF 4750
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARANA, TOWN OF	040118	1660	L
ORO VALLEY, TOWN OF	040109	1660	L
PIMA COUNTY	040073	1660	L
TUCSON, CITY OF	040076	1660	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
04019C1660L

MAP REVISED
JUNE 16, 2011

Federal Emergency Management Agency

NFIP

PANEL 1667L

FIRM
FLOOD INSURANCE RATE MAP

PIMA COUNTY, ARIZONA AND INCORPORATED AREAS

PANEL 1667 OF 4750
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PIMA COUNTY	040073	1667	L
TUCSON, CITY OF	040076	1667	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
04019C1667L

MAP REVISED
JUNE 16, 2011

Federal Emergency Management Agency

Bowman

7464 N. La Cholla Blvd. Tucson, Arizona 85741 Phone: (520) 463-3200

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**FLOOD INSURANCE RATE MAP
(FIRM)
LA CHOLLA AND RUDASILL
PARCEL REZONING**

SCALE	1"= 1,000'
DESIGN	JP
JOB No.	051050-01-001
DATE :	9/23/2021
EXHIBIT 1	

D. BIOLOGICAL

1. Conservation Lands System (CLS)

No areas of the subject property or the surrounding areas are within the CLS. See Exhibit II-D-1: Conservation Lands System.

2. Priority Conservation Area (PCA)

The subject property does not include Pima Pineapple Cactus or Needle-spined Pineapple Cactus Priority Conservation Areas. The subject property is within Cactus Ferruginous Pygmy Owl Priority Conservation Area 2. See Exhibit II-D-1: Conservation Lands System

3. Saguaros & Ironwood Trees

There are no Ironwood Trees on the subject property. Saguaro locations have been shown on Exhibit II-D-1: Conservation Lands System.

4. Habitat Protection/Community Open Space

The property is not identified for acquisition as public open space.

Legend

- Cactus Ferruginous Pygmy Owl
- Priority Conservation Area 2
- Saguaro Over 6' Tall
- Saguaro Under 6' Tall

Note

- No areas of the Subject Property or the surrounding areas are within the Conservation Lands System.
- The Subject Property does not include Pima Pineapple Cactus or Needle-Spined Pineapple Cactus Priority Conservation Areas.
- There are no Ironwood Trees onsite.

**Subject Property
Boundary**

Rudasill Road

La Cholla Blvd.

Umbra Court

1" = 200'
9/13/21 N 20aba03

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**Exhibit II-D-1
Conservation Lands System**

Exhibit II-D-2a: Vegetation Statement



2738 E. ADAMS ST. (520) 320-3936
TUCSON, AZ 85716 WILDERLA.COM

Date: July 29, 2021

To: Paul Oland, Paradigm Land Design

Re: Vegetation Statement: 6011 N La Cholla Blvd, Tucson, AZ 85741
Parcel #101-09-020A

This letter is to document that a vegetation survey was conducted of the proposed project site by Wilder Landscape Architects (Wilder) staff (Jennifer Patton and Ben Wilder) on July 22, 2021. No native plants considered threatened or endangered under the Endangered Species Act, nor plants designated as highly safeguarded by the Arizona Department of Agriculture were observed.

All saguaros (*Carnegiea gigantea*) are shown on the Plant Inventory Map. There are no crested saguaros on site. There are no ironwood (*Olneya tesota*) on the site.

There are no vegetative Priority Conservation Areas (PCA) on or adjacent to the site. The site does not consist of preferred habitat for either Pima pineapple cactus (*Coryphantha scheeri* var. *robustispina*) nor Needle-spined pineapple cactus (*Echinomastus erectocentrus* var. *erectocentrus*).

Please contact me for any clarifications or questions.

Best regards,

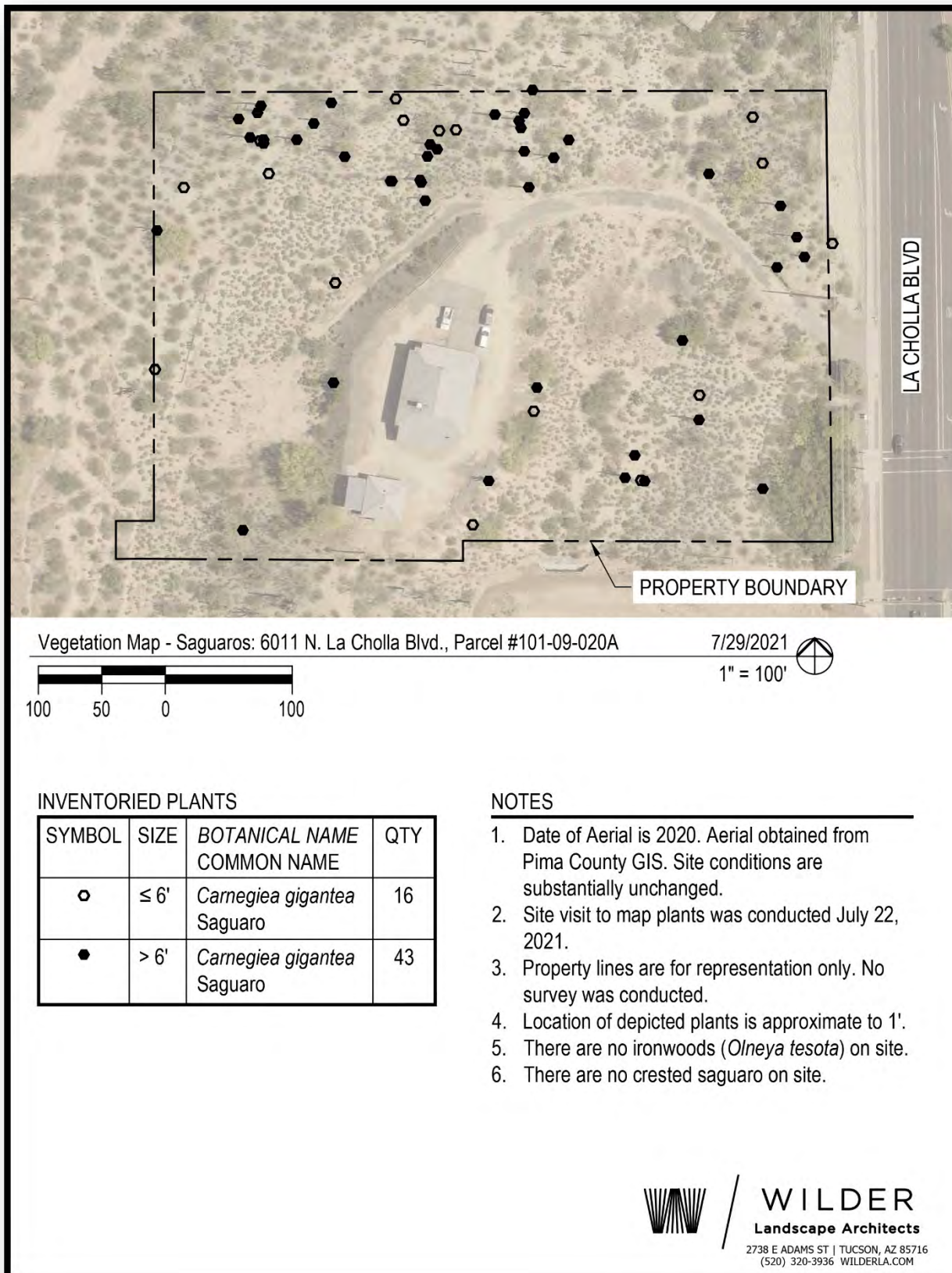
A handwritten signature in blue ink, appearing to read 'Jennifer Patton', is written over a circular professional seal.

Jennifer Patton
Registered Landscape Architect
Principal, Wilder Landscape Architects

P: 520-320-3936
E: jennifer@wilderla.com



Exhibit II-D-2b: Vegetation Map



E. TRANSPORTATION**1. Existing/Planned Offsite Streets**

Based on the projected trip generation of the project, the table below shows the existing right-of-way widths, the number of lanes, capacity and posted speed limits; the present average daily volumes (ADTs), as well as bus routes, bike lanes and pedestrian ways for roadways within two miles of the project.

A short description of the physical characteristics is provided after the table.

Roadway Segment	Lanes	2020 or 2021 ADT	Source	Daily Capacity (vpd)*	Speed Limit	Existing R/W (ft)	Bike Route	Bus Route	Sidewalks
La Cholla, Ina Road to Orange Grove Road	6	20,359	PAG	53,910	45	215	Yes	Sun Tran 61	Yes
La Cholla, Orange Grove Road to Rudasill Road	6	25,205	PAG	53,910	45	200	Yes	Sun Tran 61	Yes
La Cholla, Rudasill Road to River Road	6	23,738	PAG	53,910	45	200	Yes	Sun Tran 61	Yes
La Cholla, South of River Road	6	22,233	PAG	53,910	45	200	Yes	Sun Tran 61	Yes
Shannon Road, Orange Grove Road to River Road	2	5,970	PAG	10,656	35		No	Sun Shuttle 412	No
Orange Grove, Shannon to La Cholla	4	16,238	PAG	35,820	45	150	Yes	No	North Side
Orange Grove, La Cholla to La Canada	4/2	17,764	PAG	38,520/ 16,920	45	130 to 200	Yes	No	Yes, Near La Canada and La Cholls
Rudasill Road, La Cholla to Corona Road	4	NA	PAG	NA	25	90	No	No	Yes
River Road, Shannon Road to La Cholla	4	16,004	PAG	35,820	45	160-450	Yes	Sun Shuttle 412	Yes
River Road, East of La Cholla	4	22,750	PAG	35,820	45	125-300	Yes	Sun Shuttle 412	Yes

*FDOT Generalized Annual Average Daily Volumes Table, 2012.

La Cholla Boulevard is a six-lane north/south High-Volume Arterial north of Orange Grove Road to south of River Road according to the Pima County Major Streets Plan. It has a posted speed limit of 45 mph. It is an important route providing commuter access from the Town of Oro Valley to its terminus at Gardner Lane in the City of Tucson. There is a striped bike lane and sidewalk along the frontage of the project site. There are Sun Tran bus stops on each side of La Cholla Boulevard north and south of Rudasill Road.

Shannon Road is a two-lane north-south local roadway connecting River Road and Orange Grove Road. From River Road, Shannon Road continues north, then jogs to the west via a connector road, then continues north to its intersection with Orange Grove Road and to points north. It has a posted speed limit of 35 mph and serves residential developments between River Road and Orange Grove Road.

Rudasill Road is a two-lane divided local road east of La Cholla Boulevard to its terminus at Corona Road. It provides access to the health care related uses east of La Cholla Boulevard. There are sidewalks on each side of the road. It has a posted speed limit of 25 mph.

Orange Grove Road is a four-lane urban arterial in the vicinity of the project. It narrows for a short distance to a two/three lane section and widens to a four-lane roadway at La Canada Drive. It has a posted speed limit of 45 mph. There are bike lanes and sidewalks along both sides of the road. River Road is a four-lane east/west High-Volume Arterial east and west of La Cholla Boulevard according to Pima County's Major Streets Plan. It is also designated as a Major Scenic Route in Pima County's Scenic Routes Plan. It's posted speed limit is 45 mph. There are sidewalks on both sides of La Cholla Boulevard. There are striped bike lanes in the vicinity of the project.

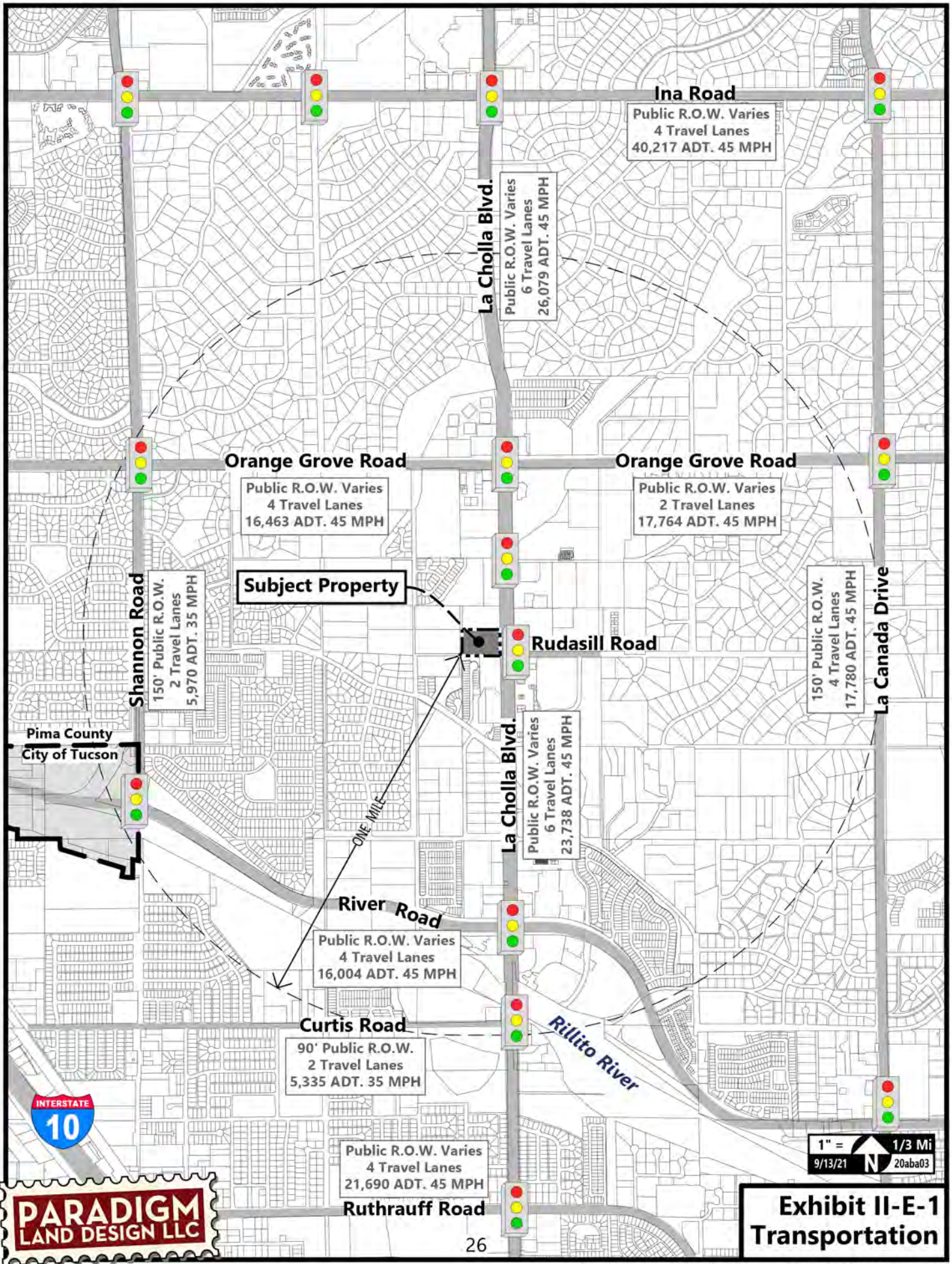
2. Distances to Existing Drives/Intersections

As shown on the site plan, the project access will be a new west leg at the La Cholla Boulevard/Rudasill Road intersection. It is about 1,260 feet north of the next intersection to the south (Fountains Avenue) and 1,320 feet south of the next intersection to the north (Hospital Drive).

3. Public Transit

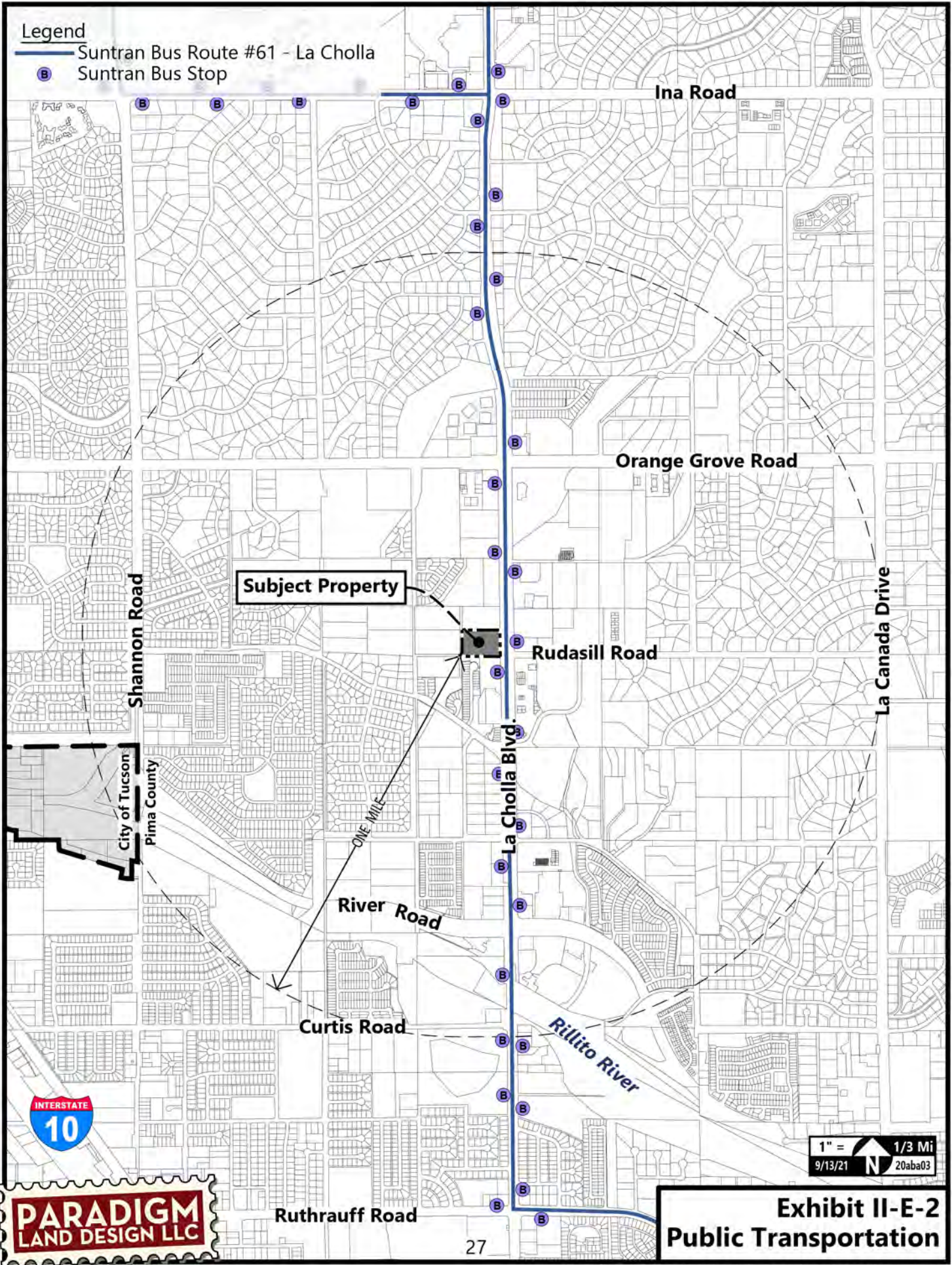
There is one Sun Tran bus route and one Sun Shuttle route that provide transit service near the project site. These are Sun Tran route 61 and Sun Shuttle route 412. The closest two bus stops to the project are on the west side of La Cholla Boulevard, just south of Rudasill Road for the southbound Route 61 and on the east side of La Cholla Boulevard, just north of Rudasill Road for the northbound Route 61. The Sun Shuttle route runs along River Road and Shannon Road.

Route #	Route Name	End Points	Headways	Hours of Operation
61 (Sun Tran)	La Cholla	La Cholla/Foothills Mall to Tohono Tadaí Transit Center	30 minutes weekdays, 60 minutes weekends	5:57 am to 8:17 pm weekdays, Saturday and Sunday service, generally between 6:00 am to 8:00 pm
412 (Sun Shuttle)	Thornydale/ River Sun Shuttle	Tucson Premium Outlets near Twin Peaks Road/Linda Vista Boulevard to the Tohono Tadaí Transit Center	90 minutes	6:09 am to 7:36 pm weekdays, Saturday and Sunday service, generally between 9:00 am to 3:00 pm



Legend

Suntran Bus Route #61 - La Cholla
Suntran Bus Stop



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Ruthrauff Road

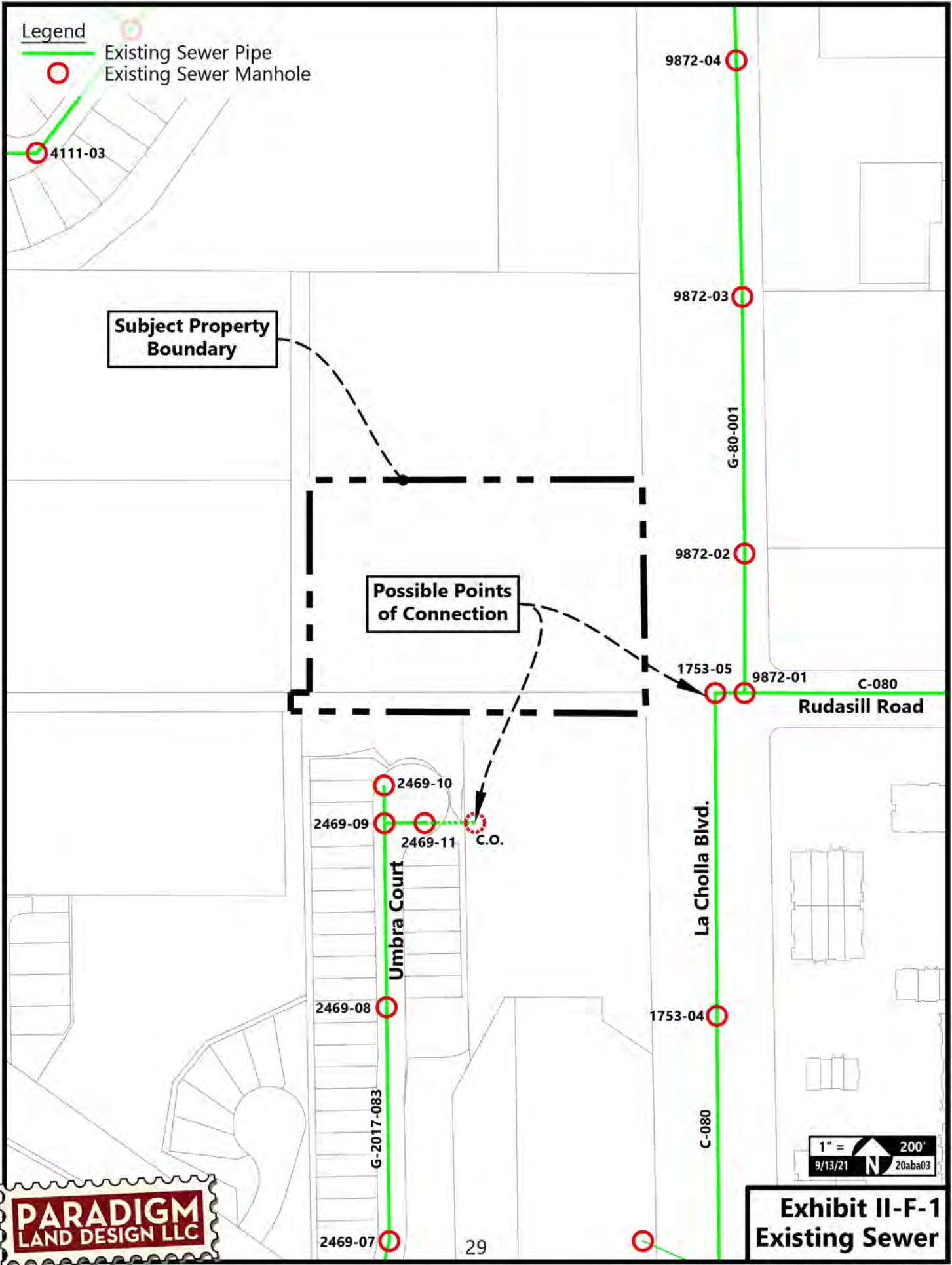
Exhibit II-E-2
Public Transportation

F. SEWERS

There are no existing sewer pipes or manholes within the bounds of the subject property. A sewer pipe runs under La Cholla Blvd. and Rudasill Rd. east of the subject property with six existing manholes. A second pipe runs beneath Umbra Court to the south of the subject property with five existing manholes and a stub-out into the vacant TR pad to the south of the subject property, providing another possible sewer connection point. See Exhibit II-F-1: Existing Sewers.

Legend

Existing Sewer Pipe
Existing Sewer Manhole



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LAND DESIGN LLC

Exhibit II-F-1
Existing Sewer

G. RECREATION**1. Existing Recreational Facilities On-Site & Within 1 Mile**

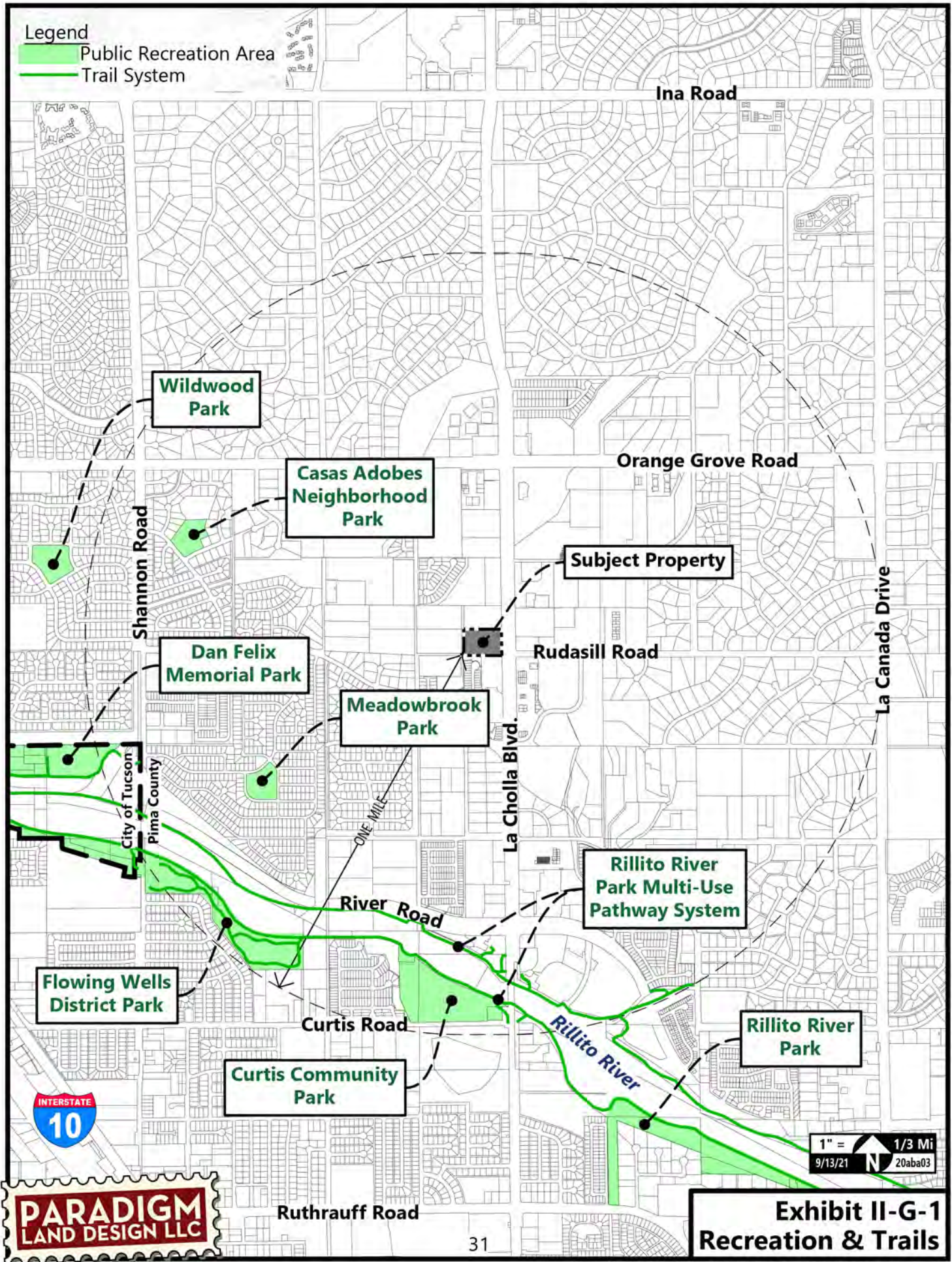
There are no existing recreational facilities within the bounds of the subject property, but there are several within a one-mile radius. These include Curtis Community Park to the south; the Rillito River Park Multi-Use Pathway System to the south and southwest; Flowing Wells District Park and Meadowbrook Park and Dan Felix Memorial Park to the southwest; and Casas Adobes Neighborhood Park to the northwest. See Exhibit II-G-1: Recreation & Trails.

2. Trail Rights-of-Way

There are no trail rights-of-way within the subject property. See Exhibit II-G-1: Recreation & Trails.

Legend

- Public Recreation Area
- Trail System



H. CULTURAL RESOURCES: ARCHAEOLOGICAL & HISTORIC SITES

The Arizona State Museum records check shows that the project vicinity has been surveyed numerous times including a couple surveys that partially covered the subject property. One archaeological site has been identified within the project area. Arizona Antiquities laws will be followed if any human remains, or funerary objects are discovered during construction.

Exhibit II-H-1: AZSM Records Check



THE UNIVERSITY OF ARIZONA

**ARIZONA
STATE MUSEUM**

Arizona State Museum
PO Box 210026
Tucson AZ 85721-0026
(520) 621-6281
www.statemuseum.arizona.edu

July 27, 2021

Paul Oland
Paradigm Land Design LLC
7090 N. Oracle Rd. #178-193
Tucson, AZ 85704

RE: La Cholla & Rudasill
Parcels 101-09-020A and 101-12-8920

Dear Paul,

The Arizona State Museum (ASM) has reviewed archaeological project and site records in support of project: La Cholla & Rudasill. Correspondence indicates this project will involve the rezoning of privately-owned land for retail, office, and senior care facilities. The project area is located at 6011 N. La Cholla Blvd. in the city of Tucson, Pima County, and encompasses parcels 101-09-020A and 101-12-8920 within Township 13 South, Range 13 East, Section 9. I invite you to review the results of ASM's research, which are summarized below.

Search Results:

According to a search of the archaeological site records and reports held in ASM collections, 55 archaeological investigations were conducted within a one-mile radius of the project area between 1976 and 2016. Two (2) of these archaeological investigations intersect the current project area.

For the two (2) archaeological investigations that intersect the project area, Table 1 summarizes their basic information and scope:

Table 1. ASM archaeological investigations that intersect the project area

ASM Reference Number (AZProj/Accession)	Report Author	Year Conducted	Scope of Project
AZPROJ 1981-0005	D. Creel	1981	Survey for feasibility study
AP-2003-0656	J. Moses	2003	Survey for road widening

Additionally, 13 archaeological sites have been identified within a one-mile radius of the project area, one (1) of which intersects the current project area. The following site number intersects the project area: AZ AA:12:1127(ASM).

Exhibit II-H-1: AZSM Records Check (cont'd)

Recommendations and Responsibilities:

1. Since a portion of the project area has not been subject to prior archaeological survey, ASM recommends—but does not require—that a qualified archaeological contractor be consulted before any ground-disturbing activity begins. A list of archaeological contractors is available on the ASM website at: <https://statemuseum.arizona.edu/crm/document/aaa-qualified-consultants>
2. Pursuant to Arizona Revised Statute §41-865, if any human remains or funerary objects are discovered during project work, all work must stop within the area of the remains and the ASM Repatriation Office must be contacted at 520-626-0320.
3. City, county, or municipal governments may have their own requirements; therefore, ASM recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please feel free to contact me at eebornemann@arizona.edu or 520-621-4011.

Best regards,



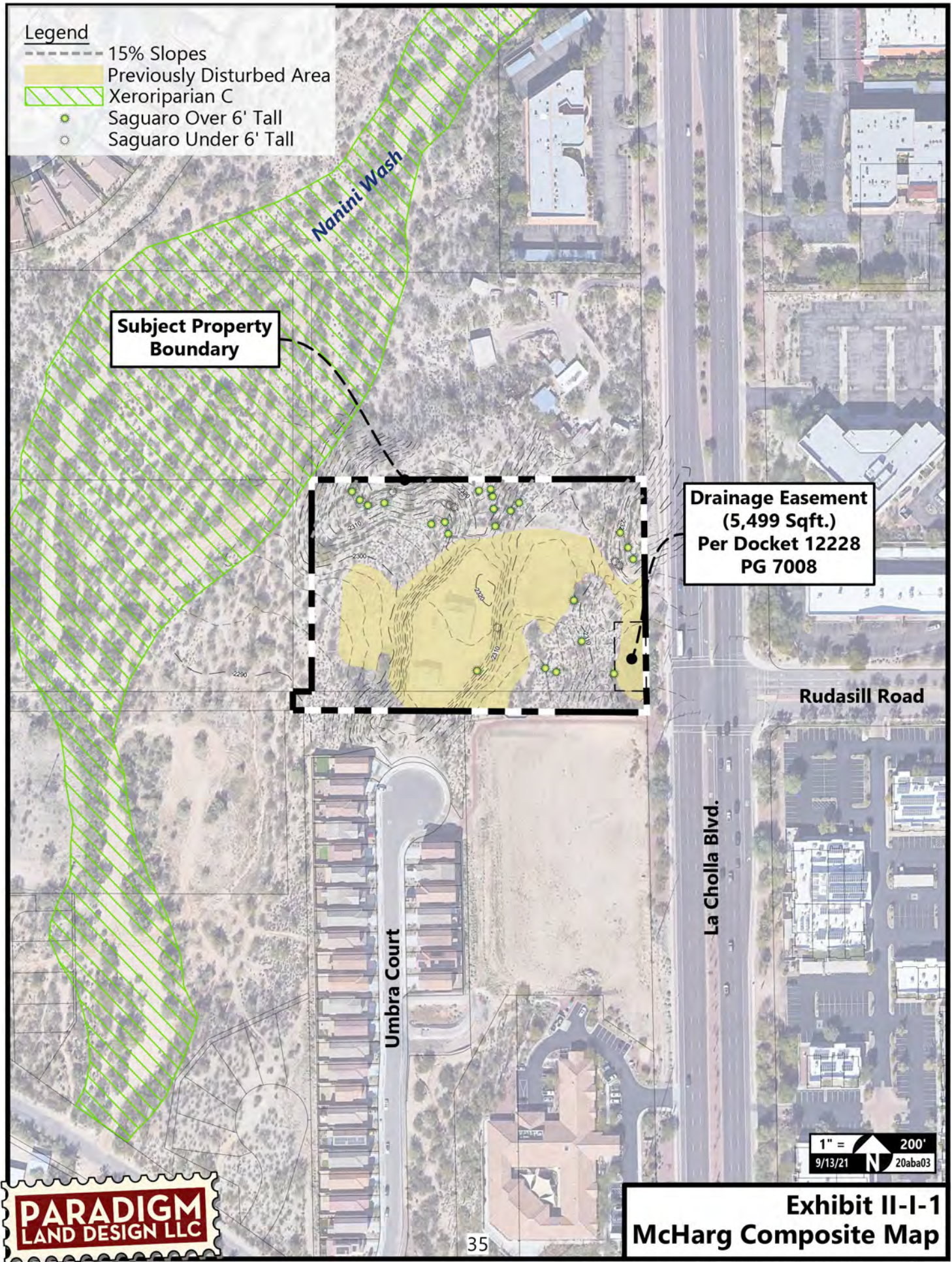
Erin Bornemann, Ph.D., RPA
Research Specialist
Archaeological Records Office
Arizona State Museum

References:

- Creel, Darrel
1981. *La Cholla Feasibility Study (Letter Report)*. Project P-81-02. ASM-CRMS: Tucson, AZ.
- Moses, James
2003. *A Class III Cultural Resources Assessment Survey of Approximately Three Linear Miles Along La Cholla Boulevard and Orange Grove Road in Tucson, Pima County, Arizona*. Archaeological Report No. 2003-50. Tierra Right of Way Services, Ltd.: Tucson, AZ.

Legend

- 15% Slopes
- Previously Disturbed Area
- Xeroriparian C
- Saguaro Over 6' Tall
- Saguaro Under 6' Tall



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LAND DESIGN LLC

Exhibit II-I-1
McHarg Composite Map

III. LAND USE PROPOSAL

This section describes how the development responds to the opportunities and constraints described in the Inventory & Analysis section of this document, along with the Pima County Land Development Code. As evidenced by the site plan, this proposed rezoning has been crafted after careful and responsive consideration of the subject property's context.

A. PROJECT OVERVIEW

1. Project Description

We are requesting to rezone this property from Suburban Ranch (SR) to Transitional (TR). In doing so the project will adhere to all applicable development standards associated with the TR zoning requirements. By rezoning to TR, it will allow for the development of approximately 50,000 square feet of building space within one or more buildings that can be used for medical / office / senior living / senior care facilities. The building and parking areas have been carefully sited to avoid floodplains, areas of steep slopes and will provide save and direct access to La Cholla Boulevard via the traffic signal at Rudasill Road.

The Pima Prospers Pima County Comprehensive Plan designates the subject property as Medium Intensity Urban (MIU). The MIU designation allows for a wide variety of residential and non-residential uses. Being directly across from the Northwest Medical Center and being surrounded by existing developments, this property is an ideal infill site with utility infrastructure already in place. This project will also increase the tax base and create employment opportunities that are in direct proximity to public transportation. The subject property is not a part of the Northwest Medical Center Specific Plan but is directly adjacent to this planning area and will provide much needed room for expansion of the medical care activity center.

The development of this property will have minimal impacts on surrounding land uses. Landscape borders around the entirety of the site will help mitigate views into the site and will also create areas for rainwater harvesting that will capture and hold water to minimize any downstream impacts. The site will gain access via the existing signalized intersection of La Cholla Blvd. and Rudasill Road. With no other access points being proposed into the site, traffic impacts to surrounding landowners will be zero. Buildings within this development will be consistent with the nearby commercial and medical developments.

2. Compliance with Zoning Code

This project will adhere to all applicable development standards associated with the TR zoning requirements as stated in the Pima County Zoning Code. All buildings will meet minimum setback requirements and height restrictions. Exterior colors will be desert neutral and designed to blend in the surrounding structures and the desert environment. The site has been designed to create a comfortable environment for its tenants and customers. Dark sky compliant site lighting will be provided throughout to help ensure adequate lighting for safety.

B. PRELIMINARY DEVELOPMENT PLAN (PDP)

1. PDP Support Data

This project is proposing to construct approximately 50,000 square feet of building space within one or more buildings that can be used for medical / office / senior living / senior care facilities. The building(s) will have a maximum height of 34 feet, as allowed in the TR zone. The development will have landscaped borders around the entirety of the site. These landscape borders will utilize drought tolerant native plant materials. They will be supplemented with plant materials from the site that meet transplant requirements. Trees will be planted in the parking lot islands throughout the site to provide shade and reduce the urban heat island effect. Approximately 20% of the site will be left in its natural condition or utilized as landscaped open space. See Exhibit III-B-2: Preliminary Development Plan (PDP).

C. TOPOGRAPHY & GRADING

1. Development/Mitigation on Steep Slopes

Areas of the site that contain meaningful 15% or greater slopes have been avoided and will be left in their natural condition. One small area of 15% slope exists along the eastern property boundary. The other side of the hill has already been removed and replaced with a steep rip-rap slope as part of the La Cholla Blvd. widening, so this project proposes to remove the remaining half of the hill as it serves no aesthetic value and doing so will also increase visibility into the site from La Cholla Blvd.

2. Natural Areas Under HDZ

Most of the 15% slopes onsite are located in the northwest portion of the property where they will be preserved as part of the HDZ maximum disturbance limits of 80% for this property.

3. Disturbed, Revegetated, Natural Areas

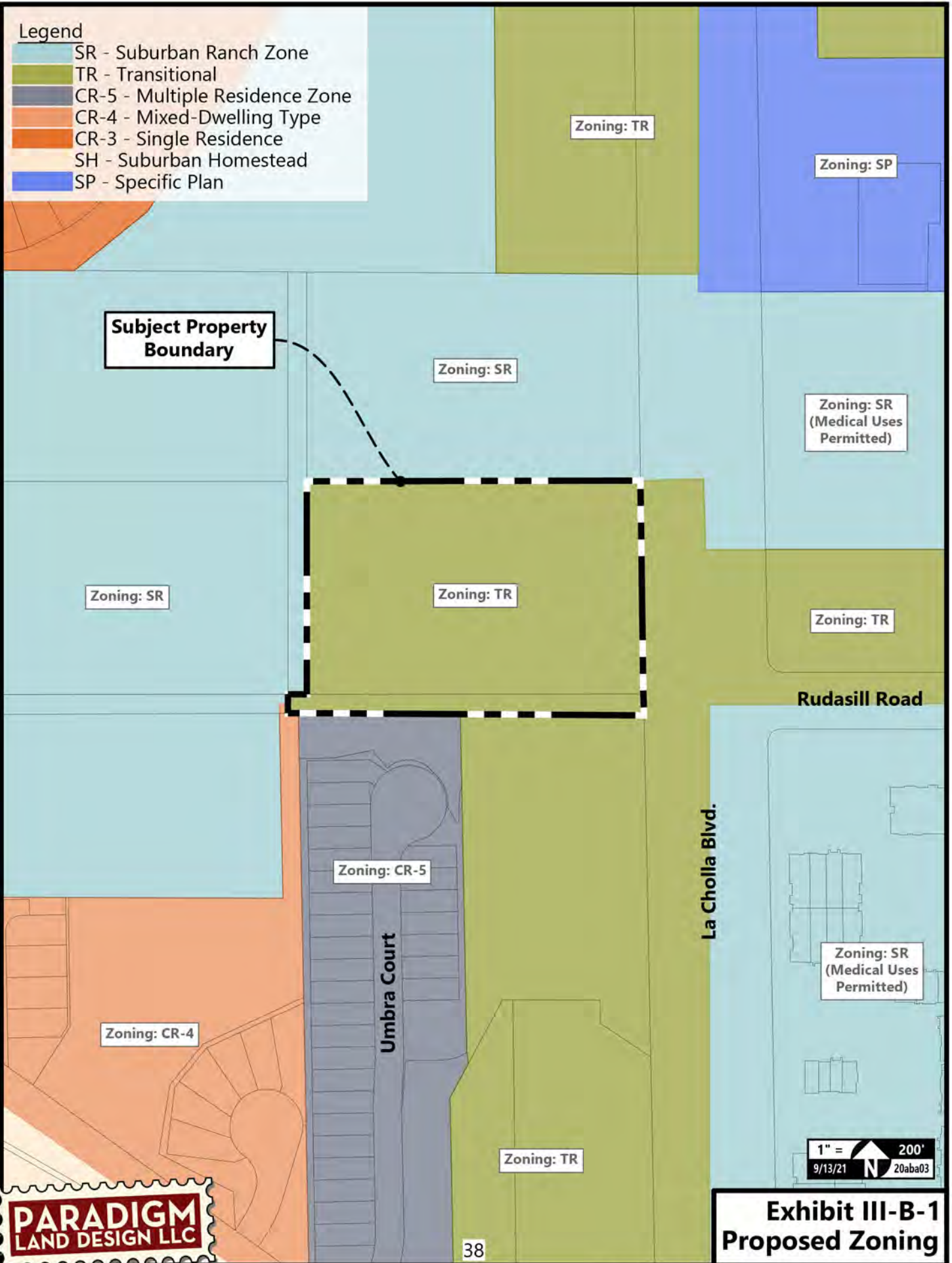
Approximately 3.6± acres (80%) of the site will be graded to allow for the construction of the building, parking areas, landscape areas, and retention basins. The remaining 0.9± acres in the northwest corner of the site will be left as natural open space per HDZ requirements. Areas of the site that have been disturbed for construction and do not contain new hardscape improvements will be revegetated. Approximately 20% of the site will be left in its natural condition or utilized as landscaped open space.

4. Changes to Natural Grade

A large portion of the site has previously been graded during the construction of the old single-family residence, detached garage, and miscellaneous other improvements over the years by that previous owner. The redevelopment of this property will balance the cut and fill grading to the greatest extent possible. Site grading will be utilized to help capture and store stormwater runoff.

Legend

- SR - Suburban Ranch Zone
- TR - Transitional
- CR-5 - Multiple Residence Zone
- CR-4 - Mixed-Dwelling Type
- CR-3 - Single Residence
- SH - Suburban Homestead
- SP - Specific Plan



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Exhibit III-B-1
Proposed Zoning

Site Notes

- Property Area: 4.5± Ac
- Proposed Zoning: TR "Transitional"
- Proposed Building Height: 34'
- Parking Provided: 252 spaces (~5 spaces / 1,000 sq. ft.)
- Proposed Uses: Medical / Office / Senior Living / Senior Care Facilities
- Surrounding Building Heights: 1-2 Story
- Max. Disturbance per HDZ: 80%



PARADIGM
LAND DESIGN LLC

Exhibit III-B-2
Preliminary Development Plan

D. HYDROLOGY

1. Proposed Hydrology

The proposed improvements will require drainage facilities in order to maintain the existing downstream drainage pattern and outlet design flows. Surface drainage from proposed impervious areas will be conveyed by a stormdrain system into detention basins (Concentration Points 3 & 4) along the southern property boundary as shown on Exhibit III-D-1: Post Development Hydrology as summarized in the following table

Concentration Point	Area (Acres)	Q100 (CFS)	Q100 Combined (CFS)
3	1	9	9
4	3.4	32	128

The flow storage facilities (Detention/Retention basins) will attenuate the above-mentioned flows to match the existing conditions at Concentration points 3 and 4 as follows

Concentration Point	Area (Acres)	V100 (ac-ft)	Q100 Combined (CFS)
3	1	0.1	8
4	3.4	0.4	93

LEGEND

- PROJECT BOUNDARY
- EXISTING FEMA FLOODPLAIN
- EXISTING EROSION HAZARD SETBACK
- PROPOSED CHANNEL
- EXISTING CATCH BASIN OR SCUPPER

Proposed Watersheds			
CP	Area (Acres)	Q100 (CFS)	Q (CFS)
3	1	9	9
4	3.4	32	128

Attenuated Flows			
CP	Area (Acres)	V100 (CFS)	Q (CFS)
3	1	0.1	8
4	3.4	0.4	93



N
Scale: 1"=60'

Bowman

7464 N. La Cholla Blvd. Tucson, Arizona 85741 Phone: (520) 463-3200
Bowman Consulting Group, Ltd. www.bowman.com

**LA CHOLLA AND RUDASILL PARCEL REZONING
PROPOSED DRAINAGE MAP**

SCALE	1"=60'
DESIGN	JP
JOB No.	051050-01-001
DATE :	10/12/2021
EXHIBIT	3

E. BIOLOGICAL RESOURCES

1. Impacts to Biological Resources

No areas of the site are part of the Conservation Lands System. There are no Ironwood trees, Pima Pineapple Cactus or Needle-Spined Pineapple Cactus on the subject property. Saguaros and other natural vegetation that meet the requirements for transplanting will be inventoried and transplanted to various areas onsite.

See Exhibit III-E-1: Preliminary Grading Plan.

Legend

Proposed Area to be Graded (3.9± Acres / 80% of Site)

**Subject Property
Boundary**

La Cholla Blvd.

Rudasill Rd.

Umbra Court

1" = 100'
9/13/21 N 20aba03

**PARADIGM
LAND DESIGN LLC**

F. LANDSCAPE, BUFFERYARDS, & VISUAL MITIGATION**1. Bufferyard Conflicts**

The site contains one existing drainage easement located in the southeast corner of the property adjacent to La Cholla Blvd. This easement will be abandoned with the redevelopment of this site to allow for a new access driveway into the site.

2. Vegetation Transplanting Impacts

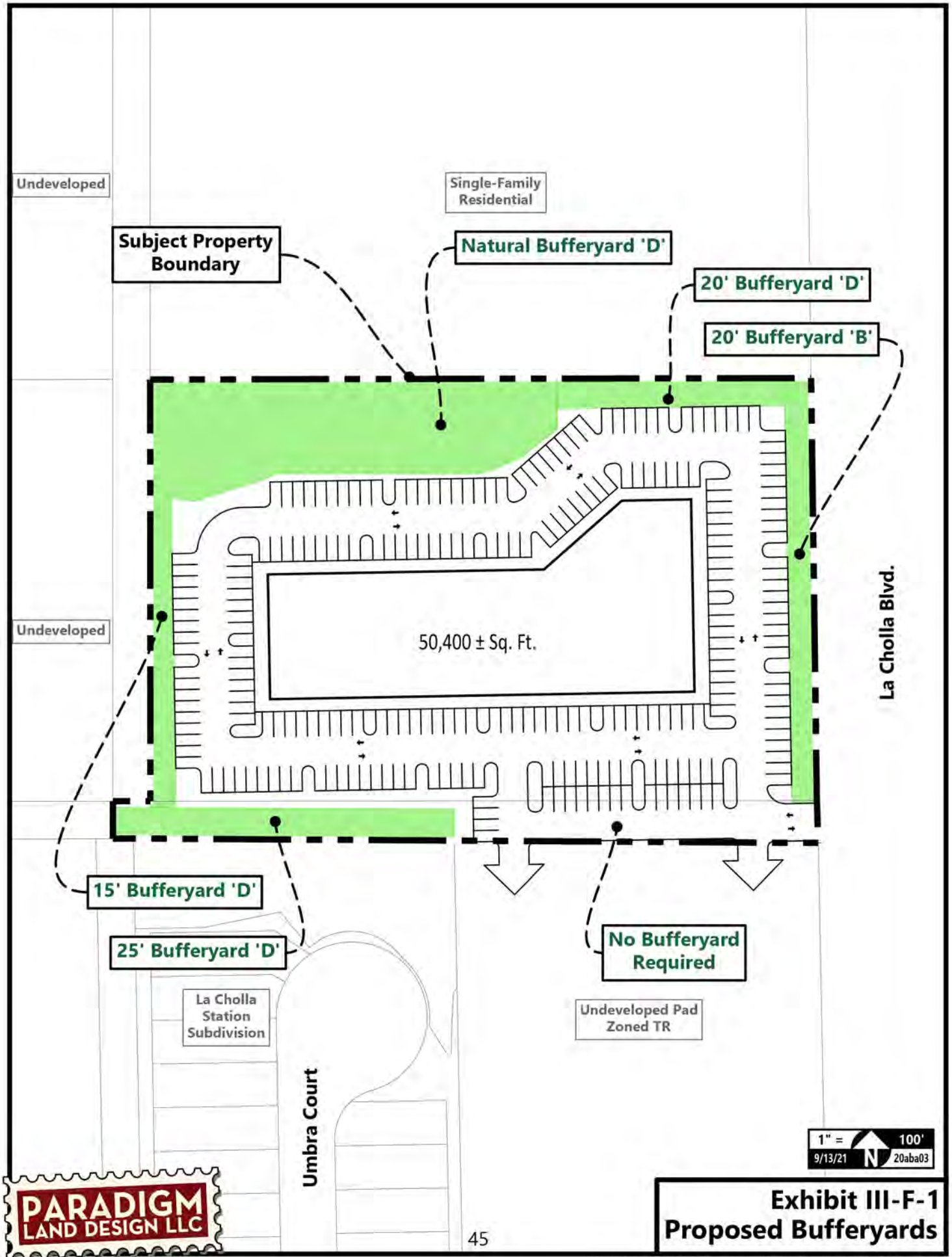
Saguaros and other natural vegetation that meet the requirements for transplanting will be inventoried and transplanted to the bufferyards and other areas that are able to accommodate mature landscaping.

3. Mitigation of Visual Impacts

The development features varying landscape buffers along the perimeter of the site. There will also be a variety of screen walls around the project to provide supplementary screening to and from the site. Additionally, there will be between 25-30 canopy trees located within the parking areas of the site to help blend this development with the natural desert environment. Lighting on the site will be in conformance with the Pima County Outdoor Lighting Code and will be Dark Sky compliant. Lighting fixtures will be strategically located around the building and on light poles throughout the site and parking areas.

4. Significant Vegetation

The site does not contain any significant or important vegetation. Saguaros onsite will be inventoried and transplanted onsite to the greatest extent possible.



G. TRANSPORTATION

1. Proposed Ingress/Egress

One point of access is being proposed to allow for ingress and egress into the site. It will come from the signalized intersection of La Cholla Blvd. and Rudasill Road. This location was chosen to minimize traffic impacts to the neighboring property owners and create safe traffic movements to and from the site. Internal parking area access lanes (PAALs) will be designed and built to Pima County Street Standards.

2. Distance to access points

The project access is about 1,260 feet north of the next intersection to the south (Fountains Avenue) and 1,320 feet south of the next intersection to the north (Hospital Drive).

3. Off-Site Road Improvements

The existing curb cut on the north side of the property that allows access to the single-family residence will be closed when the property is developed as proposed. A new curb cut at the signalized intersection of La Cholla Blvd., and Rudasill Road will be constructed. The trip generation for the project estimates that there will be 183 AM peak hour trips, 227 PM peak hour trips and 2,286 weekday trips. All site trips will enter at the new west leg at the La Cholla Boulevard/Rudasill Road intersection. The west leg of Rudasill Road will be constructed as part of the project and will be the primary access to the project.

As part of construction of the La Cholla/Rudasill west leg construction, additional signal poles and other infrastructure may be added at the intersection. It is possible that there will be northbound and southbound left turn phasing at the signal, but this will be determined with the preparation of a traffic impact analysis at the development plan stage. The traffic impact analysis will also determine if turn lane warrants will be met for the southbound right turn movement into the site on La Cholla Boulevard, or if there will be any other mitigation recommendations for the study area intersections or roadways, or if access to the property needs to be north of the signal and not at the signal.

4. ADT & Level of Service

The project is expected to add approximately 1,754 new external vehicle trips per day. Distributing these trips to the study area roadways and adding them the future background volume for the year 2022 results in the total daily volumes shown in the table on the following page.

PAG applied a -8% factor to estimate year 2020 daily volumes from 2019 volumes. To estimate 2022 background, or "no project" ADTs, we applied an 8% factor to the year 2020 (or 2021) volumes as it is assumed that it would take a couple of years for traffic volumes to return to pre-COVID conditions.

Roadway Segment	2022 No Project ADT	Site Trips	2022 With Project ADT	LOS D Threshold (vpd)*
La Cholla, Ina Road to Orange Grove Road	21,988	292	22,280	53,910
La Cholla, Orange Grove Road to Rudasill Road	27,221	877	28,098	53,910
La Cholla, Rudasill Road to River Road	25,637	877	26,514	53,910
La Cholla, South of River Road	24,012	292	24,304	53,910
Shannon Road, Orange Grove Road to River Road	6,448	88	6,535	10,656
Orange Grove, Shannon to La Cholla	17,537	292	17,829	35,820
Orange Grove, La Cholla to La Canada	19,185	292	19,477	38,520/ 16,920
Rudasill Road, La Cholla to Corona Road	4,320	88	4,408	NA
River Road, Shannon Road to La Cholla	17,284	292	17,577	35,820
River Road, East of La Cholla	24,570	292	24,862	35,820

*FDOT Generalized Annual Average Daily Volumes Table, 2012.

5. Concurrency

As indicated in subsection 4, the projected ADTs in 2022 on all project area roadways, except for the two-lane section of Orange Grove will operate better than LOS D.

6. Bicycle & Pedestrian

This site will be fully accessible to pedestrians from the existing sidewalk along La Cholla Blvd. and the striped bicycle lane. All the internal sidewalks throughout the site will be ADA compliant and will provide access to the proposed building. Pavement striping will be provided in the parking areas to clearly delineate pedestrian access ways. Public transportation is also readily available along La Cholla Blvd, and existing bus stops are located in direct proximity to the project site.

7. On-Site Street System

There are no streets being proposed within the development. Only access lanes and parking areas access lanes, which will be private. Access lanes and parking areas will be constructed to Pima County Street Standards.

H. SEWERS**1. Method of Providing Sewer**

Existing public gravity flow sewer infrastructure is located within La Cholla Blvd. and will be able to serve this project. This project will connect to public sewer C-080, downstream from manhole 1753-05. See Exhibit II-H-1: Sewer Capacity Response Letter. During the engineering phase we will also investigate the possibility of connecting to the existing sewer stub-out in the vacant TR pad south of the property.

2. Sewer Easements

No sewer easements are anticipated with the construction of this project.

3. Mitigation of Site Constraints

The project can be served by gravity sewer without difficulty or atypical sewer design.

Exhibit III-H-1: Sewer Capacity Response Letter



May 6, 2021

Paul Oland
Paradigm Land Design LLC
7090 N. Oracle Road #178-196
Tucson, AZ 85704

Sewerage Capacity Investigation No. P21WC00184 Type I

**RE: La Cholla & Rudasill Rezoning, Parcels 10109020A, 101128920
Estimated Flow 8,880 gpd (ADWF)**

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor.

Capacity is currently available for a project this size in the public sewer C-080, downstream from manhole 1753-05.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner Sr.

I. WATER

Metro Water District will serve this project via nearby water infrastructure. This utility company has a 100-year assured water supply. Please see the Preliminary Integrated Water Management Plan in the Appendices.

J. SCHOOLS

1. Access to Adjacent or On-Site Schools

Not applicable.

2. Agreement with School District for Mitigation

Current growth trends indicate that a need for the establishment of new schools may arise in the near future, but not as a result of the proposed development of the subject property.

K. RECREATION

1. On-Site Recreation

There are no on-site recreation elements being proposed as part of this development.

2. Ownership of Recreation Areas

Areas of the site that are to be left in their natural condition and areas proposed for landscaping improvements will be privately owned and maintained.

3. Proposed Trails On- or Off-Site

There are no existing trails within the proximity of the project site. As such, no new trail alignments are being proposed within this development.

L. ENVIRONMENTAL QUALITY

1. Methods of Controlling Dust Pollution

During the grading and construction of this property, water trucks will be used to minimize dust pollution. Once construction is complete and all landscape materials have been installed, decomposed granite will be utilized as a top dressing to areas with exposed dirt.

M. AGREEMENTS

There are no separate agreements regarding development of the subject property.

APPENDIX A – AZGFD ENVIRONMENTAL REVIEW TOOL

The “Arizona Environmental Online Review Tool Report” has been submitted as a standalone report.

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:

La Cholla & Rudasill

Project Description:

Offices or medical facilities

Project Type:

Development Within Municipalities (Urban Growth), Public & Community Facilities (school, library, church) and associated infrastructure, New construction

Contact Person:

Paul Oland

Organization:

Paradigm Land Design LLC

On Behalf Of:

CONSULTING

Project ID:

HGIS-13907

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

Appendix A- AZGFD Environmental review Tool (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-13907

project_report_la_cholla_rudasill_43828_45222.pdf
Review Date: 6/30/2021 05:22:26 PM

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.

Appendix A- AZGFD Environmental review Tool (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-13907

project_report_la_cholla_rudasill_43828_45222.pdf
Review Date: 6/30/2021 05:22:26 PM

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

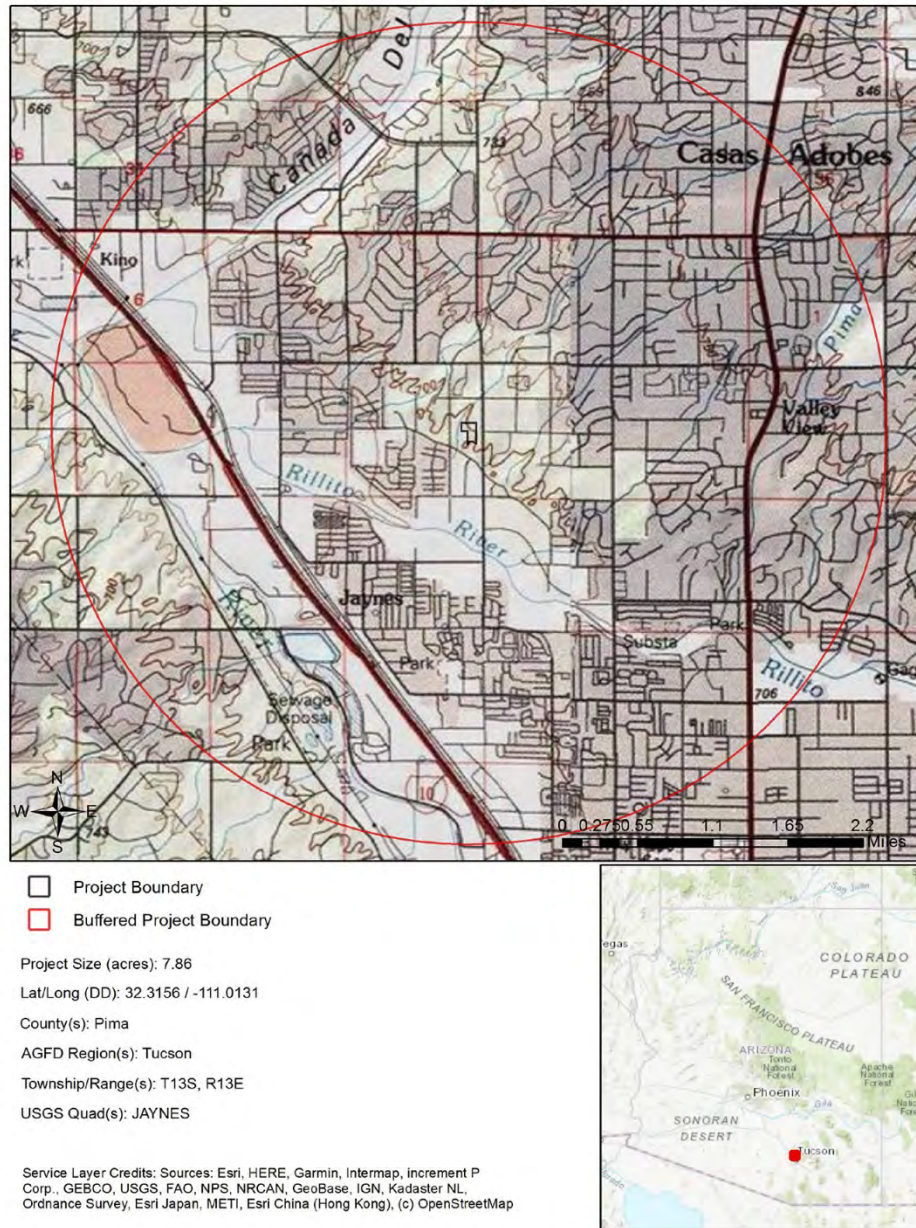
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

Appendix A- AZGFD Environmental review Tool (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-13907

project_report_la_cholla_rudasill_43828_45222.pdf
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La Cholla & Rudasill
USA Topo Basemap With Locator Map



Appendix A- AZGFD Environmental review Tool (cont'd)

Arizona Game and Fish Department
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La Cholla & Rudasill
Web Map As Submitted By User



- ☐ Project Boundary
- ☐ Buffered Project Boundary

Project Size (acres): 7.86

Lat/Long (DD): 32.3156 / -111.0131

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T13S, R13E

USGS Quad(s): JAYNES

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

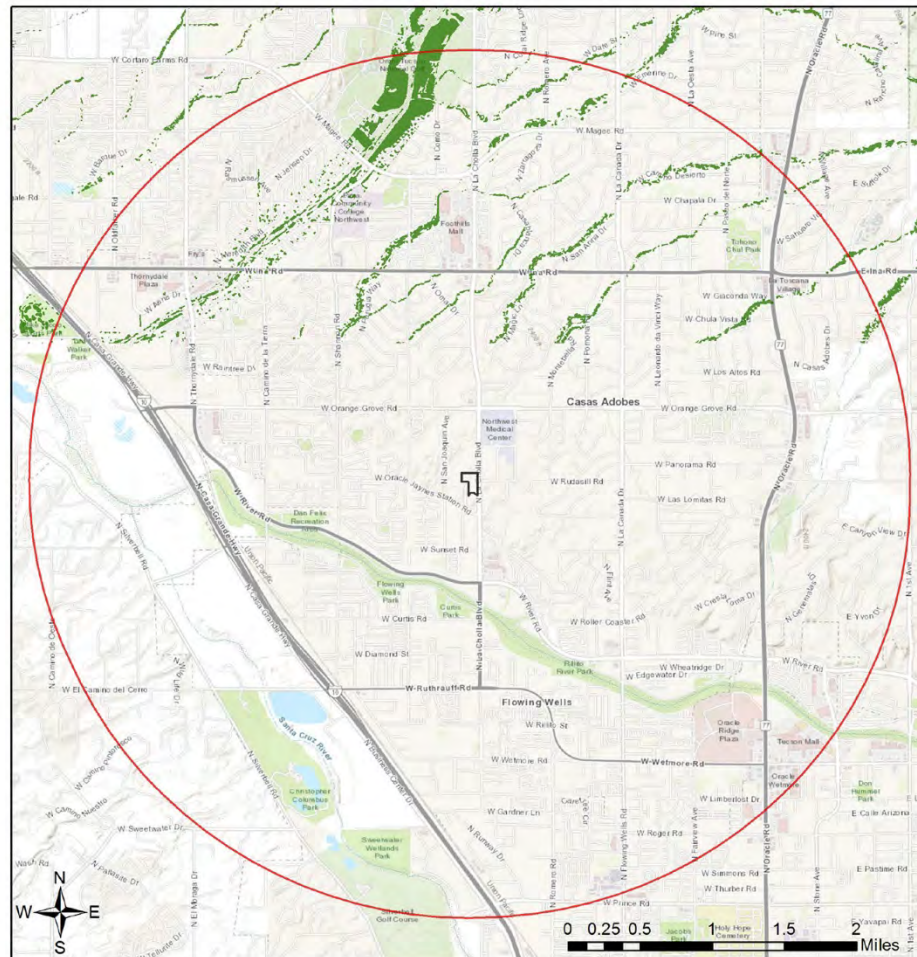
Appendix A- AZGFD Environmental review Tool (cont'd)

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Project ID: HGIS-13907

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La Cholla & Rudasill

Important Areas



- Project Boundary
- Buffered Project Boundary
- Wildlife Connectivity
- Important Connectivity Zones
- Pinal County Riparian
- Critical Habitat
- Important Bird Areas

Project Size (acres): 7.86

Lat/Long (DD): 32.3156 / -111.0131

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T13S, R13E

USGS Quad(s): JAYNES

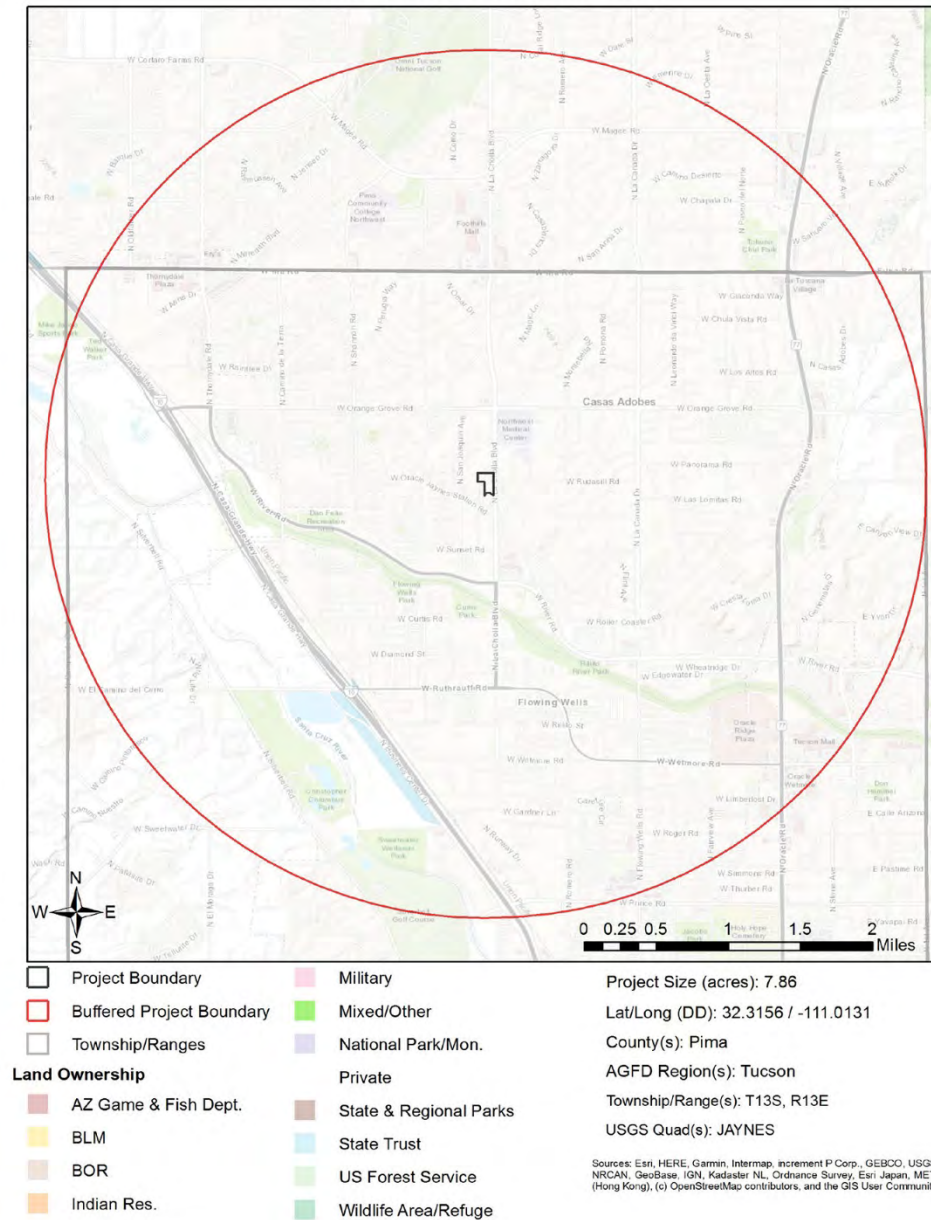
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Appendix A- AZGFD Environmental review Tool (cont'd)

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La Cholla & Rudasill Township/Ranges and Land Ownership



Appendix A- AZGFD Environmental review Tool (cont'd)

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Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Bat Colony						
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S			1A
Danaus plexippus	Monarch	C		S		
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Gastrophryne mazatlanensis	Sinoloan Narrow-mouthed Toad			S		1C
Heloderma suspectum	Gila Monster					1A
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Mammillaria thornberi	Thornber Fishhook Cactus				SR	
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Tumamoca macdougallii	Tumamoc Globeberry	DL	S	S	SR	

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

No Special Areas Detected

No special areas were detected within the project vicinity.

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Amazilia violiceps	Violet-crowned Hummingbird		S			1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Antrostomus ridgwayi	Buff-collared Nightjar		S			1B
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Aspidoscelis xanthonota	Red-backed Whiptail	SC	S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
Cistothorus palustris	Marsh Wren					1C
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Cyananthus latirostris	Broad-billed Hummingbird		S			1B
Empidonax wrightii	Gray Flycatcher					1C
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	C	S	S		1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A

Appendix A- AZGFD Environmental review Tool (cont'd)

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Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Incilius alvarius</i>	Sonoran Desert Toad					1B
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			1B
<i>Leopardus pardalis</i>	Ocelot	LE				1A
<i>Lithobates yavapaiensis</i>	Lowland Leopard Frog	SC	S	S		1A
<i>Melanerpes uropygialis</i>	Gila Woodpecker					1B
<i>Melospiza lincolni</i>	Lincoln's Sparrow					1B
<i>Melospiza aberti</i>	Abert's Towhee		S			1B
<i>Micruroides euryxanthus</i>	Sonoran Coralsnake					1B
<i>Myiarchus tyrannulus</i>	Brown-crested Flycatcher					1C
<i>Myotis occultus</i>	Arizona Myotis	SC		S		1B
<i>Panthera onca</i>	Jaguar	LE				1A
<i>Progne subis hesperia</i>	Desert Purple Martin			S		1B
<i>Setophaga petechia</i>	Yellow Warbler					1B
<i>Sphyrapicus nuchalis</i>	Red-naped Sapsucker					1C
<i>Tadarida brasiliensis</i>	Brazilian Free-tailed Bat					1B
<i>Vireo bellii arizonae</i>	Arizona Bell's Vireo					1B

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Callipepla gambelii</i>	Gambel's Quail					
<i>Pecari tajacu</i>	Javelina					
<i>Puma concolor</i>	Mountain Lion					
<i>Zenaidura macroura</i>	White-winged Dove					
<i>Zenaidura macroura</i>	Mourning Dove					

Project Type: Development Within Municipalities (Urban Growth), Public & Community Facilities (school, library, church) and associated infrastructure, New construction

Project Type Recommendations:

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. Guidelines for many of these can be found at: <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

Appendix A- AZGFD Environmental review Tool (cont'd)

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Consider impacts of outdoor lighting on wildlife 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. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at <https://www.invasivespeciesinfo.gov/unitedstates/az.shtml> and the Arizona Native Plant Society <https://aznps.com/invas> for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at <https://imap.natureserve.org/imap/services/page/map.html>.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select "See What's Here" for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

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.

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.

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

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 herptefauna (snakes, lizards, tortoise) from entering ditches.

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 on the Wildlife Friendly Guidelines portion of the Wildlife Planning page at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/>.

Appendix A- AZGFD Environmental review Tool (cont'd)

Arizona Game and Fish Department
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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 (<https://new.azwater.gov/>).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (<http://www.usace.army.mil/>).

Based on the project type entered, coordination with County Flood Control district(s) may be required.

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 at PEP@azgfd.gov or at <https://www.azgfd.com/wildlife/planning/wildlifeguidelines/> and <https://www.azgfd.com/Wildlife/LivingWith>.

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/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf> starts on page 44

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

9828 North 31st Avenue #C3

Phoenix, AZ 85051-2517

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

APPENDIX B – PRELIMINARY INTEGRATED WATER MANAGEMENT PLAN

1. Water Will-Serve Letter



In Email

July 9, 2021

Clay Goodwin
Paradigm Land Design, LLC
7025 N Siena Dr
Tucson, AZ 85704

**Re: ± 7.86 acres on the north and south side of Rudasill Road at La Cholla Boulevard
 (APN 101-09-020A & 101-12-892)
 CAP21-06**

Dear Mr. Goodwin,

The Metropolitan Domestic Water Improvement District (MDWID) is certified to provide water to the above referenced property and is designated as having a 100-year assured water supply.

Any onsite or offsite requirements deemed necessary will be determined at the time of improvement plan submittal or whenever application for water service is received, and will be the financial responsibility of the owner or those developing the property. Pipe sizing and system augmentation will be determined per District design criteria at the time of plan submittal.

This property lies within the La Cholla Fire Flow Impact Corridor and is subject to impact fees per MDWID Resolution 1994-8 (\$1,344 per acre for commercial development).

If an improvement plan has not been submitted within 2 (two) years after the date of this letter, a reevaluation and reissuance of this will-serve letter will be necessary.

Please let me know if you have any questions or concerns at 575-8100.

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy Dinkel", is written over a blue horizontal line.

Timothy Dinkel, P.E.
Engineering Manager

Enclosure

c: Project File

Metropolitan Domestic Water Improvement District
P.O. Box 36870 Tucson, Arizona 85740 (520) 575-8100 (520) 575-8454 FAX www.metrowater.com

Appendix B- Preliminary Integrated Water Management Plan (cont'd)

2. Water Conservation Measures

The following water conservation measures listed in Table B – Water Conservation Measures are planned to be included as part of the proposed project:

I-2a	All toilets have a maximum flow rate of 1.28 gallons per flush. (3 points)
I-4	Waterless urinals. (2 points)
I-6	On-demand water heater (2 points)
O-4a	Native, drought-tolerant plants for landscaping. (2 points)
O-5B	Restrict outdoor water features. (1 point)
O-10A	Avoid flood control resource area impacts. (5 points)

The final selection of water conservation measures will be determined during the site engineering process.

3. Proximity to renewable and potable water supplies

Metro Water District has access to a renewable potable water supply.