

D. Biological Resources

1. Approximately 12.4 acres of the site are designated as Important Riparian Areas (IRA). These are located in the wash areas and have of an underlying classification of Xeroriparian C and D.

The entire 78.6 acres is designated as a Special Species Management Area and the area outside of the Important Riparian Areas is designated as Multiple Use Management Areas.

Please refer to Exhibit I-D-1

2. The site is not in the immediate vicinity of Critical Landscape Connections (CLC) 1 and 2 on the official CLS map.
3. The site does not fall within the Priority Conservation Area for the Pima pineapple cactus.
4. The site does not fall within the Priority Conservation Area for the needle-spined pineapple cactus.
5. The site falls within the Priority Conservation Area (PCA) for the cactus ferruginous pygmy-owl. See *Exhibit I-D-5: Pygmy Owl Priority Conservation Area*. However no evidence suggests its presence onsite. There is no PCA on the site for the western burrowing owl. No survey information is currently available.
6. The Arizona Game and Fish Department (AZGFD) On-Line Environmental Review Tool reports five (5) special status species occurrences or critical habitats within three miles of the subject property:, Fulvous Whistling Duck, Sonoran Desert Tortoise, Lesser Long-nosed Bat, Cactus Ferruginous Pygmy-owl, and Tumamoc Globeberry. The AZGFD On-line Environmental Review Tool report is included as *Appendix A* of this document.
7. The entire project site was surveyed for Ironwoods and saguaros. There are 546 ironwood trees onsite. There are 99 saguaros which are greater than 6 feet and 147 saguaros less than or equal to 6 feet in the disturbed areas.

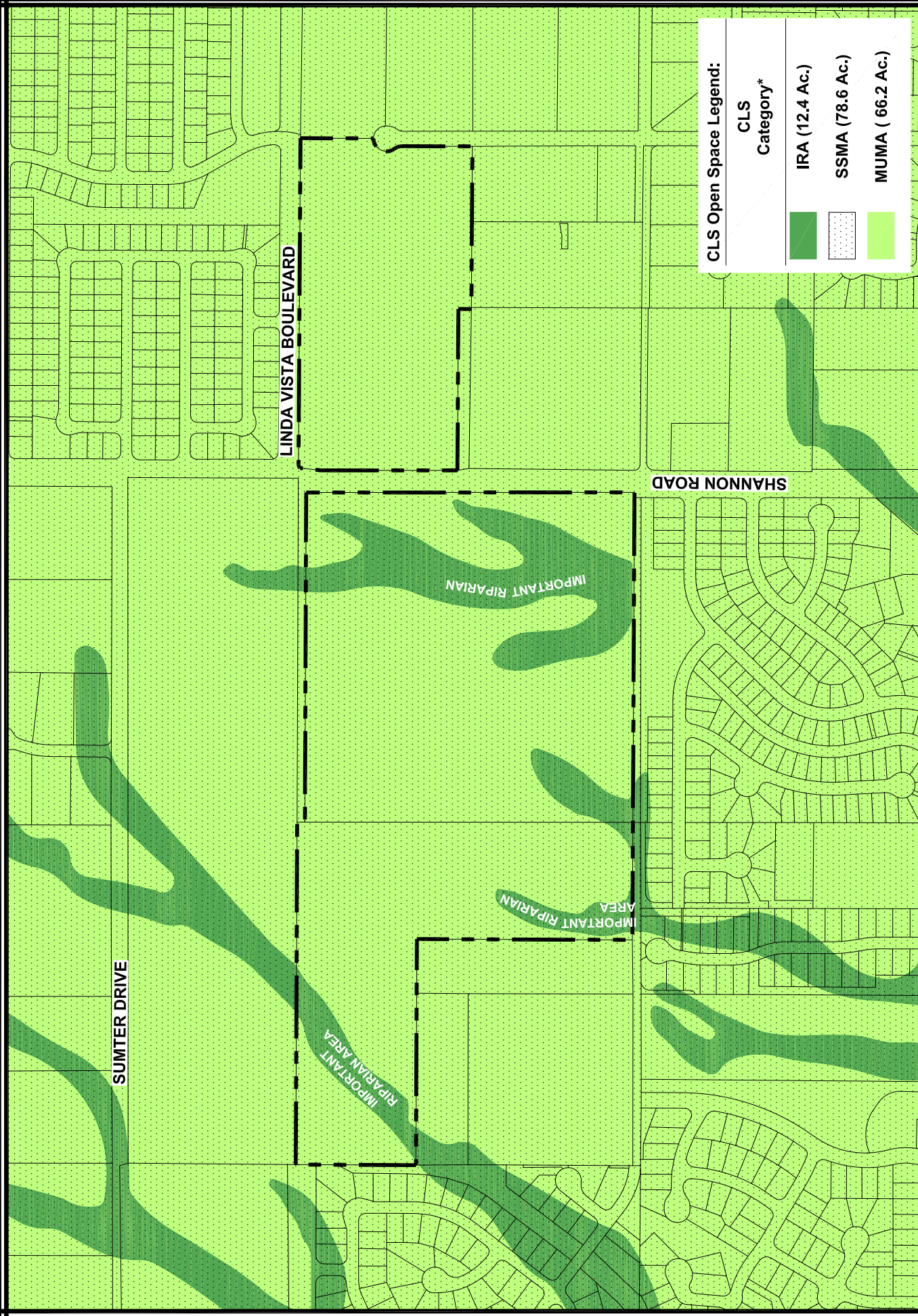
Please refer to *Exhibit I-D-7: Saguaros and Ironwoods*.

8. The Sonoran Desert Conservation Plan identifies all three parcels included in this project as highest priority habitat protection. To date there has been no discussion between the Owners and Pima County regarding acquisition of the property.
9. Important Vegetation:

The site contains saguaros, ironwoods, mesquites and other trees. As to be expected, denser vegetation is located along the wash areas. The project will include native landscape buffers along the property frontages to provide a visual break between the development and surrounding areas.

Please refer to *Exhibit I-K: Composite Map*.

10. The site is typical of the Palo Verde/ Mixed Cacti and Sonoran Riparian Scrub and Ironwood vegetative communities. The entire site is located within an Ironwood vegetative community. The second largest vegetative community on the site is the Paloverde-Mixed Cacti area. The Sonoran Riparian Scrub vegetative community is identified along the wash areas; however, it should be noted that this particular vegetative community has been impacted to the north and south by existing developments.



CLS Open Space Legend:

CLS Category*	Area
IRA (12.4 Ac.)	12.4 Ac.
SSMA (78.6 Ac.)	78.6 Ac.
MUMA (66.2 Ac.)	66.2 Ac.

LEGEND

PYGMY-OWL PRIORITY
CONSERVATION AREA 1



SUMTER DRIVE

LINDA VISTA BOULEVARD

SHANNON ROAD



LINDA VISTA & SHANNON

I-D-5 -CACTUS FERRUGINOUS PYGMY-OWL PRIORITY CONSERVATION AREA

2016.07.06
WLB No. 199031-B-001



500'

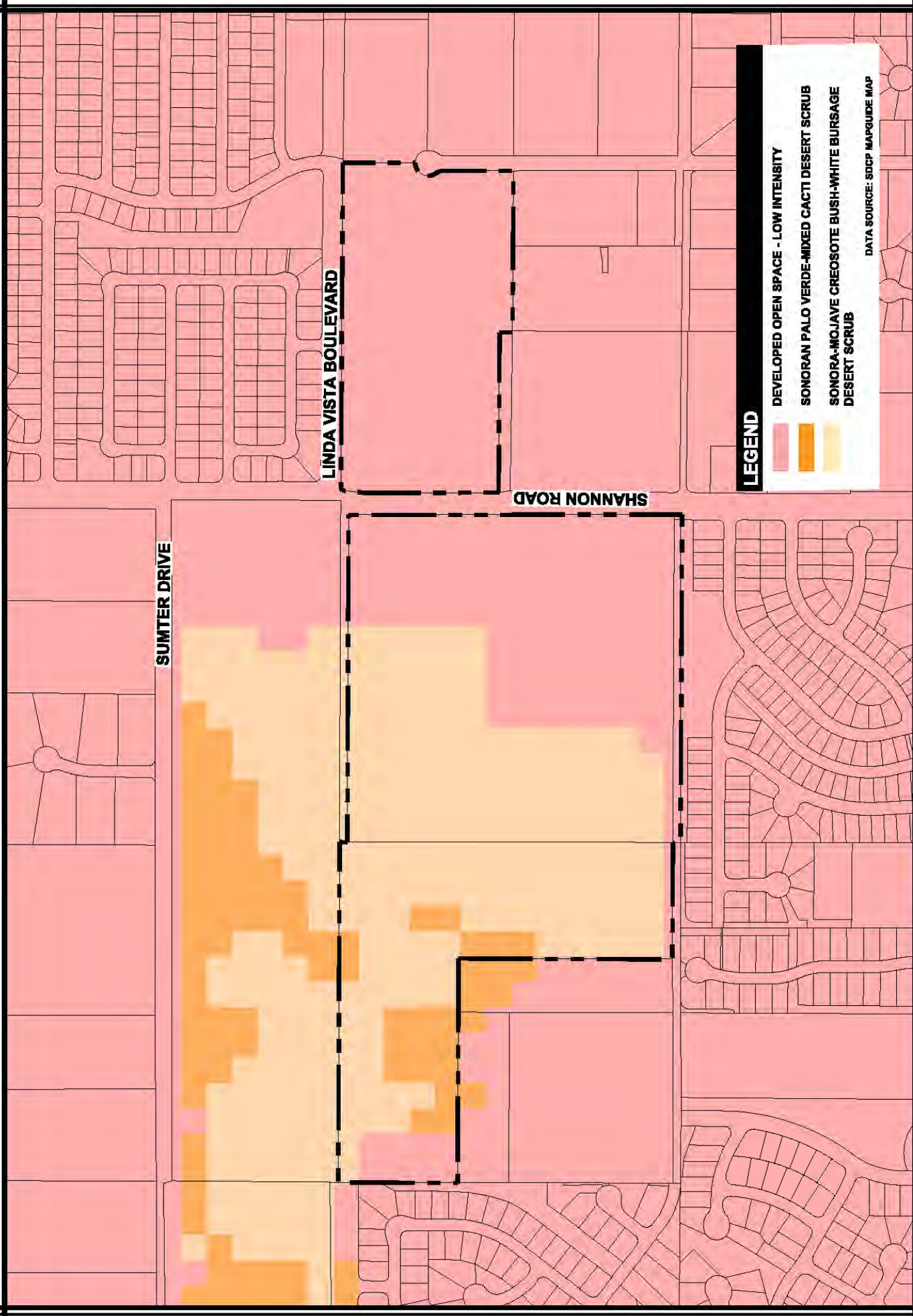
LEGEND

- SAGUAROS GREATER THAN 6'
- SAGUAROS LESS THAN OR EQUAL TO 6'
- IRONWOODS

IMPORTANT RIPARIAN AREAS

LINDA VISTA BOULEVARD

SHANNON ROAD



LEGEND

- DEVELOPED OPEN SPACE - LOW INTENSITY
 - SONORAN PALO VERDE-MIXED CACTI DESERT SCRUB
 - SONORA-MOJAVE CREOSOTE BUSH-WHITE BURSAGE DESERT SCRUB
- DATA SOURCE: SDCP MAPGUIDE MAP

SUMTER DRIVE

LINDA VISTA BOULEVARD

SHANNON ROAD



2016.07.06
WLB No. 159031-B-001

**LINDA VISTA & SHANNON
I-D-10 - VEGETATIVE COMMUNITIES**



E. Viewsheds

1. Views onto Property: The project will be developed using the Cluster Development Option which will take advantage of key view points, while minimizing the impact to surrounding properties. A map showing high, medium, and low visibility on the site is included as *Exhibit I-E-1*.

2. Views onto the Site from the Surrounding Properties

Refer to the ground level photographs in *Exhibit 1-E-1* (Includes Viewshed Key Map and Photographs).

F. Transportation

1. Existing Offsite Conditions

a) The existing roadway network in the local area and a table including surrounding road conditions are shown on *Exhibit I-F: Transportation*.

The project is bisected by Shannon Road. The Linda Vista Boulevard alignment is located north of the site. The western portion of the road does not exist, while the eastern portion has been constructed to access a subdivision to the north.

Though not adjacent to the project, Thornydale and Overton Roads are located in close proximity to the project.

b) Rights-of-Way

None of the adjacent arterial roads meet the Pima County right-of-way width standards.

c) Continuity of Rights-of-Ways

The rights-of-way are continuous along Shannon Road, but not continuous along Linda Vista Boulevard adjacent to the site. This project complies with the County's request to complete Linda Vista, and as such the required right-of-way will be dedicated. The project proposes to gain access from Shannon Road, Linda Vista Boulevard and Freer Drive.

d) Portions of Linda Vista Boulevard and Freer Drive will be constructed as part of this development. The rights-of-way widths for these proposed off-site roads to serve this development will be as follows:

- Linda Vista Boulevard: 90'
- Freer Drive: 50'

e) Surrounding Road Data

All surrounding streets include two travel lanes. Where Linda Vista Boulevard is constructed the capacity is 10,000± Average Daily Trips (ADT) and posted speed limit is 35MPH. Once completed, capacity for Linda Vista will be approximately

10,000 ADT between the end of Linda Vista the road and Shannon. The capacity of both Overton Road and Shannon Road is 15,930 ADT and the capacity for Thornydale Road is 16,700 ADT. All three roads have a posted speed limit of 45MPH.

The existing pavement edge on Linda Vista Boulevard and Shannon Road adjacent to the project site is asphalt with a transition to a dirt shoulder.

- f) When fully completed, the proposed project is predicted to generate an additional 894 ADT on weekdays to the adjacent street system from the new project site. Fifty percent of these new trips (447 vehicle trips) will be into the project and fifty percent will be out of the project.

Present data from the Pima Association of Governments list the following traffic volumes for nearby streets:

PAG Traffic Counts					
Street/ Section	ADT's by Year				
Shannon Rd.	2001	2004	2007	2012	2014
Lambert Ln. to Overton Rd.	3,182	8,260	6,849	4,553	4,798
				2011	2014
Overton Rd. to Magee Rd.				12,665	7,513
Linda Vista Blvd.					2011
Camino De Oeste to Thornydale Rd.					10,516
Thornydale Rd.			2006	2010	2013
Lambert Ln. to Overton Rd.			15,328	17,300	18,256
Overton Rd.				2011	2015
Thornydale Rd. to Shannon Rd.				7,608	7,228
	2000	2006	2009	2012	2015
Shannon Rd. to La Cholla Blvd.	8,093	8,351	8,910	8,955	7,283

- g) There are no pedestrian or bicycle ways in the vicinity of the project.
- h) Scheduled roadway Improvement. There are no scheduled Roadway improvements for Shannon Road or Linda Vista Boulevard.

2. Distances to Existing Driveways and Intersections

The distance from the new ingress/egress on Linda Vista and Shannon Road to existing driveways and intersections are as follows:

North of ingress/egress

• West Chalfont Drive	412± feet
• Linda Vista Drive	0± feet
• West Darley Woods Drive	638± feet
• West Sumter Drive	665± feet
• Lambert Lane	5,254± feet

South of ingress/egress

• West Camino Del Sur	1,363± feet
• North Hampshire Drive	1,546± feet
• West Yorkshire Street	1,779± feet
• Overton Road	1,688± feet

East of ingress/egress

• Willow Glen Drive	1,688± feet
• Camino del Fierro	1,296± feet

3. Public Transit

There are no public transit options adjacent to the subject property. The nearest bus stops are located on Thornydale Rd. and Linda Vista Blvd., $\frac{3}{4}$ ± miles away.

G. Sewers

1. Existing Public Sewers and Constraints

Pima County Wastewater Reclamation Department has sewer lines in the vicinity and has indicated they have the capacity to serve the project.

H. Recreation and Trails

1. *Exhibit I-H: Recreation and Trails* maps the proximity of recreational trails. According to Pima County MapGuide, there are three publicly accessible parks within one mile of the subject property.

- Linda Vista Park
- Arthur Pack Regional Park
- Canada Del Oro River Park

There are few established trails on or adjacent to the site. There is a single-track trail that parallels Shannon Road and terminates at Sumter Drive outside of the project area. The Canada Del Oro Trail is just over one mile from the project.

2. *Exhibit I-H* shows the approximate location of the three parks located within one mile of the project site.

I. Cultural Resources: Archaeological and Historic Sites

Records of the Arizona State Museum/ State Historic Preservation Office indicate that this site has not been inspected for historic properties. Twenty-four archaeological inspections have been completed within one mile of the site and 18 archaeological properties were located within that one-mile radius. See *Appendix B: Archaeological Records Search*.

J. Air Quality

The proposed development on the site will only contain single-family detached homes. As such, there will not be any industrial facilities, and a description of the effects of industrial emissions is not required.

K. Composite

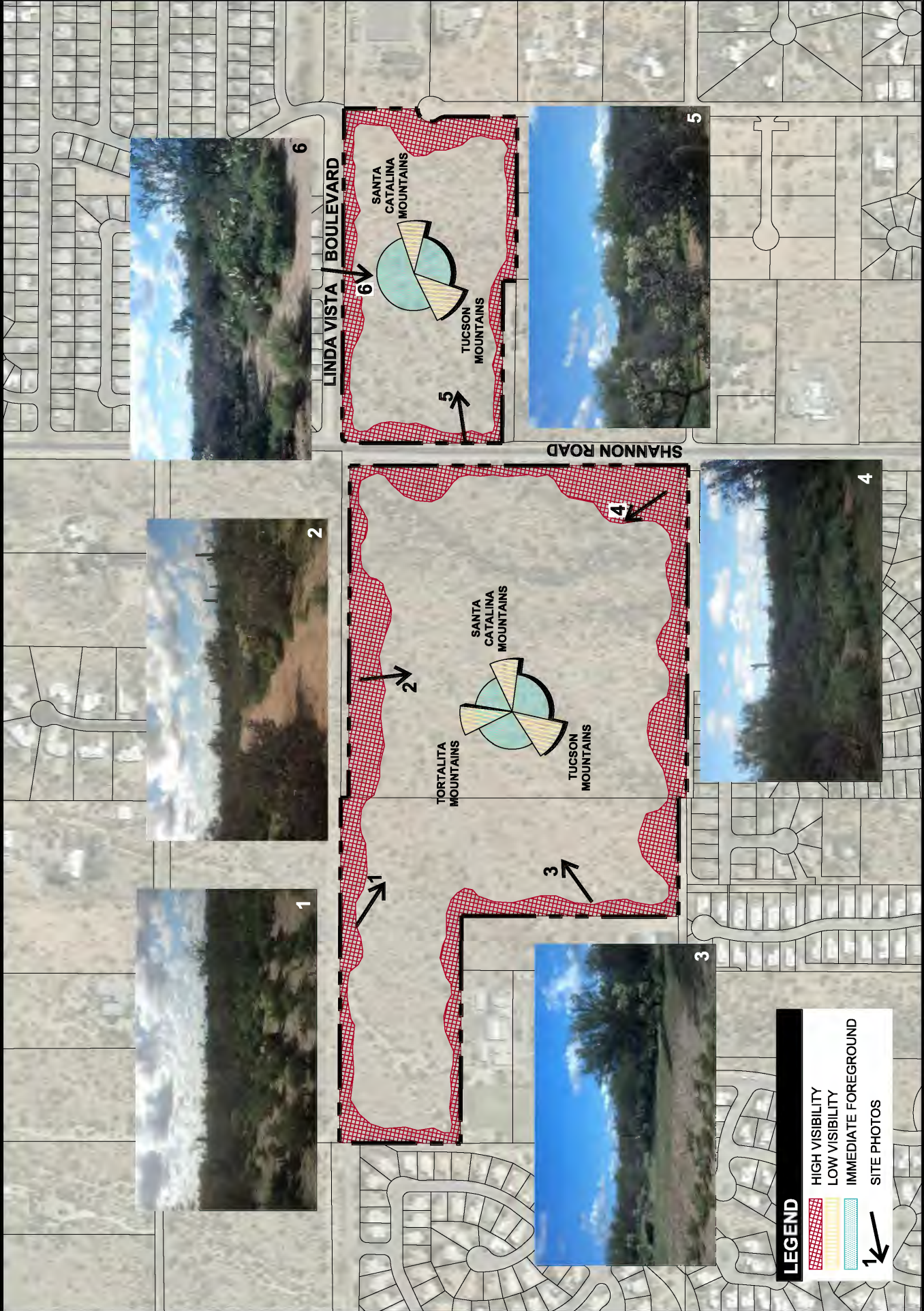
The following components of the site can be viewed in *Exhibit I-K: Composite Map*

1. Topography

- a) Restricted peaks and ridges: None.
- b) Rock outcrops: None.
- c) Slopes 15% to 25%, and slopes 25% or greater: None.

2. Hydrology

- a) 100-year floodplains with a discharge greater than 100 cfs: See *Exhibit I-K*
- b) Federally mapped floodways and floodplains: See *Exhibit I-K*
- c) Regulated Riparian Habitat Classifications: See *Exhibit I-K*



LEGEND

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



2016.07.07
WLB No. 199031-B-001

LINDA VISTA AND SHANNON I-E-1 - SITE VISIBILITY

The WLB Group

LEGEND

- MAJOR ROUTE
- SCENIC MAJOR ROUTE
- SUNTRAN BUS STOP

B

B

E

THORNDALE ROAD

LINDA VISTA BOULEVARD

SUMTER DRIVE

SHANNON ROAD

LINDA VISTA BOULEVARD

SUBJECT
PROPERTY

SUBJECT
PROPERTY

OVERTON ROAD

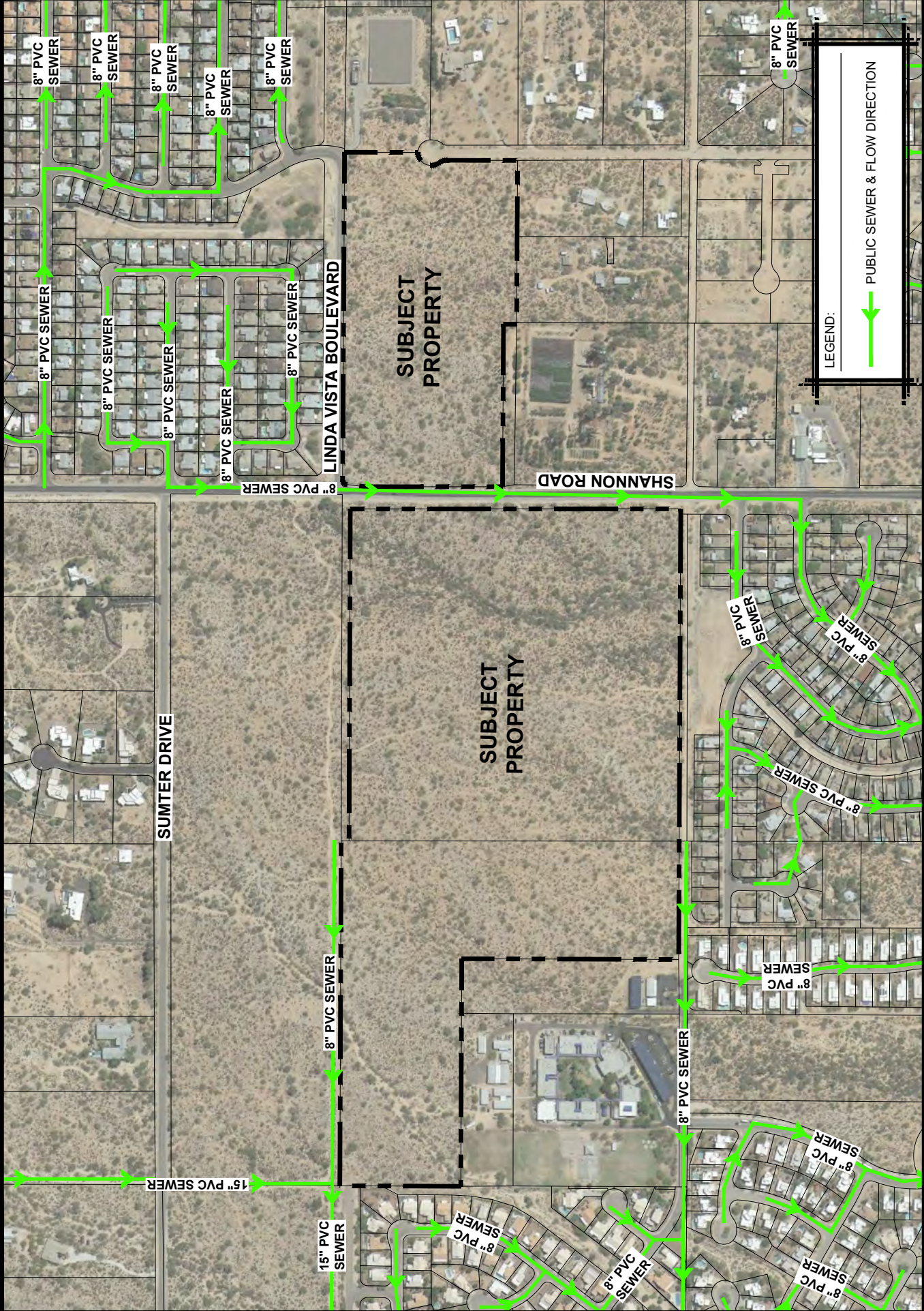
ROUTE	EXISTING R.O.W.	MEET COUNTY STANDARDS	CONTINUOUS R.O.W.	TRAVEL LANES	POSTED SPEED	PRESENT ADT	CAPACITY ADT	BIKE LANE	IMPROVEMENTS TO BE COMPLETED
SHANNON RD.	75'-100'	NO	NO	2	45 MPH	4,500	16,000	NO	NONE SCHEDULED
LINDA VISTA BLVD.	50'-100'	NO	NO	2	35 MPH	1,200	10,000	NO	NONE SCHEDULED
THORNDALE RD.	100'	NO	NO	2	45 MPH	18,000	17,000	NO	NONE SCHEDULED
OVERTON RD.	75'-125'	NO	NO	2	45 MPH	7,600	16,000	NO	NONE SCHEDULED




LINDA VISTA & SHANNON I-F - TRANSPORTATION

2016.07.07
WLB No. 199031-B-001





LEGEND:

 PUBLIC SEWER & FLOW DIRECTION



2015.2.28
Aerial Photo Date = 2014
WLB No. 199031-A-003

LINDA VISTA & SHANNON I-G - EXISTING SEWER

WLB
The WLB Group, Inc.

LEGEND:

- 1 LINDA VISTA PARK
- 2 ARTHUR PACK REGIONAL PARK AND CROOKED TREE GOLF COURSE
- 3 CANADA DEL ORO RIVER PARK
- 4 TUCSON NATIONAL GOLF COURSE
- PRIMARY TRAIL
- SINGLE TRACK TRAIL

ONE MILE FROM PROJECT

LAMBERT LANE

SUMMIT DRIVE

LINDA VISTA BOULEVARD

LINDA VISTA BOULEVARD

SUBJECT PROPERTY

SUBJECT PROPERTY

THORNDYDALE ROAD

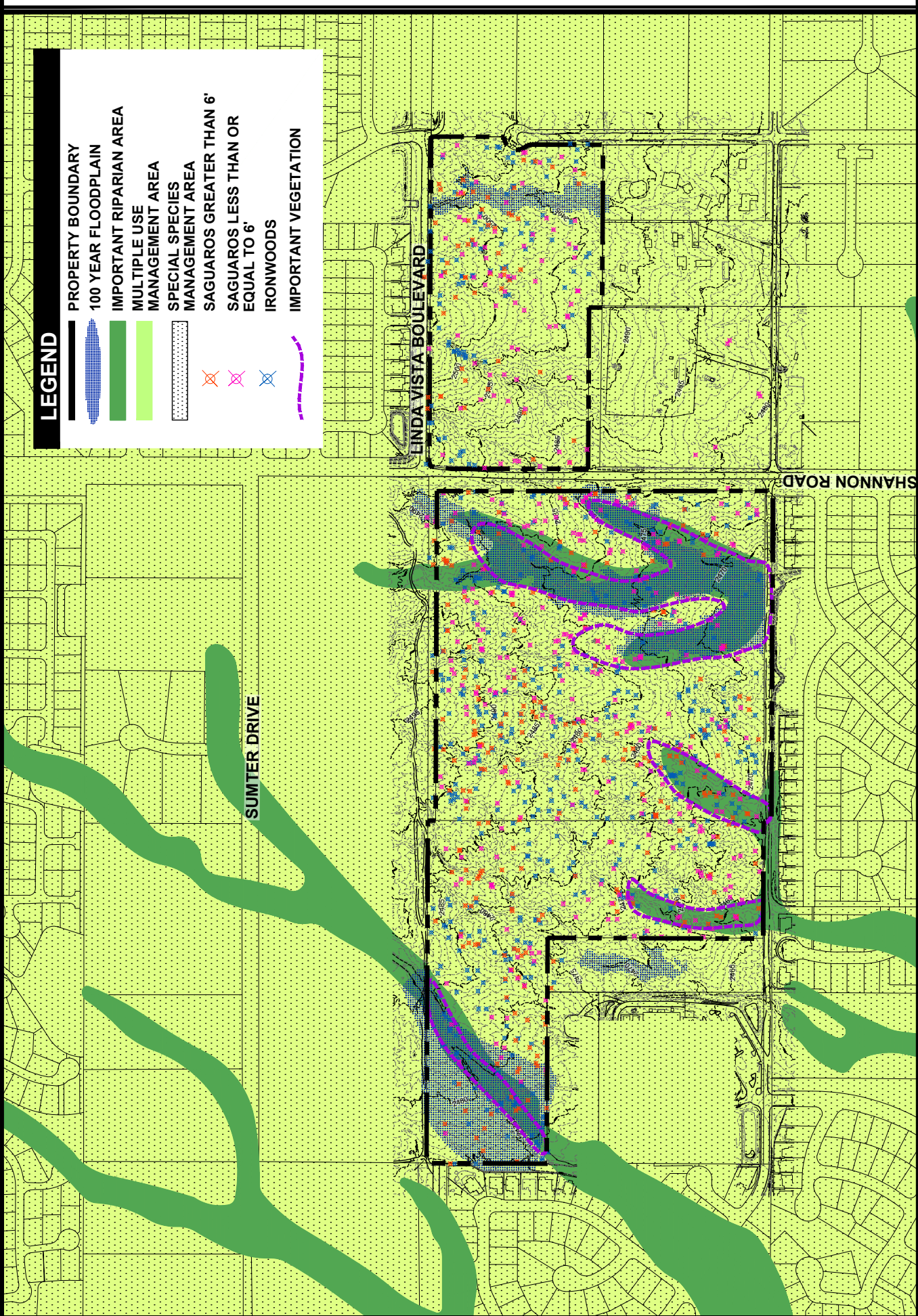
SHANNON ROAD

LA CHOLLA BOULEVARD

OVERTON ROAD

CANADA DEL ORO RIVER





LEGEND

- PROPERTY BOUNDARY
- 100 YEAR FLOODPLAIN
- IMPORTANT RIPARIAN AREA
- MULTIPLE USE MANAGEMENT AREA
- SPECIAL SPECIES MANAGEMENT AREA
- SAGUARIOS GREATER THAN 6'
- SAGUARIOS LESS THAN OR EQUAL TO 6'
- IRONWOODS
- IMPORTANT VEGETATION

Part II

II. LAND USE PROPOSAL

A. Project Overview

1. Requested Zoning

Please refer to *Exhibit II-A-1: Proposed Zoning Boundaries*.

The requested zoning is as follows:

- Single Residence Zone (CR-2) on the entire 78.6± acres.

2. Characteristics of the Proposed Development

- The overall property consists of 78.6± acres.
- The lots will be a minimum of 6,000± square feet.
- The 78.6±-acre area being rezoned to CR-2 will contain 94 single-family residential lots.
- The project will meet CLS Conservation guidelines.
- The property will be governed by an HOA.

a) Best Design

This project is the best design for the property. This proposal will cluster the homes away from the riparian areas, preserving 66% of the site as open space. Although the wash riparian areas were cut off to the north and south of the project by other developments, these features located onsite will be preserved except where necessary for access purposes. The cluster option has provided the opportunity to allow for greater protection of wildlife corridors and open space while allowing reasonable development density on this infill property.

This project, with its proposed land use intensity and density, as well as landscape and architectural standards, will work with and enhance the surrounding neighborhoods. The existing neighborhoods surrounding the project, including North Pointe Ridge, Linda Vista Terrace, North Ranch, and Las Lindas feature residential densities commensurate with or greater than the development proposed in this project.

b) Conformance to Comprehensive Plan

This proposal will utilize the cluster development option. The Comprehensive Plan designated the site as Low Intensity Urban (LIU 0.3). According to Pima Prospers Land Use Legend, the designation will allow a gross density of 1.2 RAC with 65% open space, which is what is proposed. No additional changes are requested or required to support the project.

c) Meetings with Surrounding Properties

One neighborhood meeting has been held for this project on November 30th 2016. There were 24 attendees. The project was well received by neighboring residents; however, they did have a few concerns regarding existing vehicular circulation at the intersection of Shannon Road and Linda Vista Boulevard.

The proposed development addresses concerns that were raised regarding vehicular circulation in the vicinity of the project. The improvements to Linda Vista will help to mitigate the traffic on Shannon Road and will improve vehicular access in the area. In working with the Marana Unified School District, the project also will address access to Ironwood Elementary School. Access to Ironwood Elementary school is addressed through the construction of a secondary access to the property on Freer Drive and the provision of a 30 foot easement connecting Ironwood Elementary school to Linda Vista Boulevard.

d) Impact on Existing Land Uses

Not applicable as the site is undeveloped.

e) Smart Growth

The project contributes to the following principles of smart growth:

Preserve Open Space...Natural Beauty and Critical Environmental Areas

By clustering the development, the project proposes to provide approximately 66% of the site as open space, primarily along the wash/riparian areas.

Strengthen and Direct Development Towards Existing Communities

The project is surrounded by development, including existing single family residential communities. Infrastructure including a road network and utilities are available to serve the development. There is also an elementary school within walking distance to serve the new neighborhood.

Encourage Community and Stakeholder Collaboration in Development Decisions

A neighborhood meeting was held on November 30th, 2016 which provided an opportunity for nearby residents to learn about the project and raise any concerns about the proposal. A letter with the updated Preliminary Development Plan has been sent out to residents who attended the first neighborhood meeting offering to meet and discuss the completion of the Linda Vista right-of-way.

Foster distinctive, attractive communities with a strong sense of place

The proposed neighborhood will be designed and developed in concert with the natural environment, local climate, and culture. This cluster subdivision will embrace the Sonoran Desert environment and enable its residents to respectfully live alongside of it.

f) Solar Systems

The project will not prevent the establishment of solar systems.

3) Project Conformance to Ordinances

a) Buffer Overlay Zone

The project is not located in the Buffer Overlay Zone.

b) Gateway Overlay Zone

The Gateway Overlay Zone is not applicable to this site.

c) Hillside Development Overlay Zone

The proposed project is not located in the Hillside Development Overlay Zone.

d) Cluster Development Option

The proposed development will conform to the development standards and requirements of the cluster development option as outlined in Section 18.09.040 of the Pima County Zoning Code. Landscape and architectural character of the community will be governed by CC&Rs.

e) Native Plant Preservation

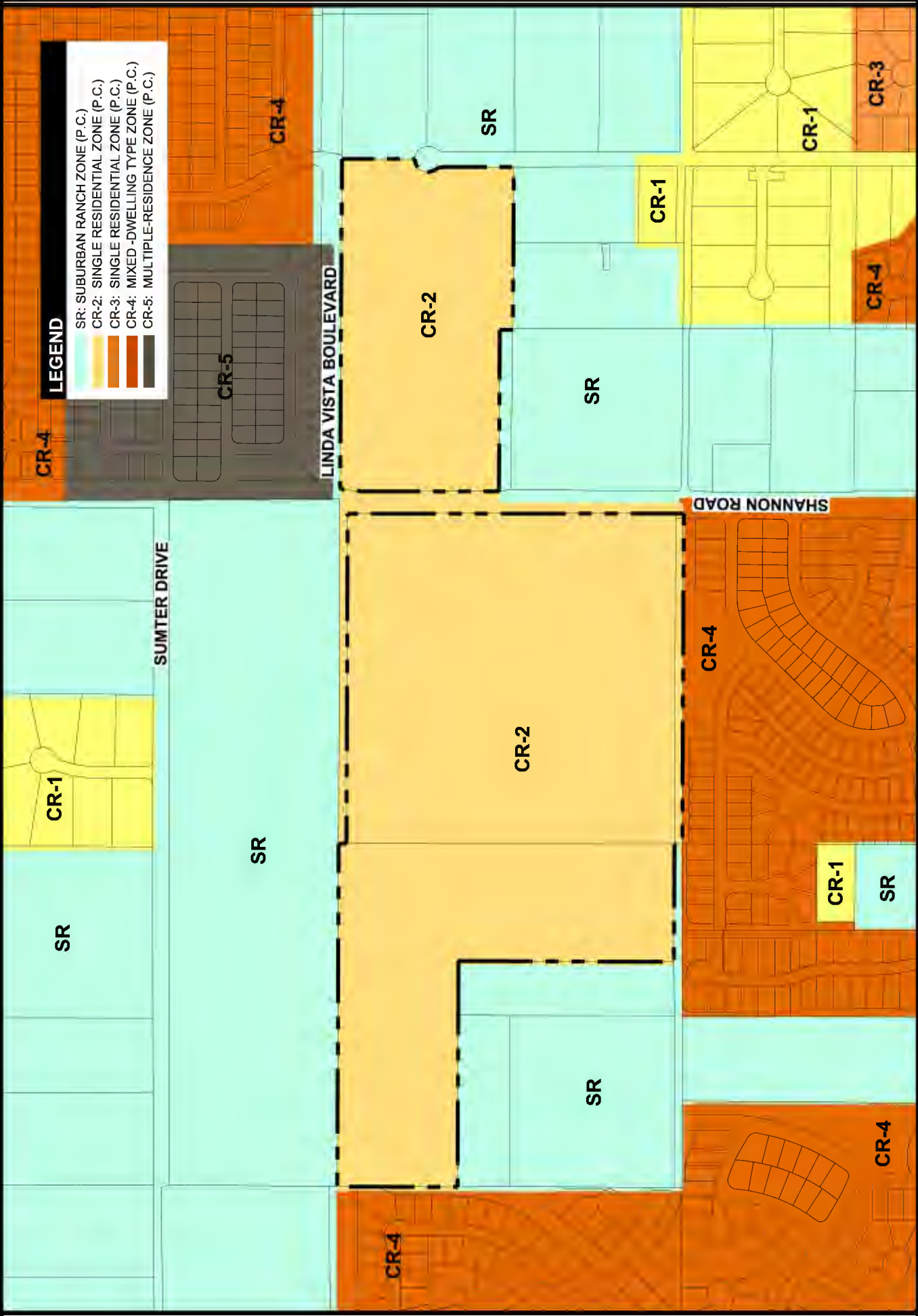
The site will be required to comply with Native Plant Preservation requirements. The entire project site was surveyed and includes saguaros and ironwoods. There are 546 ironwood trees onsite. There are 317 saguaros which are greater than 6 feet and 386 saguaros less than or equal to 6 feet on the entire site. There are 99 saguaros which are greater than 6 feet and 147 saguaros less than or equal to 6 feet in the disturbed areas. All areas outside of the streets and house pad areas will remain undisturbed. Relocated plants will be incorporated into the site landscaping.

f) Historic Zone

The Historic Zone is not applicable to this site.

g) Airport Environs and Facilities

The Airport Environs and Facilities are not applicable to this site.



2016.07.08
Aerial Photo Date = 2014
WLB No. 199031-B-001

LINDA VISTA & SHANNON II-A-1 - PROPOSED ZONING



B. Preliminary Development Plan

The Preliminary Development Plan is included in this document as *Exhibit II-B-1: Preliminary Development Plan*. In accordance with Section 18.91.030E of the Pima County Zoning Code, the Preliminary Development Plan shows the property boundary and dimensions, internal circulation, adjacent public rights-of-way, existing easements and adjoining vacant and developed properties.

1. Support Data

- a) The project site is 78.6± acres. The net acreage post dedication of the Linda Vista Boulevard right-of-way is 76.1± acres.
- b) The site will be developed into two distinct cluster areas separated by Shannon Road. The development will be accessed from Shannon Road, Linda Vista Boulevard, and Freer Drive. The surrounding neighborhoods, plant nursery and school will all be buffered by a large amount of open space.
- c) Shannon Road bisects the proposed clusters and Linda Vista Boulevard borders the northern property line. Portions of Linda Vista Boulevard and Freer Drive will be constructed with this development.
- d) Each cluster will have separate access points.
- e) Each residence will include garage space for one to three cars.
- f) Type of Landscaping: Landscaping will be per Chapter 18.73 of the Pima County Code.

Approximately 50.3 acres or 66% of the project site will be left as cluster open space. Common areas within the developed portion of the site will feature drought tolerant landscaping per the approved list.

- g) Acreage and description of natural and functional open space areas.

• Rec Areas (functional open space)	1.1 acres	1.4%
• <u>Natural open space:</u>	<u>49.2 acres</u>	<u>64.7%</u>
• Total cluster open space:	50.3 acres	66.1%

*Rec area requirements will be met through a combination of active/passive amenities and or in lieu fees. The 1.1± acre rec area will count toward functional open space and will be designed to include not more than 3 percent man-made impervious surfaces per Title 18.03.020.O.3.a.



NOTE
CLS requirements will be fulfilled through a combination of on and off-site mitigation. See Exhibit II-E-1: Biological Resources for calculations.

GENERAL NOTES	
Gross Property Size:	78.6± Ac.
Net Property Size:	76.1± Ac. (After R.O.W. Dedications)
Existing Zoning:	SR
Proposed Zoning:	CR-2 (Cluster)
Proposed Homesites:	94
Proposed Density:	1.2 Homes per Acre
Cluster Open Space:	66%
Natural Open Space:	65%

LEGEND	
	Proposed Recreation Areas
	Regulated 100-Year Floodplain
	Special Species Management Area
	Important Riparian Area (Including Rec. Areas)
	Schematic Basin Location

LINDA VISTA AND SHANNON
II-B - PRELIMINARY DEVELOPMENT PLAN

