

## E. Viewsheds

### 1. Site Visibility

Visibility across the site from nearby locations has been mapped as high, medium and low visibility (See *Exhibit I.E.1: Site Visibility*). The ratings for high, medium and low visibility were determined by visiting the site and observing the property from all property boundaries as well as adjacent streets. The property, as described in detail in the topography section, generally slopes from the northeast to the southwest with a slight crown situated north of center. The topography, in conjunction with the vegetation located on-site, results in a low range of visibility through the site from the north, south and east. The steep grades created during the La Cholla Boulevard improvement project prevent any visibility into the site. These factors make the entire site not visible from any one vantage point.

**Low Visibility Areas:** The interior portions of the property are areas with the lowest visibility. This includes views of the interior from adjacent roadways and properties.

**Medium Visibility Areas:** The areas of medium visibility occur from properties and roadways adjacent to the north and east property boundaries.

**High Visibility:** The areas with the highest visibility are located near the southeast corner of the property. This is the result of the existing two-story multi-family residential units to the southeast of the property.

### 2. Site Photos

*Exhibit I.E.2.a: Site Photos* displays photographs taken from different angles around and through the site. The approximate locations and directions these photographs were taken from are displayed in *Exhibit I.E.2: Photo Key Map*.



Exhibit I.E.1: Site Visibility



<b>LEGEND</b>		<b>Visibility</b>	
 Site Boundary	 Low	 Medium	
 Parcels	 High		
 1' Elevation Contour Lines			

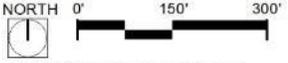
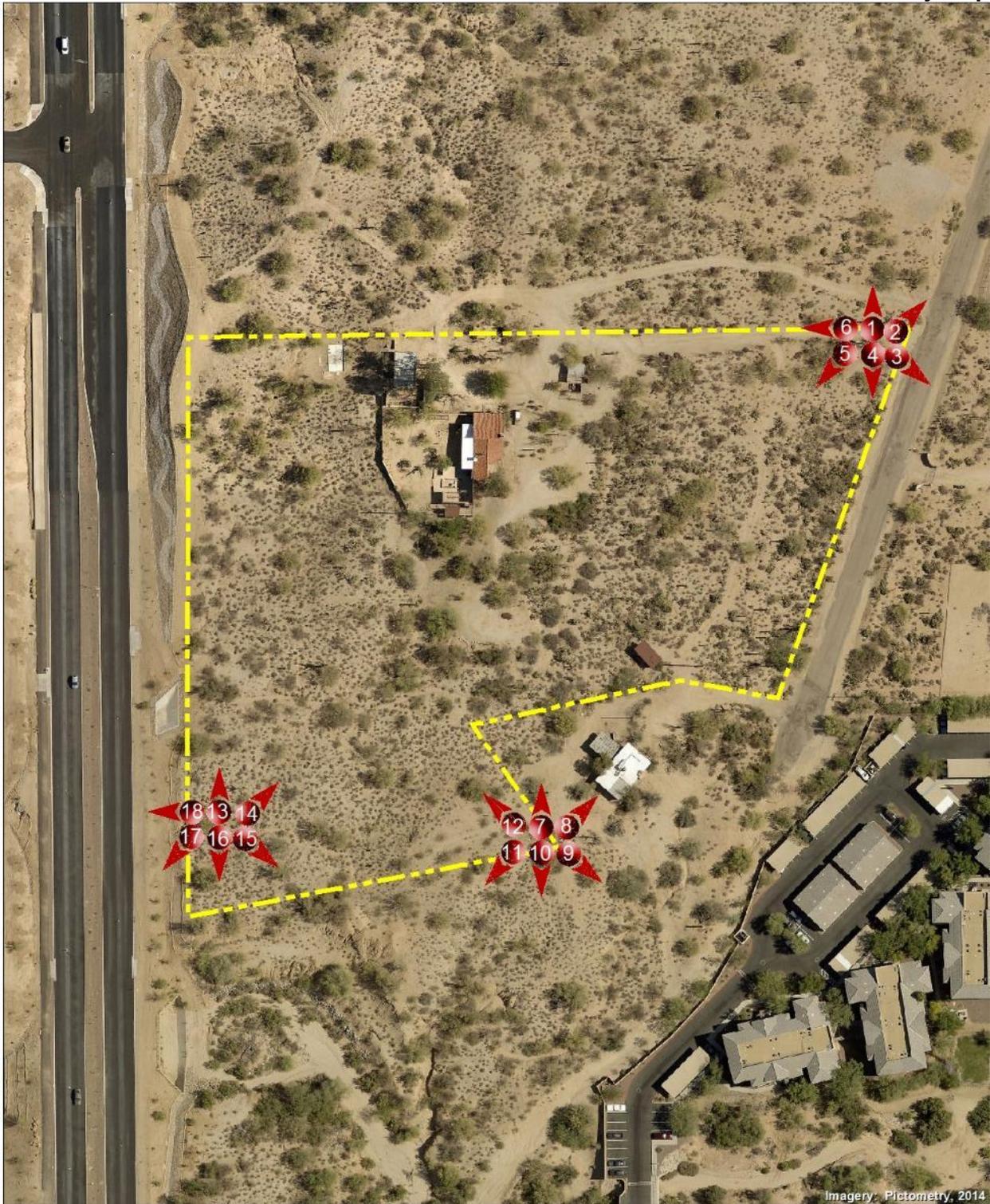
  
NORTH 0' 150' 300'  
FILE NAME: viewshed\_6x8.mxd  
SOURCE: Pima County GIS, 2016



Exhibit I.E.2: Photo Key Map

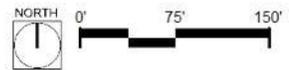


Imagery: Pictometry, 2014

LEGEND

 Site Boundary

 Photo Location and Direction



FILE NAME: photokey\_6x8  
SOURCE: Pima County GIS, 2016



**Exhibit I.E.2.a: Site Photos**



Photo 1: View looking north from the northeastern corner of the property.



Photo 2: View looking east from the northeastern corner of the property.



Photo 3: View looking southeast from the northeast corner of the property.



Photo 4: View looking south from the northeastern property corner.



Photo 5: View from northeastern property boundary looking southwest.



Photo 6: View from the northeastern property boundary looking northwest.

**Exhibit I.E.2.a: Site Photos (cont.)**



Photo 7: View looking north from the property from the southeastern property boundary



Photo 8: View looking northeast from the property's southeastern corner.



Photo 9: View looking southeast from the southeast corner of the property.



Photo 10: View looking south from the southeast corner of the property.



Photo 11: View looking southwest from the property's southeast corner.



Photo 12: View looking northwest from the southeast corner along the southern boundary of the property.



**Exhibit I.E.2.a: Site Photos (cont.)**



Photo 13: View looking north from the southwest corner of the property.



Photo 14: View looking northeast from the southwestern property boundary.



Photo 15: View looking southeast from the southwest property boundary



Photo 16: View looking south from the southwest corner of the subject property.



Photo 17: View looking southwest from the southwest corner of the subject property.



Photo 18: View looking northwest from the southwest corner of the subject property.

## F. Transportation

### 1. Existing and Proposed Off-Site Streets

#### a. Rights-of-Way

The site is in Pima County, approximately 60 feet east of North La Cholla Boulevard and 700 feet north of West Old Magee Trail. Characteristics of streets within two miles of the subject property are depicted in *Table I.F.1: Roadway Inventory*. The closest major intersection is Magee Road and La Cholla Boulevard, which is approximately 2,600 feet south of the project site.

**Table I.F.1: Roadway Inventory**

Roadway Segment	Existing Right-of-Way*	No. Lanes	Conforms To Width Standards**	Continuous ROW*	Curb/Gutter****	Capacity***	Paving****	Posted Speed Limit****
La Cholla Boulevard	150-195 feet	6	Yes	Yes	Yes	49,300	Yes	45
Magee Road	150-170 feet	4	Yes	No	Yes	32,900	Yes	45
Ina Road	150 feet	4	No (200ft for high volume arterial)	Yes	Yes	32,900	Yes	45
Shannon Road	125-150 feet	4	Yes	Yes	Yes	32,900	Yes	35
McCarty Road	60 feet	2	Yes	Yes	No	15,600	Yes	25
Old Magee Road	145-150 feet	2	Yes	Yes	No	15,600	Yes	45

Source: \*Pima County Mapguide (2016), \*\*Pima County Major Streets and Scenic Routes Plan (2011), \*\*\*Florida Department of Transportation (2007), \*\*\*\*Google Earth (2014)

#### La Cholla Boulevard

La Cholla Boulevard is shown on Pima County Mapguide to have an existing right-of-way width between 150 and 190 feet and has a posted speed limit of 45 mph. To the south of the intersection of La Cholla Boulevard and Magee Road, the Pima County MSSRP identifies the road as a high volume arterial road. To the north of the intersection, it identifies



the road as a medium volume arterial. The MSSRP identifies La Cholla Boulevard as a bike route with striped shoulder.

**Magee Road**

Magee Road is shown on Pima County Mapguide to have an existing right-of-way width of 150-170 feet and a posted speed limit of 45 mph. The Pima County MSSRP identifies Magee Road as a medium volume arterial. The road is also listed as a bike route with striped shoulder by the Pima County Bicycle and Pedestrian Program, and as a major scenic route by the MSSRP.

**Ina Road**

Ina Road is shown on Pima County Mapguide to have an existing right-of way width of 150 feet, and a posted speed limit of 45 mph. The Pima County MSSRP identifies Ina Road as a high-volume arterial. It is also listed by the Bicycle and Pedestrian Program as a bike route with striped shoulder, and by the Pima County MSSRP as a major scenic route.

**Shannon Road**

Shannon Road is shown on Pima County Mapguide with an existing right-of way width of 90-150 feet, and a posted speed limit of 35 mph. It is also listed by the Bicycle and Pedestrian Program as a bike route with striped shoulder. Shannon Road is identified by the MSSRP as a low volume arterial.

**Old Magee Road**

Old Magee Road is shown on Pima County Mapguide to have an existing right-of way width of 145-150 feet, and a posted speed limit of 45 mph. It is listed by the Bicycle and Pedestrian Program as a bike route with striped shoulder. Old Magee Road is not identified by the MSSRP as a major street or scenic route.

**McCarty Road**

Mc Carty Road is shown on Pima County Mapguide to have an existing right-of way width of 60 feet, and a posted speed limit of 25 mph. It is listed by the Bicycle and Pedestrian Program as a residential street. McCarty Road is not identified by the MSSRP as a major street or scenic route.



b. **Present Average Daily Trips (ADT) for Existing Streets**

*Table I.F.1.b Average Daily Trips* identifies traffic counts generated by Traffic Engineering of the Pima County Department of Transportation (PCDOT) and Pima Association of Governments (PAG) Roadway Segment Traffic Counts for roadways within one-mile of the project site.

**Table I.F.1.b: Average Daily Trips**

Road	Average Daily Trips (Year Taken)
La Cholla Boulevard (Ina Road to Magee Road)	21,903 (2013)
La Cholla Boulevard (Magee Road to Overton Road)	18,107 (2013)
La Cholla Boulevard (Orange Grove Road to Ina Road)	24,377 (2014)*
Magee Road (Shannon Road to La Cholla Boulevard)	11,631 (2011)
Magee Road (La Cholla Boulevard to La Canada Drive)	17,526 (2016)
Magee Road (Shannon Road to La Cholla Boulevard)	16,723 (2016)

Source: Pima Association of Governments Traffic Count Records, 2016, \*Pima County Department of Transportation, 2016

c. **Existing Bicycle and Pedestrian Ways**

According to Pima County GIS and the Pima County Regional Bike Map, there are existing bicycle routes with striped shoulders on Magee Road, La Cholla Boulevard, Old Magee Road and Ina Road. The map also indicates that the Christina Taylor Green Parkway is a shared-use path that is located along Canada del Oro Wash. It can be accessed by traveling west along Magee Road or north along La Cholla Boulevard.

d. **Scheduled Roadway Improvements**

According to the PCDOT, there are no current or future major roadway construction projects in the area. However, a major construction project, La Cholla Boulevard from Magee Road north to Overton Road was completed in 2014.

**2. Distances from the Site to Existing Roadways**

*Exhibit I.F.2: Distance to Existing Driveways* has been provided to give more detailed information on existing right-of-ways adjacent to the site and the distance from the site to the nearest existing curb cut.

**3. Bus Routes**

According to the Regional Transportation Authority, and Pima Map Guide there are 4 Sun Tran Bus Stops located within one-mile of the project site. Sun Tran Bus Route #61 is located approximately half a mile from the project site location. Bus stops are located along La Cholla Boulevard and Magee Road, south of the site.

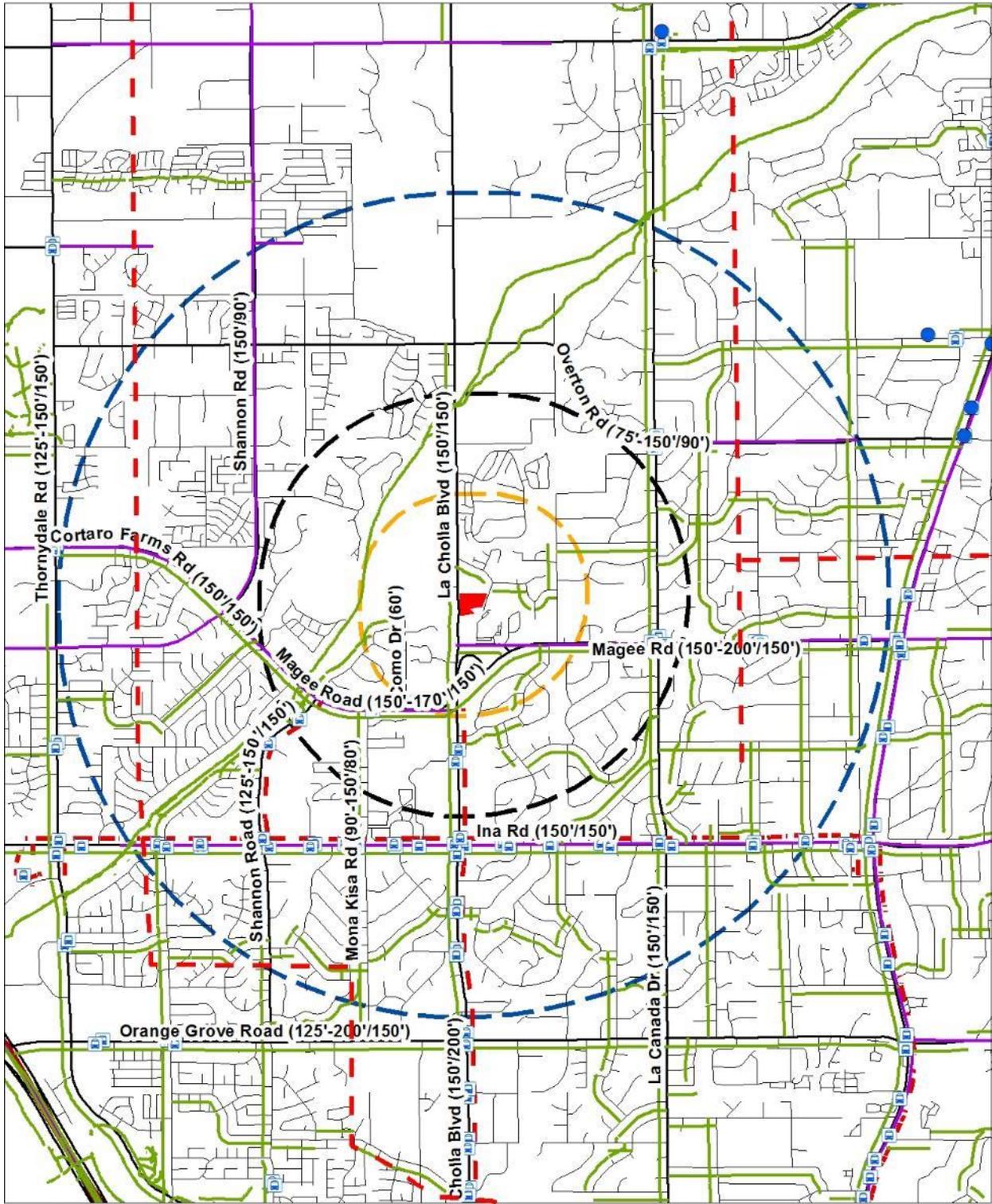


(See *Exhibit I.F.1: Traffic*). Sun Tran Route #102X and 203X also run within one-mile of the site with bus stops located on La Canada Drive to the east.

The traffic map addresses the right-of-way requirements as outlined for the Transportation section in the Pima County Site Analysis Requirements, March 2016 for major roads within a one-mile radius of the project (See *Exhibit I.F.1.*). It also addresses those roads which are adjacent to the site. Existing right-of-way information was obtained from Pima County MapGuide. Future right-of-way information was obtained from the Pima County MSSRP.



Exhibit I.F.1: Traffic

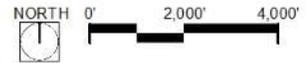


LEGEND

- |   |                 |   |                |
|---|-----------------|---|----------------|
|  | Site Boundary   |  | Scenic Routes  |
|  | Two Mile Radius |  | Bicycle Routes |
|  | One Mile Radius |  | Bus Routes     |
|  | 1/2 Mile Radius |  | Bus Stops      |

Pima County:

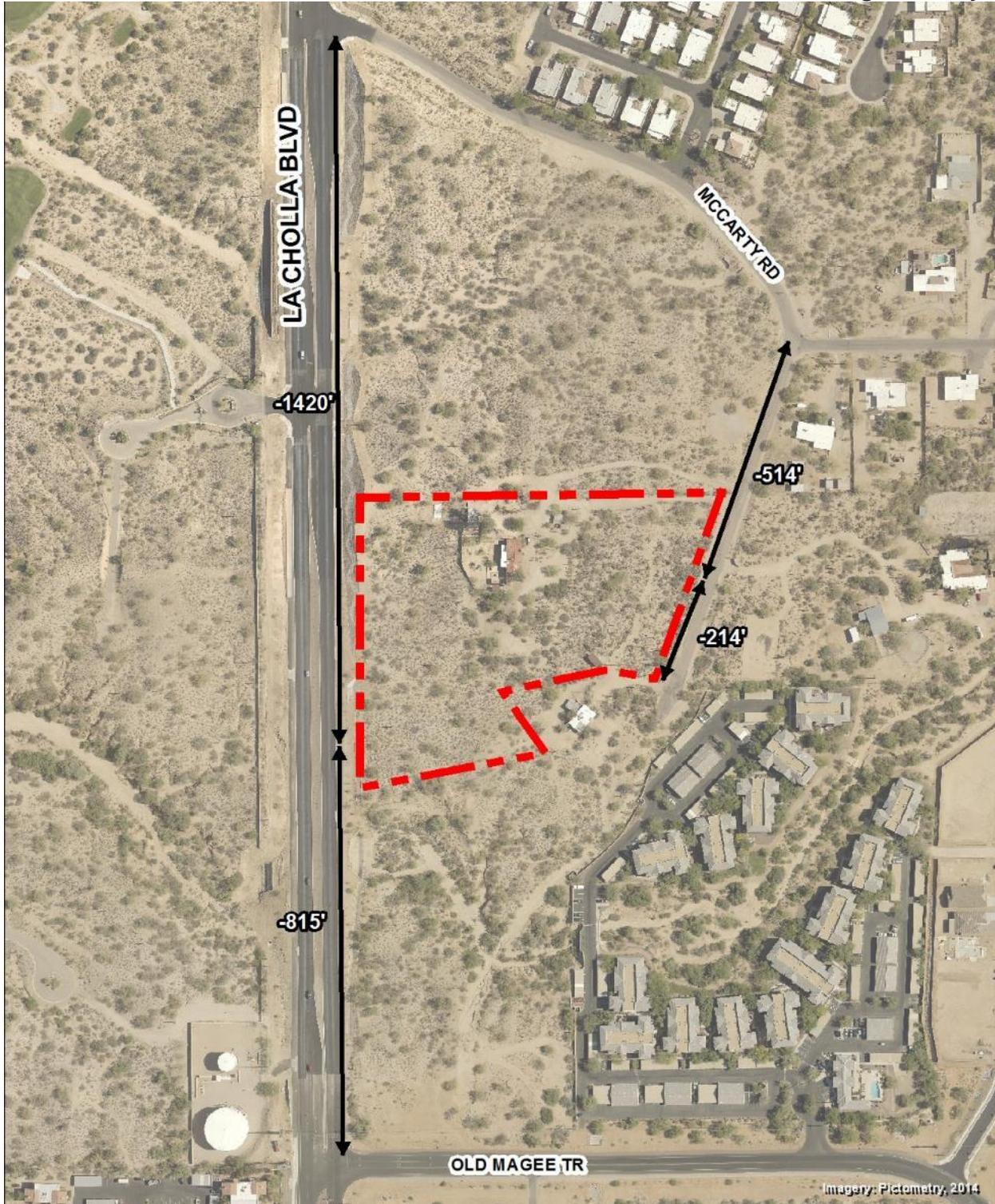
Street Label Key:  
"Street Name" (Existing ROW/Planned ROW)



FILE NAME: traffic\_6x8.mxd  
SOURCE: Pima County GIS, 2016



Exhibit I.F.2: Distance to Existing Driveways



LEGEND

 Site Boundary



FILE NAME: driveways\_6x8.mxd  
SOURCE: Pima County GIS, 2016



## **G. Sewers**

### **1. Capacity Response Letter from Pima County Regional Wastewater Reclamation Department**

The Pima County Regional Wastewater Reclamation Department (RWRD) was consulted to determine sewerage capacity for the project. The site is tributary to the Tres Rios Water Reclamation Facility via the Canada Del Oro Interceptor. Capacity is currently available for this project in the public sewer G-2009-082 downstream from manhole 3127-03. (See *Exhibit I.G.1: Wastewater Letter*). The existing sewer network, and the location of the proposed connection are displayed on *Exhibit I.G.2 Existing Sewer Network*.

### **2. Site Constraints for Extension of the Existing Sewer Network**

There are no site constraints for extension of the existing sewer network. A public sewer easement exists just north of the northern property boundary.



**Exhibit I.G.1: Wastewater Letter**

**JACKSON JENKINS**  
DIRECTOR



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

April 13, 2017

Lexy Wellott  
The Planning Center  
2 E Congress St., #600  
Tucson, Arizona 85701

**Sewerage Capacity Investigation No. 2017-76 Type I**

**RE: Kachina Homes, 52 Lots on Parcels 225210090, 225210080, 225210100  
Estimated Flow 11,232 gpd (ADWF).  
P17WC00076**

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the Cañada Del Oro Interceptor.

Capacity is currently available for a project this size in the public sewer G-2009-082, downstream from manhole 3127-03.

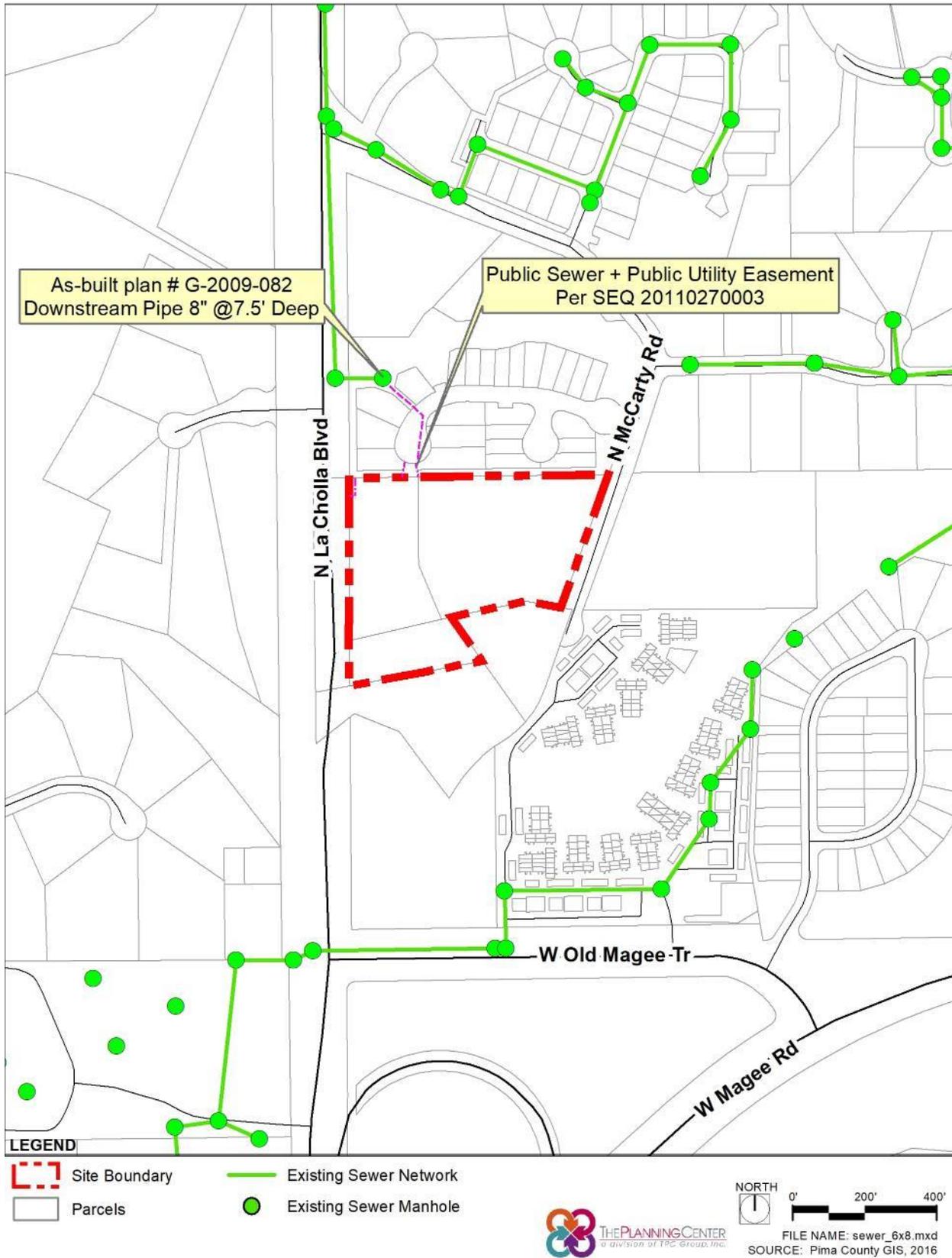
This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6642.

Reviewed by: Kurt Stemm, CEA Sr.



Exhibit I.G.2: Existing Sewer Network



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## H. Recreation and Trails

### 1. Parks, Recreation Areas, Public Trails within One Mile of the Site

According to the Pima County Parks and Recreation Map, the Northwest YMCA Park and the Canada del Oro Christina-Taylor Green Memorial River Park are located within one-mile of the project location (See *Exhibit I.H. 1: Parks, Recreation and Trails*).

River Parks are described in the Pima Regional Trail System Master Plan (PRTSMP) as green corridors with paths and trails located along the metropolitan area's major watercourses, and are designed to accommodate the widest spectrum of users, including runners, walkers, equestrians, cyclists, and more. River Parks provide many benefits, including opportunities for alternative modes of transportation and connectivity with trails, workplaces, shopping, residential areas, and more. They also provide urban wildlife habitat, shade, and help to mitigate the urban heat island effect.

### 2. Trails

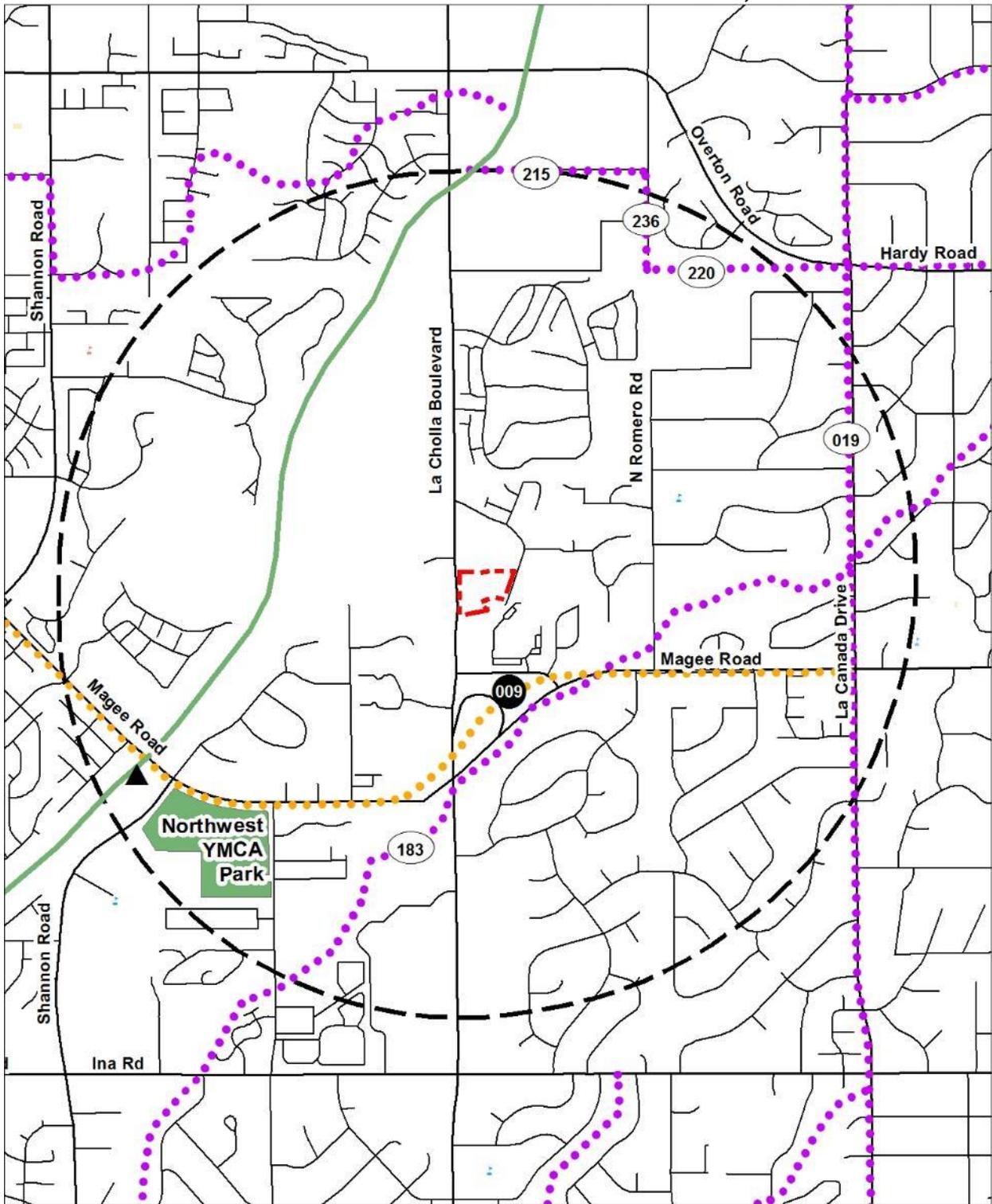
According to the PRTSMP, the Cortaro Farms Road Path is located within a one-mile vicinity of the site. The path is nearly seven miles in length, and provides hiking access from the Silverbell Road Path to the La Canada Drive Trail (See *Exhibit I.H. 1: Parks, Recreation and Trails*). Paths are described in the PRTSMP as a paved facility used by bicyclists, pedestrians, joggers, strollers, wheelchair users, and anyone wanting a smooth consistent surface.

The Carmack Wash, La Canada Drive, Hardy Road, Verch Way and Birch Way singletrack trails are located within one-mile of the project site. Singletrack Trails are described in the PRTSMP as having a recommended width of 2-3 feet, and are built with greater sensitivity to the natural environment.

The YMCA Trailhead allows parking and access for the Canada del Oro Christina-Taylor Green Memorial River Park trail located just south and west of the intersection of Magee Road and Shannon Road.



Exhibit I.H.1: Parks, Recreation and Trails



LEGEND

Pima Regional Trail System, 2012

-  Site Boundary
-  One Mile Radius
-  Canada del Oro River Park
-  Singletrack Trails and ID 200
-  Path and ID 008
-  Trailhead T006



NORTH 0' 1,000' 2,000'

FILE NAME: rec\_6x8.mxd  
SOURCE: Pima County GIS, 2016



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## I. Cultural Resources: Archaeological and Historic Sites

### 1. Arizona State Museum Letter

#### a. Cultural Resources Field Survey

A search of the archaeological site records from the Arizona State Museum (ASM) found that a portion of the westernmost edge of the proposed project area had been previously inspected for cultural resources in 2009, however the majority of the site remains uninvestigated (see *Exhibit II.I.1: Arizona State Museum Letter.*)

#### b. Previously Recorded Archaeological or Historic Resources

The 2009 survey of the westernmost edge of the proposed project area identified one archaeological site within the project area, AZ AA:12:1076 (ASM).

#### c. Probability of Buried Archaeological Resources

The probability of further buried archaeological resources located under the surface of the property is unknown.

#### d. Archaeological Survey Recommendations

An archaeological contractor be consulted before any ground-disturbance begins.

### 2. Map and Description of Archaeological or Historic Sites

The Arizona State Museum records check indicated that one cultural resource survey was performed on the westernmost edge of the property in 2009. The survey identified one site within the project area, AZ AA:12:1076 (ASM). However, most of the project area has not been surveyed for cultural resources. Therefore, a potential future cultural resources survey will determine whether there are any further cultural or historic sites on the subject property.

### 3. Field Survey Requirements or Results

The ASM defer to Pima County regarding recommendations concerning the need for meeting cultural resources requirements prior to any ground modification activities. Based on the results of the ASM site record check, the Pima County Cultural Resources and Historic Preservation Office may recommend that an on-the-ground survey be conducted by a qualified archaeologist prior to any ground modification activities.





**J. Air Quality**

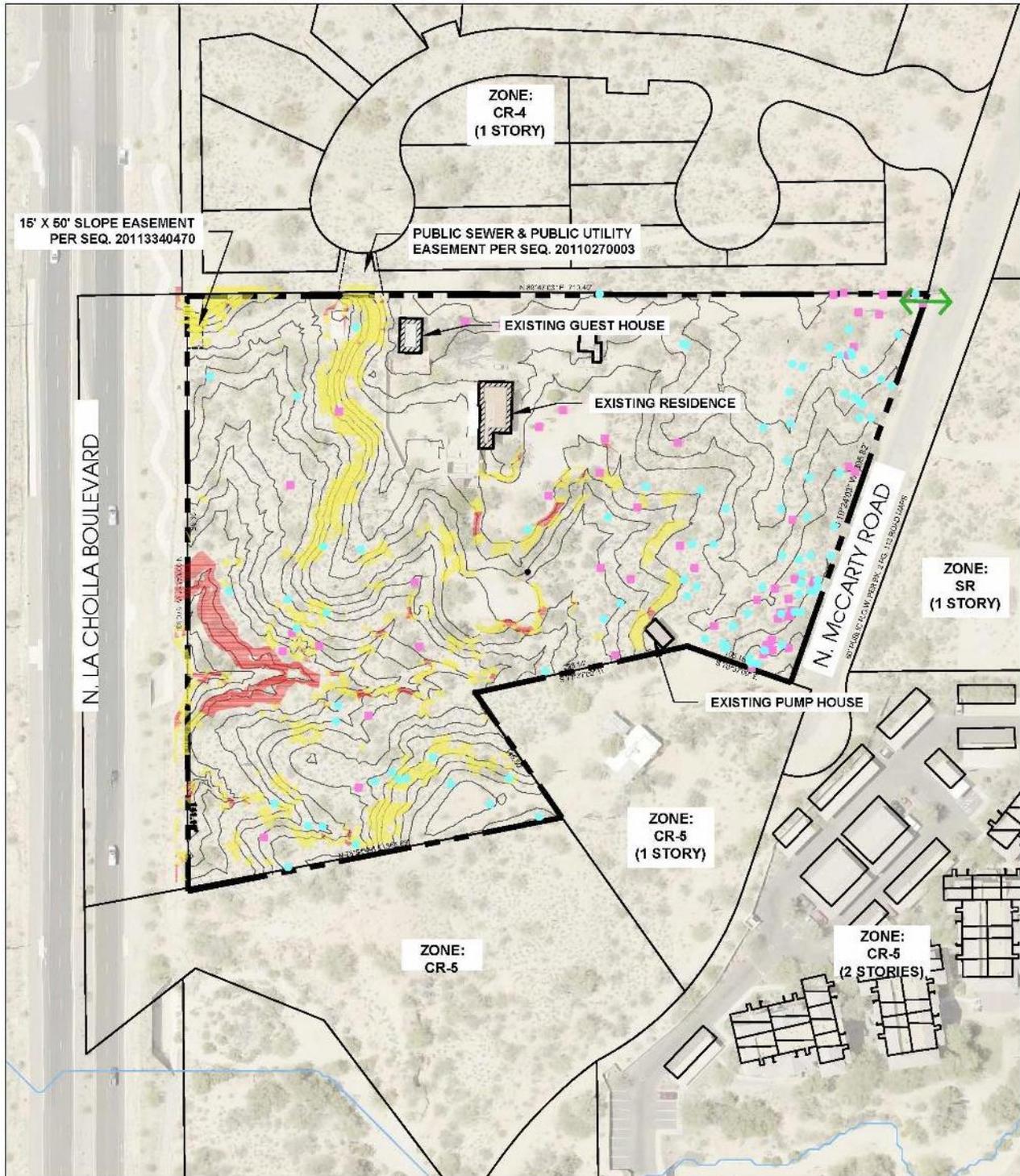
The proposed development does not include industrial type uses and therefore, this section does not apply.

**K. Composite Map**

The composite map graphically illustrates the summation of opportunities and constraints identified during the inventory and analysis process. (See *Exhibit I.K: Composite Map*).



Exhibit I.K: Composite Map



LEGEND

- SITE BOUNDARY
- 15% TO 25% SLOPES
- 25% OR GREATER SLOPES
- 1' CONTOUR LINES
- ACCESS POINT
- WASH
- SAGUARO <= 6'
- SAGUARO > 6'

