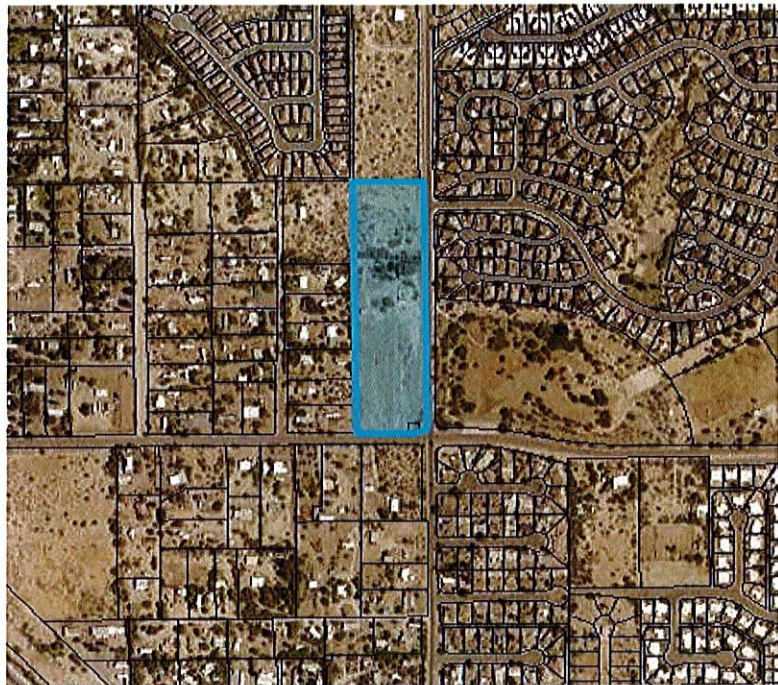

Planning & Zoning Commission Draft

P19RZ00011
Site Inventory & Land Use Proposal

**NWC Camino de Oeste @ Massingale Road
(Rezoning Application from SR & SH to CR-4)**



Property Owner:

**Higinio Avilez
7701 N. Camino de Oeste
Tucson, AZ 85741**

Pima County Case No. P19RZ00011

November, 2019

P19RZ00011
Avilez – Camino de Oeste Rezoning
Rezoning Request from SR & SH to CR-4
Pima County, Arizona

Submitted to:

Pima County Development Services Department
Planning Division
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November, 2019

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APPENDICES

Appendix A: Cultural Resources Survey by Tierra Right-of-Way Services

SECTION I:

Site Inventory

A. EXISTING LAND USES

1. Site Location and Regional Context

The subject rezoning property is located in the NE ¼ of Section 36, T12S, R12E, more particularly located at the northwest corner of Camino de Oeste and Massingale Road, approximately one (1) mile west of Thornydale Road and one (1) mile south of Cortaro Farms Road. The rezoning site consists of a single parcel (Assessors Parcel No. 221-35-0640); it is 9.73 acres in gross area.

The property adjoins an urbanizing context that is part of the Thornydale Road corridor. It is abutted by existing and/or platted residential subdivisions to the northwest, north, northeast, east and southeast. To the west and south (across Massingale Road) are unsubdivided properties, most of which contain single-family mobile home residences or site-built homes. At the extreme southeast corner of the property is an out-parcel owned by (and containing a well-site operated by) the Cortaro-Marana Irrigation District (CMID); this out-parcel is not a part of this rezoning or the future planned residential subdivision.

Camino de Oeste is a designated "Collector" on the *Pima County Major Streets & Routes Plan (MSRP)* and connects directly to Ina Road, a major MSRP thoroughfare. Massingale Road is a non-MSRP street, but Magee Road (¼ mile to the north) is classified by the MSRP as a "Low Volume Arterial".

2. Existing On-Site Land Uses

The site contained a single-family residence (mobile home), along with various out-buildings, accessory structures, and a large equestrian riding area which still remain on the site. The vast majority of the property was disturbed and cleared of native vegetation for these aforementioned uses. The owner has also recently removed the mobile home. Only a fragmented portion of the site remains ungraded, but has been cleared of desert vegetation and is now populated largely by non-native tree and shrub specimens (e.g. Eucalyptus).

3. Existing Easements or Encumbrances

There are several existing easements impacting the property. Per the site's title report, these easements are as follows and have been delineated on Exhibit I-A:

- A 25' wide irrigation waterline easement per Dkt. 12477, Pg. 5615.
- A 30' waterline easement (per. Dkt. 8385, Pg. 1178) and 10' electric easement (per Dkt. 1722, Pg. 361), the majority of both of which appear to lie within the existing public right-of-way of Camino de Oeste. A 30' public right-of-way dedication will be required at the time of future subdivision platting, at which time both of these easements will be entirely within public rights-of-way.

Only the 25' irrigation line easement lies within the developed portion of the planned residential subdivision. This distribution line will be realigned in coordination with the Cortaro-Marana Irrigation District (CMID) at the time of future subdivision platting. We have already met with CMID and they are in agreement with this realignment.

4. Comprehensive Plan Designations On-Site & Surrounding

Pima Prospects designates the subject property as MIU (Medium Intensity Urban) in accordance with recent plan amendment request approved by the Board of Supervisors under Case No. P19CA0004. The majority of the surrounding region is also designated MIU, together with areas of LIU 3.0 (Low Intensity Urban) as follows:

To the North:	MIU
To the South:	LIU 3.0
To the East:	MIU
To the West:	LIU 3.0

One (1) Rezoning Policy applies to the property, this being that it is developed only as single-family residential. No Special-Area Policies apply to the rezoning site.

5. Surrounding Land Uses

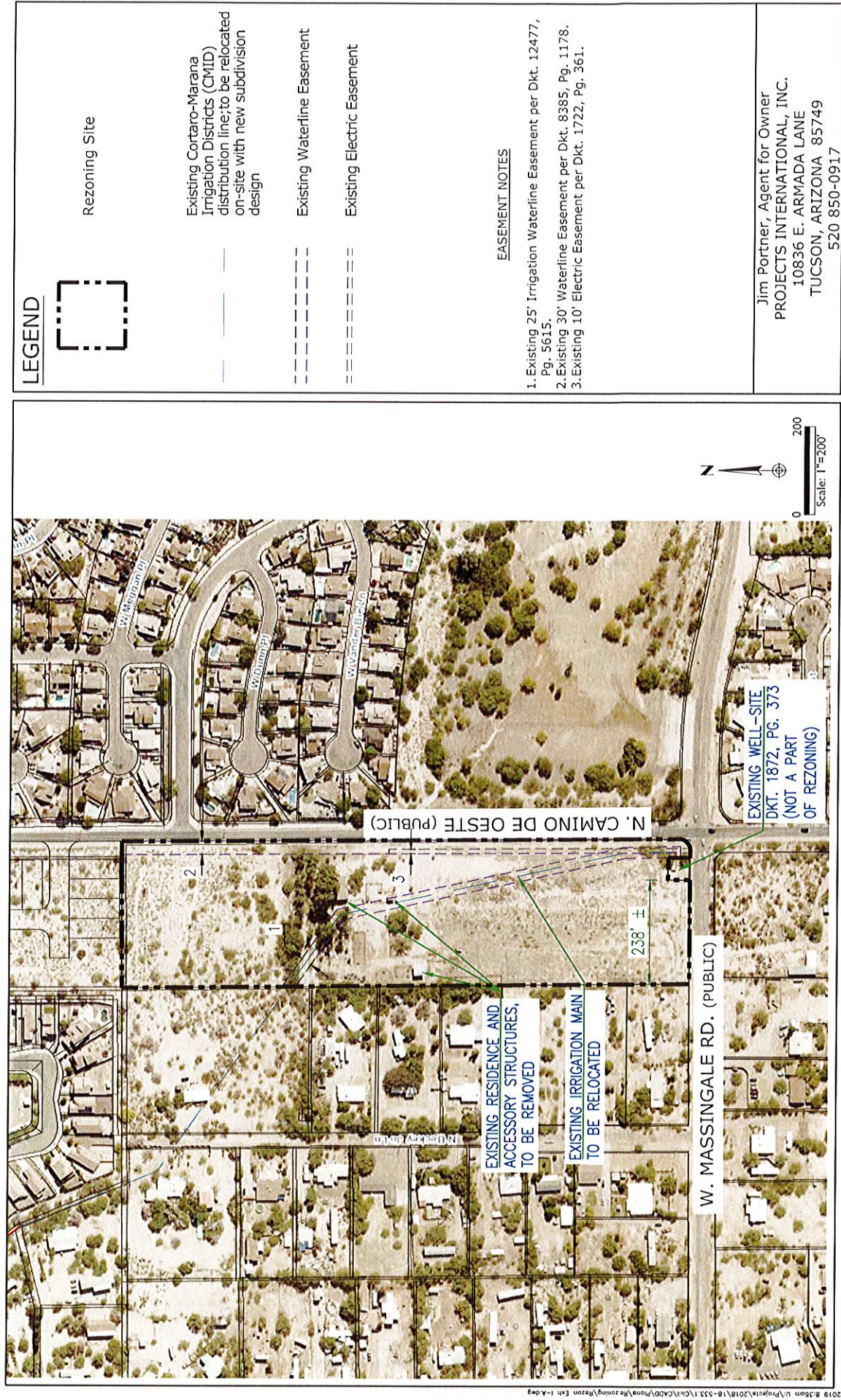
The properties surrounding the subject site are all residential, as follows:

To the North:	Developed Residential Subdivisions zoned CR-4 & CR-5; a platted (unbuilt) subdivision zone CB-1
To the South:	Unsubdivided Residential properties zoned SH
To the East:	Developed residential subdivision zoned CR-3; Pima County regional detention basin
To the West:	Unsubdivided Residential properties SH & SR

6. Pending Rezonings, Plats & Development Plans

The surrounding area is characterized mostly by recorded plats and developed residential subdivisions.

The pending projects in the vicinity are: 1) to the immediate north, a planned residential subdivision is in its final platting stages that was approved for CR-4 zoning in April, 2019 under Case No P18RZ00012; and 2) to the northeast (at the southeast corner of Magee Road and Camino de Oeste) is a planned single-family residential subdivision that was platted as "Oeste Lomas" per Bk. 62 @ Pg. 38 of Maps & Plats. To date, this project has not been constructed; no timetable for its development is known.



LEGEND



Rezoning Site

Existing Cortaro-Marana
Irrigation Districts (CMID)
distribution line; to be relocated
on-site with new subdivision
design

Existing Waterline Easement

Existing Electric Easement

EASEMENT NOTES

1. Existing 25' Irrigation Waterline Easement per Dkt. 12477, Pg. 5615.
2. Existing 30' Waterline Easement per Dkt. 8385, Pg. 1178.
3. Existing 10' Electric Easement per Dkt. 1722, Pg. 361.

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ACM VENTURES, LLC
9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE & MASSINGALE ROAD
(OWNERSHIP: HIGINIO AVILEZ)
REZONING: SR & SH TO CR-4



EXHIBIT I-A
EXISTING EASEMENTS
PAGE 3

B. TOPOGRAPHY & GRADING

1. Topographic Characteristics

The rezoning site has been significantly graded by past activity and contains a series of flat, man-made areas that gently step downward from north-to-south and have a gentle east-to-west cross-slope. There are no well-defined washes or significant topographic features. See Exhibit I-B for existing-condition topography.

a. Restricted Peaks & Ridges

There are no restricted peaks or ridges on the property.

b. Rock Outcroppings, etc.

There are no rock outcroppings, etc. on the subject property.

c. Slope of 15% or Greater

The rezoning site contains some areas that, technically, are of 15% or greater. However, these slopes are either: 1) the remaining remnants of road-cutting along Camino de Oeste; or 2) the result of man-made earthen steps/slopes previously created by the property owner. With this being the case, the property contains no slopes regulated by the Hillside Development Overlay Zone (HDZ) ordinance (Sec. 18.61).

d. Other Significant Topographic Features

There are no significant or remarkable topographic features on the property.

e. Existing Grading and/or Ground Disturbance

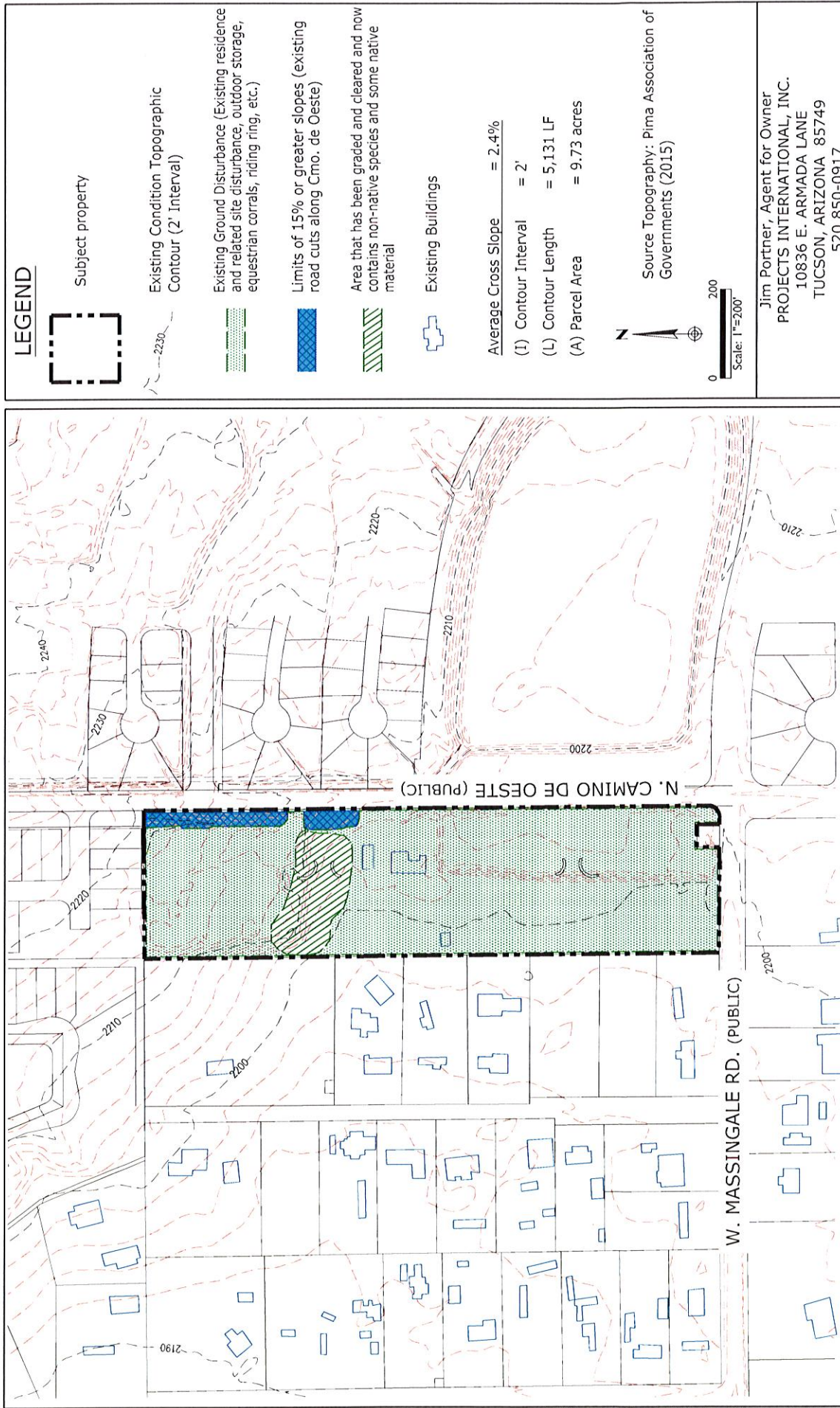
The site has been almost totally disturbed by prior grading and clearing activity by the property owner to accommodate the prior residence and attendant uses. The limits of same are illustrated on Exhibit I-B.

2. Pre-Development Average Cross-Slope

The average cross-slope calculation for the subject property, in accordance with Chapter 18.61 (Hillside Development Zone), is as follows:

$$\frac{(2' \text{ Contour Interval}) \times (5,131' \text{ Total Length of Contours}) \times (0.0023 \text{ Conversion Factor})}{(9.73 \text{ AC Total Site Area Gross Acreage)}}$$

The resultant Average Cross Slope (ACS) = 2.4%.



PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTERTAINMENT PROCESSES
 LOCAL AUTHORITY & CULTURE

ACM VENTURES, LLC
 9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE & MASSINGALE ROAD
 (OWNERSHIP: HIGINIO AVILEZ)
 REZONING: SR & SH TO CR-4

EXHIBIT I-B
 TOPOGRAPHIC CHARACTERISTICS
 PAGE 5

C. HYDROLOGY

EPS Group, Inc. has completed a detailed drainage assessment for the Avilez rezoning property at the northwest corner Camino de Oeste and Massingale Road, specifically Pima County Tax Parcel No. 221-35-0640.

1. Off-Site Watersheds & Hydrology

Exhibit I-C.1 illustrates the off-site watersheds draining into the subject property, along with their respective points of concentration, and provides a Summary Table indicating their individual drainage areas and 100-year discharges. The upstream watersheds sit within the public street rights-of-way or originate locally from the property to the immediate north. A much larger regional watershed extends far upstream and ultimately discharges into the Pima County detention basin located at the northeast corner of Camino de Oeste and Massingale Road. This larger watershed contributes to a FEMA Zone "A" floodplain which impacts the extreme southeast corner of the rezoning site.

2. On-Site Hydrology

The rezoning property contains a former residence site, together with several accessory buildings. The vast majority of the site has already been graded and cleared of natural vegetation. Refer to Exhibit I-C.2 in support of the following:

a. Flood Control Resources.

Flood control resources include topography from PAG, Pima County Regional Flood Control District website, Pima County MapGuide (GIS), City of Tucson Drainage Manual, FEMA Maps website.

Hydrologic Computation Procedures. The Pima County hydrologic computation procedure, as presented within the "PC-HYDRO User Guide" (Arroyo Engineering, March 2007), was used to compute the peak discharges. PC-Hydro, Version 7.1, was used to estimate the flows affecting this site. PC-Hydro is a web-based computer program developed per the Pima County Hydrology Procedures, which uses a Rational Method based algorithm and utilizes rainfall depth information from the intensity-duration-frequency data from NOAA Precipitation Atlas 14 of the Western United States, Volume I, Version 4, NOAA National Weather Service, Silver Spring, Maryland (G. M. Bonnin, et al., 2006). Specific watershed parameters were estimated per the Pima County Hydrology Procedures and based on local topography, recent aerial photography, and field verification.

Hydrologic soil groups (HSG) for the existing and proposed condition drainage areas were determined from the Pima County Mapguide Map, which is a GIS system that includes various digital mapping layers for Pima County, Arizona. Soils information for this report is based off of the

NRCS (Natural Resources Conservation Services) line work within Pima County Mapguide Map, effective October 1, 2016.

PC-Hydro computations, similar to the Rational Method, assume that rainfall is uniformly distributed over the entire watershed; uniform rainfall intensity occurs with a duration of at least the time of concentration, peak rate of runoff is proportional to rainfall intensity and rainfall depth averaged over the time period is equal to the time of concentration, the return period of the runoff event is the same as the return period of the precipitation event, and that channel storage is negligible. It is noted that the Pima County Hydrology Procedure as presented in PC-Hydro can be used for watersheds up to 10 square miles with further notation that it tends to be valid for watersheds with homogenous areas up to 1 square mile. (Arroyo Engineering, March 2007)

b. Concentration Points & 100-year Discharges

The existing on-site site watersheds were divided into three (3) areas, annotated as EON-1, EON-2, and EON-3 on Exhibit I-C.2, with their respective areas and discharge rates shown in Table 1 below.

Table 1: Existing Conditions Onsite 100-year Hydrology Results							
Drainage Area ID	Watershed Area (acres)	Conc. Point	Cw	Tc (min)	i (in/hr)	q (in/hr)	Q (CFS)
EON-1	5.53	*	0.47	5.0	9.96	4.66	26.0
EON-2	1.16	CPX-2	0.46	5.0	9.96	4.61	5.4
EON-3	3.02	CPX-3	0.46	5.0	9.96	4.61	14.0
EON-1 plus OFF-2	6.88	CPX-1	0.54	5.6	9.43	5.1	35.3

* Figures shown above in green shading reflect onsite drainage contribution only

Concentration points CPX-2 and CPX-3 represent the point discharges where the onsite watersheds EON-2 and EON-3 exit the site to the west. CPX-1 represents the point discharge where the onsite watershed exits the site to the west and includes both the offsite (OFF-2) and onsite (EON-1) drainage areas for a total area of 6.88 acres.

c. FEMA-Designated Floodplains.

The project area is covered in the FEMA FIRM Panel 1655, Map Number 04019C1655L, with a revision date of June 16, 2011. As shown on the map, the majority of the project site lies within Zone "X". Zone "X" classifies an area of "0.2% annual chance of flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1%

annual chance of flood", per the FIRM Panel. The extreme southeast corner of the property, along with a small portion of the southern boundary, lies within FEMA Zone "A". Per the FIRM Panel, Zone "A" designates, *"Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply"*.

d. Regulatory Floodplain Delineations.

The FEMA Zone "A" floodplain delineations are provided on Exhibits I-C.1 & I-C.2. No other regulatory floodplains affect this site; all flows are less than 100 cfs.

e. Determination of Regulatory Sheet Flood Areas.

The FEMA Zone "A" floodplain delineations are provided on Exhibits I-C.1 & I-C.2

f. Lakes, Ponds, Wetlands, etc.

There are no lakes, ponds, wetlands, springs, or other sources of perennial surface water on this site.

g. Erosion Hazard Setbacks (EHS)

The Massingale Wash (which flows westward within Massingale Road) affects the southern edge of the project and is rated with approximately 5,000 to 10,000 CFS. Per Floodplain Management Ordinance Chapter 16.28.020, this wash requires a 100' erosion hazard setback (EHS). The established EHS shall be required where approved bank protection is not provided. Where approved bank protection is provided, the EHS can be moved to the top of the bank protection.

h. Pima County Regulated Habitat

There are no Pima County Regulated Riparian Habitat areas within the project site.

i. Flow Arrows for Non-regulatory Flows

Directional surface-flow arrows are provided on Exhibit I-C.2.

j. Existing Drainage Easements.

There are no established or recorded drainage easements on this site.

k. Existing Drainage Infrastructure.

There is no existing drainage infrastructure on or adjacent to the site.

3. Hydrology

The subject property contains a former residence site and related accessory buildings. The remainder of the site has been almost totally disturbed by past grading activity. The existing site drainage is nominal, with the exception of the aforementioned FEMA Zone "A" sheetflow that impacts the extreme southeast corner of the rezoning site. Refer to Exhibit I-C.2 for the following:

a. Features of the Watersheds That May be Affected.

The subject property parcel is currently composed of primarily undeveloped land with the exception of a former single-family residence site and associated out-buildings. Vegetation across the site is composed of sparse desert grass and some small cacti with an overall cover density of less than 25%. Soils across the site are comprised of two soil types: 1) Anthony gravelly sandy loam complex soils with 1 – 3 percent slopes, which is classified as hydrologic soil group (HSG) A; and 2) Gila loam with 0 – 1 percent slopes, which is classified as hydrologic soil group (HSG) B. The existing site drainage areas are divided into three (3) watersheds. Each watershed discharges along the west boundary, onto existing unsubdivided properties with mobile-home residences.

Storm runoff enters the site from the north (north property line) and east (Camino De Oeste R/W) property line and exits the site to the west. Offsite drainage runoff is generated from the existing Camino De Oeste Road. Per the Pima County Regional Flood Control District (PCRFC) Critical Basins within Unincorporated Pima County Map with an effective date of 3/15/2007, the subject property is within the Tortolita Basin critical basin.

As a requirement of the current PCRFC Design Standards for Stormwater Detention and Retention, new developments must demonstrate appropriate measures to reduce post-development runoff rates by a minimum of 10% from the pre-developed peak discharge rates at the project boundary for the 2-, 10-, and 100-year storm runoff events. Multiple retention/detention basins are proposed for this subdivision as a method of reducing post-development peak discharge rates to the required 10% reduction rates per the Pima County design standards. The retention/detention basins will be equipped with storage volume and outlet structures consisting of appropriate weir/pipe outlet configurations to obtain the appropriate site outfall discharge rates, together with rock rip-rap aprons at the outlets to distribute the flow, reduce its velocity, and mitigate downstream erosion.

b. Acreages and 100-year Peak Discharges of Upstream Watersheds.

The boundary of the offsite watersheds contributing rainfall runoff to the project site are shown on Exhibit I-C.1. Offsite watersheds affecting this site extend to the northeast and are composed of primarily roadway R/W and discharge and from the adjacent parcel north of the property.

Drainage Area OFF-1: This area is the discharge from the property located to the immediate north. The runoff enters the site at the northwest corner and immediately discharges to the west. This discharge comes from a proposed detention basin at the southwest corner of the residential subdivision to be constructed on this property (the subdivision has been delineated on Exhibit I-C.1). The watershed area is approximately 8.08 acres, with soils comprised of composed Anthony gravelly sandy loam complex soils with 1 - 3 percent slopes, and rough broken land-Palos Verdes complex soils with 0-60 percent slopes. The soils are a combination of HSG A and HSG C soils respectfully.

Drainage Area OFF-2: Offsite drainage is conveyed along the west right-of-way of Camino de Oeste. A portion of this roadway lying north of the property conveys its flow south along the west right-of-way line. Once adjacent to the property, the flow continues south within the right-of-way, along an existing berm. It enters the property where the berm ends on the east property line. The watershed area is approximately 0.96 acres in size, with soils composed of Anthony gravelly sandy loam complex soils with 1 - 3 percent slopes. All soils within this watershed are classified as HSG A soils.

Refer to Table 2 below for the upstream/offsite drainage hydrology:

Table 2: Offsite 100-year Hydrology Results							
Drainage Area ID	Watershed Area (acres)	Conc. Point	Cw	Tc (min)	i (in/hr)	q (in/hr)	Q (CFS)
OFF-1	8.08	CP01	0.47	5.0	9.96	4.67	32.3
OFF-2	0.27	CP02	0.86	5.0	9.96	8.51	6.7

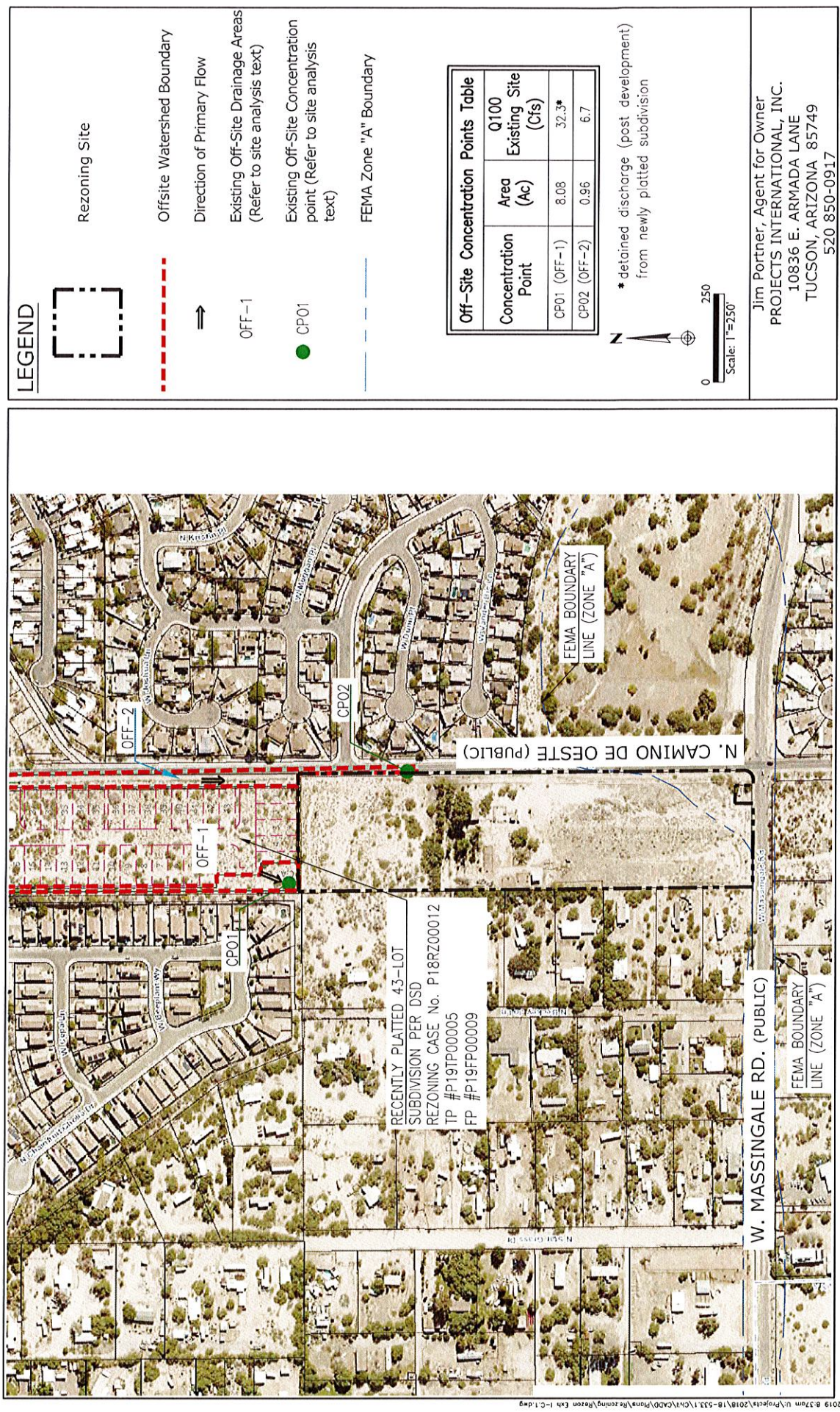
c. Methodology Used to Determine EHS's.

The Massingale Wash affects the south edge of the project and is rated with approximately 5,000 to 10,000 CFS. Per Floodplain Management Ordinance Chapter 16.28.020, this wash holds a requirement of a 100' erosion hazard setback (EHS). The established EHS shall be required where approved bank protection is not provided. Where approved bank protection is provided, the EHS can be repositioned to the top of the bank protection.

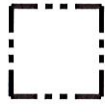
d. Methodology Used to Determine 100-year Floodplains.

Regulatory 100-year floodplains were taken from the aforementioned FEMA map panels. The FEMA Zone "A" floodplain delineation is provided on Exhibits I-C.1 and I-C.2.

Exhibits to Follow



LEGEND



Rezoning Site



Offsite Watershed Boundary



Direction of Primary Flow

OFF-1

Existing Off-Site Drainage Areas
(Refer to site analysis text)



Existing Off-Site Concentration
point (Refer to site analysis
text)



FEMA Zone "A" Boundary

Off-Site Concentration Points Table		
Concentration Point	Area (Ac)	Q100 Existing Site (Cfs)
CP01 (OFF-1)	8.08	32.3*
CP02 (OFF-2)	0.96	6.7

* detained discharge (post development)
from newly platted subdivision

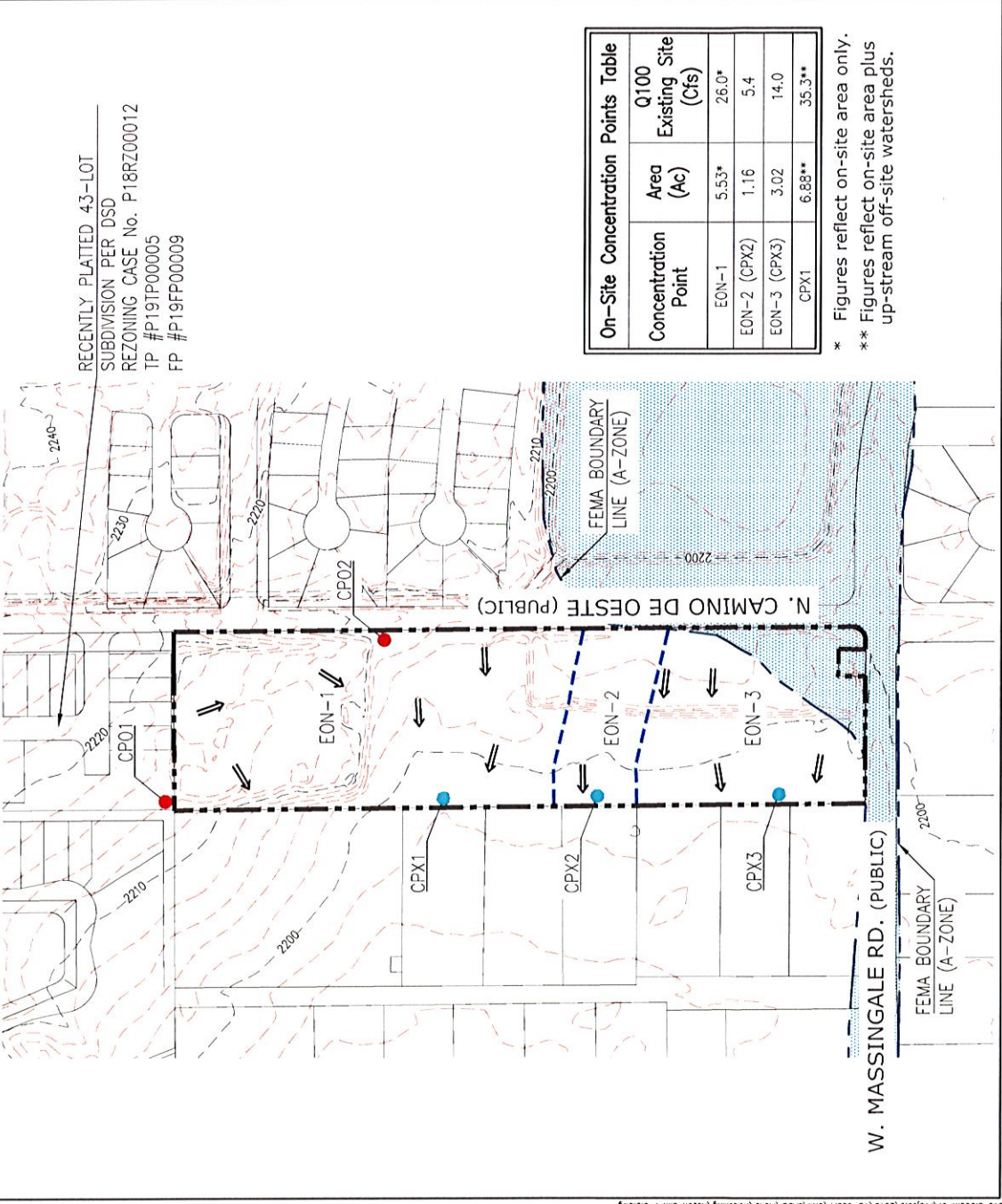
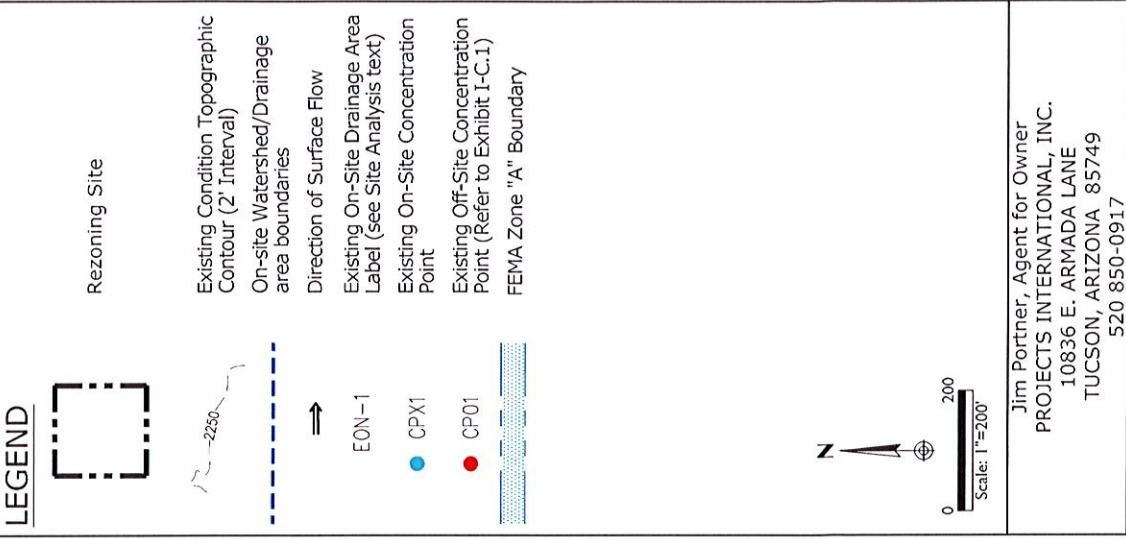


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ACM VENTURES, LLC
9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE & MASSINGALE ROAD
(OWNERSHIP: HIGINIO AVILEZ)
REZONING: SR & SH TO CR-4



EXHIBIT I-C.1
OFFSITE HYDROLOGY
PAGE 12



On-Site Concentration Points Table		
Concentration Point	Area (Ac)	Q100 Existing Site (Cfs)
EON-1	5.53*	26.0*
EON-2 (CPX2)	1.16	5.4
EON-3 (CPX3)	3.02	14.0
CPX1	6.88**	35.3**

* Figures reflect on-site area only.
 ** Figures reflect on-site area plus up-stream off-site watersheds.

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EXHIBIT I-C.2
 ONSITE HYDROLOGY
 PAGE 13

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 (OWNERSHIP: ROBERT LEE BOYKIN ESTATE)
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D. BIOLOGICAL RESOURCES

1. Conservation Lands System

The entire site falls **outside of** the Maeveen Marie Behan Conservation Lands System (MMBCLS).

2. Priority Conservation Areas

There are no Critical Landscape Linkages on or near this property.

a. Pima Pineapple Cactus

No portion of the site is designated as Priority Conservation Area (PCA) for the Pima Pineapple Cactus. The site was field surveyed for this species and none were found.

b. Needle-Spined Pineapple Cactus

No portion of the site is designated as Priority Conservation Area (PCA) for the Needle-spined Pineapple Cactus. The site was field surveyed for this species and none were found.

c. Cactus Ferruginous Pygmy Owl and Burrowing Owl

The entire site is designated as part of Priority Conservation Area (PCA-1) for the Cactus Ferruginous Pygmy Owl.

No portion of the site is designated as Priority Conservation Area (PCA) for the Western Burrowing Owl.

3. Saguaro and Ironwoods Inventory

As mentioned previously, the site has been almost totally disturbed, previously graded, and cleared of native vegetation by the owner over the past several decades.

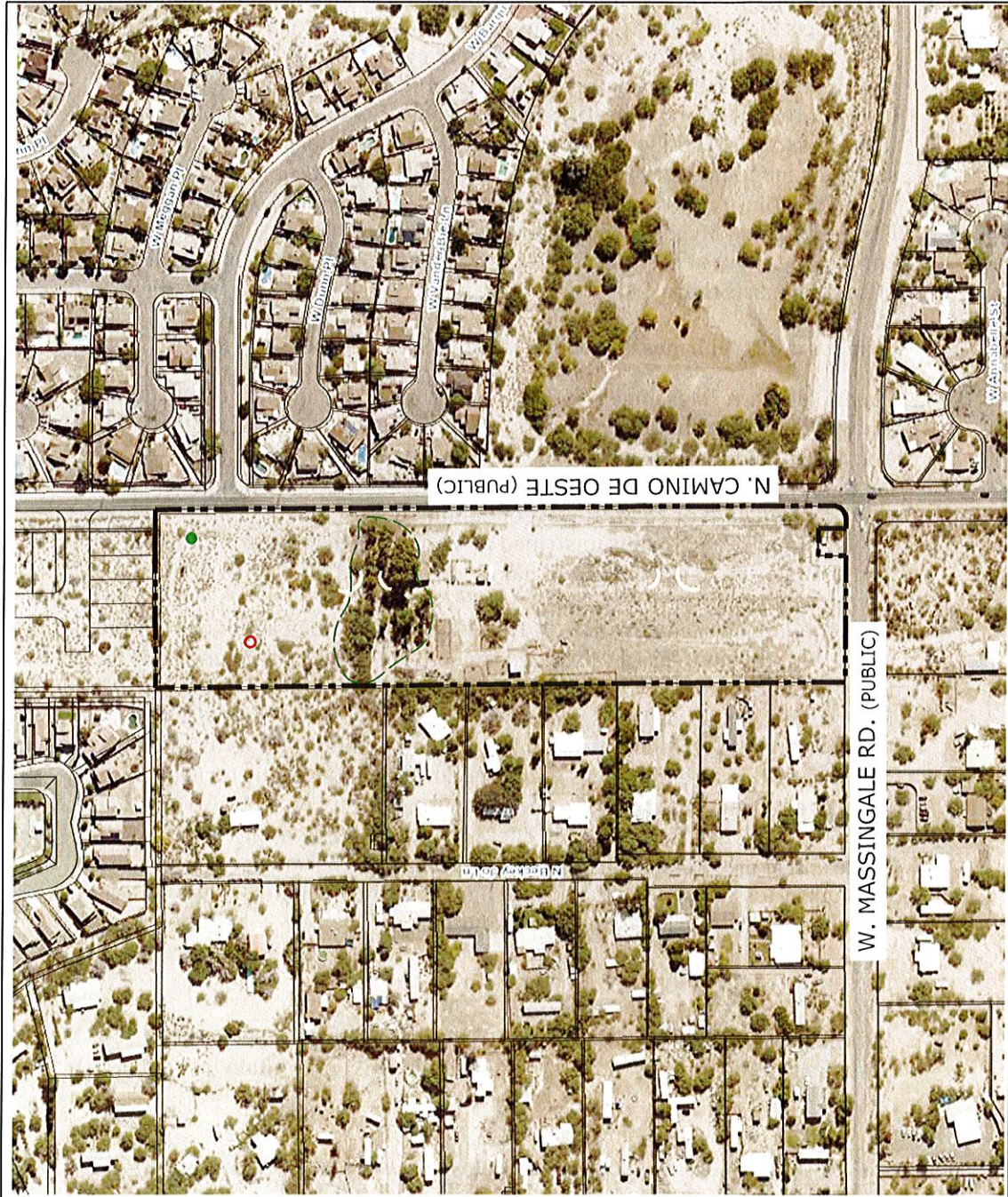
Nonetheless, the site has been field-surveyed for Saguaro Cactus (*Carnegiea gigantea*). A total of two (2) saguaros were found, one of which is six feet or less in height ($\leq 6'$) and one (1) which is greater than six feet ($>6'$) in height.

The site was also field surveyed for Ironwood trees. No (0) specimens were found.

These field findings have been illustrated on Exhibit I-D.

4. Habitat Protection/Community Open Space

The property lies outside of the Conservation Lands System (CLS) and is not designated for habitat protection or open space acquisition by Pima County.



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(OWNERSHIP: HIGINTO AVILEZ)
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EXHIBIT I-D
PLANT INVENTORY
PAGE 15

E. TRANSPORTATION

The subject property is located at the northwest corner of Camino de Oeste @ Massingale Road. The latter is not designated as a *Pima County Major Streets & Routes Plan (MSRP)* street. Camino de Oeste, however, is classified as a "Collector" on the *MSRP* per its August 17, 2015 update, and connects directly to Ina Road, a major *MSRP* thoroughfare. Please refer to Exhibit I-F.1.

1. Existing & Proposed Off-Site Streets

a. Existing Rights-of-Way

The existing right-of-way in place for Camino de Oeste along the project frontage is forty-five feet (45'). This dimension is thirty-five feet (35') deficient from the *MSRP* mandated width of eighty feet (80'). A 35' right-of-way dedication will be required from the subject property at the time of future subdivision platting. The existing right-of-way width for Massingale Road is sixty feet (60') west of Camino de Oeste and ninety feet (90') east of same. As mentioned above, it is not an *MSRP* street and so no ultimate right-of-way width is prescribed. The existing right-of-way width for both Pima Farms Road and Magee Road is nominally ninety feet (90'), although this width widens out at their intersection with Camino de Oeste due to the offset that exists there.

b. Number of Travel Lanes, Capacity & Posted Speed Limits

Camino de Oeste, Massingale Road, Pima Farms Road, and Magee Road are all two-lane, paved public roadways. Their pavements are generally in average condition, with some deterioration. Camino de Oeste is striped and has a posted speed limit of 35 MPH. Massingale Road is unstriped and has a posted speed limit of 25 MPH west of Camino de Oeste and 35 MPH east of same. Pima Farms Road is unstriped and has a posted speed limit of 25 MPH. Magee Road is striped and has a posted speed limit of 35 MPH.

Class II two-lane roadways (35 MPH or less, with state designation) within urbanized areas possess a calculated capacity of 7,300 daily trips (ADT) for Level of Service (LOS) "C" and 14,800 ADT for LOS "D", based upon the 2013 Florida Department of Transportation *Quality/Level of Service (QLOS) Handbook*, which is generally accepted by Pima County DOT as an industry standard. Non-state roadways without dedicated left & right-turn lanes have a deduction factor of 30%, resulting in a capacity of 5,110 ADT for LOS "C" and 10,360 ADT for LOS "D". These adjusted ranges apply to Camino de Oeste and Magee Road. Massingale Road and Pima Farms have the potential for slightly lesser capacity than these figures in their segments with a lower speed limit (25 MPH) and unstriped conditions.

c. Present Average Daily Trips (ADT)

Per the Preliminary Development Plan (PDP) presented in Section II of this Site Analysis, the proposed residential subdivision will contain forty-six (46)

single-family residential lots. This will yield a total trip generation of approximately four hundred sixty (460) additional vehicle trips onto the surrounding street network. As such, Table 3 below provides the existing ADT volumes for those major streets within one (1) mile of the property (per PCDOT Historical Traffic Volume Data).

TABLE 3: ADT VOLUMES FOR NEARBY MAJOR STREETS WITHIN ONE (1) MILE Data Shown is Per PCDOT Historical Traffic Volume Data Table (unless otherwise noted); year of volume counts is provided in green	
Street Name	Average Daily Trip (ADT) Volume
Pima Farms Road	No data available from PCDOT Historical Traffic Volume Data or from PCDOT GIS Traffic Volume Map
Camino de Oeste	3,264 (Ina Road to Magee/Pima Farms Road), 2016 ; no data available from Pima Farms Road to Cortaro Farms Road (i.e. neither from PCDOT Historical Volume Data or from the GIS Traffic Volume Map)
Magee Road	5,488 (Camino de Oeste to Thornydale Rd), 2011
Thornydale Road	28,311 (Massingale Road to Magee Road), 2014 20,944 (Magee Road to Cortaro Farms Road), 2016
Oldfather Drive	6,117 (Ina Road to Magee Road), 2011 5,783 (Magee Road to Cortaro Farms Road), 2011
Massingale Road	1,273 (west of Camino de Oeste) 813 (east of Camino de Oeste) Above data per PCDOT GIS Traffic Counts Map
Ina Road	No data available for the segment immediately east and west of Camino de Oeste

d. Existing Bicycle & Pedestrian Ways

There are no existing pedestrian or bicycle ways in place on Massingale Road, Camino de Oeste, nor Magee/Pima Farms Road.

e. Public Roadway Improvements Underway or Planned

PCDOT road improvement projects recently completed in the area include: 1) the widening of Cortaro Farms Road (west of Thornydale Road) to a full four-lane divided arterial with sidewalks and bike lanes; and 2) the repaving of Thornydale Road, north of Cortaro Farms Road to Camino del Norte, and the addition of bike/multi-use lanes to this roadway prism.

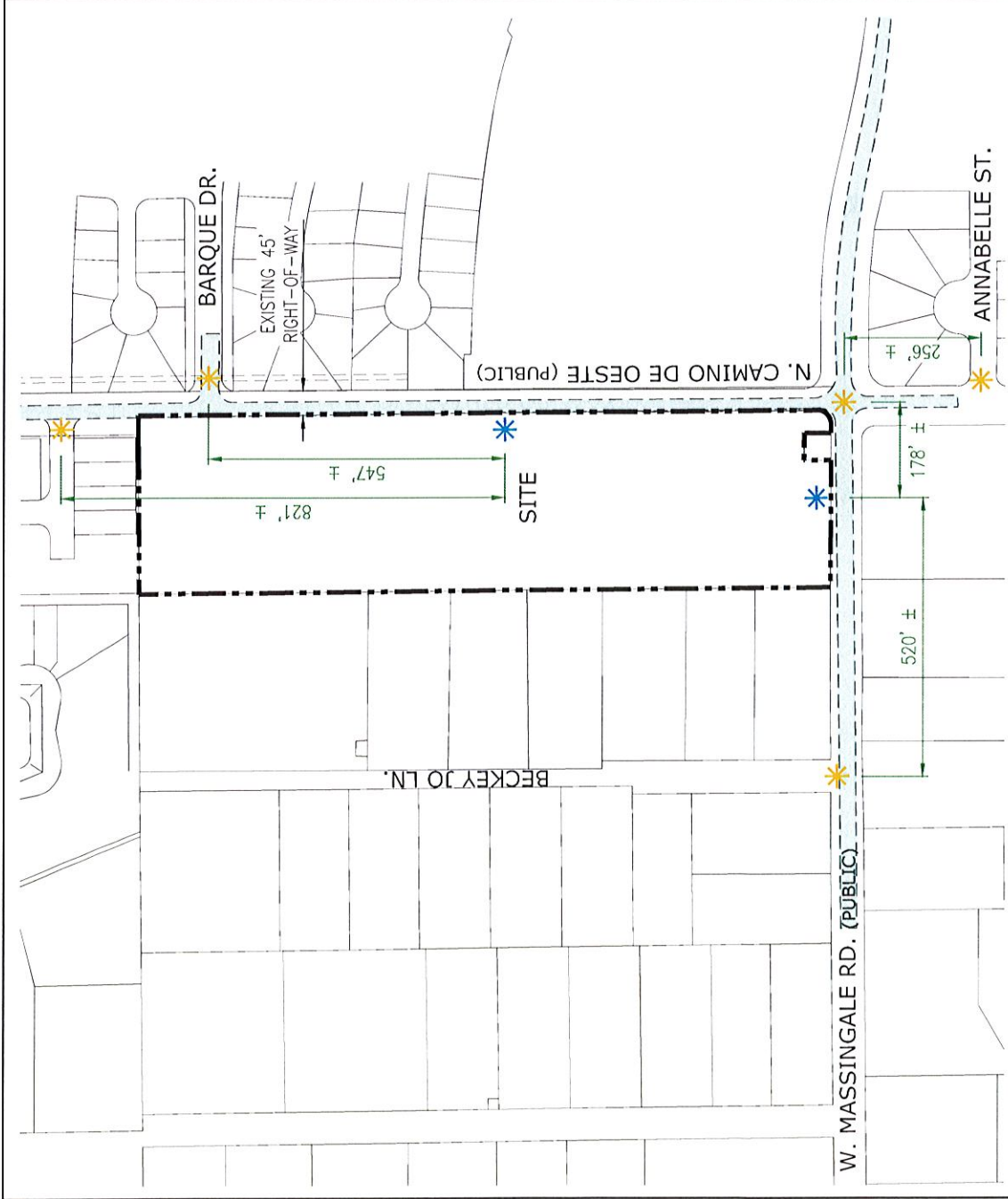
2. Distances from Site to Existing Nearby Driveways & Intersections

Nearby private driveways and public street intersections in the vicinity of the subject property have been illustrated on Exhibit I-E.1 (Adjacent Driveways & Street Intersections).

3. Existing & Planned Transit Routes

Sun Tran has no regular bus routes serving the project site and surrounding vicinity. There are three *Sun Shuttle* routes serving the general area, these being No. 411 (Cortaro/Silverbell), No. 412 (Thornydale/River) and No. 16 (Oracle/Ina). Express Route Nos. 102X, 103X and 203X also have stops on Ina Road. Please refer to Exhibit I-E.2: Public Transit.

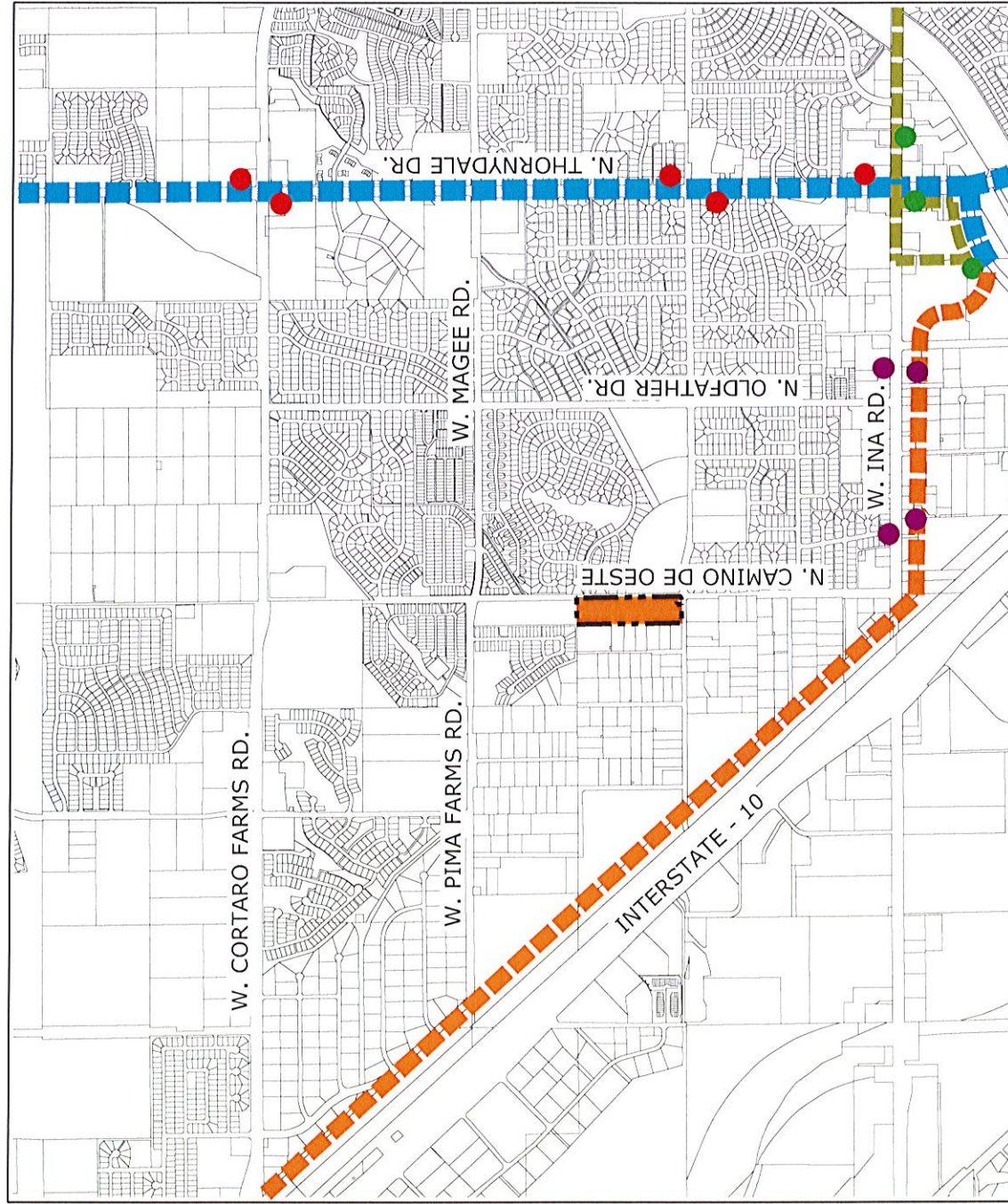
Exhibits to Follow



ACM VENTURES, LLC
9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE & MASSINGALE ROAD
(OWNERSHIP: HIGINIO AVILEZ)
REZONING: SR & SH TO CR-4

EXHIBIT I-E.1
ADJACENT DRIVEWAYS &
STREET INTERSECTIONS
PAGE 19

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Nov 05, 2019 8:40am U:\Projects\2018\18-533\1\CH\CA00\Plans\Rezon\Rezon Exh-1-E.2.dwg




PROJECTS INTERNATIONAL, Inc.
 STRATEGIC GUIDANCE
 ENTITLEMENT PROCESSES
 LOCAL ADVISORY COMMITTEES



ACM VENTURES, LLC
9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE & MASSINGALE ROAD
(OWNERSHIP: HIGINIO AVILEZ)
REZONING: SR & SH TO CR-4




EXHIBIT I-E.2
PUBLIC TRANSIT
PAGE 20


LEGEND





Resoning Site

SunTran Sun Shuttle Routes


-  #411 Cortaro/Silverbell
-  #412 Thornydale/River
-  #16 Orade/Ina

 Sun Shuttle Stops

 Full Bus Stops & Sun Shuttle Stops

 Bus Stops Serving Sun Express
Route Nos. 102X, 103X & 203X

Source Mapping: SunTran System Map



0 1320
Scale: 1"=1320'

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F. SEWERS

1. Size & Location of Existing Sewers

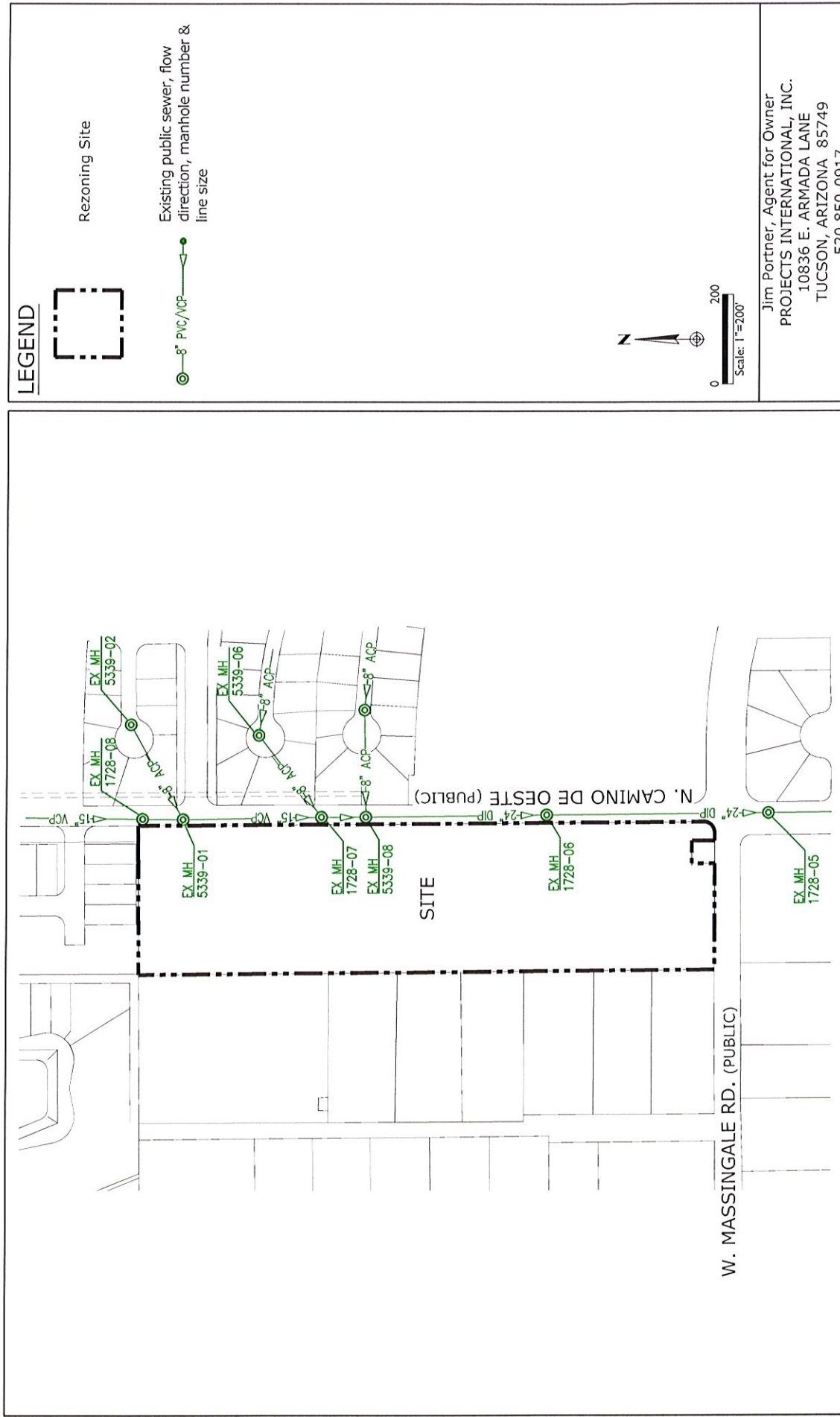
An extensive network of existing public sewers is already in place in the immediate vicinity (see Exhibit I-F). Specifically, the rezoning site is served by an existing 15" and 24" public sewer (G-79-121) located within the Camino de Oeste right-of-way. Capacity is currently available in this existing line downstream from attendant Manhole No. 1728-06, just north of the Massingale Road intersection.

A formal Type I Capacity Response letter (No. 2019-181) has been obtained from the Pima County Regional Water Reclamation District (PCRWRD) and is presented in Section II.I (pp. 56) of this Site Analysis.

2. Any Constraints to Gravity Service

There are no constraints to providing gravity sewer service for the project nor in connecting its new sewers to the aforementioned public line and manhole. Given the prevailing natural topography, the entire proposed project will drain southerly and facilitate a direct connection to the existing public sewer located within the Camino de Oeste right-of-way.

Exhibit to Follow



LEGEND

Rezoning Site

Existing public sewer, flow direction, manhole number & line size

0 200
Scale: 1"=200'

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PROJECTS INTERNATIONAL, Inc.
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IMPLEMENTATION PROJECTS
LOCAL ADAPTS & CTS 34751

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EXHIBIT I-F
EXISTING PUBLIC SEWERS
PAGE 22

G. RECREATION & TRAILS

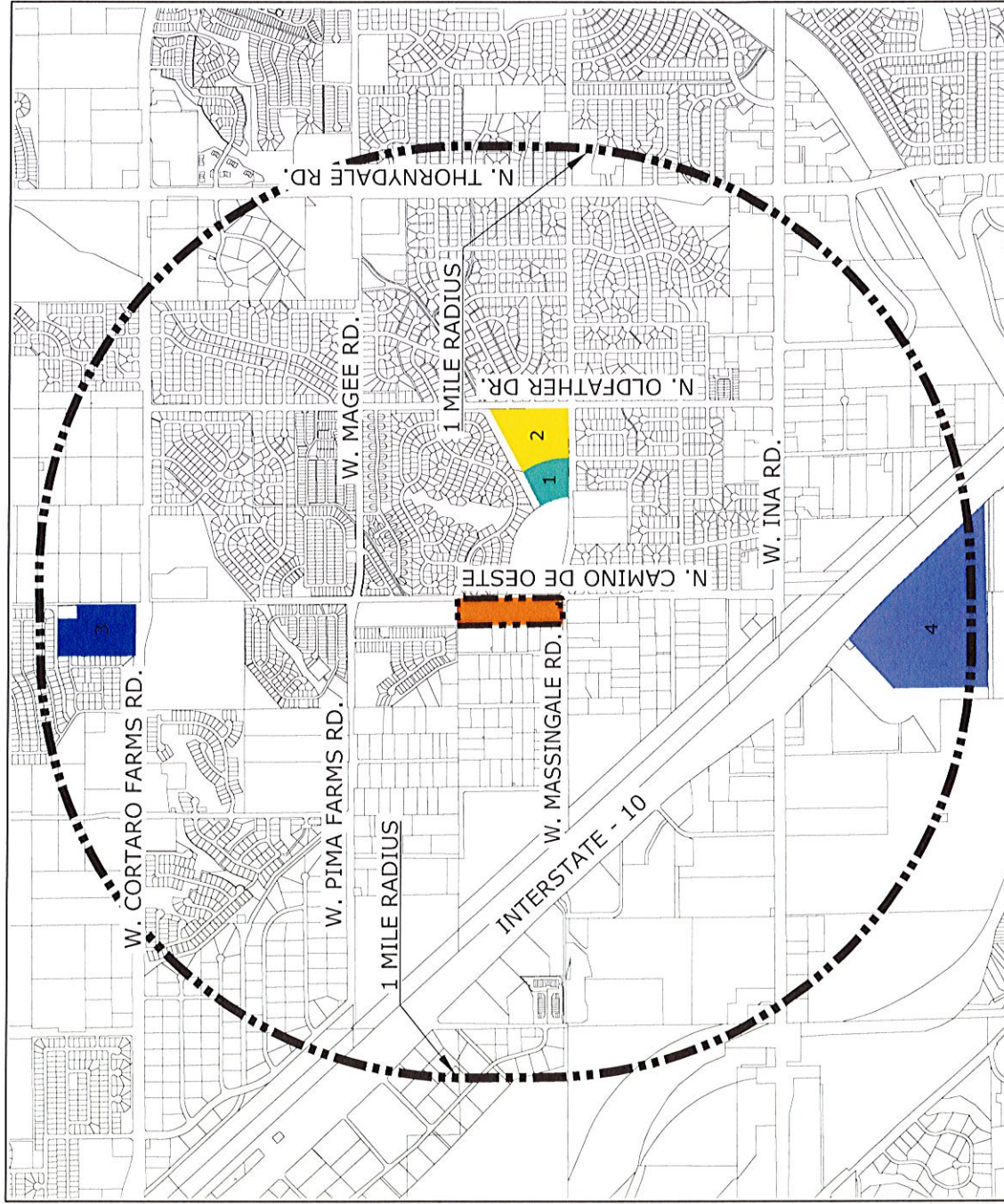
1. Public Parks, Recreation Areas & Trails within One (1) Mile

Limited public recreational opportunities exist within the immediate vicinity. See Exhibit I-G for mapping of the various trails and park facilities located within one (1) mile of the rezoning site. There is one small neighborhood park (Denny Dunn Park), together with athletic fields associated with nearby elementary public schools.

2. Trail Rights-of-Way

Per the current Pima Regional Trail System Masterplan, there are no trails planned along the project's frontages nor within the immediate surroundings.

Exhibit to Follow



LEGEND

SITE

1

2

3

4

Rezoning Site

Denny Dunn Neighborhood Park

Athletic fields at Thornydale Elementary School (Permanently closed by the Marana Unified School District)

Athletic fields at Quail Run Elementary School

Ted Walker Park

0 1320
Scale: 1"=1320'

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PROJECTS INTERNATIONAL, Inc.
TRANSACTIONAL COMPLIANCE
ENTITLEMENT PROJECTS
FOR ALL ADAPTED & CTR PARTS

ACM VENTURES, LLC
9.7 ACRE PARCEL @ NORTHWEST CORNER CAMINO DE OESTE & MASSINGALE ROAD
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EXHIBIT I-G
RECREATION & TRAILS
PAGE 24

H. CULTURAL RESOURCES, ARCHAEOLOGICAL & HISTORIC SITES

1. Records Check and Letter Report

A field investigation and records check was performed by Tierra Right-of-Way Services in September, 2019, the full report of which and has been included in Appendix "A". No sites, historic buildings, structures, or isolates were observed during the survey.

a. Prior Field Surveys

See Appendix "A", which references a prior 1980 cultural resource project in the area under Project Reference No. 1980-17.ASM, conducted for Gatewood Ranch Phase I.

b. Previously Recorded Archaeological or Historic Resources

None.

c. Probability of Buried Resources

Buried deposits are considered likely possible, in that the project is located within an alluvial plain, but nothing was found on the surface to suggest that cultural deposits are present.

d. Recommendation as to Future Surveys

It is recommended that the proposed residential project be allowed to proceed without further archaeological work.

2. Survey Title

The aforementioned Tierra Right-of-Way survey is titled as follows:

Cultural Resources Class II Survey for the Camino de Oeste Phase II Project, Pima County, Arizona. Tierra Archaeological Report No. 2019-080. September 20, 2019.

I. COMPOSITE MAP

1. Description of Major Characteristics

The site is generally unremarkable in terms of landform, desert vegetation, or other significant features, while evidencing significant areas of prior grading, clearing, and general disturbance from the residence already present on the property.

The specific characteristics cited in the Site Analysis Guidelines are respectively illustrated on Exhibit I-I (Composite Map) as follows:

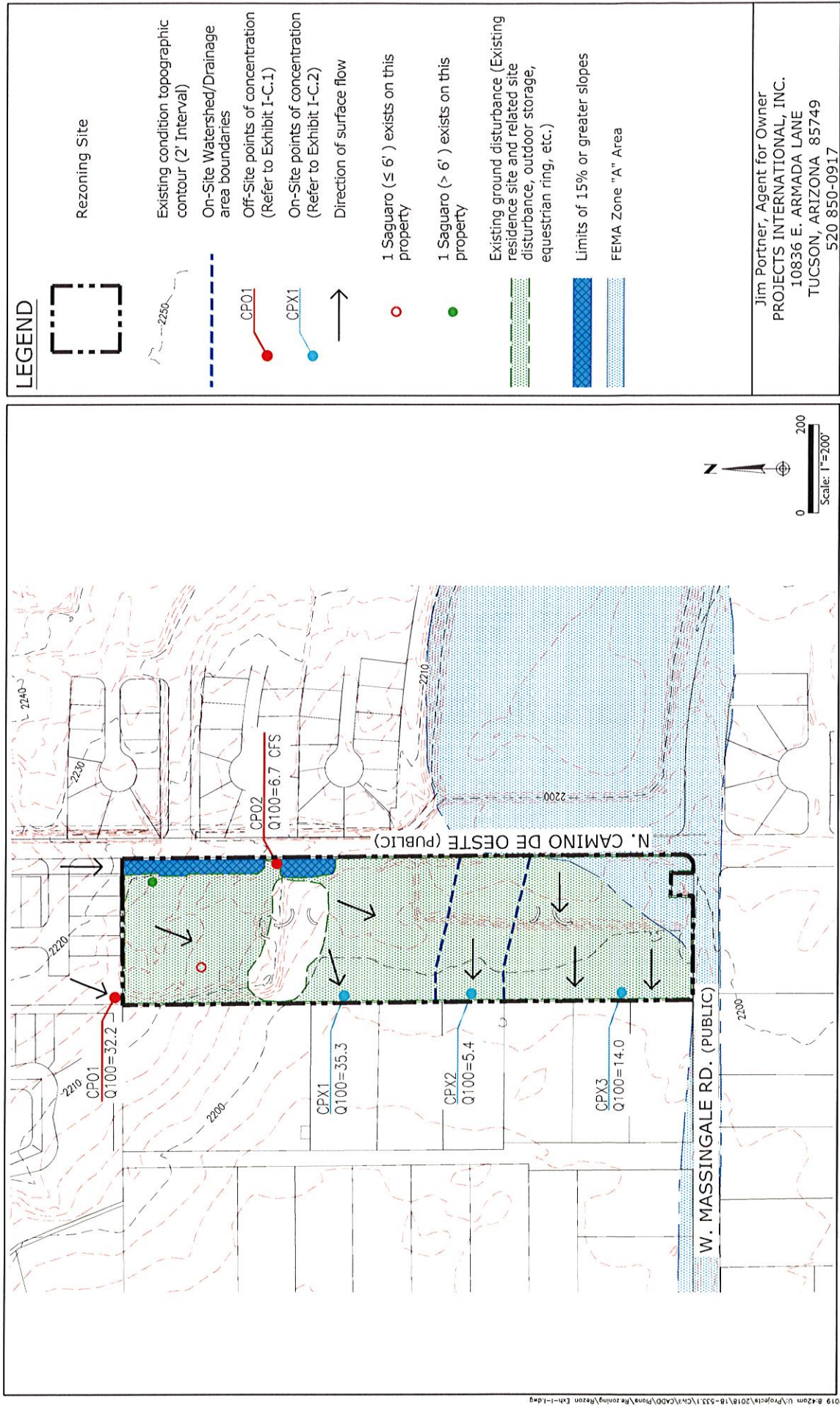
1. **Topography.** There are no restricted peaks and ridges, rock outcrops, talus slopes on the property. The existing slivers of slopes 15% or greater are man-made and are the result of prior disturbance and past grading by property owner or by Pima County along Camino de Oeste.
2. **Hydrology.** The Composite Map exhibit contains the following identified item from the checklist: (c) concentration points and 100-year volumes entering and leaving the site; and (d) FEMA sheet flood areas.

The following items from the checklist are not present on the property and so will not be depicted on the Composite Map: (a) 100-year regulatory floodplains traversing the site in the existing condition (none of the existing Q100's are 100 cfs or greater); (b) erosion hazard setbacks; (e) regulated riparian habitat; and (f) lakes, ponds, springs, etc.

3. **Biological Resources.** The Composite Map exhibit contains only the following identified items from the checklist: (a) all saguaros, mapped and categorized by their appropriate height category.

The following items from the checklist do not exist on the property and so will not be depicted on the Composite Map: (b) ironwood trees; (c) pima pineapple cactus; (d) needle-spined pineapple cactus; and (4) areas in which disturbance is prohibited by an adopted Pima County ordinance or policy.

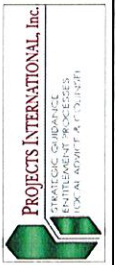
Exhibit to Follow



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EXHIBIT I-1
 COMPOSITE MAP
 PAGE 27

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SECTION II:
Land Use Proposal