

## **A. PROJECT OVERVIEW**

The proposed rezoning is an infill development which will expand an established residential sector within the larger Thornydale Road corridor and which will adjoin another similar and recently-approved subdivision to the immediate north. It will make efficient use of existing public and private utility infrastructure that is already in-place immediately adjacent to the property along its Camino de Oeste frontage.

### **1. Proposed Zoning Boundaries**

The proposed rezoning request to CR-4 zoning pertains to the entire 9.73-acre property (Assessors Parcel No. 221-35-0640).

### **2. Project Description**

The site will be developed as a single-family residential subdivision, the intent of which is to be generally consistent in density and in character with the existing or imminent subdivisions that already abut it to the northwest, north, northeast, east, and southeast, as well as to be in conformance with its designated land use category (*Medium Intensity Urban; MIU*) and the associated minimum density prescribed for *MIU* by Pima Prosper. Beyond these primary premises, the following particulars apply:

#### **a. Proposed Development Use & Type**

As described above, the site will be developed as a single-family residential subdivision that is generally similar in density to the existing neighborhoods already built (or platted) in the immediate vicinity and beyond.

#### **b. Proposed Development Response to Opportunities & Constraints**

Residential subdivision development, similar in density to that which is already well established throughout the Thornydale Road corridor, is the most appropriate type of development for the subject property and will best balance a respect for the site's existing context while still meeting the density expectations of Pima Prosper.

From the standpoint of design and neighbor sensitivity, the most salient consideration is the complement of lower-density residences that abut the site to the immediate west. While this entire adjacent area is designated by Pima Prosper as allowing residential development of up to three (3) units per acre, these existing unsubdivided properties range from one (1) to three (3) acres in size, with most of them being occupied by single-story mobile homes or site-built residences. With this in mind, the subdivision design for the proposed project incorporates a minimum twenty-five feet (25') wide landscape buffer along its entire western boundary. This area will afford a reasonable setback from these lower-density lots, and be appropriately landscaped to also provide a measure of visual screening.



While the Zoning Code would permit a buffer width here as narrow as five feet (5') and stipulates one of no more than twenty feet (20') in width, the proposed project provides the aforementioned twenty-five (25') setback and landscaped area to better recognize and respect its adjacent neighbors.

Beyond the above consideration, the site is materially constrained by its long north-south dimension and comparatively narrow width, the latter of which is even further diminished by the aforementioned 25' landscape buffer and setback comprising its western boundary, together with the 35' right-of-way dedication that will be required by Pima County for Camino de Oeste. These constraints effectively limit the proposed subdivision design to a single, double-loaded street oriented in a north-south fashion. Development of the site is only possible using minimum depths for the lots, the minimum width allowed for its street rights-of-way, both of which create no room for even the slightest meandering of the north-south street.

All these factors being considered, a total mass-grading of the site will occur. This approach is acceptable and even appropriate in this particular instance for the following reasons:

- The site has already been graded in its entirety over the past several decades for the owner's various on-site uses, including a residence, complement of out-buildings and accessory structures, and an expansive equestrian riding ring. As a result, essentially all native desert vegetation has been removed from the property. Mass grading it for a new residential subdivision will result in no new or further impact to any natural desert. For all intents and purposes, the proposed grading will essentially be accomplished by merely redistributing the earthen fill material already on the site.
- A mass-graded approach is consistent with all of the other subdivisions that have already been platted and built in the surrounding area over the past several decades.
- The site's existing drainage pattern features no defined on-site natural washes or channels, and all of its existing stormflows are of a minor nature. A regulatory FEMA floodplain does impact the extreme southeast corner of the property, but these FEMA limits appear to be based upon historical topographic data that does not reflect the current terrain of the subject property. The developer intends to file a Conditional Letter of Map Amendment (CLOMR), at the time of future subdivision platting, to rectify this circumstance and remove the affected portion of the site from FEMA jurisdiction. Beyond this regulatory matter, the drainage-related design of the project and its series of proposed retention/detention basins can be considered as falling within the realm of routine.
- The site lies wholly outside of the Conservation Lands System (CLS), so its mass-grading will result in no undue harm to any identified biological resources and have no negative impact upon any of Pima Prosper's adopted environment policies.



- c. Conformance with Comprehensive Plan, etc.

This Project, as proposed, will comply with Pima Prospers (the Pima County Comprehensive Plan) and all applicable Rezoning Policies.

***This Project complies with its Designated Land Use Intensity Category.***

The Property is designated as *Medium Intensity Urban (MIU)* per Pima Prospers, in accordance with its recently-approved comprehensive plan amendment under Case No. P19CA00004. In terms of density, Pima Prospers stipulates a minimum residential density range of 5.0 RAC (residential units per acre) for properties designated *MIU*. The *Preliminary Development Plan (PDP)* for this rezoning proposes a subdivision containing forty-six (46) lots on 8.66 net acres (after required street right-of-way dedications); this calculates to an effective density of 5.3 RAC.

One (1) rezoning policy (RP) attends above Case No. P19CA00004, this being that the property is developed only as a single-family residential use. The *PDP* proposed herein satisfies this RP. No Special-Area Policies (SAP's) apply to this rezoning site.

***This Project further complies with the Pima Prospers policies on Use of Land (Chapter 3) and Physical Infrastructure Connectivity (Chapter 4).***

The pertinent policies are as follows: Land Use Element (Section 3.1), Environmental Element (Section 3.4), Housing & Community Design Element (Section 3.5), and Transportation Element (Section 4.1).

Land Use Element (Section 3.1)

The proposed project works substantially toward the established Goal 1 objective (p. 3.2) of integrating land use with physical infrastructure to ensure long-range viability of the region. The requested rezoning integrates with the existing, established, or already-planned transportation, wastewater, and potable water resources adjacent to the property. It represents an appropriate infill development that, by definition, works off of this existing infrastructure rather than requiring the further outward expansion of it. Continued residential densification through such infill projects along established transportation routes takes advantage of these available efficiencies and also enhances the opportunity for improved transit options over time.

Environmental Element (Section 3.4)

The proposed project lies outside of the Conservation Lands System (CLS). Its development, therefore, does no undue harm to any valuable biological resources and has no negative impact upon any of Pima Prospers' adopted environment policies. The property's small number of existing Saguaro cacti (see Exhibit I-D and II-E) will be dealt with by the project's Native



Plant Preservation Plan at the time of future subdivision platting. Salvaged specimens will be supplemented with landscape stock in the project's entry features and perimeter buffers to create a suitable appearance as rapidly as possible.

Housing and Community Design Element (Section 3.5)

The proposed project furthers the Goal 8 (p. 3.45) objective of providing new development that is generally compatible and scale-appropriate, as well as the Goal 10 (p. 3.46) objective of ensuring development that reflects the character and sense of place of its given area. This infill project pursues the straightforward goal of providing a single-family residential use that generally fits within and respects the density and character of the many similar residential subdivisions that have been constructed nearby over the past decades, while also satisfying the density goals of its *Medium Intensity Urban (MIU)* Pima Prospers designation. The existing lower-density lots to the proximate west have been recognized and respected with an adjoining landscape buffer and setback that materially exceeds the requirements of the Pima County Landscape Design Manual (Sec. 18.73.040).

Transportation Element (Section 4.1)

The proposed project furthers the Goal 1 (p. 4.09) objective of promoting a comprehensive and improved transit system. The entire surroundings have virtually no transit opportunities at present (see Exhibit I-E.2). The nearest Sun Tran routes are a mile away (along Thornydale Road), and even these are *Sun Shuttle* routes, not full-size bus lines. Continued growth and densification by infill parcels, such as that proposed here, will contribute toward the objective of promoting transit-rich areas that might someday justify enhance Sun Tran services.

d. Interactions With Surrounding Property Owners; Attendant Issues

No registered neighborhood associations exist in the vicinity of the rezoning site. The applicant routinely follows a public outreach program that first includes interactions with individual neighborhood leaders from the surrounding homeowners associations, as well as individual property owners within unsubdivided areas, so as to fully inform them of the proposed rezoning application and the specifics of the residential subdivision planned for the property. These discussions and interactions were initiated during the property's comprehensive plan amendment process, will continue prior to this rezoning's full-notice neighborhood meeting, and will be on-going as necessary throughout the rezoning process. We will ensure that Pima County staff is kept abreast of their progress.



e. Impact on Existing Land Uses in the Surrounding ¼ Mile Area

The proposed Preliminary Development Plan (PDP) depicts a residential subdivision that is generally similar in type and character to the existing neighborhoods that are already in place to the immediate northwest, north, northeast, east and southeast.

All things considered, there are no significant impacts upon the surrounding land uses within one-quarter mile of the property that cannot be addressed through routine mitigation measures. Most notably, an expanded buffer has been incorporated into the project's Preliminary Development Plan (PDP) presented in Section II-B below so as to recognize and respect the lower-density properties to the immediate west of the rezoning site. This buffer provides an appreciable setback between the respective structures, while the planned landscaping within the buffer will afford a measure of aesthetics and visual screening.

f. Contribution to Smart Growth Principles

The proposed rezoning is consistent with, or furthers, several of the Smart Growth Principles as identified by the Smart Growth Network (SGN). These are individually discussed below:

Mix of Land Uses

Given the established urbanization emerging in this area and also taking into account the property's immediate context and its Pima Prosper designation, the site is best developed as a residential subdivision. The drainage constraints impacting the property are minimal and have been accommodated in the subdivision design to ensure that no deleterious impacts will occur to its downstream neighbors.

Take Advantage of Compact Building Designs

The proposed *PDP* concentrates the new lots in a spatial arrangement that optimizes the available site area and which promotes the efficient use of existing, nearby infrastructure.

Contributing to Multi-Modal Transportation Opportunities

Increased densification through infill development always contributes to cumulative regional opportunities for improved transit. While no transit or bicycle opportunities exist in the immediate area, continued densification and attendant population growth are essential in creating the demand needed to support and further such multimodal opportunities.



Rational Infrastructure Expansion and Improvements

The proposed rezoning and residential subdivision adheres closely to this principle. Intelligent and efficient growth demands the intelligent and efficient use of established public infrastructure. The proposed rezoning site represents a clear infill opportunity that will utilize existing public utility and transportation infrastructure, while contributing its fair share of development costs through impact fees and the private funding of all on-site public infrastructure necessary to serve the project's new residential lots.

Conservation of Natural Resources

The rezoning site falls outside of the Conservation Lands System (CLS), so none of its prescriptions apply. The treatment of property's small number of on-site Saguaros (see Exhibit I-D and II-E) will be dealt with by the project's Native Plant Preservation Plan at the time of future subdivision platting. Salvaged specimens and landscape stock will be used in the project's entry features and perimeter buffers so as to create an attractive appearance as rapidly as possible.

**3. Compliance with the Pima County Zoning Code**

At the time of this writing, we anticipate no portion of the Pima County Zoning Code which cannot be complied with in the ultimate design and construction of this project. In the event that any such particulars arise during final engineering and subdivision platting, these will be appropriately dealt with through staff interactions and any attendant processes (e.g. variances) that might be required.

**B. PRELIMINARY DEVELOPMENT PLAN (PDP)**

**1. PDP Map and Overlay -- General Description**

A Preliminary Development Plan (PDP), in accordance with Section II-B.1a-p of the Site Analysis Checklist, is provided as Exhibit II-B. This PDP illustrates a proposed residential subdivision featuring forty-six (46) lots that are typically 45' x 110' in size (approximately 4,950 square feet). The project will be developed in a single construction phase, with perimeter buffers being provided in accordance with Code requirements and as previously described above and later in this Site Analysis.

**2. Support Data**

The following support data is provided here and is also reflected in notes on the PDP as appropriate:

- a. Estimated Floor Area of Structures.

Not applicable; this is residential subdivision project.



b. Building Heights

The subdivision will contain both one-story and two-story residences in response to market demand. The maximum building height would not exceed that allowed under the requested CR-4 zoning, i.e. thirty-four feet (34'). The existing similar subdivisions in the area also feature a mix of one-story and two-story residences.

c. Number of Dwelling Units

The PDP illustrates forty-six (46) individual residential lots. The typical lot width is sixty-six feet (45'), with typical depths of approximately one hundred ten feet (110'). These lot dimensions are subject to minor modifications at the time of final subdivision platting, based upon available floor-plans and prevailing market preferences in force at the time.

d. Maximum & Minimum Residential Densities

The maximum residential density allowed by Pima Prospects for the Medium Intensity Urban (MIU) designation is 13 RAC (residential units per acre) and the minimum density required is 5 RAC. The effective net density of the proposed PDP (46 lots on approximately 8.66 net developed acres) is 5.3 RAC.

e. Type of Landscaping

Landscaping within the developed subdivision will be a mixture of native desert and xero-riparian landscape species. The proposed landscape program for the site is described more fully in Sections II.E (Biological Resources) and II.F (Landscape & Buffer Plan).

f. Size & Description of Recreation Areas, Natural/Functional Open Space

This particular site is extremely constrained by its very narrow width (less than 300' after the required Camino de Oeste right-of-way dedication. As such, there is barely sufficient room for the planned double-loaded street and the forty-six private lots it serves.

The resultant economics of the project, together with the relatively small number of total lots being created and the aforementioned dimensional constraints, do not support the provision of any on-site, private recreation area. We will coordinate with the Department of Natural Resources, Parks & Recreation for the provision of appropriate in-lieu fees at the time of future subdivision platting. This component is discussed further within Section II.L (Recreation) of this Site Analysis.

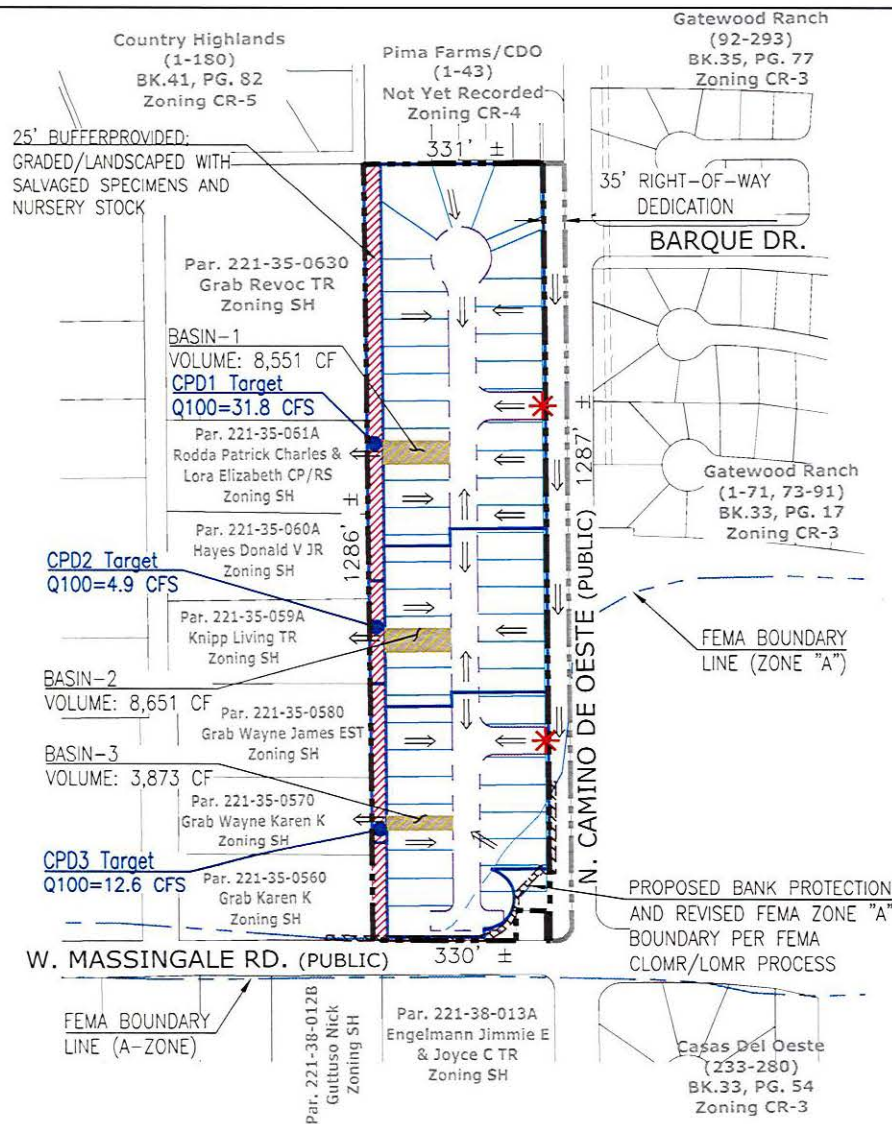


g. Other Supplemental Information – Safe Streets

In keeping with the objectives of providing safe streets to schools, all new streets within the proposed subdivision will provide concrete sidewalks such that there is a continuous pedestrian system throughout the neighborhood. These will be extended to the Camino de Oeste right-of-way so as to facilitate their future connection to whatever public sidewalks may be provided along this public collector street.

**Exhibit to Follow**





**Project Area**  
Gross Area: 9.73 AC  
Net Area: 8.66 AC (after necessary Right-Of-Way dedications)

**Project Particulars**  
Existing Zoning: SR & SH  
Proposed Zoning: CR-4  
Comprehensive Plan: MIU

**Proposed Use**  
Single-Family Residential Subdivision (46 Lots)  
Typical Lot Size: 45'x110' (4950 SF)

**Building Height**  
Maximum 34' Permitted; Project will contain both 1-Story and 2-Story residences.

**On-Site Streets**  
Proposed Right-of-Way Width: 45'  
Travel Lanes: Two (2) 12' Lanes  
Total Pavement Width: 24'  
On-Street Parking: Allowed Both Sides  
Sidewalks: 5' Both Sides

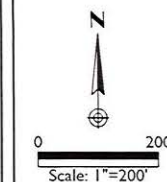
**Parking**  
Parking will be in accordance with Sec. 18.75

**Buffer Yards**  
Bufferyard "C" required along Western Boundary (25' Provided).  
Bufferyard "A" required along Cmo de Oeste (5' Option Selected).  
Bufferyard "C" is required along the Massingale Road (5' Option Selected).  
No Buffer Yard required along Northern Boundary.

**Conservation Land System (CLS) Particulars**  
This property lies outside of the CLS.

## LEGEND

- Rezoning Site
- Detention Basin/Drainage Areas (Landscaped)
- 25' Perimeter buffer, enhanced with salvaged landscape specimens and nursery stock
- Boundary Dimensions, typ.
- Post-Developed Flow Direction Arrows
- Post-Developed Watershed Boundaries
- CPD3 Target Q100=X.X CFS
- Post-Developed Discharge Concentration Points with Target Q100s
- Project entry points
- FEMA Zone "A" Boundary
- Proposed Bank Protection to Modify Existing FEMA Zone "A" Boundary



Jim Portner, Agent for Owner  
PROJECTS INTERNATIONAL, INC.  
10836 E. ARMADA LANE  
TUCSON, ARIZONA 85749  
520 850-0917



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

EXHIBIT II-B  
PRELIMINARY DEVELOPMENT PLAN  
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## **C. TOPOGRAPHY & GRADING**

Please refer to Exhibit II.C (Topography and Grading) for an illustration of the various grading and design features of the proposed development. In addition, the following required information is also provided:

### **1. Development Features on Slopes of 15% or Greater**

The entire site will be mass graded, with the final development being comprised of new lots, streets, drainage appurtenances, and perimeter landscape buffers over the entire property.

There are no regulatory slopes of 15% or greater on the rezoning site. Remnant roadway cut slopes of 15% exist along Camino de Oeste. These will fall wholly within the public right-of-way once the required 30' dedication is required from this property as a condition of rezoning.

### **2. Natural Areas Used for HDZ Allowances**

There are no areas being set aside as natural open space for average cross slope, HDZ calculation, or any other purposes on subject property. The average cross slope is less than 3%.

### **3. Disturbed, Revegetated and Natural Areas**

The site is characterized by the following topography/grading facts:

#### **a. Natural Open Space**

No natural open space exists on this property. The entire site has been previously graded by the property owner and cleared of vegetation.

#### **b. Revegetated Areas**

Revegetation will occur in all of the perimeter buffer areas and in those areas designated on the PDP for detention basins and drainage. In addition, there will be the customary accent landscaping of the new streetscapes throughout the neighborhood, as well as at its entry features.

#### **c. Graded/Disturbed**

One hundred percent (100%) of the site has already been graded and disturbed by the owner. The proposed residential subdivision will involve the regrading of 100% of the property. This grading concept is illustrated on Exhibit I.C.

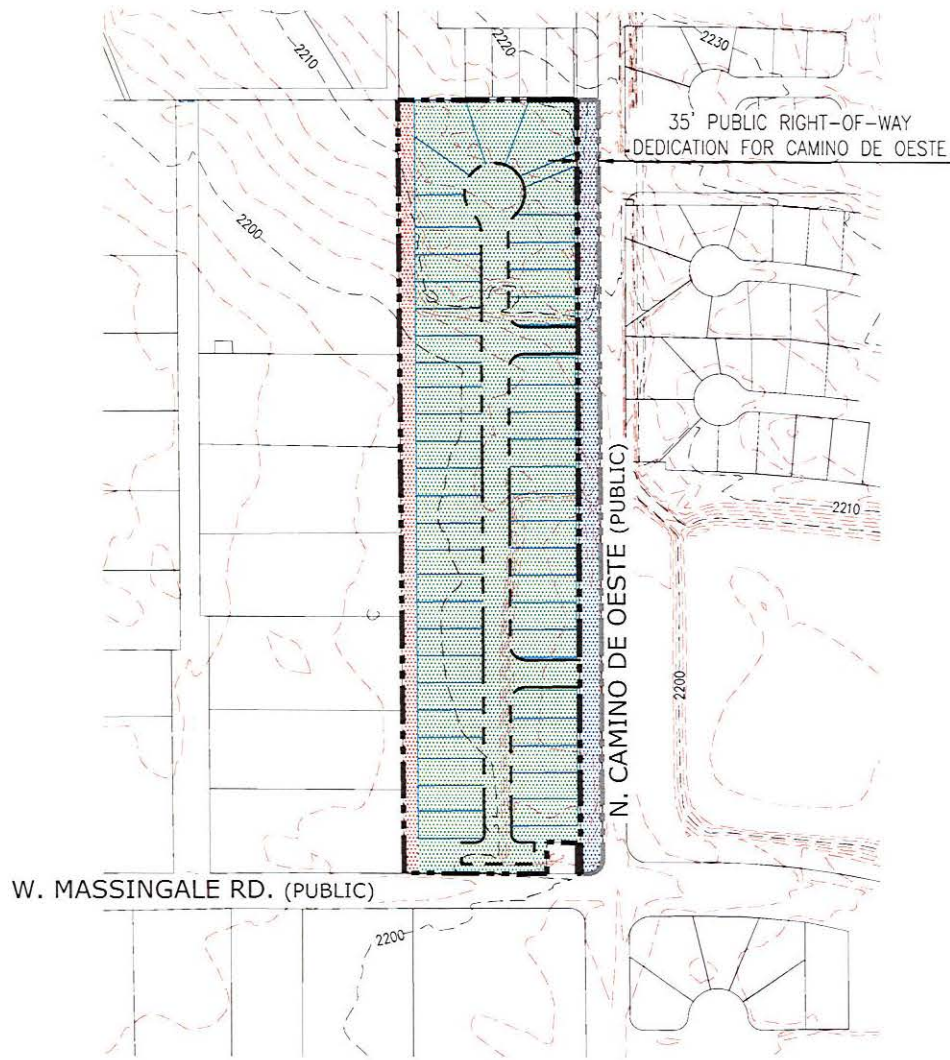


**4. Maximum Grade Change; Areas By More than 5' of Cut or Fill**

No areas within the site will be cut or filled by more than five feet (5') from existing grade to construct the proposed subdivision. Grading for this particular project will essentially involve reshaping the contours of the existing earthen material already on the site.

**Exhibit to Follow**

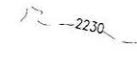




## LEGEND



Rezoning Site



Existing condition topographic contour (2' interval)



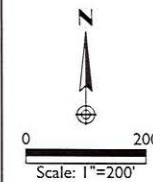
Graded area for lots, streets, drainage/detention improvements, and landscape buffers (approximate area=7.90 AC)



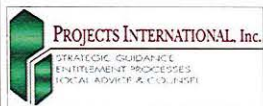
Area to be graded/landscape buffer area (approximate area=0.76 AC)



Area to be dedicated to Pima County for Camino de Oeste Public Right-Of-Way



Jim Portner, Agent for Owner  
PROJECTS INTERNATIONAL, INC.  
10836 E. ARMADA LANE  
TUCSON, ARIZONA 85749  
520 850-0917



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

EXHIBIT II-C  
PROPOSED GRADING  
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## **D. HYDROLOGY**

The proposed subdivision will essentially be a mass-graded development, as described in Section II.C.3.c (and as illustrated on Exhibit II-C). Please refer to Exhibit II-D.1 (Proposed Hydrology) in conjunction with the following:

### **1. Post-Development On-Site Hydrology**

A combination of surface drainage and man-made drainage improvements (basins) will be used to accommodate surface drainage for this subdivision.

a. Preserved Natural Washes.

There are no existing on-site natural washes and there is no preservation of same. The Massingale Wash (flowing within Massingale Road) impacts the southern boundary of the property.

b. Regulatory Floodplains.

The existing FEMA Zone "A" floodplain has been delineated on Exhibits I-C.1, I-C.2 and II-D.1. Proposed modifications to this FEMA floodplain are anticipated through the filing of a Conditional Letter of Map Revision (CLOMR) at the time of future subdivision platting. The expected post-approval results of this CLOMR have been depicted on Exhibit II-D.1.

c. Erosion Hazard Setbacks

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 mandates the requirement for a 100' erosion hazard setback (EHS). The established EHS shall be required where approved bank protection is not provided. We anticipate providing bank protection in final design, wherein the EHS can then be repositioned to the top of the stabilized bank.

d. Pima County Regulated Habitat

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

e. Proposed Drainage Structures

The property is proposed to be developed into a residential subdivision, which will contain approximately 46 lots with common areas consisting of open area, side yards, and retention/detention basins. Typically, the lots will be front draining into the local streets, with lot drainage also being accumulated along the side yards. Drainage runoff from the lots will be conveyed within the street sections to scuppers/storm drain, which will further convey the flow into the onsite retention/detention basins.



A concept plan has been prepared for the developed onsite drainage (see Exhibit II-D.1). The concept plan includes roadway high points and low points, with the inclusion of three (3) retention/detention basins. The developed on-site watersheds were divided into seven (7) areas, DON-1, DON-2, DON-3, DON-4, DON-5, DON-6 and DON-7. Their areas and respective discharge rates are shown in Table 3 below. The 25-foot buffer area located on the west side of the property is divided into three developed onsite areas (DON-1, DON-2, and DON-3). These drainage areas discharge to the west and southwest areas of the site. Watershed area DON-4 encompasses the extreme southeast corner of the property and will remain undeveloped and discharge to the south. DON-7 will drain into Basin 1, DON-6 will drain into Basin 2 and DON-5 will drain into Basin 3. Refer to Table 4 below.

**Table 4: Developed Conditions Onsite 100-year Hydrology Results**

<b>Drainage Area ID</b>	<b>Watershed Area (acres)</b>	<b>Cw</b>	<b>Tc (min)</b>	<b>i (in/hr)</b>	<b>q (in/hr)</b>	<b>Q (CFS)</b>
DON-1	0.43	0.46	5	9.96	4.61	<b>2.0</b>
DON-2	0.09	0.46	5	9.96	6.61	<b>0.4</b>
DON-3	0.24	0.46	5	9.96	4.61	<b>1.1</b>
DON-4	0.14	0.46	5	9.96	4.61	<b>0.6</b>
DON-5	2.29	0.70	5	9.96	6.93	<b>16.0</b>
DON-6	1.66	0.75	5	9.96	7.44	<b>12.5</b>
DON-7	3.80	0.70	5	9.96	6.93	<b>26.5</b>

All basins shall be designed with storage volume and outlet structures to reduce the 2-, 10-, and 100-year post-developed discharge to 90% of the overall onsite pre-developed discharge rates, as well as provide first-flush runoff volume reduction per PCRFC Design Standards for Stormwater Detention and Retention (DSSDR). The first-flush stormwater runoff is considered a "volume of stormwater from 0.5 inch of rainfall that is expected to discharge from impervious and disturbed areas." Volumes for the first-flush will be incorporated into each of the proposed retention/detention basins design as calculated per Table 2.1 of the DSSDR.

The watershed areas that comprise the inflow area of Basin 1 are offsite areas OFF-1 and the developed onsite area DON-7. The flow from these areas are to be reduced to 90% of the pre-developed discharged rate that is represented by concentration point CPX-1. The inflow area of Basin 2 is comprised of the developed onsite area DON-6, and its flow is to be reduced to 90% the discharge rate of CPX-2. The inflow area of Basin 3 is comprised of the developed onsite area DON-5, and its flow is to be reduced to 90% the discharge rate of CPX-3.



Volumes for each of the retention/detention basins were preliminarily determined per Equation 3.8 of the DSSDR and a safety factor of 1.2 was administered. Refer to Table 5 below for a summary of the basin volume results.

<b>Table 5: Proposed Retention/Detention Basin Volume Results</b>				
<b>Basin ID</b>	<b>Inflow Area (Ac)</b>	<b>Basin Inflow (CFS)</b>	<b>Basin Outflow (CFS)</b>	<b>Overall Ret/Det Volume</b>
Basin 1	5.26	37.6	31.8	<b>0.20 (AF) / 8,551 (CF)</b>
Basin 2	1.66	12.5	4.9	<b>0.20 (AF) / 8,651 (CF)</b>
Basin 3	2.29	16.0	12.6	<b>0.09 (AF) / 3,873 (CF)</b>

Street drainage and scuppers will be designed per the Pima County Subdivision and Development Street Standards. Curbs will be provided on both sides of the roadway sections, therefore runoff from the 10-year storm event will be contained within the curbs of the streets and runoff from the 100-year storm event will be contained within the roadway.

f. Drainage Crossings & Attendant Structures.

No cross-culverts are proposed for the site.

g. Floodplain Encroachments & Associated Erosion Protection.

Proposed lots that are within the existing FEMA Zone "A" have been targeted for future erosion protection, pending the results of the Massingale wash hydraulic analysis which EPS is presently completing in coordination with the Pima County Flood Control District. The anticipated location of erosion protection at the extreme southeast corner of the project is conceptually depicted on Exhibit II-D.1

h. Proposed Storm Drain Alignments & Inlets.

Street drainage and scuppers will be designed per the Pima County Subdivision and Development Street Standards to serve this project. Three (3) scuppers will be used to convey flows from the roadway surfaces to the retention/detention basins. Curbs will be provided on both sides of the roadway sections, therefore runoff from the 10-year storm event will be contained within the curbs of the street and runoff from the 100-year storm event will be contained within the right-of-way.

i. Drainage Easements.

Proposed drainage features for this project will be privately owned and maintained. Therefore, no drainage easements will be necessary.



- j. Streets, Lots, Building Pads.

Refer to Exhibit II-D.1 for the proposed layout of the new subdivision streets and lots. Building pads shall be set at elevations at least 1' above any onsite/offsite WSEL's.

## **2. Preliminary Integrated Water Management Plan**

The rezoning property will be served by Tucson Water, which has a potable and renewable 100-year assured water supply.

The will-serve letter from Tucson Water provided in Exhibit II-D.2 is actually that issued for the adjacent property to the immediate north (APN 221-35-0010), which was recently rezoned by (Case No. P18RZ00012) and is being developed by the same master developer (ACM Ventures, LLC) as is the subject property. This rezoning constitutes the second and final phase of their overall residential project in the area.

Our interactions with Tucson Water have informed us that, while they will serve the subject rezoning property (APN 221-35-0640), their adopted policies and procedures mandate that actual meter service be established on the first-phase property before they will issue a will-serve letter on the second phase. The aforementioned first phase is already in final platting under DSD Case No. P19FP00009. Actual meter service will be established on same and we will obtain a formal Tucson Water will-serve letter for this second phase prior to the present rezoning request being heard by the Pima County Board of Supervisors.

The project's required Table "A", representing the developer's commitment to implement sufficient water conservation standards, will be provided at the time of future subdivision platting.

## **3. Proposed Hydrology**

Post-Development discharges flowing onto the property will not change as a result of this subdivision development. Post-Development discharges exiting the property will be detained and suitably reduced to meet adopted Pima County RFCD criteria for designated critical basins.

- a. PDP Response to Constraints

The subdivision layout shown on the PDP best accommodates the site's dimensional constraints, while still providing perimeter buffering and accommodating critical-basin drainage requirements to reduce post-development outflows by 10%. The site's retention/detention basins will also feature first-flush water harvesting and energy-dissipating outlets.

- b. Encroachment Justification

The FEMA Zone "A" floodplain delineation is provided on the drainage exhibits. There are no riparian habitat areas on this site.



c. Table of Concentration Points Pre-Development/Post-Development

Exhibit II-D.1 provides Tables for the off-site watershed points of concentration entering the subject site, as well as the Q100's for the post-development on-site watersheds. Three (3) post-development points of concentration outlet from the project, all of which exit westward across the site's western boundary:

- The northernmost point's post-development discharge is 25.2 cfs.
- The central point's post-development discharge is 4.9 cfs.
- The southernmost point's post-development discharge is 12.6 cfs.

All of the above values reflect the minimum 10% volume reduction mandated by Pima County's critical basin requirements.

d. Potential Engineering & Design Features

Drainage design features that will be included with this development include the three (3) onsite retention/detention basins described above, together with their first-flush rain water harvesting provisions and resultant peak rainfall outfall reductions. Appropriate energy dissipation will be provided at the outlet of each basin so as to minimize downstream concentration and erosion onto neighboring properties.

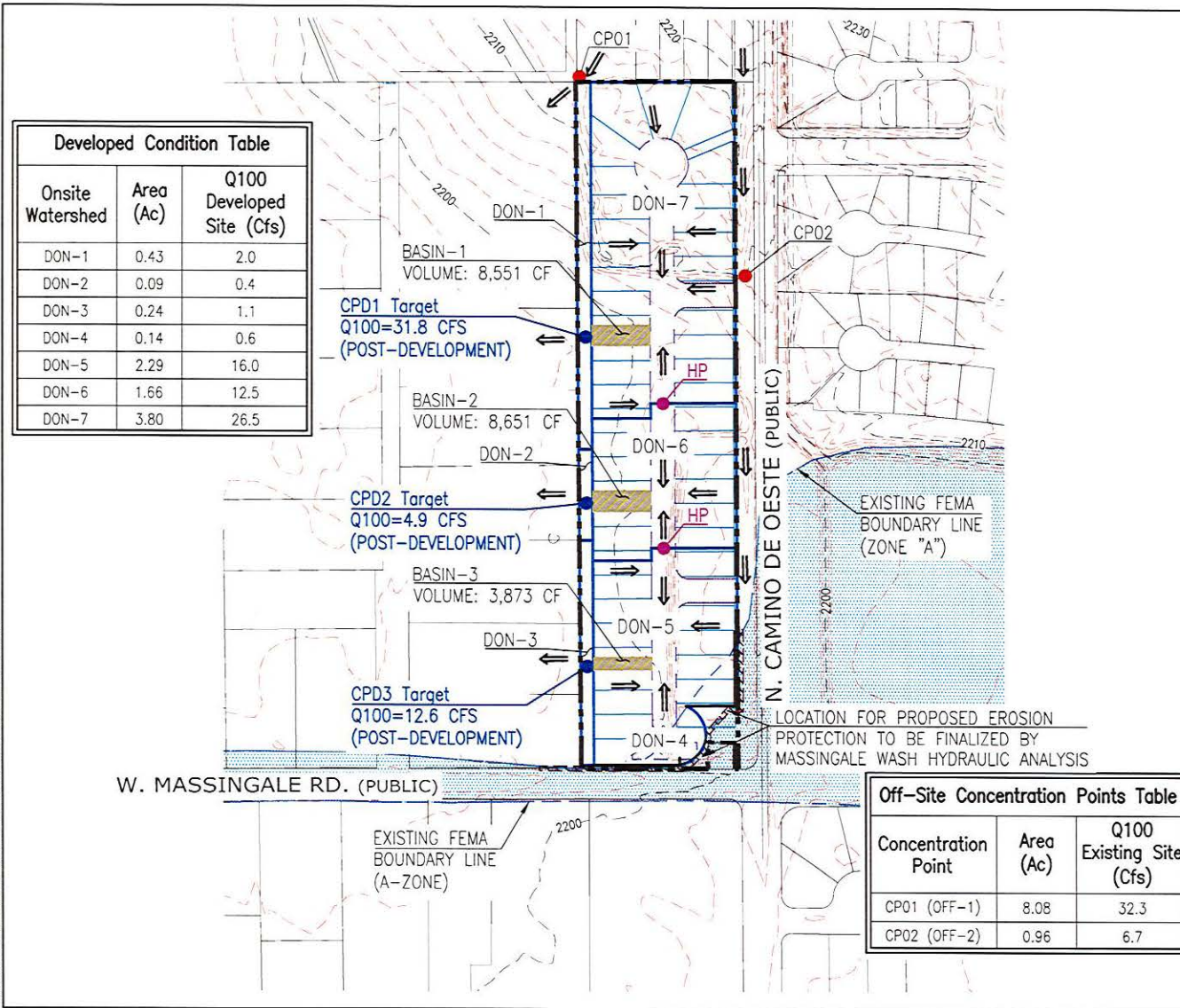
e. Summary of Overall Development Impacts

The site is proposed to be graded to mirror the existing topography as closely as is practical. As mentioned above, the site is in a critical basin. Therefore, overall site peak discharge flows will be reduced from their current rates by a minimum of 10% so as to satisfy critical-basin requirements. The site will be designed to conform to all applicable PCRFC and ADEQ policies and criteria. Improvements to the project will be implemented with an intent to minimize impacts to adjoining upstream and downstream lands. Appropriate stormwater pollution prevention measures (per an approved SWPPP) will be implemented at the time of the project construction to minimize impacts to adjacent downstream properties during construction.

## **Exhibits to Follow**



New 05, 2019 8:44am U:\Projects\2018\18-533\1\CA00\Plan\Rezoning\Person Exh-II-D.1.dwg



**LEGEND**

- Rezoning Site
- Existing condition topographic contour (2' interval)
- Proposed detention basin
- Direction of surface flow
- Post-development on-site watershed boundaries
- Developed on-site area & associated watershed
- CP01 Existing Off-Site Concentration Point (Refer to Exhibit I-C.1)
- CPD1 Proposed Site Discharge Point
- HP Proposed High Point
- Existing FEMA Zone "A" Boundary
- Post development FEMA Zone "A" after CLOMR/LOMR

**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

0 200  
Scale: 1"=200'

Jim Portner, Agent for Owner  
 PROJECTS INTERNATIONAL, INC.  
 10836 E. ARMADA LANE  
 TUCSON, ARIZONA 85749  
 520 850-0917



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

**EXHIBIT II-D.1**  
 PROPOSED HYDROLOGY  
 PAGE 45





CITY OF  
TUCSON

TUCSON WATER  
DEPARTMENT

November 26, 2018

EPS Group, Inc.  
8710 N. Thornydale Rd. #140  
Tucson, AZ 85742

Attn: Francis Hemmah, P.E

**SUBJECT: Water Availability for Project: 7951 N. Camino De Oeste , APN: 221350010,  
Case #: WA2659 , T-12 R-12 S-36 , Lots: 9999 , Location Code: UNI , Total Area: 8.6 ,  
Zoning: SR**

**WATER SUPPLY**

*Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designated from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply - it does not mean that water service is currently available to the subject project.*

**WATER SERVICE**

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) Loops and Proposed Connection Points to Existing Water System; and 5) Easements/Common Areas.

*Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.*

*This letter shall be null and void two years from the date of issuance.*

**Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.**

If you have any questions, please call New Development at 791-4718.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Mourreale".

Michael Mourreale, P.E.  
Engineering Manager  
Tucson Water Department

MM:ka  
CC:221350010.docx



NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210  
(520) 791-4718 • FAX (520) 791-2501 • TDD (520) 791-2639 • [www.tucsonaz.gov/water](http://www.tucsonaz.gov/water)



**Exhibit II-D.2  
Tucson Water Will-Serve Letter**



## **E. BIOLOGICAL RESOURCES**

### **1. Expected Impacts**

#### **a. Conservation Lands System (CLS) Compliance**

The entire rezoning site lies outside of the CLS and, what's more, has been totally graded and cleared of native vegetation over the past several decades. As such, its development will not affect any resources essential to Pima County's biological conservation priorities or be in conflict with any of its adopted Regional Environmental Policies of the contained in the 2001 Comprehensive Plan Update and/or memorialized in Pima Prospers.

#### **b. Saguaros**

A total of two (2) saguaros were found on the property (see Exhibit II-E). These saguaro specimens will be appropriately dealt with in the Native Plant Preservation Plan (NPPP) provided at the time of future subdivision platting. They will be salvaged and used either in the project's entry features or perimeter landscape buffers.

#### **c. Ironwood Trees**

The site was surveyed for Ironwood trees and none (0) were found. This is likely due to total past grading and clearing of the property that has occurred over the past several decades.

#### **d. Pima Pineapple Cactus**

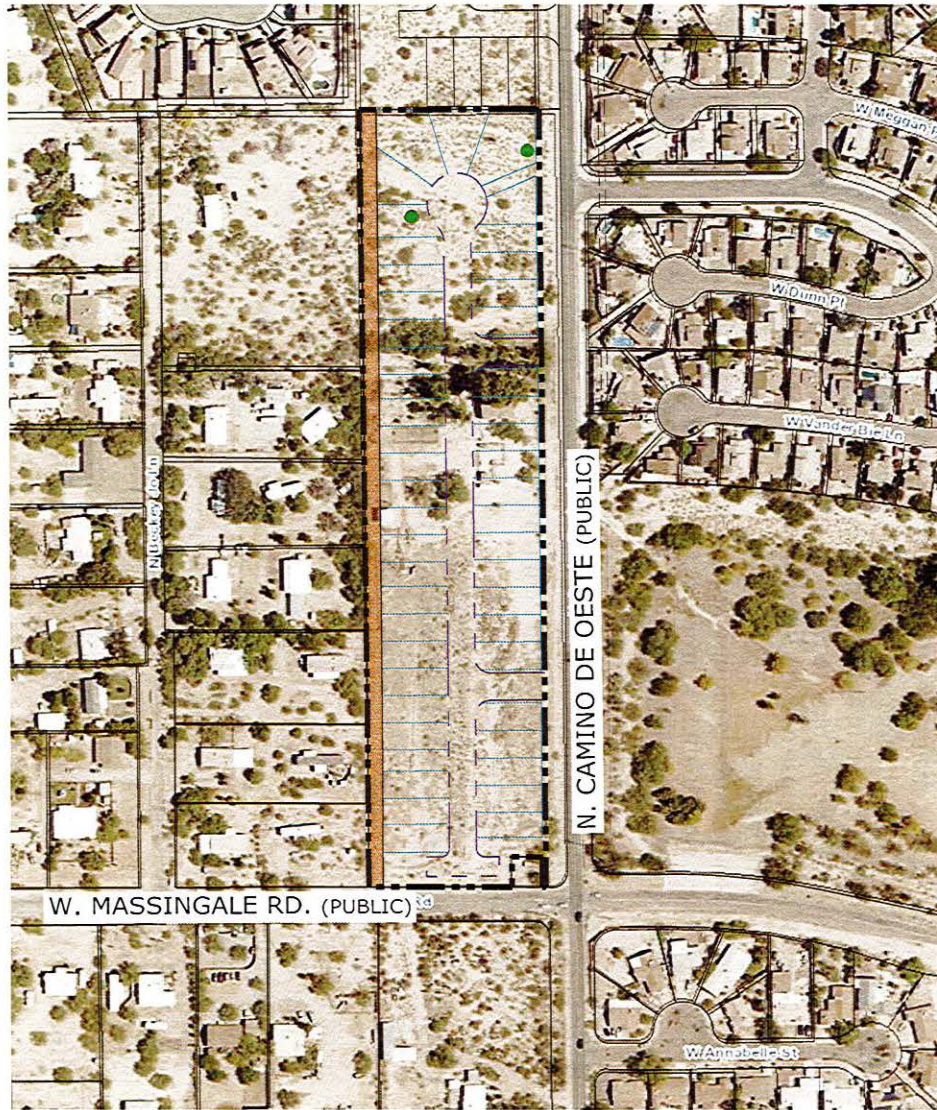
The site was surveyed for Pima Pineapple Cactus and no (0) specimens were found.

#### **e. Needle-Spined Pineapple Cactus**

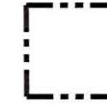
The site was surveyed for Needle-Spined Pineapple Cactus and none (0) were found.

## **Exhibit to Follow**





## LEGEND



Rezoning Site



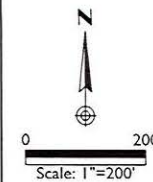
Area to be a 25' buffer graded/landscaped w/ salvaged materials and nursery stock (25' Bufferyard "C")



Existing Saguars (2) to be salvaged and transplanted

Note: This is essentially a mass-graded project; salvage, transplantation and any required mitigation will be detailed on the Native Plant Preservation Plan submitted at the time of the future subdivision platting.

This Site is outside of the CLS.



Jim Portner, Agent for Owner  
PROJECTS INTERNATIONAL, INC.  
10836 E. ARMADA LANE  
TUCSON, ARIZONA 85749  
520 850-0917



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

EXHIBIT II-E  
BIOLOGICAL RESOURCES  
PAGE 48



## **F. LANDSCAPE BUFFERYARDS & VISUAL MITIGATION**

### **1. Bufferyards in Accordance with Chapter 18.73**

Exhibit II-F depicts the location of required landscape bufferyards in compliance with Chapter 18.73 (Landscape and Screening) of the Pima County Zoning Code. The final determination of each particular bufferyard option (with its attendant width and plant-density requirements) will be finalized at the time of future subdivision platting, but we presently envision the following bufferyard program for this project:

- A five-foot (5') wide Bufferyard "A", with a 40" decorative masonry wall, along Camino de Oeste.
- A five-foot (5') wide Bufferyard "C", with 72" decorative masonry wall, along Massingale Road (south project boundary).
- A twenty-five foot (25') wide Bufferyard "C" along the project's western boundary. The maximum width buffer required in this location by the Zoning Code and Landscape Design Manual (Chapter 18.73.040) is twenty feet (20'). However, in an attempt to better recognize and respect the neighbors to the immediate west (whose lots vary from one to three acres in size), we propose a twenty-five foot (25') setback and landscape buffer along this boundary.
- No landscape buffer is required or being provided along the project's north boundary, since it abuts a property that possesses the same CR-4 zoning being requested for the subject site.

Given the lack of existing native plant material that can be salvaged from the site, the above buffers will be primarily planted with nursery stock. This will be detailed on the required Native Plant Preservation Plan (NPPP) and Landscape Plan submitted at the time of future subdivision platting.

### **2. Conflicts with Bufferyards Due to Easements, Rights-of-Way, etc.**

There are no easement conflicts with the required bufferyards that cannot be accommodated in final design. An existing irrigation water distribution line currently traverses the property; this is maintained by the Cortaro-Marana Irrigation District (CMID). We have already coordinated with CMID and they have agreed to work with us during future subdivision platting to realign this distribution line so as to locate it within our proposed twenty-five foot (25') buffer along the site's western boundary. This line can be easily accommodated with the proposed landscape plantings therein; this joint-use of the buffer can be considered routine.

### **3. Impacts of Transplanted/Salvaged Vegetation in Bufferyard Areas**

As described previously, there are only two (2) saguaros presently existing on the property. These will be salvaged and, if used in the bufferyard areas, will clearly pose no conflicts with other plantings nor contribute to any "overplanting" issues.



#### **4. Mitigation of Visual Impacts**

There are no significant visual impacts associated with this project due to the fact that existing views to the east across the subject property are long-range in nature (distant Pusch Ridge and the Santa Catalina Mountains) and are already somewhat obstructed in the foreground and middle-ground by the existing residential developments to the east across Camino de Oeste. The subject property will contain some two-story residences (in response to market demand); these will have some material impact on these current marginal eastern views. In order to minimize same, a larger-than-required setback and landscape buffer is being provided along the project's western boundary so as to increase the separation between this proposed homes and the current residences to the adjacent west.

The more important and higher-quality views from these adjacent properties are of the distant Tucson Mountains to the west and southwest. The proposed residences attendant to this rezoning will have no impact on this south/southwest viewshed.

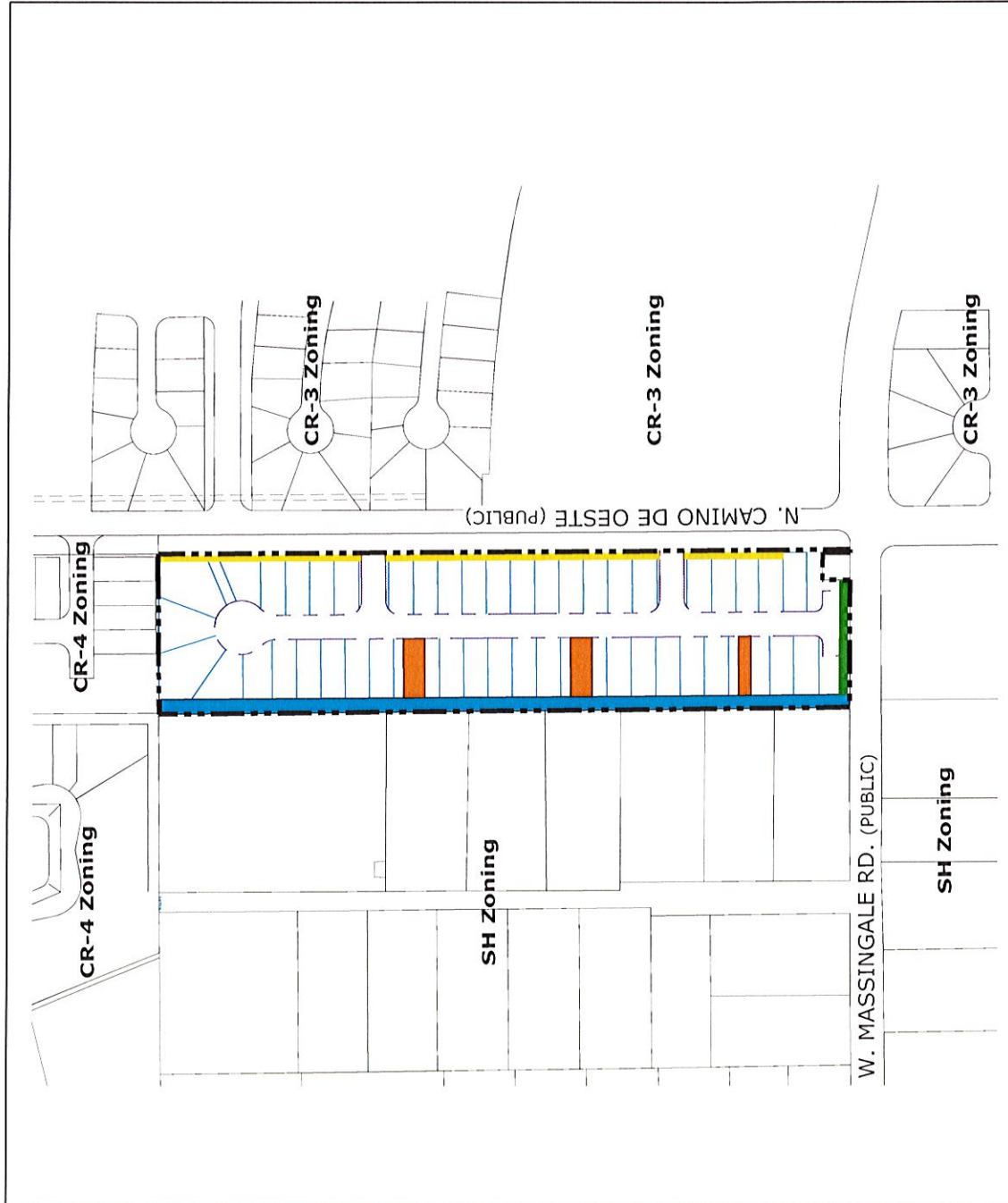
As a point of note, it should be remembered that historical case law has well established the fact that views across another's private property are not a protected legal right that inures to other, nearby property owners. Simply because someone has enjoyed a view across another's property for a long period of time, it does not mean that they are somehow automatically entitled to that view in perpetuity. As such, views are a privilege and nothing more. While this is the case, they are nonetheless a consideration. The very constrained dimensions of this particular subject property, however, severely limit the extent to which significant accommodations can be made to preserve or enhance the existing marginal views that exist to the east.

#### **5. Significant Vegetation**

There are no areas of regulated or otherwise significant vegetation on the property. In fact, due to past grading and clearing of native vegetation, only two (2) saguaros existing on the property. These will be accordingly salvaged and transplanted.

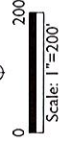
### **Exhibit to Follow**





25' Bufferyard "C" graded/  
landscaped with salvaged  
materials and nursery stock

2) No bufferyard required along Northern Boundary.



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



**PROJECTS INTERNATIONAL, INC.**  
STRATEGIC GUIDANCE  
ENTERTAINMENT PROCESSES  
SOCIAL ADVANCE & CULTURE



## **G. TRANSPORTATION**

### **1. Configuration of Proposed Ingress/Egress and Its Rationale**

Two vehicular ingress/egress points are proposed for the new subdivision by the Preliminary Development Plan (PDP), both being onto Camino de Oeste. These new street intersections are in accordance with established PCDOT separation criteria from the other existing public street intersections in the immediate area.

### **2. Distances to Adjacent Access Points**

See Exhibit II-G, on which the proposed street intersections and their distances to existing public street access points have been illustrated.

### **3. Associated Off-Site Roadway Improvements and Completion Schedule**

We understand that Pima County DOT currently has no proposed improvement projects scheduled in the immediate vicinity of the proposed project.

DOT staff has mentioned their desire to, at some future time, rectify the current off-set between Magee Road and Pima Farms Road (at Camino de Oeste); this occurs approximately ¼-mile north of this rezoning site. This project will ultimately make its fair-share financial contribution to regional transportation needs by way of impact fees paid at the time of building permits. Such fees will be put toward DOT's prioritized transportation improvements, at its discretion, to address the needs of the surrounding benefit area.

### **4. Change in ADT and Level of Service (LOS) for Public Streets**

The trip-generation calculations for this Site Analysis were made using the accepted Institute of Transportation Engineers (ITE) trip generation rates for single family detached residences:

- Single Family Detached Housing (Code 210): 10 Trips per Unit

Based upon the above, and in consideration of the Preliminary Development Plan (PDP) indicating a 46-lot subdivision, trip generation for the project is as follows:

46 residences @ 10 trips/residence =	460 Trips
	<hr/>
<b>TOTAL TRIPS GENERATED BY PROJECT:</b>	<b>460 Trips</b>

Based upon the project layout and its two access points onto Camino de Oeste, it is clear that one hundred percent (100%) of these trips will be loaded onto this adjacent street.



With the small increase in ADT from this project, together with the fact the Camino de Oeste and nearby Massingale Road are all operating well below their capacities, it is anticipated that there will be no significant traffic impact upon these adjacent roadways, nor upon the nearby intersection's Level of Service (LOS).

**5. Conformance with Pima County Concurrency Requirements**

Per the traffic-volume and capacity data provided in Section I-E of this Site Analysis, the adjacent streets are currently operating well below their respective roadway capacities. The minor additional traffic generated by the proposed project will do nothing to change this fact. With this in mind, the project conforms with PCDOT concurrency requirements.

**6. Proposed Bicycle & Pedestrian Pathways**

There are no existing sidewalks or bicycle lanes in place on either Camino de Oeste or Massingale Road. New on-site subdivision streets within the proposed project will have concrete sidewalks on both sides; these will be extended to the Camino de Oeste right-of-way so as to provide for future connection to any public sidewalks that Pima County might ultimately build along this existing collector street.

**7. On-Site Street System**

A forty-five foot (45') public street right-of-way is proposed for the onsite subdivision streets; this cross-section will contain 30' of pavement, 2' wedge curbs, and 5' sidewalks on each side of the street.

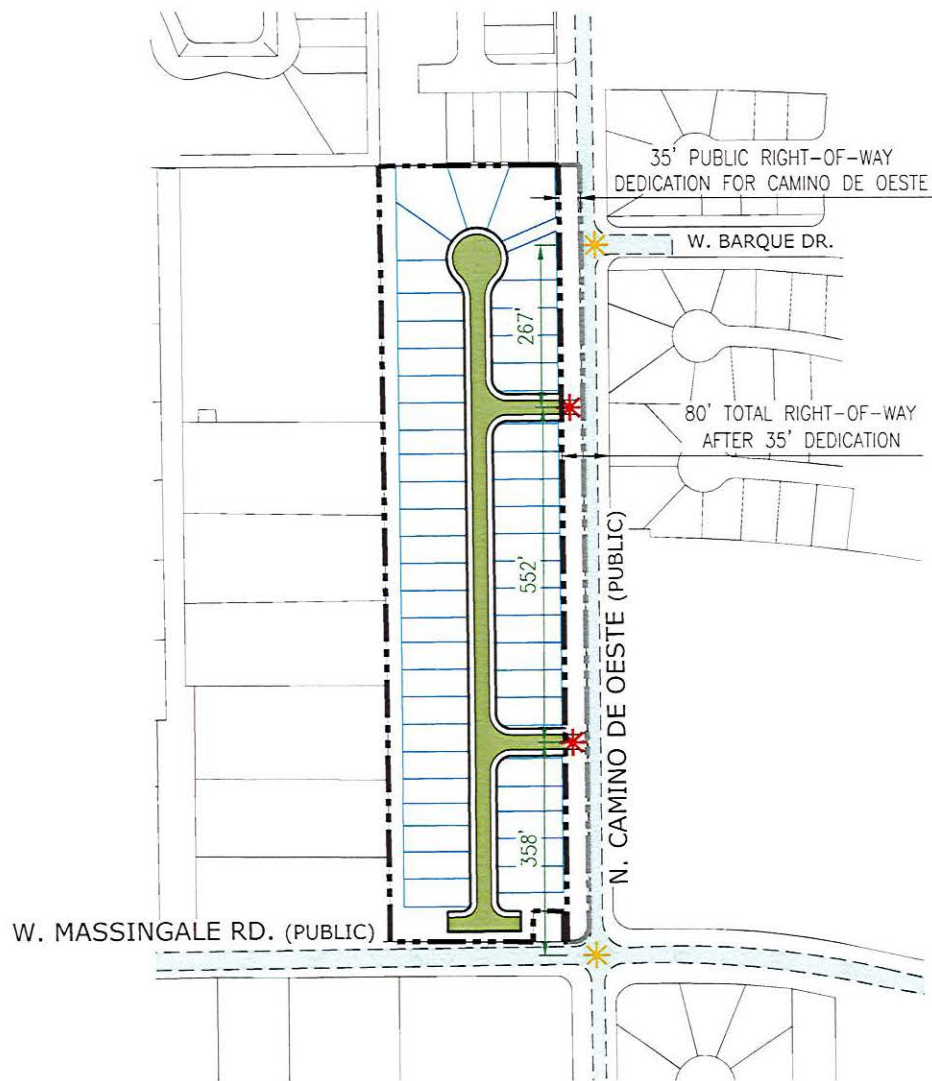
**8. Applicability & Timing of Traffic Impact Study (TIS)**

Due to small amount of trips being generated by this project, together with the fact that none of the existing public streets in the area are functioning at over-capacity, the proposed development does not meet PCDOT's threshold for a TIS.

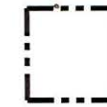
**Exhibit to Follow**



Nov 05, 2019 8:46am U:\Projects\2018\18-533\1\City\CAD\Proposed\Rezoning\Rezon... E:\H-1-G.dwg



## LEGEND



Rezoning Site



Existing Public Street Pavement



45' Proposed/New Public Street Right-of-way W/24' Pavement, Wedge Curbs & Sidewalks on Both Sides



New Entry Point for Proposed Subdivision



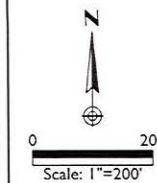
Existing Public Street Intersection



Approximate Distances between existing Street Intersections and Proposed/ New On-Site Streets

### Note:

NEW 30' RIGHT-OF-WAY DEDICATION PROVIDED ALONG ENTIRE CAMINO DE OESTE FRONTAGE, RESULTING IN AN 80' TOTAL R.O.W. WIDTH



Jim Portner, Agent for Owner  
PROJECTS INTERNATIONAL, INC.  
10836 E. ARMADA LANE  
TUCSON, ARIZONA 85749  
520 850-0917



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

EXHIBIT II-G  
PROPOSED TRANSPORTATION  
CONDITIONS  
PAGE 54



## **H. ON-SITE WASTEWATER TREATMENT & DISPOSAL**

### **1. Rationale for Non-Connection to Public System**

Not applicable; no on-site wastewater treatment is proposed with this project. The project will connect to the public sewer system.

### **2. Soil Evaluations**

Not applicable; no on-site wastewater treatment is proposed with this project.

### **3. Reserve Disposal Areas**

Not applicable; no on-site wastewater treatment is proposed with this project.

## **I. SEWERS**

### **1. Capacity Response Letter**

Capacity Response Letter No. 2019-181 (Type I), from the Pima County Regional Wastewater Reclamation Department (PCRWRD) is attached as Exhibit II-I.1.

### **2. Method of Sewer Service and Point of Connection to Public System**

The development will connect to the existing 24" public sewer (G-79-121) located within the Camino de Oeste right-of-way near the project's extreme southeast corner. See Exhibit II-I.2 for a conceptual layout of the proposed on-site public sewer system. We have located our proposed point of connection to this line so as to make every attempt to avoid a FEMA floodplain that impacts the general area. In the event that, in final design, it is determined that the new manhole is still within the FEMA floodplain, then RWRD Standard Detail No. 214 shall apply to appropriately protect the new manhole connection.

### **3. Sewers Easements**

All proposed onsite sewers will be public and all will be located beneath paved subdivision streets.

### **4. Mitigation of Any Constraints to Gravity Service**

There are no constraints to providing gravity service on this project.



**JACKSON JENKINS**  
DIRECTOR



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

August 14, 2019

Francis Hemmah  
EPS Group, Inc.  
8710 N Thornydale Road, Suite 140  
Tucson, Arizona 85742

**Sewerage Capacity Investigation No. 2019-181 Type I**

RE: **Pima Farms & Camino De Oeste Development, Parcel 221350640**  
**Estimated Flow 9,936 gpd (ADWF).**  
**P19WC00181**

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-79-121, downstream from manhole 1728-06.

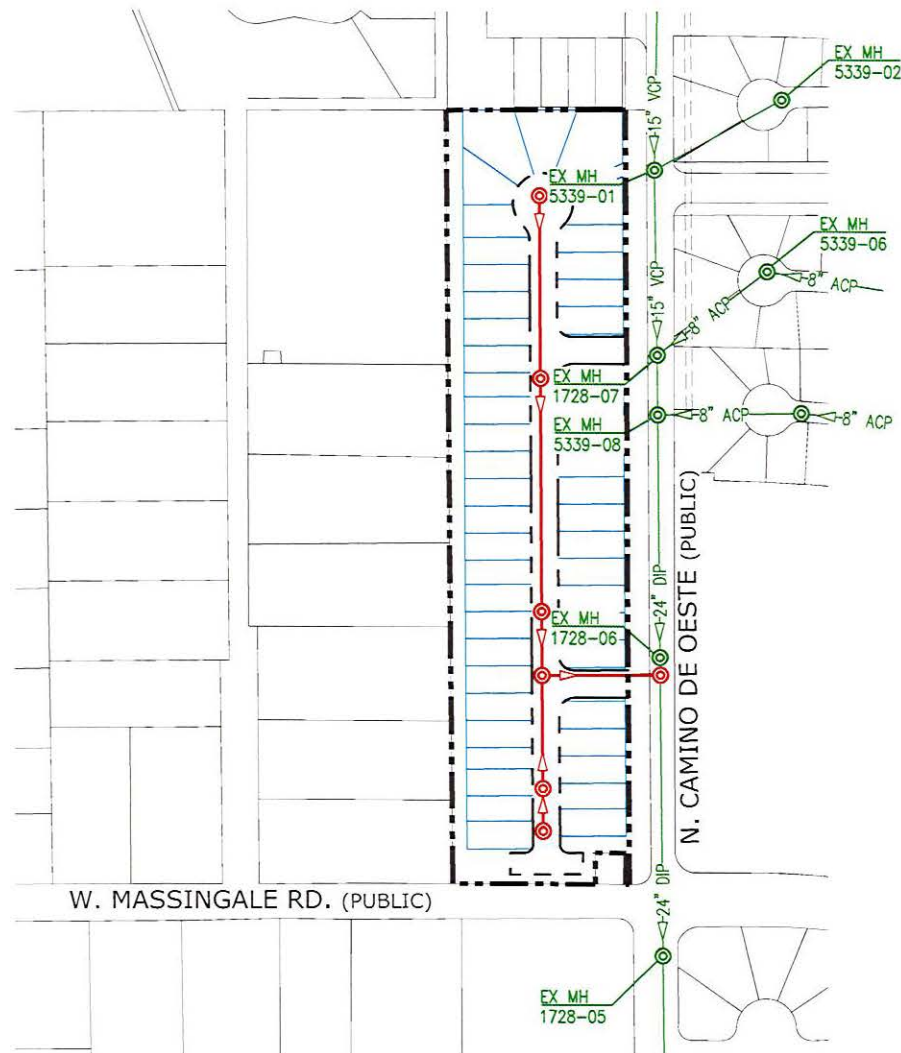
This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6607.




Reviewed by: Kurt Stemm, CEA Sr.

**Exhibit II-I.1**  
**RWRD Type I Capacity Response Letter**



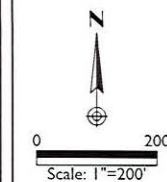


## LEGEND

-  Rezoning Site
-  Existing public sewer, flow direction, manhole number & line size
-  Proposed project public sewer and new manholes

## NOTE:

1. ELEVATIONS ARE BASED ON "NAVD-88" DATUM.
2. PROPOSED SEWER ALIGNMENT SHOWN IS SCHEMATIC AND SUBJECT TO REFINEMENT W/ RWRD AT TIME OF FUTURE SUBDIVISION PLATTING.
3. CONNECTION TO EXISTING 24" SEWER LINE WILL REQUIRE A FLOW MANAGEMENT PLAN AT TIME OF PERMIT.
4. IF THE PROPOSED NEW MANHOLE IN CAMINO DE OESTE IS DETERMINED TO BE WITHIN THE FEMA FLOODPLAIN, RWRD STD. DTL. 214 SHALL APPLY. DIRECT CONNECTION TO EXISTING MH #1728-06 SHALL ALSO BE EVALUATED AS AN ALTERNATIVE AT THE TIME OF FUTURE SUBDIVISION PLATTING.



Jim Portner, Agent for Owner  
PROJECTS INTERNATIONAL, INC.  
10836 E. ARMADA LANE  
TUCSON, ARIZONA 85749  
520 850-0917



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

EXHIBIT II-1.2  
PROPOSED SEWER CONCEPT  
PAGE 57



**J. WATER**

**REFER TO PRIOR SECTION II.D.2 OF THIS SITE ANALYSIS.**

**K. SCHOOLS**

**1. Access to Internal or Abutting Schools.**

No public schools directly abut the rezoning site. The Thornydale Elementary campus is located approximately ½ mile to the east, but this facility has been closed permanently by the Marana Unified School District.

**2. Capacity Analysis by Marana Unified School District.**

The Marana Unified School District (MUSD) has been consulted with respect to this site's comprehensive plan amendment and this rezoning request. MUSD's analysis indicates that all of their schools serving the rezoning site have the capacity to absorb the anticipated number of students being generated (see Exhibit II-K).

In terms of timing, we anticipate that no new students will actually be generated by the project until its homes are occupied beginning in late 2020 or early 2021.

**3. Communication with MUSD Regarding Mitigation of Impacts.**

MUSD has instituted a voluntary contribution program for new residential development. The developer has participated in this program in the past and intends to do so with the current project. Under same, roof-top funds are furnished to the District at the time of closing of each individual home sale.

**Exhibit to Follow**



**GOVERNING BOARD**

Maribel Lopez, Ed.D., President  
John Lawandowski, Vice President  
Suzanne Hopkins, Member  
Tom Carlson, Member  
Dan Post, Member



**ADMINISTRATION**

Doug Wilson, Ed.D., Superintendent  
Carolyn Dunder, Ed.D., Assistant Superintendent  
Kerstin Reedy, Assistant Superintendent  
Dan Contorno, Chief Financial Officer

May 29, 2019

Donna Spicola  
Planner  
Pima County Development Services  
201 N. Stone Ave  
Tucson, AZ 85701

**RE: Comprehensive Plan Amendment # P19CA00004 within Marana Unified Schools**

Dear Ms. Spicola,

Thank you for informing us of the 9.77-acre property on which Projects International Inc. is proceeding with a rezoning application to Pima County. Based upon the proposal, we understand that the site could be developed as Medium Intensity Urban vs. Low Intensity Urban. Marana Unified School District currently uses a factor of .25 students per home for elementary and .1 students per home secondary. These proposed changes are acceptable to our schools and we can meet the needs of this development for quality education.

These students can be supported by the following schools with their current enrollment and capacity numbers shown Quail Run Elementary (405/783), Tortolita Middle School (790/1234), and Mountain View High School (1794/2257). All schools have capacity for the impact this proposed development may have on our student population under current conditions

Thank you for developing homes and businesses in our community. Marana Unified School District knows that one of the keys to the continued success of our wonderful community is the quality of our children's education. This belief is held so strongly that we have multiple developers providing the school district with rooftop development funds as they increase the number of properties being built in our community. The district uses these funds to ensure as we grow they are able to provide the necessary infrastructure to support the presentation of an inspiring education. Your voluntary participation in this process is an invaluable investment in our community. Please contact the Marana Schools finance office at 520-682-4756 to learn more about participation.

Please contact Dan Contorno at 520-682-4756, or myself at 520-616-4521 if you have any further questions.

Sincerely,



Russell Federico, M.Ed.  
Executive Director of Operations  
Marana Unified School District

*Inspiring students to learn today and lead tomorrow.*

11279 W. Grier Road • Marana, Arizona 85653 • (520) 682-3243 • [www.maranausd.org](http://www.maranausd.org)

**Exhibit II-K**  
**Marana Unified School District Capacity Letter**



**L. RECREATION & TRAILS**

**1. On-Site Recreation Elements**

Per the proposed PDP, and due to the small number of lots being created and the basic size constraints of the property, the owner/developer will not provide an on-site recreation area. The developer intends to instead pay the established in-lieu fee in accordance with the Department of Natural Resources, Parks & Recreation's (DNRPR's) *Recreation Area Design Manual*.

**2. Ownership & Maintenance of Recreation Elements & Natural Areas**

No private recreation area is proposed. Landscaping in designated common areas will be owned and maintained wholly by the subdivision's homeowners association (HOA).

**3. Proposed Public Trails In or Adjacent to the Development**

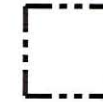
According to the Pima Regional Trails System Masterplan, no trails are planned in the vicinity of the project nor within the surrounding area.

In accordance with Pima Prospects Section 4.8 (Goal 1, Policy 3.e) and Section 4.10 (Goal 1, Policy 2.e), the Preliminary Development Plan (PDP) includes sidewalks provided on both sides of the subdivision streets; these will be extended to the Camino de Oeste right-of-way to provide for future physical connectivity to any public sidewalks or paths which Pima County might ultimately construct therein.





## LEGEND



Rezoning Site

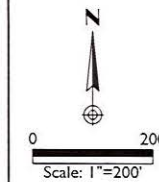


5' Concrete sidewalks on both sides of new streets; will extend to Camino De Oeste right-of-way



Landscaped Detention Basins

Note: No on-site private recreation facility is proposed with this development. Appropriate in-lieu fees will be paid.



Jim Portner, Agent for Owner  
PROJECTS INTERNATIONAL, INC.  
10836 E. ARMADA LANE  
TUCSON, ARIZONA 85749  
520 850-0917



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

EXHIBIT II-L  
RECREATION  
PAGE 61



**M. CULTURAL RESOURCES: ARCHAEOLOGICAL/HISTORIC SITES**

**1. Mitigation Measures for Already Identified/Known Resources**

As indicated in Section I-H of this Site Analysis, a records search and field survey has been completed for the subject property by Tierra Right-of-Way Services and found no archaeological resources on the property (see Appendix "A"). No mitigation measures are required.

**2. Measures Employed if Archaeological Survey is Recommended**

No additional surveys are recommended per the above Tierra Right-of-Way report, which is provided in full as Appendix "A".

**3. Submittal Timing, etc. of Mitigation Plan**

Not applicable; no mitigation measures or mitigation plan is required.

a. Outline of Resource Assessment Program

Not applicable.

b. Effective Preservation Plan or Data Recovery

Not applicable.

c. Schedule of Mitigation Plan Implementation

Not applicable.



## **N. ENVIRONMENTAL QUALITY**

### **1. Dust Control During Construction**

During construction, a Stormwater Pollution Prevention Plan (SWPPP), along with a Notice of Intent (NOI), will be prepared in accordance with Arizona Department of Environmental Quality (ADEQ) regulatory permit requirements. The SWPPP and NOI will discuss, among other items, the proposed dust-control and erosion-control measures that must be undertaken and suitably performed by the project's contractor as stipulations of the grading permit.

## **O. AGREEMENTS**

### **1. Specific Agreements with Neighboring Property Owners**

No specific or formal agreements are in place with any neighboring property owners at the time of this Site Analysis submittal. No registered neighborhood associations existing within the surrounding area. We have, however, identified the homeowner association (HOA) representatives and leaders within the nearby neighborhoods, as well as reached out to individual property owners residing on the unsubdivided properties to the immediate west and southwest.

Prior to any formal full-notice public neighborhood meeting on this rezoning, we will undertake further discussions with these nearby HOA leaders and individual property owners so as to inform them of the proposed rezoning and its particulars, and to identify any salient issues not addressed in this *Site Analysis and Land Use Proposal* document.

Pima County staff will be duly appraised as to the above neighborhood interactions as they proceed.



## Bibliography

Pima County Department of Transportation, Traffic Engineering Division website for current traffic counts; <http://dot.pima.gov/trafeng/trafcnt/adt.htm>.

Pima County Major Streets & Scenic Routes Plan. *Pima County Ordinance No. 1995-42, as amended. Case No. Co14-79.* Web address: <http://gis.pima.gov/maps/majscenic/mssr.pdf>

Institute of Transportation Engineers (ITE). 2008. *Trip Generation, 8<sup>th</sup> Edition: An ITE Informational Report.*

The Smart Growth Network website, *Smart Growth Principles*,  
<http://www.smargrowth.org/engine/index.php/principles>

Quality/Level of Service (QLOS) Handbook, State of Florida Department of Transportation, 2013.



## **APPENDICES**



**Appendix A:**

**Cultural Resources Survey**  
**by Tierra Right-of-Way Services**  
**September, 2019**



**STATE HISTORIC PRESERVATION OFFICE  
SURVEY REPORT SUMMARY FORM**

1

**1. REPORT TITLE**

**1a. Report Title:** *Cultural Resources Class III Survey for the Camino de Oeste Phase II Project, Pima County, Arizona.*

**1b. Report Author(s):** Chance Copperstone, M.A.

**1c. Date:** September 20, 2019      **1d. Report No.:** Tierra Archaeological Report No. 2019-080

**2. PROJECT REGISTRATION/PERMITS**

**2a. ASM Accession Number:** N/A

**2b. AAA Permit Number:** 2019-044bl

**2c. ASLD Lease Application Number(s):** N/A

**2d. Other Permit Number(s):** N/A

**3. ORGANIZATION/CONSULTING FIRM**

**3a. Name:** Tierra Right of Way Services, Ltd.

**3b. Internal Project Number:** 19TA00-315.01

**3c. Internal Project Name:** Camino de Oeste Ph II

**3d. Contact Name:** Barbara Montgomery

**3e. Contact Address:** 1575 East River Road, Suite 201, Tucson, AZ 85718

**3f. Contact Phone:** 520.319.2106

**3g. Contact Email:** bmontgomery@tierra-row.com

**4. SPONSOR/LEAD AGENCY**

**4a. Sponsor:** ACM Ventures LLC.

**4b. Lead Agency:** Pima County

**4c. Agency Project Number(s):** N/A

**4d. Agency Project Name:** N/A

**4e. Funding Source(s):** Private

**4f. Other Involved Agencies:** N/A

**4g. Applicable Regulations:** Pima County Ordinance No. 2018-027



**STATE HISTORIC PRESERVATION OFFICE  
SURVEY REPORT SUMMARY FORM**

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**5. DESCRIPTION OF PROJECT OR UNDERTAKING:** ACM Ventures is seeking to purchase and rezone Pima County Parcel 221350640 for residential use.

**6. PROJECT AREA/AREA OF POTENTIAL EFFECTS:** The project area consists of the 9.77 acre parcel located at the northwest corner of Massingale Road and Camino de Oeste.

**7. PROJECT LOCATION**

**7a. Address:** 7701 N. Camino de Oeste

**7b. Route:** N/A                      **7c. Mileposts Limits:** N/A

**7d. Nearest City/Town:** Marana   **7e. County:** Pima County

**7f. Project Locator UTM:** 493597 Easting 3579064 Northing   **7g. NAD 83**   **7h. Zone:** 12

**7i. Baseline & Meridian:** G&SR   **7j. USGS Quadrangle(s):** Jaynes

**7k. Legal Description(s):** T12S, R12E, Section 36

**8. SURVEY AREA**

**8a. Total Acres:** 9.77 acres

**8b. Survey Area.**

1. Land Jurisdiction	2. Total Acres Surveyed	3. Total Acres Not Surveyed	4. Justification for Areas Not Surveyed
Private	9.77	0	N/A

**9. ENVIRONMENTAL CONTEXTS**

**9a. Landform:** Alluvial plain

**9b. Elevation:** 2200 ft amsl

**9c. Surrounding Topographic Features:** Residential streets

**9d. Nearest Drainage:** Massingale Wash, immediately to the south-southeast

**9e. Local Geology:** Quaternary Surface Deposits (Arizona Geological Survey 2019)

**9f. Vegetation:** Arizona Upland Subdivision of the Sonoran Desertscrub biotic community (Brown 1994). Dominant plant species include creosotebush (*Larrea tridentata*), mesquite (*Prosopis* spp.), and ocotillo (*Fouquieria splendens*) (Photos 1–4).

**9g. Soils/Deposition:** Gila loam and Anthony gravelly sandy loam (NRCS 2019).

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SURVEY REPORT SUMMARY FORM**

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**9h. Buried Deposits:** Likely possible

**9i. Justification:** The project area is located within alluvial plain deposits, so depth is possible but nothing was found on the surface that suggests cultural deposits are present.

**10. BUILT ENVIRONMENT:** The property is currently used as a residence and has corrals for horses. The structures present are modern.

**11. INVENTORY CLASS COMPLETED**

**11a. Class I Inventory:** ☐

**11b. Researcher(s):**

**11c. Class II Survey:** ☐

**11d Sampling Strategy:**

**11e. Class III Inventory:** ☒

**12. BACKGROUND RESEARCH SOURCES**

**12a. AZSITE:** ☒

**12b. ASM Archaeological Records Office:** ☐

**12c. SHPO Inventories and/or SHPO Library:** ☐

**12d. NRHP Database:** ☒

**12e. ADOT Portal:** ☐

**12f. GLO Maps:** GLO Map No. 1955 (T12S, R12E), dated February 23, 1897, shows only a road through the project area (Figure 3). The road is no longer present within the project area.

**12g. Land- Managing Agency Files:** N/A

**12h. Tribal Cultural Resources Files:** N/A

**12i. Local Government Websites:** N/A

**12j. Other:**



**STATE HISTORIC PRESERVATION OFFICE  
SURVEY REPORT SUMMARY FORM**

4

**13. BACKGROUND RESEARCH RESULTS**

**13a. Previous Projects within Project Area (Figure 4).**

1. Project Reference Number	2. Project Name	3. Author(s)	4. Year
1980-17.ASM	Gatewood Ranch, Phase I	Clearinghouse 80-85-0085	1980

**13b. Previously Recorded Cultural Resources within Project Area (see Figure 4).**

1. Site Number	2. Affiliation	3. Site Type	4. Eligibility Status	5. Associated Reference(s)
N/A				

**13c. Historic Buildings/Districts/Neighborhoods.**

1. Property Name or Address	2. Year	3. Eligibility Status
N/A		

**14. CULTURAL CONTEXTS**

**14a. Prehistoric Culture:** Hohokam

**14b. Protohistoric Culture:** O'odham

**14c. Indigenous Historic Culture:** O'odham

**14d. Euro-American Culture:** A.D. 1500-1950

**15. FIELD SURVEY PERSONNEL**

**15a. Principal Investigator:** Barbara Montgomery, PhD.

**15b. Field Supervisor:** Chance Copperstone, M.A.

**15c. Crew:** N/A

**15d. Fieldwork Date(s):** 9/19/19

**16. SURVEY METHODS**

**16a. Transect Intervals:** 20 m apart

**16b. Coverage (%):** 100

**16c. Site Recording Criteria:** ASM

**16d. Ground Surface Visibility:** 75%

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SURVEY REPORT SUMMARY FORM**

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**16e. Observed Disturbances:** The parcel is an active horse property, so supplies and corrals are present throughout the project area. Much of the land has been leveled and dirt has been moved around in many locations. Dense, dry grass is present in the south end of the property.

**17. FIELD SURVEY RESULTS**

**17a. No Cultural Resources Identified:** ☒

**17b. Isolated Occurrences (IOs) Only:** ☐

**17c. Number of IOs Recorded:** N/A

**17d. Table of IOs.**

1. IO Number	2. Description	3. Date Range	4. UTM's

**18. COMMENTS:** No sites, historic buildings, structures, or isolates were observed in the project area during the survey. Tierra recommends that ACM Ventures should be allowed to proceed with the proposed project without further archaeological work.



## SECTION 19. ATTACHMENTS

- 19a. Project Location Map: ☒ Figures 1 and 2  
19b. Land Jurisdiction Map: ☒ Figure 1  
19c. Background Research Map(s): ☒ Figure 4  
19d. GLO Map(s): ☒ Figure 3  
19e. References: ☒

## SECTION 20. CONSULTANT CERTIFICATION

I certify the information provided herein has been reviewed for content and accuracy and all work meets applicable agency standards.



\_\_\_\_\_  
Signature

\_\_\_\_\_  
Principal Investigator  
Title

## SECTION 21. DISCOVERY CLAUSE

---

In the event that previously unreported cultural resources are encountered during ground disturbing activities, all work must immediately cease within 30 meters (100 feet) until a qualified archaeologist has documented the discovery and evaluated its eligibility for the Arizona or National Register of Historic Places in consultation with the lead agency, the SHPO, and Tribes, as appropriate. Work must not resume in this area without approval of the lead agency.

If human remains are encountered during ground-disturbing activities, all work must immediately cease within 30 meters (100 feet) of the discovery and the area must be secured. The Arizona State Museum, lead agency, SHPO, and appropriate Tribes must be notified of the discovery. All discoveries will be treated in accordance with NAGPRA (Public Law 101-601; 25 U.S.C. 3001-3013) or Arizona Revised Statutes (A.R.S. § 41-844 and A.R.S. § 41-865), as appropriate, and work must not resume in this area without authorization from ASM and the lead agency.

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## References Cited

Arizona Geological Survey

2019 The Geologic Map of Arizona. Available at: <http://data.azgs.az.gov/geologic-map-of-arizona/>. Accessed on September 20, 2019.

Brown, David E. (editor)

1994 *Biotic Communities: Southwestern United States and Northwestern Mexico*. University of Utah Press, Salt Lake City.

Natural Resources Conservation Service (NRCS)

2019 Web Soil Survey Map. Available at: <http://websoilsurvey.nrcs.usda.gov/app/>. Accessed on September 20, 2019.



Path: C:\Egnyte\Shared\GIS\2019\191A00-315\arch\general\_location.mxd Date: 9/20/2019 Drawn by: jlyon Coordinate System: NAD 1983 UTM Zone 12N Restricted Site Data. Do Not Distribute. For Project Specific Use Only

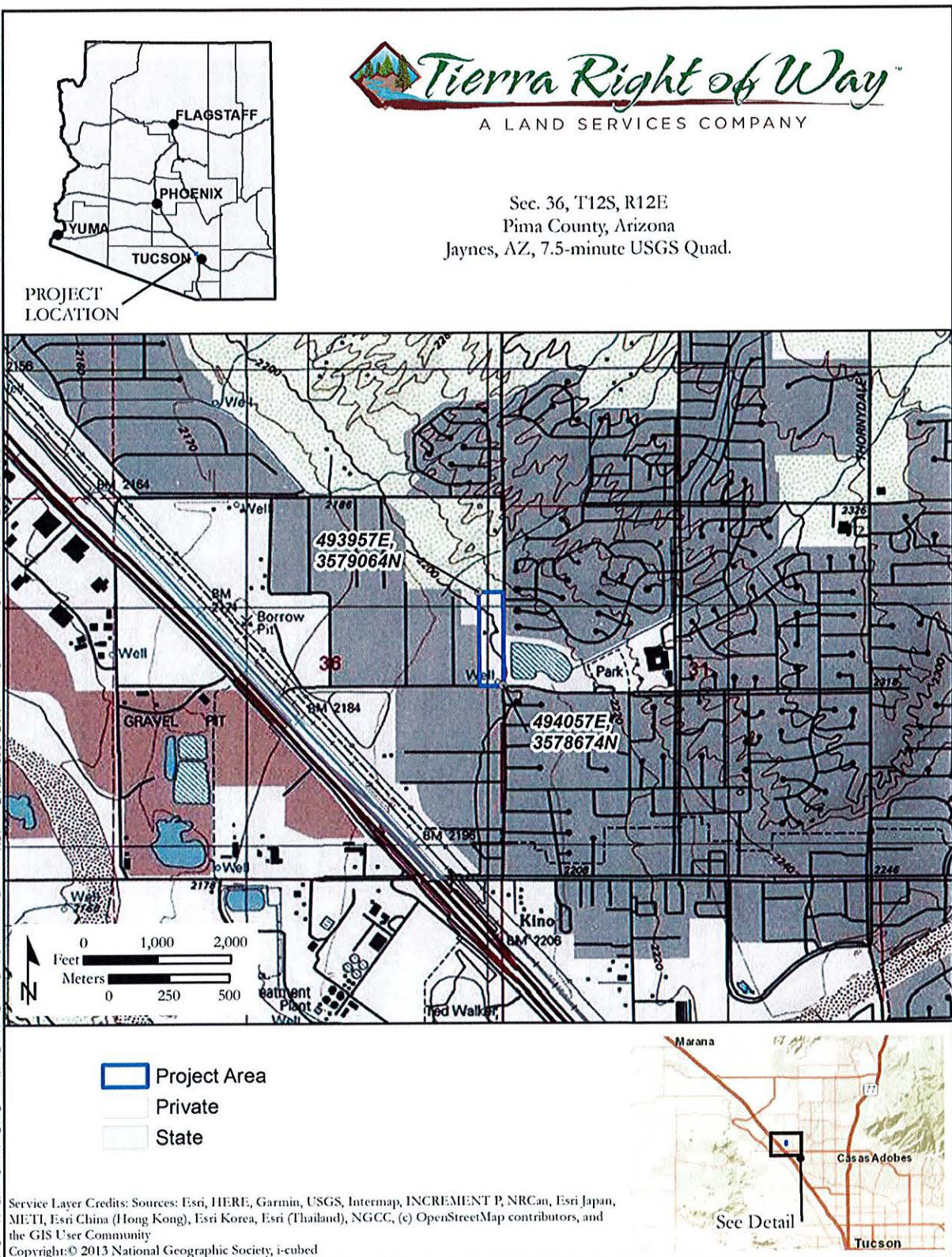


Figure 1. Project location.

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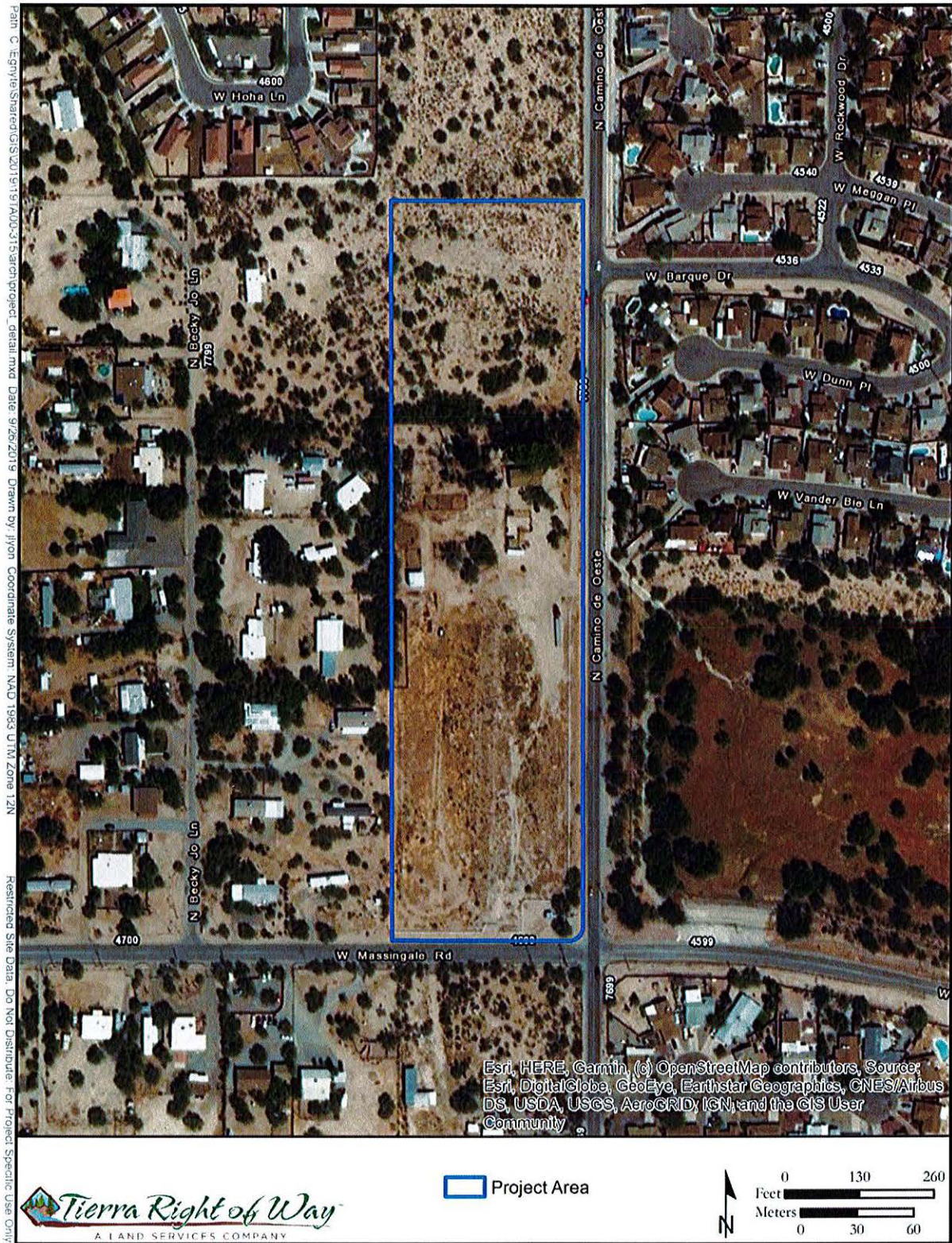
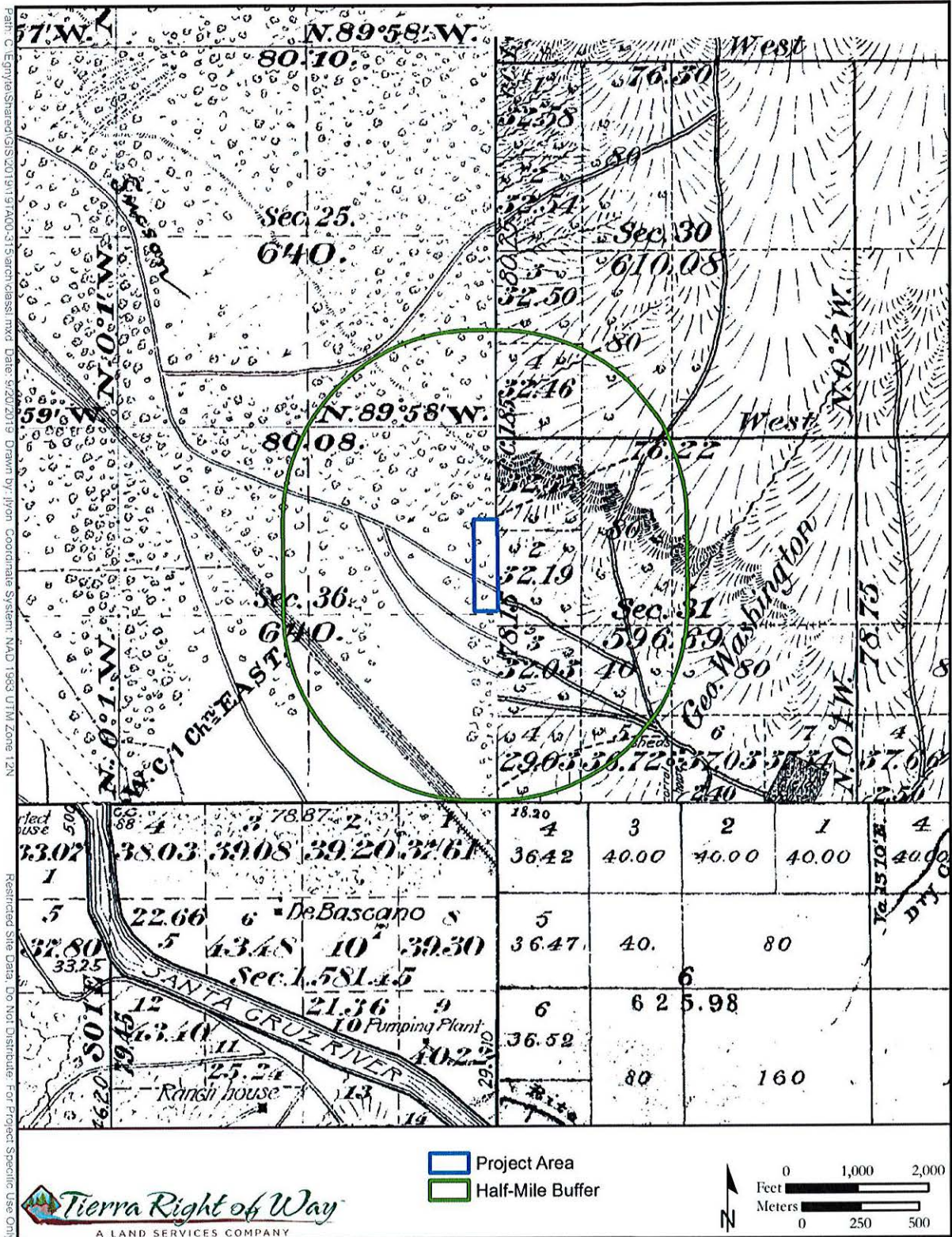


Figure 2. Detail of project location.

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**Photo 1. Overview of project area, looking northwest from southeast corner.**



**Photo 2. Overview of project area showing horse property, looking south.**





**Photo 3. Overview of north end of project area, looking south.**



**Photo 4. Overview of project area, looking south from treeline near north end (see Photo 3).**

September 2019