

The 11 surveys are described in Table 1; archaeological sites are described individually below.

**Table 1. Previous Surveys Conducted within 1 Mile of the Current Project Area**

Project No.	Surveyors	Report Reference	Project Description
1980-119	Arizona State Museum (ASM)	Letter report on file ASM, no author	area survey; no additional information given
1980-145	ASM	Clearinghouse report 80-85-0298	area survey; no additional information given
1980-148	ASM	Clearinghouse report 80-85-0309	area survey; no additional information given
1980-166	ASM	Nickerson 1980	area survey; no additional information given
1983-96	Cultural and Environmental Systems, Inc. (CES)	Heuett et al. 1983	area survey; San Xavier Archaeological Project
1994-112	CES	Sullivan 1994	area survey; for school expansion
1996-147	SWCA, Inc.	Terzis and Kayser 1996	area survey on Pascua Yaqui Reservation
1998-142	Desert Archaeology, Inc.	Vint 1998	linear for water main replacement
2001-597	Lone Mountain	Lone Mountain 2001	area survey; no additional information given
BLM-16-07	Bureau of Land Management (BLM)	None	linear survey; no additional information given
BLM-16-50	BLM	None	linear survey; no additional information given

No archaeological sites were recorded within the inspected APE, but sites AZ AA:16:12(ASM), AZ AA:16:24(ASM), and AZ AA:16:136(ASM) were recorded within a 1-mile radius (see Figure 2). Site AZ AA:16:12(ASM) is also known as the Black Mountain Trincheras and consists of a series of stone structures on the top of Black Mountain south-southeast of the project area. Pottery collected and analyzed from the site suggests it was occupied sometime between A.D. 1100 and 1300, and possibly again during the Protohistoric period after A.D. 1450 (Fontana et al. 1959).

AZ AA:16:24(ASM) is recorded as a cleared area and a small scatter of possibly early Papago Plainware pottery located on a ledge. No reference is given and the site is not within a recorded survey area.

AZ AA:16:136(ASM) consists of four semi-circular basalt features, each over two rocks high and open to the southwest. Huette et al. (1983) suggest they are defensive features associated with the Black Mountain Trincheras.

The National Register of Historic Places (NRHP) web site was reviewed for historic properties in the area. None was found.

General Land Office (GLO) maps were reviewed for buildings, structures, roads, or other features in the project area that could be considered cultural resources today. GLO maps for Township 16 South, Range 15 East were filed in 1871, 1888, and 1921. No entities that might today be considered cultural resources were plotted on the 1871 or 1888 maps. The 1921 map shows an unnamed road that crosses just south of the project area in the southeast corner of Section 20. The road appears to end before it reaches the project area but would be a historical resource if any evidence of it were visible today. No historical artifacts were found and no trace of the road was noted during the survey, however, suggesting that it did not enter the project area.

## SURVEY METHODS

The project area is well marked with property corner pins, roads, and fences. Complete visual inspection of the APE was accomplished by walking 40 transects spaced no more than 20 meters apart northward and southward across the APE in accordance with ASM standards for 100 percent survey coverage. No artifacts were collected during the survey.

Cultural properties identified during the survey were evaluated in accordance with ASM standards. By these standards, if a property is at least 50 years old and includes at least 30 artifacts of a single type representing the remains of two or more activities, or at least 20 artifacts when two or more types of artifact are present; or a single fixed feature with any number of artifacts in association; or more than one fixed feature with or without associated artifacts, it must be recorded as an archaeological *site*. A property of sufficient age that does not meet with any of these additional criteria may be recorded as an *isolated occurrence* (IO), although, if such a property is considered to be of particular interest for some other reason, it may be recorded as a site, as well, at the discretion of the recorder.

## SURVEY RESULTS

One archaeological site and 42 IOs were recorded within the project area (Table 2; see Figure 1). IOs are listed by waypoint number and described in Table 2. Waypoint numbers coincide with numbered locations in Figure 1.

### Archaeological site AZ AA:16:491(ASM)

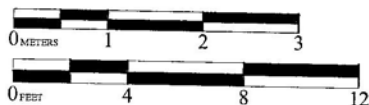
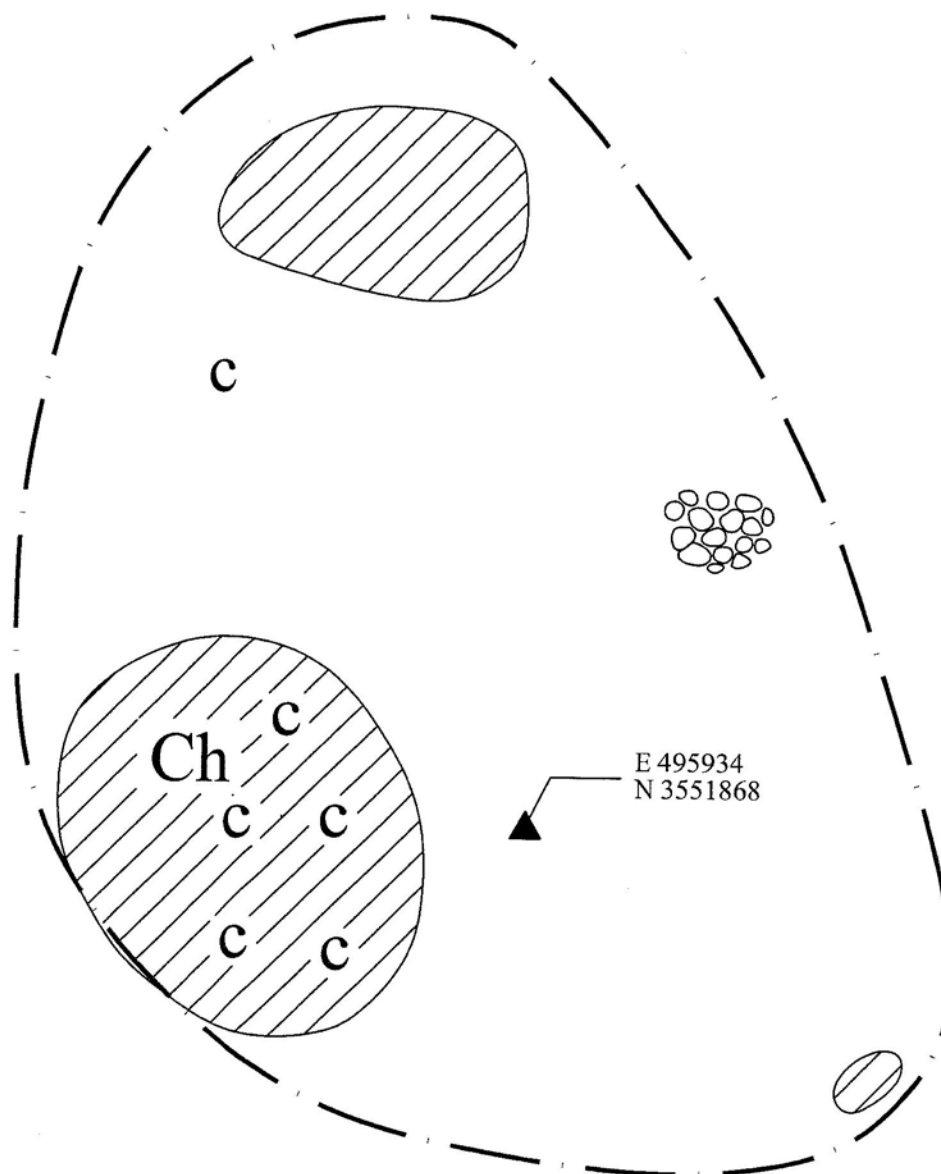
<b>Site type:</b>	rock pile and flaked stone artifact scatter
<b>Dimensions:</b>	10 m (33 ft) in diameter
<b>Location (Legal):</b>	SW <sup>1</sup> / <sub>4</sub> SW <sup>1</sup> / <sub>4</sub> Section 20, T15S, R13E, G&SRB&M
<b>Location (UTM):</b>	Z12, 495934E, 3551868N, NAD1927CONUS
<b>Land Status:</b>	private
<b>Eligibility Status:</b>	recommended ineligible

Archaeological site AZ AA:16:491(ASM) is a small "chipping station" and a piled-rock feature (Figure 3). The site lies at the distal end of the Black Mountain lava flow overlooking an area of small, discontinuous ephemeral streams and a sheetwater floodplain. As no culturally or temporally diagnostic artifacts were found, the cultural affiliation of the feature and artifacts is currently unknown.

**Table 2. Location of Isolated Occurrences\***

Point	Easting	Northing	Elev. (m)	Description
1	495748	3551926	773.3	3 plain ware sherds
2	495758	3551929	773.3	1 quartzite flake
3	495799	3552122	775.2	1 quartzite core
4	495794	3552172	774.2	1 basalt flake
5	495823	3552464	773.5	1 plain ware sherd
6	495865	3552456	775.2	1 plain ware sherd
7	495864	3552183	774.9	12 buff ware sherds, pot break
8	495870	3552105	774.9	1 basalt flake
9	495833	3552104	775.4	6 plain ware sherds, same vessel
10	495851	3552098	776.4	1 chert core
11	495833	3552047	776.4	1 plain ware sherd
12	495868	3551938	777.8	1 rock pile, 60-cm diameter, estimated 15 basalt cobbles
14	495961	3551927	775.4	1 basalt-tested cobble
15	495908	3552001	773.5	1 plain ware sherd, folded rim, Protohistoric or early historic
16	495947	3552113	773.0	1 Middle Rincon Red-on-brown sherd
17	495955	3552238	772.3	2 plain ware sherds
18	495956	3552247	772.3	1 rhyolite core
19	496034	3552188	769.4	1 plain ware sherd
20	496016	3552150	770.1	1 flake, "Buff's" chert
21	495997	3552156	771.1	2 plain ware sherds
22	496019	3552142	771.8	1 plain ware sherd
23	495972	3552001	777.3	1 rhyolite flake
24	496013	3551988	775.9	1 plain ware sherd, 1 chert core
25	495996	3551931	776.6	1 plain ware sherd
26	496007	3551926	772.3	1 decorated brown ware, flare-rim bowl, parallel trailing lines on exterior, no interior design, probably Rillito
27	496002	3551920	772.5	1 chert blade, 3.3 cm long, 1.4 cm wide, from prepared core
28	496084	3551966	775.9	3 plain ware sherds
29	496115	3552475	771.1	1 plain ware sherd
30	496312	3552193	770.6	1 plain ware sherd

\*IO number concurs with IO number on Figure 1; all UTM coordinates are Zone 12 and are referenced to NAD1927CONUS.



Project: 5T0-129A (Sorrel 136)

Sorrel 136 L.L.C.



▲ Primary Site Datum

Ch Chopper

c Core

▨ Flake Cluster

⊙ Rock Pile

Figure 3. Archaeological site AZ AA:16:491(ASM).

The site measures approximately 10 meters in diameter and is situated in an area of basalt cobble pavement at the upper edge of the Black Mountain bajada. The boundaries were defined as the limits of the flaked stone artifact scatter. Given the site's location in a nearly impervious cobble surface, the likelihood of buried cultural materials or human remains is extremely low.

AZ AA:16:491(ASM) is an area where prehistoric or Protohistoric people were manufacturing stone tools from locally available materials, in this case quartzite cobbles. The piled-rock feature is similar in shape and size to those interpreted elsewhere as Hohokam dryfarming agricultural features (Fish et al. 1992). The rock pile's association with the stone tool manufacturing activities is unknown, and may be fortuitous.

Artifacts associated with the site include six cores, one core tool often referred to as a "chopper," and an estimated 50 flakes. All are from a whitish, fine-grained quartzite material.

### **Isolated Artifacts**

Forty-two isolated artifacts were noted during the project. These include 29 pottery sherds, 11 flaked stone artifacts, 1 rock pile, and 1 sherd concentration interpreted as an area where a single ceramic vessel was broken (Table 2). Decorated pottery sherds from the Hohokam Rillito and Middle Rincon phases were noted; one undecorated brownware sherd had a folded rim, suggesting it was manufactured during the Protohistoric or early Historical period by the O'odham. The sherd concentration contained 12 Hohokam Red-on-buff sherds in a 5-meter diameter area. Paint on the sherds was nearly gone and designs that could place them within any specific phase of the Hohokam cultural sequence were not visible.

Isolated flaked stone artifacts include four cores, a tested cobble, a blade, and five flakes. Perhaps the most unusual of these was the blade. Blades are simply flakes that are more than twice as long as they are wide, and are fairly common in Hohokam assemblages. Hohokam lithic technology is usually expedient in that flakes are struck in a random manner from cores with multiple platforms. This blade, however, was symmetrical, and was struck from a core specifically prepared for blade production.

Flaked stone artifacts were manufactured from basalt, chert, quartzite, and rhyolite materials. One of the flakes was of a brown cryptocrystalline material commonly known as Buff's chert, named for now-retired archaeologist J. R. "Buff" Billings. This material comes from a nearby chert quarry site designated AZ AA:16:187(ASM). The remaining flaked stone material is available in the immediate vicinity of the project area.

As with the piled-rock feature found at chipping station AZ AA:16:491(ASM), the isolated rock pile is similar in shape and size to Hohokam dryfarming agricultural features (Fish et al. 1992). No artifacts were found in the immediate vicinity of the rock pile, and who may have made it, or when, remains unknown.

The location of isolated artifacts across the inspected property coincides with deflated areas along the edges of ephemeral washes, suggesting that erosion has caused a concentration of

artifacts from several time periods. All in all, the distribution of isolated artifacts across the property suggests that prehistoric or Protohistoric people gathered and processed natural desert resources there, beginning perhaps as early as the Hohokam Rillito phase around A.D. 850, and continuing into historical times.

### **Modern Features**

Remains of two cinder block structures, a capped well, and a concrete water tank are present in the south-central portion of the survey area. One of the cinder block structures has no floor and appears to be permanent skirting for a now-removed mobile home. The other is the remains of a small, L-shaped structure with a concrete floor that appears to have been an addition to a small mobile home. This structure has burned down, leaving only a pile of bricks and the floor.

The concrete water tank is shallow, about 2 feet deep, and is an estimated 20 feet square; the capped well is steel-cased, 6 inches in diameter, and has been filled with concrete. The well is not registered, indicating that it was not in operation on or after June 12, 1982, the date on which all working water wells were required to be registered (A.R.S. §45-593). No pipes, electric power poles, or other evidence of use was found near the well, and it is possible that it was never used, and thus never registered.

Maps located in the University of Arizona Map Library (U.S.G.S. San Xavier Mission 15' quadrangle maps dated 1947 and 1957, and U.S.G.S. San Xavier Mission 7.5' quadrangle maps dated 1968 and 1992) show no buildings or other structures in the project area, suggesting that the features postdate 1992.

The earliest temporally diagnostic artifact found in the vicinity of the structures was a single steel beverage can with an aluminum top and removable pull-tab opener. These cans were manufactured in the late 1950s and early 1960s (Rock 1987:29). The majority of artifacts date from the late 1960s to recent trash. They include numerous alcohol containers, food containers, discarded appliances, plastic toys, and so forth. All indications are that the structures and water well are modern in age.

### **RESOURCE EVALUATION CRITERIA**

Cultural resources identified during this project were assessed in terms of a property's eligibility for inclusion in the NRHP. Three key elements for determining site eligibility for listing in the NRHP are that it has integrity, that it possesses historical significance, and that significance derives from an understanding of historic context (National Park Service 1986:6). In order for a site to possess integrity and be historically significant, it must meet one or more of the National Register criteria listed below.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

(a) That are associated with events that have made a significant contribution to the broad patterns of our history; or

- 
- (b) That are associated with the lives of persons significant in our past; or
  - (c) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
  - (d) That have yielded, or may be likely to yield, information important in prehistory or history. (National Park Service 1982:1)

Therefore, a site's significance is dependent on its *integrity*—its retention of its essential form and construction, and its continued presence in the setting it was intended to occupy—and on its *cultural significance*, whether readily apparent or hidden in its potential to yield information.

As stated above, significance is also determined with reference to historic contexts.

A historic context is a body of information about historic properties organized by theme, place, and time. It is the organization of information about our prehistory and history according to the stages of development occurring at various times and places. (National Park Service 1986:7)

Of the three elements that a historic context comprises, perhaps theme requires additional definition.

A theme is a means of organizing or grouping properties into coherent patterns based on elements such as environment, transportation networks, technology, or political developments that have influenced the settlement and development of an area in one or more periods of history or prehistory. (National Park Service 1982:10)

Therefore, site eligibility for the NRHP must be discussed with reference to the time period or periods of site use, where the site is situated, and patterns that help us to better understand the past.

## SUMMARY AND RECOMMENDATIONS

One archaeological site and 42 isolated artifacts were found during Tierra's fieldwork. The site, designated AZ AA:16:491(ASM), is a chipping station that includes one piled-rock feature, six cores, one chopper, and an estimated 50 flakes from a fine-grained, light-colored quartzite. No culturally or temporally diagnostic artifacts were found; therefore, the features and artifacts cannot be assigned to any specific cultural group or period in time. The chipping station is located in an area where volcanic vent spatter from the eruption of Black Mountain has created a pavement of vesicular basalt cobbles and pebbles. This pavement is undisturbed, indicating that the presence of subsurface cultural materials is highly unlikely. Although AZ AA:16:491(ASM) does maintain integrity, it is unlikely to contain information important in history or prehistory beyond what was gathered for this report and is recommended to be ineligible for inclusion in the NRHP.

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Tierra recommends that no further archaeological work is necessary for all portions of the inspected area; however, in the event that human remains are encountered anywhere in the survey area during any subsequent ground-disturbing activities, these activities shall cease in the area of the discovery and the Director of the Arizona State Museum shall be immediately notified in accordance with Arizona Revised Statute §41-865. The Director will then have 10 working days to respond to the request. All ground-disturbing activities in the immediate vicinity of the discovery shall cease until the remains are assessed by a qualified archaeologist. Work in and around the area shall not resume until so directed by ASM personnel.



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**APPENDIX D:**  
**NEIGHBORHOOD MEETING**  
**INFORMATION**

**Ex 11**

After this meeting we will submit the Rezoning Application for the property. This is the beginning of the rezoning process. County staff will take several weeks to review the submittal and issue comments. We will make revisions and resubmit the materials. Staff will write a staff report with a recommendation, along with conditions of approval.

The project will then be scheduled for a public hearing at the planning and zoning commission. P&Z. We will meet with you again prior to the P&Z meeting. The P&Z will make a recommendation to the Board of Supervisors.

A public hearing will be held by the BOS

**Ex 12**

This is my contact information.

Thank you for attending.



# Sorrel Ridge Estates

Neighborhood Zoom Meeting

October 7, 2020

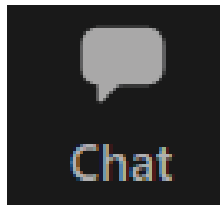
4488D

# Meeting Agenda

- Introductory Remarks
- Presentation - Overview of the Project and the Rezoning Process.
- Public Comment Period
- Conclusion/Next Steps

# Zoom Meeting Procedures

We ask that you first use the chat function to ask any questions that you may have throughout the meeting and public comment period. If for any reason you are unable to type your question into the chat, then please use the raise hand function for assistance



Click this button to type your questions.  
Staff will be monitoring the chat  
throughout the meeting



Please click the "Raise Hand" button if you are having  
difficulties typing your question into the chat function.  
You will be unmuted to speak your question





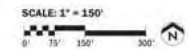
**LOT TABLE**

COLOR	LOT SIZE	QTY
Yellow	40' x 120'	237
Orange	50' x 120'	146
<b>TOTAL LOTS</b>		<b>383</b>

**SITE DATA**

GROSS SITE AREA	+/- 140 AC
EXISTING ZONING	GR-1
PROPOSED ZONING	CR-4
DENSITY	+/- 2.75 RAC
383 LOTS / 140 AC	
RECREATION AREA REQUIRED	7.7 AC
383 LOTS x 0.02 S.F. =	8.0 AC
RECREATION AREA PROVIDED	
OPEN SPACE	+/- 40 AC
	+/- 9 AC

- KEYED NOTES**
- 1 ENTRY MONUMENT
  - 2 ENTRY GATES
  - 3 RAMADA
  - 4 TOT LOT
  - 5 OPEN SPACE SIDEWALK



**THOMAS+CROWLEY**  
LANDSCAPE ARCHITECTURE • PLANNING • CIVIL • CONSTRUCTION



PROJECT

# SORRIEL RIDGE ESTATES

EXHIBIT

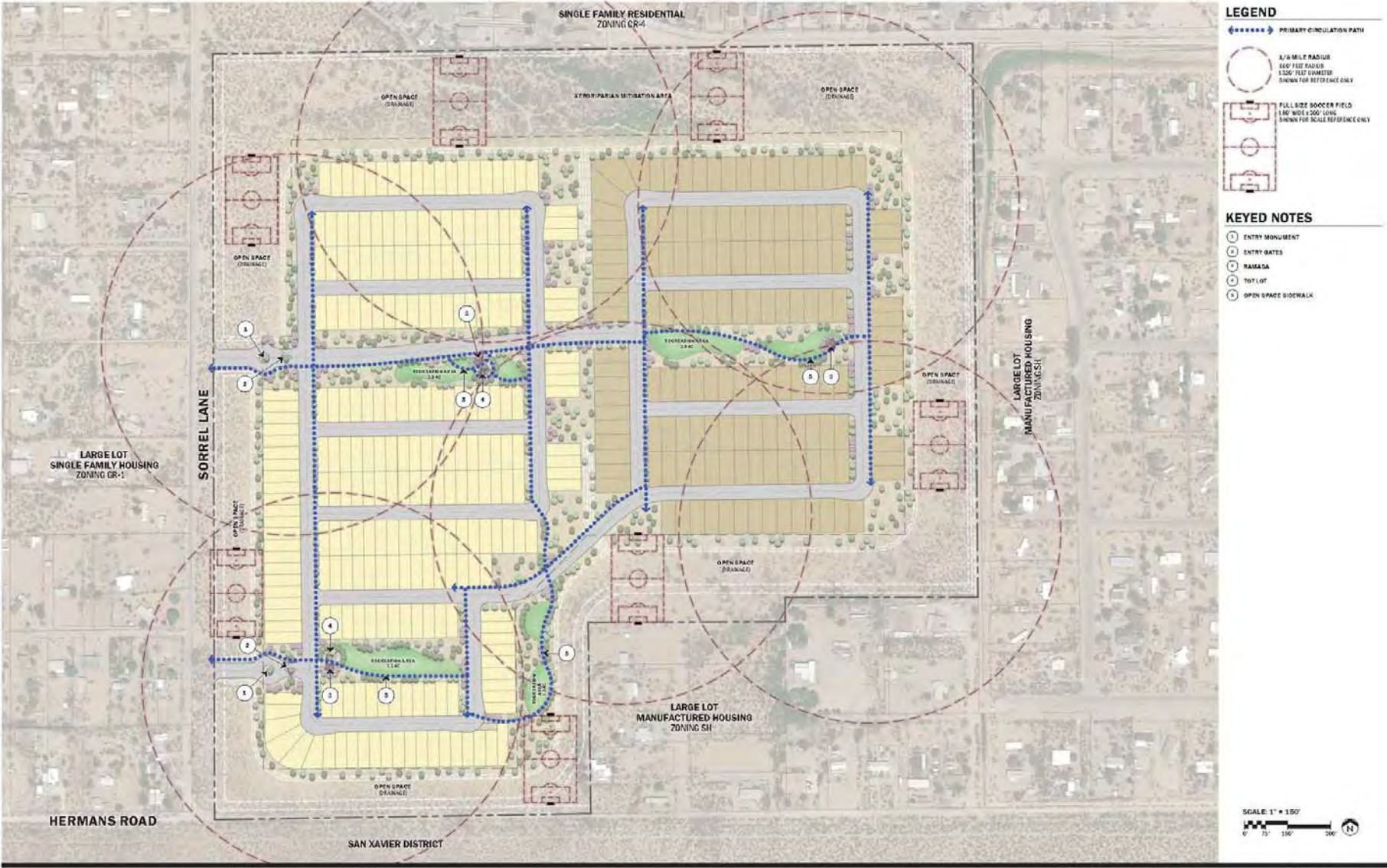
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DEVELOPMENT PLAN**

EXHIBIT #

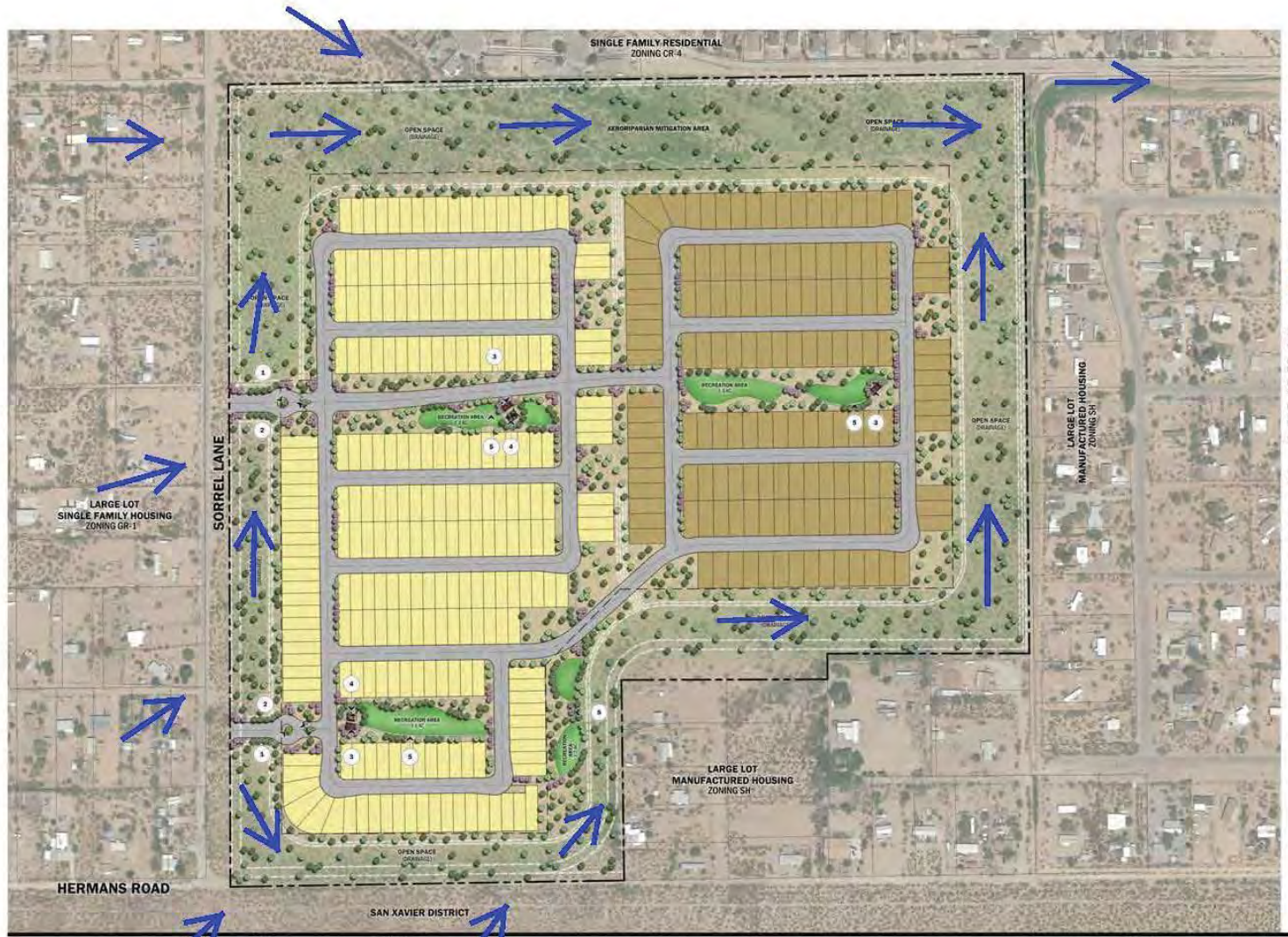
**Ex A**

DATE: 08.28.2020









VICINITY MAP  
PLAN  
N.T.S.

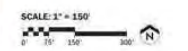
**LOT TABLE**

COLOR	LOT SIZE	QTY
Yellow	40' x 120'	237
Orange	50' x 120'	146
<b>TOTAL LOTS</b>		<b>383</b>

**SITE DATA**

GROSS SITE AREA	± 140 AC
EXISTING ZONING	GR-1
PROPOSED ZONING	CR-4
DENSITY	383 LOTS / 140 AC
	± 2.75 RAC
RECREATION AREA REQUIRED	7.7 AC
RECREATION AREA PROVIDED	8.0 AC
OPEN SPACE	± 49 AC
	± 8 AC

- KEYED NOTES**
- 1 ENTRY MONUMENT
  - 2 ENTRY GATES
  - 3 RAMADA
  - 4 TOT LOT
  - 5 OPEN SPACE SIDEWALK



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LANDSCAPE ARCHITECTS • PLANNERS • CIVIL ENGINEERS • CONCEPTUAL DESIGN



# SORRIEL RIDGE ESTATES

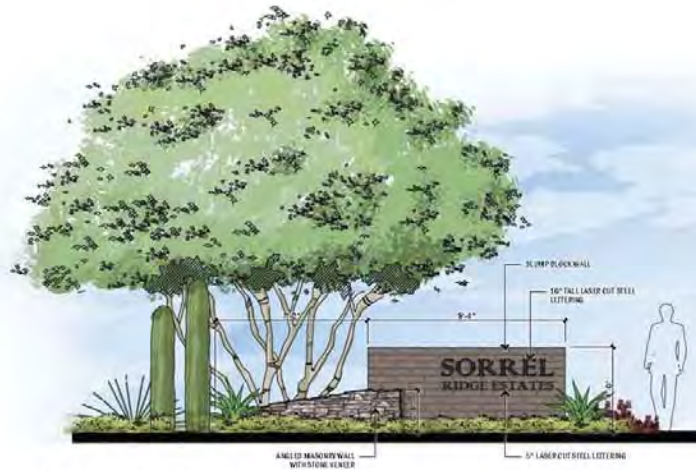
EXHIBIT  
**CONCEPTUAL  
DEVELOPMENT PLAN**

EXHIBIT #  
**Ex A**

DATE: 08/28/2020







**1** CONCEPTUAL ENTRY MONUMENT

SCALE: 3/4" = 1'-0"



**3** CONCEPTUAL RAMADA

SCALE: 3/4" = 1'-0"

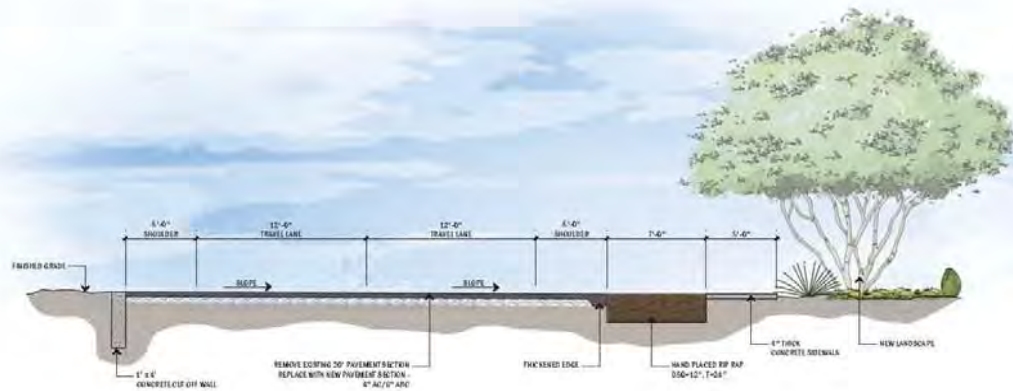


**2** CONCEPTUAL ENTRY GATES

SCALE: 3/4" = 1'-0"

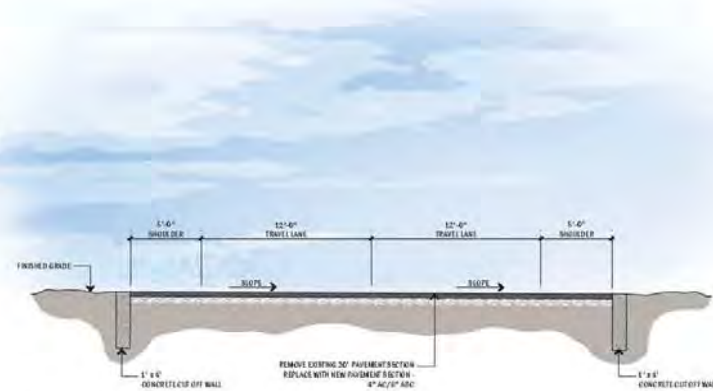


# **1 SORRELL LANE OFFSITE IMPROVEMENTS**



# **2 SORRELL LANE SECTION WITH SIDEWALK**

SCALE: 1/4" = 1'-0"



# **3 SORRELL LANE SECTION WITHOUT SIDEWALK**

SCALE: 1/4" = 1'-0"





**1 EMERGENCY ACCESS LANE IMPROVEMENTS**



**2 EMERGENCY ACCESS ROAD WITH GATE**

SCALE: 1/4" = 1'-0"

Comments and Questions

# Next Steps

- Submit
- Pima County Review

We will be available during business hours on the days following the meeting to discuss the project and answer questions.

Chuck Martin, Rick Engineering

520 795-1000 or [cmartin@rickengineering.com](mailto:cmartin@rickengineering.com)



4488D

10/7/20 - Sorrel Lane Rezoning Preapplication Meeting.

Chuck Martin began the meeting began at 6 PM. See the meeting script. A PowerPoint exhibit was shared with the participants.

This is a log from the Chat Room. Each of the questions was answered by the hosts.

18:05:51 From Mario : your mic not turned up can't hear anything

18:06:25 From Nahrin Jabro : Is your volume turned up, Mario?

18:08:37 From nblakely : the back of my house is on sorrel and there is a ton of noise and traffic now. I am worried about the future noise and traffic.

18:09:24 From Steve Perlmutter : Is the \$1000 high school contribution a one time contribution or an annual contribution?

18:09:25 From Mary Ellen's Galaxy S9+ : no volume

18:10:11 From Mario : when you say emergency access through herman's road? what are we looking at

18:10:12 From Mary Ellen's Galaxy S9+ : hello

18:10:36 From Owner : hi guys it Mary I can see the gate drawing it looks ok but what about the rest

18:10:39 From Lisa Antkow : will the traffic study be done before rezoning?

18:11:35 From Jeffery Perkins : Sorrel Lane becomes extremely flooded during Monsoon. Your development entry is right where 2 to 3 feet of water and mud. Your new home owners may not be able to access home during flooding. Why don't you offer east subdivision entry?

18:12:22 From Mary Ellen's Galaxy S9+ : so are chatting or talking or listening?

18:12:59 From Owner : listening right now

18:13:06 From Mario : herman road ends at my property will I be impacted

18:13:43 From nblakely : to put 300 plus homes there and to only have one road access seems troublesome.

18:14:53 From nblakely : how can we keep track of what is going on. I only found out about this meeting from a neighbor.

18:16:46 From nblakely : I never got

18:16:46 From Nahrin Jabro : Will the gates on Hermans Road be accessible to everyone, or just emergency vehicles?

18:17:13 From Mario : so you saying there will be an emergency access through my property we have gates up

18:17:16 From Jeffery Perkins : So as I understand this is a gated community. No public access. What are the houses price at?

18:18:27 From nblakely : Sorrel is very narrow in a few areas I can't imagine putting more cars ther

18:19:30 From Nahrin Jabro : So residents can go through Hermans, not just emergency vehicles?

18:19:41 From Owner : thank you gary that correct

18:20:11 From Jeffery Perkins : Are you going to advised new homeowners they are in 100 year flood plain. They will need to buy flood insurance.

18:22:29 From Jeffery Perkins : You need to put in Traffic circles to facilitate flow on Cardinal and Los REales and Los Reales and Sorrel. Also TetaKusin and Sorrel

18:23:57 From nblakely : I would rather there be multiple roads going into these new development rather than a single road with a ton of traffic.

18:24:08 From Mario : we have extremely bad floods in the are there is live stock we don't want them impacted

18:25:00 From Mary Ellen's Galaxy S9+ : we would like it writing what you will do to help us, deal breaker is if nothing done on Hermans

18:26:22 From Mary Ellen's Galaxy S9+ : and Cardinal

18:28:19 From nblakely : I don't care how nice you make Sorrel lane there will still be way too much traffic.

18:28:56 From Mary Ellen's Galaxy S9+ : as long as we get it in writing, we will continue talking

18:29:29 From Mary Ellen's Galaxy S9+ : 6 things

18:29:59 From Mario : Are the mines aware of the plan of directing the water. it floods there pits

18:31:26 From Mary Ellen's Galaxy S9+ : we met with developers on county officials, for the first time the county is actually willing to help us forgotten ones

18:32:07 From Mary Ellen's Galaxy S9+ : yes

18:32:36 From nblakely : could you give us a timeline of what happens next

18:33:53 From Mary Ellen's Galaxy S9+ : county said," they will not approve if conditions not met."

18:34:13 From Owner : I think the we all should have another meeting in person with as many people

18:34:46 From Mary Ellen's Galaxy S9+ : the 6 that we have been discussing

18:37:11 From Mary Ellen's Galaxy S9+ : yes you have and we appreciate it, but hope you understand our concerns

18:38:41 From Nahrin Jabro : The Board of Supervisors meetings can be attended in person

18:38:46 From Mary Ellen's Galaxy S9+ : Not everyone able to do telephonic

18:38:50 From nblakely : sorry to keep you but what is the problem with Cardinal road?

18:39:04 From Nahrin Jabro : You can attend in person sir

18:39:15 From Nahrin Jabro : I work for Supervisor Betty Villegas

18:39:29 From Mary Ellen's Galaxy S9+ : thank you Becky

18:40:30 From Mary Ellen's Galaxy S9+ : Oops Betty

18:40:32 From Mario : I'm in close contact with them. my concern is I would like to see your emergency  
access

## 4488D - Sorrel Site Meeting Notes

September 22, 2020

Attendees: Mary Soto, Mary Ellen, another neighbor, Supervisor Villegas, Mark Holden – PC Planning, Eric Shepp and Jacob - PCRFC

### **1<sup>st</sup> Stop - Cardinal Drainage Crossing**

Mary discussed flooding and street maintenance issues. Eric said that PC is in charge of drainageway maintenance - PCDOT maintains roads and determine improvements, if a dip section is appropriate

### **2<sup>nd</sup> Stop Hermans Drainageway**

Mary discussed flood behavior and issues with the existing culvert - crossing needs to be improved – she said that the developer has agreed to make improvements.

### **3<sup>rd</sup> Stop Hermans Rd at Mary's access easement**

Mary Ellen and Mary talked about drainage situation - issues are on private property. The new project will not affect this situation.

We walked up Hermans Road - to look at dirt road condition – Mary said it needs to be widened for emergency vehicles to improve for emergency. I noted the access needs to be 20' wide. Mary said that the developer has agreed to make improvements.

### **4<sup>th</sup> Stop - End of Mary's easement-edge of site**

I discussed the proposed drainage design which would also be a very wide revegetated buffer. The drainageway was planned to have erosion protection on the slopes with an earthen bottom- no berms that would impede flows. Mary mentioned wildlife – I noted that the drainage/buffer areas should not hinder wildlife. We talked about the significant distance from existing homes to the new homes. Mary gave Eric a copy of the email from the developer regarding proposed improvements. I informed Eric and Jacob of the cost sharing letter from the previous rezoning. I said that I would send a copy to Eric.

### **5<sup>th</sup> Stop - End of Sorrel Rd –**

Mary discussed gate design and the need to keep people off the emergency access on Hermans Road. Supervisor Villegas expressed concern about width of Sorrel Lane along the west side of the property. Mary talked about development increasing the tax base and the potential attention they might get from PC. I talked about the neighborhood meeting format using Zoom for the 1000-foot notification. Mary said the “elders” were not Zoom users and would like an in-person meeting. I said that a smaller meeting using a 300-foot notification was an option. I said I would look for a meeting place. Supervisor Villegas suggested a local church.

Chuck Martin



**SORREL PROPERTY  
COMPREHENSIVE PLAN AMENDMENT  
Neighborhood Meeting Notes  
November 26, 2019  
JN 4488**

Neighbors started arriving at a little after 6:00 and were invited to come up to review the exhibit showing the area of the plan amendment. The neighbors pointed out where their homes, talked about the issues with flooding and access.

The meeting began at about 6:35 PM.

Chuck Martin introduced himself and the property owner Gary Lane. He gave a short overview of the proposal to develop the property with single family residences and other information from the narrative that had been submitted with the application. He also explained the processes that would have to occur prior to the development of the property. He noted that the comprehensive plan amendment was only the beginning and it alone would not allow higher density development. He also stressed that there would not be a Planning and Zoning Commission meeting for the project until January.

The meeting was opened to questions. The majority of the comments and questions were related to the drainage and flooding issues in the area and how the development could affect them. It was explained that the proposal is in its infancy, and Rick had worked with Pima County regarding the drainage and it was too early in the process to have specific numbers and solutions. A board that showed the proposed development area with the surrounding channel/open-space/buffers was presented to help explain what the design may look like. Chuck explained that the intent was to collect the flood waters in the channel/open-space/buffers and hold it on the eastern side of the site. It would be released into the existing channel. It was noted that the staff report recommended conditions to address the drainage design and improvements as a part of the rezoning.

The neighbor's concerns were also concerned about the only access being on Sorrel Lane and the increase in traffic. Gary noted that the staff report noted that specific technical studies would identify improvements that may be necessary for the development. One neighbor stated that they use the dirt road on the Hermans Road alignment and they were concerned about more people driving down Hermans Road. Some neighbors though the access should come from the eastern subdivision to relieve traffic on Sorrel Lane.

Chuck asked the neighbors to fill out index cards with their concerns so that they could be included with the neighborhood meeting information. He once again noted that this is the first step in the process to improve the property. Gary said that he was willing to work with the neighbors and see how their concerns could be addressed. He also noted that he was willing to have additional meetings before the formal rezoning submittal was submitted to the County, after the General Plan Amendment was approved.

The meeting ended at about 7:35 PM.

## Concerns

- flooding (you indicated the "little triangle" would accept water with flooding — what impact will that have on houses + flood plan to the north of proposed plan?
- 2 entry points onto Sorrel County suggests 4. County also indicated Los Reales is almost at capacity as is — what will you do for Los Reales

My main concern is The Flood control. The water going on to Cardinal. If you raise the land it will flood the land on the East side of the dike.

I want some control of traffic on Herman's Rd. lighting to meet the night days. Are there enough access IN to the development

Flooding Zone's for Hermann

if he put in a wash, will that take us out

Whats in it for us

Need time out here for District 5



What about Flooding to  
Henmans to east

About Zoning for Sarnal  
and Henmans

What about Cardinal Rd  
Need to be all weather  
Rd.

Access points. Streets Cardinal & Los  
Reales require to be wider

\* Access through St. SANTA DOROTEA

BILL WOODS

- My main concern is the additional  
traffic and basically only one  
entrance to the new development  
Also I paid a premium for the view.



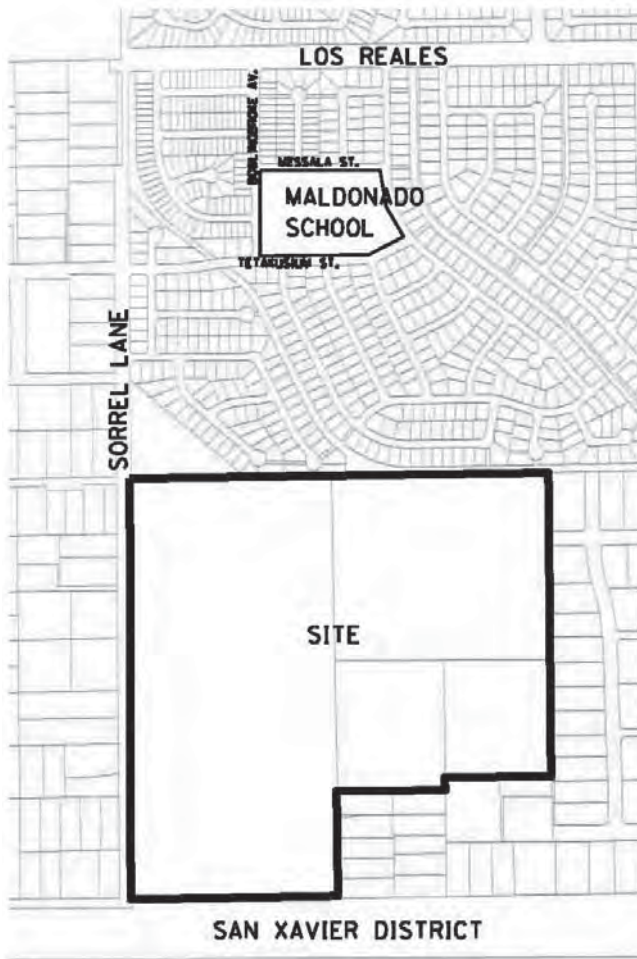
**SORREL PROPERTY**  
**COMPREHENSIVE PLAN AMENDMENT**  
**Neighborhood Meeting Sign-in Sheet**  
**November 26, 2019**  
**JN 4488**

NAME	ADDRESS	Phone or Email Optional
GEO HETHERINGTON	3755 W. TETAKUSIM	GE02240@aol.com
DARWEN LOPEZ	3750 W. Tetakusim	darwinlong47@gmail.com
LISA ANTKOW	7626 S. Bosworth Field	antkow@hotmail.com
Christina Kelly	3242 W. Hermans Rd	520-247-5562
Maryl Schneider	3242 W. Hermans Rd	(520) 400-8802
MARIO Soto	3414 W Hermans Rd	520 406-8227
Josefina Soto	11	11 11
Fidel Garcia	7620 S Cordelia Ave.	11 11
Idelisa Garcia	7620 S. Cordelia Ave	- -
Bill Woods	7686 S. Carlisle Ave	
Mary Soro	3524 W Hermans Rd	520 990 2788
Carol Wray	" "	" 990 2571
Gervine Garcia	8040 S SORREL	
Mary Lurien	8040 S SORREL	
Albert Peralta	7599 S Malcolm Ave	aperalta4@gmail.com
Joanie Contreras	3141 W. Via Santa Teresa	jmacontreras25@gmail.com
Darwin Lopez	3161 W. Santa Teresa	
DM MACHADO	3785 W. 14th DR	mamachado80@gmail.com



# PLEASE JOIN US FOR A NEIGHBORHOOD MEETING

Rick Engineering Company, on behalf of Mortgage Equities XVI, LLC, is hosting a neighborhood meeting to discuss a Comprehensive Plan Amendment for approximately 68 acres located at the northeast corner of Sorrel Lane and Hermans Road.



The Neighborhood Meeting  
Will Be Held On:

**Tuesday  
November 26th  
6:30 pm to 7:30 pm**

## LOCATION:

**Maldonado Elementary School  
3535 West Messala Way  
Tucson, Arizona 85746**

The amendment request to the Planning and Zoning Commission is to change the land use category on the southern half of the property from Low Intensity Urban 1.2 (LIU1.2) to Low Intensity Urban 3.0 (LIU3.0) to match the land use allowed on the northern portion of property. This change would allow more flexibility in the design of the vacant land. If the Comprehensive Plan Amendment is successful, a rezoning will be sought to develop the site with single-family residential lots. The proposal is consistent with the policies of the Pima County Comprehensive Plan and the Southwest Infrastructure Plan.

Questions and comments on the amendment may be submitted to the Pima County Planning Division of the Development Services Department – 201 N. Stone Avenue, Tucson, AZ 85701 or phone number is 724-9000.

You will receive or have received a notice from Pima County to inform you of the Planning and Zoning Public Hearing on November 27, 2019. **Please note that due to conflicts with the Thanksgiving holiday, we have asked for a continuance of the public hearing at the Planning and Zoning Commission to the next scheduled meeting date. The continuance is normally about 30 days.**

**If you have any questions please call Chuck Martin at 795-1000.**

**APPENDIX E:**  
**RECORDED TUSD**  
**AGREEMENT**

F. ANN RODRIGUEZ, RECORDER  
RECORDED BY: YAV  
DEPUTY RECORDER  
1969 PE6

REZMS  
EZ MESSENGER ATTORNEY SERVICE  
EZ-TUSD



DOCKET: 12843  
PAGE: 1899  
NO. OF PAGES: 4  
SEQUENCE: 20061320451  
07/11/2006  
AG 15:31

PICKUP  
AMOUNT PAID \$ 9.00

WHEN RECORDED/FILED  
PLEASE RETURN TO:

Tucson Unified School District, No. 1  
Legal Department  
ATTN: Norma Faras  
1010 East 10<sup>th</sup> Street, Room 24  
Tucson, Arizona 85719

## DEVELOPER DONATION AGREEMENT

between

TUCSON UNIFIED SCHOOL DISTRICT NO. 1

and

SORREL 136, L.L.C.

12843 01899 4

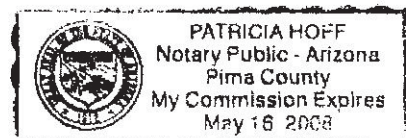
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## DEVELOPER DONATION AGREEMENT

This Agreement ("Agreement") is entered into by and between the Tucson Unified School District, District No. 1 of Pima County, Arizona, a political subdivision of the State of Arizona ("District") and Sorrel 136, LLC ("Developer"), relating to that certain project ("Project") located on the northwest corner of Sorrel Lane and Herman's Road (Parcel # 138-29-002A, 138-29-6810, 138-29-6820, and 138-29-6830) which is the subject of rezoning request No. Co9-05-28, in Pima County, Arizona (the "Property").

In consideration of the covenants of the parties and potential impact of the Project on the resources of the District, the parties have agreed to the following:

1. Quality Schools. High quality schools are in the best interest of the residents of the District, the Developer, and the District.
2. Impact. The Project will consist of approximately Two Hundred Sixty (260) single family residential units on approximately One Hundred Thirty- Eight (138) acres. The Project will impact the enrollment at Maldonado Elementary School, Hohokam Middle School, and Cholla High School and other schools within the District.
3. Limitation of Ability to Build. The District is financially constrained in its ability to build new school facilities by the Students First school construction legislation and the State of Arizona School Facilities Board.
4. Mitigation of Impact and Limitation. Donations to the District by the Developer can mitigate the impact of the Project upon the District and can mitigate the limitation of the District's ability to build.
5. Payment of Education Donation. The Developer agrees to mitigate the impacts of the Project by contributing an Education Donation of \$1000 per residential unit in the Project. This payment shall represent the full amount that will be paid by the Developer with reference to the Project's impact upon the District, and the District will neither request nor expect any further payments.
6. Withdrawal and/or Forbearance of District Objection to the Project. In consideration for the Education Donation, which Developer agrees to pay, the District will withdraw its existing objection and not further object to rezoning or other regulatory approvals required for the Project based on inadequate facilities/capacity to serve the Project. The parties expressly acknowledge the withdrawal and withholding of the District's power to object to be sufficient and valuable consideration for the Education Donation payment obligation.
7. Time and Manner of Payment. The Education Donation for each residential unit sold by the Developer, or its successors or assignees, shall be paid in three equal payments, with the first installment to be paid upon issuance of building permits for construction of one-third of all houses to be constructed at the Project; the second installment to be paid upon issuance of building permits for construction of the second one-third of all houses to be constructed at the Project; and the third installment to be





paid once all building permits are issued for construction of all houses to be constructed at the Project.

8. Succession of Education Donation Obligation. The obligation to pay the Education Donation shall be that of the Developer; provided, however, should the Developer sell or convey the Property or all interests therein to a third party or parties, or should the Developer terminate its rights to the Project, then the obligation to pay the agreed upon donation shall be that of the Developer's successors and assignees. Developer covenants to the District to require its successors and assignees to execute a written agreement assuming the obligation, in which event Developer shall have no further obligations hereunder.

9. Termination of Education Donation Obligation. In the event the District does not withdraw its objection or submits any other objection to the Project based on inadequate facilities/capacity to serve the Project, or Developer does not obtain the rezoning described in No. Co9-05-28 by Pima County, Developer shall have no obligation to make the aforementioned Education Donation to the District.

10. District Use of Donations. The Education Donations received by the District pursuant to this Agreement shall be used to build, improve, equip, or expand school facilities in such a manner as to mitigate the impact of the enrollment resulting from new development.


11. Recording. This Agreement may be recorded by either party in the Office of the Pima County Recorder.

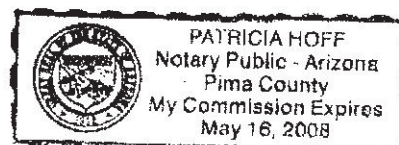
Dated this 28<sup>th</sup> day of June,  
2006.

TUCSON UNIFIED SCHOOL DISTRICT, NO. 1

  
\_\_\_\_\_  
Roger F. Pfeiffer  
Superintendent

DEVELOPER

  
\_\_\_\_\_  
By: Barclay Brown  
Its: member



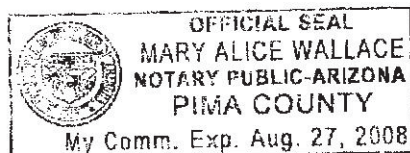
STATE OF ARIZONA )  
 ) ss:  
COUNTY OF PIMA )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of June, 2006, by Roger P. Pfeiffer Superintendent of Tucson Unified School District No. 1.

Mary Alice Wallace  
Notary Public

My Commission Expires:

STATE OF ARIZONA )  
 ) ss:  
COUNTY OF PIMA )



The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2006, by Barclay Brown of Developer.

Patricia Hoff  
Notary Public

My Commission Expires:

