



December 10, 2020

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

Attn: Jeff Stine

**SUBJECT: Water Availability for Project: 1216 W. River Rd., APN: 105-07-016E, Case# WA3342,  
T-13 R-13 S-14, Lots: 9999, Location Code: UNI, Total Area: 4.8ac, Zoning: SH**

**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,

Michael Mourreale  
Engineering Manager  
Tucson Water New Development

MM:ka  
cc: 10507016E.docx/New Area/Committed Demand/WAL parcels

P.O. Box 27210 • Tucson, AZ 85726-7210  
520.791.4718 • [tucsonaz.gov/water](http://tucsonaz.gov/water)   

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

## **E. BIOLOGICAL RESOURCES**

This site contains no biological resources. The entire ground-plane of this property has been graded and disturbed by past usage. No understory vegetation remains and only a small number of mature mesquites and palo verdes exist. These will be assessed for salvage and transplantation on the future Native Plant Preservation Plan (NPPP) provided at the time of development plan/plat filing. Salvaged mesquites and palo verdes will be used in perimeter project buffers.

### **1. Expected Impacts**

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

This project falls wholly outside of the Maeveen Marie Behan Conservation Lands System.

#### **b. Saguaros**

The site has been inventoried and found to contain no (0) saguaros.

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

The site has been inventoried and found to contain no (0) ironwood trees.

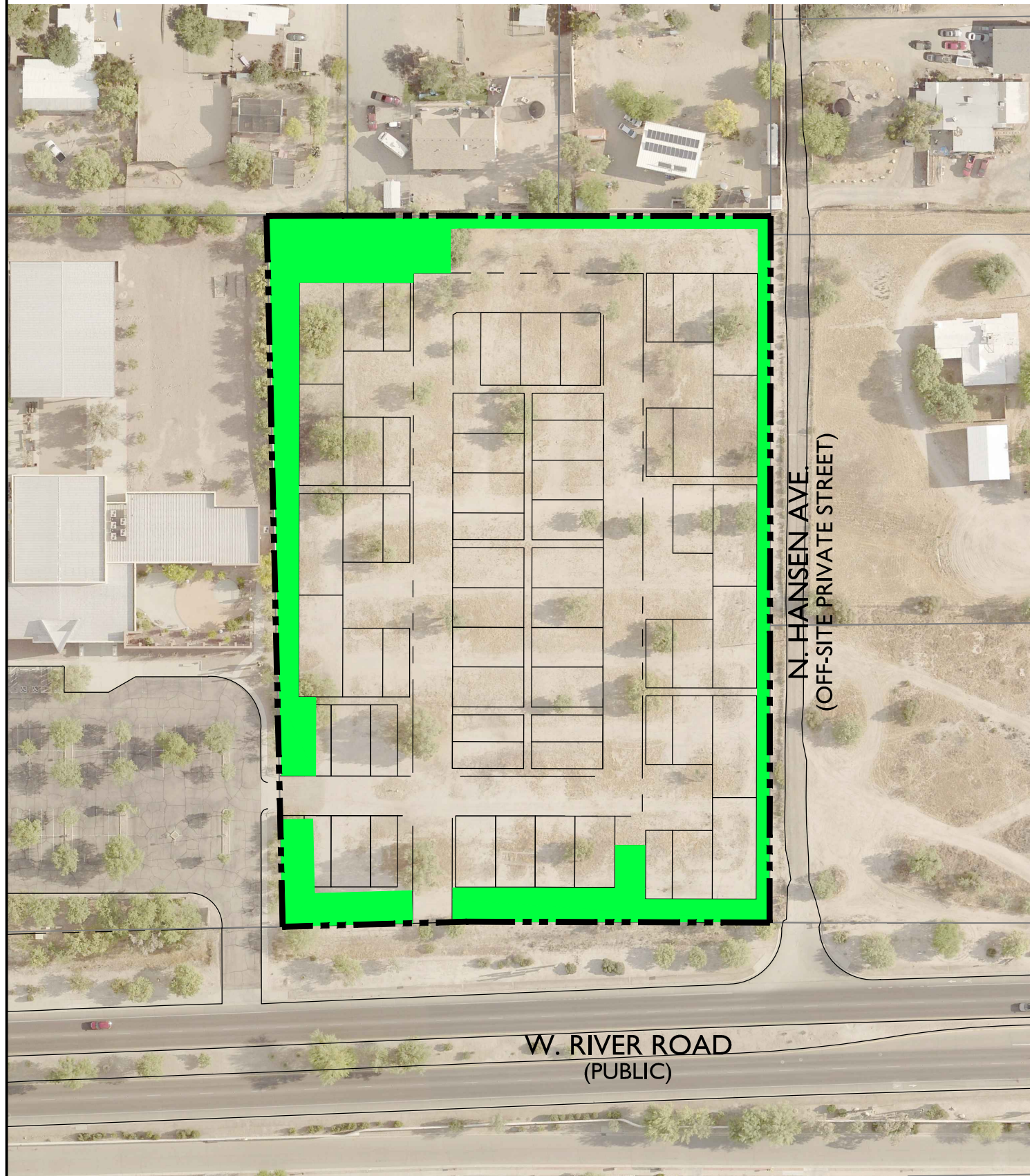
#### **d. Pima Pineapple Cactus**

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

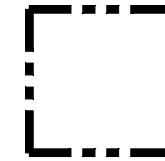
#### **e. Needle-Spined Pineapple Cactus**

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

## **Exhibit to Follow**



## LEGEND



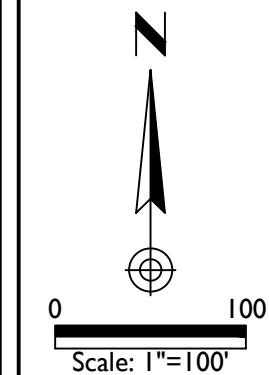
Rezoning Site



Area of perimeter buffer; to be graded/landscaped w/ salvaged materials and nursery stock (Including detention basin areas)

### Notes:

1. This is 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.
2. This Site is outside of the CLS.
3. No Saguaros or Ironwood trees exist on this property.



## **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 (i.e. with its attendant width option, plant-density requirements, or if utilizing the natural option) will be determined at the time of future development plan and subdivision platting.

The above buffers will be augmented with transplanted specimens salvaged from the property, with these being primarily used in those buffers that adjoin existing lower-density residences along the north and (a portion of) the east boundary.

It should also be noted that, along the project's north boundary, where the closest off-site existing lower-density residences are located, we have sited a landscaped detention basin and the project's active recreation area. These improvements are provided in addition to the required landscape buffer, thereby offering a significant overall setback of our new residential units from the existing off-site residences.

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

There are no potential conflicts with required bufferyards due to easements or rights-of-way.

As mentioned previously, the project's east boundary is bordered by N. Hansen Avenue, which is a private street. The proposed buffering scheme ignores this street and instead buffers the neighboring properties as if no intervening street was in place.

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

Viable mesquites and palo verdes (no saguaros or ironwoods exist on the site) will be salvaged and transplanted into perimeter bufferyards, basin areas and other open spaces within the property. These will be concentrated along the northern and eastern boundaries where lower-density residences abut the project. Transplanted materials will always be planted at a density which allows sufficient room for their ultimate growth.

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

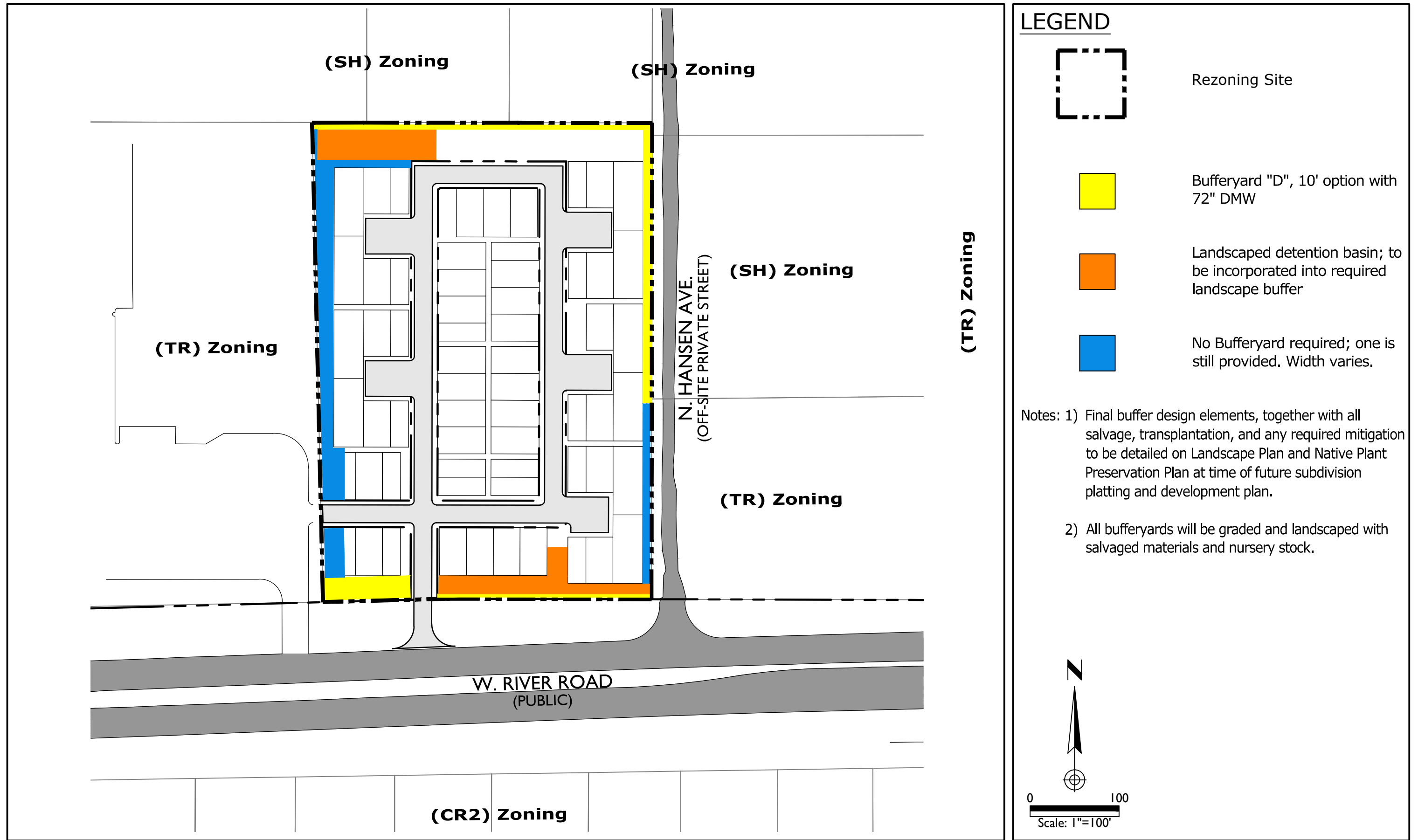
There are no visual impacts resulting from this project. Predominant views from adjacent residential properties are to the north and east; there are no intervening structures introduced by this proposed development.

**5. Significant Vegetation**

There are no areas of regulated or otherwise significant vegetation on the property. No understory vegetation remains on the site and only a small number of mature mesquites and palo verdes exist. These have been inventoried and assessed for salvage and transplantation. Their treatment will be detailed on the future Native Plant Preservation Plan (NPPP) provided at the time of development plan/plat filing. Also see Section II.F.1 above.

**Exhibit to Follow**





## **G. TRANSPORTATION**

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

A total of two (2) new vehicular ingress/egress points are proposed to serve this development: 1) the project's main entrance (a new private driveway) onto River Road; and 2) a secondary access that connects to the existing Chinese Cultural Center private parking lot to the west.

With respect to visibility and marketing, River Road is clearly the only choice for this project's main entrance. The secondary access to the Chinese Cultural Center will be readily effectuated, in that the owner of the rezoning site is also the former owner of the Center's underlying property; this was furnished to them in the year 2000 to facilitate the Center's establishment in Tucson.

The project's River Road access has been positioned to best respect the established PCDOT separation criteria (per Pima County 2016 Subdivision and Development Street Standards) from the existing off-site private street intersection to the east, (N. Hansen Avenue), as well as from the existing private driveway to the west for the Chinese Cultural Center.

Our proposed main entry more than meets the SDSS-required separation from N. Hansen Avenue, this being 230' for the 45 MPH posted speed limit of River Road. It does not meet the same separation criteria from the adjacent private driveway entrance to the Chinese Cultural center. This positioning was intentional, in that N. Hansen Avenue experiences more regular and on-going traffic throughout the day from the existing residences that depend upon it. The Chinese Cultural Center driveway, on the other hand, experiences no such on-going and consistent usage throughout the day nor during peak hours. Its most intense use occurs during scheduled events, most of which occur during evenings and weekends.

We recognize that this proposed driveway arrangement requires the approval of a modification to the adopted street standards. As such, we will separately submit a formal *Request for Modification and Interpretation* to the 2016 SDSS in accordance with Section 6.4 of same. This process will run concurrently with this rezoning.

**Special Note regarding N. Hansen Avenue:** Although already mentioned in Site Inventory Section I.E, it nonetheless must be stressed again that N. Hansen Avenue (a private street) parallels the rezoning site's east boundary line, but lies totally off-site of this property. There has been some confusion on this point, in that many prior survey drawings incorrectly show curb returns on River Road for this private street that are centered on our east property line, as though N. Hansen Avenue is effectively "split" between this rezoning site and the adjacent parcels to the east. This is not the case. Past surveys showing same have an underlying survey bust that caused them to incorrectly locate a nearby quarter-section corner in River Road.

Furthermore, the Hansen Avenue private street pavement is of irregular width and marginal quality. It exists on adjacent private properties with either non-existent or incomplete private right-of-way provisions in place. For all these reasons, it will not be used for access to this project in any way.

**2. Distances to Adjacent Access Points**

See Exhibit II-G, on which the project's proposed River Road entry and its distances to existing private street and driveway intersections have been illustrated. Also see the further discussion on this topic within Item #1 immediately above.

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

There are no off-site roadway improvements to River Road either necessary or planned.

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

The trip-generation calculations for this Site Analysis were made using the Institute of Transportation Engineers (ITE) trip-generation category for conventional single-family residences. While one could argue that rental homes appeal to many occupants without children or families, the single-family category was used to ensure a conservative approach:

- Single-family detached residences (Code 210); 10 trips per residential unit

Based upon the above, and in consideration of the submitted *Preliminary Development Plan (PDP)*, the trip generation for the project is as follows:

62 residences @ 10 trips/residence =	620 Trips
	<hr/>
<b>TOTAL TRIPS GENERATED BY PROJECT:</b>	<b>620 Trips</b>

Based upon the project layout and its main entrance onto River Road, it is most reasonable to project that one hundred percent (100%) of these trips will be added to this adjacent major arterial. Even the small number of trips that may use the proposed secondary access point (to the Chinese Cultural Center) will still ultimately find their way to River Road.

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

Per the traffic-volume and capacity data provided in Section I-E of this Site Analysis, River Road and the surrounding streets are all operating below capacity in the existing condition. The minor additional traffic generated by the proposed project will not significantly change this fact.



**6. Proposed Bicycle & Pedestrian Pathways**

There are existing bicycle lanes (multi-use lanes) in place on both sides of the street within the existing River Road prism. There is also a separate hardened pedestrian path meandering along both sides of the street.

The private streets within the proposed project will have concrete sidewalks on one (1) side of each street. This sidewalk system will be extended to provide connectivity with the aforementioned River Road pedestrian path.

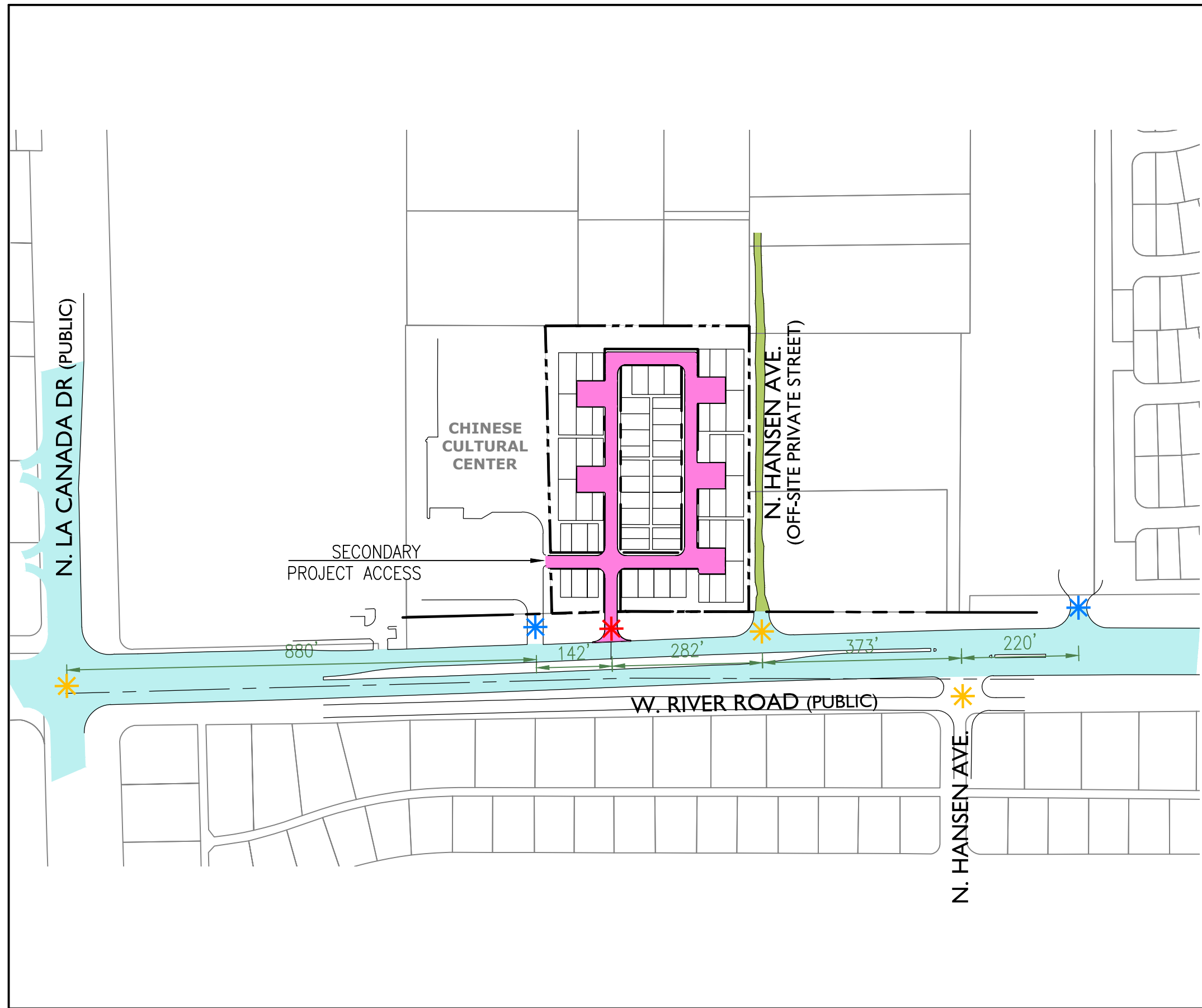
**7. On-Site Street System**

A thirty foot (30') public street right-of-way is proposed for the onsite project streets; this cross-section contains 20' of pavement, header curbs, and a 5 sidewalk on one side of the street. See Exhibit II-B.2 for an illustration of this street design's integration with a typical residential cluster.

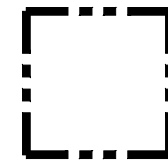
**8. Applicability & Timing of Traffic Impact Study (TIS)**

The amount of traffic being generated by this development requires that a Traffic Memorandum (TM) be prepared at the time of future development plan and subdivision platting. Any necessary transportation improvements to River Road identified by the TM (none are anticipated) shall be the responsibility of the developer.

**Exhibit to Follow**



## LEGEND



Rezoning Site



Existing Public Street Pavement



30' Proposed/New Private Street Right-of-way w/20' Pavement



New Entry Point for Proposed Project (Main entrance)



Existing Public or Private Street Intersection



Existing Private Driveway



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



Existing private street pavement (off-site)

Note:



0 200  
Scale: 1"=200'

## **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. P20WC00254, 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 proposed residential subdivision will connect to the 8" public sewer G-96-096, with a new public manhole downstream of existing Manhole No. 6866-01 located within the right-of-way of River Road. See Exhibit II-I.2 for a conceptual layout of the proposed on-site private sewer system and its connection to the public system per the above.

We are aware that the adjacent property to the immediate east of this rezoning site is currently in the plan review process for a condominium home project. They intend to construct a public sewer extension within the right-of-way of River Road (i.e. along this rezoning's street frontage) to serve their project. If their construction timing coincides with ours, we will coordinate with them and with RWRD to revise our planned sewer design and instead connect to this new public sewer extension.

### **3. Sewers Easements**

No new onsite public sewer easements are required. The onsite system will be private.

### **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

December 11, 2020

Jeff Stine  
EPS Group, Inc.  
8710 N. Thornydale Rd., Suite 140  
Tucson, AZ 85742

**Sewerage Capacity Investigation No. P20WC00254 Type I**

RE: **1216 W River Rd Rezoning, Parcel 10507016E**  
**Estimated Flow 13,392 gpd (ADWF)**

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the North Rillito Interceptor.

Capacity is currently available for this project in the public sewer G-96-096, downstream from manhole 6866-01.

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.

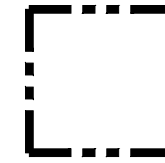
If further information is needed, please feel free to contact us at (520) 724-6488.

Reviewed by: Mirela Hromatka, Planner Sr.

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



## LEGEND



Rezoning Site



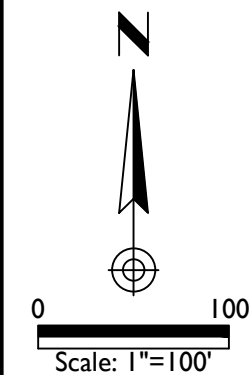
Existing public sewer, flow  
direction, manhole number &  
line size



Proposed project private  
sewer and new manholes



New Public Manhole  
Connection to Existing Sewer



**J. WATER**

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

**K. SCHOOLS**

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

The site is within the Amphitheater Public Schools (APS). No schools immediately abut the rezoning site.

**2. Capacity Analysis by Amphitheatre Public School District.**

The Amphitheater Public School District (APSD) has been consulted with respect to this rezoning request. The District's analysis indicates that sufficient capacity exists -- at the present time -- within the elementary, middle and high schools that will ultimately serve the rezoning site's proposed residential neighborhood. They are clear to note, however, that capacity is a fluid issue and can be affected by additional new development that is occurring within the District (see Exhibit II-K).

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

Amphitheater Public Schools has an established roof-top contribution program for new residential development. The developer has already verbally agreed to participate in the program and to execute a formal agreement with the District to legally obligate their contributions. We are currently finalizing the formal agreement at the time of this writing.

**Exhibit to Follow**



## Section II - Land Use Proposal



### LEGAL DEPARTMENT

Michelle H. Tong, J.D.  
Associate to the Superintendent  
General Counsel

(520) 696-5156 • FAX (520) 696-5074

701 W. Wetmore Road • Tucson, AZ 85705 • (520) 696-5000 • www.amphi.com

#### GOVERNING BOARD MEMBERS

SUPERINTENDENT  
Todd A. Jaeger, J.D.

Susan Zibrat  
President

Deanna M. Day, M.Ed.  
Vice President

Scott K. Baker, Ph.D.

Vicki Cox Golder

Matthew A. Kopec

January 12, 2021

#### DELIVERED VIA ELECTRONIC MAIL

Jim Portner  
Principal  
Projects International Inc.  
10836 E. Armada Lane  
Tucson, AZ 85749-9460

**RE: Redpoint Development, Inc.  
North Side of River Road, East of La Canada Drive**

Dear Mr. Portner

I am responding to your request for information regarding the capacity of Amphitheater schools impacted by your proposed development.

Using the 2000 demographic multipliers developed by the U.S. Department of Census, Bureau of Census, and adjusted for Amphitheater District's school organizational patterns, we project the following student populations to result from this project when built:

<u>Academic Level</u>	<u>64 Single-family Homes</u>
Elementary	13
Middle	14
High School	8

The census multipliers we use to obtain these projections are 0.2075 elementary students per household, 0.2197 middle school students per household and 0.1282 high school students per household.

The schools that would be impacted by this population are listed below, along with the physical capacity available at each school *presently*. Please note that these schools will also be impacted by other developments in this area which may have already been approved by the Council but which are not yet built.

Amphitheater High School • Canyon del Oro High School • Ironwood Ridge High School  
Amphitheater Middle School • Coronado K-8 School • Cross Middle School • La Cima Middle School • Wilson K-8 School  
Copper Creek Elementary • Donaldson Elementary • Harelson Elementary • Holaway Elementary • Innovation Academy • Keeling Elementary  
Mesa Verde Elementary • Nash Elementary • Painted Sky Elementary • Prince Elementary • Rio Vista Elementary • Walker Elementary • Rillito Center • Amphi Academy Online

Amphitheater Unified School District does not discriminate on the basis of race, color, religion/religious beliefs, gender, sex, age, national origin, sexual orientation, creed, citizenship status, marital status, political beliefs/affiliation, disability, home language, family, social or cultural background in its programs or activities and provides equal access to the Boy Scouts and other designated youth groups. Inquiries regarding the District's non-discrimination policies are handled at 701 W. Wetmore Road, Tucson, Arizona 85705 by David Rucker, Equity & Safety Compliance Officer and Title IX Coordinator, (520) 696-5164, [drucker@amphi.com](mailto:drucker@amphi.com), or Kristin McGraw, Executive Director of Student Services, (520) 696-5230, [kmcgraw@amphi.com](mailto:kmcgraw@amphi.com).

**Exhibit II-K (Page 1 of 2)**  
**Amphitheater Public Schools Capacity Letter**

Page 2

<u>School Name</u>	<u>School Capacity</u>	<u>Spaces Currently Available</u>
Walker Elementary	726	292
La Cima Middle	936	466
Amphitheater High	2070	837

If I can provide any additional information, please feel free to contact me.

Sincerely,



Kristin Magdziasz  
Administrative Assistant to the Legal Department

**Exhibit II-K (Page 2 of 2)**  
**Amphitheater Public Schools Capacity Letter**

## **L. RECREATION & TRAILS**

### **1. On-Site Recreation Elements**

A private recreation facility will be provided with this project and is shown on Exhibit II-B.1 (Preliminary Development Plan) and on Exhibit II.L below.

The active recreation area will be a minimum of 6,000 SF in area and its amenities will include a community ramada and picnic table, a small children's playground, a dog station, and trash receptacles. While not located centrally within the project, it is still no more than a five-hundred foot (500') walk for any resident. Its location along the project's northern boundary serves the additional purpose of better buffering the existing lower-density residences to the immediate north.

A formal Recreation Area Plan (RAP) will provided at the time of future development plan and subdivision platting. Any remaining applicable in-lieu fees will be determined with the Department of Natural Resources, Parks & Recreation at that time.

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

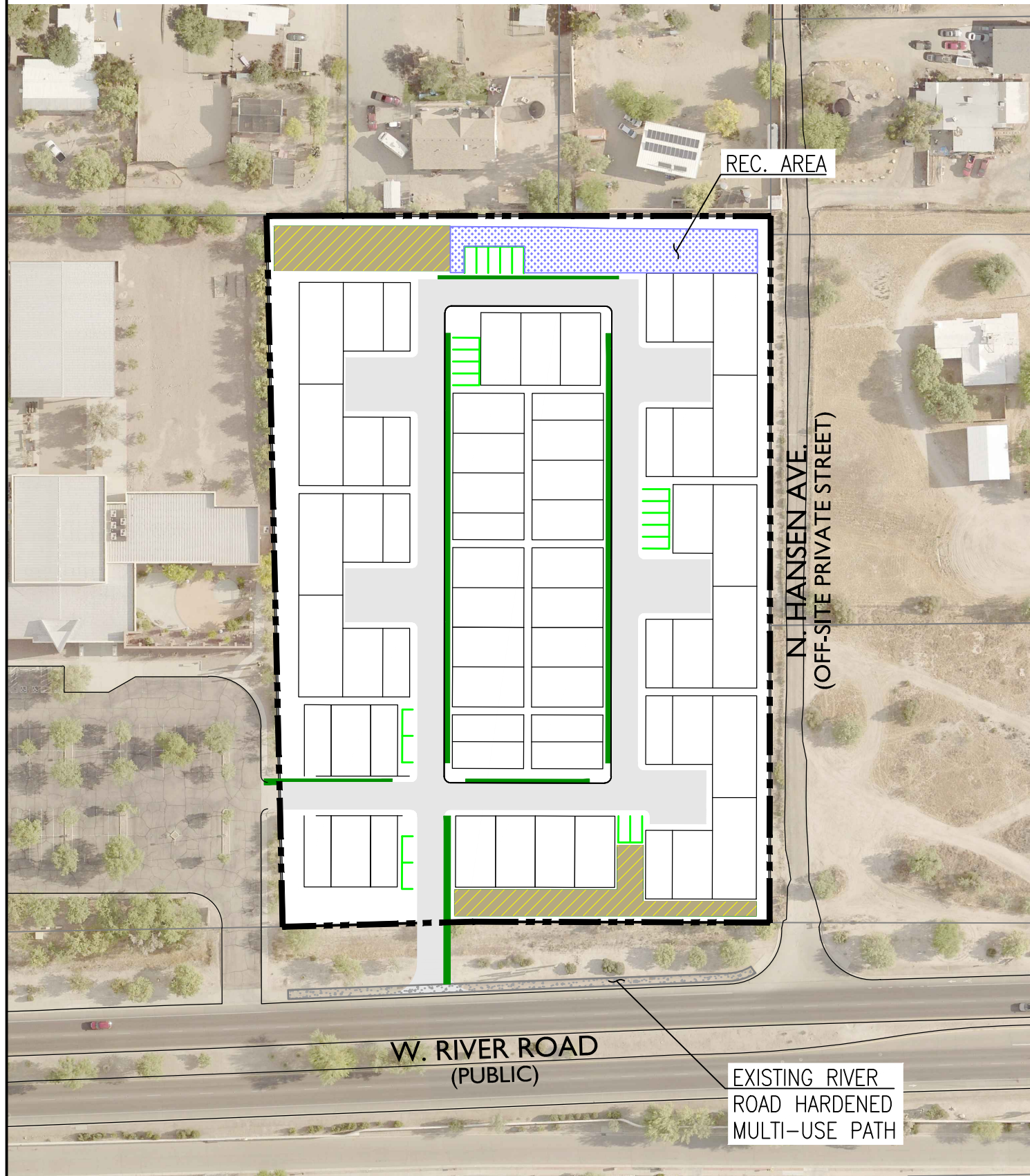
The above recreation center will be privately owned and maintained. No natural areas currently exist on the property and none will exist in the post-development condition.

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

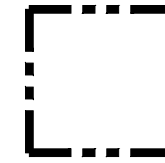
As shown on Exhibit II-L, an existing pedestrian path is already in place along River Road; the proposed project's sidewalk system will connect to same.

The River Road pedestrian path ultimately provides connectivity with the Rillito River Park portion of The Huckelberry Loop Trail.

**Exhibit to Follow**



## LEGEND



Rezoning Site



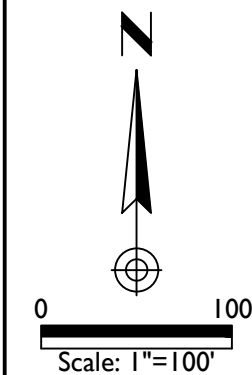
Developed Recreation Area,  
Approximately 6,000 S.F.;  
ramada with Picnic table,  
children's play area, dog  
station, and trash receptacles



5' Concrete sidewalk on one  
side of new streets; will extend  
to existing River road  
multi-use path



Landscaped Detention Basins



**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 was conducted for the site in February, 2021 by SWCA Environmental Consultants (see Appendix "A"). No cultural resources or historic sites have been documented on the property. No further archaeological surveys are recommended. The standard cautions and protocol are provided if future construction activities reveal sub-surface archaeological resources.

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

Not applicable; no further surveys are recommended at this time.

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

Not applicable; no resources have been identified.

a. Outline of Resource Assessment Program

Not applicable for the same reasons stated directly above.

b. Effective Preservation Plan or Data Recovery

Not applicable for the same reasons stated directly above.

c. Schedule of Mitigation Plan Implementation

Not applicable for the same reasons stated directly above.

**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 owner(s) at the time of this Site Analysis submittal. No registered neighborhood associations exist within the immediate surrounding area. There are, however, some nearby individual homeowner association (HOA's). We will interact with the surrounding property owners and HOA's over the course of this rezoning process.

Our formal, publicly noticed neighborhood meeting will be held approximately two (2) weeks prior to the Planning & Zoning Commission public hearing.

A copy of all meeting invitation materials, sign-in sheets, and a written meeting summary will be furnished to Pima County staff prior to the P&Z hearing, and staff will be kept duly informed as to all 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 Department of Transportation, *2016 Subdivision and Development Street Standards (SDSS)*.

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>

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

## **APPENDICES**

**Appendix A:**  
**Class III Cultural Resources Survey**  
**by**  
**SWCA Environmental Consultants**  
**February, 2021**

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

1

**1. REPORT TITLE**

**1a. Report Title:** Cultural Resources Survey of Approximately 5.6 Acres at 1216 West River Road, Pima County, Arizona

**1b. Report Authors:** Maggie Evancho

**1c. Date:** 02/02/2021      **1d. Report No.:** 21-71

**2. PROJECT REGISTRATION/PERMITS**

**2a. ASM Accession Number:** Not applicable

**2b. AAA Permit Number:** Not applicable

**2c. ASLD Lease Application Number(s):** Not Applicable

**2d. Other Permit Number(s):** Not Applicable

**3. ORGANIZATION/CONSULTING FIRM**

**3a. Name:** SWCA Environmental Consultants (SWCA)

**3b. Internal Project Number:** 65022.00

**3c. Internal Project Name:** 1216 W River Road Cultural Resources Survey

**3d. Contact Name:** Jerome Hesse

**3e. Contact Address:** 343 West Franklin Street, Tucson, Arizona 85701

**3f. Contact Phone:** (520) 348-3237

**3g. Contact Email:** jhesse@swca.com

**4. SPONSOR/LEAD AGENCY**

**4a. Sponsor:** Red Point Development, Inc. (Red Point)

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

**4c. Agency Project Number(s):** Not Applicable

**4d. Agency Project Name:** Not Applicable

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

**4f. Other Involved Agencies:** None

**4g. Applicable Regulations:** Pima County policy regarding the protection of cultural resources (Board of Supervisors Resolution 1983-104; Board of Supervisors Policy C3.17)

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

2

**5. DESCRIPTION OF PROJECT OR UNDERTAKING:** Red Point proposes the residential development of a 5.6-acre parcel of private land located at 1216 West River Road in unincorporated Pima County, Arizona. Red Point contracted with SWCA to conduct a cultural resources survey of the parcel to assess the project's potential to affect cultural resources.

**6. PROJECT AREA/AREA OF POTENTIAL EFFECTS:** The project area is the approximately 5.6-acre undeveloped parcel at 1216 West River Road (Assessor Parcel No. 105-07-016E).

**7. PROJECT LOCATION**

**7a. Address:** 1216 West River Road, Pima County, Arizona

**7b. Route:** Not Applicable

**7c. Mileposts Limits:** Not Applicable

**7d. Nearest City/Town:** Tucson

**7e. County:** Pima

**7f. Project Locator UTM:** 500734 m E, 3573442 m N    **7g. NAD 83**    **7h. Zone:** 12S

**7i. Baseline & Meridian:** Gila and Salt River

**7j. USGS Quadrangle(s):** Tucson North, AZ

**7k. Legal Description(s):** The project area (Assessor Parcel No. 105-07-016E) is located in Section 14, Township 13 South, Range 13 East, Gila and Salt River Meridian, U.S. Geological Survey (USGS) Tucson North 7.5-minute quadrangle.

**8. SURVEY AREA**

**8a. Total Acres:** 5.6 acres

**8b. Survey Area.**

1. Land Jurisdiction	2. Total Acres Surveyed	3. Total Acres Not Surveyed	4. Justification for Areas Not Surveyed
Private	5.6 acres	0 acres	Not applicable

**9. ENVIRONMENTAL CONTEXTS**

**9a. Landform:** Alluvial terrace north of Rillito Creek

**9b. Elevation:** 2,286 feet above mean sea level

**9c. Surrounding Topographic Features:** The project area is on the flat, alluvial terrace approximately 400 m north of Rillito Creek and 200 m south of the distal margin of the Santa Catalina Mountains alluvial piedmont.

**9d. Nearest Drainage:** The parcel is located 400 m north of Rillito Creek.

**9e. Local Geology:** The project area is on Holocene-age stream terrace alluvium from Rillito Creek.

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**9f. Vegetation:** The project parcel is located within an area that contains native vegetation characteristic of the Arizona Upland Subdivision of the Sonoran Desertscrub biotic community as described by Brown (1994). Plant types observed within the project area include mesquite, tamarisk, various grasses, and forbs.

**9g. Soils/Deposition:** The soil map unit in the project area is Anthony sandy loam (Natural Resources Conservation Service 2021). This soil unit is well drained and is classified as prime farmland if protected from flooding.

**9h. Buried Deposits:** Possible but unlikely.

**9i. Justification:** The project area is located on soils with depth, but unlikely to contain buried deposits with no associated surface expression. The parcel was farmed historically, and it has been subject to ground disturbances associated with former buildings and structures. No evidence of buried archaeological deposits was found during the survey.

**10. BUILT ENVIRONMENT:** The project parcel contains no buildings or structures. Modern-era buildings are on adjacent parcels. River Road, a heavily used paved road, runs along the south side of the parcel.

**11. INVENTORY CLASS COMPLETED**

**11a. Class I Inventory:** ☐

**11b. Researcher(s):** Maggie Evancho, Jerome Hesse

**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. Historical Maps:** The General Land Office plat map of T13S, T13E, filed in 1871, depicts the roads to Fort Yuma and to Fort Grant in the general area, but no cultural features in or near the project area. Historical aerials and topographic maps (1957 USGS Tucson North quadrangle) show a house in the southeast corner of the project area from at least 1957. By 1992, it appears the house had been demolished and only the foundation remained until approximately 1996 (Netronline 2021). After 1996, the foundation is no longer visible.

**12g. Land-Managing Agency Files:** Not Applicable

**12h. Tribal Cultural Resources Files:** Not Applicable

**12i. Local Government Websites:** Not Applicable



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**12j. Other:** Not Applicable

**13. BACKGROUND RESEARCH RESULTS**

**13a. Previous Projects Within Study Area—1.0-mile Radius of Project Area.**

AZSITE shows 41 previous survey projects within a 1.0-mile radius of the project area. There has been no previous survey of the current project area. An estimated 10 to 15 percent of the search radius has been surveyed, much of it along existing roads and linear utilities.

**13b. Previously Recorded Cultural Resources Within Study Area—1.0-mile Radius of Project Area.**

There are no previously recorded archaeological sites in the project area. AZSITE shows 12 recorded sites in the file search radius. The recorded sites include several Hohokam artifact scatters, historic trash, two historic roads, and a transmission line.

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

1. Property Name or Address	2. Year	3. Eligibility Status
None	-	-

**14. CULTURAL CONTEXTS**

**14a. Prehistoric Culture:** Hohokam

**14b. Protohistoric Culture:** Sobaipuri; Apache

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

**14d. Euro-American Culture:** Hispanic, Anglo-American, Mexican

**15. FIELD SURVEY PERSONNEL**

**15a. Principal Investigator:** Jerome Hesse

**15b. Field Supervisor:** Maggie Evancho

**15c. Crew:** Maggie Evancho

**15d. Fieldwork Date(s):** 01/22/2021

**16. SURVEY METHODS**

**16a. Transect Intervals:** Systematic transects <20 m apart.

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

**16c. Site Recording Criteria:** Arizona State Museum

**16d. Ground Surface Visibility:** Excellent (>90%)

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**16e. Observed Disturbances:** Domestic and landscape debris in the northwest portion of parcel; T-Posts and attached wire used to delineate vehicular parking areas for periodic use by neighbor (Tucson Chinese Cultural Center).

**17. FIELD SURVEY RESULTS**

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

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

**17c. Number of IOs Recorded:** 1

**17d. Table of IOs.**

IO Number	UTM	IO Description
IO-1	500753 m E 3573478 m N	"Peerless" Pump with partial concrete base. Pump body constructed of cast iron with "T84078" and "8D" stamped on either side of pump next to fragmentary 'T' of broken pipe. The metal pump base measures 13.5 x 13.5 inches, sitting on top of a 10-inch-diameter pipe which extends 10 inches above modern ground surface (perpendicular to ground) with a mechanical component extending beneath the ground surface. The 10-inch pipe is partially surrounded by a fragmented shaped concrete base measuring 20 inches (length) x 8 inches (width, incomplete) x 9 inches (height). A 1-inch-diameter, 27-inch-long metal 'handle' extends from the pump, with the last 5 inches being threaded. The pump is either bolted or welded to the 10-inch pipe. An area of 2 x 2 meters around the pump is slightly raised up approximately 3 to 4 inches higher than the surrounding ground surface. Several pieces of modern trash are located in the vicinity of the pump, including a plastic bucket, a T-post, a traffic barricade yellow blinker, one cinder block, and chunks of concrete.

**17e. In-use Historical Sites and Features Only:** ☐

**17f. Number of In-use Historical Sites and Features Recorded:** 0

**18. COMMENTS:** No further archaeological study of the project area is recommended.

**STATEMENT OF CONFIDENTIALITY:** Disclosure of the locations of historic properties to the public may be in violation of both federal and state laws. Applicable United States laws include, but may not be limited to, Section 304 of the National Historic Preservation Act (16 U.S.C. 470w-3) and the Archaeological Resources Protection Act (16 U.S.C. §470hh). In Arizona, applicable state laws include, but may not be limited to, Arizona Revised Statute Title 39, Section 125.

**SECTION 19. ATTACHMENTS**

**19a. References:** ☒

**19b. Project Location Maps:** ☒ Figures 1, 2, and 3

**19c. Photographs of the project area:** Figure 4

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**SECTION 20. CONSULTANT CERTIFICATION**

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



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**Jerome Hesse**  
**Principal Investigator**

**SECTION 21. DISCOVERY CLAUSE**

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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

Brown, D. E.

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

Historic Aerials by Netronline

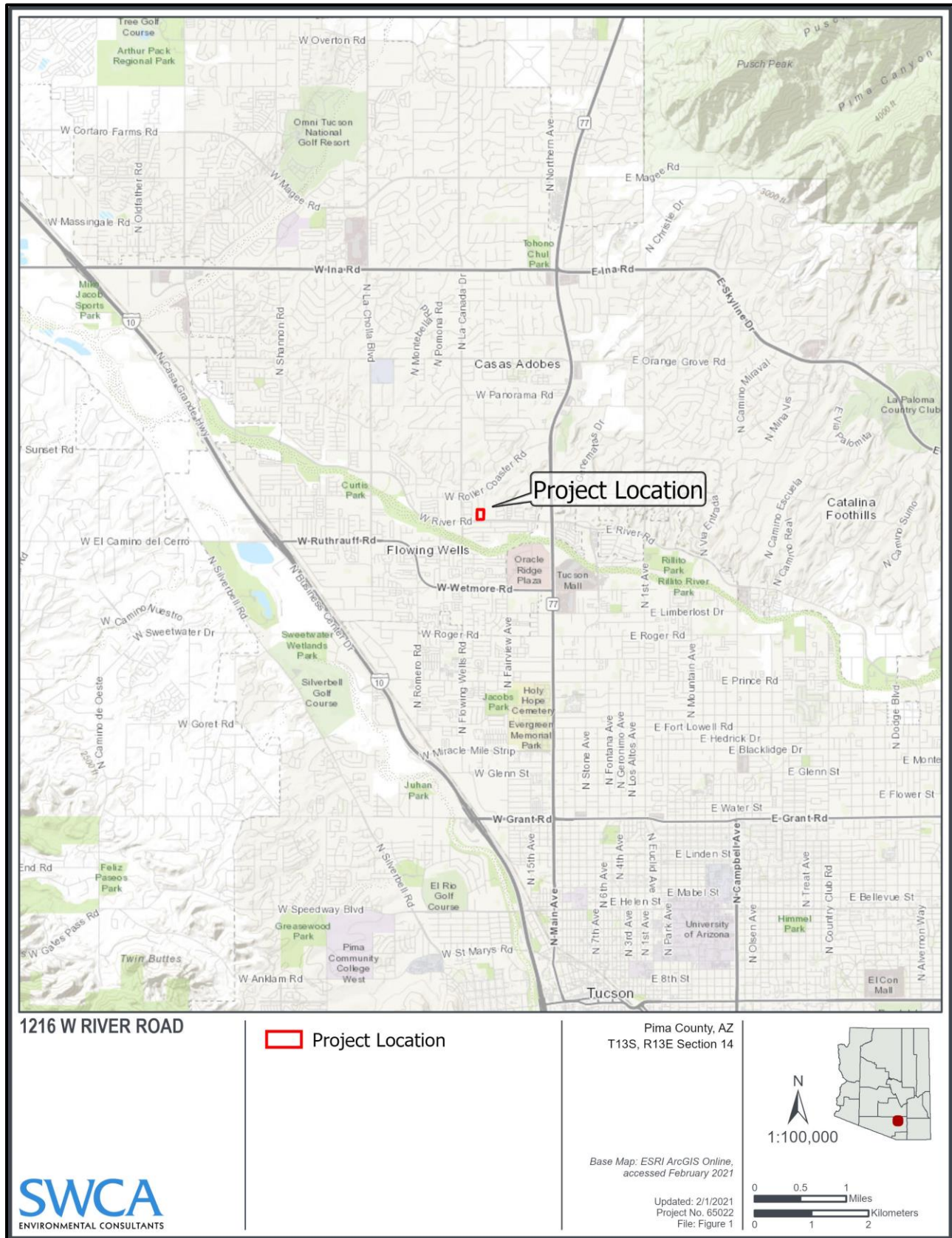
2021 <https://www.historicaerials.com/viewer>. Accessed on January 3, 2021.

Natural Resources Conservation Service

2021 <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>. Accessed January 2, 2021.

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**Figure 1.** Project location map.

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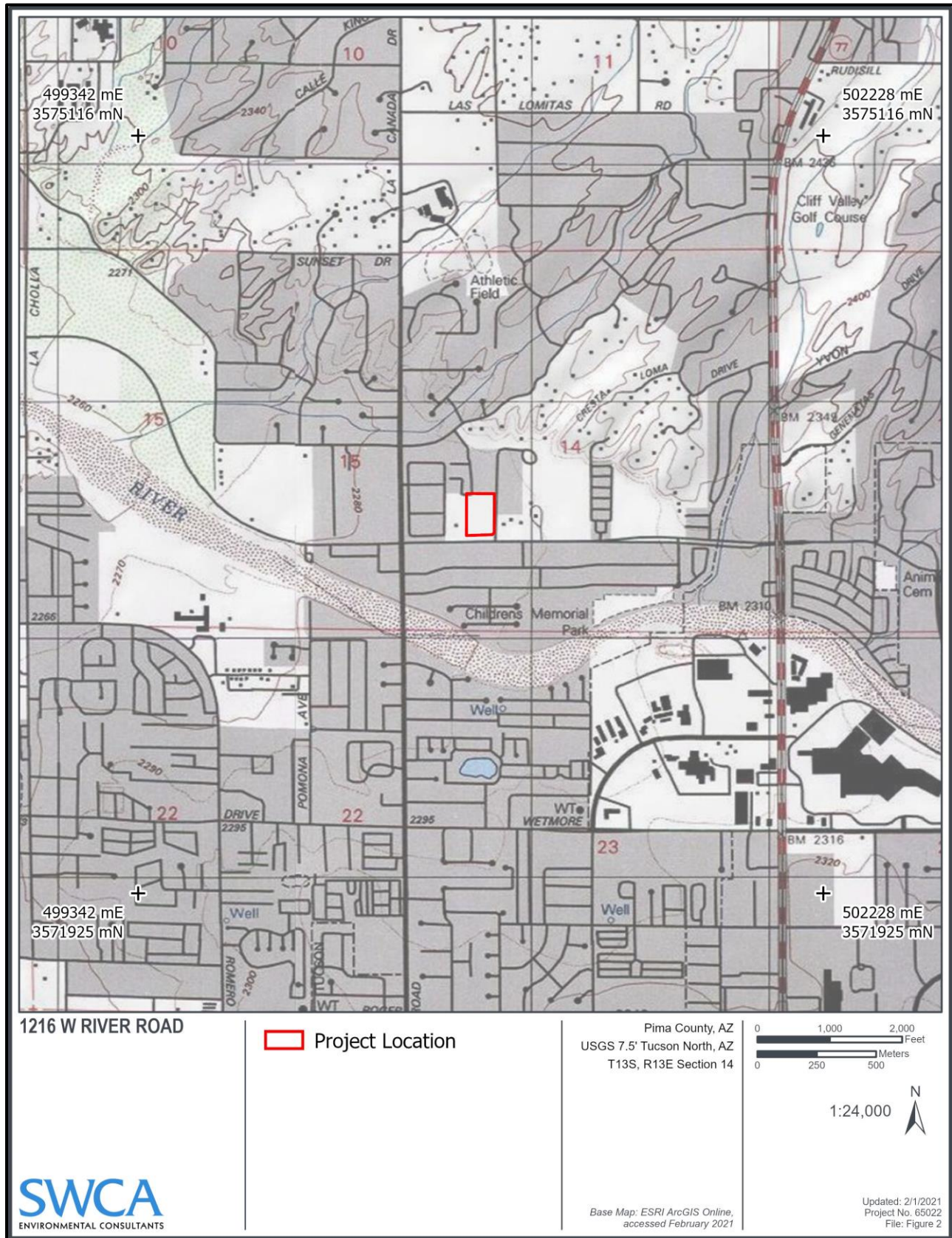


Figure 2. Project location map.

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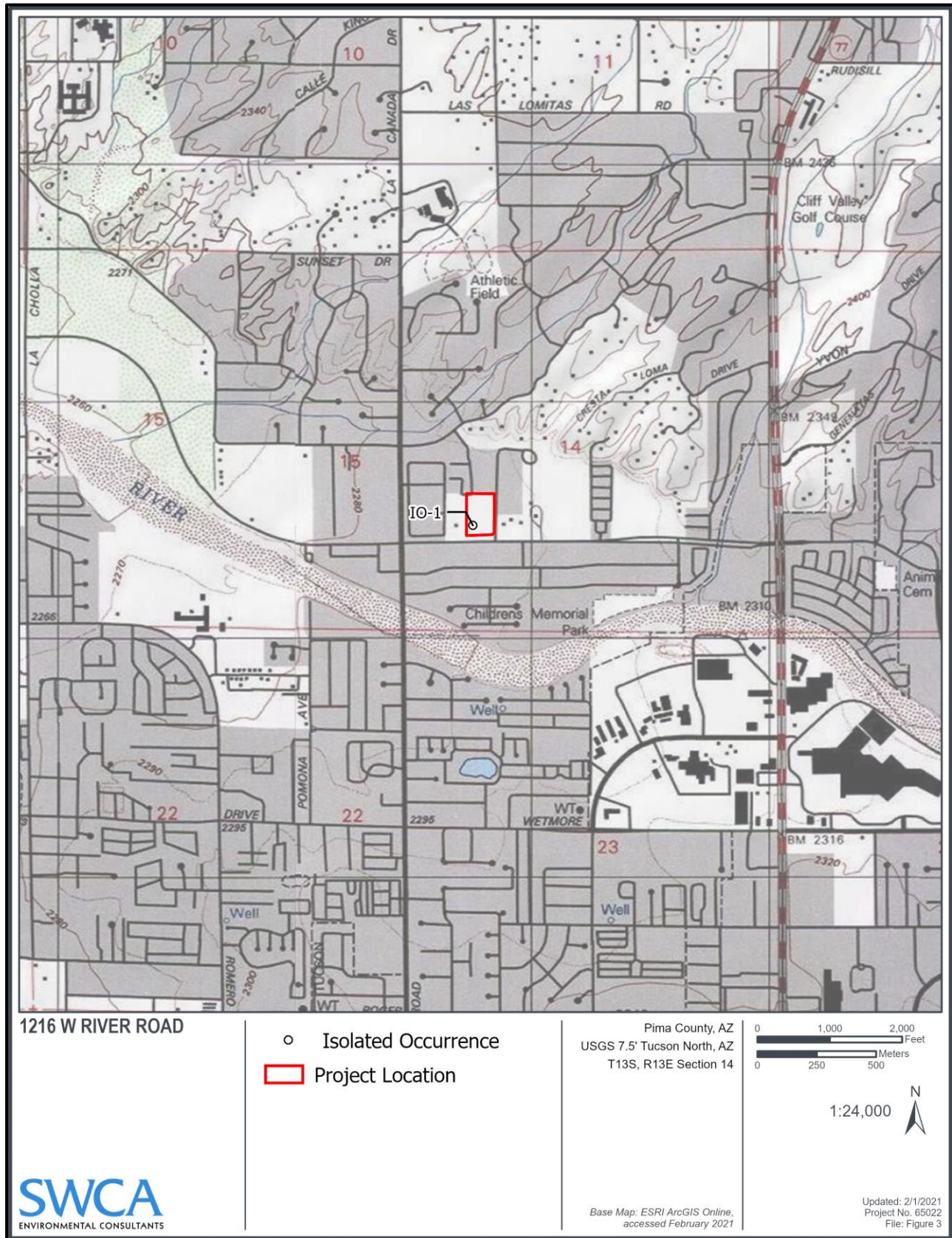


Figure 3. Isolated Occurrence.

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**Figure 4.** Overview of the project area, showing Peerless Pump (IO-1), view to the northeast.