BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 9/7/2021

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

P21RZ00007 DE SANTIAGO – W. YEDRA ROAD REZONING

***Introduction/Background:**

The applicant requests a rezoning of approximately 4.77 acres from the RH (Rural Homestead) to the GR-1 (Rural Residential) zone to split the property into two lots.

***Discussion:**

The current RH zoning allows for one single-family residence on the existing 4.77-acre lot which currently exists on the property. The GR-1 rezoning request proposes one additional lot and one residence per lot. The Comprehensive Plan designation of Medium Intensity Rural (MIR) designates areas for residential uses consistent with rural settlements at 1.2 residences per acre (RAC).

***Conclusion:**

The proposed rezoning conform to the MIR Comprehensive Plan designation with approximately 0.42 RAC.

***Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL of the rezoning subject to standard and special conditions.

***Fiscal Impact:**

0

***Board of Supervisor District:**

☐ 1 ☐ 2 ☑ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services - Planning Telephone: 520-724-8800

Contact: Terrill L. Tillman, AICP, Principal Planner Telephone: 520-724-6921

Department Director Signature: _____ Date: 8/18/21

Deputy County Administrator Signature: _____ Date: 8/18/2021

County Administrator Signature: _____ Date: 8/19/21

PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Sharon Bronson, Supervisor, District 3

FROM: Chris Poirier, Deputy Director Tom Drzazgowski
Public Works-Development Services Department-Planning Division

DATE: August 17, 2021

SUBJECT: **P21RZ00007 DE SANTIAGO – W. YEDRA ROAD REZONING**

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, September 7, 2021** hearing.

REQUEST: For a **rezoning** of approximately 4.77 acres from the RH (Rural Homestead) to the GR-1 (Rural Residential) zone, located approximately 1,200 feet east of the intersection of W. Yedra Road and S. Vahalla Road, addressed as 7600 W. Yedra Road.

OWNER: Tony & Carmen De Santiago
7600 W. Yedra Road
Tucson, AZ 85757

APPLICANT: Judith De Santiago
7600 W. Yedra Road
Tucson, AZ 85757

DISTRICT: 3

STAFF CONTACT: Donna Spicola, Planner

PUBLIC COMMENT TO DATE: As of August 17, 2021, staff has not received any written public comment.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 9-0 (Commissioner Maese was absent).

STAFF RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located outside the Maeveen Marie Behan Conservation Lands System (CLS).

TD/DS
Attachments

PIMA COUNTY

DEVELOPMENT SERVICES

BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P21RZ00007

FOR SEPTEMBER 7, 2021 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director Tom Prazgowski
Public Works-Development Services Department-Planning Division

DATE: August 17, 2021

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P21RZ00007 DE SANTIAGO - W. YEDRA ROAD REZONING

Tony and Carmen De Santiago, represented by Judith De Santiago, request a **rezoning** of approximately 4.77 acres from the RH (Rural Homestead) to the GR-1 (Rural Residential) zone, located approximately 1,200 feet east of the intersection of W. Yedra Road and S. Vahalla Road, addressed as **7600 W. Yedra Road.** The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Intensity Rural. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** 9-0 (Commissioner Maese was absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 3)

Planning and Zoning Commission Public Hearing Summary (July 28, 2021)

The public hearing was held virtually. The staff, applicant and speakers presented via Teams or telephonically.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions.

A commissioner asked who the water provider was for this property. Staff stated that the water provider is the Metropolitan Water District. The commissioner responded that the Metropolitan Water District is a northwest side water company, and asked what kind of activity they have in the southwest region. Staff stated that Metro Water has acquired additional water companies throughout the county to include the southwest. The commissioner asked if a water district is not required to have contiguous boundaries. Staff stated that is correct.

A commissioner asked how the removal of the existing mobile home will be enforced. Staff stated that upon splitting of the property, the current mobile home will be over the new property line and at the time of permitting the mobile home will not meet setback requirements.

The applicant was given the opportunity to speak and she stated that they want to rezone to split the property for a family member and also clarified that the property is on a private well.

The public hearing was opened. There were no speakers and the public hearing was closed.

Commissioner Hook made a motion to recommend **APPROVAL WITH STANDARD AND SPECIAL CONDITIONS.** Commissioner Truitt gave second.

The commission voted to recommend **APPROVAL** of the rezoning (9 – 0; Commissioner Maese was absent) subject to the following conditions:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors.

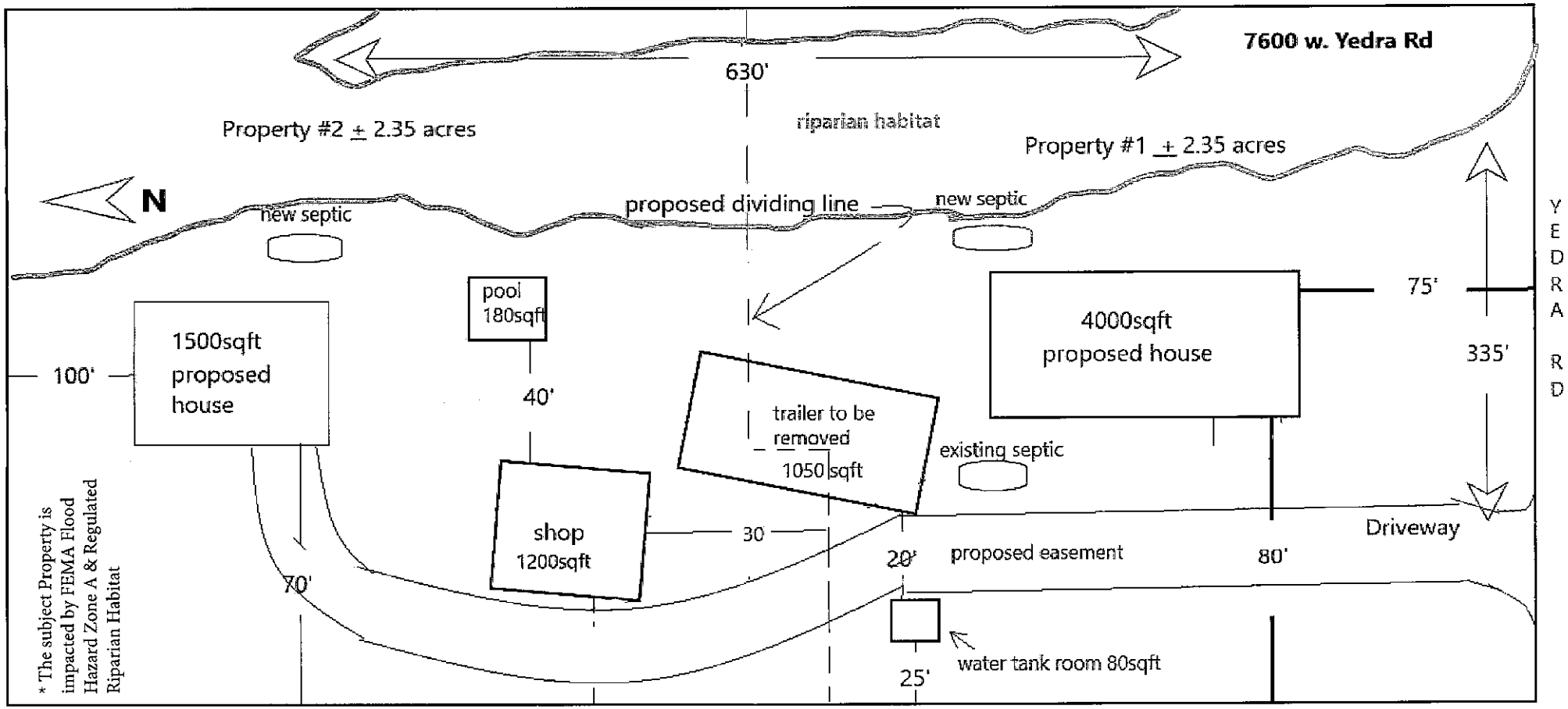
1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
   A. The property owner(s) shall dedicate 15 feet of right-of-way for W. Yedra Road prior to the issuance of a building permit.
   B. The property shall be limited to one access point and a shared access easement for legal access between the properties is required prior to the issuance of a building permit. The location and design of said access easement shall be determined during the building permitting process.
   C. Surface treatment for dust control purposes for the private drive(s) shall be determined at the time of building permitting.
   D. The property owner(s) shall accept responsibility for the maintenance, control, safety, and liability or privately owned roads, drives, physical barriers, drainageways and drainage easements.
3. Regional Flood Control District conditions:
   A. At the time of permitting Regulated Riparian Habitat shall be avoided.
   B. A revised site plan shall be submitted prior to Certificate of Compliance, that includes a note on the plan indicating the property is located within a FEMA Flood Hazard Zone A and impacted by Regulated Riparian Habitat.
4. Cultural Resources condition: A caution must be noted concerning human burials. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
5. Adherence to the sketch plan as approved at public hearing – the site must be split into north and south parcels along with the existing manufactured home removed prior to permitting.
6. In the event the subject property is annexed, the property owner shall adhere to all

applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

7. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

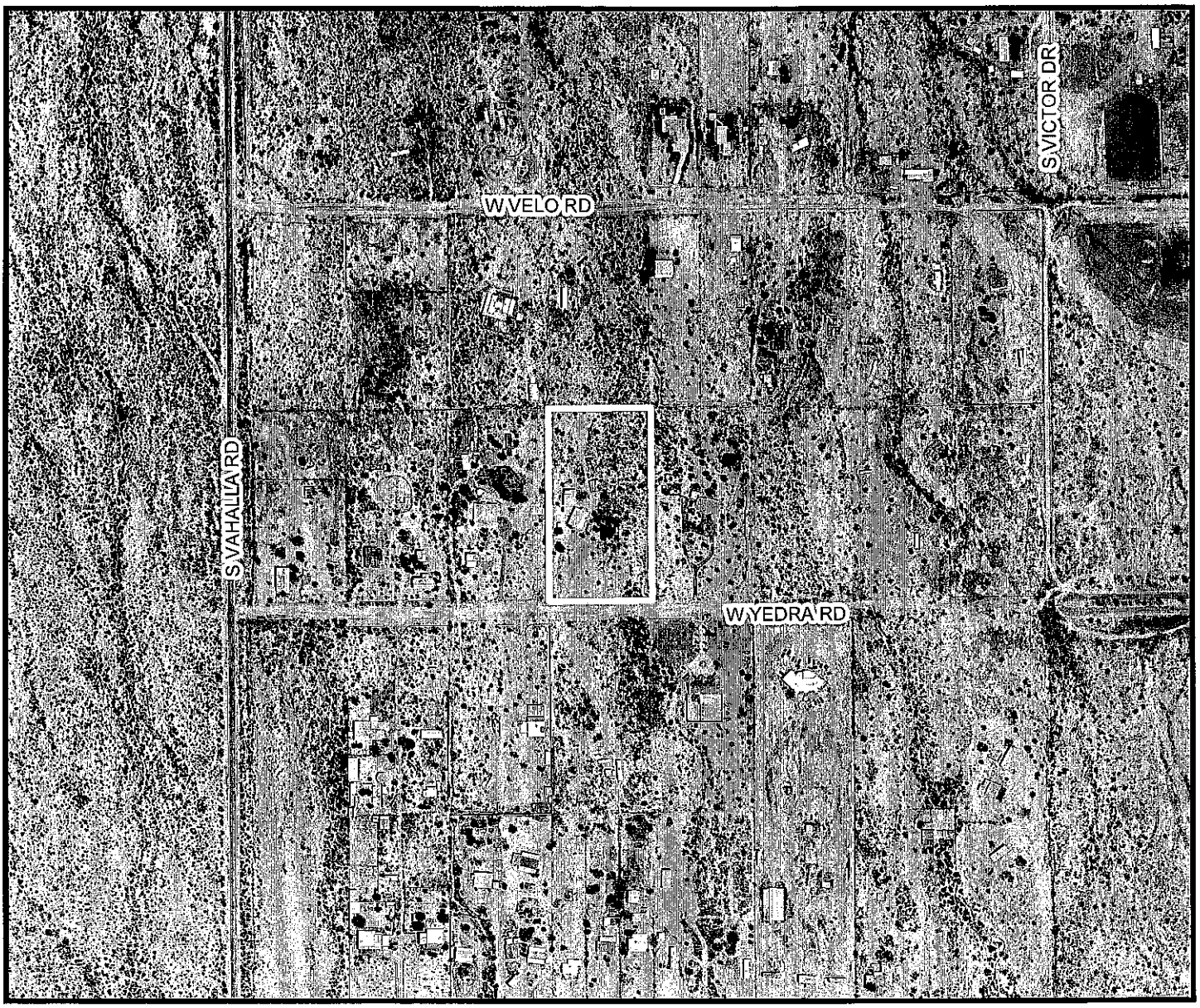
TD/DS
Attachments

c: Judith De Santiago, 7600 W. Yedra Road, Tucson, AZ 85757


7600 w. Yedra Rd
630'
Property #2 ± 2.35 acres
riparian habitat
Property #1 ± 2.35 acres
N
new septic
proposed dividing line
new septic
pool
180sqft
1500sqft
proposed
house
100'
40'
4000sqft
proposed house
75'
335'
YEDRA RD
trailer to be
removed
1050 sqft
existing septic
shop
1200sqft
30
20'
proposed easement
80'
Driveway
70'
25'
water tank room 80sqft
* The subject Property is
impacted by FEMA Flood
Hazard Zone A & Regulated
Riparian Habitat

Case #: P21RZ00007
Case Name: DE SANTIAGO - W. YEDRA ROAD REZONING
Tax Code(s): 210-41-0370

AERIAL EXHIBIT



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PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes:

Map Scale: 1:6,000

Map Date: 6/23/2021 - ds

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PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

HEARING July 28, 2021

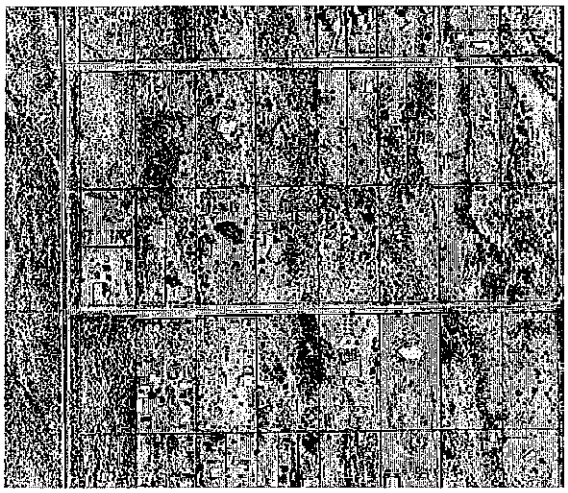
DISTRICT 3

CASE P21RZ00007 DeSantiago - W. Yedra Road Rezoning

REQUEST Rezone from RH (Rural Homestead) to GR-1 (Rural Residential) zone (approximately 4.77 acres)

OWNER Tony & Carmen De Santiago
7600 W. Yedra Road
Tucson, AZ 85757

APPLICANT Judith De Santiago
7600 W. Yedra Road
Tucson, AZ 85757



APPLICANT'S PROPOSED USE
The applicant proposes to rezone and split subject property into two lots.

APPLICANT'S STATED REASON
The owner requests to rezone and divide the site in half for their two daughters' inheritance. The owner intends to remove the current trailer from the site and is proposing two new residences.

STAFF REPORT SUMMARY
Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.** The applicant proposes to rezone a 4.77-acre property to the GR-1 (Rural Residential) zone. The current trailer will be removed and each new lot will contain one residence each. The proposal conforms to the Comprehensive Plan land use designation of Medium Intensity Rural.

PUBLIC COMMENT
Staff has not received any written public comments as of July 7, 2021.

COMPREHENSIVE PLAN
The Pima County Comprehensive Plan designates the subject property as Medium Intensity Rural (MIR), which designates areas for residential uses consistent with rural settlements in reasonably proximity to Rural Crossroads, arterials or suburban areas with a maximum density of 1.2 residences per acre (RAC) with no required minimum density. The proposed density for the subject property is approximately 0.42 RAC.

The entire site is covered by Rezoning Policy RP-154 W. Yedra Road and Special Area Policy S-29 Southwest Infrastructure Plan (SWIP). Rezoning Policy RP-154 states that the 4.77-acre property shall be split into north and south parcels at rezoning to avoid and minimize disturbance to Pima County Regulated Riparian Habitat. Special Area Policy S-29 applies to a 70-square-mile area that includes the rezoning site, and mainly addresses the provision of infrastructure and

sustainability of proposed development in the SWIP area. The small size of the rezoning may not lend to application of the SWIP policies. The rezoning site is also located within the Pima County Comprehensive Plan Growth Area - Southwest Focused Development Investment Area.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	RH / GR-1	Developed Rural Residential/Vacant
South:	RH / GR-1	Developed Rural Residential/Vacant
East:	RH / SP	Developed Rural Residential/Planned Developed Community
West:	RH / GR-1	Developed Rural Residential/Vacant State Land

PREVIOUS REZONING CASES ON PROPERTY

There are no previous rezoning requests on the subject property.

PREVIOUS REZONING CASES IN GENERAL AREA

In the area of the subject site, eight rezoning requests where approved between 1988 through 2018 from the RH (Rural Homestead) to the GR-1 zone. The rezonings produced lots splits without platting. Additionally, in 1987 Star Valley Specific Plan produced a high-density single-family residential development.

MAEVEEN MARIE BEHAN CONSERVATION LAND SYSTEM (MMBCLS)

The subject property is located outside the Maeveen Marie Behan Conservation Lands System.

PLANNING REPORT

Staff supports the GR-1 rezoning request because the proposed residential development is compatible with other rezoned parcels in the surrounding area. The increase in density of one parcel should have a minimal effect on the surrounding properties and the proposed density complies with the Medium Intensity Rural plan designation. The site will be accessed from unimproved W. Yedra Road.

The proposal is to rezone a 4.77-acre lot into two lots with removal of the current manufactured home. The applicant proposes to have one residence on each newly created lot. The lot will have a septic sewage disposal system, as the nearest public sewer is located more than 1,500 feet to the east. The minimum lot size for the GR-1 zone is .83 acres (septic systems require one acre with an allowance to use one-half of the right-of way for the aggregate acre). The subject site is located outside the Tucson Water obligated service area.

The 4.77-acre site is relatively flat and disturbance exists on the western portion of the site. The eastern portion of the site is Regulated Riparian Habitat which has been conditioned to be avoided. The site is located within the Pima Pineapple Cactus Priority Conservation Area. If any issues arise regarding the species, they will be addressed at the time of native plant preservation review. The vegetative qualities of the site are unremarkable. The site is not located within the Maeveen Marie Behan Conservation Lands System.

Commercial services, which are also the nearest places of employment, are located along W. Valencia Road. The nearest schools are charter schools, public elementary and middle schools are located within an approximately five-mile travel distance. A fire station is located within an approximately two-mile travel distance. The nearest bus transit service is available on W. Valencia Road with a park and ride lot located at Casino del Sol.

Sewer does not serve the area nor does the area have paved roads. The area lacks some value-added constructed infrastructure improvements that improve livability and increase the tax base that supports service demand.

Additional lot splitting in the area can be achieved by rezoning. In some instances a plan amendment would be required prior to a rezoning. The RH zone allows one residence per approximately 4.13 acres. GR-1 allows for one residence per .83 acre.

Concurrency of Infrastructure

CONCURRENCY CONSIDERATIONS		
Department/Agency	*Concurrency Considerations Met: Yes / No / NA*	*Other Comments*
TRANSPORTATION	Yes	No objection subject to conditions
FLOOD CONTROL	Yes	No objection subject to conditions
ENVIRONMENTAL QUALITY	Yes	No objection
WASTEWATER	Yes	No objection
PARKS AND RECREATION	NA	-
WATER	Yes	No objection
SCHOOLS	Yes	No objection

TRANSPORTATION REPORT

The Department of Transportation reviewed the request and has no objection to the proposed rezoning request. This request is for an additional residential lot on site. Shared access is proposed and a cross access easement to provide for legal access will be required.

Yedra Road is a dirt, local road not maintained by the County. The existing right-of-way width of W. Yedra Road is 60 feet with a planned right-of-way width of 90 feet per the Major Streets Plan. There are no available traffic counts for this road segment, but the additional residential lot would not impact the capacity of W. Yedra Road nor the adjacent roadway network.

There are no concurrency concerns with this request. The Department of Transportation recommends approval subject to rezoning conditions #2A-D.

FLOOD CONTROL REPORT

The entire property is located within a FEMA Flood Hazard Zone A and the eastern half is impacted by Regulated Riparian Habitat (RRH). When new construction is submitted for permitting a site plan will be required showing avoidance of the RRH and the finished floor elevation default will be 2 feet above highest adjacent grade for any proposed structure or for a lower finished flood elevation engineering can be submitted for review.

A Note shall be provided on the site plan stating the subject property is impacted by FEMA Flood Hazard Zone A and Regulated Riparian Habitat. The riparian habitat shall be delineated on the site plan.

The Regional Flood Control District has no objection to the proposed rezoning request subject to rezoning conditions #3A-B.

WASTEWATER RECLAMATION REPORT
The subject property is outside of the PCRWRD service area. The proposed residential uses will utilize private sewage disposal systems.

The Pima County Regional Wastewater Reclamation Department has no objection to the proposed rezoning request. The owner(s) must secure approval from the Pima County Department of Environmental Quality to use on-site sewage disposal system at the time a tentative plat, development plan or request for building permit is submitted for review.

CULTURAL RESOURCES REPORT
Cultural Resources has no objection subject to rezoning condition #4.

TOHONO O'ODHAM & PASQUA YAQUI REPORT
Tohono O'odham and Pasqua Yaqui provided no additional comments.

DISTRICT REPORT
Diablo Village Water Company did not respond to a request for comments.

SCHOOL DISTRICT REPORT
The Tucson Unified School District has no objection to the proposed rezoning.

DREXEL HEIGHTS FIRE DISTRICT REPORT
Drexel Heights Fire District did not respond to a request for comments.

TRICO ELECTRIC COOPERATIVE REPORT
Trlco Electric did not respond to a request for comments.

US FISH AND WILDLIFE SERVICE REPORT
US Fish and Wildlife Service did not respond to a request for comments.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
   A. The property owner(s) shall dedicate 15 feet of right-of-way for W. Yedra Road prior to the issuance of a building permit.
   B. The property shall be limited to one access point and a shared access easement for legal access between the properties is required prior to the issuance of a building permit. The location and design of said access easement shall be determined during the building permitting process.

C. Surface treatment for dust control purposes for the private drive(s) shall be determined at the time of building permitting.
D. The property owner(s) shall accept responsibility for the maintenance, control, safety, and liability or privately owned roads, drives, physical barriers, drainageways and drainage easements.

3. Regional Flood Control District
   A. At the time of permitting Regulated Riparian Habitat shall be avoided.
   B. A revised site plan shall be submitted prior to Certificate of Compliance, that includes a note on the plan indicating the property is located within a FEMA Flood Hazard Zone A and impacted by Regulated Riparian Habitat.
4. Cultural Resources condition: A caution must be noted concerning human burials. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
5. Adherence to the sketch plan as approved at public hearing – the site must be split into north and south parcels along with the existing manufactured home removed prior to permitting.
6. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
7. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

Respectfully Submitted,

D. Spicola

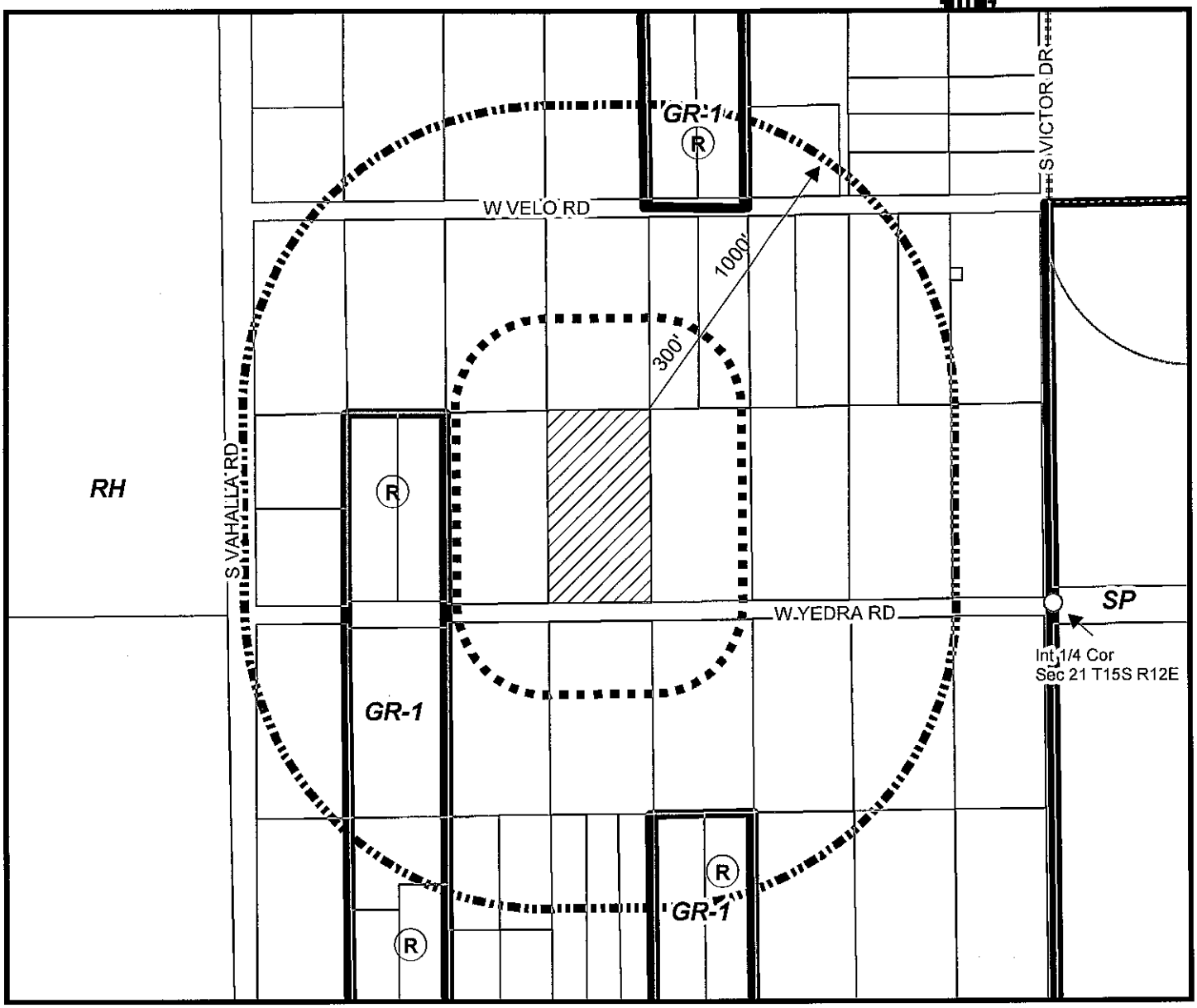
Donna Spicola
Planner

TD/DS
Attachments

c: Judith De Santiago, 7600 W. Yedra Road, Tucson, AZ 85757

Case #: P21RZ00007
Case Name: DE SANTIAGO - W. YEDRA ROAD REZONING
Tax Code(s): 210-41-0370

Subject Property
Zoning Boundary
300' Notification Area
1000' Notification Area



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Area of proposed rezoning from RH to GR-1

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10 / P20CA00004

Planning & Zoning Hearing: 7/28/21 (scheduled)	Board of Supervisors Hearing: TBA

Base Map(s): 65	Map Scale: 1:6,000	Map Date: 6/23/2021 - ds

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Medium Intensity Rural (MIR)

Objective: To designate areas for residential uses at densities consistent with rural settlements in reasonable proximity to Rural Crossroads, arterials or suburban areas.

- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC

S-29 Southwest Infrastructure Plan (SWIP) Area (SW)

General location

Generally bounded by Tucson Mountain Park on the north, Mission Road on the east, the Tohono O'odham Nation – San Xavier District on the south, and Sandario Road on the west, in Sections 22, 23, 24, 25, 26, 27, 34, 35, and 36 of Township 14 South, Range 11 East; Sections 1, 2, 3, 10, 11, 12, 13, 14, 15, 22, 23, and 24 of Township 15 South, Range 11 East; Sections 23, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36 of Township 14 South, Range 12 East; Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 of Township 15 South, Range 12 East; Sections 30, 31, 32, 33, and 34 of Township 14 South, Range 13 East; and Sections 3, 4, 5, 6, 7, 8, 9, 16, 17, 18, 19, 20, and 21 of Township 15 South, Range 13 East (Ref. Co7-07-31, Resolution 2009-24).

Policies

A. Comprehensive Planning:

1. The Southwest Infrastructure Plan (SWIP) shall be used to guide needs, obligations, funding, and provision of infrastructure and services related to transportation, flood control, wastewater, parks and recreation, and other governmental facilities.

2. New residential uses are incompatible within the one-half mile area from the bounds of the Tucson Trap and Skeet Club (Tax Code 210-12-0420). Any conflicts with policies approved under previous plan amendments shall be resolved at the time of the rezoning or specific plan.

3. Proposed development shall be planned, designed, and constructed to implement the sustainability principles as described in the Southwest Infrastructure Plan (SWIP).

B. Environmental Planning:

At a minimum, applicable Maeveen Marie Behan Conservation Lands System Conservation Guidelines shall be complied with by providing for mitigation onsite, offsite, or in some combination thereof.

C. Regional Flood Control District:

1. No building permits shall be issued until offsite flood control improvements are constructed to remove proposed development out of the FEMA 100-year floodplain.

2. Development shall not occur within the Black Wash Administrative Floodway.

D. Wastewater Management:

No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. Adequate treatment and conveyance capacity to accommodate this plan amendment in the downstream public sewerage system may not be available when new development within the plan amendment area is to occur, unless it is provided by the owner/developer and other affected parties.

E. At a minimum, the majority of infrastructure and transportation costs shall be self-funded by the developer.

RP-154 W. Yedra Road (SW)

General Location

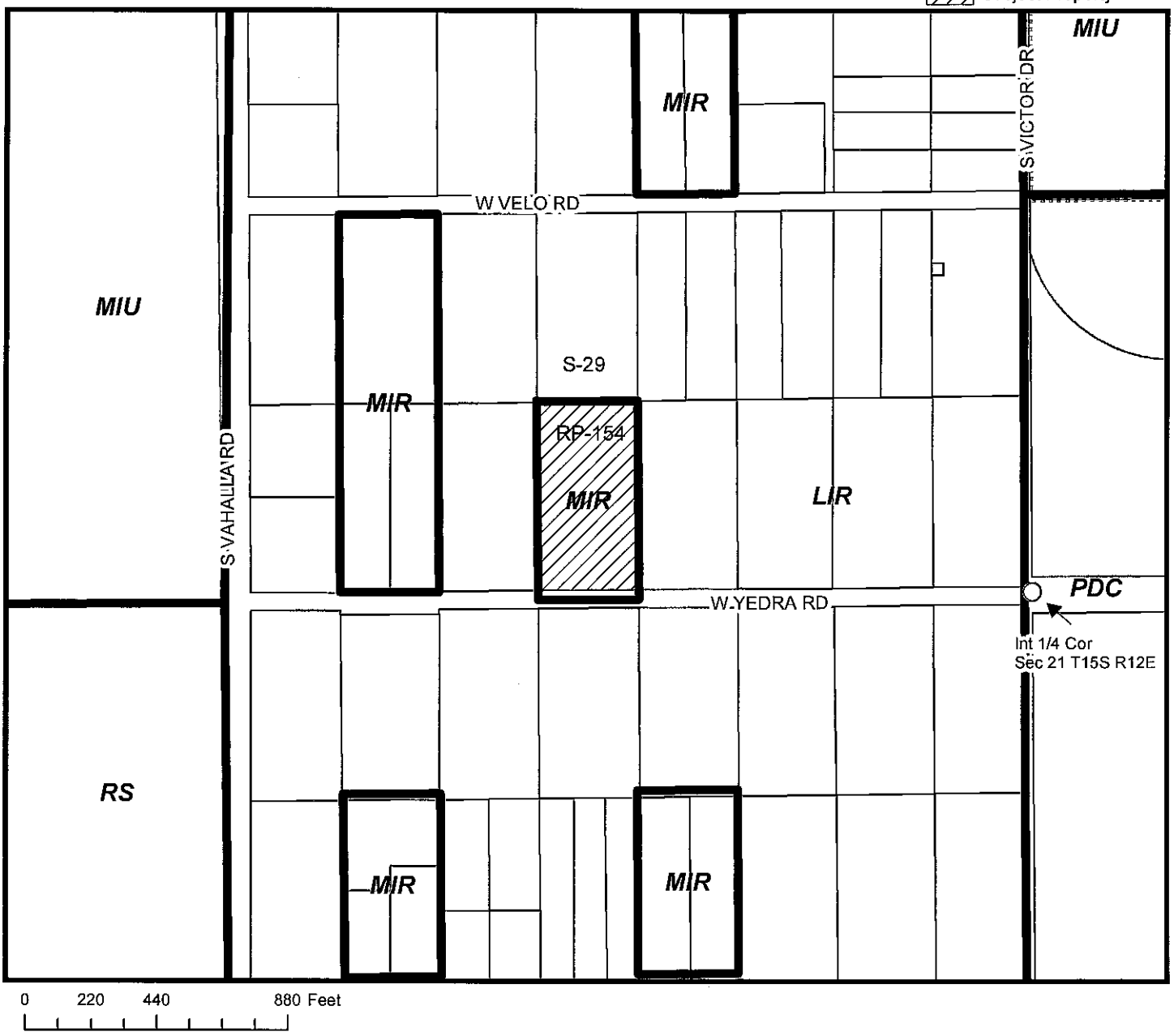
1200 feet of the intersection of W. Yedra Road and S. Vahalla Road in Section 21, Township 15 South, Range 12 East. *(ref. P20CA00004 / 2021-017)*

Policy

The 4.77-acre comprehensive plan amendment property shall be split into north and south parcels at rezoning to avoid and minimize disturbance to Pima County Regulated Riparian Habitat.

Case #: P21RZ00007
Case Name: DE SANTIAGO - W. YEDRA ROAD REZONING
Tax Code(s): 210-41-0370

COMPREHENSIVE PLAN EXHIBIT



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10 / P20CA00004

Map Scale: 1:6,000

Map Date: 6/23/2021 - ds

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PIMA COUNTY

DEVELOPMENT SERVICES

201 N. Stone Avenue, Tucson, AZ 85701
(520) 724-9000
www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. **If you fill out the form before you download it, the info you entered will not be saved.**

Project ID *(case no., APN no., address, or other identifying info):* 7600 W Yedra, Comp Plan amendment

7600 W Yedra, Comp Plan amendment

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections)
   NA
   IMPORTANT RIPARIAN AREA
   BIOLOGICAL CORE
   MULTI-USE MANAGEMENT AREA
2. Is the project within a CLS Special Species Management Area? NO
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? NO
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? NO
5. Is the project located within a Priority Conservation Area for any of the following species?
   a. Cactus ferruginous pygmy-owl: NO
   b. Western burrowing owl: NO
   c. Pima pineapple cactus: Yes
   d. Needle-spined pineapple cactus: NO

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? NO
   If yes, provide a summary of those communications:

2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	NO		NO
Western burrowing owl	NO		NO
Pima pineapple cactus	NO		NO
Needle-spined pineapple cactus	NO		NO

Questions about this form?
Contact the Office of Sustainability and Conservation at (520) 724-6940.

PROPOSED CHANGES TO THE DIVISION OF THE PROPERTY LOCATED AT 7600 W. Yedra Rd., Tucson, Az. 85757:

To whom it may concern: I Tony De Santiago and Carmen De Santiago, would like to divide the property in half between our two daughters as an inheritance to them. The property has a trailer approximately 250 ft., from the entrance of the property. We would like the property to be split long ways and understand that we will have only one entrance. The property presently has been cleared in the front and clear from any kind of trees, that cause allergies and cactus for the protection of our grandchildren. We don't see it as a problem to build a house on the West side of the property, being that the existing trailer would be moved, once we build. There's enough footage in the front to place a trailer or build a small footage house for us and our daughter in the future.

FURTHERMORE: I Judith De Santiago which have Power of Attorney declare as follows: My parents are elderly and retired, they are also low income and in need of full-time care. I stay home and give them full time care and would also like to help them to live a comfortable life in their old age. I was told by the planning department that the fee for a rezone is $6,000, which will be difficult for my parents to afford. They have requested to see if the County would be able to help with these fees. They are aware that they would need to give up 15 feet of their property in the front of their yard and would like to know if the giving up of that property could be considered into the rezoning fees? They would like to see what assistance is available for them to help them with their dream to help their children with this inheritance.

Judith DeSantiago _____ Date: 18-01-2021

Letter of Authorization

We Anthony DeSantiago and Carmen DeSantiago do hereby grant full authorization to our daughter Judith DeSantiago to represent us in the process of the rezoning of our property (7600 W. Yedra Rd).

04/25/2021
Anthony DeSantiago

04-25-2021
Carmen DeSantiago

04-25-2021
Judith DeSantiago