MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, October 26, 2016, at or after 6:30 PM

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Marcia Jakab, Commissioner
Steve Miklosi, Commissioner
Richard Miller, Commissioner
John Officer, Commissioner

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on October 26, 2016, at or after 6:30 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COMMISSION ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

MARANA PLANNING COMMISSION
Welcome to this public meeting of the Marana Planning Commission. The Commission consists of seven citizens who are appointed by the Town Council and serve without pay. For the most part, the Commission acts in an advisory capacity to the Town Council on matters related to land use planning and zoning. Citizens are encouraged to address the Commission with their concerns on agenda items during the public testimony portions of the meeting, or other issues at the Call to the Public.

Meeting Times
Regular Commission meetings are usually held on the last Wednesday of each month at 6:30 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places.

Speaking at Meetings
If you are interested in speaking to the Commission during the Call to the Public or Public Hearings, you must fill out a speaker card (located in the lobby outside the Council Chambers) and deliver it to the Planning Commission Secretary prior to the convening of the meeting.

All persons attending the Commission meeting, whether speaking to the Commission or not, are expected to observe the Commission rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

Accessibility
To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable

accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas
Copies of the Agenda are available the day of the meeting in the lobby outside the Council Chambers or online at www.maranaaz.gov.

This Notice and Agenda posted no later than 24 hours prior to the meeting, at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov.

REGULAR COMMISSION MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION/MOMENT OF SILENCE

ROLL CALL

CALL TO THE PUBLIC
At this time, any member of the public is allowed to address the Planning Commission on any issue within the jurisdiction of the Planning Commission, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three (3) minutes to speak. Any persons wishing to address the Commission must complete a speaker card (located at the rear of the Commission Chambers) and deliver it to the Commission Secretary prior to this agenda item being called. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda. However, members of the Commission shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

A. Approval of the September 28, 2016 Meeting Minutes

B. Public Hearings

1. **PUBLIC HEARING: PCM1609-001 Amendment to the Marana Land Development Code Title 16 (Signs), adding Section 16-14-37 Road Construction Area Sign.**
Recommendation to the Town Council to approve an amendment to the Marana Land Development Code, Title 16 (Signs) consisting of new regulations pertaining to temporary signs for land uses located within a commercial or industrial zoning district and within an area subject to roadway related construction activity. (Brian D. Varney)

2. **PCZ1512-001 Twin Peaks Estates Rezoning;** A request for recommendation to the Marana Town Council for approval to rezone approximately 45 acres of land from R-36 (single-family residential) to R-6 (single-family residential). The property is generally located east of Camino de Manana approximately 1/8 mile south of the Desert Falcon Lane alignment within a portion of Section 12, Township 12 S, Range 12 E. (Brian D. Varney)

C. Commission Action

Opening remarks by an applicant should not exceed ten minutes. Comments by others should not exceed three minutes.

D. Informational Items/Possible Action Items

1. **Recommendation to move the following Planning Commission meeting**; December 28, 2016 to December 21, 2016. (Ryan Mahoney)

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

Pursuant to A.R.S. 38-431.03, the Planning Commission may vote to go into executive session, which will not be open to the public, to discuss certain matters.

Executive Session pursuant to A.R.S. § 38-431.03(A)(3), the Planning Commission may ask for discussion or consultation for legal advice with the Town Attorney concerning any matter listed on this agenda.

ADJOURNMENT

Planning Commission

Meeting Date: 10/26/2016

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: October 26, 2016

Subject: **Approval of the September 28, 2016 Meeting Minutes**

Attachments

September 28, 2016 Meeting Minutes

PLANNING COMMISSION MEETING
MINUTES
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers September 28, 2016, at or after 6:30 p.m.

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Marcia Jakab, Commissioner
Steve Miklosi, Commissioner
Richard Miller, Commissioner
John Officer, Commissioner

DRAFT

REGULAR PLANNING COMMISSION MEETING

CALL TO ORDER. Vice Chair Duncan called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE.
Led by **Vice Chair Duncan**.

ROLL CALL. Terri Byler, Planning Commission Secretary, called roll. **Chairman Schnee** was absent. A quorum was present.

CALL TO THE PUBLIC. No speaker cards presented.

ELECTION OF BOARD CHAIR AND VICE-CHAIR.

Motion moved by Commissioner Fehrmann to nominate Tom Schnee as Chair of the Commission, seconded by Commissioner Jakab. Motion passed unanimously.

Motion moved by Commissioner Fehrmann to nominate Don Duncan as Vice Chair of the Commission, seconded by Commissioner Miller. Motion passed unanimously.

APPROVAL OF AGENDA. ***Passed unanimously 6-0.***

ANNOUNCEMENTS.

GENERAL ORDER OF BUSINESS. Approval of June 29, 2016 meeting minutes.
Motion to approve by Commissioner Miklosi, seconded by Commissioner Jakab. Passed unanimously.

PUBLIC HEARINGS.

COMMISSION ACTION.

PRV1606-001 Saguaro Bloom Preliminary Plat. A request for a recommendation to the Town Council for approval of PRV1606-001, preliminary plat for Saguaro Bloom Block 3 Lots 1-141 and Common Area A (Open Space, Recreation, Public Utilities, Road Maintenance & Signage) & Common Area B (Open Space, Drainage, Recreation, Public Utilities, Road Maintenance & Signage) located at the northeast corner of Twin Peaks Road and Saguaro Highlands Drive. (Steven Vasquez)

Presented by **Steven Vasquez,** who stated that the current zoning for the project is R-6 and the minimum lot size is 6000 sq. ft. There will be two entrances off of Saguaro Highlands Drive. Two common areas, totaling approximately 3.33 acres, are also proposed. The trails located throughout both Common Areas "A" and "B" will provide connectivity to the recreation areas, as well as the public sidewalks. **Mr. Vasquez** stated that this preliminary plat is a continuation of the Saguaro Bloom Block Plat.

Vice Chair Duncan wanted to know the number of two-story homes in the current plan. He also asked if the homes would be clustered. **Mr. Vasquez** stated, per the Residential Design Standards, 50% of the lots within a subdivision can be two-story. There are no restrictions on their location.

Acting Chair Duncan called for a vote. Passed unanimously. 6-0.

PRV1608-001 Camino De Oeste Preliminary Plat. A request for a recommendation to the Town Council for approval of PRV1608-001, preliminary plat for Camino De Oeste, Lots 1-144 and Common Areas 'A' (Open Space) & 'B' (Natural Undisturbed Open Space) (Steve Cheslak)

Steve Cheslak stated that Pulte Homes has requested a recommendation to the Town Council for approval of the preliminary plat for Camino de Oeste. The property is located north of Cortaro Farms Road; bordered by Hartman Lane and Camino de Oeste. The site consists of 72 acres and the zoning is R-6. **Mr. Cheslak** mentioned that the Planning Commission approved the rezoning for this property back in June of 2016. Town Council then approved the rezone in August of 2016. The proposed plat includes 144 lots, two entrances and a one-acre park. The minimum lot size is 6.085 sq. ft. All of the homes will be single story.

Actin Chair Duncan called for a vote. Passed unanimously. 6-0.

DPP1609-001 Arizona Shuttle Development Plan Package. Relating to Development; approving a development plan package for Arizona Shuttle at 9633 N. Tiffany Loop. (Steven Vasquez)

Steven Vasquez stated that this was a request of a development plan for Arizona Shuttle. The location will be northwest of Twin Peaks & I-10 at 9633 N. Tiffany Loop Road. The zoning is "F" Specific Plan (Continental Ranch Specific Plan) and the land use designation is Industrial. The proposed use is courier transportation.

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The current site is located at 5015 W. Ina Road, with a plan to relocate to the Tiffany Loop site due to the Ina Road/I-10 Interchange Project; which will close Ina Road in early 2017.

In the first phase, the modular (currently in use at the Ina location) will be relocated to the Tiffany Loop location. In the second phase, a two-story building will be constructed. The plan for the proposed building meets the Town's setback and height requirements. **Mr. Vasquez** specified that Arizona Shuttle needs to be relocated to Tiffany Loop Road prior to Ina Road closing. Since development plans need to be approved by Planning Commission, per the Continental Ranch Specific Plan, the timing of the meetings will cause a hardship for Arizona Shuttle. Because the interchange is an ADOT and Town project, staff is allowing the case to come before the Planning Commission prior to approval by town staff and outside agencies. Staff does believe the development will comply with all regulations and zoning.

Vice Chair Duncan wanted to know if the plan for the two-story building would come back before The Commission. **Mr. Vasquez** stated that the plan would be included as part of this motion and would not come back before The Commission.

Commissioner Jakab asked what the two-story building would be used for and if there is currently one at the Ina Road location. **Mr. Vasquez** stated there is currently a modular at the Ina Road location. The new building would allow for office space for their staff. The Tiffany Loop location would be their permanent location.

Motion to approve by Commissioner Miklosi, seconded by Commissioner Fehrmann. Passed unanimously. 6-0.

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS.

FUTURE AGENDA ITEMS.

ADJOURNMENT.

Motion to adjourn at 6:48 p.m. by Commissioner Miller, seconded by Commissioner Jakab. Passed unanimously.

CERTIFICATION.

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on September 28, 2016. I further certify that a quorum was present.

Terri Byler

Terri Byler, Planning Commission Secretary

DRAFT

Planning Commission

Meeting Date: 10/26/2016

To: Planning Commission

From: Brian Varney, Senior Planner

Date: October 26, 2016

Strategic Plan Focus Area:
Commerce

Strategic Plan Focus Area Additional Info:
Principle Statement 1 within the Commerce focus area of the Strategic Plan states that the town will support commerce and business by being creative and flexible in order to produce innovative solutions that exceed customer expectations. The proposed amendment to the Land Development Code addresses Initiative 1, which mandates updates to the Land Development Code to enhance simplicity, understanding, and ease of use of the document.

Subject: **PUBLIC HEARING: PCM1609-001 Amendment to the Marana Land Development Code Title 16 (Signs), adding Section 16-14-37 Road Construction Area Sign.**
Recommendation to the Town Council to approve an amendment to the Marana Land Development Code, Title 16 (Signs) consisting of new regulations pertaining to temporary signs for land uses located within a commercial or industrial zoning district and within an area subject to roadway related construction activity. (Brian D. Varney)

Discussion:

As we continue to grow and develop in the process of improving our community some of the activities associated with these efforts can present challenges to our local businesses. An example of this is the impact that major road construction projects have on these businesses. Town staff from various departments have taken the initiative to anticipate and discuss the potential challenges that the upcoming major construction activity on Ina Road will present to businesses within the Ina Road corridor. Through this collaborative effort, it was agreed that one of most significant challenges will be vehicular access into the construction area and visibility of individual businesses by potential customers once they enter the area. While efforts are being made by the Town and ADOT to ensure that convenient access will be provided to the greatest extent possible, visibility and identification of individual businesses will be somewhat impaired.

In an effort to address this immediate challenge, as well as similar challenges that will inevitably impact other areas of our community in the future, the Planning Department is proposing a new section to Title 16 (Signs) of our Land Development Code. Section 16-14-37 Road Construction Area Sign proposes regulations intended to provide flexibility and relief from the currently adopted temporary sign provisions for land uses located within a commercial or industrial zoning district and within an area that is currently subject to long-term or substantial road construction activity. The proposed regulations, if approved, would allow one temporary sign of up to 40 square feet to remain displayed on the premises of a qualifying property along each adjacent street frontage for the duration of the road construction activity, or as determined by the Planning Department. With the exception of the duration for which the signs may be displayed, the proposed regulations are generally consistent with the existing standards for other temporary signs allowed under Title 16. One notable exception is the proposed regulations for the use of A-frame signs, which have historically been prohibited in the Town. The proposed regulations would allow one A-frame sign per entity to be used in addition to a standard banner or other approved temporary sign allowed under these provisions. Planning staff anticipates that the regulations proposed will result in safe and effective use of these signs.

It should be noted that the proposed sign regulations are content neutral, and do not favor commercial or non-commercial speech. Any sign allowed under this section may contain, in lieu of any other copy, any otherwise lawful noncommercial message that complies with applicable size, lighting, dimension, design, spacing, and permitting requirements of Title 16 (Signs).

Staff Recommendation:

Staff recommends that the Planning Commission forward the proposed amendment to the Marana Land Development Code Title 16 (Signs), Section 16-14-37 Road Construction Area Signs to the Town Council with a recommendation for approval.

Suggested Motion:

I move to recommend approval of PCM1609-001 Amendment to the Marana Land Development Code Title 16 (Signs), adding Section 16-14-37 Road Construction Area Signs.

Attachments

Title 16, Section 16-14-37 Text Amendment

16-14-37 Road Construction Area Sign

A. An existing use located within a commercial or industrial zoning district and within an area subject to long-term or substantial roadway construction activity performed by the Town or other public entity or utility company may display on its premises one temporary road construction area sign along each adjacent street frontage.

B. A temporary road construction area sign shall require a sign permit issued by the town.

C. A temporary road construction area sign may be displayed for the duration of the construction activity, or as determined by the planning department.

D. Each sign shall have a maximum sign area of 40 square feet.

E. All signs shall be constructed of durable weather-resistant materials such as fabric, plastic, wood, metal, or similar materials as approved by the planning department, and shall be maintained in a manner so as to remain free of chipped paint, cracks, loss of text or graphics or other defects.

F. A temporary road construction area sign shall not be placed upon any other sign assembly, utility pole, authorized traffic control device, utility box, fence, wall, boulder, tree, planter, vehicle, or similar structure.

G. A temporary road construction area sign shall not be placed within public right of way.

H. A temporary road construction area sign shall not be located above the roofline of any building on the premises.

I. A-frames and similarly designed temporary signs shall be allowed subject to the following:

1. Signs must be located within 20 feet of the entrance to the building which is owned, leased, or rented by the owner of the sign.
2. Signs may only be displayed during daylight hours and must be removed and replaced each day.
3. Signs in the open position must not exceed a height of 40 inches and shall not exceed 30 inches in width.
4. Shall be placed at grade level, and in a manner that does not obstruct a sidewalk, pedestrian access way, parking area access lane, or a designated parking space.
5. Shall be placed so that a minimum of four feet of clearance is maintained for pedestrian access on all sidewalks and walkways.

Planning Commission

Meeting Date: 10/26/2016

To: Planning Commission

From: Brian Varney, Senior Planner

Date: October 26, 2016

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ1512-001 Twin Peaks Estates Rezoning;** A request for recommendation to the Marana Town Council for approval to rezone approximately 45 acres of land from R-36 (single-family residential) to R-6 (single-family residential). The property is generally located east of Camino de Manana approximately 1/8 mile south of the Desert Falcon Lane alignment within a portion of Section 12, Township 12 S, Range 12 E. (Brian D. Varney)

Discussion:

Rezoning Request
The Planning Center is requesting a recommendation to the Marana Town Council for approval of the Twin Peaks Estates Rezoning, a proposal to rezone approximately 45 acres of land from R-36 (single-family residential, minimum lot size of 36,000 square feet) to R-6 (single-family residential, minimum lot size of 6,000 square feet). The conceptual development plan proposes the development of approximately 14.15 acres for residential lots and 6.5 acres for development of roadways and related infrastructure. Approximately 24 acres of the site is proposed to remain as Natural Open Space (NOS), of which 15 acres consists of riparian area. Active open space in the form of a park is proposed to occupy approximately 0.2 acres of the rezoning area.

Marana General Plan
The Marana General Plan designates the proposed rezoning area with a land use category of Low-Density Residential (LDR). The LDR land use category is typically characterized by single-family detached homes on relatively large lots within a density range of 0.5 to 2.0 residences per acre where the retention of a semi-rural, open character is desired. Environmental factors may allow for clustered housing projects. The proposed density of 1.83 residences per acre falls within the density range prescribed for Low-Density Residential land use category.

Land Use
The Conceptual Development Plan within the site analysis document proposes a single-family residential development consisting of 82 lots, roadways, drainage, and utility infrastructure, as well as approximately 24 acres of open space much of which consists of riparian area. The plan proposes the development of approximately 14.15 acres (31%) of the rezoning area for residential lots, 6.5 acres (15.6%) for roadways and related infrastructure, and approximately 24 acres (53%) as Natural Open Space (NOS), of which 15 acres (33%) consists of riparian area. Active open space consisting of a park will occupy approximately 0.2 acres (0.4%) of the rezoning area. Walkable trails are proposed within the open space areas providing opportunities for outdoor recreation. A public trail easement will be provided along the east boundary and along a portion of the south boundary of the property connecting to a public trail easement in the adjacent development to the south (Preserve at Twin Peaks). Public trail easements will be granted to the Town during the platting process, and the Town will responsible for construction of the trails. The developer / builder will be required to construct a 10-foot wide asphalt shared-use path along the project's entire frontage on Camino de Manana connecting to an identical path provided by the Preserve at Twin Peaks project to the south and ultimately tying into the intersection at Twin Peaks Road.

The topography of the rezoning area is characterized by relatively flat terrain sloping from the northeast to the southwest. The significant natural drainageways will be largely preserved in their natural state with minor encroachments for roadway and trail crossings. Grading will be restricted to lots, roadways, and necessary ancillary grading for improvements within the project. Increased stormwater run-off resulting from future development will be detained throughout the project, thereby, mitigating impacts to upstream and downstream drainage patterns. Town staff will evaluate all on-site and off-site drainage for the project in greater detail during the platting process, and will require an approved drainage study with the review of the preliminary plat.

If approved, the rezoning will be followed by a preliminary and final subdivision plat, native plant and landscape plans, and subdivision improvement plans. Pursuant to the Conceptual Development Plan, it is anticipated that a forthcoming subdivision plat will propose 82 lots with two lot size categories at a minimum of 6,500 square feet and 7,200 square feet, respectively. A mixture of one-story and two-story homes are proposed; however, the majority of lots adjacent to the perimeter of the rezoning area are proposed to be developed with single-story homes. In addition to the Town's standard development regulations, development within the rezoning area will be subject to the regulations of the Twin Peaks Corridor Study, and all residential development will also be subject to the Town's Residential Design Standards.

Access and Circulation
The Conceptual Development Plan indicates two points of permanent access into the rezoning area off of Camino de Manana. It is anticipated that all internal streets will be public and constructed within a right-of-way of 50 feet. Public streets will be dedicated to the Town via the final plat and will be accepted into the Town's maintenance system. If at the time of platting it is determined that the internal streets are preferred to be private, they will be maintained by the homeowner's association. The construction of any roadway improvements required by the findings of the approved traffic study will be the responsibility of the developer.

Utilities
The rezoning area is located within the Town of Marana water service area and water supply is assured; however, water is currently not provided to the site. A 16-inch water main is located in Twin Peaks Road near its intersection with Blue Bonnet Road. The developer will be responsible for the design and construction of the water distribution system to serve any proposed development. A water service agreement, as well as plans for the water distribution system will be required prior to development.

Sewer service will be provided to future development within the rezoning area by Pima County. The planned developments within this area of the Twin Peaks corridor will collaborate on the construction of a sewer line extending south along the Blue Bonnet Road alignment approximately 1.25 miles to the intersection of Linda Vista Blvd. and Hartman Lane.

The rezoning area lies within the service areas of Trico Electric, Southwest Gas, Century Link and Comcast.

Citizen Participation
The Planning Center has met with a number of adjoining property owners to discuss the project and has worked directly with those owners in an attempt to address their concerns. As a result, additional bufferyard space has been provided along portions of the north, east, and south boundaries of the project, and many lots have been designated for single-story construction in order to preserve views and minimize visual impact to adjoining properties.

Public Notification
The public hearing was legally noticed in The Daily Territorial newspaper, and all property owners within 300 feet of the rezoning area were noticed by United States Mail of the date, time, and topic of the public

hearing. Additional notice was posted at various locations within the community.

Recommended Findings of Fact

1. The property is currently zoned R-36 (single-family residential, minimum lot size of 36,000 square feet). The proposed change in zoning from R-36 to R-6 (single-family residential, minimum lot size of 6,000 square feet) will not require an amendment to the General Plan, as the existing land use category of Low-Density Residential (LDR) prescribes a density range of 0.5 - 2.0 residences per acre. The Twin Peaks Estates Rezoning proposes a density of 1.83 residences per acre.

2. With the acceptance of the recommended conditions, the proposed rezoning is in compliance with all other development standards of the Land Development Code related to this zoning classification.

3. The proposed rezoning, with acceptance of the recommended conditions, does not appear to be detrimental to the immediate area or to the health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis Review Criteria

1. Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.:
With the acceptance of the recommended conditions the proposed rezoning complies with the requirements of all agencies.

2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.:
With the acceptance of the recommended conditions the proposed rezoning complies with the requirements of R-6 (single-family residential) zoning and the purpose and intent of the Land Development Code.

3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan:
The proposed rezoning is consistent with the purpose and intent of the Land Development Code and the Town of Marana General Plan Low-Density Residential (LDR) land use category.

4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the Town:
Based upon the requirements and conditions, the proposed rezoning does not appear to be detrimental to the immediate area or to the general health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff recommends that the Planning Commission recommend to the Marana Town Council approval of PCZ1512-001 Twin Peaks Estates Rezoning based upon the recommended findings and subject to the following conditions:

1. Compliance with all applicable provisions of the Town's codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
2. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in general conformance with the Conceptual Development Plan presented to and approved by the Town Council as part of this Rezoning.
3. A master drainage study must be submitted by the Property Owners and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of the Rezoning Area.
4. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and

accepted by the Marana Utilities Department (the “water provider”) prior to approval of a preliminary plat for any portion of the Rezoning Area. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, and booster station infrastructure needed to serve the proposed development. If the water provider requires a water service agreement as a condition of service to the proposed development, the Property Owners must enter into a water service agreement with the water provider consistent with the accepted WIP.

5. A master sewer plan must be submitted by the Property Owners and accepted by Pima County Regional Wastewater Reclamation Department (the “wastewater utility”) prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the Property Owners must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.
6. The Property Owners must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat or development plan for any portion of the Rezoning Area.
7. The final design of all streets and circulation facilities, including gated access (if applicable), must be accepted by Northwest Fire District prior to Town Council consideration of a final plat for any portion of the Rezoning Area.
8. The maximum number of residential lots within the Rezoning Area shall not exceed 82.
9. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the Property Owners from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The Property Owners should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.
10. The Property Owners shall transfer to Marana, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for the Town providing designation of assured water supply and water service to the Rezoning Area. If Type I or Type II is needed on the Rezoning Area, the Town and the Property Owners shall arrive at an agreeable solution to the use of those water rights appurtenant to the affected portion of the Rezoning Area.
11. Prior to the issuance of any grading permits, the Property Owners shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
12. A 100% clearance survey for the desert tortoise shall be completed by a qualified biologist at the Property Owner's expense and a survey report shall be submitted to the Town and to the Arizona Game and Fish Department (AZGFD) prior to issuance of any grading permits. If a desert tortoise is found during the survey or at any time during construction, the Property Owners shall immediately notify the Town and the AZGFD, and the tortoise shall be moved in accordance with the most current *AZGFD Tortoise Handling Guidelines* at the Property Owner's expense.
13. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
14. A Native Plant Program (NPP) in accordance with the Marana Land Development Code must be submitted and approved by the Town of Marana during the review of a subdivision plat for the property.

Suggested Motion:

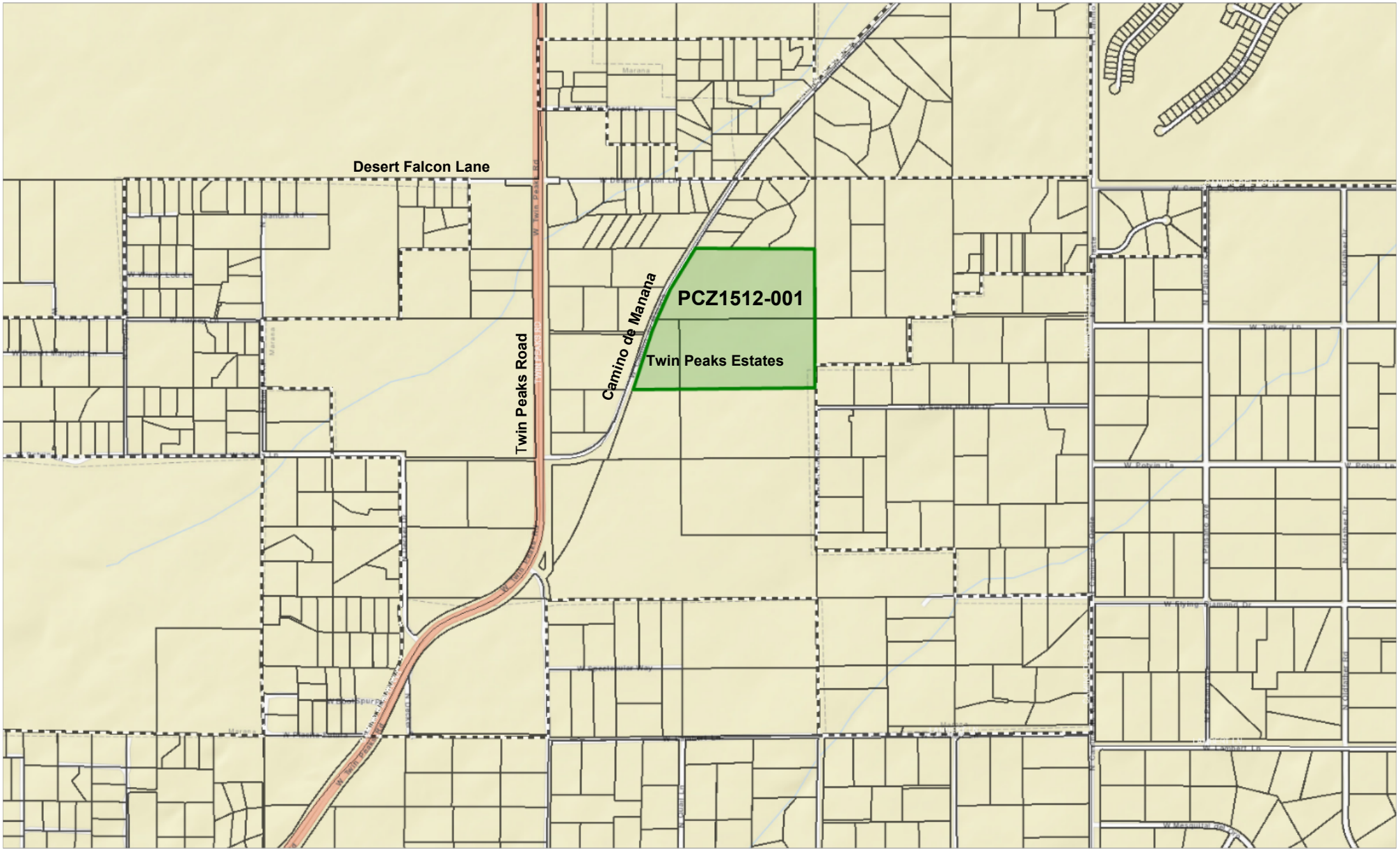
I move to recommend to the Marana Town Council approval of PCZ1512-001 Twin Peaks Estates Rezoning subject to the recommended conditions.

Attachments

Location Map

Rezoning Application

Twin Peaks Estates Rezoning Site Analysis



PCZ-1512-001: Twin Peaks Estates Rezoning

300m
1000ft
111° 04' 55.031" 32° 24' 45.030" Scale 1:10,994

This map was generated from the Town of Marana's GIS Web mapping system and is to be used for reference use only. GIS data is constantly changing so layers that appear on this map may or may not be accurate or current depending on the date and time this map was created.

10/10/2016

MARANA
PLANNING

1. TYPE OF APPLICATION (Check One)

☐ Preliminary Plat	☐ Final Plat	☐ General Plan Amendment	☐ Variance
☐ Development Plan	☐ SWPP	☐ Landscape Plan	☐ Native Plant Permit
☐ Specific Plan Amendment	☐ Conditional Use Permit	☑ Rezone/Specific Plan	☐ Native Plant Exception
☐ Significant Land Use Change	☐ Minor Land Division	☐ Water Plan	☐ Annexation

☐ Improvement Plan (specify type in Description of Project box*) ☐ Other _____

2. GENERAL DATA REQUIRED

Assessor's Parcel Number(s)	216-25-0160, -0170 and -0180			**General Plan Designation (To be confirmed by staff)**	Low Density Residential (LDR)
Gross Area (Acre/SF)	approximately 45 acres			**Current Zoning (To be confirmed by staff)**	R-36 (Single Family Residential)
Development / Project Name	Twin Peaks Estates			**Proposed Zoning**	R-6 (Single Family Residential)
Project Location	Northeast corner of Twin Peaks Road and Oasis Road Township 12 South, Range 12 East, Section 12				
Description of Project*	Single-family residential one- and two-story subdivision with 86 lots				
Property Owner	Manana Property, LLC				
Street Address	6700 North Oracle Road, Suite 100				
City Tucson	**State** AZ	**Zip Code** 85704-7733	**Phone #** 520-529-1515	**Fax #** 520-529-9040	**E-Mail Address** stever@rrs-law.com
Contact Person	Steve Russo			**Phone Number / E-mail** 520-529-1515 / stever@rrs-law.com	
Applicant	Manana Property, LLC				
Street Address	6700 North Oracle Road, Suite 100				
City Tucson	**State** AZ	**Zip Code** 85704-7733	**Phone #** 520-529-1515	**Fax #** 520-529-9040	**E-Mail Address** stever@rrs-law.com
Contact Person	Steve Russo			**Phone Number / E-mail** 520-529-1515 / stever@rrs-law.com	
Agent/Representative	The Planning Center				
Street Address	110 South Church Ave, Suite 6320				
City Tucson	**State** AZ	**Zip Code** 85701	**Phone #** 520-623-6146	**Fax #** 520-622-1950	**E-Mail Address** lmorales@azplanningcenter.com
Contact Person	Linda Morales			**Town of Marana Business License No.**	125638

3. AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist. **(If not owner of record, attach written authorization from the owner.)**

Linda Morales — Print Name of Applicant/Agent

[signature] — Signature

11/30/15 — Date

CaseLog# _____ Date Received 12/1/15 Signature [signature]

CRW# PC2 1512-001

5181 W Camino de Manana



Twin Peaks Estates Rezoning

(Camino de Mañana)

Town of Marana
September 2016

Twin Peaks Estates
R-36 to R-6 Rezoning

Camino de Mañana & Twin Peaks Road
Marana, Arizona

Marana Case Number: PCZ1512-001
Request to rezone from:
Single Family Residential R-36 to Single Family Residential R-6

Submitted to:

Town of Marana
Planning Department
11555 West Civic Center Drive
Marana, Arizona 85653

Prepared for:

Manana Property LLC
6700 North Oracle Road, Suite 100
Tucson, Arizona 85704

Prepared by:

The Planning Center
110 South Church Avenue, Suite 6320
Tucson, Arizona 85701

With assistance from:

CMG Drainage Engineering, Inc.
3555 North Mountain Avenue
Tucson, Arizona 85719

September 2016

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TWIN PEAKS ESTATES
R-36 to R-6 REZONING

(CAMINO DE MAÑANA & TWIN PEAKS ROAD)

I. INTRODUCTION

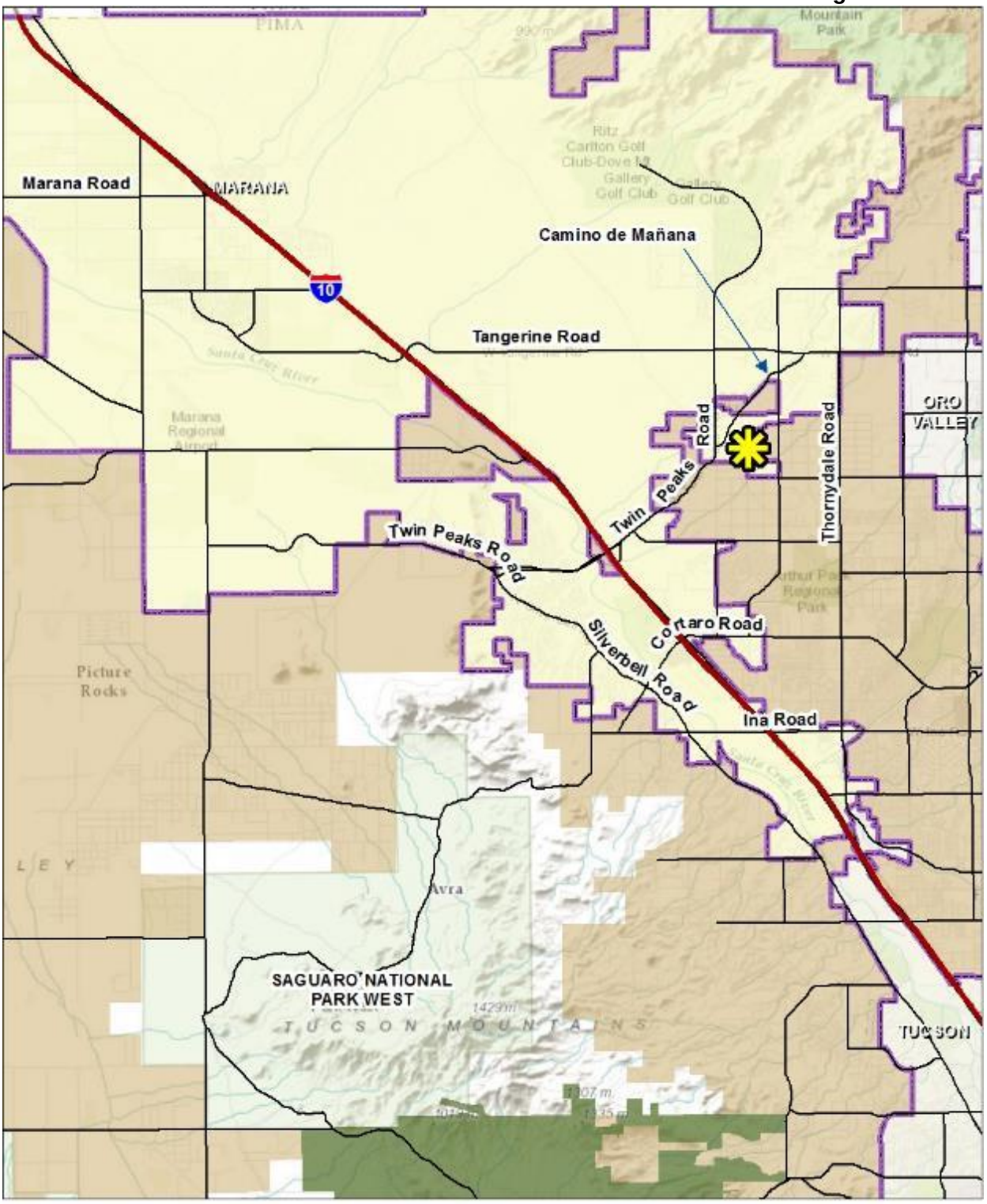
A. Background

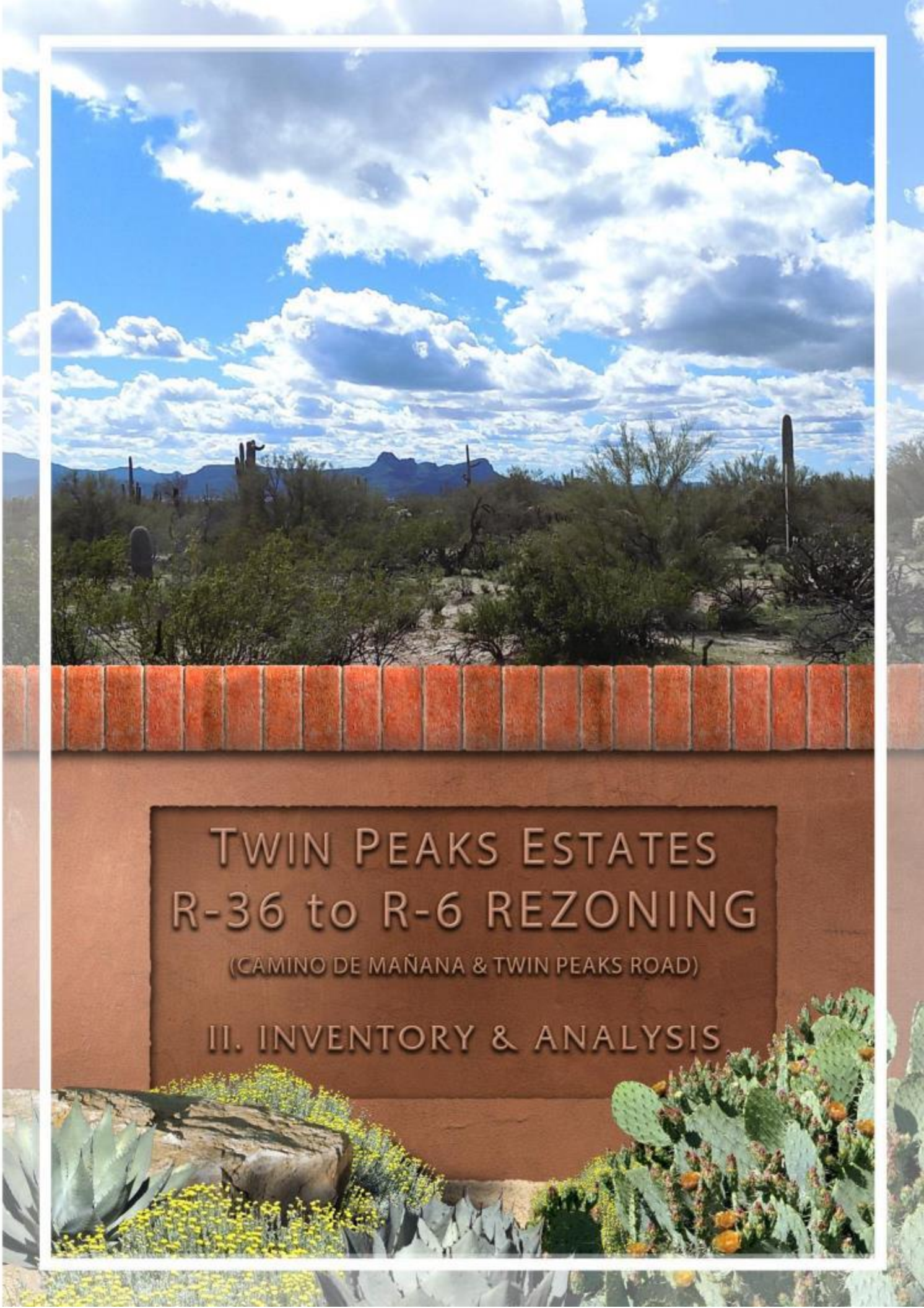
Twin Peaks Estates is a residential development consisting of approximately 45 acres located along the Twin Peaks Corridor at the south end of Camino de Mañana, before the intersection at Twin Peaks Road. The subject property was included in preliminary drafts of the specific plan (formerly, Twin Peaks 145), and was removed prior to approval by the Town Council as The Preserve at Twin Peaks Specific Plan. Like the Preserve, Twin Peaks Estates utilizes cluster development to set aside the riparian areas on-site. The Town's Draft Habitat Conservation Plan (HCP) calls for 40-70% undisturbed natural open space. This project will preserve approximately 53% of the site as natural open space in perpetuity. The proposed lots for Twin Peaks Estates are configured to preserve riparian areas and maintain connectivity with the open space corridors throughout the site.

This project will feature two distinct lot sizes utilizing 50' and 60' wide lots, which were also approved in the Preserve adjacent to the southern boundary. This plan contains slightly more lots on the property than were contemplated and which garnered approval by the Marana Planning Commission during the Twin Peaks 145 Specific Plan. These two single-family detached home lot sizes respond to current market demand for housing in the northwest Tucson metropolitan area. The density proposed by this rezoning request is 1.8 residences per acre and the maximum number of units is 82.

The Marana General Plan establishes a designation of 0.5 to 2.0 residences per acre (RAC) along the Twin Peaks Corridor, including the subject property, due in part to the recent completion of the major four-lane divided arterial roadway, Twin Peaks Road. The Twin Peaks Corridor Study further solidifies the vision for a maximum of 2 RAC along the corridor. This development not only fulfills the Town of Marana's vision for future development by proposing 1.8 RAC, but also leaves approximately 53% of the site as open space. The Twin Peaks Estates development is an optimal design both for people and for native Sonoran Desert biological resources. By setting aside large swaths of undisturbed natural open space onsite that coincide with the wildlife corridors in the Preserve, native species will be able to traverse the neighborhood and continue their foraging and migration patterns. This is a comprehensive rezoning document to guide development that maintains a healthy living environment for both the residents and native wildlife. *See Exhibit I.A.1: Regional Context*.

Exhibit I.A.1: Regional Context




TWIN PEAKS ESTATES
R-36 to R-6 REZONING
(CAMINO DE MAÑANA & TWIN PEAKS ROAD)
II. INVENTORY & ANALYSIS

A. Existing Land Uses

This section of the Development Capability Report identifies existing zoning, land use and structures on-site and on surrounding properties, as well as other proposed development in the project vicinity.

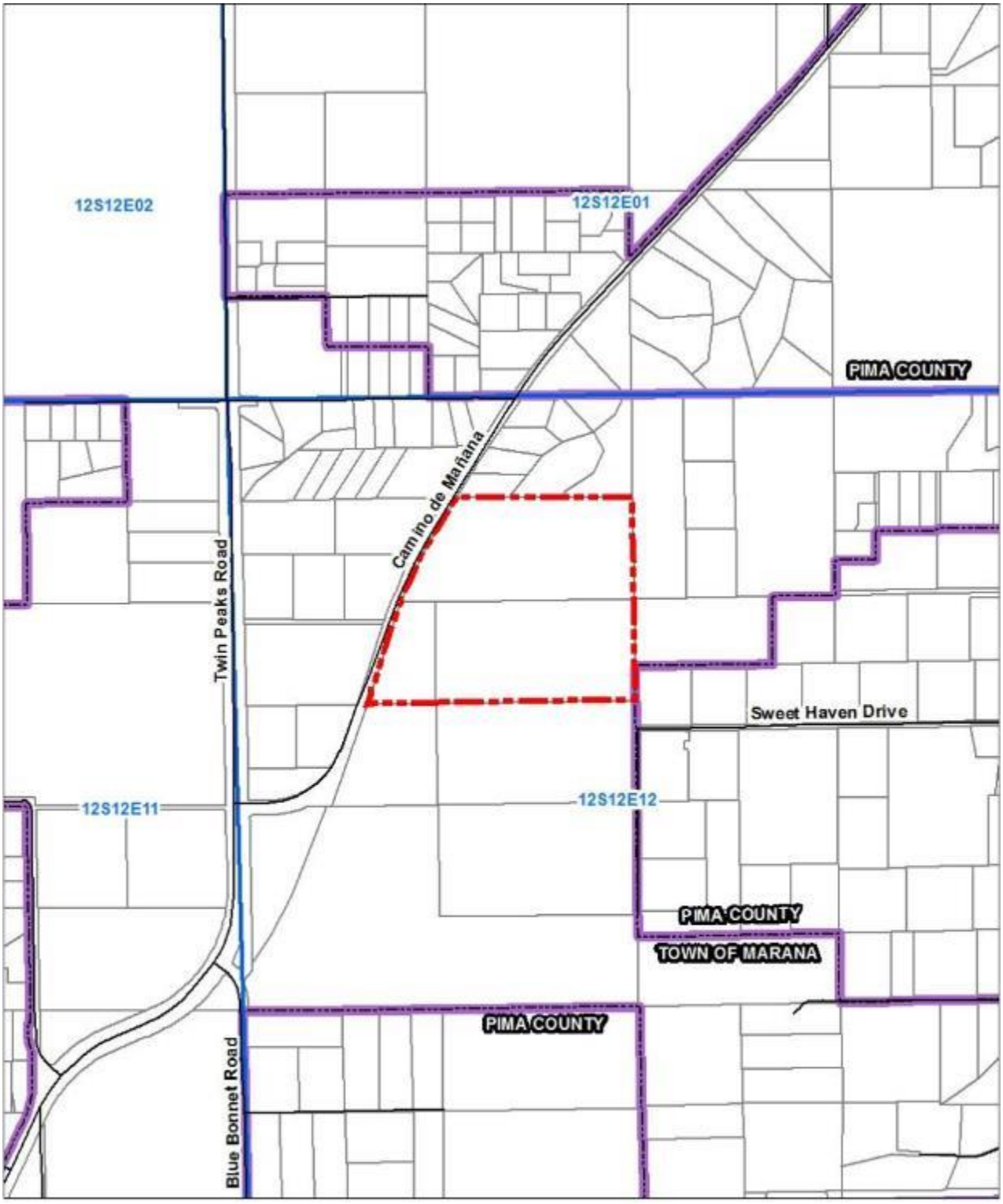
1. Site Location

The project is situated in the East-Central portion of the Town of Marana, within Township 12 South, Range 12 East, Section 12, at the intersection of Camino de Mañana and Twin Peaks Road. The property lies approximately 2.5 miles northeast of Interstate 10. In total, the site area is approximately 45-acres. See *Exhibit II.A.1: Site Location*.

The Pima County tax assessor designates the subject property as parcels:

- 216-25-0160, 0170 & 0180: Manana Property LLC

Exhibit II.A.1: Site Location



LEGEND

- Site Boundary
- Township, Range, Section
- Jurisdictions

Notes:

Project Site is located at:
Township 12S, Range 12E, and Section 12
Acreage: Approx. 45 AC
Parcel ID #:216-25-0160, 0170 & 0180

NORTH 0 500' 1000'

FILE NAME: MPL-01_location_6x8.mxd
SOURCE: Pima County GIS, 2015

2. Existing On-Site Land Use and Zoning

The site is currently vacant with no existing structures on-site. The current zoning designation on the property is "R-36," Single Family Residential. *See Exhibit II.A.3.b: Existing Zoning*.

The Town of Marana General Plan designates the subject property as Low Density Residential (LDR: 0.5 - 2.0 residences per acre). As stated in the Marana 2010 General Plan, large areas of significant natural resources have been identified in the Tortolita Fan in northeast Marana that have a range of development constraints. These factors allow and promote clustered housing projects. Twin Peaks Estates follows its recommendations to build relatively low-density residential cluster development that minimizes disturbance to the on-site riparian areas. See *Exhibit II.A.3.c.1: Existing Land Uses*.

3. Existing Conditions on Properties within a One-Quarter Mile Radius

a. General Plan Land Use

The general plan land used designations of surrounding properties are shown on *Exhibit II.A.3.a: General Plan Land Use*.

b. Zoning

The zoning designations of surrounding properties, as depicted in *Exhibit II.A.3.b: Existing Zoning* are as follows:

North:	Town of Marana R-36 (Single-Family Residential), Pima County SR (Suburban Ranch Zone) and GR-1 (Rural Residential Zone)
South:	Town of Marana F (The Preserve at Twin Peaks Specific Plan)
East:	Town of Marana R-36 (Single-Family Residential), R-144 (Single-Family Residential) and Pima County SR (Suburban Ranch Zone)
West:	Town of Marana R-36 (Single-Family Residential) and F (Twin Peaks Vista Specific Plan

c. Land Use

The land uses of surrounding properties within one-quarter mile, as depicted in *Exhibit II.A.3.c.1: Existing Land Uses* are as follows:

North:	Vacant & Un-subdivided Single-Family Residential
South:	Vacant & Un-subdivided Single-Family Residential
East:	Vacant & Un-subdivided Single-Family Residential
West:	Vacant & Un-subdivided Single-Family Residential

Also, as shown on *Exhibit II.A.3.c.2: Existing Nearby Developments*, the site is nearby the recently approved Twin Peaks Vistas and adjacent to the northern boundary of The Preserve at Twin Peaks.

d. Number of Stories of Existing Structures

There are no existing structures currently on the site. Adjacent to the southern boundary of the site, The Preserve at Twin Peaks is planned to develop one- and two-story homes with nearly identical lot sizes. However, more two-story development is possible within the Twin Peaks Vistas Specific Plan as well as further south along the Twin Peaks Corridor, especially near the new outlet mall at I-10 scheduled to open Fall 2015.

e. Pending and Conditional Rezonings

According to the Town of Marana's Planning and Zoning Activity most recent map dated June 2014, there are no pending or conditional rezonings within a one-quarter mile radius of the project site. Two recent rezonings along the Twin Peaks Corridor are located nearby, Twin Peaks Vistas Specific Plan and The Preserve at Twin Peaks Specific Plan. This project was a part of the latter, which is adjacent to the southern boundary of the project area.

f. Subdivision/Development Plans Approved

The Sky Ranch subdivision is within a half-mile of the property. Additionally, the Casa Sevilla subdivision and Cascada and Dove Mountain master planned communities are within a mile of the property.

g. Architectural Styles of Adjacent Development

Homes in the area are a mixture of manufactured and site-built homes.

4. Well Sites within 100 Feet of the property

According to Pima County Geographic Information Systems and the Arizona Department of Water Resources (ADWR), two wells are located onsite near Camino de Mañana: well #635468 and #635469. These wells will be abandoned prior to construction commencement. There are no other wells located on or within 100 feet of the property. *See Exhibit II.A.3.b: Existing Land Uses*.

Exhibit II.A.3.a: General Plan Land Use

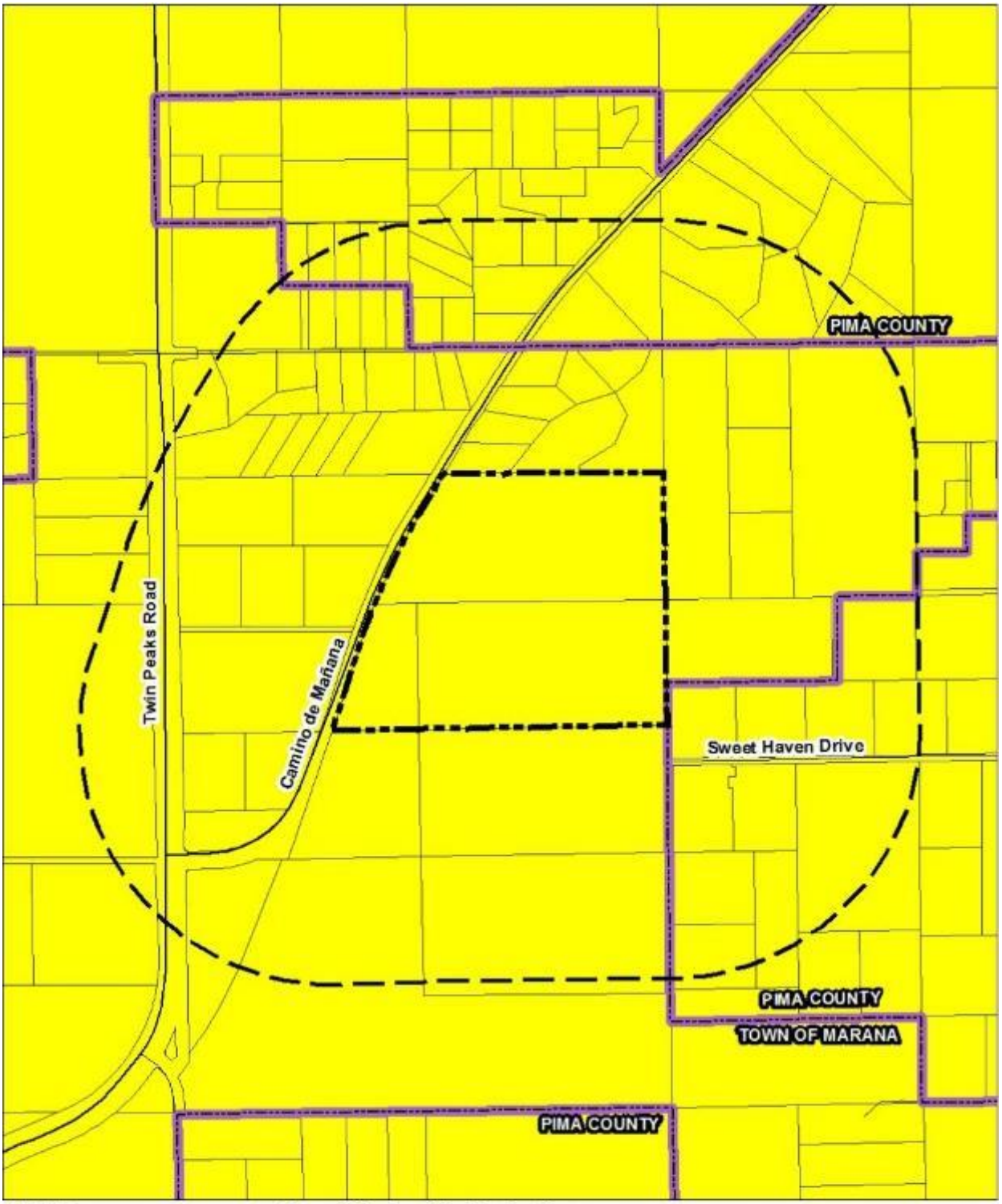


Exhibit II.A.3.b: Existing Zoning

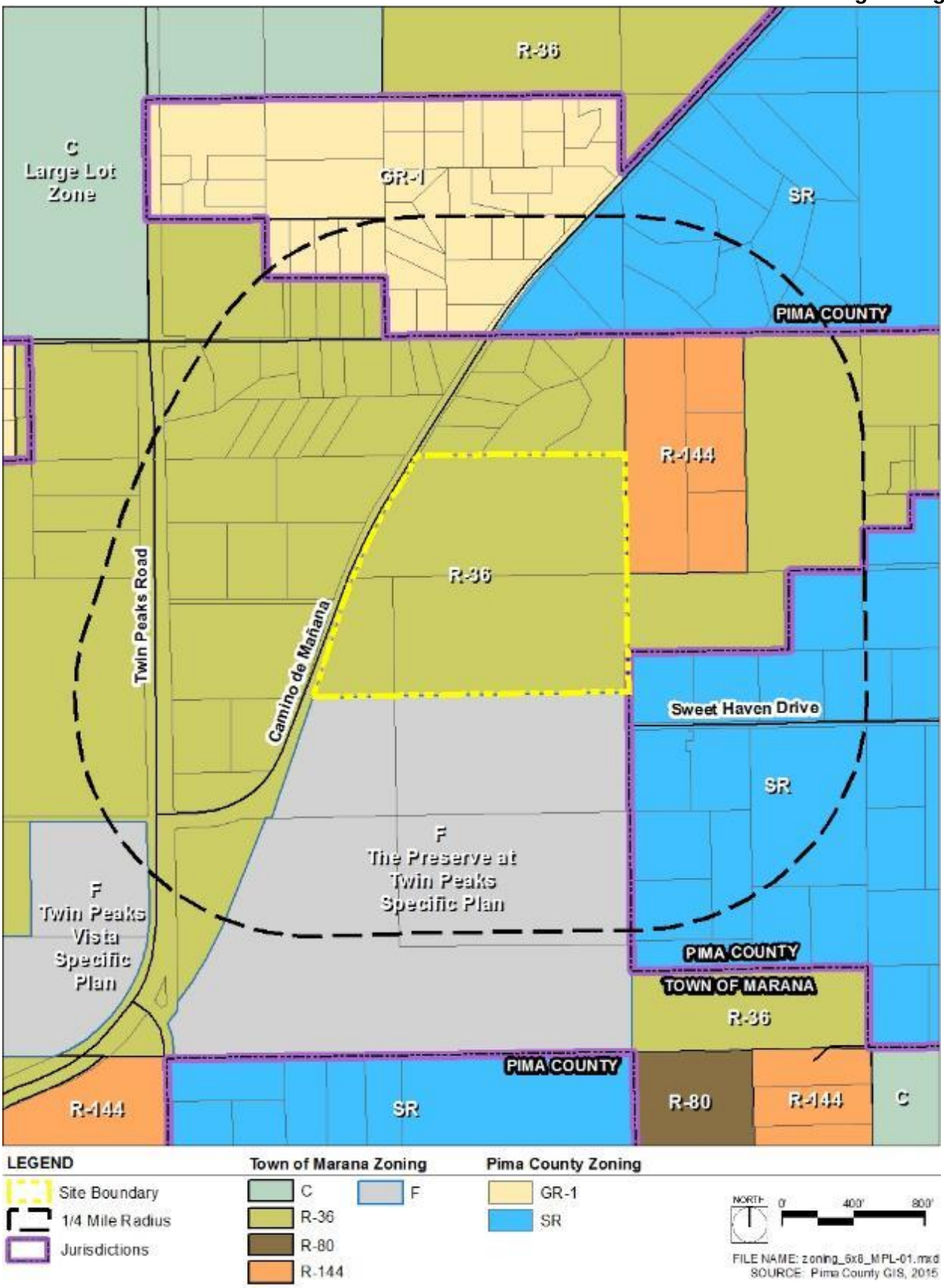


Exhibit II.A.3.c.1: Existing Land Uses

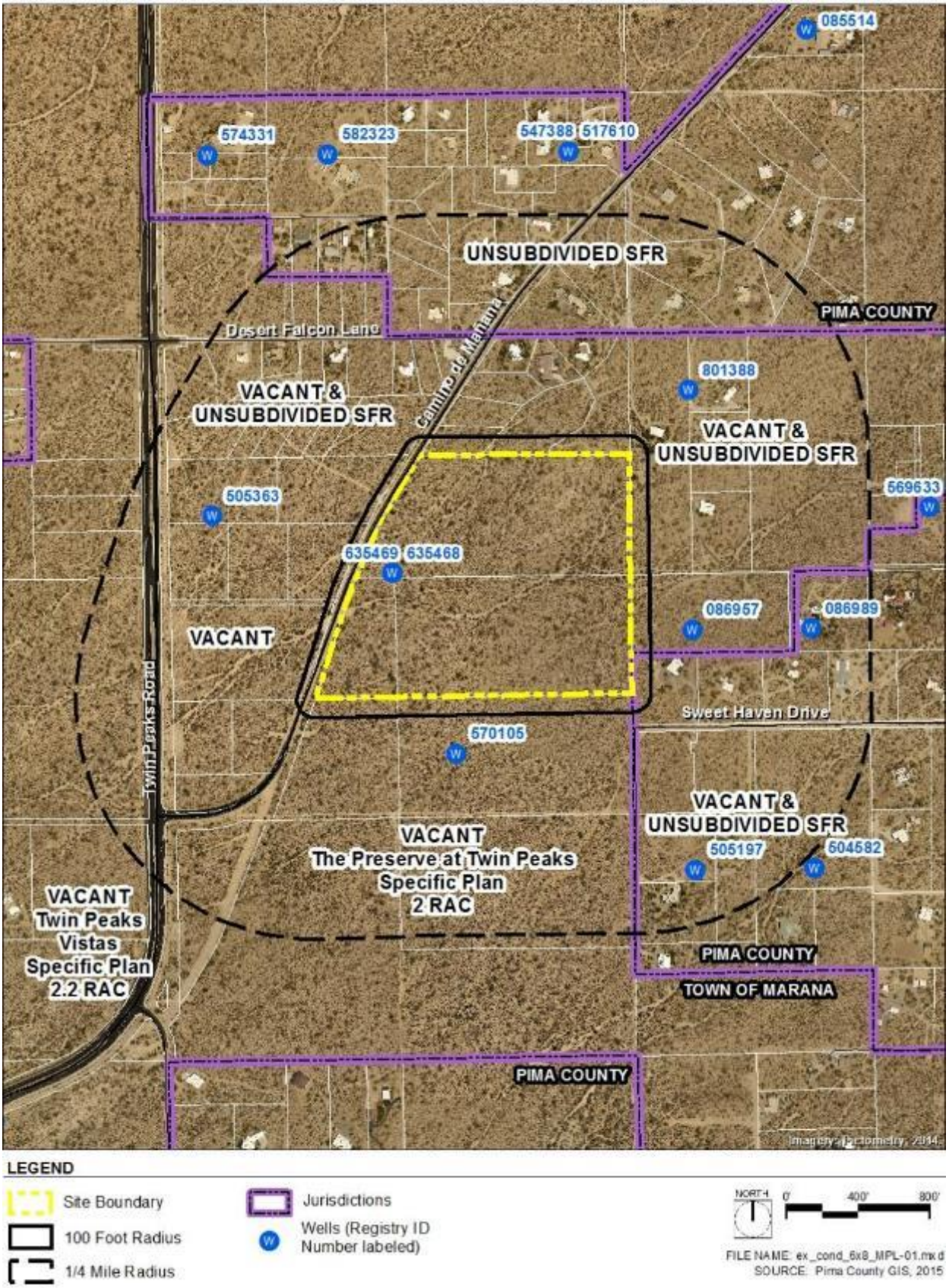
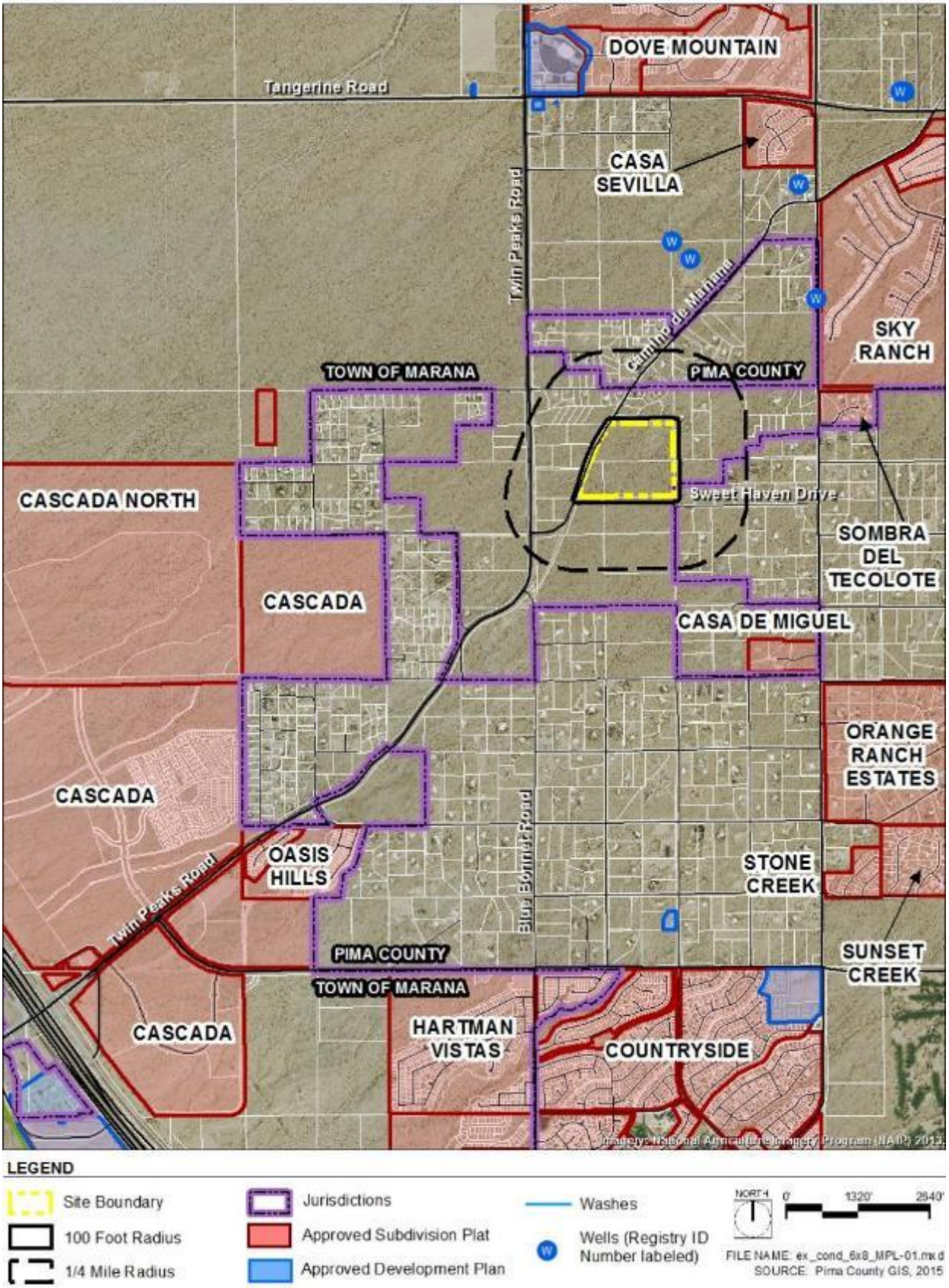


Exhibit II.A.3.c.2: Existing Nearby Developments



B. Topography and Slope

The topography of the project area is characterized by relatively flat terrain. The subject property generally slopes evenly from northeast to southwest. The elevations on the property range from approximately 2480 feet above sea level at the northeastern corner to approximately 2430 feet above sea level at the southwestern corner. Three un-named washes with flows under 500 CFS enter along the north and eastern boundaries and converge near the middle of the site before exiting along the western boundary. Existing topography at 2' contour intervals is shown on *Exhibit II.B.1: Topography and Slope*.

1. Hillside Conservation Areas

There are no Hillside Conservation areas on the subject property.

2. Rock Outcrops

There are no rock outcrops on the subject site.

3. Slopes of 15% or Greater

There are no areas of 15% or greater slopes.

4. Other Significant Topographic Features

There are no other significant topographic features such as peaks or ridges on the project site.

5. Pre-Development Cross-Slope

The average cross-slope of the property is approximately 4.1% from the northeast boundary of the site to the southwest corner.

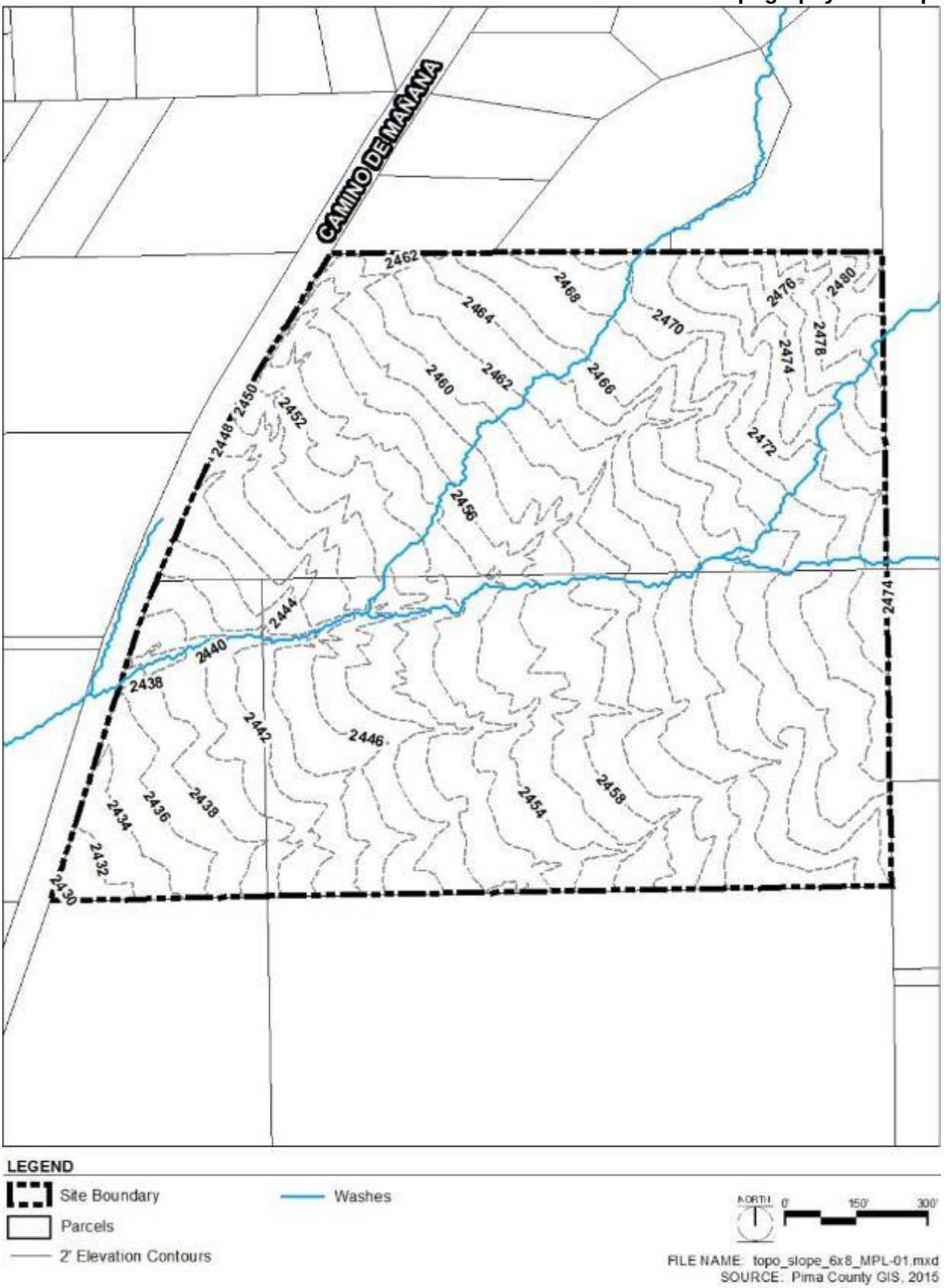
The pre-development cross slope calculation and values used are as follows:

Cross-slope = (I x L x 0.0023) / A

Where:

I = contour interval (2')
L = total length of contours (40,168)
0.0023 = conversion of "square feet" into "acres x 100"
A = total site area in acres (45 AC)

Exhibit II.B.1: Topography and Slope



C. Hydrology, Water Resources and Drainage

1. Off-Site Features Affecting the Site

Upstream of the site, the low density nature of existing development allows most drainage to flow naturally. Drainage in the area is typically concentrated within the numerous braided washes crisscrossing the Tortolita Fan. Drainage flows over Camino de Mañana which is downstream of the subject property. Drainage then continues downstream of the subject properties in the same manner that is exhibited in the upstream watershed.

2. Acreage of Upstream Off-site Watersheds

Several off-site watersheds affect this property, the largest of which is approximately 518 acres. Contributing watersheds have overall downward slope of approximately 1.5% to 2.0 % from the top of the watershed to the subject property. The washes associated with the offsite watersheds enter the property at five points of concentration along the east and north boundaries. The area and boundary of offsite watersheds that contribute storm water runoff to the property are shown on *Exhibit II.C.2: Offsite Watersheds*.

3. On-Site Hydrology Characteristics

a. 100-Year Floodplains with Discharges ≥ 50 CFS:

Estimated 100-year floodplains for washes having a 100-Year discharge greater than 50 cfs are shown on *Exhibit II.C.2: Onsite Hydrology*.

b. Federally Mapped Floodways and Floodplains:

Federally mapped floodplains exist onsite, but are avoided. The project site is located within FEMA zones AO1 and shaded Zone X according to FEMA FIRM Panel #04019C105L, effective June 16, 2011. FEMA mapped floodplains are shown on *Exhibit II.C.2: Onsite Hydrology* along with floodplain areas mapped to comply with Town of Marana requirements.

c. Areas of Sheet Flooding with Average Depths:

The existing floodplain boundaries shown on *Exhibit II.C.2: Onsite Hydrology* reflect the finding that sheet flooding occurs over a large portion of the property. Sheet flow depths average 0.5 feet.

d. 100-Year Peak Discharge Exceeding 50 cfs:

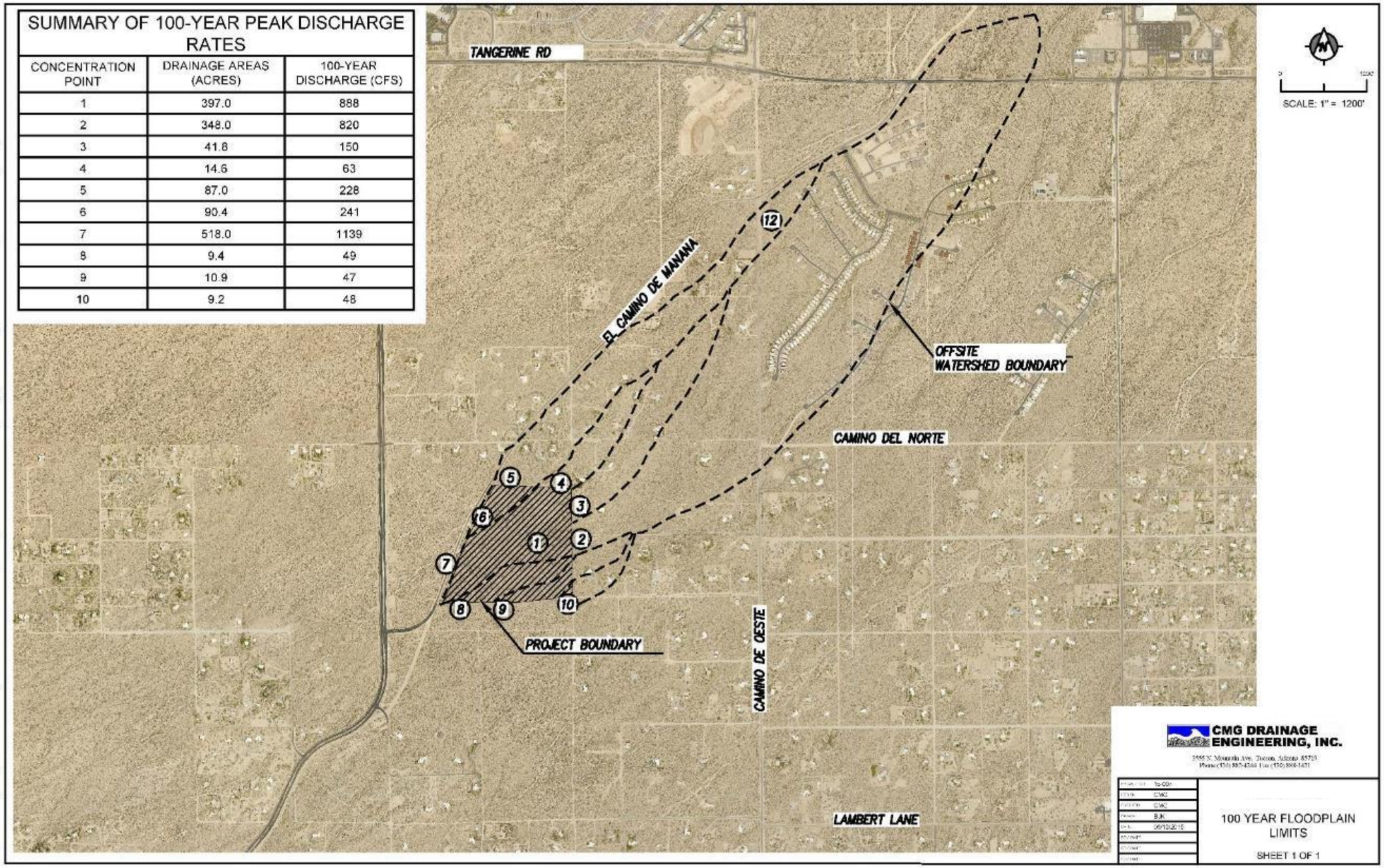
Estimated 100-year peak discharges are shown on *Exhibit II.C.2: Offsite Watersheds*.

4. Existing Drainage Conditions along Downstream Property Boundary

Stormwater associated with washes exiting along the west boundary is conveyed across Camino de Mañana in dip sections. Drainage structures are not present along this section of public road. All downstream washes exist in a natural condition.

Exhibit II.C.2: Offsite Watersheds

SUMMARY OF 100-YEAR PEAK DISCHARGE RATES		
CONCENTRATION POINT	DRAINAGE AREAS (ACRES)	100-YEAR DISCHARGE (CFS)
1	397.0	888
2	348.0	820
3	41.8	150
4	14.6	63
5	87.0	228
6	90.4	241
7	518.0	1139
8	9.4	49
9	10.9	47
10	9.2	48



Z:\PROJECTS\2015\15-007 Planning Center Las Manzanitas\CAD0\15-007-watershed map.dwg (Exhibit 1.c.1) Plotted Jun 10, 2015 at 1:49pm by Robin

Exhibit II.C.3: Onsite Hydrology

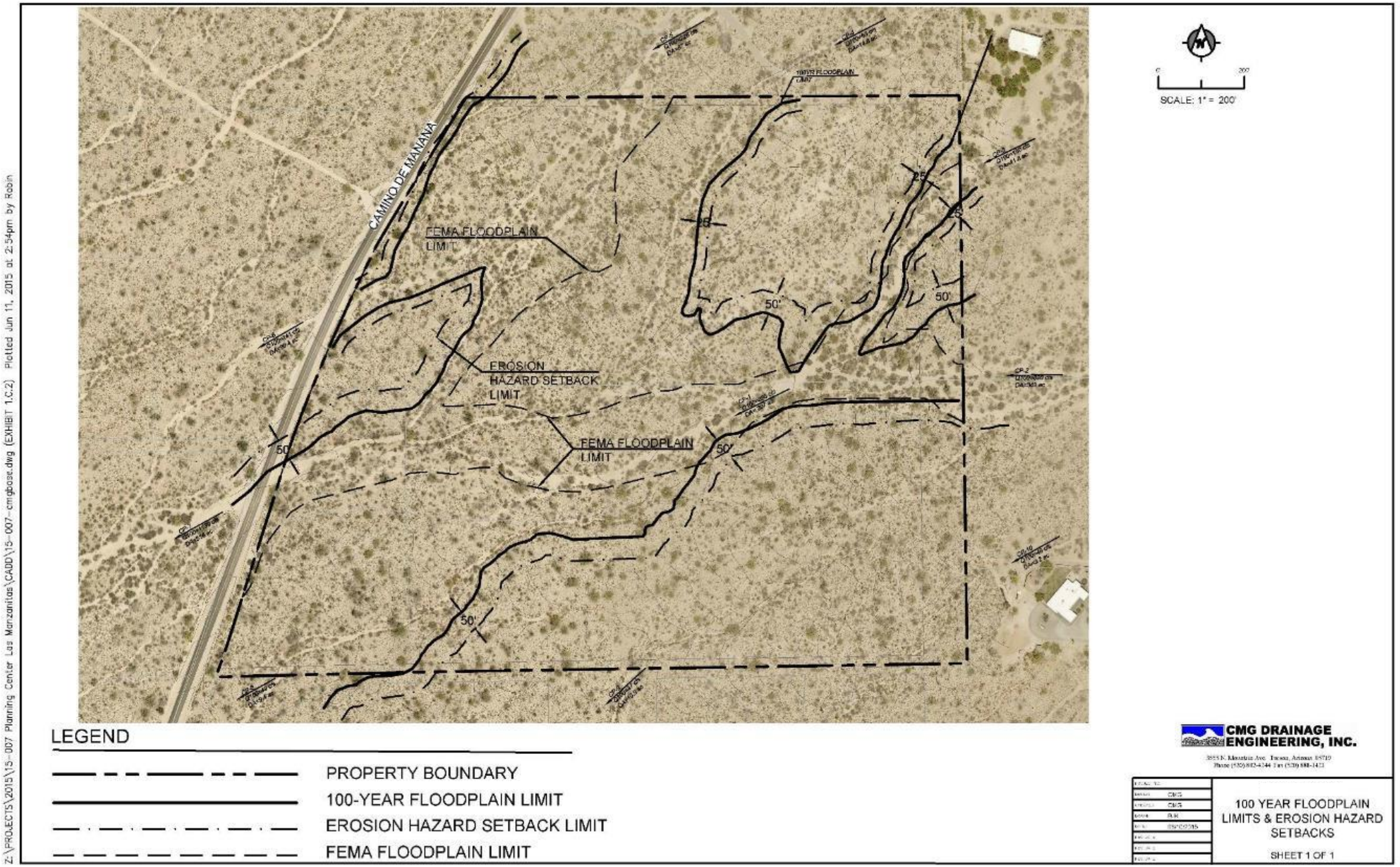
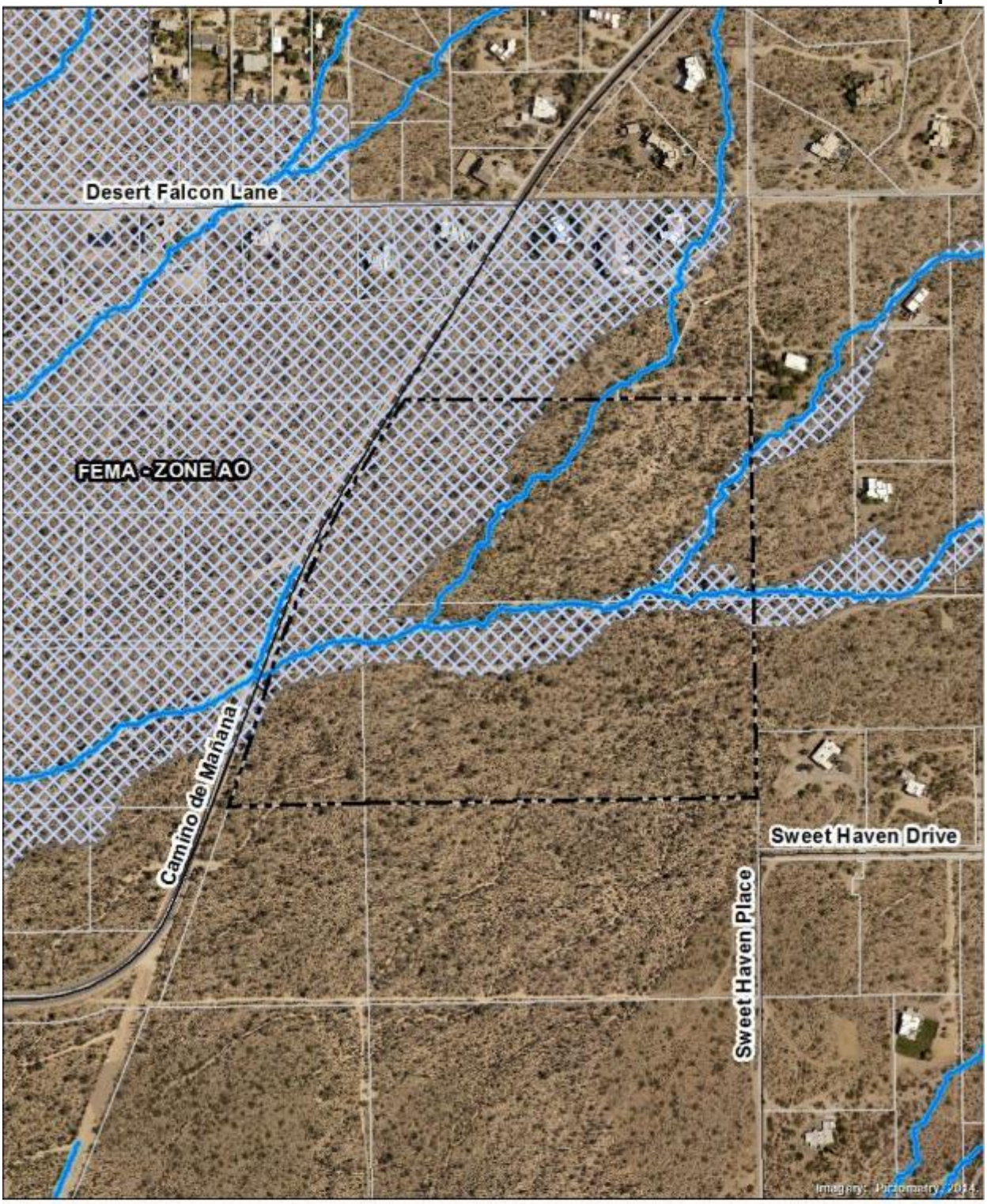


Exhibit II.C.3.b: FEMA Floodplain



LEGEND

Site Boundary

Washes

FEMA 100-year Floodplain Limits

NORTH 0 250' 500'

FILE NAME: hydro_6x8_MPL-01.mxd
SOURCE: Pima County GIS, 2015

D. Vegetation

The property is located on the Tortolita Fan approximately 3.5 miles from the nearest slopes of the Tortolita Mountains. The Town's draft Habitat Conservation Plan (HCP) places the subject property within Conservation Zone 3, which would require the protection of between 40 and 70 percent as open space. As such, riparian areas should be given the highest conservation priority, as they have been in this rezoning document. The subject property is not within the planned habitat ranges of any species mapped in the draft HCP.

1. Vegetative Communities and Associations On-Site

From Floerchinger Sadler Steele Baker, Inc. 2006 report, Job #20502:

"Site vegetation substantially consists of undisturbed Arizona Upland Sonoran Desert Scrub Biotic Community. The dominant plant association is the Paloverde-mixed cacti community. Species include mesquite, acacia, ironwood, foothills paloverde, creosote bush, and ocotillo, prickly pear, and fishhook barrel cactus. A large number of mature saguaro exists within the subject site. Ironwood trees, 12-inch caliper and larger, and other large trees are also prevalent. Night blooming cereus are scattered throughout the project site."

2. Significant, Threatened or Endangered Species

The property contains a variety of significant vegetative species. A number of mature saguaro with multiple arms ranging from 10-feet to greater than 18-feet exist on the subject property. Additionally, a number of Ironwood trees, 12-inch caliper and larger are present throughout the site. Night Blooming Cereus are dispersed throughout the proposed site. A variety of other tree species, larger than Ironwoods, are located on the site. Adverse impacts to these significant vegetative species may be avoided to the greatest extent possible.

3. Vegetative Densities by Percentage of Plant Cover

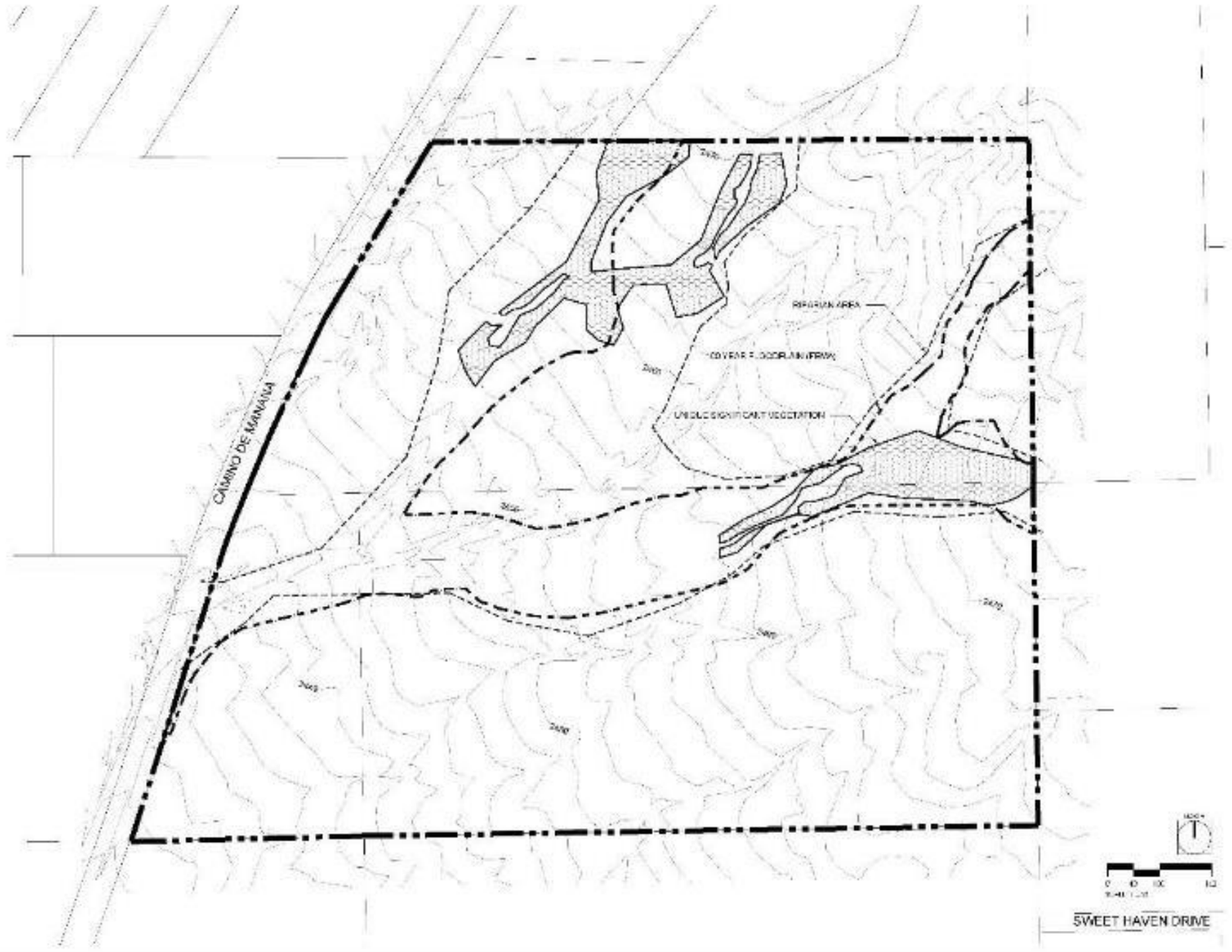
"Novak Environmental approximates the vegetative density of the subject site at 35 percent plant cover."

Exhibit II.D: Vegetation Communities



Exhibit II.D.2: Site Resource Inventory

SITE RESOURCE INVENTORY
TWIN PEAKS ESTATES





SECTION 12 TOWNSHIP 12 SOUTH, RANGE 12 EAST
GILA RIVER, TOWN OF MARANA, ARIZONA

LOCATION MAP
SCALE: 3" = 1 MILE

Notes:
- This site has no unique rock outcroppings.
- There are no slopes greater than 15%.
- The majority of the site is undisturbed. Portions of the site are designated 100-year Regulatory Flood Limits (FEMA).
- No mapped wildlife corridors exist for this site.

Legend
- SITE BOUNDARY
- PARCELS
- ELEVATION CONTOURS (2')
- 100 YEAR REGULATORY FLOOD LIMITS (FEMA)
- RIPARIAN AREAS
- UNIQUE SIGNIFICANT VEGETATION

APPROVAL SIGNATURES: DATE

THE PLANNING CENTER
a division of PEC Group, Inc.

TWIN PEAKS ESTATES
SITE RESOURCE INVENTORY

COVER

E. Wildlife

1. Letter from Habitat Specialist

a. Presence of any State-listed Threatened or Endangered Species

There are no known occurrences of State-listed threatened or endangered species within the project area. The project lies within a half mile of an identified wildlife corridor. Arizona Game and Fish Department recommends that the United States Fish and Wildlife Service be consulted due to the proximity to listed species and a wildlife corridor. Proper steps should be taken during development to mitigate the occurrence of any listed fauna, should they be found onsite.

See *Table II.D.2: Special Status Species* for more information.

Table II.D.2: Special Status Species

Common Name	Scientific Name	FWS	USFS	BLM	State
Antilocapra americana sonoriensis	10J area for Sonoran Pronghorn				
Aquila chrysaetos	Golden Eagle	BGA		S	
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC
Gopherus morafkai	Sonoran Desert Tortoise	C*	S	WSC	
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE		WSC	
Tucson - Tortolita - Santa Catalina Mountains Linkage Design	Wildlife Corridor				
Tumamoca macdougalii	Tumamoc Globeberry		S	S	SR

Source: Arizona State Game and Fish Department

Definitions: FWS (U.S. Fish and Wildlife Service), USFS (U.S. Forest Service), BLM (U.S. Bureau of Land Management), State (Arizona Department of Agriculture), BGA (Bald and Golden Eagle Protection Act), SC (Species of Concern), S (Sensitive; those occurring on National Forests in Arizona which are considered sensitive by the Regional Forests), SR (Salvage Restricted: collection only with permit.), WSC (Wildlife of Special Concern in Arizona). Species whose occurrence in Arizona is or may be in jeopardy, or with known or perceived threats or population declines, as described by the Arizona Game and Fish Department's listing of Wildlife of Special Concern in Arizona (WSCA)

b. High Densities of Wildlife Species

There is no evidence that unusually high densities of any wildlife species occur on the property.

2. Arizona Game and Fish Department (AGFD) Environmental Review

In support of this analysis, the AGFD Heritage Data Management System (HDMS) was accessed via their On-line Environmental Review Tool, to locate records of occurrence

within 3 miles of the property for these species. The report from the HDMS review has been included as *Appendix A*.

According to the AGFD, the Lesser Long-nosed Bat has been known to occur within 3 miles of the property and is listed endangered (LE). The lesser long-nosed bat also carries a designation of wildlife of special concern (WSC).

The Sonoran Desert Tortoise (*Gopherus morafkai*) is a candidate for ESA protection. The HDMS search found that the tortoise occurs within 3 miles of the property. The tortoise carries a *sensitive* (S) designation. The species also is listed by the State as WSC (wildlife of special concern.)

The Golden Eagle (*Aquila crysaetos*) occurs within 3 miles of the rezoning area and falls under the federal protection of the Bald and Golden Eagle Protection Act (16 U.S.C. 668(a); 50 CFR 22) which prohibits the taking of any Golden Eagle without a permit. The eagle also carries a *sensitive* (S) designation from the BLM.

The Cactus Ferruginous Pygmy-owl (*Glaucidium brasilianum cactorum*) has been identified by the HDMS as occurring within three miles of the project site. The owl carries SC, S and WSC designations.

The property has been identified by the HDMS as a part of the Tucson – Tortolita – Santa Catalina Mountains Linkage Design wildlife corridor.

F. Soils and Geology

1. Soils

The National Resources Conservation Service (NRCS) classifies the subject property as "Hayhook Sandy Loam, 1 to 5 percent slopes and Palos Verdes-Sahuarita Complex, 2 to 8 percent slopes". These designations are typical of the Tortolita Fan area and are characterized by well-draining sandy soil on the surface, with gravelly soil several feet below. A detailed geotechnical investigation will be performed prior to development.

2. Geology

The project lies within the Tortolita Fan area, which falls into the Santa Cruz River basin valley. The U.S. Geological Survey further describes this area as, "QTa: Alluvium & Sedimentary Rock. Unconsolidated to well-consolidated and caliche - cemented sand, silt, and gravel and dissected basin-fill deposits of conglomerate, sandstone, and siltstone with minor lacustrine rocks."

G. Viewsheds

From Floerchinger Sadler Steele Baker, Inc. 2006 report, Job #20502:

1. Viewsheds Onto and Across the Site

"Predominant views are Tortolita Mountains to the north, Pusch Ridge and Catalina Mountains to the east, Wasson Peak to the south, and Safford Peak to the west. Development of the subject property will not block these views for the existing homes in the area."

2. Areas of High Visibility from Adjacent Off-Site Uses

"Views into the subject site are restricted due to existing vegetation. Also, views from Camino de Mañana are further hampered due to its depressed condition adjacent to the subject site."

Exhibit II.F: Soils

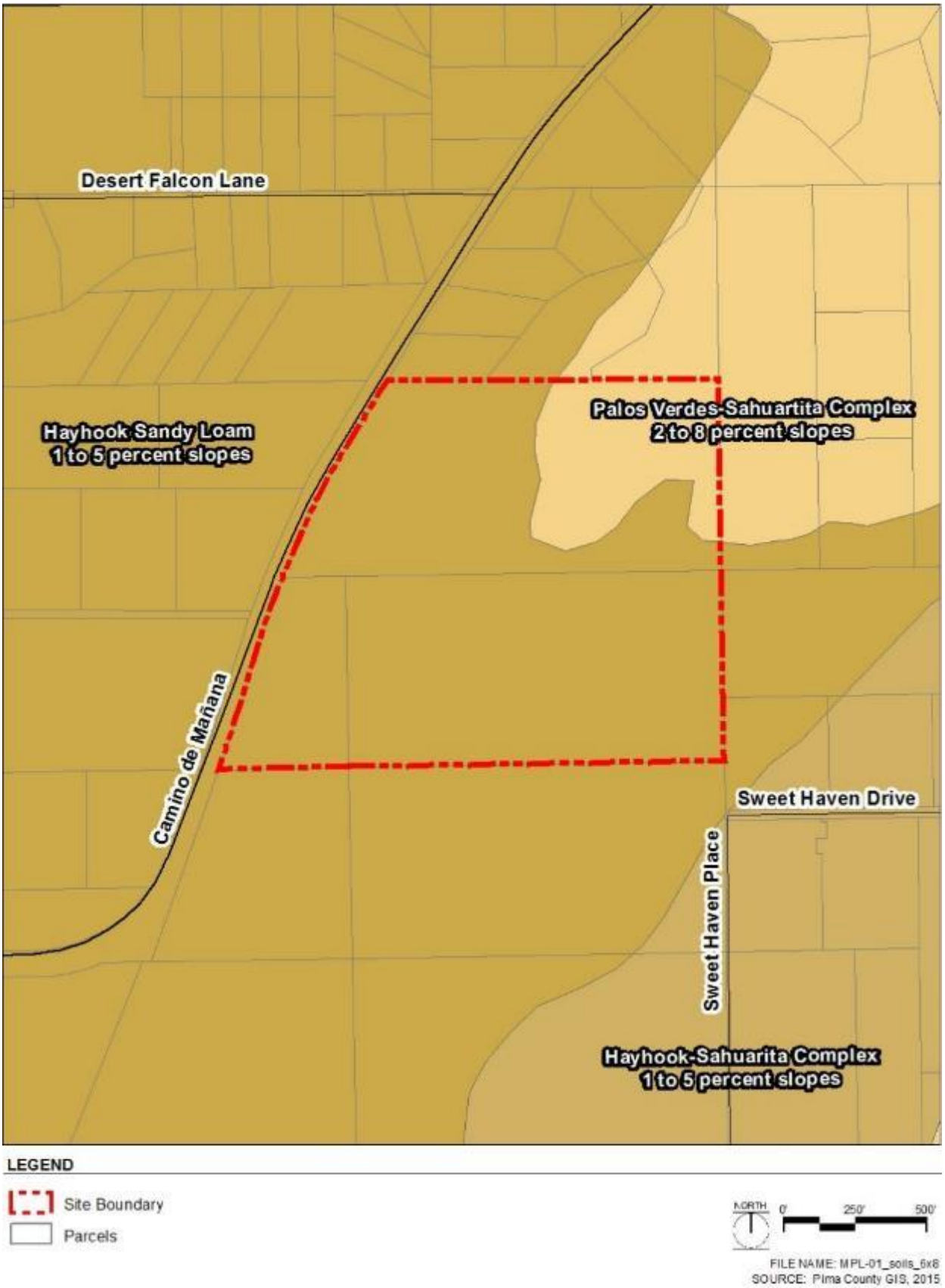


Exhibit II.G.1.a: Viewsheds (Photo Key Map)



LEGEND

Site Boundary

Parcels

Photo ID and Location Where Photos Were Taken

NORTH 0' 200' 400'

FILE NAME: MPL-01_photolocation_6x8.mxd

SOURCE: Pima County GIS, 2015

Exhibit II.G.1.b: Viewsheds (Site Photos), continued



Photo 1: View looking east from the northwest corner of the property.



Photo 2: View looking southeast across the site from the northwest corner of the property boundary.



Photo 3: View from the northeast corner of the site looking north at overhead power lines adjacent to the eastern property boundary.



Photo 4: View looking directly east from the northeast corner of the site.



Photo 5: View looking west along the southern property boundary from the southeast corner of the site.



Photo 6: View looking south from the southeast corner of the property.

Exhibit II.G.1.b: Viewsheds (Site Photos), continued



Photo 7: View looking east along the southern property boundary from Camino de Mañana near the southwest corner of the site.



Photo 8: View looking north along the western property boundary from the southwest corner of the site.



Photo 9: View from the western boundary looking east-northeast across the site and up the main wash through the property.



Photo 10: View from the western boundary looking east-northeast across the site and up the northern wash through the property.

H. Traffic Circulation and Road System

1. Existing and Proposed Off-Site Streets

The development will have two entries, both of which are onto Camino de Mañana, which is adjacent to the western boundary of the project area. No off-site roads are proposed as a part of this project. Existing roadways within the project area are shown on *Exhibit II.H.1: Traffic*.

2. Nearby Arterial Streets

Twin Peaks Road and Camino de Mañana will accommodate all traffic generated by this project. An analysis of capacity was prepared by Southwest Traffic Engineering as part of the Twin Peaks 145 Specific Plan, ultimately approved as The Preserve at Twin Peaks Specific Plan.

Twin Peaks Road

Twin Peaks Road is a 4-lane principal arterial with a 150' right-of-way (ROW) that includes a landscape median, bicycle lanes and a shared-use path along the western edge of the ROW. The posted speed limit is 45 MPH. The current average daily trip (ADT) generation is approximately 12,000 with a projected ADT of 28,500 in the year 2040. It would be expected that the Town of Marana would have already evaluated future development immediate to the proposed site, and therefore, would have accounted for the impact associated with the site. It is anticipated that no additional studies are necessary.

Camino de Mañana

Camino de Mañana is a 2-lane paved street with a 60' ROW. The posted speed limit varies from 35-45 MPH and the roadway is at or below surrounding grade.

3. Roadway Improvements

Following the completion of the Twin Peaks Road improvements, the Pima Association of Governments (PAG) 2040 Regional Transportation Plan proposes no additional roadway improvements within one-mile of the project area.

Tangerine Road, located approximately 1.5 miles away from the proposed rezoning is currently underway with improvements that play a significant role in accessing the Twin Peaks Road corridor and future development within the Town. The Tangerine Road Corridor Project facilitates vehicles access north of the project, as well as enhances pedestrian movement given additional facilities for pedestrians and bicycles. The Tangerine Road Corridor Project proposes the development of a shared-path and new community park significantly improving circulation and safety for all users within close proximity to the site.

4. Existing and Proposed Intersections on Arterials within One Mile and Most Likely to be Used by Traffic from this Site

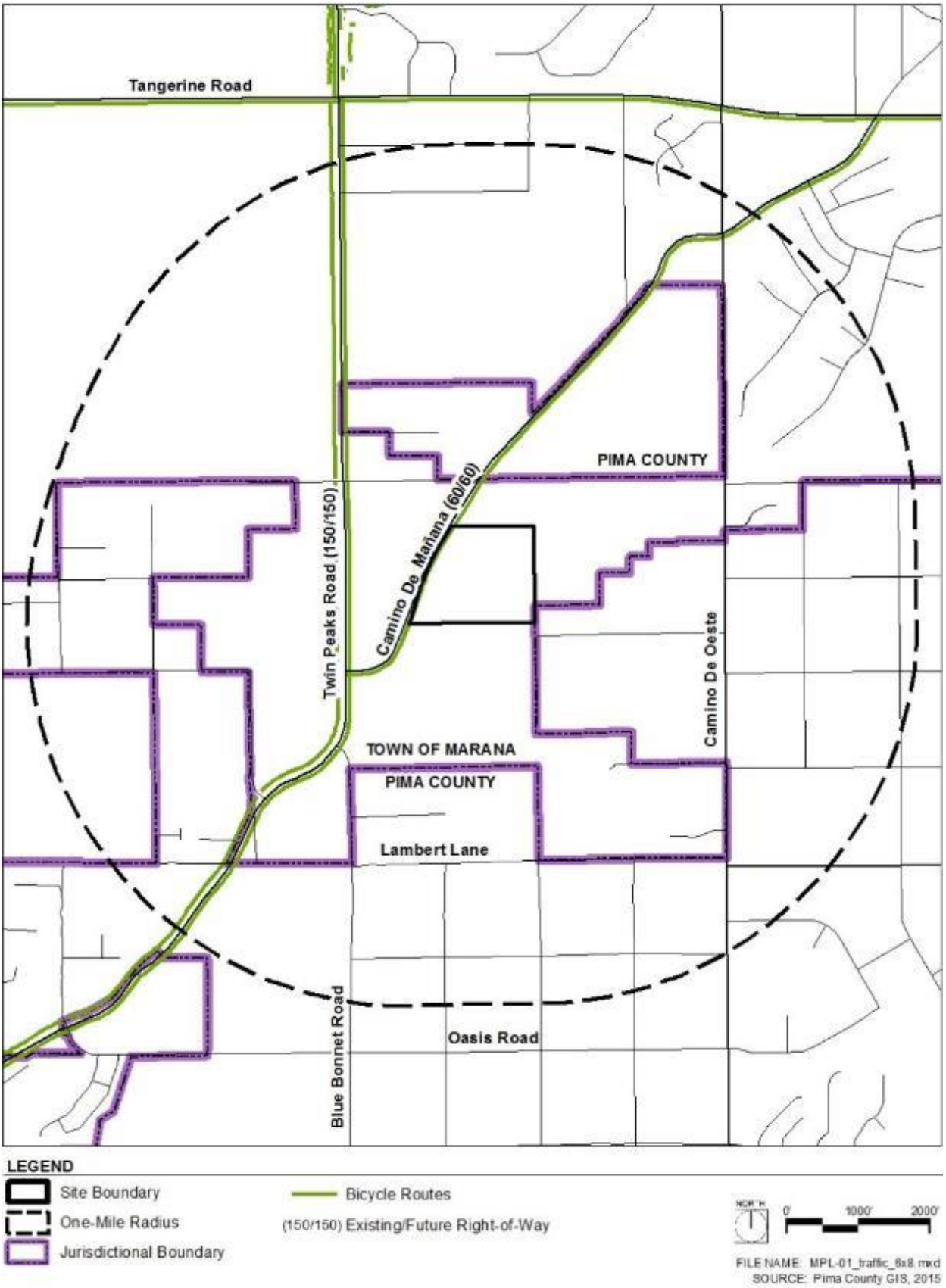
Arterial intersections within one-mile of the site that will likely carry traffic generated by this development include Twin Peaks Road at Camino de Mañana, and Camino de Mañana at Camino de Oeste.

5. Existing Bicycle and Pedestrian Ways Adjacent to the Site and Their Connections with Arterial Streets, Parks and Schools

Twin Peaks Road has a shared-use path on the west side of the ROW with sidewalks and a bike route with a striped shoulder on both sides of the ROW. The Town of Marana has required the developer of The Preserve at Twin Peaks to provide an asphalt shared-path, in accordance with the Town's standards, for the project's entire frontage along Camino de Mañana connecting to the pedestrian network on Twin Peaks Road. Camino de Mañana is listed as a 'Key Connecting Street' in the *Pima Regional Trail System Master Plan*.

See Exhibit II.H.1: Traffic.

Exhibit II.H.1: Traffic



I. Recreation and Trails

1. Open Space, Recreation Facilities, Parks and Trails

According to Pima County GIS and as shown in *Exhibit II.H.1*, there are no existing parks within one-mile of the project site. The Tortolita State Land Reform Addition, located northwest of the site, is a proposal to set aside 12,470 additional acres of park land between the Tortolita Mountains and the Central Arizona Project (CAP). This proposed park space is located less than 0.5-miles from the project area. Two regional or district parks with a combined area of 72.8 acres have been planned but not yet developed at the nearby Cascada subdivision development at Twin Peaks Road and I-10. This is in addition to the several neighborhood parks planned within the Cascada development. Active recreation areas are also planned within The Preserve at Twin Peaks and Twin Peaks Vistas.

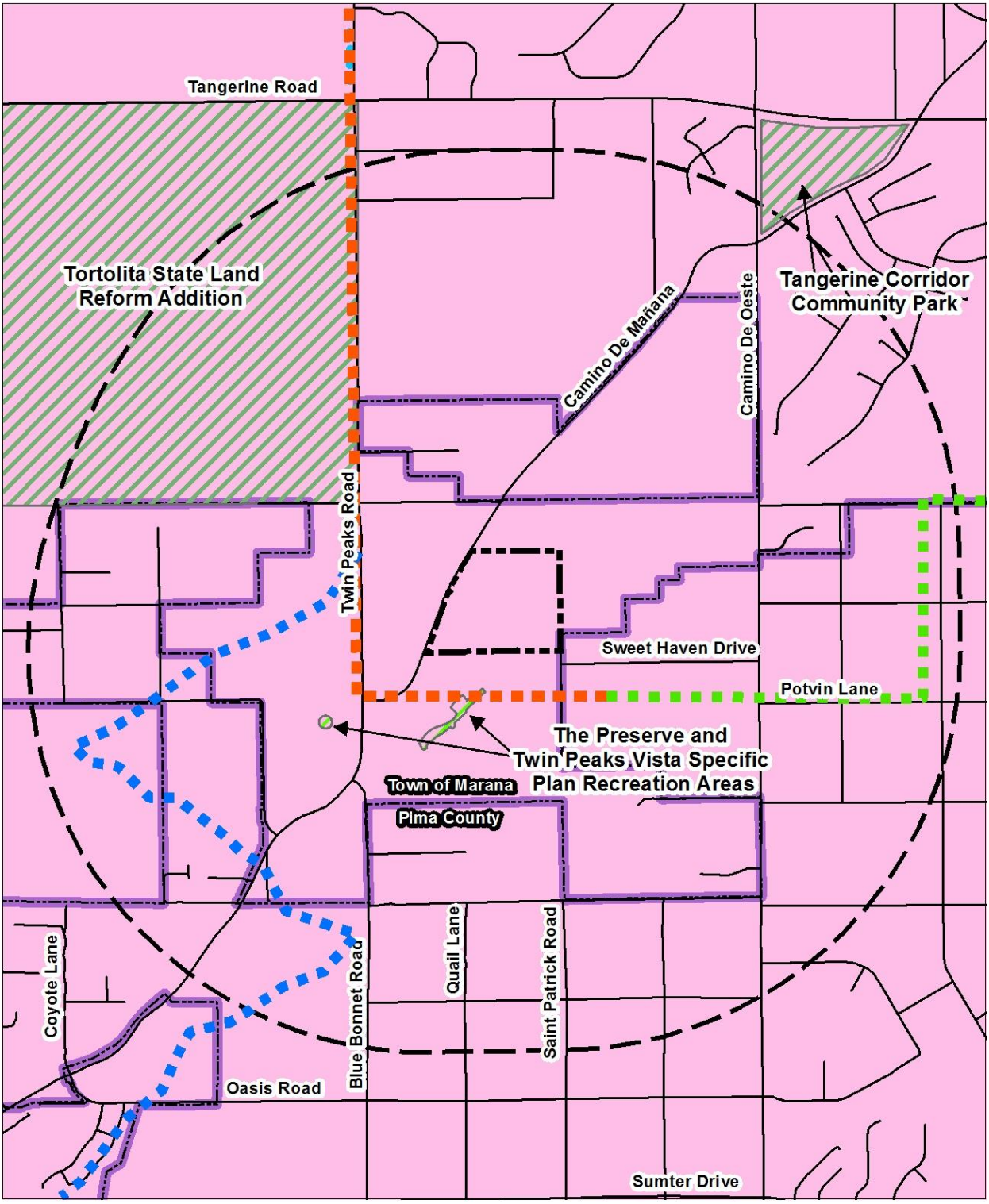
The surrounding area currently contains passive recreational opportunities, including open space areas and three Pima County trails. To the south, The Preserve at Twin Peaks will provide an easement and connection for the Tortolita Road Trail (Pima County Trail #176) to traverse through that site. Additionally, El Camino de Mañana Wash Trail (Pima County Trail #158) and Ironwood Trail (Pima County Trail #172) are located within a mile of the property. A trail easement will be provided as a link to The Preserve at Twin Peaks, ultimately strengthening connectivity to the regional trail network. A connection to the future shared-use path along Camino de Mañana will also be provided.

Planned as a part of the Tangerine Road Corridor Project, the Town of Marana will develop the Tangerine Corridor Community Park located at the intersection of Tangerine Road and Camino de Oeste. This installation will provide the future residents of the proposed rezoning with recreational opportunities and open space.

Twin Peaks Estates supports the goals of the *Pima Regional Trail System Master Plan* and the Town of Marana *Parks, Recreation, Trails and Open Space Master Plan* by creating trail easements and appropriate trail signage.

See Exhibit II.I.1: Recreation and Schools.

Exhibit II.I.1: Recreation and Schools



J. Cultural Resources

1. Location of Resources On-Site

None.

2. Letter from a Qualified Archaeologist

No archaeological resources are known to exist on-site. An archaeological survey was conducted on the subject property in 2006 by Professional Archaeological Services of Tucson (P.A.S.T.), and the investigator determined in the report titled "Archaeological Survey of the Camino de Mañana Section 12 Project near Marana, Pima County, Arizona" that no further cultural resource studies are warranted. Based on the archival information, field methods, the observable surface indications, and because none of the materials observed on the subject property have potential to provide important archaeological or historical information beyond what has been obtained for this resource, P.A.S.T. supports approving the Twin Peaks Estates application. If any cultural resources are discovered during construction, State and local rules will be followed regarding handling and treatment of cultural resources.

See *Exhibit II.J: P.A.S.T. Report Cover* for reference information.

Exhibit II.J: P.A.S.T. Report Cover



ARCHAEOLOGICAL SURVEY OF THE
CAMINO DE MAÑANA SECTION 12 PROJECT
NEAR MARANA, PIMA COUNTY, ARIZONA

Submitted to:

ABIGER Marana
2509 N. Campbell #186
Tucson, AZ 85719

Submitted by

Professional Archaeological Services of Tucson
5036 Golder Ranch Rd.
Tucson, AZ 85739-4265

Prepared by
David V.M. Stephen Ph.D.
Principal Investigator
State Antiquities Permit No. 2006-34bi

P.A.S.T. Cultural Resources Report No. 061779

6/19/2006

K. Existing Infrastructure and Public Facilities

1. Sewer

The Twin Peaks corridor, including this property, is tributary to Pima County's Ina Road wastewater treatment plant. The project will connect to the Pima County Regional Wastewater Reclamation Department sewer system near the intersection of Linda Vista Boulevard and Blue Bonnet Road or at a point closer to the site if public sewer infrastructure is extended north to serve The Preserve at Twin Peaks development. Capacity to connect at this location has been confirmed.

See *Exhibit II.K: Existing Utility Infrastructure.*

2. Water

This project is within the Town of Marana water service area. A 16-inch water main exists within the Twin Peaks Road right-of-way. Initial discussions with Marana Water suggest that a temporary in-line booster may be necessary to serve this project until the planned Blue Bonnet reservoir and booster station are constructed.

3. Fire Service

The property has been annexed into the Mountain Vista Fire District, which has indicated that they may locate a new facility in the area in the future, but at this point are unsure. The closest fire station is at Tangerine Road and Thornydale Road. The nearest Mountain Vista Fire District station is located at Shannon and Overton.

4. Police Service

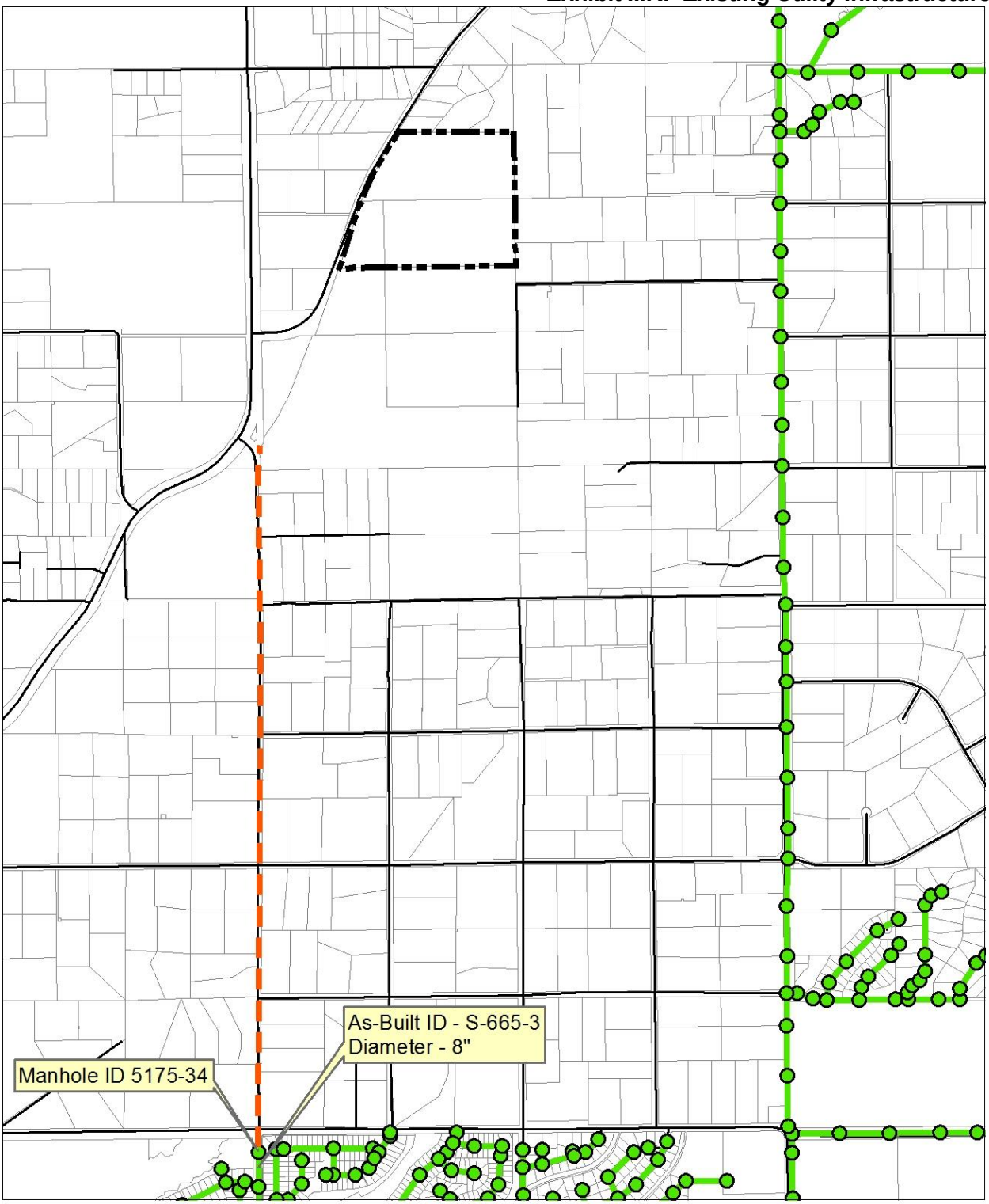
Although the project site is located in the vicinity of the Pima County Sheriff jurisdiction in the Foothills District Beat 1 patrol zone, police protection will be provided by the Marana Police Department at 11555 West Civic Center Drive.

5. Utility Providers

The subject property is located within the service areas for the following utility providers:

Electricity: Trico Electric Cooperative
Natural Gas: Southwest Gas Company

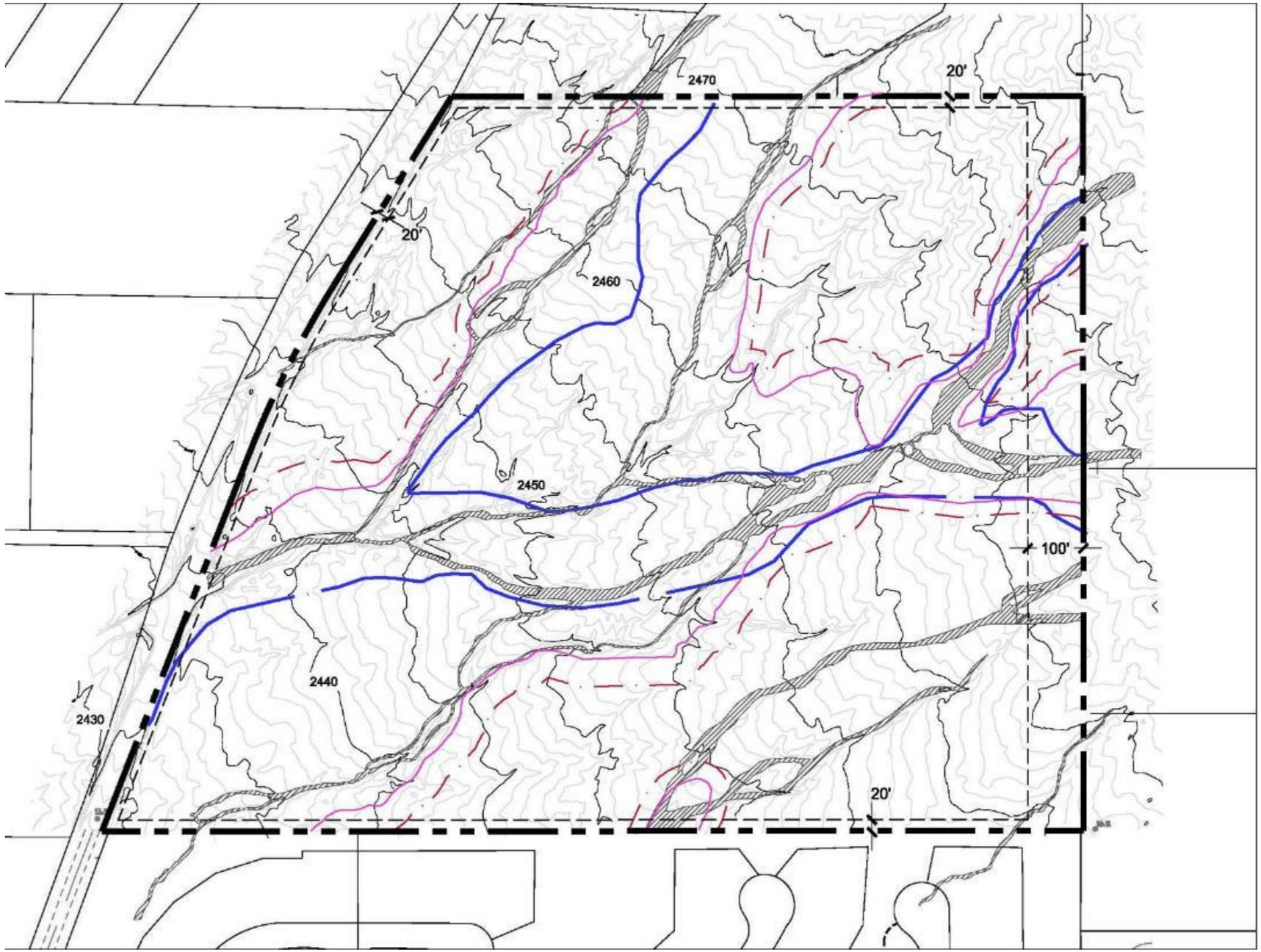
Exhibit II.K: Existing Utility Infrastructure



L. McHarg Composite Map

Information regarding topography, hydrology, vegetation, wildlife and views has been combined to form the McHarg Composite Map, displayed as *Exhibit II.L.* The purpose of the McHarg Composite Map is to highlight areas that are available for development. Refer to Section III Development Plan for more information on how the site plan responds to the site's physical constraints.

Exhibit II.L: McHarg Composite Map



LEGEND

- PROPERTY BOUNDARY
- SETBACK
- FEMA FLOODPLAIN
- 100 YEAR FLOODPLAIN (CMG)
- EHS
- 404 JURISDICTION
- CONTOUR (2' INTERVAL)

NORTH 0' 100' 200'

FILE NAME: MPLD1 COMPOSITE-H.DWG/8.5x15_LS



TWIN PEAKS ESTATES
R-36 to R-6 REZONING

(CAMINO DE MAÑANA & TWIN PEAKS ROAD)

III. LAND USE PLAN

A. Purpose and Intent

The Twin Peaks Estates rezoning document, referred to as “Twin Peaks Estates”, establishes the framework for the development of a 45-acre residential community within the Town of Marana, Pima County, Arizona. The document provides a method for applying standards and guidance to ensure that this development meets the needs of the community while appropriately responding to and considering adopted plans, adjacent development, the environment and site-specific conditions.

This Development Plan responds to the site analysis, technical research, and community values through the use of regulations or controls to resolve any potential development-related issues. Once approved, the Twin Peaks Estates rezoning document describes the planning considerations for parcels, imposes controls on the development of such parcels and is detailed accordingly in the final plat. The boundaries of this plan are shown on *Exhibit III.D.1*.

B. Relationship to Adopted Plans

1. Marana General Plan

The proposed subdivision will conform to the Town of Marana General Plan and the recommendations set forth by regulatory agencies involved in permitting.

Twin Peaks Estates is located within the Planning Area boundary of the Town’s General Plan. Designed to help meet the current and future needs of the Town, the Twin Peaks Estates plan establishes goals and polices that are in line with the Town’s General Plan and Strategic Plan.

The Marana General Plan designates this property as Low Density Residential: 0.5-2.0 homes per acre. This project complies with that guideline and is in agreement with the overall General Plan, including the following highlighted goals, policies and actions:

General Plan Goal, Land Use and Growth Element: Adopt sustainable development as a unifying goal to secure Marana’s future

Marana’s quality of life must be sustained for many generations to come. This can be accomplished through the preservation of open space and natural resources that provide valuable scenic and recreational amenities to residents in the community. Often this means protecting native plant species, especially in areas of denser riparian habitat. Safeguarding the community’s natural resources also plays a vital role in minimizing urban heat island effect, creating wildlife habitat connectivity and promoting water conservation and land stewardship.

General Plan Policy: Preserve and protect our natural resources in order to promote a sustainable community.

General Plan Action: Preserve the Sonoran Desert character by evaluating appropriate site disturbance standards and preserving native plants.
General Plan Action: Provide opportunities for both onsite and offsite riparian habitat restoration.

Plan Conformance: Twin Peaks Estates leaves a considerable amount of the site in a natural state, preserving over 40% of the native vegetation on-site and minimizing the impact on washes. Development of the property will occur in between washes with minimal disturbance for roadway and utility crossings.

General Plan Goal, Land Use and Growth Element: Provide opportunities for diverse developments that maximize the benefits to the community

The provision of a range of housing types and affordability is necessary to create a thriving community that can accommodate residents of any socio-economic class. By providing a variety of housing types for residents of all income levels, land uses such as industrial, commercial and office space are complemented with both a diverse and skilled workforce; thus, attracting future development and employment opportunities in the Town.

General Plan Policy: Promote new development that is compatible with existing land uses.
General Plan Action: Establish appropriate land development designations with densities and intensities that complement existing natural conditions and residential areas.
General Plan Action: Develop guidelines for enhancing new development and mitigating potential impacts on existing neighborhoods.

General Plan Policy: Provide opportunities for a variety of housing types and economic levels.
General Plan Action: Designate a wide range of residential development densities from low density rural to multifamily urban.

Plan Conformance: Twin Peaks Estates is located within the designated Planning Area Boundary of the Town of Marana's 2010 General Plan in the Northeast Growth Area and is listed as Low Density Residential, 0.5-2.0 residences per acre (RAC). The proposed RAC for Twin Peaks Estates is 2 residences units per acre, which is also consistent with the Twin Peaks Corridor Study. Twin Peaks Estates will feature a mixture of 50' wide and 60' wide lots similar to those offered in The Preserve at Twin Peaks.

General Plan Goal, Open Space and Trails Element: Protect and preserve natural open space.

The vast array of wildlife species that persist along the Tortolita Fan of the Sonoran Desert help to create the unique desert landscape so beloved by those in the Town of Marana. Maintaining critical wildlife habitat and linkages for species movement is an important part of their persistence in the future, especially considering that each species has its own unique habitat requirements, migration patterns and range.

General Plan Policy: Develop a connected system of natural open space preserves that protect wildlife habitat, wildlife linkages, and cultural resources.
General Plan Action: Preserve, protect, or conserve areas of high-value habitat and wildlife movement linkages as identified in the Marana Draft Habitat Conservation Plan (HCP) and the Marana Parks, Recreation, Trails, and Open Space Master Plan.
General Plan Action: Preserve Natural Undisturbed Open Space (NUOS) to maintain wildlife access and movement within and through development sites that are subject to discretionary land use actions, as described in the Draft HCP.
General Plan Action: Preserve and protect existing natural drainage systems as identified in the Marana Draft HCP riparian map.

General Plan Policy: Create protected continuous open space linkages and viable wildlife corridors throughout the community.
General Plan Action: Protect the viability of wildlife corridors mapped in the Draft HCP, using innovative site planning and design.

Plan Conformance: Twin Peaks Estates is a residential cluster design with lots situated in between two on-site washes in order to protect the densest pockets of native vegetation and provide open space amenity to residents. Therefore, large concentrations of natural vegetation are being preserved on-site, as shown on *Exhibit III.D.1: Conceptual Development Plan*. The total amount of natural open space in Twin Peaks Estates is approximately 53% and consists of natural undisturbed open space and some minimally disturbed areas.

2. Marana Strategic Plan III

The Twin Peaks Estate Specific Plan supports the following areas of the Marana Strategic Plan:

Commerce – Construction of the proposed residential units will provide jobs as well as revenues to the Town through construction sales tax and development service fees.

Community – This new residential development will provide additional housing choice in the scenic foothills, attracting new residents to the Town. Offering different lot sizes to accommodate homebuyers at varying income levels will create a diverse community, satisfying goals outlined in the Town of Marana General Plan as well. Careful development of the site to be clustered will ensure the preservation of the more environmentally sensitive features within and beyond the site.

Progress/ Innovation – Dedication to a conscientious approach to responsible development, high-performing homes and cost savings for potential future homebuyers reflects the intent of the Twin Peaks Estates Specific Plan. The community will strive to incorporate sustainable building practices such as the use of energy efficient construction material and appliances as well as innovative and compact site design to decrease energy usage, minimize impact to environment, conserve water and promote healthy lifestyles.

Recreation – Approximately 53 percent of the site will be provided as open space including a community park located within the residential community.

3. Twin Peaks Corridor Study

The Twin Peaks Corridor Study establishes design guidelines to create a cohesive theme for the parcels along Twin Peaks Road and Camino de Mañana between Linda Vista Boulevard and Tangerine Road. Twin Peaks Estates is located within this area and will adhere to the Twin Peaks Corridor Study in its entirety. This plan meets the goals outlined in the study by:

- Providing recreational amenities and design standards that encourages the use of desert landscaping and a color palette consist with the surrounding development.
- Preserving the viewsheds (on- and off-site), to the extent possible, of the surrounding natural environment.
- Incorporating necessary native desert landscaping within the proposed development and buffer zone to enhance the overall aesthetic of the corridor.

4. Draft Habitat Conservation Plan (HCP)

The Town's Draft Habitat Conservation Plan (HCP) calls for between 40% and 70% open space in Zone 3 areas such as this one, with the lower percentages of open space relating to the acquisition and preservation of off-site mitigation. The Draft HCP is not an adopted document at this time, although it is used as a guidance document. Over fifty percent (50%) natural open space (NOS) has been proposed for this development.

C. Compatibility with Adjoining Development and Location Restrictions

1. Adjoining Development Compatibility

Historically, development in the Town of Marana and unincorporated Pima County has largely been single-family homes on large lots. Today, the region is undergoing a significant growth change, especially in the southern and eastern parts of the Town. For instance, the Cascada Specific Plan, located to the south and west of Twin Peaks Estates, is a planned 1,454-acre mixed-use development with 3,806 proposed

residential units and a gross density of 2.6 residences per acre. Cascada features a variety of land uses and intensities. In terms of residential land uses, it consists of Low Density Residential (LDR) up to High Density Residential (HDR) and Village Center (VC) which is intended to be a mixed-use zone with community-oriented commercial, retail, employment, residential, live/work units, civic, cultural, entertainment, daycare and recreational uses connected by pedestrian walkways, gathering places and courtyards. Cascada also features an Employment Center land use designation and large areas of open space. The density/intensity of development within Cascada gradually increases as it approaches the mixed-use village center.

Twin Peaks Estates is adjacent to the northern boundary of The Preserve at Twin Peaks, which proposes nearly identical lot sizes. Twin Peaks Estates is located on vacant land, east of the southern terminus of Camino de Mañana, near the 4-lane major arterial, Twin Peaks Road. There is unsubdivided single-family residential development to the north and east.

Twin Peaks Estates seeks to be compatible with surrounding land uses while maintaining appropriate and sufficient residential density to offset the cost of extending water and other utilities to the vicinity. As a result, Twin Peaks Estates features a density that is in line with the Twin Peaks Corridor Study and Marana General Plan, a 100' wide natural undisturbed open space buffer to adjacent larger lot land owners to the east and a substantial amount of open space. Utilizing a cluster development approach, the design maintains vast amounts of open space, which demonstrates sensitivity to the environmental value of the area.

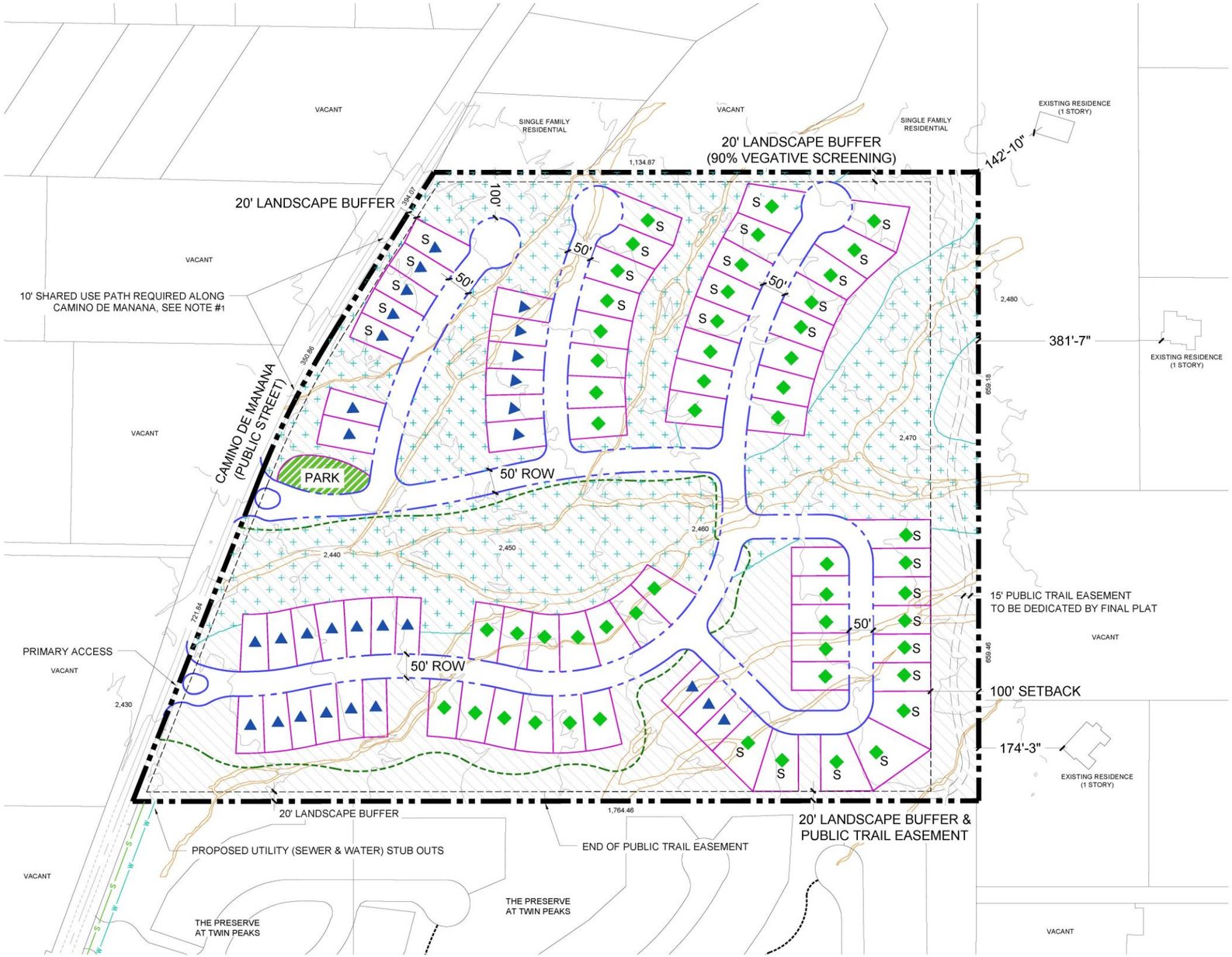
D. Conceptual Development Plan

The Twin Peaks Estates conceptual land use plan responds to site-specific conditions and environmental constraints as identified in the site analysis. The plan consists of 82 single-family residential units with a density less than 2 designated units per acre *(See Exhibit III.D.1: Conceptual Development Plan*). Lot sizes will vary slightly, but the typical lot sizes are 7,200 and 6,000 square feet with dimensions of 60'x120' and 50'x120', respectively. Lots will accommodate both one- and two-story homes. All homes along the perimeter of the site will be single story.

The site for Twin Peaks Estates consists of two large washes with designated riparian areas. The proposed development of Twin Peaks Estates includes setting aside a large portion of land, over 15-acres or 41.8% of the site; the total open space value is over 53% including the natural open space (NOS), active open space (AOS) park and 10' trail area. This development has been designed such that the washes running through the site will be largely avoided, and approximately 15 acres will remain natural undisturbed open space. Other areas of the development that will remain natural open space will include on-site trails and common areas throughout the site, and will total roughly 9.2 acres. The active open space area provided in the form of a neighborhood park will have an area of approximately 0.2 acres. Native vegetation

along the washes will remain undisturbed and will be the responsibility of the Homeowner's Association to ensure future preservation. Almost all lots will have their backyards facing natural desert open space. This is important because backyards facing a more open and natural environment give residents a sense of place, in addition to staying cooler during warmer parts of the year. These open space areas along the backs of homes also allow for species migration and opportunities for wildlife viewing.

Exhibit III.D.1: Conceptual Development Plan



LEGEND

- PROPERTY BOUNDARY
- ROW
- LOT LINE
- TRAIL ON ADJACENT PROPERTY
- SETBACK
- TRAILS
- S LIMITED TO SINGLE STORY
- CONTOUR (5' INTERVAL)
- EASEMENT
- 404 JURISDICTION
- RIPARIAN AREA
- ACTIVE OPEN SPACE (PARK)
- NATURAL OPEN SPACE (NOS)

AREAS/QUANTITIES:

1. Area of Subject Property = 44.96 acres
2. Natural Open Space (NOS) = approximately 24.0 acres (53%)
   2.1. Riparian Area = 15.0 acres (33%)
3. Active Open Space (Park) = approximately 0.2 acres (0.4%)
4. Single Family Residences = 14.15 acres (31%)
   - ▲ (50'x120') = 29
   - ◆ (60'x120') = 53
   - Total = 82
5. Streets = 6.5 acres (15.6%)

NOTES:

1. A 10' wide asphalt shared-use path, constructed to Town standards, shall be required to be constructed along the project's entire frontage along Camino de Manana.

TWIN PEAKS ESTATES

THIS EXHIBIT WAS CREATED USING THE MOST RECENT AVAILABLE BOUNDARIES, ROAD ALIGNMENT, AND EASEMENT DATA PROVIDED BY THE DIFFERENT GOVERNMENTAL ENTITIES AND ENGINEERING FIRMS AND IS FOR PLANNING PURPOSES ONLY. FINAL AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS EXHIBIT.

0' 100' 200' NORTH

PROJECT:MPL-01 DATE:07/18/16
FILE NAME: MPL01 SITE PLAN-J_DIM_081016.DWG

THE PLANNING CENTER a division of TPC Group, Inc.
110's church site 6020 Tucson az 85701

E. Circulation Plan

Ingress/Egress will be provided via two locations along Camino de Mañana. The access points are located in areas that minimize impacts to existing washes, the available right-of-way frontage, roadway geometry, and also to minimize traffic impacts to the neighboring property owners to the north, south and east. The internal streets are considered public and will be maintained by the Town of Marana. If the developer builds a gated community, the interior roadways shall be private and maintained by the homeowner's association. In the event of an update to the Town of Marana Subdivision Street Standards manual, the proposed roadways will be designed and built to comply with the requirements for a "local street" section. The proposed right-of-way width is 50-feet but the streets may be narrowed to the Town's minimum local street section width at platting. The developer will also construct the section of the proposed shared use path along Camino de Manana that abuts the western boundary of the rezoning area.

Interstate 10 is approximately 3 miles west of the site and can be accessed by traveling southwest from the property to Twin Peaks Road or by travelling west on Tangerine Road which is located approximately 2 miles north of Twin Peaks Estates. Tangerine Road can be accessed by traveling southwest on Camino de Mañana, then north on Twin Peaks Road or by travelling directly northeast on Camino de Mañana. Tangerine is currently undergoing an improvement project in which the corridor will be widened to 4 traffic lanes to accommodate future traffic demands.

A Traffic Impact Statement (TIS) prepared by Southwest Traffic Engineering, LLC and submitted under separate cover is intended to support the land-use proposal for this rezoning project. The study addresses the potential traffic impacts associated with the proposed Twin Peaks Estates. The results of the TIS indicate that the proposed project will generate an average of 65-86 weekday peak hour trips; this limited amount of trips utilizing appropriately spaced access points is not expected to have a significant impact on the surrounding roads. Any roadway improvements required by the Town based on the findings of the Traffic Impact Statement (as approved by the Town) will be the responsibility of the developer.

Trip generation for this project was determined using data contained in the Institute of Transportation Engineers (ITE) Trip Generation publication, 9th Edition. This project is expected to generate approximately 820 vehicular average daily trips (ADT).

F. Grading Element

Grading will take place on selected areas in order to preserve the sensitive areas of the site. The overall allowable grading and related disturbance includes internal roadways and their right-of-way, building pads, driveways, accessory structures, utility crossings of natural washes, emergency access and other areas needed for infrastructure and utilities. Site grading improvements within this project will be located at or near existing grade in order to avoid excessive alteration of the site's gently sloping terrain. Additionally, clustering the lots allows 53% of the site to remain as active, passive and/or undisturbed open space. In accordance with Title 25 of the Town of Marana *Land Development Code*, a Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) to ADEQ for coverage under the Arizona Pollution Discharge Elimination System (AZPDES) Construction General Permit is required to be submitted to the Town for review and acceptance prior to commencement of grading activities.

G. Post Development Hydrology

1. Conceptual Development Plan Response to Hydrologic Characteristics

Significant washes will be preserved in their natural state within the common area open space designated as NOS, which consists of natural undisturbed open space (NUOS) and some minimally disturbed areas. Development will occur within some overbank sheet flow areas. These areas are only subject to flooding during infrequent, high magnitude storms. Building pads within sheet flow areas will be raised on fill to comply with Town of Marana development standards.

2. Encroachment and Modification of Drainage Patterns

Minor encroachments are proposed along the floodplain fringes in several overbank areas subject to shallow sheet flow during the 100-year storm. These encroachments will occur for the purpose of constructing raised building pads and for roadway crossings. Construction within the FEMA floodplain will only occur where streets cross washes.

3. Engineering and Design Features to be Used to Address Drainage and Erosion Problems

Drainage impacts to offsite land uses upstream and downstream of this project will not occur because the primary washes will remain natural and floodplain encroachments will be limited to areas of infrequent sheet flooding.

4. Potential Drainage Impacts to Off-site Land Uses Upstream and Downstream

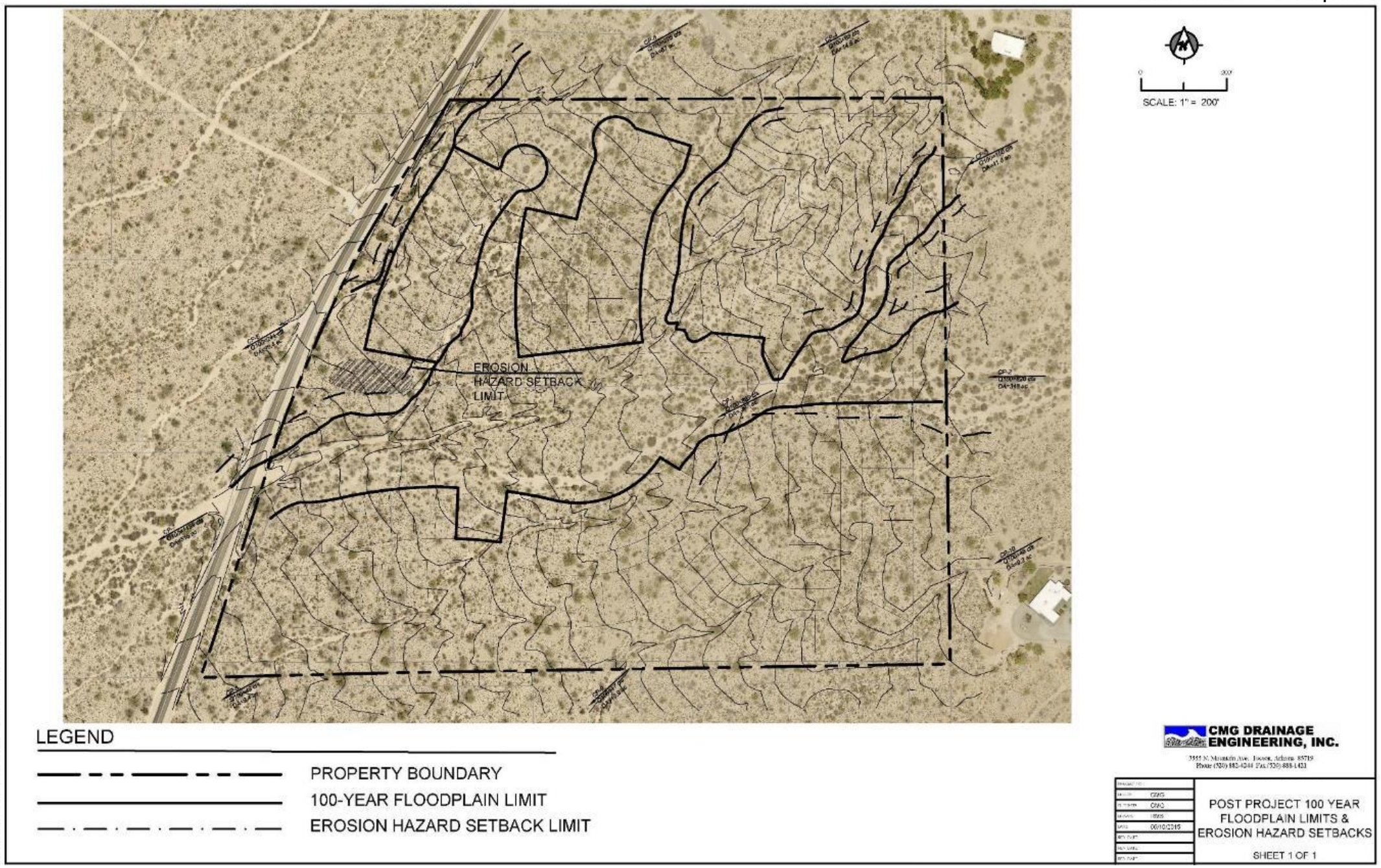
Erosion mitigation measures such as bank protection and scour walls will be used to protect building pads and streets where construction occurs within erosion hazard areas.

Building pads will be raised on fill to elevate floors a minimum of one foot above 100-year flood stage. Additional stormwater runoff created by new homes and roadways will be collected in small landscaped detention basins throughout the development. These basins will have sufficient capacity to comply with the Town of Marana requirements for development within a critical basin area. By largely avoiding disturbance of existing drainageways, and incorporating stormwater detention throughout the project, impacts to up- and downstream drainage patterns are mitigated, and erosion issues will be prevented.

5. Conceptual Development Plan Conformance with Area Plan, Basin Management Plan, and Town Policies

The Town of Marana Title 21 of the Land Development Code Floodplain and Erosion Hazard Management will govern the drainage design element of this project. Applicable provisions of the Pima County Detention/Retention Manual and the Town of Marana Northwest Area Drainage Policies will also guide the drainage design requirements.

Exhibit III.G.1: Post Development Hydrology



H. Environmental Resources

1. Waters of the United States

A preliminary jurisdictional determination on the property was completed in September, 2005 by CMG Drainage Engineering for the purpose of compliance with the U.S. Army Corps of Engineers (USACE) requirements for implementation of Section 404 of the Clean Water Act (CWA). The results of the survey indicate that there are a total of 2.1 acres of Jurisdictional Waters of the United States on the subject property. The presence of Waters on the property specify that the property is subject to mitigation of impacts as required by Section 404 of the CWA.

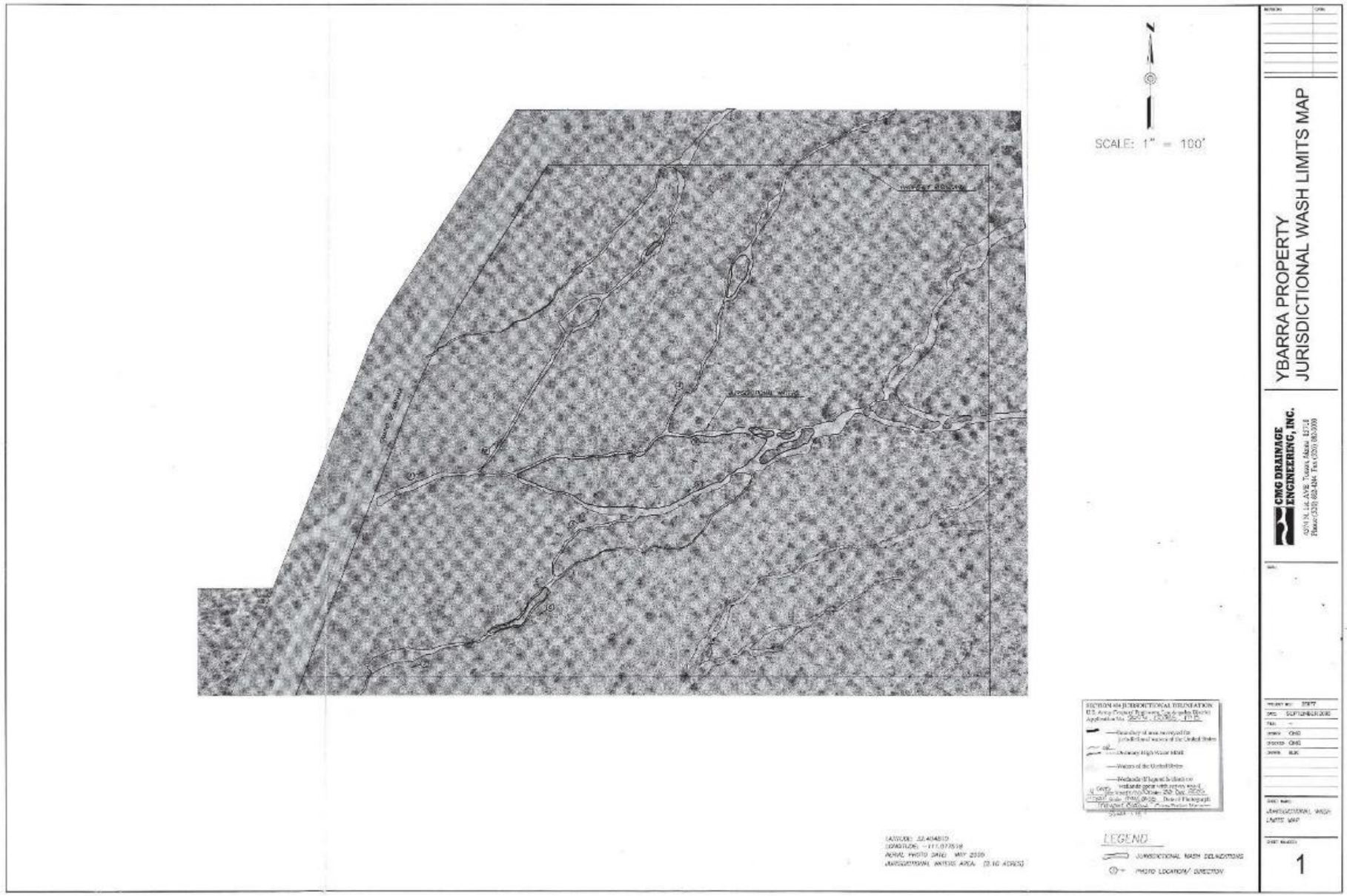
See *Exhibit II.H.1: Jurisdictional Wash Limits Map*

2. Wildlife

By preserving the major washes on-site through the Riparian Area and other open space, the primary wildlife corridors through the property are also protected. The proposed primary open space corridors on-site provide ample visual and acoustical buffering for wildlife traversing the site.

At least 30 days before grading, a 100% area survey must be completed by a qualified wildlife biologist, for the Sonoran Desert Tortoise, with a copy of the survey form sent to the Town prior to issuance of a grading permit.

Exhibit III.H.1: Jurisdictional Wash Limits Map



I. Viewsheds

Extraordinary views are not available from or across the property due to existing, relatively flat topography coupled with the distance to surrounding mountain ranges. However, the wide open space corridors and perimeter buffer areas mitigate the project's minimal impacts to surrounding viewsheds. Single story homes are proposed along much of the perimeter of the development and significant buffers are proposed to soften the impact of views from the adjacent properties.

J. Landscape & Buffering

The overall landscape theme for Twin Peaks Estates will reflect the natural attributes of the Sonoran Desert and the site's surrounding environment. Native and desert-adapted plant material as well as regionally appropriate hardscape materials will be used within the landscape buffers, and common areas. The total open space within Twin Peaks Estates is over 53%. Buffers and common areas will reflect the plant palette and appearance of the native desert that dominates the site. A 20' landscape buffer will be provided along the north and south boundaries and between the western site boundary and the Camino de Mañana alignment. A 100' landscape buffer is proposed along the eastern boundary to mitigate any privacy concerns from adjacent properties.

Most significant vegetation found on-site is within the sizeable on-site washes, all of which are preserved as open space except for the minor encroachments depicted on the Conceptual Development Plan. As part of the platting process, a native plant inventory will be prepared for the entire site, identifying vegetation to be preserved in place or transplanted on-site.

The development will also feature drought tolerant landscaping, which further increases how well the project fits within the context of lower density surrounding development in this arid region.

K. Utilities

1. Water

The Town of Marana provides water service to the surrounding area, although the development site is not currently serviced. Water service for this project will be extended from the existing 16-inch main that terminates near the intersection of Blue Bonnet Road and Twin Peaks Road. The developer is responsible for the construction of a water distribution system to serve the development and will be required to transfer title of the system to the Town of Marana. A Water Service Agreement is required to establish service to the property. Please see *Exhibit III.K.1: Water Service Letter.*

Exhibit III.K.1: Water Service Letter

MARANA
UTILITIES DEPARTMENT

February 24, 2015

Mr. Brian Underwood
Project Manager
The Planning Center
110 South Church Avenue
Tucson, AZ 85701

SUBJECT: Water Availability for the Specific Plan for 45 acres on Camino Mañana at Twin Peaks Road; Parcel Nos.: 216-25-0160, 216-25-0170 and 216-25-0180; T12S, R12E, Section 12

Dear Mr. Underwood:

WATER SUPPLY

The Town of Marana has been designated by the State of Arizona Department of Water Resources (ADWR) as having an assured water supply. The development lies within the boundary of the Town of Marana water service area and water supply is assured. However, this does not mean that water service is currently available to the proposed development.

WATER SERVICE

The approval of water meter applications is subject to the availability of water service at the time an application is made. The developer shall be required to sign a water development agreement with the Town. A proposed plan identifying water use, fire flow requirements and all major on-site and off-site water facilities must be submitted for a hydraulic review.

The developer shall construct a water distribution system to serve the development and transfer title of the system to the Town of Marana. In consideration, the Town of Marana shall operate, maintain and service the system. The developer shall have the cost responsibility to construct both the onsite and offsite facilities required to serve the potable water and fire protection demands for your development.

This letter shall remain valid for a period of one year from the date of issuance. If you have any questions, please call our office at 520-382-2560.

Sincerely,

Scott Schladweiler, P.E.
Utilities Engineer

5100 WEST INA ROAD ■ MARANA, ARIZONA 85743 ■ (520) 382-2570 ■ FAX: (520) 382-2590 ■ TTY: (520) 382-3499

2. Wastewater

The plan is to be served by public sewer. The project site is tributary to the Ina Road Wastewater Reclamation Facility via the Continental Ranch Interceptor. The 8" gravity main sewer line, S-665-003, within the right of way of Blue Bonnet Road at Linda Vista Boulevard is proposed to be extended approximately 1.25 miles north along Blue Bonnet to serve The Preserve at Twin Peaks development adjacent to the southern boundary. The line will then need to be constructed within the right of way and easements approximately 1,800 feet to serve the site.

A Sewer Service Agreement will be needed prior to development, see *Exhibit III.K.2: Wastewater Capacity Response*.

3. Other Utilities

Electricity and telecommunications will be extended to the project site at the time of development through agreements with individual utility companies. The following utility companies currently serve this area:

Electricity:	Trico Electric Cooperative (TRICO)
Natural Gas:	Southwest Gas Corporation
Telephone:	Century Link
Cable:	Comcast

Trico Electric Cooperative (TRICO) provides electricity to this area of Pima County. It is anticipated that TRICO will provide power to the site.

It is anticipated that Century Link will extend phone service to the site. Alternatively, the site may use wireless communications that can be provided by any number of service providers.

Natural gas service will not be required at the site. Should natural gas service be required in the future, it is anticipated that service would be provided by Southwest Gas located within the Oasis Road right of way.

4. Sanitation and Recycling Services

A number of private sanitation service providers may be contracted to serve the site with comprehensive trash and waste removal, recycling and environmentally safe waste management services.

Exhibit III.K.2: Wastewater Capacity Response

PIMA COUNTY
REGIONAL WASTEWATER RECLAMATION DEPARTMENT
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

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

February 26, 2015

Brian Underwood
The Planning Center
110 S Church Avenue, Suite 6320
Tucson, Arizona 85701

Sewerage Capacity Investigation No. 2015-53 Type I

RE: **Twin Peaks Estates, Parcel 216250160, 216250170, 216250180**
Estimated Flow 13,824 gpd (ADWF).

Greetings:

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

Capacity is currently available for this project in the public sewer S-665-003, downstream from manhole 5175-34.

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

If further information is needed, please feel free to contact us at (520) 724-4266.

Reviewed by Kurt Stemm, CEA

O. Public Services

1. Police Service

The project site will utilize the Town of Marana's police service. The nearest Town of Marana police station is the Town of Marana Police Headquarters located approximately 8.5 miles northwest of the project site at 11555 West Civic Center Drive. As a relatively low density residential project, impacts to Marana's police services are expected to be minimal.

2. Schools

It is anticipated that this project will generate approximately 64 residential units if fully developed at the target residential densities. Twin Peaks Estates is located within the Marana Unified School District (MUSD).

There are no schools located within one-mile of the project site. See *Exhibit II.I.1: Recreation and Schools*. The nearest school, DeGrazia Elementary School, is a K-6 public school approximately 2.2 miles south of the site at 5051 West Overton Road. Ironwood Elementary school is also located in the vicinity. The nearest public middle and high schools in the Marana Unified School District are Tortolita Middle School, approximately 3 miles south of the site at 4101 West Hardy Road and Mountain View High School, approximately 2.2 miles southwest of the site at 3901 West Linda Vista Boulevard.

MUSD uses the following multipliers for student enrollment projections. (MUSD multipliers do not distinguish between different housing products):

Elementary: 0.25 students per home (0.25 x 82) = 21 students
Junior High & High School: 0.10 students per home (0.10 x 82) = 9 students

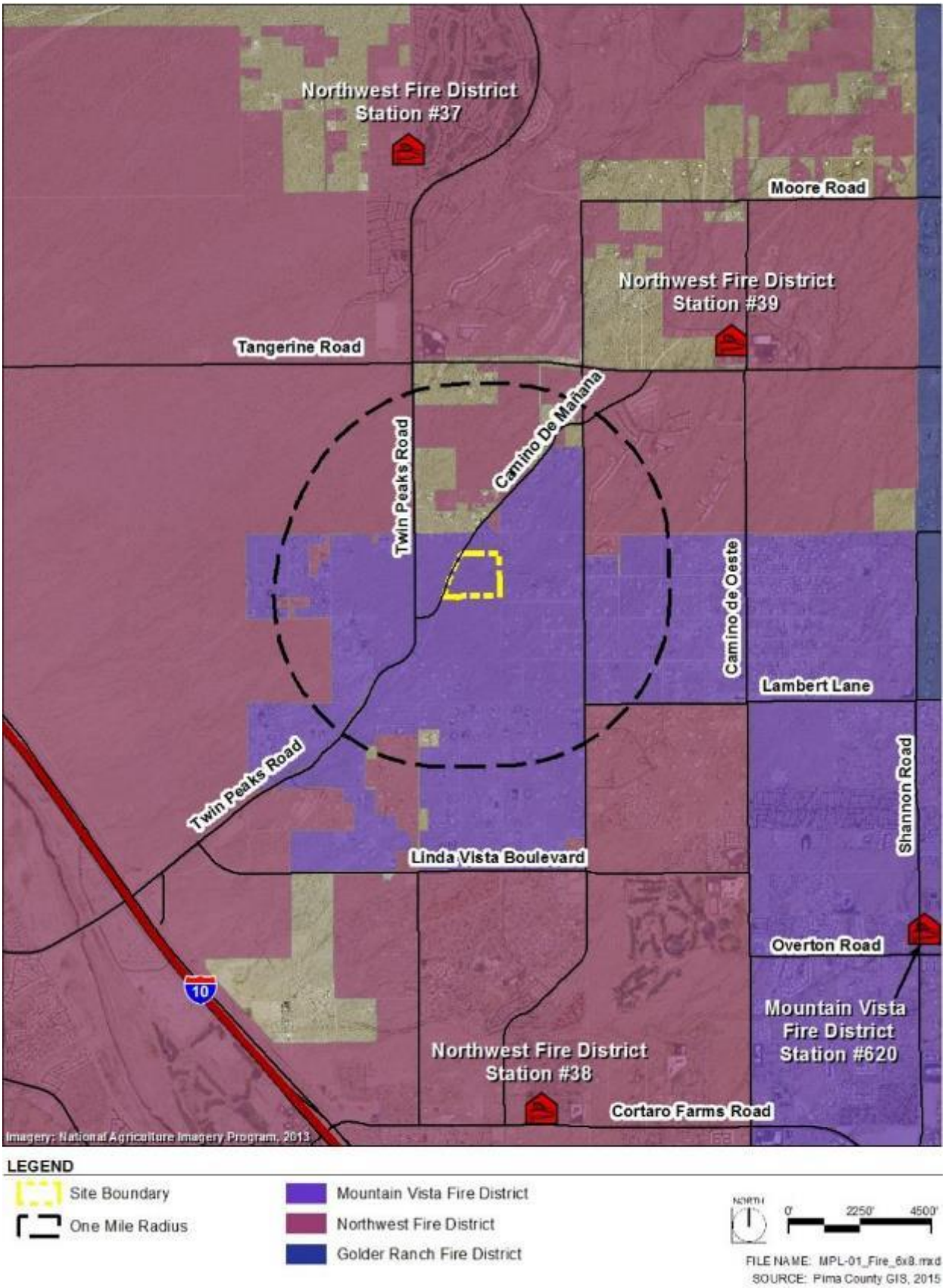
Mountain View High School, Tortolita Middle School and DeGrazia and Ironwood Elementary Schools will serve the site. In the future, other school sites could serve the Twin Peaks Estates. Per preliminary discussions with MUSD, there are plans for a school site in the Dove Mountain area and/or along the Tangerine Road Corridor. MUSD is also considering the establishment of a district sponsored charter school to help serve the need for quality schools in this growing area of town.

There is adequate existing school capacity within Ironwood Elementary School and the DeGrazia Elementary School site. Additionally, there is capacity available within Tortolita Middle School and Mountain View High School to absorb the anticipated number of students generated by this development

3. Fire Service

The entire project site is currently within the Mountain Vista Fire District. As depicted in *Exhibit III.O.3: Fire Service*, there are no fire stations within one mile of the project site. The nearest fire station (Northwest Fire District Station #339) is located approximately 2 miles northeast of the site at Thornydale Road and Tangerine Road. The nearest Mountain Vista Fire District Station (#620) is located at 9310 North Shannon Road, approximately 2 miles southeast of the site.

Exhibit III.O.3: Fire Service



P. Recreation and Trails

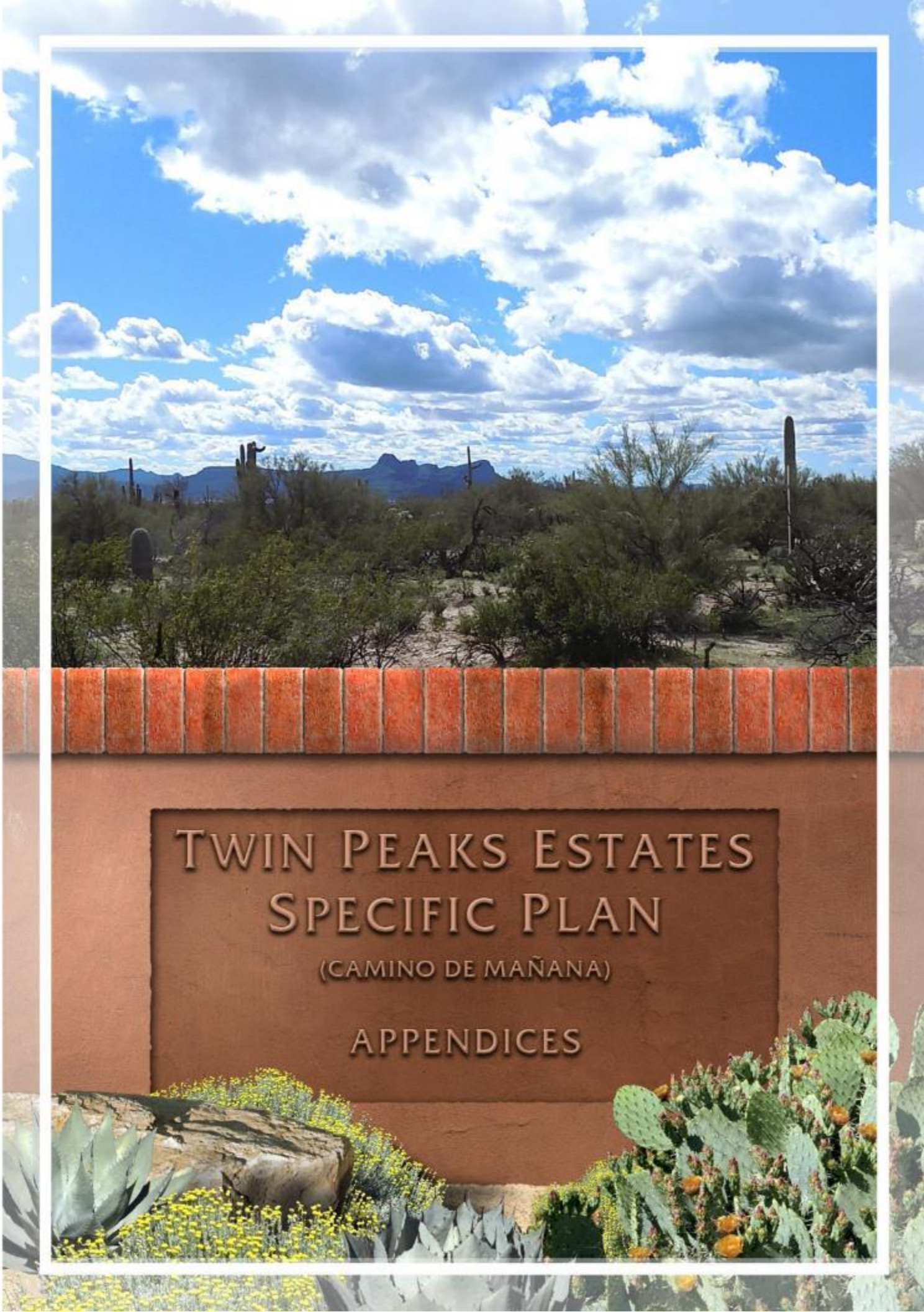
The majority of the development's open space will be owned and maintained by the HOA (with approximately 53% of the site as NOS and 0.4% as AOS). Approximately 24 acres of the subject property consists of natural open space (NOS), 0.2 acres of the property consists of active open space (AOS). The active open space is a neighborhood park adjacent to and visible from Camino de Manana near the north entry to the subdivision, providing easy access to all residents of Twin Peaks Estates through the internal sidewalk and trail network. This park is expected to be the recreation focal point of the neighborhood due to its visibility from Camino de Manana, as well as connectivity to the regional trail system. It will include play equipment, a shade structure, and seating.

A trail connection to The Preserve at Twin Peaks will be constructed providing a connection for the region's trail users. The shared-use path required along Camino de Mañana will also connect to the segment required to be built by the developer of The Preserve. An easement for the trail, internal to the project, will be provided to the Town of Marana for public access through the development, and signage will be provided. All plants shall be on an underground drip irrigation system. If turf is used, it must be irrigated from a secondary non-potable source as long as the non-potable source is available at the boundary of the rezoning area at the time that of development. However, much of the land is proposed to remain as Natural Undisturbed Open Space and shall not be irrigated. These actions meet the recommendations in the Town of Marana's *Parks, Recreation, Trails, and Open Space Master Plan* and the Marana 2010 General Plan.

Q. Cultural, Archaeological and Historic Resources

No archaeological resources exist on-site. An archaeological survey was conducted on the subject property by Professional Archaeological Services of Tucson (P.A.S.T.), and the investigator determined in the report, titled Archaeological Survey of the Camino de Manana Section 12 Project near Marana, Pima County, Arizona, that no further cultural resource studies are warranted. If any are discovered during construction, State and local rules will be followed regarding handling and treatment of cultural resources.

See *Exhibit II.J: PAST Report Cover*.



Twin Peaks Estates Specific Plan

(Camino de Mañana)

Appendices

Arizona Environmental Online Review Tool Report

Arizona Game and Fish Department Mission
To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

Project Name:
Twin Peaks Estates Specific Plan

Project Description:
45 acres proposed for 64 single-family residences

Project Type:
Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction

Contact Person:
Brian Underwood

Organization:
The Planning Center

On Behalf Of:
CONSULTING

Project ID:
HGIS-00646

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
   Project Evaluation Program, Habitat Branch
   Arizona Game and Fish Department
   5000 West Carefree Highway
   Phoenix, Arizona 85086-5000
   Phone Number: (623) 236-7600
   Fax Number: (623) 236-7366
   Or
   PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

Arizona Game and Fish Department
Project ID: HGIS-00646

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Twin Peaks Estates Specific Plan

Aerial Image Basemap With Locator Map



Project Boundary

Buffered Project Boundary

Project Size (acres): 45.48

Lat/Long (DD): 32.4063 / -111.0743

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T12S, R12E

USGS Quad(s): RUELAS CANYON

Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),

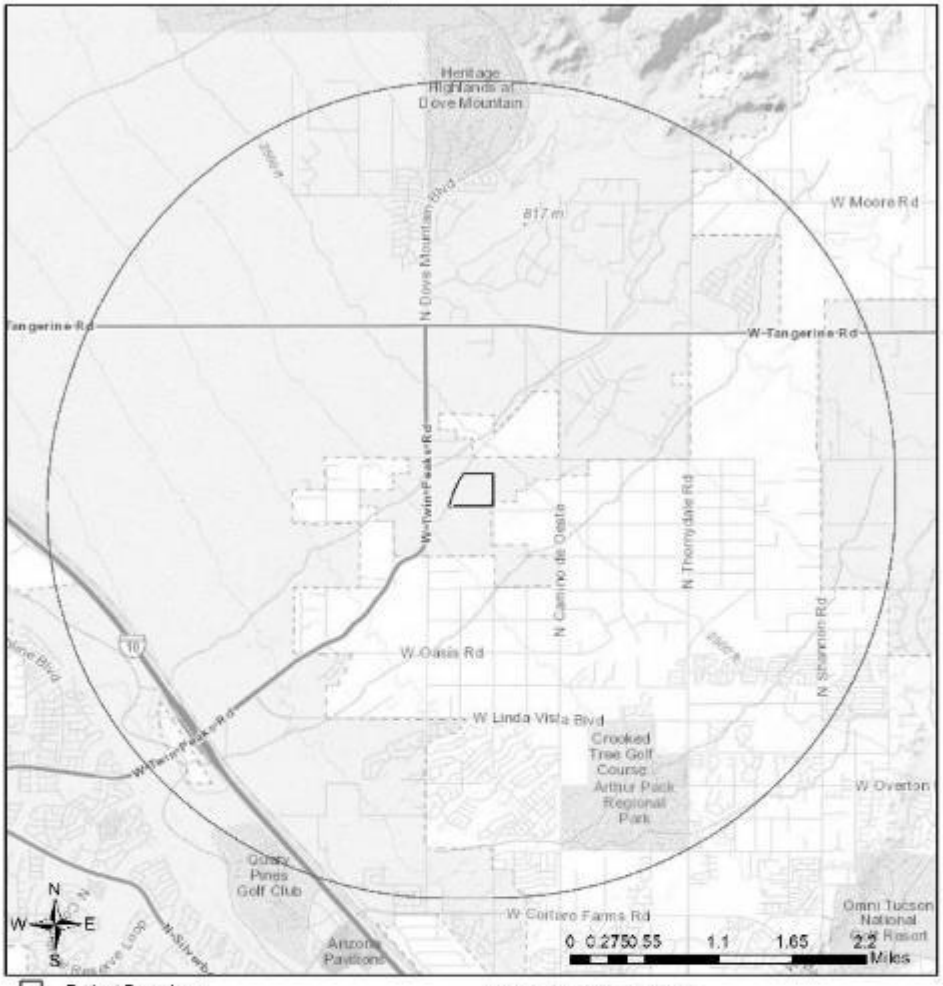


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Project ID: HGIS-00646

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Twin Peaks Estates Specific Plan

Web Map As Submitted By User



Project Boundary

Buffered Project Boundary

Project Size (acres): 45.48

Lat/Long (DD): 32.4063 / -111.0743

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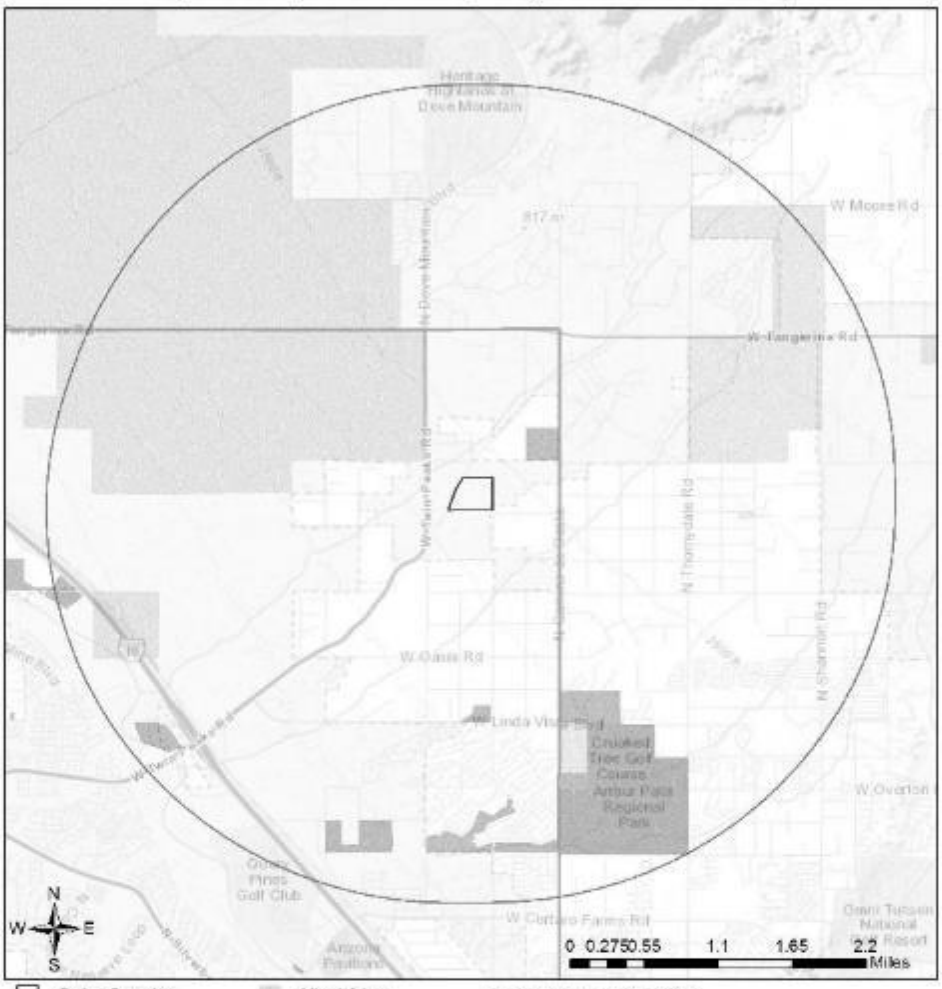
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Arizona Game and Fish Department
Project ID: HGIS-00646

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Twin Peaks Estates Specific Plan

Topo Basemap With Township/Ranges and Land Ownership



- Project Boundary
- Buffered Project Boundary
- Township/Range
- AZ Game and Fish Dept.
- BLM
- BOR
- Indian Res.
- Military
- Mixed/Other
- National Park/Mon.
- Private
- State and Regional Parks
- State Trust
- US Forest Service
- Wildlife Area/Refuge

Project Size (acres): 45.49
Lat/Long (DD): 32.4083 / -111.0743
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T12S, R12E
USGS Quad(s): RUELAS CANYON

Sources: Esri, DRG, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Arizona Game and Fish Department
Project ID: HGIS-00646

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Special Status Species and Special Areas Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	State	SGCN
Antilocapra americana sonoriensis	10J area for Sonoran Pronghorn					
Aquila chrysaetos	Golden Eagle	BGA		S		1B
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC	1B
Gopherus morafkai	Sonoran Desert Tortoise	C*	S		WSC	1A
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE			WSC	1A
Tucson - Tortolita - Santa Catalina Mountains Linkage Design	Wildlife Corridor					
Tumamoca macdougalii	Tumamoc Globeberry		S	S	SR	

Note: Status code definitions can be found at http://www.azgfd.gov/w_c/edits/hdms_status_definitions.shtml.

Species of Greatest Conservation Need
Predicted within Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	State	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Anthus spragueii	Sprague's Pipit	C*			WSC	1A
Antrostomus ridgwayi	Buff-collared Nightjar		S			1B
Aquila chrysaetos	Golden Eagle	BGA		S		1B
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern				WSC	1B
Buteo regalis	Ferruginous Hawk	SC		S	WSC	1B
Chilomeniscus stramineus	Variable Sandsnake					1B
Chionactis occipitalis klauberi	Tucson Shovel-nosed Snake	C*				1A
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Crotaphytus nebrius	Sonoran Collared Lizard					1B
Cynanthus latirostris	Broad-billed Hummingbird		S			1B
Cyprinodon macularius	Desert Pupfish	LE			WSC	1A
Dipodomys spectabilis	Banner-tailed Kangaroo Rat			S		1B
Euderma maculatum	Spotted Bat	SC	S	S	WSC	1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S	WSC	1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S	WSC	1B
Gopherus morafkai	Sonoran Desert Tortoise	C*	S		WSC	1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S	WSC	1A
Heloderma suspectum	Gila Monster					1A
Hypsiglena sp. nov.	Hooded Nightsnake					1B

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Arizona Game and Fish Department
Project ID: HGIS-00646

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Species of Greatest Conservation Need
Predicted within Project Vicinity based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	State	SGCN
Incilius alvarius	Sonoran Desert Toad					1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Lasiurus blossevillii	Western Red Bat		S		WSC	1B
Lasiurus xanthinus	Western Yellow Bat		S		WSC	1B
Leopardus pardalis	Ocelot	LE			WSC	1A
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE			WSC	1A
Lepus alleni	Antelope Jackrabbit					1B
Macrotus californicus	California Leaf-nosed Bat	SC		S	WSC	1B
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Aberts Towhee		S			1B
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Panthera onca	Jaguar	LE			WSC	1A
Passerculus sandwichensis	Savannah Sparrow					1B
Perognathus amplus	Arizona Pocket Mouse					1B
Perognathus longimembris	Little Pocket Mouse					1B
Peucaea botterii arizonae	Arizona Botteri's Sparrow			S		1B
Peucaea carpalis	Rufous-winged Sparrow					1B
Phrynosoma solare	Regal Horned Lizard					1B
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Poeciliopsis occidentalis occidentalis	Gila Topminnow	LE			WSC	1A
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Sonorella papagorum	Black Mountain Talussnail					1B
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Thomomys umbrinus intermedius	Southern Pocket Gopher					1B
Troglodytes pacificus	Pacific Wren					1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox					1B

Species of Economic and Recreation Importance Predicted within Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	State	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					

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Species of Economic and Recreation Importance Predicted within Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	State	SGCN
Zenaida asiatica	White-winged Dove					

Project Type: Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction

Project Type Recommendations:

Fence recommendations will be dependant upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on the home page of this application at http://www.azgfd.gov/hgis/guidelines.aspx.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, cantered, or cut to ensure that light reaches only areas needing illumination.

Minimize potential introduction or spread of exotic invasive species. Invasive species can be plants, animals (exotic snails), and other organisms (e.g., microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g., livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before leaving the site. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture website for restricted plants, https://agriculture.az.gov/. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control, http://www.usda.gov/wps/portal/usdahome. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information http://www.azgfd.gov/h_f/hunting_rules.shtml

The construction or maintenance of water developments should include: incorporation of aspects of the natural environment and the visual resources, maintaining the water for a variety of species, water surface area (e.g., bats require a greater area due to in-flight drinking), accessibility, year-round availability, minimizing potential for water quality problems, frequency of flushing, shading of natural features, regular clean-up of debris, escape ramps, minimizing obstacles, and minimizing accumulation of silt and mud.



Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Based on the project type entered, coordination with State Historic Preservation Office may be required (http://azstateparks.com/SHPO/index.html).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herptefauna (snakes, lizards, tortoise) from entering ditches.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the home page of this application at http://www.azgfd.gov/hgis/guidelines.aspx.

Design culverts to minimize impacts to channel geometry, or design channel geometry (low flow, overbank, floodplains) and substrates to carry expected discharge using local drainages of appropriate size as templates. Reduce/minimize barriers to allow movement of amphibians or fish (e.g., eliminate falls). Also for terrestrial wildlife, washes and stream corridors often provide important corridors for movement. Overall culvert width, height, and length should be optimized for movement of the greatest number and diversity of species expected to utilize the passage. Culvert designs should consider moisture, light, and noise, while providing clear views at both ends to maximize utilization. For many species, fencing is an important design feature that can be utilized with culverts to funnel wildlife into these areas and minimize the potential for roadway collisions. Guidelines for culvert designs to facilitate wildlife passage can be found on the home page of this application at http://www.azgfd.gov/hgis/guidelines.aspx.

Based on the project type entered, coordination with Arizona Department of Environmental Quality may be required (http://www.azdeq.gov/).

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (http://www.azwater.gov/azdwr/default.aspx).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (http://www.usace.army.mil/)

Based on the project type entered, coordination with County Flood Control district(s) may be required.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife.



Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly. PEP@azgfd.gov

Project Location and/or Species Recommendations:

HDMS records indicate that one or more native plants listed on the Arizona Native Plant Law and Antiquities Act have been documented within the vicinity of your project area. Please contact
Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373
https://agriculture.az.gov/environmental-services/np1

HDMS records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at http://www.fws.gov/southwest/es/arizona/ or:

Phoenix Main Office
2321 W. Royal Palm Rd, Suite 103
Phoenix, AZ 85021
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office
201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office
SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

HDMS records indicate that Sonoran Desert Tortoise have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at:
http://www.azgfd.gov/hgis/pdfs/TortoiseHandlingguidelines.pdf

Analysis indicates that your project is located in the vicinity of an identified wildlife habitat linkage corridor. Project planning and implementation efforts should focus on maintaining adequate opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: http://www.corridordesign.org/arizona. Please contact your local Arizona Game and Fish Department Regional Office for specific project recommendations: http://www.azgfd.gov/inside_azgfd/agency_directory.shtml.

Bibliography

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Town of Marana Land Development Code, Title 8 - General Development Regulations, revised May 2011.

Town of Marana Land Development Code, Title 6 - Subdivision Requirements, revised March 2011.

Town of Marana Land Development Code, Title 5 - Zoning, revised May 2011.

Town of Marana General Plan, 2010.

Town of Marana Parks, Recreation, Trails, and Open Space Master Plan, 2010.

FEMA Flood Insurance Rate Map, Pima County, Arizona.

Institute of Transportation Engineers, Trip Generation Manuals, 7th Edition, Volumes 1 & 3, 2003.

MapGuide, Pima County Department of Transportation, 2015.