MARANA AZ
ESTABLISHED 1977

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, September 30, 2020, at or after 6:30 PM

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
Don Duncan, Commissioner
Terry Fehrmann, Commissioner
Richard Miller, Commissioner
Bryan Schachter, Commissioner
Sharon Tyson, 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 September 30, 2020, 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.

To view meeting online - Due to concerns related to the COVID-19 pandemic, meetings may be viewed online by clicking the link: http://maranaaz.swagit.com/live

To participate virtually - As an alternative to appearing in person, citizens may speak during the Call to the Public or Public Hearings or when called upon by Commission by using Zoom, as directed below.

To participate virtually in the Planning Commission meeting, please click the link below (refer to the instructions below for how to participate):
https://us02web.zoom.us/j/88578874335?pwd=RjNBYzlVWFFYeTYxbmltUGp3Rm5ZUT09
Passcode: 536715

For instructions on participating virtually in the Planning Commission Meeting click the link below: https://www.maranaaz.gov/virtual-meetings

Please note that by participating virtually, you will not be able to watch video of the Planning Commission meeting, you will only be able to hear the meeting and to speak if you are called upon.

The Town of Marana also encourages individuals to submit public comments to tbyler@maranaaz.gov. Any submitted comments from the public will be provided to the Commission and included within the Commission packet file and a summary of the comments submitted will be reflected in the official Commission meeting minutes of that meeting. All emailed comments must be received by the Town no later than 12:00 p.m. (noon) on the day of the meeting to be included.

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 August 26, 2020 Meeting Minutes

B. Public Hearings

1. **PCZ2007-001 Tortolita 30 Rezoning;** A request for a recommendation to the Marana Town Council for approval to rezone approximately 30 acres of land from R-144 (Residential) to R-8 (Residential). The property is generally located north of Moore Road and west of Tortolita Road in a portion of Section 26, Township 11S, Range 12E. (Brian D. Varney)

2. **PCZ2006-001 & GPA2006-001 Dove Mountain Specific Plan Amendment & Minor General Plan Amendment;** Recommendation to the Marana Town Council for approval to amend the Dove Mountain Specific Plan boundary to add approximately 9.38 acres to the specific plan area generally located on the north side of Tangerine Road, approximately 1,200 feet east of the intersection of Tangerine Road and Camino de Oeste, with a land use designation of Mixed-Use Commercial (MUC). The request is accompanied by a minor General Plan amendment to change the current land use designation from Low Density Residential (LDR) to

Master Plan Area (MPA) to accommodate the proposed specific plan amendment. (Cynthia Ross)

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 dates**; November 25, 2020 to November 18, 2020 & December 30, 2020 to December 16, 2020, or leave as originally scheduled. (Jason Angell)

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), Planning Commission may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

ADJOURNMENT

Planning Commission - Regular Meeting
Meeting Date: 09/30/2020

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: September 30, 2020

Subject: **Approval of the August 26, 2020 Meeting Minutes**

Attachments

8/26/2020 Draft Minutes

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING

August 26, 2020, at or after 6:30 p.m.

Thomas Schnee, Chairman
Don Duncan, Vice Chair
Terry Fehrmann, Commissioner
Ronald Hill, Commissioner
Richard Miller, Commissioner
Bryan Schachter, Commissioner
Sharon Tyson, Commissioner

SUMMARY MINUTES

DRAFT

CALL TO ORDER

Chairman Schnee called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE: Led by **Chairman Schnee**.

ROLL CALL

Chairman Schnee directed the commission secretary to call roll. **Commissioner Schachter** was absent. A quorum was present.

CALL TO THE PUBLIC

APPROVAL OF AGENDA

Motion to approve the agenda by Commissioner Fehrmann, seconded by Commissioner Tyson. Motion passed unanimously. 6-0

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of June 24, 2020.
Motion to approve by Vice Chair Duncan, seconded by Commissioner Tyson. Motion passed unanimously. 6-0

PUBLIC HEARINGS

1. PCZ2007-002 Pima Farms North Villas at Sombrero Peak Specific Plan Amendment Recommendation to the Marana Town Council for approval to amend the Pima Farms North Specific Plan - Villas at Sombrero Peak to add approximately 0.69 acres (Assessor's Parcel Number 226-22-6160) to the specific plan boundary with a Pima Farms North Specific Plan - Villas at Sombrero Peak land use designation of Village Core – Commercial (C). (Cynthia Ross)

Giving a brief overview of the item, **Cynthia Ross, Senior Planner,** stated the applicant is requesting an amendment to the Pima Farms North Villas at Sombrero Peak Specific Plan to include approximately .68 acres to the specific plan boundary with a land use designation of Village Core Commercial.

Currently the 1.42 acre subject property has two different land use designations in two different specific plans; Village Core Commercial in the northern .74 acre portion of the property, (Pima Farms North Villas at Sombrero Peak Specific Plan,) and medium-high density residential in the southern portion of the property, (Pima Farms Specific Plan.)

The purpose of the amendment is to remove the southern portion of the property, currently within the Pima Farms Specific Plan, and include it within the Pima Farms North Villas at Sombrero Peak Specific Plan so the entire parcel has one land use designation and subject to the development regulations and guidance of one specific plan instead of two.

No other changes are proposed with this amendment. All development standards and zoning conditions outlined in the Pima Farms North Villas at Sombrero Peak Specific Plan will remain.

This public hearing was properly noticed. Notices were sent by mail to properties within 300 feet of the subject property. As of noon today staff received two phone calls and 20 letters of opposition; with the majority of the concerns involving the applicant's proposed use of the property as a self-storage business. The development of a self-storage facility at this site would require the approval of a conditional use permit by Planning Commission and Marana Town Council.

Lexi Wellott, Planning Center, stated this is a request to include the .68-acre portion of the site in Pima Farms North Villas at Sombrero Peak Specific Plan with a land use designation of Village Core Commercial in order to resolve split zoning designation on the subject property and bring the entire property under the regulations and standards of one specific plan and allow the property owner to pursue a conditional use permit for a self-storage facility.

Prior to the application submittal, a letter was sent to the 7 property owners immediately adjacent to the project to discuss the proposed project. To date, none have responded to the offer to meet.

On August 13, 2020, a virtual meeting was hosted, in which all property owners within 300 feet of the site were notified, as well as the master communities for Continental Reserve, Continental Ranch, and the HOA for the subdivision. Purpose was to discuss the proposed specific plan amendment and anticipated use. Most concerns addressed were predominately related to the end use; building height, crime, traffic, noise, and property values. Some had concerns with the land use compatibility in which commercial uses are not appropriate at this location.

DRAFT

To demonstrate that the proposed use does fit in at this location, Ms. Wellott stated the northern property of the site is already zoned commercial. The existing uses along Silverbell Road are commercial in nature including a dental office, Quikmart, a credit union, a restaurant, and a dog grooming service. So an extension of the commercial designation on the southern portion of the property is appropriate.

Chairman Schnee stated the proposed use was not being discussed at the meeting, only the cleanup actions for the zoning.

Chairman Schnee opened and closed the Public Hearing.

Nancy Phillip had concerns with notification to property owners and the proposed rezone.

Mike Anderson stated he is one of the 7 property owners and didn't receive notification of the proposed rezone.

Chairman Schnee closed the Public Hearing.

Chairman Schnee indicated we currently have a deficiency in the parcel of land currently zoned MHDR. At its current zoning, no homes will be built. Rezoning the parcel VC will allow many applicants to submit proposals. The self-storage would have to apply for a conditional use permit, comply with the Silverbell Overlay District, as well as the zoning requirements for VC. Come before both Planning Commission and Marana Town Council. **Chairman Schnee** stated he doesn't have any issues with rezoning to VC. **Commissioners Miller, Fehrmann and Hill** had no concerns with the rezoning. **Commissioner Tyson** felt this was more of a housekeeping issue to correct the rezoning. She had no concerns with the request. **Vice Chair Duncan** concurred with the rest of Commission.

Motion to approve by Chairman Schnee, seconded by Commissioner Tyson. Motion passed unanimously. 6-0

COMMISSION ACTION

2. PRV2005-001 Gladden Farms Block 42 Preliminary Plat A request for a recommendation to the Town Council for approval of a preliminary plat for Gladden Farms Block 42 Lots 1-157, Common Areas A-1 - A-11 (Landscape, Utilities, Drainage and Grading), B-1 - B-4 (Recreation, Landscape, Utilities, Drainage and Grading) and C-1 (Recreation and Landscaping) located approximately a half-mile east of the intersection of Tangerine and Midfield Roads. (Steven E. Vasquez)

Steven Vasquez, Senior Planner, provided an overview of the project. This is a request for approval of a preliminary plat within a portion of Block 42 in Gladden Farms, approximately ½ mile east of Tangerine and Midfield Roads. 157 lots and common areas are proposed on approximately 26 acres. The zoning is F- Specific Plan (Gladden Farms II.) The land use designation is High Density Residential (HDR), which allows for a minimum lot size of 3,500 sq. ft. The minimum lot size proposed for this subdivision is 3,576 sq. ft. and the maximum lot size proposed is 5,788 sq. ft.

Two access points are planned on the south side of the subdivision; from Tangerine Road and McCallister Drive. There will be two access points on the north side of the subdivision from a future subdivision in the north portion of Block 42 on Street A and Street C. 29,045 sq. ft. of onsite recreation area is required. 59,072 sq. ft. is provided in Common Area 1; near the entrance.

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Chairman Schnee liked the layout of the landscape. He felt the project blended with the current surroundings.

No other comments were offered by Commission.

Motion to approve by Commissioner Hill, seconded by Commissioner Miller. Motion passed unanimously. 6-0

3. DPR2008-001: Development Plan for Home 2 Suites by Hilton, Lot 6 of Cortaro Ranch Phase II; A request for a recommendation to the Marana Town Council for approval of a development plan for Lot 6 of Cortaro Ranch Phase II located generally north of Cortaro Farms Road and west of Cerius Stravenue within a portion of Section 26, Township 12 South and Range 12 East. (Brian D. Varney)

Brian Varney, Senior Planner, stated this is a request for a recommendation to the Town Council for approval of a development plan for a lot within Cortaro Ranch Phase II. At the time the development plan was approved in 2019, a hotel was not in the current plan. Although the hotel is allowed within the Village Commercial zoning, because both Planning Commission and Town Council were not aware of the fact that the hotel would be proposed, staff wanted to bring this item before the bodies with an update on change in use.

The development plan area is 2.81 acres. A four-story, 111 room hotel is being proposed, with a maximum building height of 50 feet. The distance between the hotel and the nearest structure is approximately 100 feet. The site is oriented in such a way that the narrow end of the hotel would be facing the residents, with the wide portion facing Cortaro Road.

Chairman Schnee stated that he was happy to see the hotel was lined up perpendicular to the interstate. He had no questions or concerns. **Vice Chair Duncan** thought the location of the hotel would be an asset in that location.

No other comments were offered by Commission.

Motion to approve by Chairman Schnee, seconded by Vice Chair Duncan. Motion passed unanimously. 6-0

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

ELECTION OF BOARD CHAIRPERSON AND VICE-CHAIRPERSON

Motion moved by Vice Chair Duncan to nominate Tom Schnee as Chair of the Planning Commission. Motion passed unanimously. Vote: 5-0

Don Duncan withdrew his name for Vice Chair.

Motion moved by Tom Schnee to nominate Ron Hill as Vice Chair of the Planning Commission. Motion passed unanimously. Vote: 5-0

FUTURE AGENDA ITEMS

ADJOURNMENT

DRAFT

Chairman Schnee asked for a motion to adjourn the meeting. Commissioner Fehrmann*, moved and Commissioner Tyson second the motion to adjourn the meeting. Motion passed unanimously.* Meeting adjourned at 7:03 p.m.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on August 26, 2020. I further certify that a quorum was present.

Terri Byler, Commission Secretary

DRAFT

Planning Commission - Regular Meeting

Meeting Date: 09/30/2020

To: Planning Commission

From: Brian Varney, Senior Planner

Date: September 30, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2007-001 Tortolita 30 Rezoning;** A request for a recommendation to the Marana Town Council for approval to rezone approximately 30 acres of land from R-144 (Residential) to R-8 (Residential). The property is generally located north of Moore Road and west of Tortolita Road in a portion of Section 26, Township 11S, Range 12E. (Brian D. Varney)

Discussion:

Request

D.R. Horton, represented by Paradigm Land Design, LLC, and The WLB Group, is requesting a recommendation to the Marana Town Council for approval to rezone approximately 30 acres of land from R-144 (single-family residential with a minimum lot size of 144,000 square feet) to R-8 (single-family residential with a minimum lot size of 8,000 square feet).

Marana General Plan

The recently adopted 2040 Marana General Plan designates the proposed rezoning area in the land use category of Traditional Neighborhood (TN). The TN land use category is typically characterized by a range of residential densities between 2 du/ac (dwelling units per acre) and 18 du/ac supporting varying residential types including detached single-family homes, attached single-family homes, and multi-family units.

Surrounding and Existing Land Use

The rezoning area is bordered on the north by the existing Tortolita Reserve subdivision, zoned R-8, with a minimum lot size of 8,000 square feet. To the east and south is the Highlands and Quail Crossing single-family residential development in the Dove Mountain Specific Plan area with the Village Core (VC) and Mixed Use Commercial land use designations, respectively. Also, directly adjacent to the east, is the 8.5-acre Tortolita Mountain RV and Boat Storage and Tortolita Self Storage facilities. Large lot, single-family residential development, zoned Agricultural (AG), is on the west side of the rezoning area.

The topography of the vacant and undeveloped site is characterized by relatively flat terrain with a typical slope from the northeast to the southwest. Town staff will require the submittal of a drainage study and will evaluate all on-site and off-site drainage in greater detail during the review of a preliminary plat. All appropriate drainage infrastructure will be required to be constructed by the developer.

Proposed Land Use

The Land Use Concept plan for Tortolita 30 proposes 82 single-family residential lots on approximately 30 acres with a resulting density of 2.77 du/ac (dwelling units per acre). The minimum lot size proposed is 8,125 square feet (65' x 125'). Home sites are set back from adjacent existing properties with a varying width open space buffer, up to 150', especially along the northern and western borders of the project. Existing vegetation will also be enhanced within the perimeter buffer areas to provide visual screening between the homes within the development and existing neighbors. Many of the lots along the perimeter of the plan, particularly those facing or adjacent to existing residential development, are proposed to be restricted to single-story residences. All of the homes within the development will be

subject to the Town of Marana Residential Design Standards.

A recreation area just under one-acre in size or over 400 square feet per home, is proposed to be centrally located within the project and natural earth paths will enhance pedestrian connectivity and provide additional opportunities for recreation.

Access and Circulation
A single point of access is proposed on to Tortolita Road, in the northeast corner of the rezoning area. A gated emergency access is also proposed at the southwest corner of the rezoning area on to Coyote Howl Road. Both Tortolita Road and Coyote Howl Road intersect Moore Road to the south. A design exception will be required from Development Engineering at the time of platting to allow for the proposed single primary access.

The Dove Mountain K-8 CSTEM school is located off of Moore Road, west of Coyote Howl Road. When the school is operating with in-person instruction, motorists who are on the northbound/southbound Tortolita Road during the morning peak hour experience significant delay at Moore Road due to the absence of gaps in traffic. This problem is most severe for southbound Tortolita Road at Moore Road due to the fact that Tortolita Road is the only access for the subdivisions. The problem is less severe in the afternoon, as peak hour does not coincide with school pick-up.

The Traffic Impact Analysis modeled the effect of a roundabout at the intersection of Tortolita Road/Moore Road. With the roundabout, the Level of Service (LOS) improves from LOS “F” to LOS “B.” Staff recommends construction of a roundabout at the intersection of Tortolita Road and Moore Road in order to mitigate traffic impacts resulting from the proposed project.

Additional improvements associated with the project will also include the reconstruction of Coyote Howl Road to the Town's 20' wide, paved alley section - Standard Detail 100-3 and traffic calming features such as speed humps or similar measures, as deemed appropriate by Traffic Engineering, to be installed on Tortolita Road.

Utilities
The rezoning area is located within the Tucson Water service area and the water supply has been assured. A proposed plan identifying water use, fire flow requirements and all on-site and off-site water facilities will be required. A water service agreement and all necessary on-site and off-site water infrastructure will be required to be constructed by the property owner / developer at time of development.

Sewer service will be provided to the future development by Pima County Regional Wastewater Reclamation Department. The rezoning area lies within the service areas of Northwest Fire District, TRICO Electric, Southwest Gas, Century Link and Comcast.

Citizen Participation
The applicants held a neighborhood meeting on November 18, 2019, to introduce the proposed rezoning to the nearby property owners. All property owners within 300 feet of the rezoning area were notified. The primary concerns expressed by those in attendance included: increased traffic, single-story homes adjacent to existing residential development, wildlife, and surface drainage.

Public Notification
The public hearing was appropriately noticed in The Daily Territorial, and all property owners within 300 feet of the boundary 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-144 (single-family residential). The proposed change in zoning to R-8 (single-family residential) is supported by the Traditional Neighborhood (TN) land use category

of the Marana General Plan.
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 the proposed 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 this 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 this rezoning complies with the requirements, the purpose and intent of the Marana Land Development Code.

3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan:
This amendment is consistent with the purpose and intent of the Town of Marana General Plan.

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, this amendment 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 the Planning Commission recommend to the Marana Town Council, approval of PCZ2007-001, Tortolita 30 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 Land Use Concept 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 water provider prior to approval of a preliminary plat or development plan 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 the 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 the water provider, by the appropriate Arizona Department of Water Resources form, those water rights being IGR, Type I or Type II for 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 water provider 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 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 AZGFD, and the tortoise shall be moved in accordance with the most current AZGFD Tortoise Handling Guidelines at the Property Owners' expense.
13. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
14. The following lots shall be limited to one-story construction: 1-10; 17; 43 and 44; 53 and 54; 63-68; and 77-82.
15. Final approval of the Traffic Impact Analysis must be issued by the Marana Traffic Engnineering Division.
16. Design and construction, acceptable to the Town, of a roundabout at the intersection of Tortolita Road and Moore Road. The timing of the operational opening shall be determined by Traffic Engineering.

Suggested Motion:

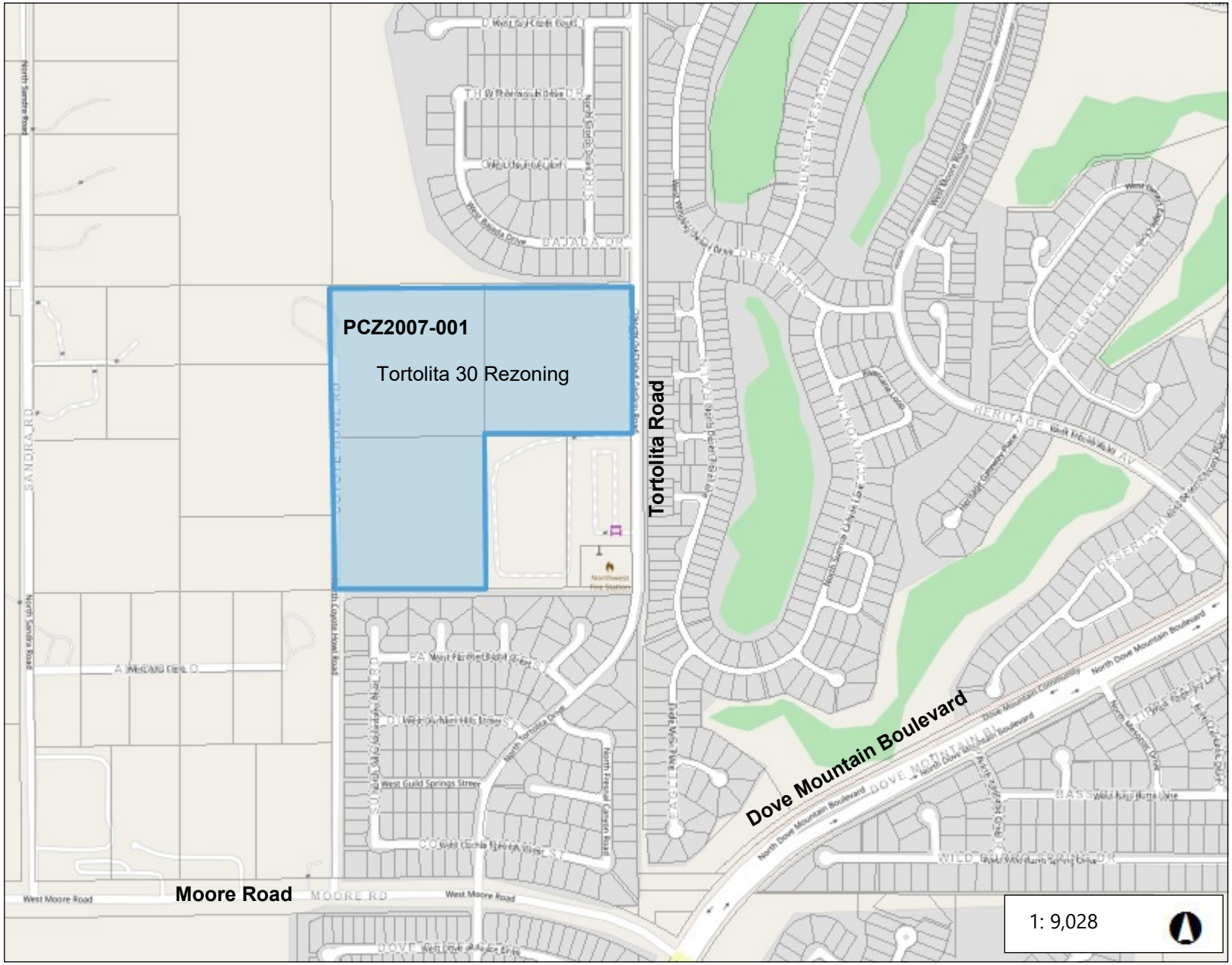
I move to recommend to the Town Council approval of PCZ2007-001, Tortolita 30 Rezoning subject to the recommended conditions.

Attachments

PCZ2007-001 TORTOLITA 30 Map
PCZ2007-001 TORTOLITA 30 App
PCZ2007-001 TORTOLITA 30 Neighborhood meeting summary
PCZ2007-001 TORTOLITA 30 Site Analysis

Town of Marana Planning

PCZ2007-001 Tortolita 30 Rezoning



Legend

- Marana Addresses
- Marana Town Limits
- Parcels (Black)
- Marana Street Labels

Notes

0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

MARANA AZ

Development Services / maranaplanning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

APPLICATION TYPE

❑ Annexation	❑ Development Plan	❑ Development Plan Package	❑ General Plan Amendment
☒ Rezone	❑ Minor Land Division	❑ Significant Land Use Change	❑ Conditional Use Permit
❑ Specific Plan	❑ Landscape Plan	❑ Native Plant Plan/Exception	❑ SWPP
❑ Variance	❑ Hydraulic Model	❑ Sewer Capacity Assurance	❑ Sign Program
❑ Plat	❑ Improvement Plan	❑ Report (Type): _____	❑ Other: _____

PROJECT INFORMATION

Project Name: Tortolita 30	
Description of Project: Residential Subdivision	Number of Lots: 82
Parcel No.(s): 218-44-0840, 085A & 0870	Gross Area (Acres): 30
Project Address: Not yet assigned.	
Ref. Project No.:	

CONTACT INFORMATION

Owner: See attached list.	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Applicant: D. R. Horton	Contact Name: Jimmy Gaulin		
Address: 3580 W Ina Rd, Suite 100	City: Tucson	State: AZ	Zip: 85741
Email: JJGaulin@DRHorton.com	Phone No.: (520) 336-7002		
Consultant/Engineer: The WLB Group	Contact Name: Paul Oland		
Address: 4444 E Broadway Blvd	City: Tucson	State: AZ	Zip: 85711
Email: gpo@paradigmland.us	Phone No.: (520) 664-4304		

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct 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. (If applicant is not the owner, attach written authorization from the owner.)

Applicant Name (PRINT)	Signature	Date
	James J Gaulin Digitally signed by James J Gaulin Date: 2020.01.15 12:24:44 -07'00'	

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

Memo

To: File

From: RGL/GPO

Date: 11.21.2019

Re: Summary of 11.18.2019 Neighborhood Meeting

Location of Meeting: Dove Mtn K-8
GPO presented.
RGL in attendance/note taker.
Jimmy Gaulin attended

Issues/Concerns/Questions:

- Traffic on Moore Road is biggest issue. During morning and afternoon, school traffic makes it very difficult for area residents to access Moore Road. The intersection of Moore Road and Dove Mtn. Blvd is congested.

- 4-way stop at Moore Rd and Tortolita may help traffic situation. Consider flashing red signal at this location, only active during school peak times, to create breaks in school traffic so Tortolita Rd. residents can get onto Moore Rd.

- How will traffic noise on Coyote Howl be addressed? → Reduced speed limits, which would also be appropriate due to student pedestrian traffic.

- Sidewalk is needed on Coyote Howl for pedestrians/school kids.

- Neighbors to north want 15-foot landscape buffer along northern boundary of subject property where near existing homes to the north.

- Neighbors want single story homes adjacent to existing homes.

- Wildlife corridors on the property are needed. There are deer, javelina, coyotes and mountain lions on the property. Where will they go?

- There are jumping cholla on the property!

- There are "endangered species" on the property.

- Neighbors to the west want Coyote Howl paved and would be OK with it extending all the way north up the west edge of the project providing access to the project and residents west of project.

- Neighbor to east of main entry on Tortolita is concerned about light trespass from vehicles into her house.

- Moore Road needs a shoulder.

- How does surface drainage work?

Commitment at Meeting:

- Prepare TIA and meet to discuss findings and solutions.

Note:

- Consider access to west through ASLD.

TORTOLITA 30
REZONING SITE ANALYSIS
(PCZ2007-001)

PREPARED BY:

PARADIGM LAND DESIGN LLC

CONTACT: PAUL OLAND
GPO@PARADIGMLAND.US
(520) 664-4304

ON BEHALF OF:

The WLB Group

CONTACT: ROB LONGAKER, RLA, AICP
RLONGAKER@WLBGROUP.COM
(520) 881-7480

IN COLLABORATION WITH:

CYPRESS CIVIL

CONTACT: KEVIN HALL, PE
KMHALL@CYPRESSCIVIL.COM
(520) 499-2456

September 2020

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I. INTRODUCTION

A. PROJECT OVERVIEW

The project is a proposed residential development consisting of 29.6± acres located northwest of the intersection of Dove Mountain Boulevard and Moore Road. This project contains a variety of single-family detached homes to respond to market demand for housing in the northwest Tucson metropolitan area. This project will adhere to the Marana General Plan designated density by building 82 lots on 29.6± acres for a gross density of 2.8 residences per acre. Approximately one-quarter of the entire property will be open space including a centrally located recreation area. This recreation area will add to the project and contribute to the quality of life for residents by providing a convenient and accessible amenity that residents of all ages can enjoy. This site is surrounded by existing developments of similar or greater density and is relatively unconstrained. This makes it an appropriate place to provide transitional density between the higher density developments to the east and the lower density developments to the west.

B. PRIMARY OBJECTIVES

- Provide much needed high-quality, environmentally sensitive, single-family detached homes for new residents wishing to live in the Town of Marana.
- Clustering homes such that the natural desert beauty can be appreciated by future residents within the development, as well as the surrounding residents.
- Fulfill the Town of Marana's vision for sustainable growth in the Dove Mountain vicinity.
- Construct a residential community that is compatible with both existing and future surrounding land uses.
- Fulfill elements of the Town of Marana Strategic Plan by creating meaningful open space, trail connectivity, and active recreation areas.

This document has been prepared in support of a request to rezone the subject property from R-144 (residential) to R-8 (residential). The subject property currently consists of three parcels bounded by Tortolita Road to the east, Coyote Howl Road to the west, the Tortolita Reserve subdivision to the north, and the Quail Crossing subdivision and Tortolita Self Storage to the south. The Make Marana 2040 General Plan designates this property as Traditional Neighborhood (TN), and the existing zoning is R-144. As the market continues to improve, large homebuilders continue to exhibit strong demand for homesites of platted lots, in response to strong demand from homebuyers.

Additionally, the proposed development is compatible with the existing adjacent land uses. The project has been carefully designed to be sensitive to nearby existing residences by proposing large buffers along the project's northern and western perimeters.

C. LANDSCAPE CONCEPT

Title 17 of the Marana Land Development Code, Environmental Resource Preservation, Native Plant and Landscape Requirements, allows for this type of subdivision development. The project meets the intent of those assembled regulations and directions. In addition, the development will reuse as many native plants as practical for the subdivision's landscaping needs. Native plants are drought tolerant and uniquely suited for the local climate, and further meet the primary objective of developing a sustainable and environmentally sensitive residential community. 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 within the development site.

II. INVENTORY & ANALYSIS

The purpose of the Inventory and Analysis section of this document is to catalog the various physical opportunities and constraints impacting the property in order to provide a meaningful and relevant context for the development proposal detailed elsewhere in this document. Only through careful consideration of these existing conditions can a design be truly appropriate for the area and compatible with its surroundings.

A. EXISTING LAND USES

1. Site Location

   The subject property consists of three parcels located within Township 11 South, Range 12 East, Section 26, Town of Marana, Pima County, Arizona. The subject property totals approximately 29.6 acres and is located on N. Tortolita Road ¼ mile north of Moore Road. (See Exhibit A: Site Location Map.)

   Pima County tax assessor designates the subject property as parcels 218-44-085A, 218-44-0840 and 218-44-0870.

   Per Marana Addressing the administrative address for this project is to be determined.

2. Existing On-site Zoning and Land Uses

   The subject property is currently undeveloped and vacant.

   The subject property is currently zoned R-144 (Single-Family Residential District) with a minimum lot size of 144,000 square feet.

   The Make Marana 2040 General Plan designates the subject property as Traditional Neighborhood (TN: 2-18 dwelling units per acre). As stated in the 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 should promote clustered housing projects. This project follows these recommendations to build relatively low-density residential cluster development that minimizes disturbance to the on-site significant resources. (See Exhibit C: Existing General Plan Land Uses).

3. Existing Adjacent Zoning and Land Uses

a. Surrounding Zoning & Land Uses

The subject property is surrounded by the following existing zonings, existing land uses, and General Plan land use designations within a quarter of a mile of the subject property: (See Exhibit C: General Plan Land Use Designations, Exhibit D: Existing Zoning, and Exhibit E Existing Land Uses.)

N: Existing zoning: Rural Density Residential
R-8 (Single Family Residential)

Existing land use: Tortolita Reserve, a single-family residential development

NE: Existing zoning: Master Plan Area
Dove Mountain Specific Plan

Existing land use: Heritage Highlands III at Dove Mountain, a single-family residential development

E: Existing zoning: Master Plan Area
Dove Mountain Specific Plan

Existing land use: Heritage Highlands at Redhawk, a single-family residential development and the Highlands at Dove Mountain Golf Course

SE: Existing zoning: Rural Density Residential
MU-1 (Mixed Use)

Existing land use: Tortolita Self Storage, Tortolita Mountain RV & Boat Storage and the Northwest Fire Department

S: Existing zoning: Master Plan Area
Dove Mountain Specific Plan

Existing land use: Quail Crossing I, a single-family residential development

SW: Existing zoning: Rural Density Residential
AG (Agricultural) and R-36 (Single-family residential)

Existing land use: Vacant land, single-family residential, and Dove Mountain CSTEM K-8 School

W: Existing zoning: Rural Density Residential
AG (Agricultural)

Existing land use: Vacant land and single-family residential

NW: Existing zoning: Rural Density Residential
AG (Agricultural)

Existing land use: Vacant land and single-family residential development

b. Surrounding Building Heights

All nearby structures are single or two story.

c. Surrounding Rezonings

In 2018 approximately 17.3 acres of land one-quarter mile north of the subject property were rezoned from 'R-80' and 'C' to 'R-8'. The rezoning request was bundled with a General Plan amendment that was also approved.

d. Surrounding Subdivisions and Development Plans

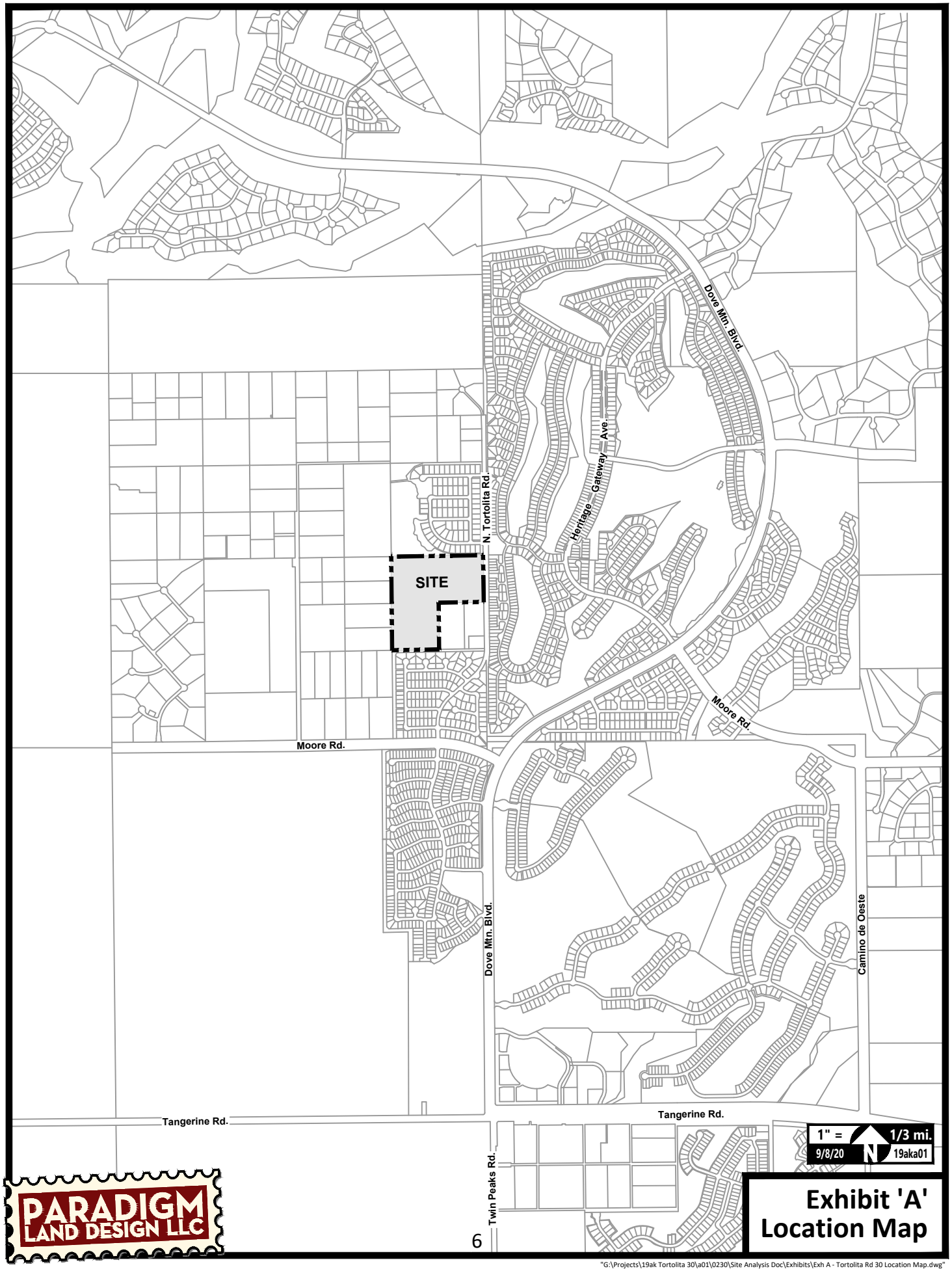
Tortolita Reserve, Heritage Highlands III at Dove Mountain, Heritage Highlands II at Dove Mountain, Heritage Highlands at Redhawk and Quail Crossing I are all within a quarter mile of the project site.

e. Surrounding Architectural Styles

Architectural styles west of the project are typical of most unplanned development in rural Marana, which is a mix of contemporary southwestern homes. Architectural styles in surrounding subdivisions to the north, south, and east are mainly wood frame homes that utilize a stucco and/or stone veneer and have either a flat or tiled roof.

4. Location and ownership of wells/well sites within 100 feet of site

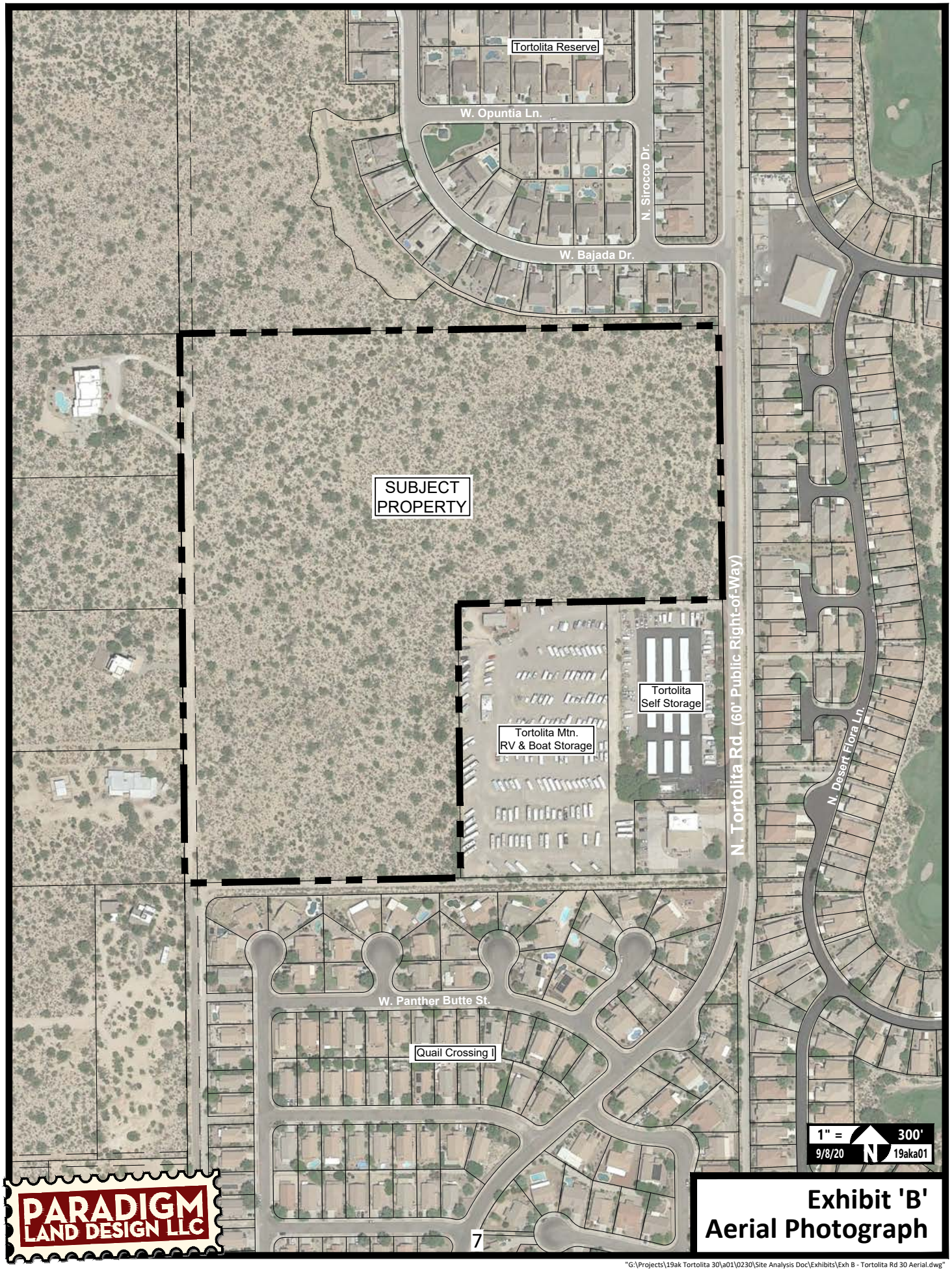
According to ADWR, there are no wells that exists on-site or within 100 feet of the project boundary. Numerous private wells exist further away in the surrounding areas of unplanned development.

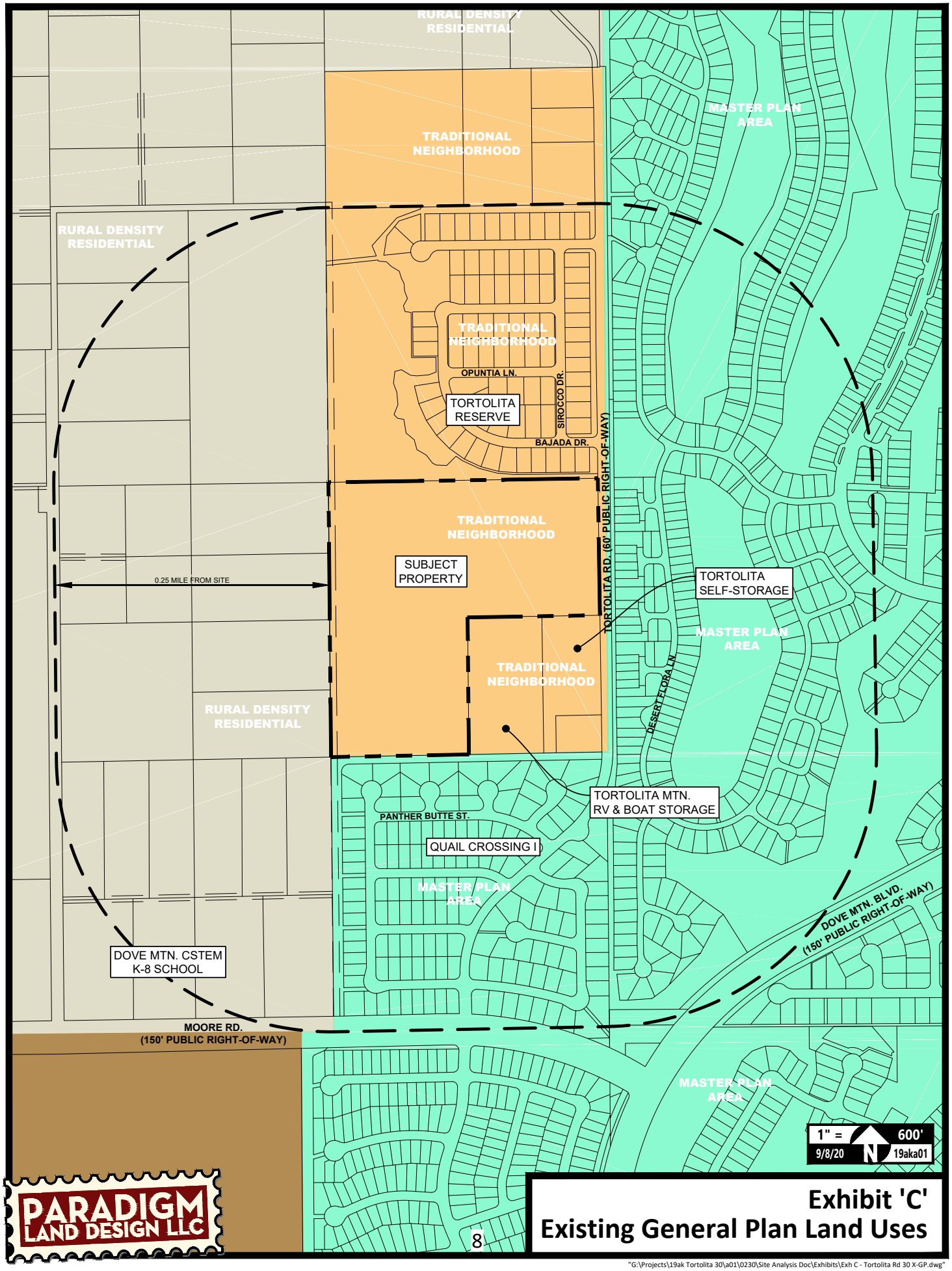


PARADIGM LAND DESIGN LLC

Exhibit 'A' Location Map

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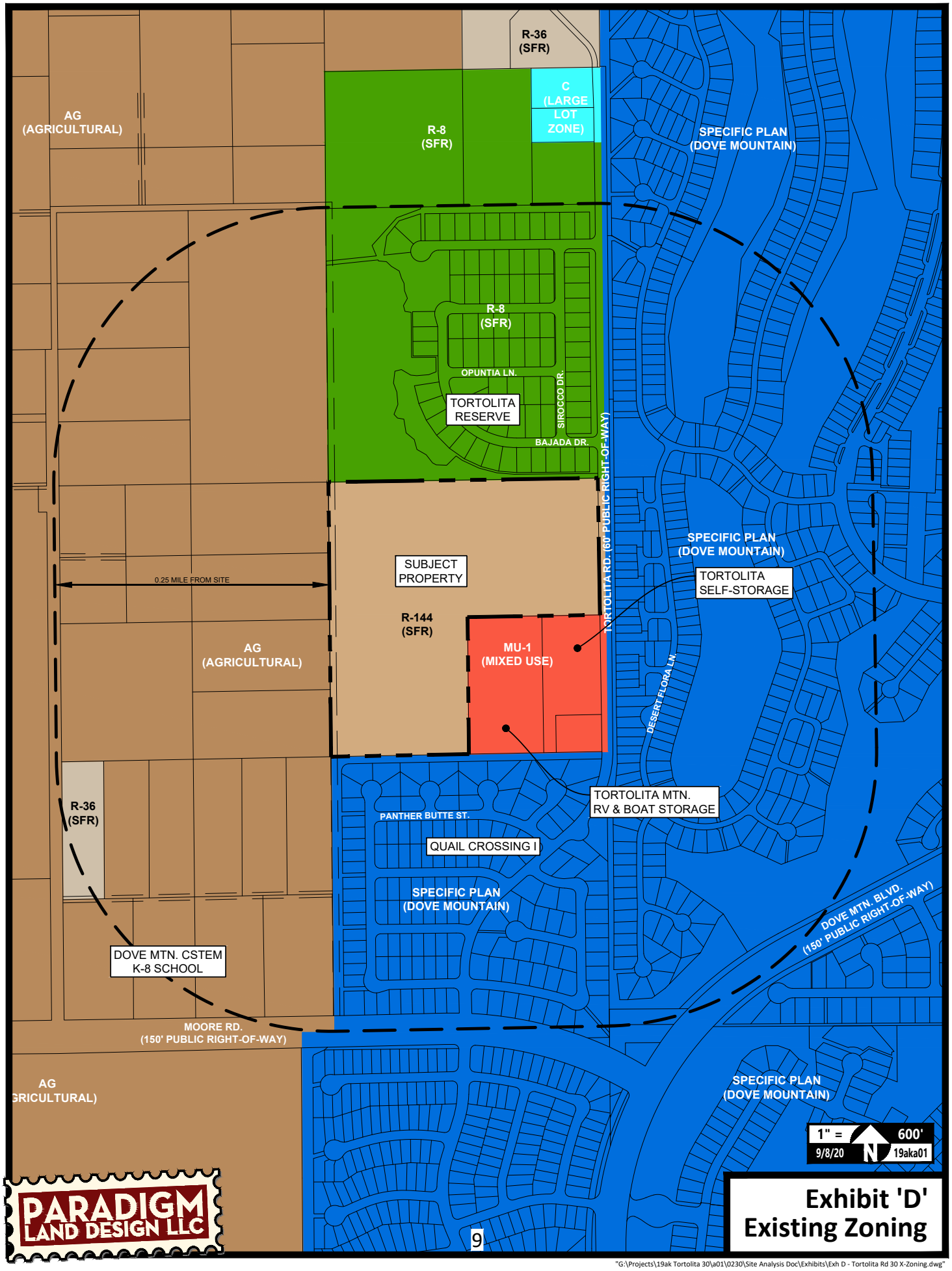

Tortolita Reserve
W. Opuntia Ln.
N. Sirocco Dr.
W. Bajada Dr.
SUBJECT PROPERTY
N. Tortolita Rd. (60' Public Right-of-Way)
Tortolita Self Storage
Tortolita Mtn. RV & Boat Storage
N. Desert Flora Ln.
W. Panther Butte St.
Quail Crossing I
1" = 300'
9/8/20
19aka01
PARADIGM LAND DESIGN LLC
Exhibit 'B'
Aerial Photograph
7
"G:\Projects\19ak Tortolita 30\a01\0230\Site Analysis Doc\Exhibits\Exh B - Tortolita Rd 30 Aerial.dwg"

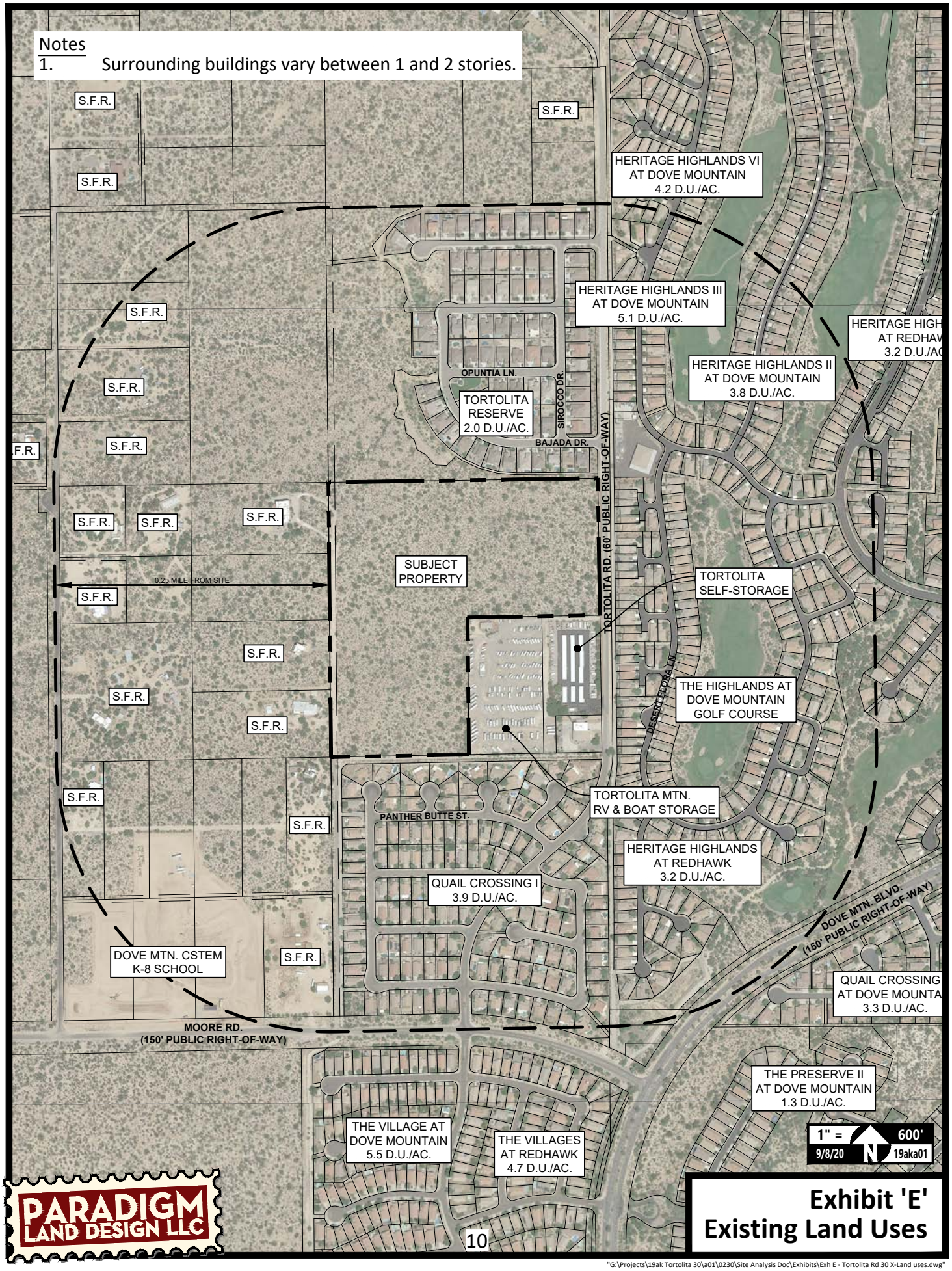


PARADIGM LAND DESIGN LLC

Exhibit 'C'
Existing General Plan Land Uses

"G:\Projects\19ak Tortolita 30\a01\0230\Site Analysis Doc\Exhibits\Exh C - Tortolita Rd 30 X-GP.dwg"


R-36
(SFR)
C
(LARGE
LOT
ZONE)
AG
(AGRICULTURAL)
R-8
(SFR)
SPECIFIC PLAN
(DOVE MOUNTAIN)
R-8
(SFR)
OPUNTIA LN.
SIROCCO DR.
TORTOLITA
RESERVE
BAJADA DR.
TORTOLITA RD. (60' PUBLIC RIGHT-OF-WAY)
SPECIFIC PLAN
(DOVE MOUNTAIN)
SUBJECT
PROPERTY
0.25 MILE FROM SITE
TORTOLITA
SELF-STORAGE
R-144
(SFR)
MU-1
(MIXED USE)
AG
(AGRICULTURAL)
DESERT FLORA LN.
TORTOLITA MTN.
RV & BOAT STORAGE
R-36
(SFR)
PANTHER BUTTE ST.
QUAIL CROSSING I
SPECIFIC PLAN
(DOVE MOUNTAIN)
DOVE MTN. BLVD.
(150' PUBLIC RIGHT-OF-WAY)
DOVE MTN. CSTEM
K-8 SCHOOL
MOORE RD.
(150' PUBLIC RIGHT-OF-WAY)
AG
GRICULTURAL)
SPECIFIC PLAN
(DOVE MOUNTAIN)
1" = 600'
9/8/20
N
19aka01
PARADIGM
LAND DESIGN LLC
Exhibit 'D'
Existing Zoning
9
"G:\Projects\19ak Tortolita 30\a01\0230\Site Analysis Doc\Exhibits\Exh D - Tortolita Rd 30 X-Zoning.dwg"


Notes
1. Surrounding buildings vary between 1 and 2 stories.
S.F.R.
HERITAGE HIGHLANDS VI AT DOVE MOUNTAIN 4.2 D.U./AC.
HERITAGE HIGHLANDS III AT DOVE MOUNTAIN 5.1 D.U./AC.
HERITAGE HIGHLANDS II AT DOVE MOUNTAIN 3.8 D.U./AC.
HERITAGE HIGH AT REDHAW 3.2 D.U./AC
OPUNTIA LN.
SIROCCO DR.
TORTOLITA RESERVE 2.0 D.U./AC.
BAJADA DR.
TORTOLITA RD. (60' PUBLIC RIGHT-OF-WAY)
0.25 MILE FROM SITE
SUBJECT PROPERTY
TORTOLITA SELF-STORAGE
DESERT FLORA LN.
THE HIGHLANDS AT DOVE MOUNTAIN GOLF COURSE
PANTHER BUTTE ST.
TORTOLITA MTN. RV & BOAT STORAGE
HERITAGE HIGHLANDS AT REDHAWK 3.2 D.U./AC.
QUAIL CROSSING I 3.9 D.U./AC.
DOVE MTN. BLVD. (150' PUBLIC RIGHT-OF-WAY)
QUAIL CROSSING AT DOVE MOUNTA 3.3 D.U./AC.
DOVE MTN. CSTEM K-8 SCHOOL
MOORE RD. (150' PUBLIC RIGHT-OF-WAY)
THE PRESERVE II AT DOVE MOUNTAIN 1.3 D.U./AC.
THE VILLAGE AT DOVE MOUNTAIN 5.5 D.U./AC.
THE VILLAGES AT REDHAWK 4.7 D.U./AC.
1" = 600'
9/8/20
N
19aka01
PARADIGM LAND DESIGN LLC
Exhibit 'E'
Existing Land Uses
10
"G:\Projects\19ak Tortolita 30\a01\0230\Site Analysis Doc\Exhibits\Exh E - Tortolita Rd 30 X-Land uses.dwg"

B. TOPOGRAPHY AND SLOPE

1. Topographic Characteristics

   The topography of the subject property is characterized by relatively flat terrain. The subject property generally slopes evenly from northeast to southwest. Elevations range from approximately 2,714 feet above sea level at the northeast corner to 2,650 feet above sea level at the southwest corner of the subject property. The site does not contain any hillside conservation areas, rock outcrops, slopes of 15% or greater, or other significant topographic features. (See Exhibit F: Topography).

2. Pre-Development Slope

   a. Average Cross-Slope

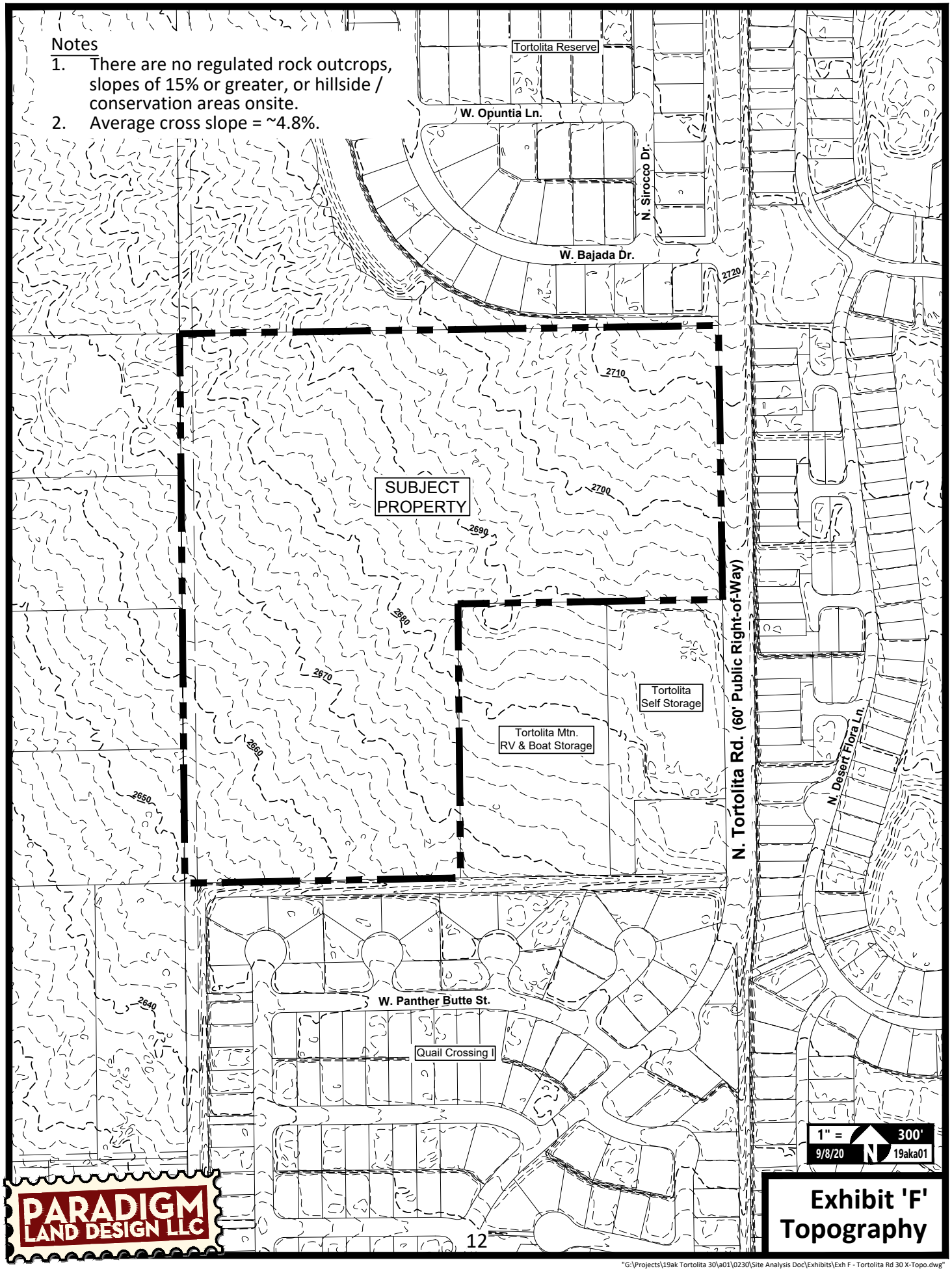
   The pre-development average cross-slope for the subject property is approximately 4.8 percent, according to the following formula:

   C = Contour Interval
   L = Length of Topographic Contours A = Acreage of Site

   (C x L x 0.0023) / A = Average Cross Slope (2' x 31,051' x 0.0023) / 29.6 = 4.8%

   b. Average Overall Slope

   The pre-development properties' average overall slope is 3.5% from the northeast corner to the southwest corner of the project boundary.


Notes
1. There are no regulated rock outcrops, slopes of 15% or greater, or hillside / conservation areas onsite.
2. Average cross slope = ~4.8%.
Tortolita Reserve
W. Opuntia Ln.
N. Sirocco Dr.
W. Bajada Dr.
2720
2710
2700
2690
2680
2670
2660
2650
2640
SUBJECT PROPERTY
Tortolita Self Storage
Tortolita Mtn. RV & Boat Storage
N. Tortolita Rd. (60' Public Right-of-Way)
N. Desert Flora Ln.
W. Panther Butte St.
Quail Crossing I
1" = 300'
9/8/20
N
19aka01
PARADIGM LAND DESIGN LLC
Exhibit 'F'
Topography
12
"G:\Projects\19ak Tortolita 30\a01\0230\Site Analysis Doc\Exhibits\Exh F - Tortolita Rd 30 X-Topo.dwg"

C. HYDROLOGY

1. Off-site Features Affecting Site

   Upstream of the site, areas of existing development convey runoff through a series of basins and drainage channels. Natural drainage in the area is typically concentrated within the numerous braided washes crisscrossing the Tortolita Fan. There is a constructed drainage channel along the southern boundary that intercepts a portion of the site runoff and conveys it to the southwest corner of the site and then south where outflow is released into Prospect Wash, approximately 1 mile south of the site. There are no significant natural features, riparian or floodplain areas on the project site

2. Acreage of Upstream Offsite Watersheds

   The off-site watershed affecting this property is approximately 2.8± acres with an overall downward slope of approximately 1.5% from the top of the watershed to the subject property.

3. On-site Hydrology Characteristics

   a. 100-Year Floodplains with Discharges ≥ 50 CFS

   There are no 100-year floodplains with discharges ≥ 50 CFS on the subject property. There are no drainage ways within the property subject to the provisions of the Environmental Resource Zone or WASH ordinances. (See Exhibit G: On-Site Hydrology).

   b. Areas of sheet flooding and average depths

   There are no areas of sheet flooding onsite.

   c. Federally mapped floodways and floodplains

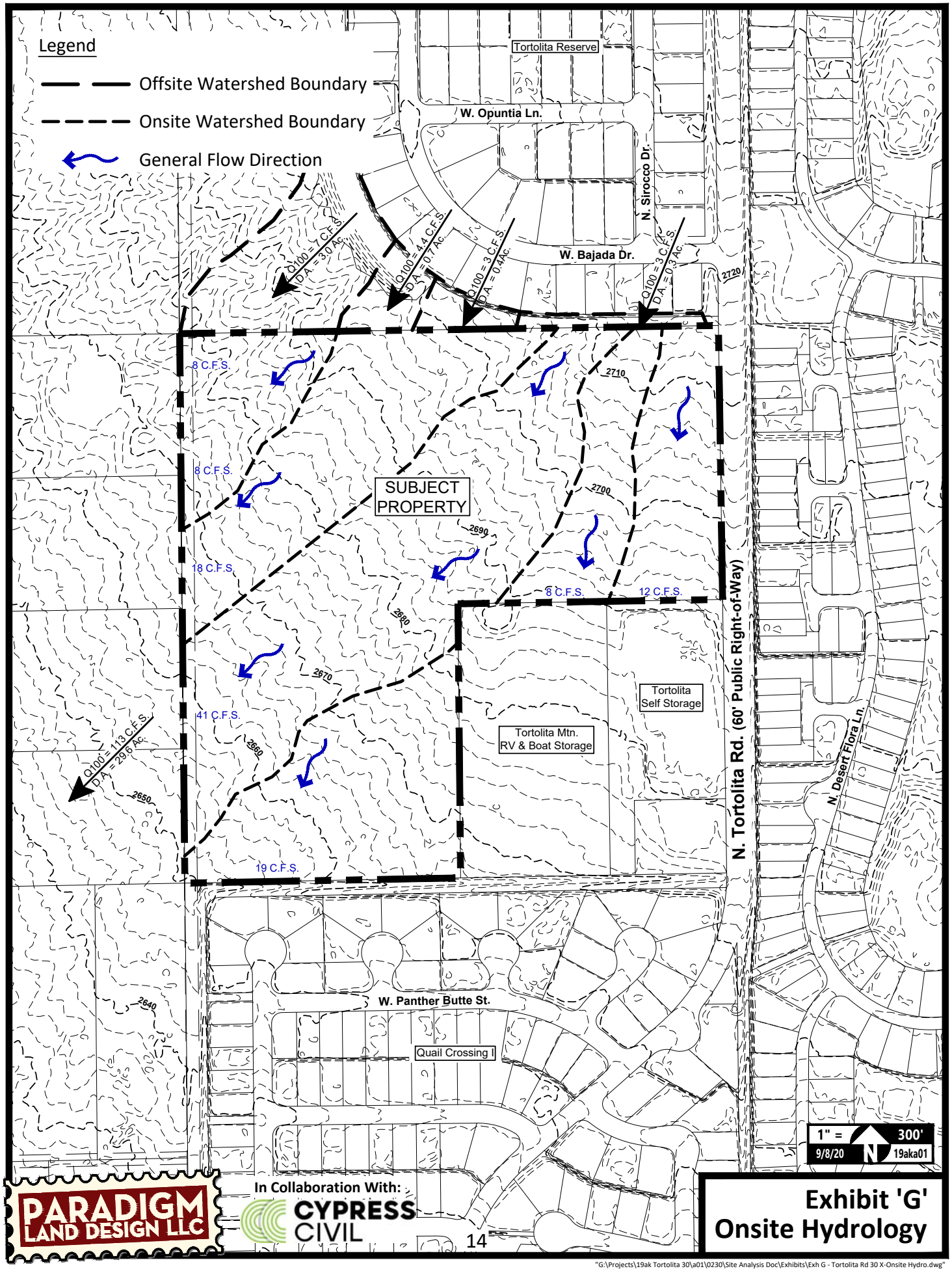
   The site does not lie within the FEMA designated 100-year floodplain. According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 04019C1055L, dated June 16, 2011, the project area is located in a shaded Zone X, which is an area determined to be inside the 500-year floodplain.

   d. 100-Year Floodplains with Peak Discharges > 50 CFS

   Estimated discharges are shown on Exhibit G: On-Site Hydrology.

4. Existing Drainage Conditions along the Downstream Property Boundary

   There is a constructed drainage channel along the southern boundary that intercepts a portion of the site runoff and conveys it to the southwest corner of the site and then south where outflow is release into Prospect Wash, approximately 1 mile south of the site.



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D. VEGETATION

1. On-site Vegetative Communities

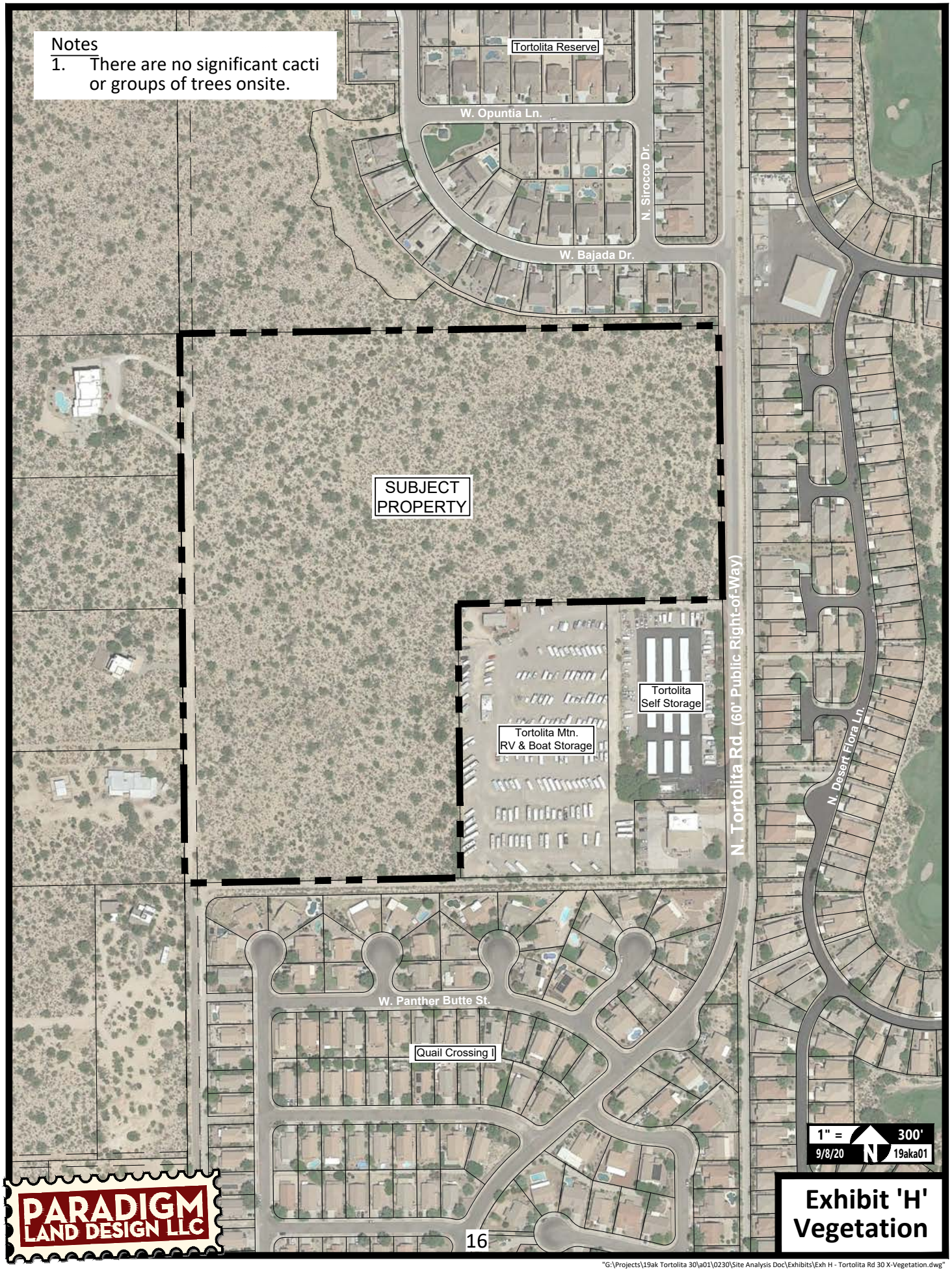
   Site vegetation substantially consists of undisturbed Arizona Upland Sonoran Desert Scrub Biotic Community. The dominant plant association is the Paloverde-mixed cacti community. Species include mesquite, acacia, foothills paloverde, creosote bush, and ocotillo, prickly pear, and fishhook barrel cactus. A small number of saguaros exists within the subject site.

2. Significant, Threatened, or Endangered Flora

   Illustrated on the significant vegetation exhibit. No threatened or endangered flora are known to exist on site.

3. Vegetative Densities

   Vegetative density of the subject site is approximately 20 percent plant cover. (See Exhibit H: Vegetation).


Notes
1. There are no significant cacti or groups of trees onsite.
Tortolita Reserve
W. Opuntia Ln.
N. Sirocco Dr.
W. Bajada Dr.
SUBJECT PROPERTY
N. Tortolita Rd. (60' Public Right-of-Way)
Tortolita Self Storage
Tortolita Mtn. RV & Boat Storage
N. Desert Flora Ln.
W. Panther Butte St.
Quail Crossing I
1" = 300'
9/8/20
19aka01
PARADIGM LAND DESIGN LLC
Exhibit 'H' Vegetation
16
"G:\Projects\19ak Tortolita 30\a01\0230\Site Analysis Doc\Exhibits\Exh H - Tortolita Rd 30 X-Vegetation.dwg"

E. WILDLIFE

1. Arizona Game and Fish Department Input

   The Arizona Game and Fish Department's online review tool has been completed, and the Environmental Review report, dated October 2, 2019, states that their most current records indicate the presence of federally listed species within a 3-mile radius of the project boundary along with an identified wildlife corridor.

   Proper steps will be taken during development to mitigate the occurrence of any listed fauna, should they be found onsite.

Exhibit I: AZGFD Report

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:
Tortolita 30

User Project Number:
119030-A-001

Project Description:
Proposed single-family residential development

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

Contact Person:
Paul Oland

Submitted By:
Clay Goodwin

Organization:
Paradigm Land Design LLC

On Behalf Of:
CONSULTING

Project ID:
HGIS-09797

Page 1 of 13

Exhibit I: AZGFD Report (cont'd)

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

Exhibit I: AZGFD Report (cont'd)

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.

Exhibit I: AZGFD Report (cont'd)

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

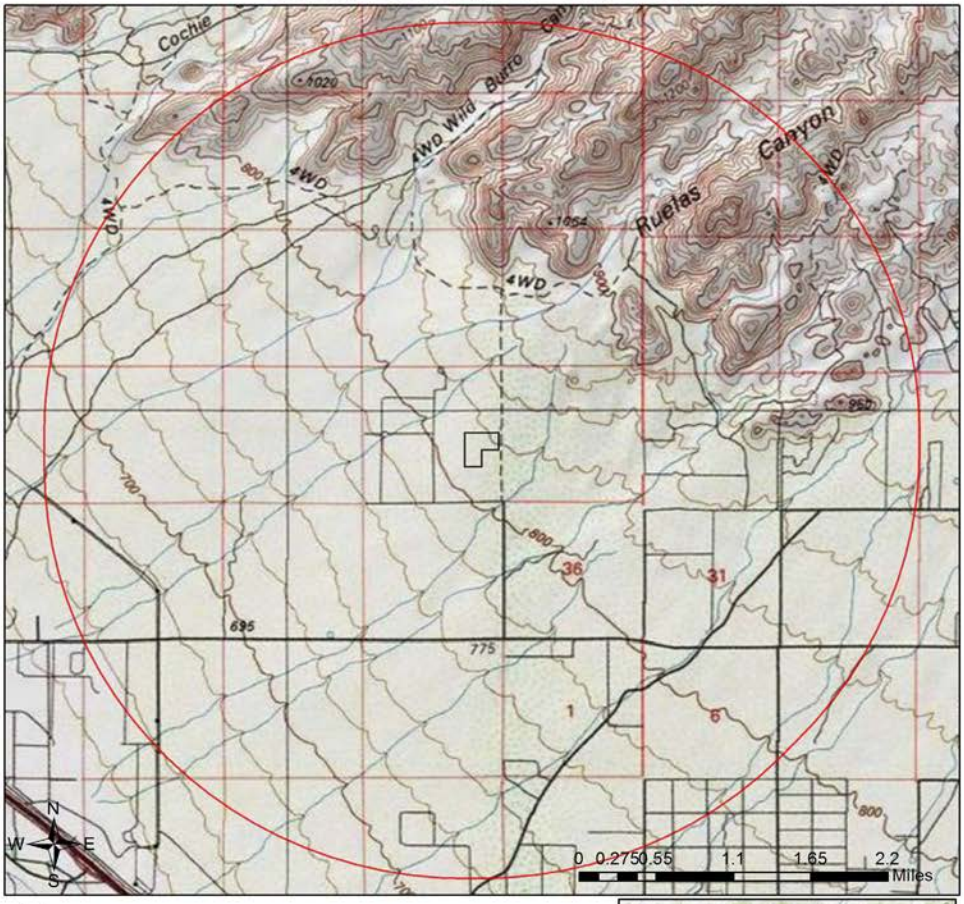
Exhibit I: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-09797

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Tortolita 30

USA Topo Basemap With Locator Map



Project Boundary

Buffered Project Boundary

Project Size (acres): 29.12

Lat/Long (DD): 32.4449 / -111.0829

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T11S, R12E

USGS Quad(s): RUELAS CANYON



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

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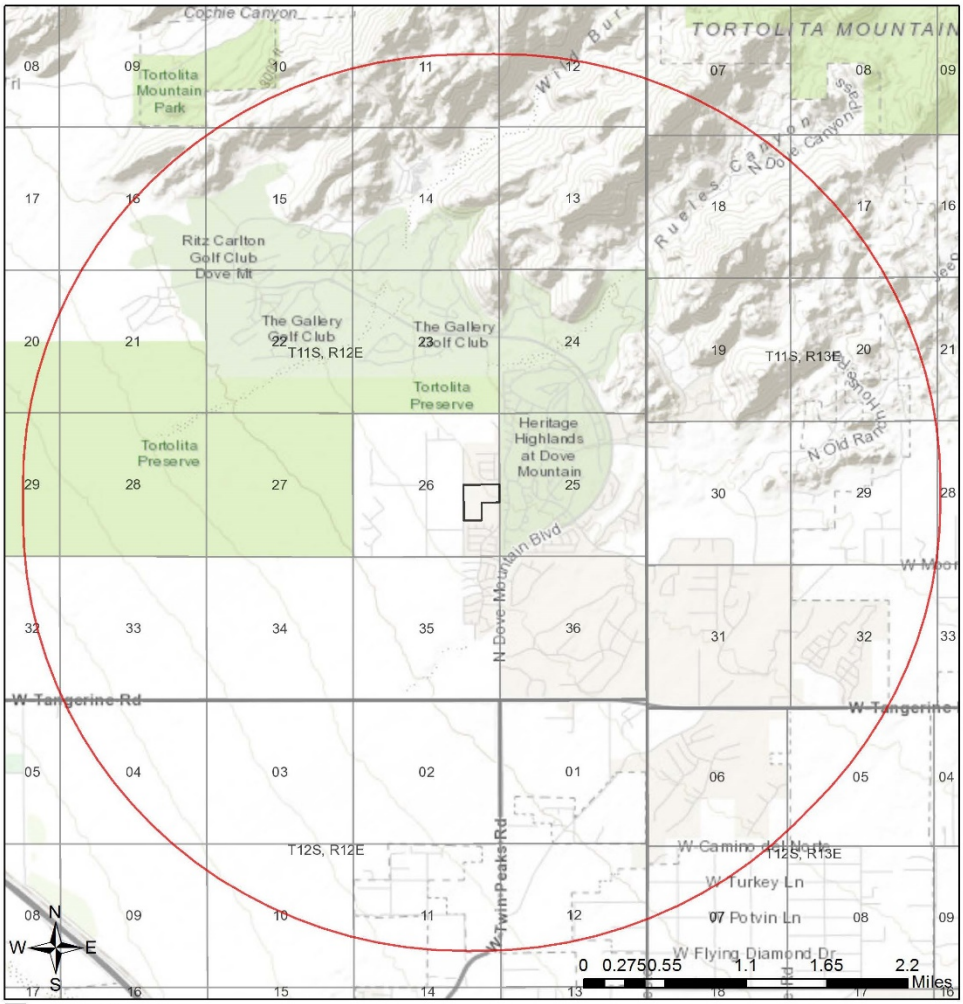
Exhibit I: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-09797

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Tortolita 30

Web Map As Submitted By User



- Project Boundary
- Buffered Project Boundary
- Sections
- Townships

Project Size (acres): 29.12
Lat/Long (DD): 32.4449 / -111.0829
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R12E
USGS Quad(s): RUELAS CANYON

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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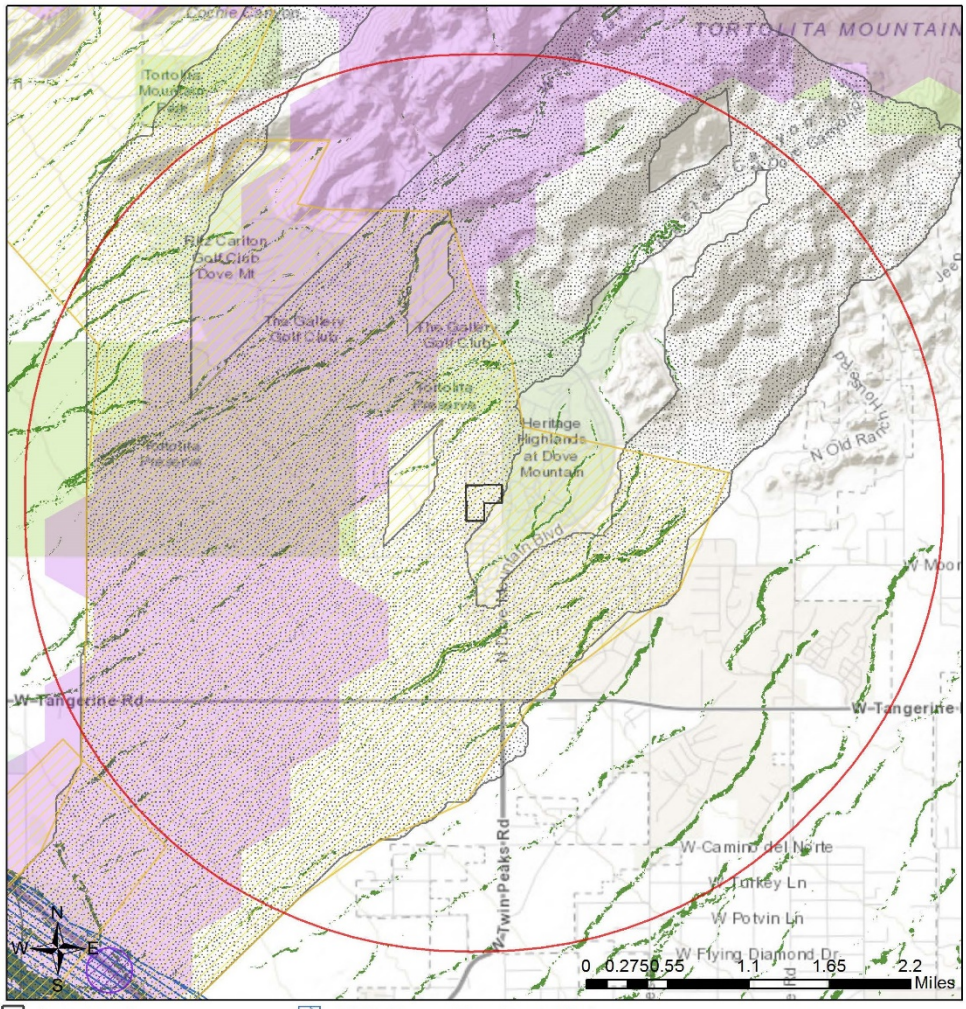
Exhibit I: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-09797

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Tortolita 30

Important Areas



- Project Boundary
- Buffered Project Boundary

County Stakeholder Assessment

- Wildlife Crossing Area
- Wildlife Movement Area - Diffuse
- Wildlife Movement Area - Landscape
- Wildlife Movement Area - Riparian/Wash
- Wildlife Connectivity
- Important Connectivity Zones
- Pinal County Riparian
- Critical Habitat
- Important Bird Areas

Project Size (acres): 29.12
Lat/Long (DD): 32.4449 / -111.0829
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R12E
USGS Quad(s): RUELAS CANYON

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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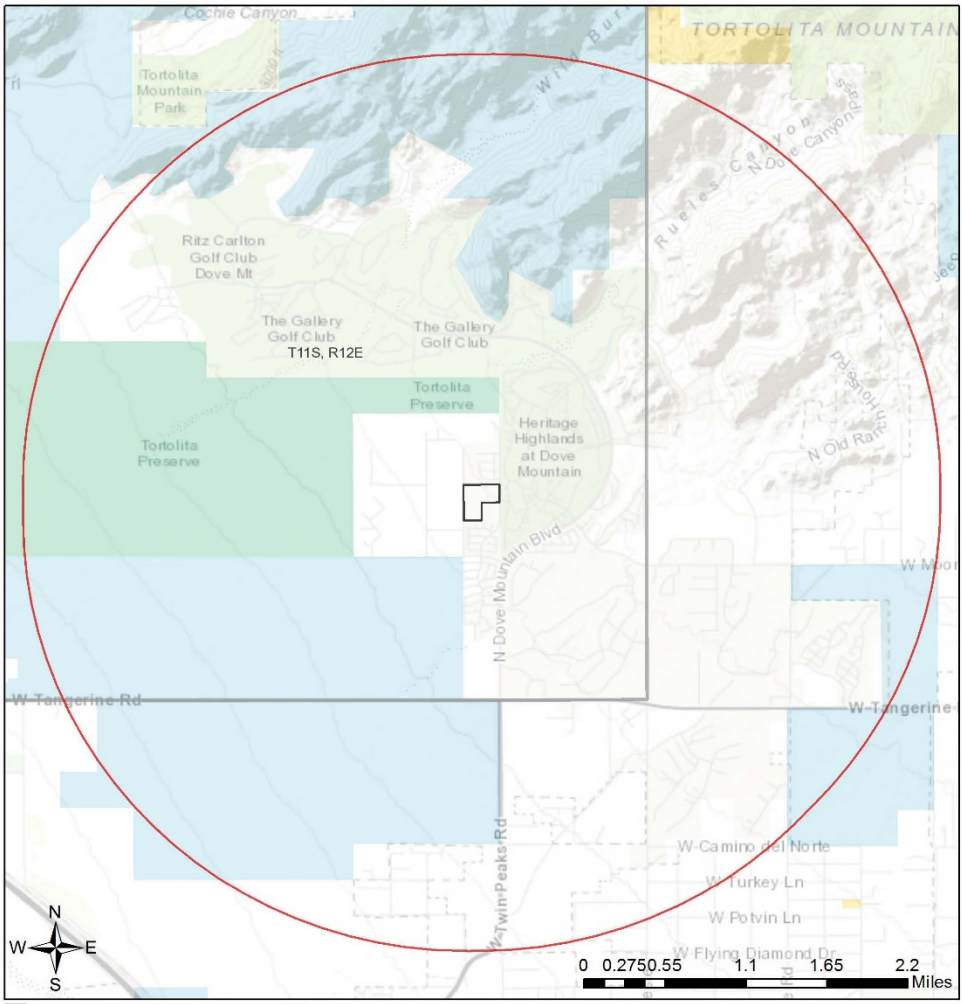
Exhibit I: AZGFD Report (cont'd)

Arizona Game and Fish Department
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Tortolita 30

Township/Ranges and Land Ownership



- Project Boundary
- Buffered Project Boundary
- Township/Ranges

Land Ownership

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

Project Size (acres): 29.12
Lat/Long (DD): 32.4449 / -111.0829
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R12E
USGS Quad(s): RUELAS CANYON

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Exhibit I: AZGFD Report (cont'd)

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Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aquila chrysaetos	Golden Eagle	BGA		S		1B
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A
Heloderma suspectum	Gila Monster					1A

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/
.

Special Areas Documented within the Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Tortolita Mountains - Tortilla Mountains	Pinal County Wildlife Movement Area - Landscape					
Tucson - Tortolita - Santa Catalina Mountains Linkage Design	Wildlife Connectivity					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/
.

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anthus spragueii	Sprague's Pipit	SC				1A
Aquila chrysaetos	Golden Eagle	BGA		S		1B
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Aspidoscelis xanthonota	Red-backed Whiptail	SC	S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
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
Cynanthus latirostris	Broad-billed Hummingbird		S			1B
Dipodomys spectabilis	Banner-tailed Kangaroo Rat			S		1B
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A

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Exhibit I: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-09797

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Review Date: 10/2/2019 02:18:34 PM

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Hypsiglena sp. nov.	Hooded Nightsnake					1B
Incilius alvarius	Sonoran Desert Toad					1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Lepus alleni	Antelope Jackrabbit					1B
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
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
Oreoscoptes montanus	Sage Thrasher					1C
Oreothlypis luciae	Lucy's Warbler					1C
Panthera onca	Jaguar	LE				1A
Perognathus longimembris	Little Pocket Mouse	No Status				1B
Peucaea carpalis	Rufous-winged Sparrow					1B
Phrynosoma solare	Regal Horned Lizard					1B
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Sonorella papagorum	Black Mountain Talussnail					1B
Sphyrapicus nuchalis	Red-naped Sapsucker					1C
Spizella breweri	Brewer's Sparrow					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Toxostoma lecontei	LeConte's Thrasher			S		1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox	No Status				1B

Page 1 of 13

Exhibit I: AZGFD Report (cont'd)

Species of Economic and Recreation Importance Predicted within the Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Within Municipalities (Urban Growth), Residential single dwelling and associated infrastructure, Newconstruction

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 Wildlife Friendly Guidelines page, which is part of the Wildlife Planning button at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

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. Guidelines for many of these can be found at: https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

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, canted, 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 https://www.azgfd.com/hunting/regulations.

Exhibit I: AZGFD Report (cont'd)

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.

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.

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.

Project Location and/or Species Recommendations:
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
9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
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: https://www.azgfd.com/wildlife/nongamemanagement/tortoise/

Analysis indicates that your project is located in the vicinity of an identified wildlife habitat linkage corridor. The Arizona Missing Linkages represent ideal connections within or between intact blocks or core habitats. The blocks are currently disconnected or isolated and the linkages should be examined for improving permeability, or are currently intact and in need of preservation and/or enhancement. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/. Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

Exhibit I: AZGFD Report (cont'd)

Arizona Game and Fish Department
Project ID: HGIS-09797

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Analysis indicates that your project is located in the vicinity of an identified *wildlife habitat connectivity feature*. The County-level Stakeholder Assessments contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/.
Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

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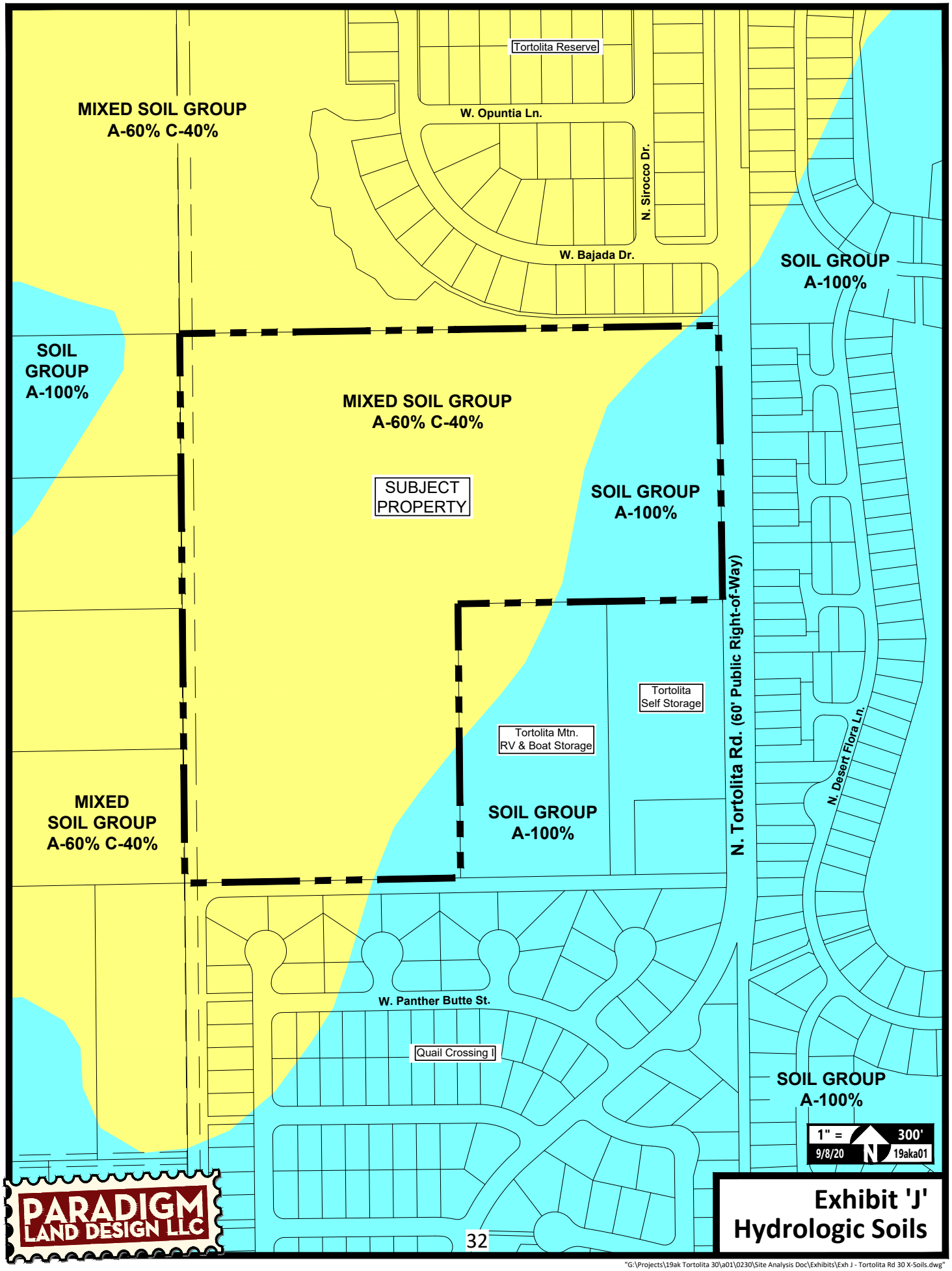
F. SOILS AND GEOLOGY

1. Soils

   Soils within the project area are classified by the United States Soil Conservation Service (SCS) as 76% "A" and 24% "C" hydrologic soil groups. 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. Detailed geotechnical investigation will be performed prior to development. (See Exhibit J: Hydrologic Soils).

2. Geology

   The project lies within the Tortolita Fan area, which falls into the Santa Cruz River basin valley. The US 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."


Tortolita Reserve
W. Opuntia Ln.
N. Sirocco Dr.
W. Bajada Dr.
MIXED SOIL GROUP
A-60% C-40%
SOIL GROUP
A-100%
SOIL GROUP
A-100%
MIXED SOIL GROUP
A-60% C-40%
SUBJECT PROPERTY
SOIL GROUP
A-100%
Tortolita Self Storage
Tortolita Mtn.
RV & Boat Storage
N. Tortolita Rd. (60' Public Right-of-Way)
N. Desert Flora Ln.
MIXED
SOIL GROUP
A-60% C-40%
SOIL GROUP
A-100%
W. Panther Butte St.
Quail Crossing I
SOIL GROUP
A-100%
1" = 300'
9/8/20
N
19aka01
PARADIGM
LAND DESIGN LLC
Exhibit 'J'
Hydrologic Soils
32
"G:\Projects\19ak Tortolita 30\a01\0230\Site Analysis Doc\Exhibits\Exh J - Tortolita Rd 30 X-Soils.dwg"

G. VIEWSHEDS

1. Viewsheds from Adjacent Properties

   Primary views from the site are of the Tortolita Mountains to the north and the Tucson Mountains to the south. Development of the subject property will not block these views for the existing homes in the area. (See Exhibit K: Viewsheds and Exhibit L: Viewshed Photographs for more information.)

2. Site Visibility

   Views into the subject site are somewhat restricted due to existing vegetation and the relatively even and flat nature of the topography that typifies the area.

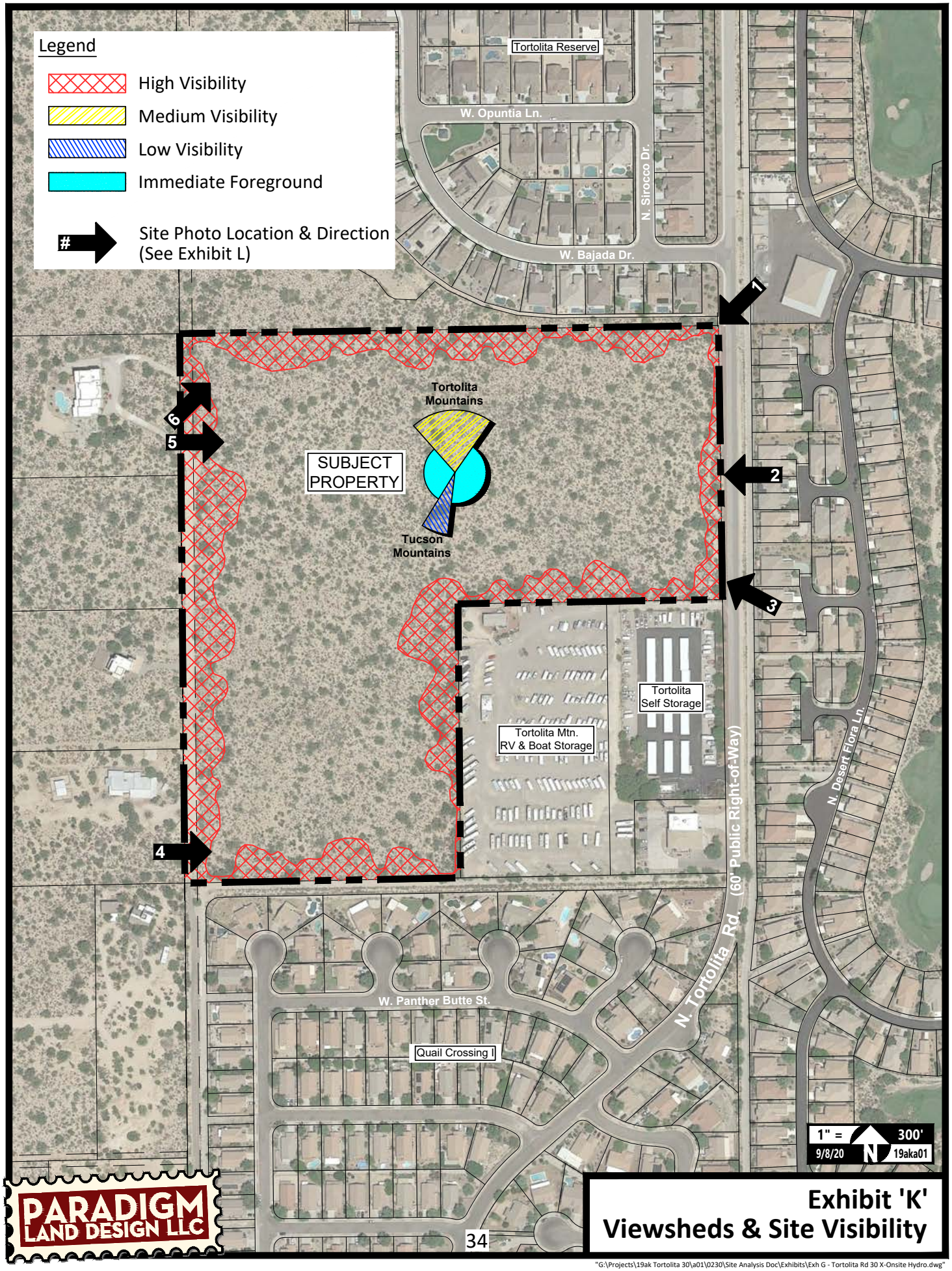

Legend
High Visibility
Medium Visibility
Low Visibility
Immediate Foreground
Site Photo Location & Direction (See Exhibit L)
Tortolita Reserve
W. Opuntia Ln.
N. Sirocco Dr.
W. Bajada Dr.
Tortolita Mountains
Tucson Mountains
SUBJECT PROPERTY
1
2
3
4
5
6
Tortolita Self Storage
Tortolita Mtn. RV & Boat Storage
N. Tortolita Rd. (60' Public Right-of-Way)
N. Desert Flora Ln.
W. Panther Butte St.
Quail Crossing I
1" = 300'
9/8/20
19aka01
PARADIGM LAND DESIGN LLC
Exhibit 'K'
Viewsheds & Site Visibility
34
"G:\Projects\19ak Tortolita 30\a01\0230\Site Analysis Doc\Exhibits\Exh G - Tortolita Rd 30 X-Onsite Hydro.dwg"



PHOTO #1 LOOKING SOUTHWEST



PHOTO #2 LOOKING WEST



PHOTO #3 LOOKING NORTHWEST



PHOTO #4 LOOKING EAST



PHOTO #5 LOOKING EAST



PHOTO #6 LOOKING NORTHEAST

PARADIGM LAND DESIGN LLC

Exhibit 'L'
Viewshed Photographs

"G:\Projects\19ak Tortolita 30\a01\0230\Site Analysis Doc\Exhibits\Exh B - Tortolita Rd 30 Aerial.dwg"

H. TRAFFIC

1. Existing / Proposed Off-site Streets between the Development and Nearest Arterial Streets

   The proposed development will have one entry and one emergency access. The main entry will be onto N. Tortolita Road, with the emergency access entry via N. Coyote Howl Road. Proposed offsite roadway improvements include the following, subject to Town of Marana concurrence and approval:

   - Improving Coyote Howl Road to meet Marana's Standard Detail 100-3.

   - Add signage, DO NOT BLOCK INTERSECTION (R10-7), and associated pavement markings at the intersection of Tortolita Road/Moore Road in order to prevent drivers from queuing through the intersection during peak hours.

   The 2045 P.A.G. Regional Mobility and Accessibility Plan proposes no additional improvements within a mile of the project, and the existing arterial roadway system has ample capacity to support this project.

2. Nearby Arterial Streets

   All the traffic generated by this project will be accommodated by Tortolita Road (a collector road), Moore Road (a collector road), Dove Mountain Boulevard, and Tangerine Road. An analysis of capacity has been prepared by Southwest Traffic Engineering. (See Exhibit M: Roadway Network & Appendix A: Traffic Impact Analysis)

   <u>Tortolita Road</u>

   60-foot Right-of-Way
   Two-lane roadway with a 25 MPH speed limit from Moore Rd. to approximately 1,900 feet north of Moore Rd, at which point the speed limit increases to 35 MPH. Primary access to the subject property will be provided via this stretch of Tortolita Road.

   <u>Moore Road</u>

   150-foot Right-of-Way
   Two-lane roadway with a 30 MPH speed limit

   <u>Dove Mountain Boulevard</u>

   150-foot Right-of-Way
   Four-lane divided roadway with a natural multi-use path, bicycle lanes and a landscaped median, with a 40 MPH speed limit

Tangerine Road

300-foot Right-of-Way
Four-lane divided roadway with a paved multi-use path, bicycle lanes and landscaped median, with a 45 MPH speed limit

3. Nearby Arterial Intersections

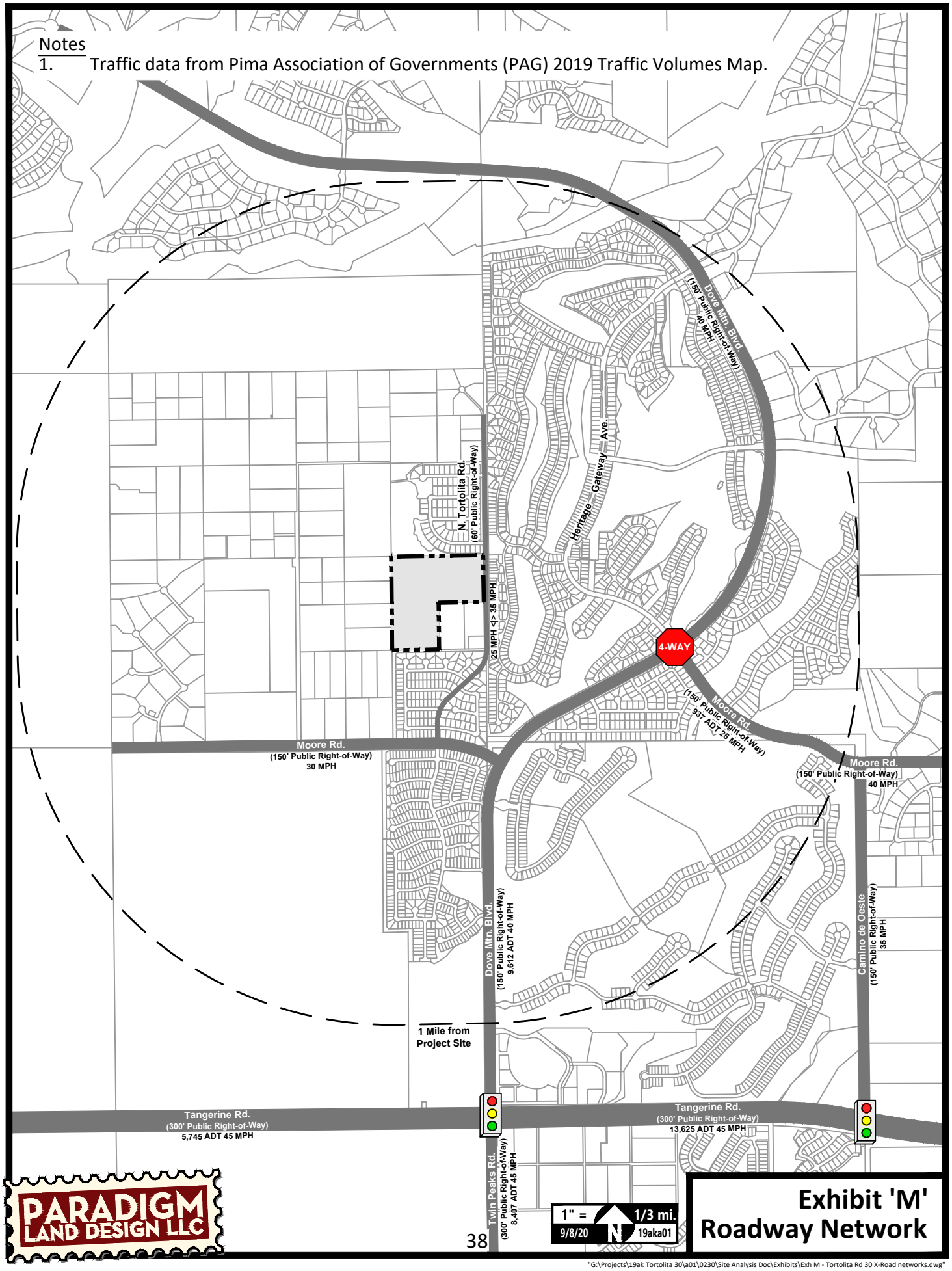
The only significant intersections within one mile of the site that will carry traffic generated by this development are Dove Mountain Boulevard / Moore Road and Dove Mountain Boulevard / Moore Road / Heritage Gateway Avenue. Dove Mountain Boulevard / Moore Road is an unsignalized intersection that is planned to be signalized by Marana Unified School District in 2020. Dove Mountain Boulevard / Moore Road / Heritage Gateway Avenue is an all-way stop-controlled intersection for which future signalization funding is programmed using Highway Safety Improvement Program (HSIP) funds. The signalized arterial intersection of Dove Mountain Boulevard and Twin Peaks Road and Tangerine Road is just over a mile south of the project site and will carry most of the traffic generated from this development.

4. Nearby Bicycle / Pedestrian Ways

A natural multi-use path and a paved multi-use path are provided alongside the Dove Mountain Boulevard and Tangerine Road. Bicycle lanes are provided along Moore Road, Dove Mountain Boulevard, and Tangerine Road.

Notes

1. Traffic data from Pima Association of Governments (PAG) 2019 Traffic Volumes Map.



PARADIGM LAND DESIGN LLC

1" = 1/3 mi.
9/8/20 N 19aka01

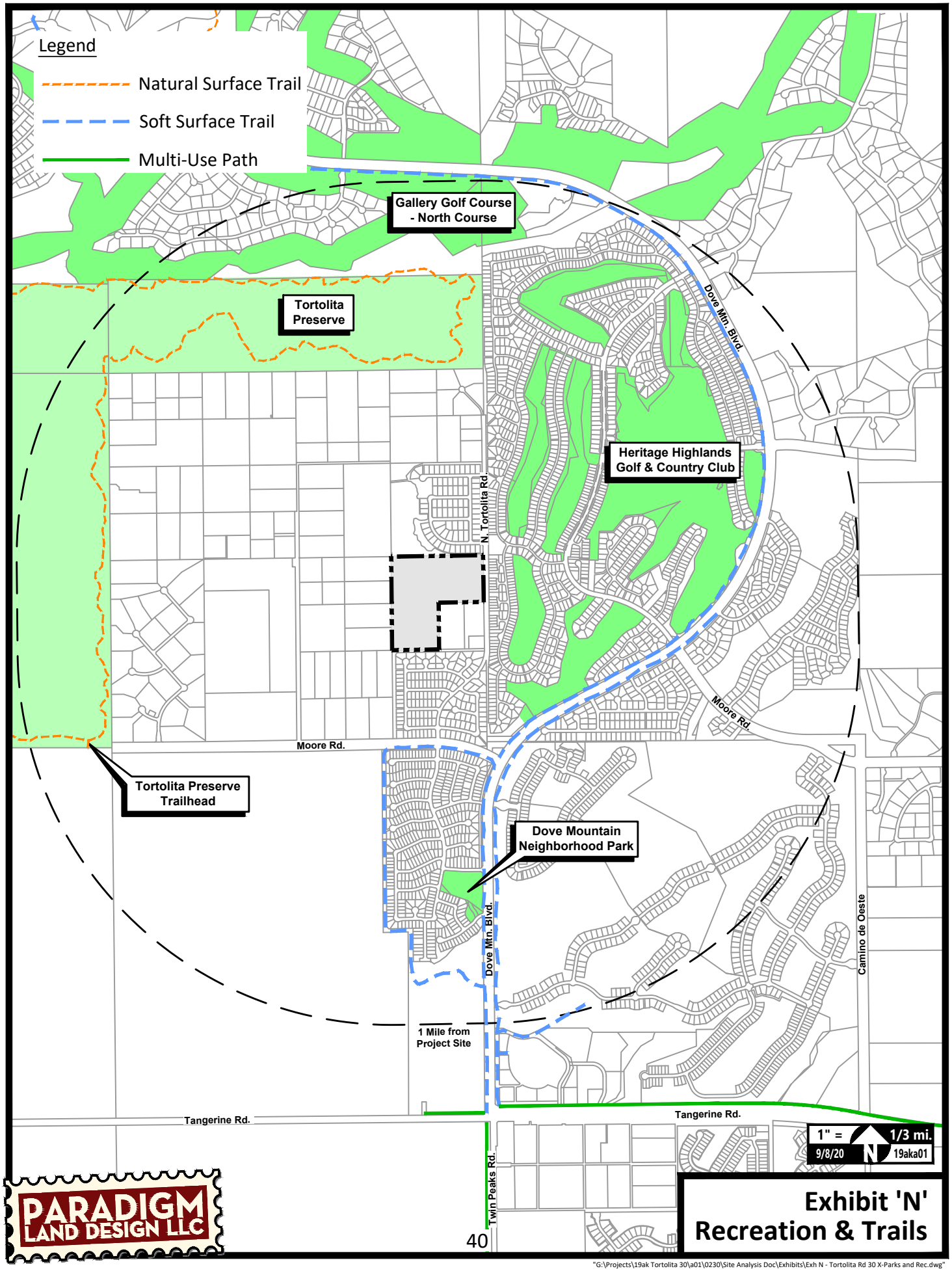
Exhibit 'M'
Roadway Network

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I. RECREATION AND TRAILS

1. Trails, parks, and recreation areas within one mile of site.

   The Tortolita Preserve and the Tortolita Preserve trailhead is a passive recreation area approximately 3/4-mile west of the project site. It includes around 10 miles of single-track hiking and mountain biking trails. The Dove Mountain Neighborhood Park is an active and passive recreation area approximately ½-mile south of the subject property. It includes a playground and a tot-lot, basketball, tennis, sand volleyball, picnic and seating areas, and shade structures. There are also two golf courses within one mile of the project site. The Heritage Highlands Golf and Country Club, a par 72 18-hole golf course, is just west of the project site. And the Gallery Golf Course – North Course, a par 72 18-hole golf course is approximately ¾-mile north of the project site. The surrounding area also contains passive recreational opportunities, including open space areas and a natural multi-use path along Dove Mountain Boulevard. Future residents of this project will have access to nearby recreational amenities via the public roadway, sidewalk, and multi-use path system that is currently in place. (See Exhibit N: Recreation & Trails for more information.)



PARADIGM LAND DESIGN LLC

Exhibit 'N'
Recreation & Trails

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J. CULTURAL, ARCHAEOLOGICAL, AND HISTORIC RESOURCES

1. On-site Resources

   Minimal, see below.

2. Archaeologist Letter

   According to a search of the archaeological site files and records retained at ASM, five archaeological survey projects were conducted within a one-mile radius of the project area between 1981 and 2012. The entire project area was surveyed during the Northern Tucson Basin archaeological research survey in 1981. Other survey work was conducted in support of additional archaeological research, as well as road construction and improvements. Eight archaeological sites have been identified within a one-mile radius of the project area, none of which are within the current project area. (See Exhibit O: Archaeological Survey Summary)

Exhibit O: Archaeological Survey Summary

THE UNIVERSITY OF ARIZONA
ARIZONA STATE MUSEUM

Arizona State Museum
PO Box 210026
Tucson AZ 85721-0026
(520) 621-6281
www.statemuseum.arizona.edu

3 October 2019

Paul Oland
The WLB Group, Inc.
4444 E. Broadway Blvd.
Tucson, AZ, 85711

RE: Tortolita 30 (119030-A-001)
Parcels 218-44-0840, 218-44-085A, and 218-44-0870

Dear Paul,

Arizona State Museum (ASM) has reviewed archaeological project and site records in support of project: Tortolita 30 (Figure 1). Correspondence indicates this project will involve the rezoning of 30 acres of privately-owned land for a residential neighborhood. The project area does not have an address but is located within the Town of Marana, Pima County, AZ, and encompasses parcels 218-44-0840, 218-44-085A, and 218-44-0870 within Township 11 South, Range 12 East, Section 26. Below are the results of ASM's research.

Search Results:

According to a search of the archaeological site files and records retained at ASM, five archaeological survey projects were conducted within a one-mile radius of the project area between 1981 and 2012. The entire project area was surveyed during the Northern Tucson Basin archaeological research survey in 1981 (ASM Accession number 1981-174; Fish et al. 1992; Madsen et al. 1993).

Other survey work was conducted in support of additional archaeological research, as well as road construction and improvements.

Eight archaeological sites have been identified within a one-mile radius of the project area, none of which are within the current project area.

Recommendations and Responsibilities:

1. Although the entire project area has been previously surveyed, the work was conducted almost 40 years ago. It is standard archaeological practice for a property to be re-surveyed if the previous survey was conducted 10 or more years ago, as there is a possibility for unidentified archaeological properties to have since been exposed. Therefore, ASM recommends, but it is not required by ASM, that a qualified archaeological contractor be consulted before any ground-disturbance begins. A list of archaeological contractors is available on the ASM website at: https://statemuseum.arizona.edu/crm

Exhibit O: Archaeological Survey Summary (cont'd)

2. Pursuant to Arizona Revised Statute §41-865, if any human remains or funerary objects are discovered during project work, all work will stop within the area of the remains and Dr. Claire Barker, ASM repatriation coordinator, will be contacted at 520-626-0320.

3. City, county, or municipal governments may have requirements; therefore, ASM recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please feel free to contact me twilling@email.arizona.edu or 520-621-4795.

Sincerely,



Shannon Twilling, M.A.
Arizona Antiquities Act Administrator
Arizona State Museum

References

Fish, Suzanne K., Paul R. Fish, and John H. Madsen (editors)
1992 *The Marana Community in the Hohokam World.* Anthropological Papers of the University of Arizona 56. University of Arizona Press, Tucson.

Madsen, John H., Paul R. Fish, and Suzanne K. Fish (editors)
1993 *The Northern Tucson Basin Survey: Research Directions and Background Studies.* Arizona State Museum Archaeological Series 182. University of Arizona Press, Tucson.

Exhibit O: Archaeological Survey Summary (cont'd)

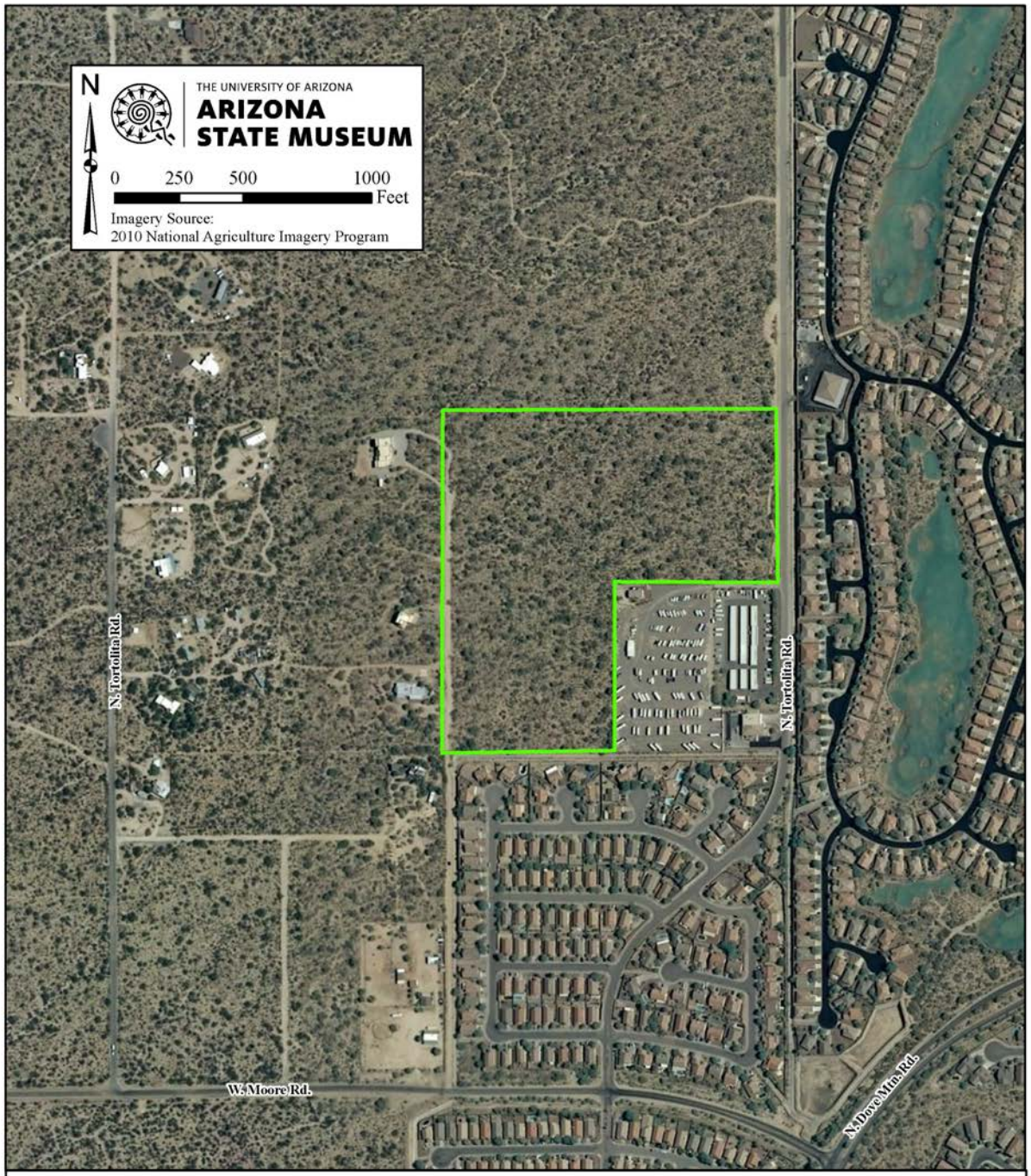


Figure 1: Project area.

Page 3 of 3

K. EXISTING INFRASTRUCTURE AND PUBLIC FACILITIES

1. Sewer

   The project will connect to the Pima County Regional Wastewater Reclamation Department sewer system in Tortolita Road.

2. Water

   This project is within the Tucson Water service area. On 9/27/19 Tucson Water issued a letter committing to serve this project.

3. Natural Gas

   The property is located within the Southwest Gas service area.

4. Electric

   The property is located within the TRICO Electric service area.

5. Fire Service

   The property is within the Northwest Fire District.

6. Police Service

   The property is located within the Town of Marana Police service area and will be providing service.

Exhibit P: Sewer Capacity Letter

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

JACKSON JENKINS
DIRECTOR

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

August 18, 2020

Paul Oland
Paradigm Land Design LLC
7090 N. Oracle Rd #178-193
Tucson, AZ 85704

Sewerage Capacity Investigation No. P20WC00155 Type I

RE: **Tortolita 30, Parcels 218440840, 21844085A, 218440870**
Estimated Flow 17,712 gpd (ADWF).

Greetings:

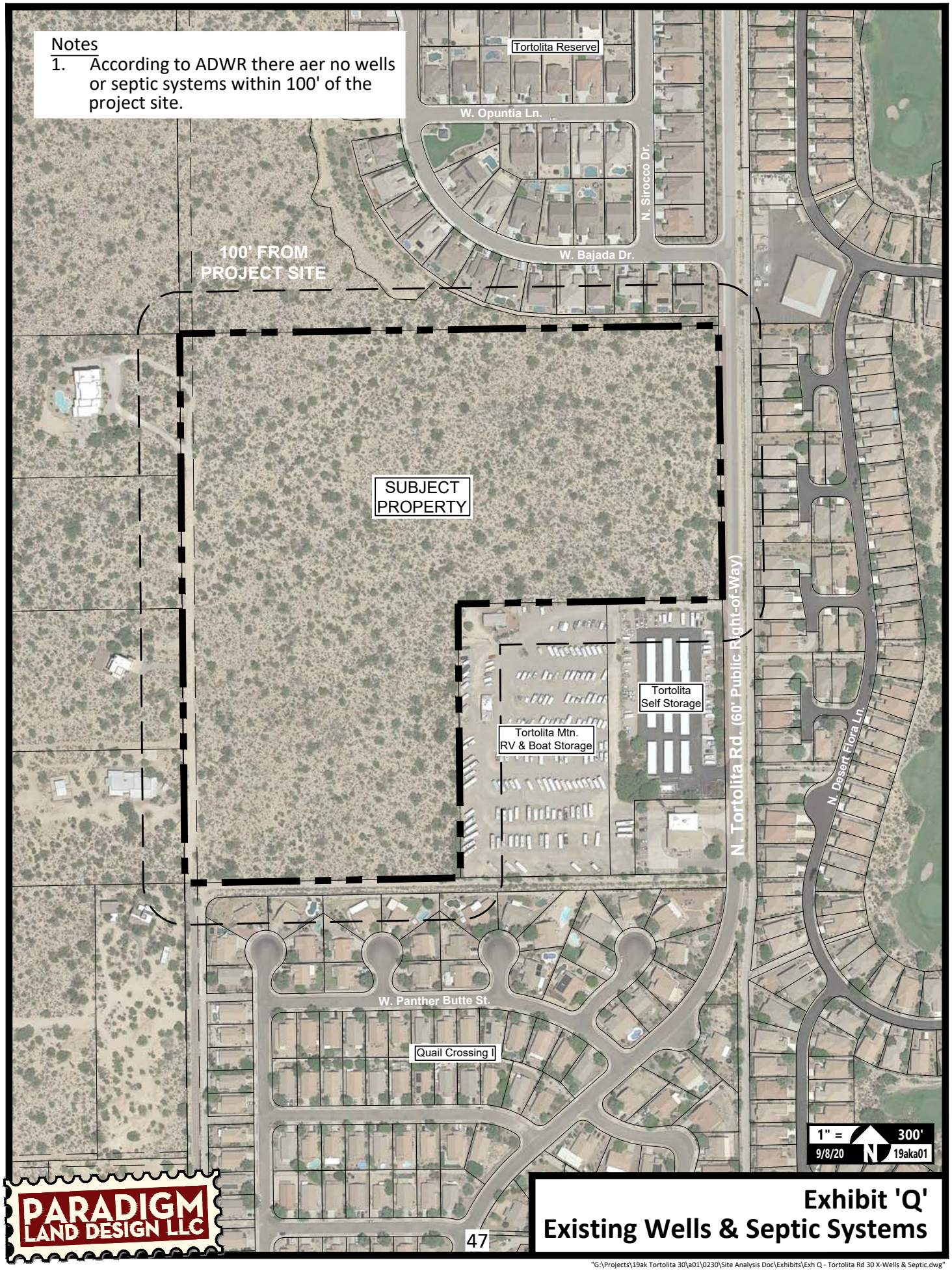
The above referenced project is tributary to the Tres Rios Wastewater Reclamation Facility via the Continental Ranch Interceptor.

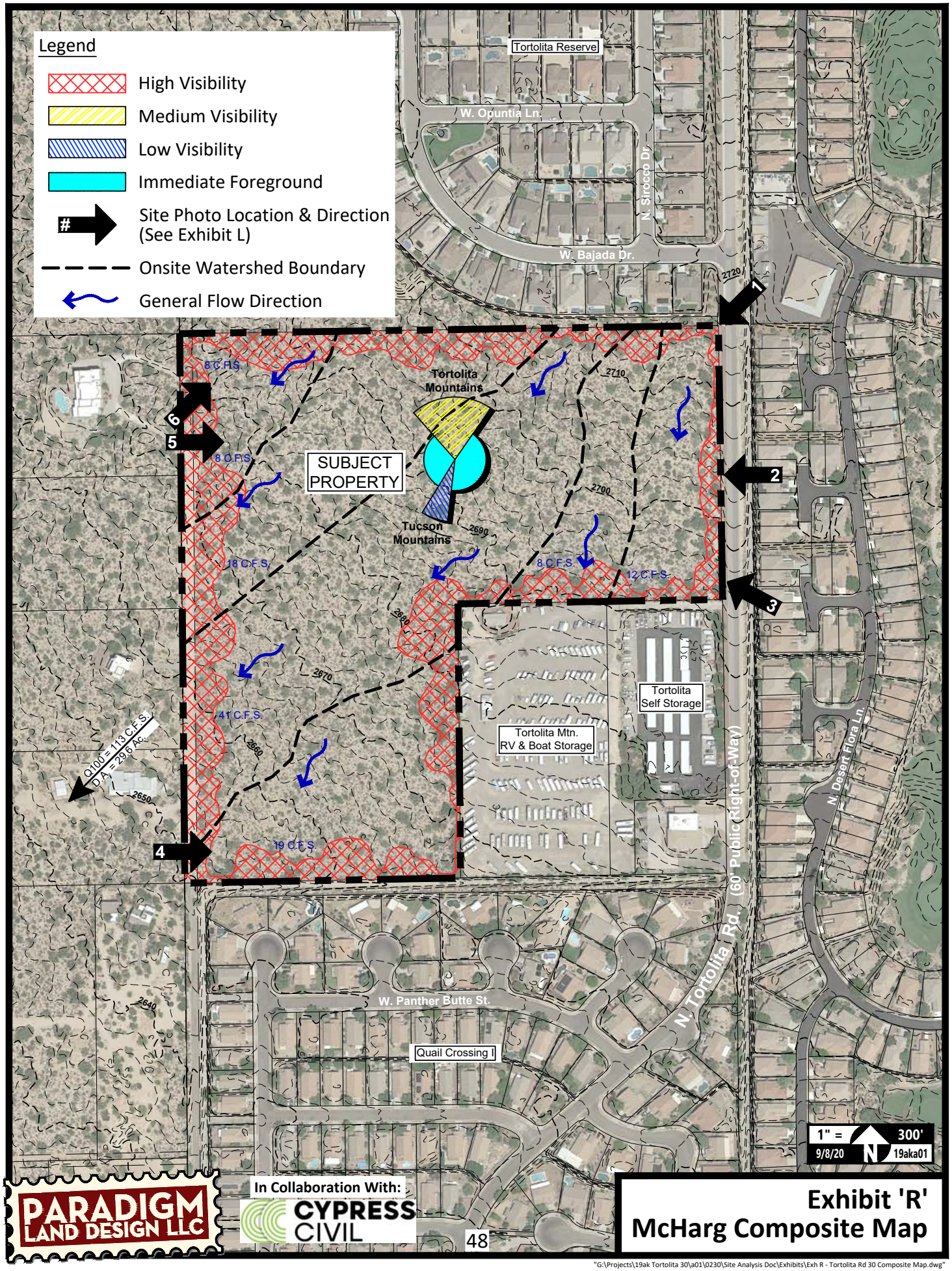
Capacity is currently available for a project this size in the public sewer G-96-093, downstream from manhole 6895-33. This is not an approval of point or method of connection.

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. Allocation of capacity is made by the Type III Capacity Response.

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

Reviewed by: Mirela Hromatka, Planner Sr.


Notes
1. According to ADWR there aer no wells or septic systems within 100' of the project site.
Tortolita Reserve
W. Opuntia Ln.
N. Sirocco Dr.
W. Bajada Dr.
100' FROM PROJECT SITE
SUBJECT PROPERTY
N. Tortolita Rd. (60' Public Right-of-Way)
Tortolita Self Storage
Tortolita Mtn. RV & Boat Storage
N. Desert Flora Ln.
W. Panther Butte St.
Quail Crossing I
1" = 300'
9/8/20
N
19aka01
PARADIGM LAND DESIGN LLC
Exhibit 'Q'
Existing Wells & Septic Systems
47
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Legend
High Visibility
Medium Visibility
Low Visibility
Immediate Foreground
Site Photo Location & Direction (See Exhibit L)
Onsite Watershed Boundary
General Flow Direction
Tortolita Reserve
W. Opuntia Ln.
N. Sirocco Dr.
W. Bajada Dr.
2720
2710
2700
2690
2680
2670
2660
2650
2640
8 C.F.S.
8 C.F.S.
18 C.F.S.
8 C.F.S.
12 C.F.S.
41 C.F.S.
19 C.F.S.
Q100 = 113 C.F.S.
D.A. = 29.6 AC.
Tortolita Mountains
Tucson Mountains
SUBJECT PROPERTY
1
2
3
4
5
6
Tortolita Self Storage
Tortolita Mtn. RV & Boat Storage
N. Tortolita Rd. (60' Public Right-of-Way)
N. Desert Flora Ln.
W. Panther Butte St.
Quail Crossing I
1" = 300'
9/8/20
N
19aka01
PARADIGM LAND DESIGN LLC
In Collaboration With:
CYPRESS CIVIL
Exhibit 'R'
McHarg Composite Map
48
"G:\Projects\19ak Tortolita 30\a01\0230\Site Analysis Doc\Exhibits\Exh R - Tortolita Rd 30 Composite Map.dwg"

III. LAND USE PLAN

A. PURPOSE AND INTENT

This section describes how the development responds to the opportunities and constraints described in the Inventory & Analysis section of this rezone, along with the Town of Marana Land Development Code. As evidenced by the site plan, the project rezone has been crafted after careful and responsive consideration of the site's context.

B. RELATIONSHIP TO TOWN OF MARANA ADOPTED PLANS

We are requesting a rezone to an R-8 residential designation and in doing so the project will adhere to all applicable development standards associated with the R-8 zoning requirements. (See Exhibit S: Proposed Zoning).

The Make Marana 2040 General Plan designates this property as Traditional Neighborhood: 2-18 homes per acre. By slightly increasing the density on this property, it will act as an appropriate density transition between the surrounding developments. Minimizing visual impacts to surrounding developments and enhancing and preserving the native desert landscape will be an important goal of this development. This project will also adhere to the general development regulations and use vegetation for landscaping from the low water use/drought tolerant native plant list.

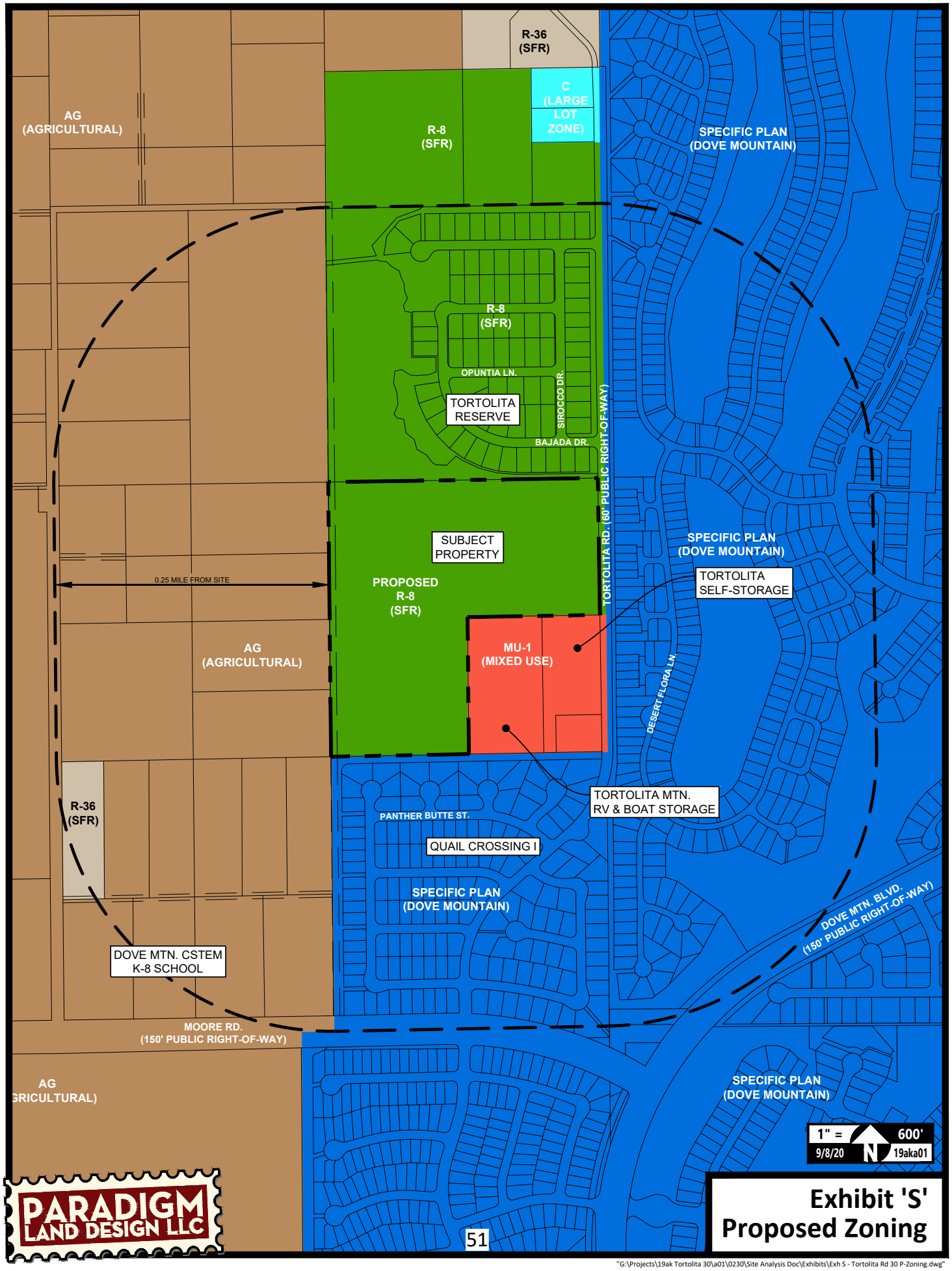
The Town of Marana Strategic Plan calls for new developments and neighborhoods to create areas with meaningful open space, trail connectivity, and active recreation areas which this rezone request adheres to. (See Exhibit T: Land Use Concept - TDP).

C. COMPATIBILITY TO ADJOINING DEVELOPMENT

The project will be compatible with surrounding land uses while maintaining appropriate residential density to offset the cost of extending sewer and other utilities to the vicinity. The rezone features a density of 2.8 DU/Ac., which is in line with the Marana General Plan and existing developments in the Dove Mountain area. To the west of the project residential densities are rural, so a generous open space buffer has been provided along that edge. Surrounding residential densities to the north, south, and east range from two to over five homes per acre, with lot sizes typically equivalent or smaller than the 8,000 square foot lots proposed on the subject property. Single-story restrictions have voluntarily been added to perimeter lots near existing homes.

D. LAND USE PROPOSAL

This project is designed to blend with surrounding medium density residential land uses and current undeveloped areas. Home sites are set back from adjacent properties, especially along the northern and western borders of the project. The project proposes a total of 82 lots with a minimum lot size of 65′ x 125′ (8,125 sq. ft.). All the lots within the development will be subject to the Town of Marana Residential Design Standards. Open space is primarily located along western boundary of the project to serve as a buffer for the existing lower density development to the west. Existing landscaping will be enhanced within the perimeter buffer areas to provide visual screening between the homes within the development and existing neighbors. The lots proposed are of the sizes typically desired by large homebuilders, the overall density of this project is relatively low (approximately 2.8 homes per acre), resulting in a low traffic impact on nearby roadways.


R-36
(SFR)
C
(LARGE
LOT
ZONE)
AG
(AGRICULTURAL)
R-8
(SFR)
SPECIFIC PLAN
(DOVE MOUNTAIN)
R-8
(SFR)
OPUNTIA LN.
SIROCCO DR.
TORTOLITA
RESERVE
BAJADA DR.
TORTOLITA RD. (60' PUBLIC RIGHT-OF-WAY)
SUBJECT
PROPERTY
SPECIFIC PLAN
(DOVE MOUNTAIN)
0.25 MILE FROM SITE
PROPOSED
R-8
(SFR)
TORTOLITA
SELF-STORAGE
AG
(AGRICULTURAL)
MU-1
(MIXED USE)
DESERT FLORA LN.
R-36
(SFR)
PANTHER BUTTE ST.
TORTOLITA MTN.
RV & BOAT STORAGE
QUAIL CROSSING I
SPECIFIC PLAN
(DOVE MOUNTAIN)
DOVE MTN. BLVD.
(150' PUBLIC RIGHT-OF-WAY)
DOVE MTN. CSTEM
K-8 SCHOOL
MOORE RD.
(150' PUBLIC RIGHT-OF-WAY)
AG
GRICULTURAL)
SPECIFIC PLAN
(DOVE MOUNTAIN)
1" = 600'
9/8/20
N
19aka01
PARADIGM
LAND DESIGN LLC
Exhibit 'S'
Proposed Zoning
51
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Plan Summary
1. Property Area = 29.6± Ac.
2. Zoning: Existing = R-144
Proposed = R-8
3. Proposed Minimum Lot Size = 65'x125' (8,125 Sq. Ft.)
4. Proposed Number of Homes = 82
S = Lot Restricted to Single-Story Only
Tortolita Reserve
N. Sirocco Dr.
Zoning: R-8
W. Bajada Dr.
100' of Open Space From Existing Residences
30' Landscape Bufferyard
Primary Access
20' Landscape Bufferyard
42' ROW
Earthen Trail
Rec. Area 0.9 Ac.
Zoning: AG
Open Space Buffer (See Exhibit U)
15' Landscape Bufferyard
Trail Connection to Recreation Area
Tortolita Self Storage
Tortolita Mtn. RV & Boat Storage
30' Landscape Bufferyard & Drainage
N. Tortolita Rd. (60' Public Right-of-Way)
N. Desert Flora Ln.
Connect to Existing 30' Access Easement
Existing 30' Drainage Area
Emergency Access (Marana Detail 100-3)
W. Panther Butte St.
Quail Crossing
W. Durham Hills St.
N. Suizo Mountains Rd.
N. Coyote Dow Rd. (30' Public Right-of-Way South of Project)
Zoning: Dove. Mtn. Specific Plan
W. Guild Springs St.
Dove Mtn. CSTEM K-8 School
W. Cochie Springs St.
Sewer Connection
Moore Rd. (150' Public Right-of-Way)
1" = 400'
9/8/20
N
19aka01
PARADIGM LAND DESIGN LLC
Exhibit 'T'
Land Use Concept (TDP)
52
"G:\Projects\19ak Tortolita 30\a01\0230\Site Analysis Doc\Exhibits\Exh T - Tortolita Rd 30 Concept 65x125 TDP.dwg"

E. GRADING CONCEPT

Site grading will be restricted to roadways, lots, and necessary ancillary grading for drainage, utilities, etc. 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.

A geotechnical report will be required during the platting review process.

F. POST-DEVELOPMENT HYDROLOGY

The site proposes a development consisting of a medium density residential, the associated paved access and parking, and large areas of open space throughout that will provide retention / stormwater harvesting and detention. Stormwater runoff from the units will be conveyed throughout the streets toward the landscaped areas and or constructed drainageways. The proposed development will increase the total site impervious cover to approximately 77%. Stormwater runoff for this site will increase by 145 cubic feet per second (c.f.s.) for the 100-year event. The proposed improvements will incorporate roughly 391,343 cubic feet of stormwater storage in basins located along the perimeter and open spaces of the development. The proposed drainage patterns will continue to be directed in a manner consistent with existing drainage patterns so as not to create any adverse impacts to the parcels and developments located downstream from the subject property.

The proposed development will produce a total runoff of approximately 257.7 c.f.s. in the 100-year flood condition. As such, post-development discharge required to be retained is estimated at 8.98 acre-feet for the 10- and 100-year return interval. Bleed-off from the basins will be at locations where braided washes are located so as not to inhibit downstream vegetation from receiving rainwater for sustainability.

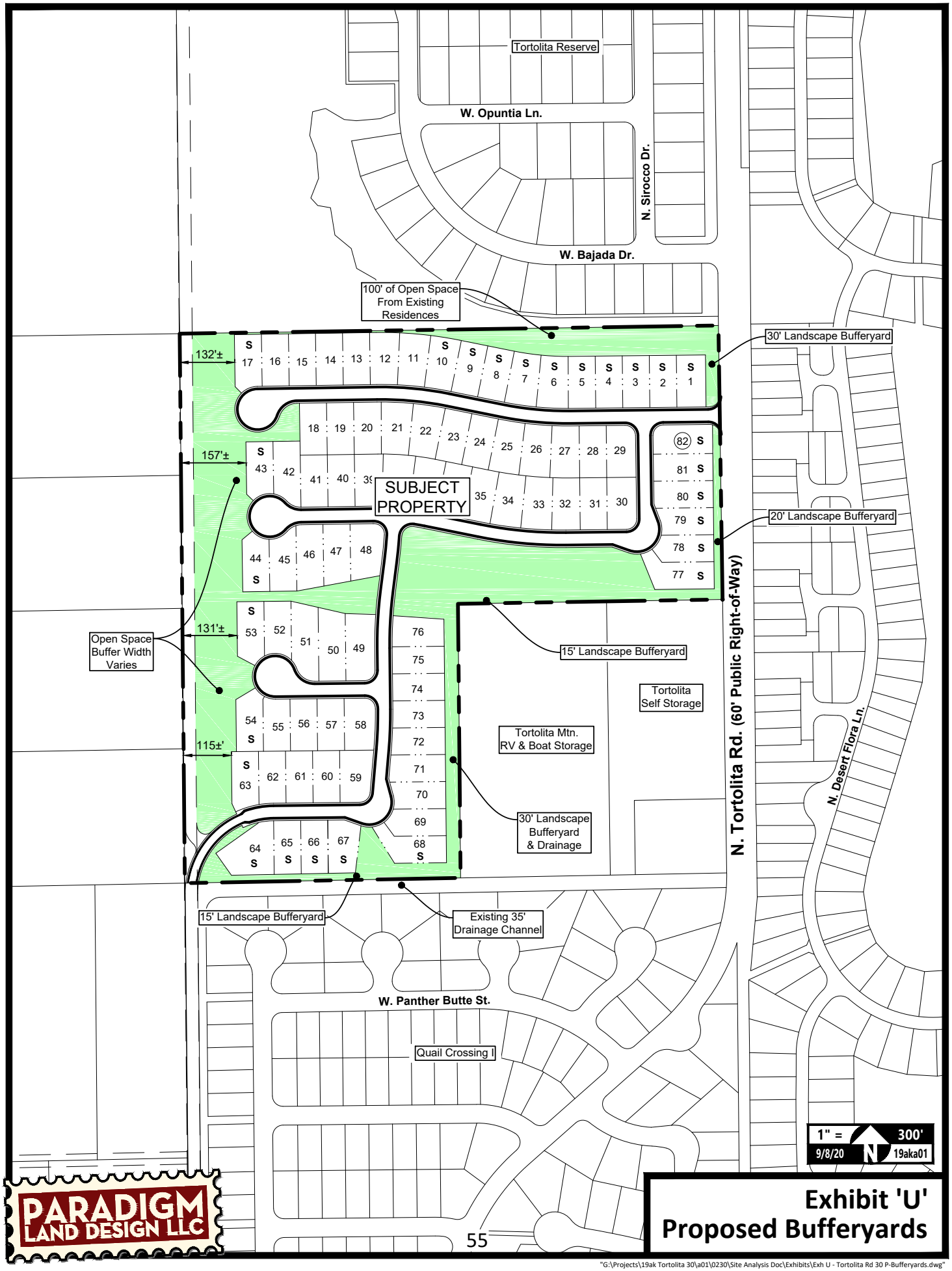
This development will meet the requirement for retention/detention per the COT/PC Drainage Design Manual. A drainage report will be required during the platting review process.

G. VEGETATION AND LANDSCAPING

As part of the platting process, the Town of Marana's native plant preservation requirements (as defined in Section 17.02 of the Marana Land Development Code) will be followed and an inventory will be prepared for the entire site, identifying vegetation to be preserved in place or transplanted on site.

The development will feature varying landscape buffers along the perimeter of the site, with large bufferyards along the northern and western boundaries of the site. There will be a minimum of 100 feet of open space between the proposed lots and existing homes to the north. The project will also feature drought tolerant landscaping per Town Code and responsible practice in this arid region. (See Exhibit U: Proposed Bufferyards).

All bufferyards will be vegetated in accordance with the requirements of the Town of Marana effective at the time of Landscape Plan approval.


Tortolita Reserve
W. Opuntia Ln.
N. Sirocco Dr.
W. Bajada Dr.
100' of Open Space From Existing Residences
30' Landscape Bufferyard
20' Landscape Bufferyard
15' Landscape Bufferyard
30' Landscape Bufferyard & Drainage
15' Landscape Bufferyard
Existing 35' Drainage Channel
Open Space Buffer Width Varies
132'±
157'±
131'±
115±'
SUBJECT PROPERTY
Tortolita Self Storage
Tortolita Mtn. RV & Boat Storage
N. Tortolita Rd. (60' Public Right-of-Way)
N. Desert Flora Ln.
W. Panther Butte St.
Quail Crossing I
1" = 300'
9/8/20
19aka01
PARADIGM LAND DESIGN LLC
Exhibit 'U'
Proposed Bufferyards
55
"G:\Projects\19ak Tortolita 30\a01\0230\Site Analysis Doc\Exhibits\Exh U - Tortolita Rd 30 P-Bufferyards.dwg"

H. WILDLIFE

Being surrounded by existing development, there are no primary wildlife corridors that run through the property.

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

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 perimeter buffer areas mitigate the project's minimal impacts to surrounding viewsheds.

J. CIRCULATION CONCEPT

One public connection and one emergency connection is proposed to the existing public street system. The primary connection will be on Tortolita Road, and emergency access will be via Coyote Howl Road. The location of the primary point of connection was chosen to minimize traffic impacts to the neighboring property owners. This subdivision will meet the requirements of the Marana Subdivision Street Standards Manual. Streets are intended to be private if the homebuilder elects to gate the neighborhood. Otherwise, they will be public streets. This project is expected to generate approximately 868 vehicular average daily trips (ADT), according to the Traffic Impact Analysis (TIA) submitted by Southwest Traffic Engineering, LLC, which is included in Appendix A. Onsite roads will meet Marana Standard Detail 100-1 "Local Street" with 42' right-of-way. The Coyote Howl emergency access will meet Marana Standard Detail 100-3 "Alley" with 30' right-of-way.

Per the TIA, it is recommended that the traffic signal at Moore Road/Dove Mountain Boulevard have eastbound right-turn overlap phasing to help the large eastbound right turning movement proceed through the intersection without delays. Additionally, DO NOT BLOCK INTERSECTION (R10-7) signing should be added, and associated pavement markings can be considered at the intersection of Tortolita Road/Moore Road in order to prevent drivers from queuing through the intersection during peak hours.

K. PUBLIC UTILITIES

1. Water

   Tucson Water will serve this project via nearby water infrastructure.

2. Sewer

   Sewer service for this project will be extended from the existing sewer main within Tortolita Road

3. Electric

   Electric service will come from Trico Electric Cooperative, Inc. (TRICO).

4. Natural Gas

   Southwest Gas will supply natural gas services to the proposed development.

5. Telecommunications

   The project is within the TRICO, Comcast, and CenturyLink service areas. Telecommunication service is proposed from these providers.

L. PUBLIC SERVICE IMPACTS

1. Police

   The project is within Marana's town limits, and law enforcement jurisdiction. As a relatively low-density residential project, impacts to Marana's police services are expected to be minimal.

2. Fire

   This project will be served by the Northwest Fire District.

3. Trash and Recycling

   The Town of Marana does not provide trash and recycling services. The project's homeowners' association will contract with a private solid waste pick-up provider.

4. Schools

   The Marana Unified School District uses a student generation factor of 0.25 per home for elementary students and 0.1 per home for secondary students. This project's anticipated 82 homes would have an impact of 21 elementary students and 9 secondary students. Dove Mountain CSTEM K-8, Tortolita Middle School and Mountain View High School all have capacity to absorb this number of students. See attached letter from Marana Unified School District, which confirms that capacity exists for more houses than are currently proposed within this development.

Exhibit V: MUSD Letter

GOVERNING BOARD

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

ADMINISTRATION

Doug Wilson, Ed.D., Superintendent
Carolyn Dumler, Ed.D., Assistant Superintendent
Kristin Reidy, Assistant Superintendent
Dan Contorno, Chief Financial Officer



November 21, 2019

Clay Goodwin
WLB Group

RE: Concept Plan rezoning of 30 Acres on Tortolita Rd. within Marana Unified Schools

Dear Mr. Goodwin,

Thank you for informing us of the 30-acre property on Tortolita Rd. north of Moore Rd. which WLB is developing a concept plan for rezoning to the Town of Marana. Based upon the proposal, we understand that the site could be developed as R-8 vs. R-144. Marana Unified School District currently uses a factor of .25 students per home for elementary and .1 students per home secondary. Your conceptual build out of 74 homes could generate about 19 elementary and 8 secondary students. These proposed changes are acceptable to our schools and we can meet the needs of this development for quality education.

These students can be supported by the following schools with their current enrollment and capacity numbers shown; Dove Mountain CSTEM K-8 (831,900), Tortolita Middle School (669/1234), and Mountain View High School (1805/2257). These families will have the option of two great schools for 7th and 8th grade, with both Dove Mountain CSTEM and Tortolita Middle School being available to serve the students in this proposed development. All schools have capacity for the impact this proposed development may have on our student population under current conditions

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

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

Sincerely,

R Federico

Russell Federico, M.Ed.
Executive Director of Bond and Capital Projects
Marana Unified School District

Inspiring students to learn today and lead tomorrow.

11279 W. Grier Road • Marana, Arizona 85653 • (520) 682-3243 • www.maranausd.org

M. RECREATION AND TRAILS

Much of the development's open space will be owned and maintained by the HOA. The active recreational space is a neighborhood park in the central portion of the property, providing easy access to all residents of this project through the internal sidewalk and earthen path network. The earthen paths shown on the TDP require minimal clearing of native vegetation and minimal maintenance (see example to the right). All plants will 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 project at the time of development. 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.


Example Earthen Path

N. CULTURAL, ARCHAEOLOGICAL, AND HISTORIC RESOURCES

According to a search of the archaeological site files and records retained at ASM, five archaeological survey projects were conducted within a one-mile radius of the project area between 1981 and 2012. The entire project area was surveyed during the Norther Tucson Basin archaeological research survey in 1981. Other survey work was conducted in support of additional archaeological research, as well as road construction and improvements. Eight archaeological sites have been identified within a one-mile radius of the project area, none of which are within the current project area. (See Exhibit O: Archaeological Survey Summary)

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IV. BIBLIOGRAPHY

Flood Insurance Rate Map Panel 1055 of 4750. Map. Washington DC: Federal Emergency Management Agency, 2011.

Pima County MapGuide. Map. Pima County Geographic Information Systems, 2019. http://gis.pima.gov/maps/mapguide/

Town of Marana 2010 General Plan. Town of Marana: 2010.

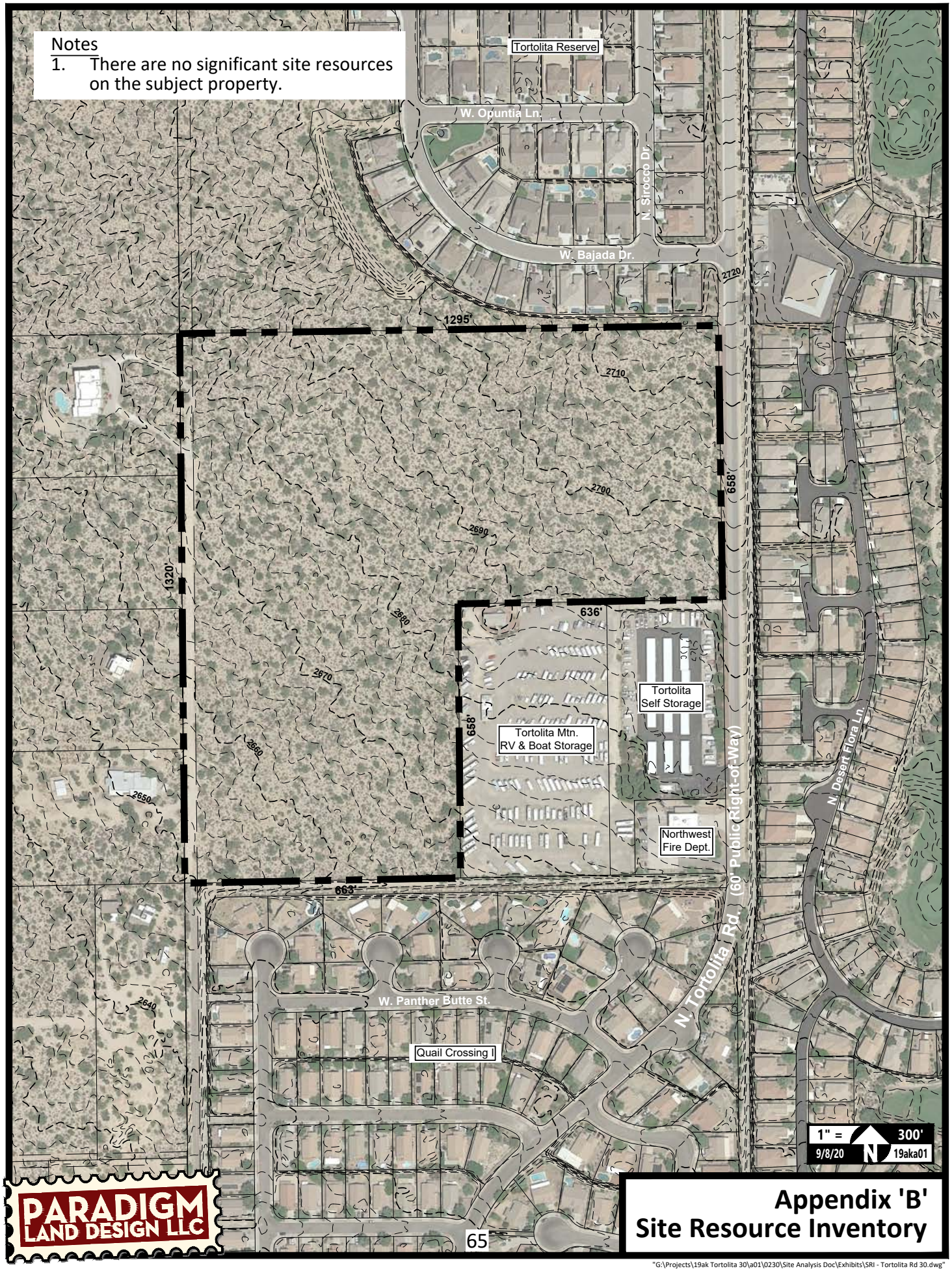
Make Marana 2040 General Plan. Town of Marana.

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V. APPENDIX A – TRAFFIC IMPACT STATEMENT

The Traffic Impact Statement has been submitted to the Town of Marana as a separate bound report.

APPENDIX B – SITE RESOURCE INVENTORY


Notes
1. There are no significant site resources on the subject property.
Tortolita Reserve
W. Opuntia Ln.
N. Sirocco Dr.
W. Bajada Dr.
2720
1295'
2710
2700
2690
658'
1320'
2680
636'
2670
658'
2660
2650
Tortolita Self Storage
Tortolita Mtn. RV & Boat Storage
Northwest Fire Dept.
N. Desert Flora Ln.
663'
N. Tortolita Rd. (60' Public Right-of-Way)
2640
W. Panther Butte St.
Quail Crossing I
1" = 300'
9/8/20
N
19aka01
PARADIGM LAND DESIGN LLC
Appendix 'B'
Site Resource Inventory
65
"G:\Projects\19ak Tortolita 30\a01\0230\Site Analysis Doc\Exhibits\SRI - Tortolita Rd 30.dwg"

Planning Commission - Regular Meeting

Meeting Date: 09/30/2020

To: Planning Commission

From: Cynthia Ross, Senior Planner

Date: September 30, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2006-001 & GPA2006-001 Dove Mountain Specific Plan Amendment & Minor General Plan Amendment;** Recommendation to the Marana Town Council for approval to amend the Dove Mountain Specific Plan boundary to add approximately 9.38 acres to the specific plan area generally located on the north side of Tangerine Road, approximately 1,200 feet east of the intersection of Tangerine Road and Camino de Oeste, with a land use designation of Mixed-Use Commercial (MUC). The request is accompanied by a minor General Plan amendment to change the current land use designation from Low Density Residential (LDR) to Master Plan Area (MPA) to accommodate the proposed specific plan amendment. (Cynthia Ross)

Discussion:

Summary

An application has been submitted by Rita Land Corporation and DM Phase IV Investment, LLC, represented by the Planning Center, to amend the Dove Mountain Specific Plan boundary to add 9.38 acres of land with the land use designation of Mixed-Use Commercial. The request will be accompanied by a minor General Plan amendment to change the current land use designation from Low Density Residential (LDR) to Master Plan Area (MPA). This project is located within the Town's East Growth Area identified in the 2040 General Plan as an area envisioned to become a diverse community of corporate businesses, commercial destinations, and residential uses compatibly integrated with the rich natural environment.

The Dove Mountain Specific Plan currently encompasses approximately 6,150.42 acres. The proposed amendment will increase the total Specific Plan acreage by 9.38 acres, resulting in approximately 6,159.80 specific plan acres. The rezoning area is comprised of three vacant parcels currently zoned R-144 (Single-Family Residential) that requires a minium lot size of 144,000 square feet for development. The proposed zoning for this site is "F" (Dove Mountain Specific Plan); the proposed land use designation is MUC (Mixed Use Commercial). Per the Dove Mountain Specific Plan, the MUC designation allows for a range of commercial use including office, medical, employment, retail, as well as residential use.

Location

The subject property is located in the southwestern portion of Township 11 South, Range 13 East, Section 31 approximately 1,200 feet east of the intersection of Tangerine Road and Camino de Oeste. The three parcels are identified by Assessor Parcel Numbers (APN): 219-35-007A (approximately 3.08 AC), 219-35-008A (approximately 2.82 AC) and 219-35-011A (approximately 3.48 acres) for a total of 9.38 acres.

Dove Mountain Specific Plan Background

The Dove Mountain Specific Plan, originally called the Tortolita Mountain Properties, and subsequently renamed Redhawk Specific Plan, was adopted on May 31, 1989 by Ordinance 89.22. This application represents the ninth amendment to the Dove Mountain Specific Plan.

The Dove Mountain Specific Plan establishes comprehensive guidance and regulations that will not be changed by this amendment. The additional acres will be developed in accordance with the existing design guidelines, character and quality of other development within the Dove Mountain Specific Plan area. The adopted Specific Plan limits the number of homes within the Specific Plan to no more than 9,159 and will not be increased by this amendment.

Upon approval of the Specific Plan amendment, the land use map, table, and relevant pages within the approved Dove Mountain Specific Plan will be modified to include the 9.38 acres with the land use designation of Mixed Use Commercial. The Development Capability Report will be incorporated into the Specific Plan as Appendix Z. The legal description of the new amendment area will be appended to the legal description in Appendix A of the Specific Plan.

Land Use

The subject property can generally be characterized as vacant land with some disturbances associated with maintaining the water storage facility on the parcel identified as APN 219-35-007A and the well site that is wholly contained within a separate parcel, APN 219-35-0090. Although the parcel containing the well site is excluded from this amendment request, access to the well will remain via an existing easement or a newly established easement to be determined at the time of development.

The site is bounded by Tangerine Road on the south, a single-family residence to the north and Klos Drive to the east. The vacant property immediately west consists of 28 acres, under common ownership, that was rezoned in 2017 to be included into the Dove Mountain Specific Plan area with a land use designation of MUC. A development plan for a 222 unit, semi-attached, one-story rental home community is currently under review by the Town on a portion of the 28 acres. To the south, across Tangerine Road, is the Tangerine Sky Park and common area owned by the Sky Ranch Homeowners Association.

Circulation and Public Utilities

Access to the amendment area will be provided from Tangerine Road and Klos Drive. The amendment area is proposed to be served by Pima County's regional public sewer system and Tucson Water. Northwest Fire District provides service to the properties in the vicinity; however, the project site is not currently included within the District's boundary and therefore must complete annexation prior to development. Utility providers also include: TRICO Electric, Southwest Gas, and Comcast.

Neighborhood Outreach

On August 27, 2020 the Planning Center notified by U.S. Mail all property owners within 300 feet of the subject property of the proposed amendment with the intent to solicit comment. A summary of the applicant's neighborhood outreach efforts is attached to this report. As of the date of this report, the applicant has not received any formal comments for this project.

The Sky Ranch Homeowners Association (HOA) community manager emailed Planning Staff to inquire about future meetings to discuss the proposed amendment. Staff advised the manager that public hearings with the Planning Commission and Town Council would be scheduled when the project received staff approval. A copy of the email exchange is included in this report. As of the date of this report staff has not received any other inquiries or comments.

Public Notification

This public hearing was properly noticed in the Daily Territorial newspaper and all property owners within 300 feet for the proposed amendment area were noticed by U.S. Mail of the date, time, and topic of the public hearing. Notice was also posted at various locations within the community and on the Town's website.

Staff Recommendation:

Recommended Findings of Fact:

1. The property is currently zoned ‘R-144 Residential.' The proposed change in zoning from ‘R-144’ to ‘F’ Specific Plan will require a minor amendment to the Marana General Plan from the existing designation of Low Density Residential (LDR) to Master Plan Area (MPA).
2. The proposal is found to be consistent with the purpose and intent of the Town of Marana’s adopted General Plan.
3. 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.
4. This proposal, 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 and 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 development 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 this proposal complies with the requirements of ‘F’ Specific Plan zoning and the purpose and intent of the Land Development Code.
3. Consistent with the purpose of the regulations and with the intent of the General Plan: This proposal is consistent with the purpose and intent of the Land Development Code and the Town of Marana General Plan Master Plan Area (MPA) land use designation.
4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area or the development of the 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, this proposal 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 Town Council approval of PCZ2006-001 and GPA2006-001 based on 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 tentative 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 detailed traffic impact analysis must be submitted by the Property Owners and accepted by Town staff prior to approval of a preliminary plat or development plan for any portion of the Rezoning Area.
5. A water infrastructure and phasing plan (WIP) must be submitted by the Property Owners and accepted by 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

6. A master sewer plan must be submitted by the Property Owners and accepted by the 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.
7. 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.
8. The final design of required streets and circulation facilities, including gated access (if applicable) and emergency access, must be in conformance with applicable fire codes prior to Town Council consideration of a final plat for any portion of the Rezoning Area.
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. 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.
11. A 100% clearance survey for the desert tortoise shall be completed by a qualified biologist at the Property Owners’ 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 AZGFD, and the tortoise shall be moved in accordance with the most current AZGFD Tortoise Handling Guidelines at the Property Owners’ expense.
12. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
13. Compliance with all provisions of the Town’s Codes, Street Standards, and Ordinances, current at the time of any subsequent development, including, but not limited to, requirements for public improvements.
14. Upon adoption of the ordinance by the Mayor and Council approving the amendment to the Dove Mountain Specific Plan, the applicant shall provide the Planning Department with 3 paper copies and digital copy of the specific plan with the appropriate changes made, within 60 days of the adoption.
15. This specific plan amendment shall not confer any impact fee exemptions previously agreed to through the Dove Mountain Development Agreement(s).
16. All open space easements, public trails and/or wildlife corridors shall be dedicated to the applicable entity at the time of platting, and no construction shall be permitted in the delineated Floodplain without the consent of the Development Services Administrator.
17. Prior to approval of a subdivision plat or development plan, within the Rezoning Area, the applicant shall provide written verification that the site has been annexed in the Northwest Fire District.

Suggested Motion:

I move to recommend to the Marana Town Council approval of PCZ2006-001 and GPA2006-001, subject to the recommended conditions.

Attachments

Specific Plan Amendment Application
Minor General Plan Amendment Application
Location Map
Dove Mountain Specific Plan Context Map
Applicant Neighborhood Outreach Summary
Communication with Sky Ranch HOA Community Manager
Appendix Z - Dove Mountain Specific Plan Amendment #9
Dove Mountain Specific Plan Redlines

MARANA AZ

Development Services / maranaplanning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

APPLICATION TYPE

❑ Annexation	❑ Development Plan	❑ Development Plan Package	❑ General Plan Amendment
❑ Rezone	❑ Minor Land Division	❑ Significant Land Use Change	❑ Conditional Use Permit
☒ Specific Plan	❑ Landscape Plan	❑ Native Plant Plan/Exception	❑ SWPP
❑ Variance	❑ Hydraulic Model	❑ Sewer Capacity Assurance	❑ Sign Program
❑ Plat	❑ Improvement Plan	❑ Report (Type): _____	❑ Other: _____

PROJECT INFORMATION

Project Name: Dove Mountain Specific Plan (DMSP) Amendment #9	
Description of Project: DMSP Amendment to add 9.38 ac to specific plan	Number of Lots: N/A
Parcel No.(s): 219-35-007A, 219-35-008A and 219-35-011A	Gross Area (Acres): 9.38 AC
Project Address: No situs address	
Ref. Project No.: PCZ2006-001/2 & GPA2006-001/2	

CONTACT INFORMATION

Owner: Rita Land Corp / DM Phase IV Investments	Contact Name: Bill Hallinan		
Address: 3567 E. Sunrise Dr., Suite 219	City: Tucson	State: AZ	Zip: 85718
Email: bhallinan@cottonwoodproperties.com	Phone No.: (520) 299-8424		
Applicant: The Planning Center	Contact Name: Lexy Wellott		
Address: 2 E. Congress Ste 600	City: Tucson	State: AZ	Zip: 85701
Email: lwellott@azplanningcenter.com	Phone No.: (520) 623-6146		
Consultant/Engineer: Arroyo Engineering	Contact Name: Larry Roberts		
Address: 2118 E. 10th St.	City: Tucson	State: AZ	Zip: 85719
Email: lroberts@arroyoengineering.com	Phone No.: (520) 882-0206		

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct 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. (If applicant is not the owner, attach written authorization from the owner.)

Lexy Wellott		9/21/2020
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

MARANA AZ

Development Services / maranaplanning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

APPLICATION TYPE

❑ Annexation	❑ Development Plan	❑ Development Plan Package	☒ General Plan Amendment
❑ Rezone	❑ Minor Land Division	❑ Significant Land Use Change	❑ Conditional Use Permit
❑ Specific Plan	❑ Landscape Plan	❑ Native Plant Plan/Exception	❑ SWPP
❑ Variance	❑ Hydraulic Model	❑ Sewer Capacity Assurance	❑ Sign Program
❑ Plat	❑ Improvement Plan	❑ Report (Type): _____	❑ Other: _____

PROJECT INFORMATION

Project Name: Dove Mountain Specific Plan (DMSP) Amendment #9	
Description of Project: Change General Plan land use from LDR to MPA	Number of Lots: N/A
Parcel No.(s): 219-35-007A, 219-35-008A and 219-35-011A	Gross Area (Acres): 9.38 AC
Project Address: No situs address	
Ref. Project No.: PCZ2006-001/2 & GPA2006-001/2	

CONTACT INFORMATION

Owner: Rita Land Corp / DM Phase IV Investments	Contact Name: Bill Hallinan		
Address: 3567 E. Sunrise Dr., Suite 219	City: Tucson	State: AZ	Zip: 85718
Email: bhallinan@cottonwoodproperties.com	Phone No.: (520) 299-8424		
Applicant: The Planning Center	Contact Name: Lexy Wellott		
Address: 2 E. Congress Ste 600	City: Tucson	State: AZ	Zip: 85701
Email: lwellott@azplanningcenter.com	Phone No.: (520) 623-6146		
Consultant/Engineer: Arroyo Engineering	Contact Name: Larry Roberts		
Address: 2118 E. 10th St.	City: Tucson	State: AZ	Zip: 85719
Email: lroberts@arroyoengineering.com	Phone No.: (520) 882-0206		

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct 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. (If applicant is not the owner, attach written authorization from the owner.)

Lexy Wellott		9/21/2020
Applicant Name (PRINT)	Signature	Date

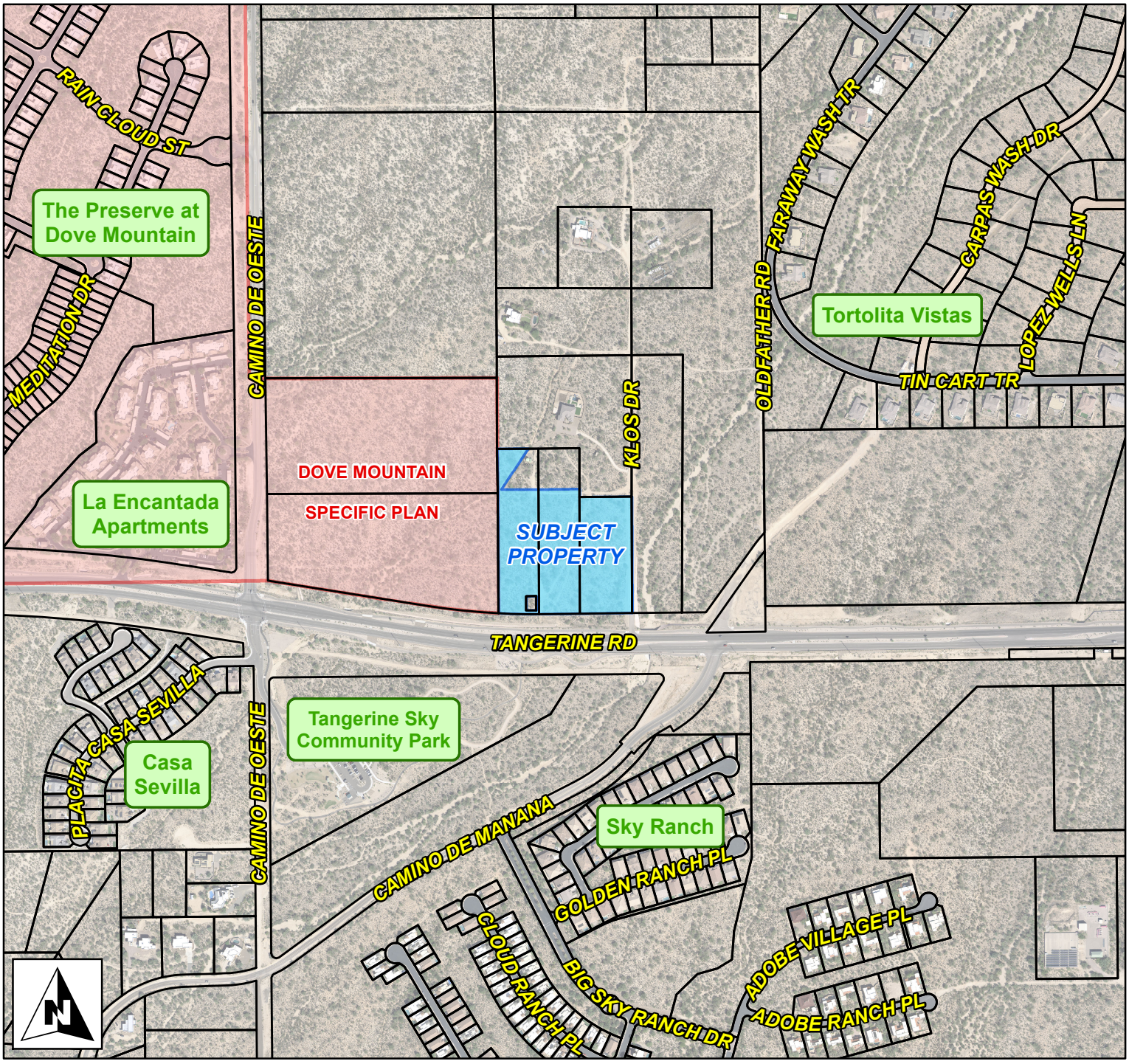
FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

MARANA AZ

Dove Mountain Specific Plan Amendment & Minor General Plan Amendment PCZ2006-001 & GPA2006-001

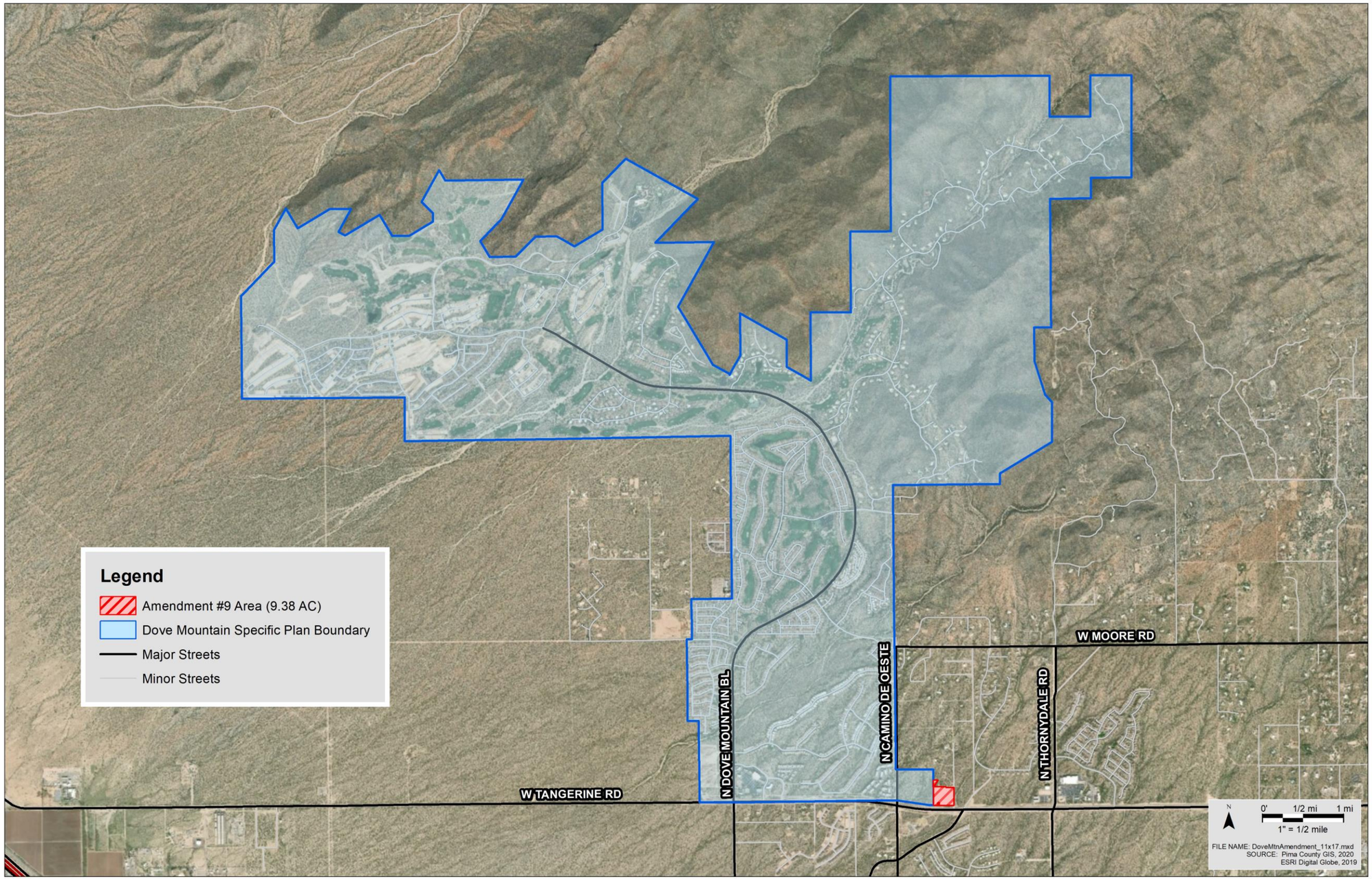


Request to amend the Dove Mountain Specific Plan boundary to add approximately 9.38 acres to the specific plan boundary, with a land use designation of Mixed-Use Commercial (MUC). This case includes a request for a Minor General Plan Amendment from LDR (Low Density Residential) to Master Plan Area (MPA) to accommodate the proposed amended specific plan.

Data Disclaimer: The Town of Marana provides this map information "As Is" at the request of the user with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. In no event shall The Town of Marana become liable to users of these data, or any other party, for any loss or direct, indirect, special, incidental or consequential damages, including but not limited to time, money or goodwill, arising from the use or modification of the data.

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Exhibit II.A.1.b: Amendment 9 Context



THE PLANNING CENTER
a division of TPC Group, Inc.

M E M O R A N D U M

Date: September 15, 2020 **Job No:** CPI-23

To: Cynthia Ross, AICP

From: Lexy Wellott, AICP

Project: Dove Mountain Specific Plan Amendment 9 – Public Outreach Overview

Public outreach efforts for the proposed amendment to the Dove Mountain Specific Plan were initiated with the attached notification letter and packet (See attachement A) that was sent on August 27, 2020. This was sent to all property owners within 300 feet of the amendment boundary, and invited them to comment on the proposed land use change request. The property owner also met with the land owner immediately north of the proposed change in land use prior to identifying land that would be included in the Dove Mountain Specific Plan amendment.

On September 1, 2020, the community manager for the Sky Ranch, Ms. Alexandra Jaeger, with Cadden asked Ms. Cynthia Ross for additional information on the proposed amendment. The applicant called Ms. Jaeger on September 4, 2020, to discuss project details and offered to meet with the HOA. Ms. Jaeger requested more information regarding the proposed project and indicated that a meeting was not necessary at that time. The applicant followed up with an email to Ms. Jaeger, providing her with materials (see Attachment B).

No property owners have provided commentary on the proposed amendment to the Dove Mountain Specific Plan, and the applicant has not received any other requests for additional information.

Should you have any questions, please do not hesitate to contact me.

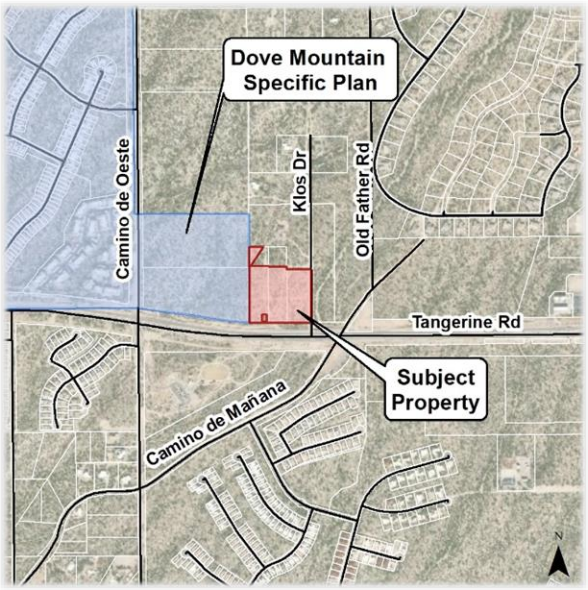
a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

ATTACHMENT A

August 27, 2020

Dear Neighbor:

On behalf of the property owner, The Planning Canter is pleased to inform you of a land use change request for an approximately nine (9)-acre property located north of Tangerine Road between Camino de Oeste and Camino de Mañana (see location map). The proposal is to amend the Dove Mountain Specific Plan to include the subject property within the specific plan boundary with a land use designation of MU (Mixed Use). The property's current zoning of R-144 (Single-Family Residential) would change to F (Specific Plan) if approved.



The Dove Mountain Specific Plan provides land use guidance and regulatory standards for over 6,200 acres. Dove Mountain is a premier master-planned community, as a result of careful planning, and use of a design review process and implementation of the standards outlined in the Specific Plan. By adding this property into the planning boundary for the Dove Mountain Specific Plan, the site will develop in a manner that is consistent with the character and quality of other development within the Dove Mountain community. Aside from the acreage added into the planning boundary, no further changes will be made to the Dove Mountain Specific Plan. The proposed MU land use allows for a mix of uses, including employment-generating uses, such as office, commercial, and retail, as well as high-density residential. The development will be accessed from Tangerine Road and Klos Drive.

As an adjacent property owner, the Planning Center invites you to ask questions and provide comments on the proposed specific plan amendment. I am available to discuss and address any questions or comments you may have via telephone and email. Please contact me at (520) 209-2634 or lwellott@azplanningcenter.com.

Comments on this proposal may also be submitted to the Cynthia Ross at the Planning and Zoning Division of the Town of Marana Development Services Department, 11555 W Civic Center Drive Marana, AZ 85653, phone: (520) 382-2600 or email: cross@MARANAAZ.GOV.

Thank you,
THE PLANNING CENTER

Lexy Wellott, AICP
Project Manager

a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

ACM VENTURES LLC
5227 E PIMA ST STE A
TUCSON, AZ 85712-3606

RITA LAND CORP 85% & REDHAWK MARANA LLC 15%
3567 E SUNRISE DR STE 219
TUCSON, AZ 85718-3232

REDHAWK MARANA LLC
3567 E SUNRISE DR STE 219
TUCSON, AZ 85718-3232

SMITH JUSTIN & KRISTEN CP/RS
12155 N KLOS DR
TUCSON, AZ 85742-8824

RITA LAND CORP
3567 E SUNRISE DR STE 219
TUCSON, AZ 85718-3232

RITA LAND CORP
3567 E SUNRISE DR STE 219
TUCSON, AZ 85718-3232

TORTOLITA WELLS INC
ATTN: LINDA D WHITNEY
4261 W MAJESTIC SAGUARO LN
MARANA, AZ 85658-5105

KWASIBORSKI SHIRLEY A EST
ATTN: DAVID S KWASIBORSKI
6675 LANGTOFT ST
WEST BLOOMFIELD, MI 48324-2854

JOHNSON MICHAEL T
10905 N CAMINO DE OESTE
TUCSON, AZ 85742-9121

TOWN OF MARANA
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SKY RANCH HOMEOWNERS ASSOCIATION INC
1870 W PRINCE RD STE 47
TUCSON, AZ 85705-2969

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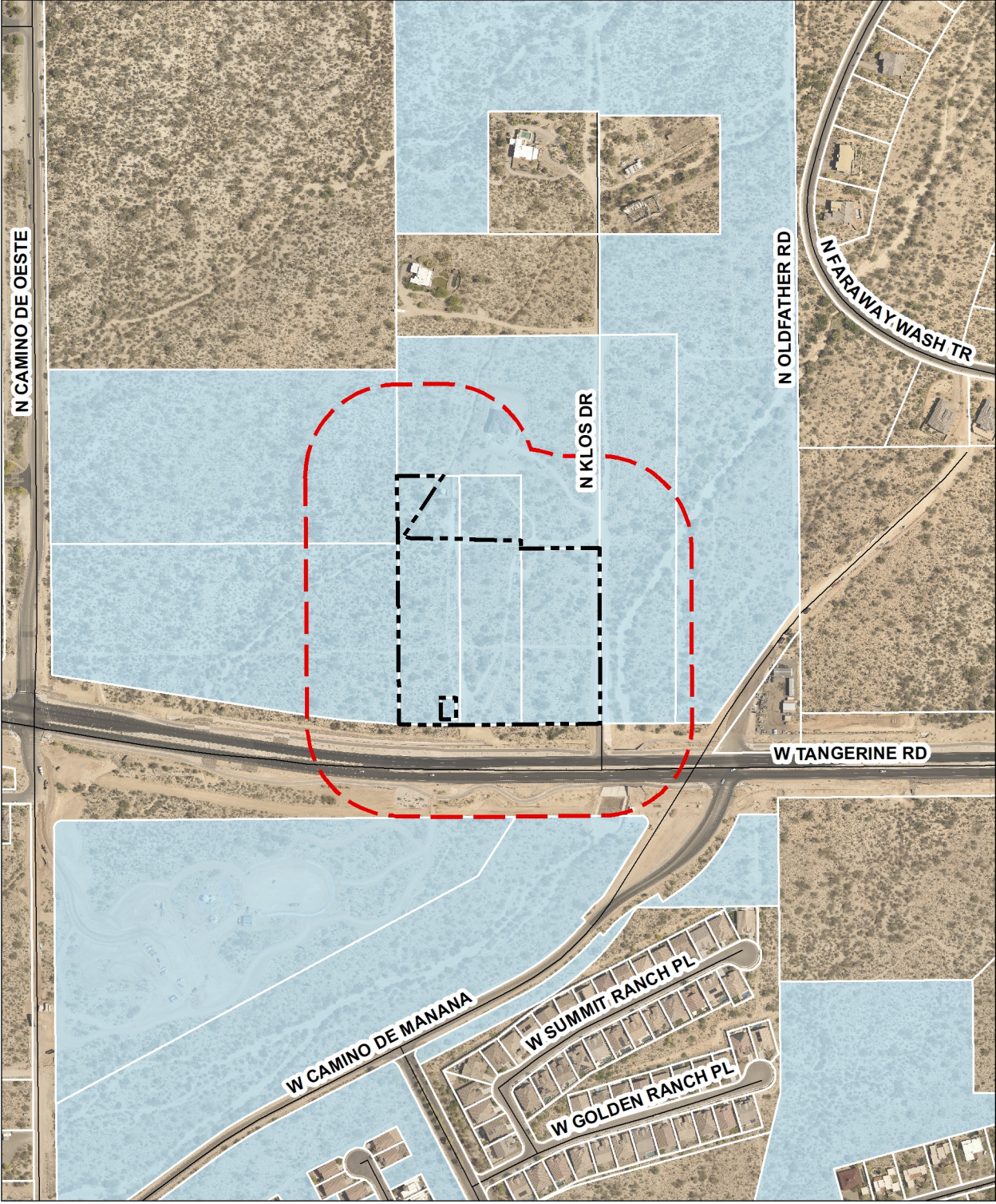
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LEGEND

Amendment Area (9.38 AC)

300-Foot Buffer

Parcels within 300 Feet

NORTH 0' 250' 500'

FILE NAME: notified_parcels_6x8.mxd

SOURCE: Pima County GIS, 2020

Lexy Wellott

From: Lexy Wellott
Sent: Friday, September 04, 2020 9:00 AM
To: ajaeger@cadden.com
Subject: Information regarding Dove Mountain land use change
Attachments: Dove Mountain Specific Plan Amendment_Site Context Map.pdf

Hi Alexandra,

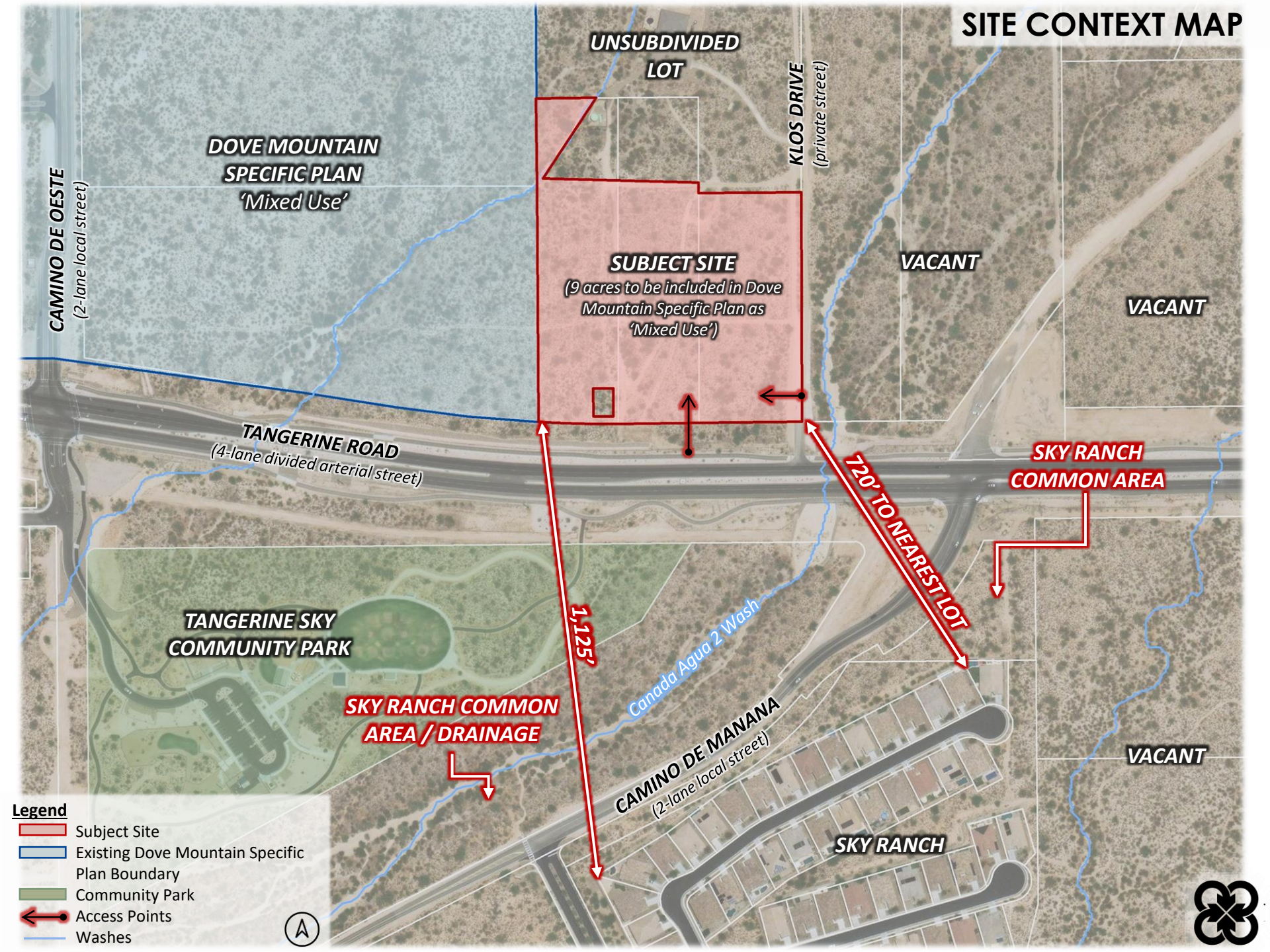
I appreciate the interest in our land use change across Tangerine Road and west of the Sky Ranch community. Cottonwood Properties is proposing to annex approximately 9 acres into the Dove Mountain Specific Plan with a land use designation of MU (Mixed Use). In between Sky Ranch and this site are Tangerine Road, Camino de Manana, Tangerine Sky Park, and the Canada Agua Wash (Sky Ranch common area). As shown on the attached map, the parcel is approximately 720 feet from the nearest home in Sky Ranch.

The MU land use designation allows for a range of uses, including office, commercial, retail, and residential. The owners have developed the Dove Mountain Specific Plan area with quality architecture and landscape design and desire to have this additional land be part of the Dove Mountain community.

Should you or the Sky Ranch residents have questions or comments, please do not hesitate to reach out.

Have a wonderful weekend,

LEXY WELLOTT, AICP | Project Manager
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2634


SITE CONTEXT MAP
UNSUBDIVIDED LOT
KLOS DRIVE
(private street)
DOVE MOUNTAIN SPECIFIC PLAN
'Mixed Use'
CAMINO DE OESTE
(2-lane local street)
SUBJECT SITE
(9 acres to be included in Dove Mountain Specific Plan as 'Mixed Use')
VACANT
VACANT
TANGERINE ROAD
(4-lane divided arterial street)
SKY RANCH COMMON AREA
720' TO NEAREST LOT
1,125'
TANGERINE SKY COMMUNITY PARK
Canada Agua 2 Wash
SKY RANCH COMMON AREA / DRAINAGE
CAMINO DE MANANA
(2-lane local street)
VACANT
SKY RANCH
Legend
Subject Site
Existing Dove Mountain Specific Plan Boundary
Community Park
Access Points
Washes

From:	Cynthia Ross
To:	"AJaeger@cadden.com"
Subject:	FW: Planning Center - Sky Ranch HOA - Dove Mtn. SPA Public Hearing Noticing
Date:	Monday, September 14, 2020 10:01:00 AM
Attachments:	image004.png Dove Mountain Rezone Commission Posting 9.14.20.pdf Location Map 9.8.20.pdf Dove Mountain Rezone Commission Letter Public Hearing 9.8.20.pdf

Good morning Alexandra,

This rezoning has been scheduled for a Public Hearing with the Marana Planning Commission on September 30, 2020 at 6:30pm. I mailed out the attached letter to property owners within 300 feet of the rezoning parcel on Friday, emailed today the attached public hearing notice and location map for postings at 4 locations, as wells as an online posting on the Town's website (with instructions to post no later than tomorrow, September 15, 2020, which is 15 days prior to the September 30, 2020 Public Hearing).

Please feel welcome to forward this information to the Sky Ranch Homeowners.

Thank you~

Cynthia L. Ross, AICP
Senior Planner
Planning Department
Town of Marana
11555 W. Civic Center Drive
Marana, AZ 85653
(520)382-2651
cross@maranaaz.gov
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www.makemarana2040.com

From: Cynthia Ross
Sent: Tuesday, September 01, 2020 12:00 PM
To: 'Alexandra Jaeger'
Subject: RE: Planning Center - Sky Ranch HOA

Good morning Alexandra,

Thank you for contacting me.

Yes, there will be Town public hearings to discuss this project. Once this project is approved by Town Staff it will be scheduled for a public hearing with the Planning Commission and the Town Council. I notice the public hearings 15 days prior to each public hearing. My noticing for both public hearings include mailing letter notices to property owners within 300 feet of the subject property, Town website postings and noticing at 4 different locations throughout the town.

This project is nearing approval and will likely go to the Planning Commission on September 30, 2020. I am happy to send you noticing to forward to the Sky Ranch HOA homeowners or board members or I can send it to them directly once the project is scheduled for a public hearing. Let me know your preference. I am also available to answer questions about this rezoning now and before the public hearings.

The letter from the Planning Center is part of their Neighborhood Outreach efforts for this project. Interested residents and HOA's can and should reach out to Ms. Wellott with questions and concerns sooner rather than later. The Planning Center can also schedule a (virtual) neighborhood meeting with interested homeowners or board to discuss their plans.

Please feel welcome to give me a call.

Cynthia L. Ross, AICP
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From: Alexandra Jaeger [mailto:AJaeger@cadden.com]
Sent: Tuesday, September 01, 2020 10:46 AM
To: Cynthia Ross
Subject: Planning Center

PLEASE BE CAUTIOUS
THIS MESSAGE AND SENDER COME FROM OUTSIDE THE TOWN OF MARANA. IF YOU DID NOT EXPECT THIS MESSAGE, PROCEED WITH CAUTION. VERIFY THE SENDER'S IDENTITY BEFORE

PERFORMING ANY ACTION, SUCH AS CLICKING ON A LINK OR OPENING AN ATTACHMENT.

Hello,

I had some residence receive the memo attached about a propose new land use change request. I would like to know if there is an update for this or a meeting being held sometime soon to further discuss. I have plenty of Board members and Homeowners that are interest in knowing further information in the Sky Ranch HOA Community.

Please let me know if there are any updated on this.

Thank you,

For The Association,

Alexandra Jaeger, CAAM®
Community Association Manager

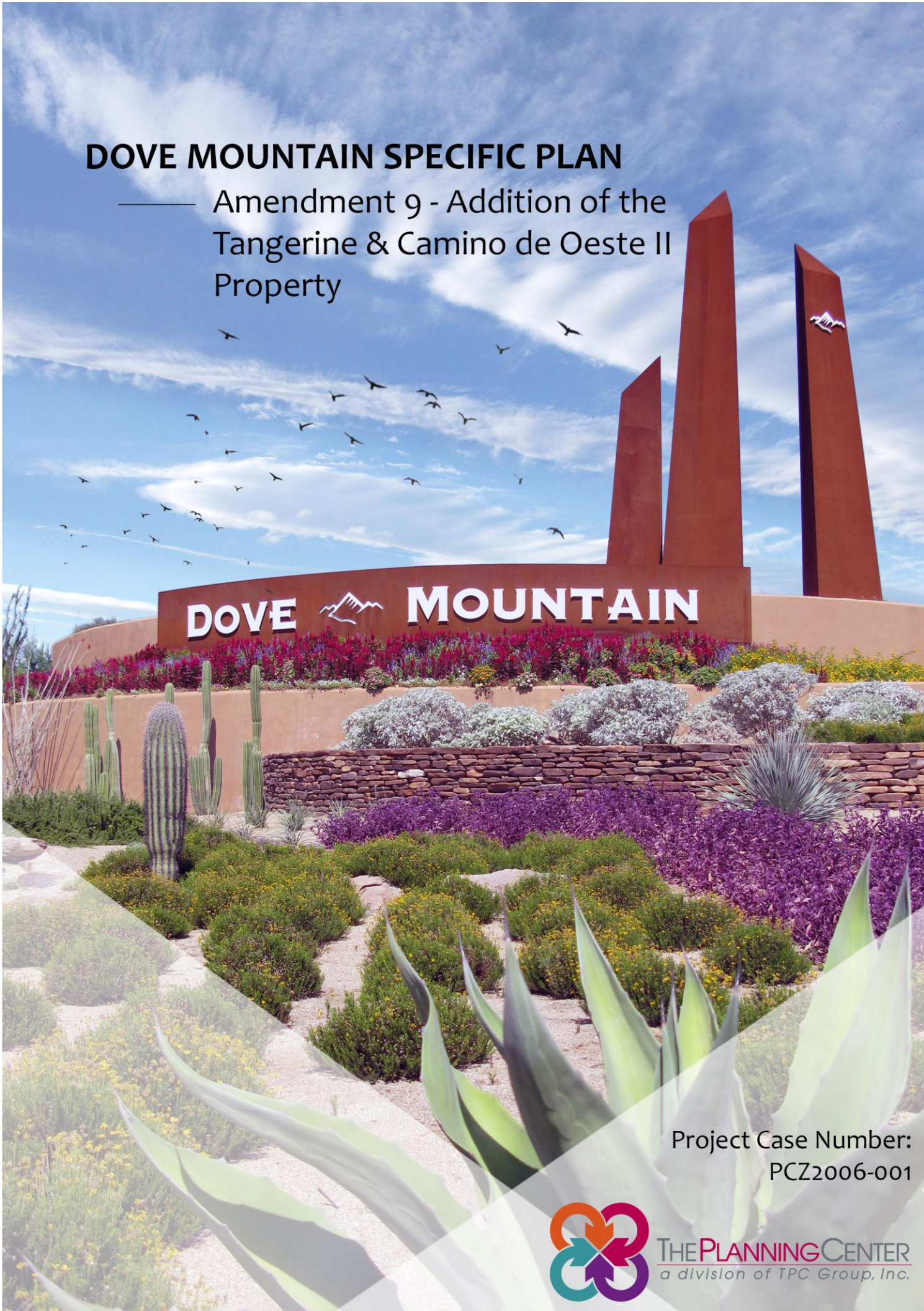
Cadden Community Management
1870 West Prince Road, Suite 47, Tucson, AZ 85705
(520) 297-0797 **tel** | (520) 742-2618 **fax**
ajaeger@cadden.com

www.cadden.com

Let us know how we are doing!

DOVE MOUNTAIN SPECIFIC PLAN

Amendment 9 - Addition of the Tangerine & Camino de Oeste II Property



Project Case Number:
PCZ2006-001

THE PLANNING CENTER
a division of TPC Group, Inc.

Dove Mountain Specific Plan

Amendment 9 –
Addition of the Tangerine & Camino de Oeste II Property

Marana, Arizona

Submitted to:

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

Prepared for:

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PCZ2006-001
September 2020

Dove Mountain Specific Plan Amendment #9

The Dove Mountain Specific Plan establishes comprehensive guidance and regulations for the development of approximately 6,150.42 acres (6,159.80 acres including the proposed amendment area) located within the Town of Marana, Pima County, Arizona. This proposed amendment to the Plan provides for the annexation of 9.38 acres of currently vacant land into the Dove Mountain Specific Plan with the land use designation of Mixed Use Commercial (MUC). The subject amendment area is located on the north side of Tangerine Road approximately 1,200 feet east of the intersection of Tangerine Road and Camino de Oeste. Key provisions of the Specific Plan amendment are as follows:

1. The proposed zoning for this site is “F”, Specific Plan, using the MUC designation. Per the Specific Plan, MUC allows for a range of commercial including office, medical, employment, retail and high density residential.

2. The previously adopted Specific Plan limits the number of homes within the Specific Plan to no more than 9,152 homes. The maximum number of homes will not be increased with this amendment.

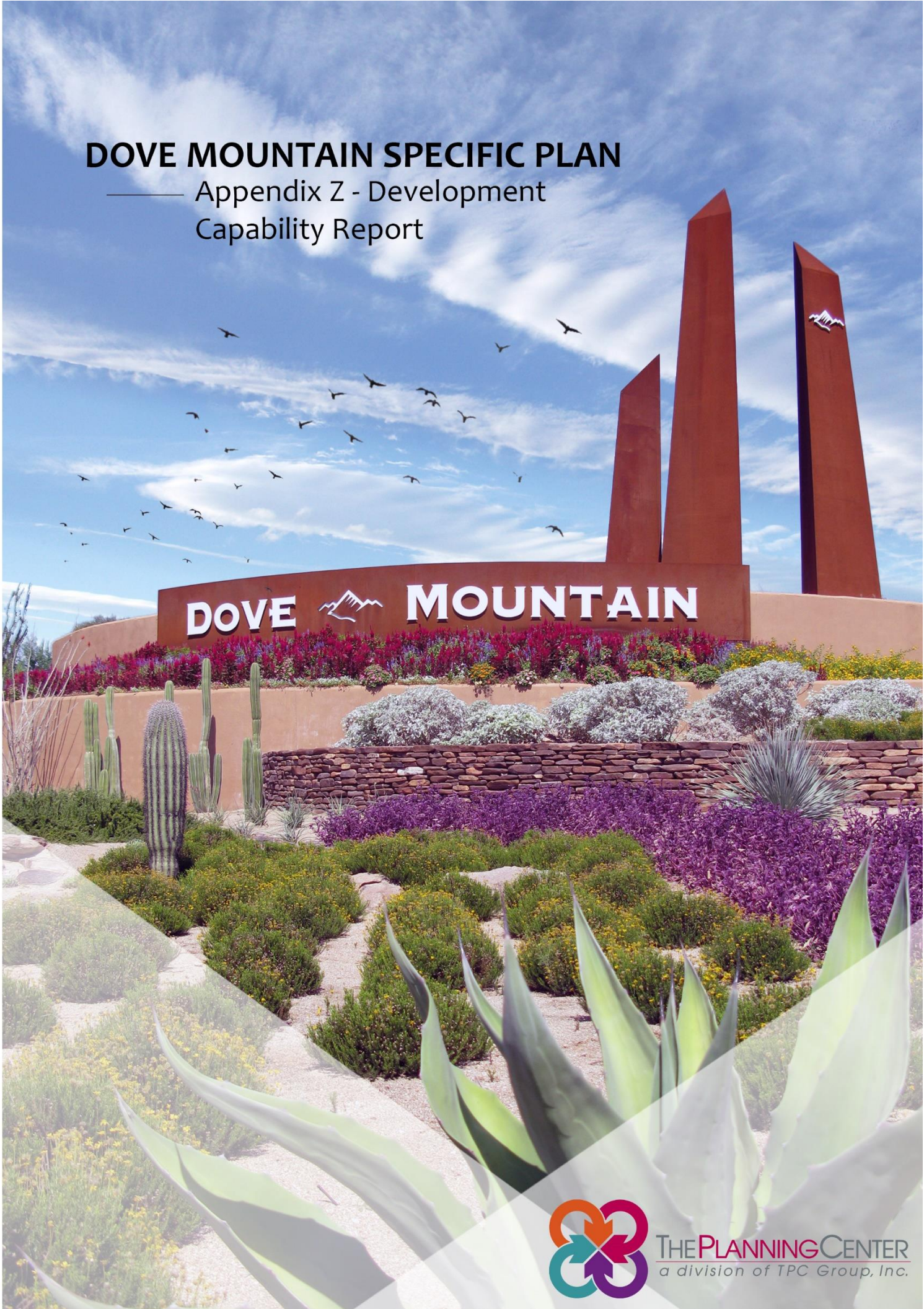
3. Annexation into the Dove Mountain Specific Plan ensures that the additional area, will be developed in accordance with the existing design guidelines, character and quality of other development within the Dove Mountain Specific Plan.

4. Access to the amendment area will be provided from the existing public road adjacent to the annexation area. Potential locations for access to the Property are shown in the *Development Capability Report (Exhibit II.I.2)* and shall be reviewed for compliance with Town of Marana engineering standards when development occurs.

5. Upon approval, the Land Use Map, table, and attached pages within the previously approved Specific Plan will be modified as attached to include the additional area with a land use designation of Mixed Use Commercial, the attached Development Capability Report will be incorporated into the Specific Plan as *“Appendix Z”,* and the legal description of the 9.38-acre amendment area will be appended to the legal description in *Appendix A* of the Specific Plan.

DOVE MOUNTAIN SPECIFIC PLAN

Appendix Z - Development Capability Report



THE PLANNING CENTER
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A. Purpose and Intent

The Dove Mountain Specific Plan Amendment 9 – The area to be added to the Dove Mountain Specific Plan is the property located approximately 1,200 feet east of the intersection of Tangerine Road and Camino de Oeste and Tangerine Road (identified by APNs 219-35-007A, 219-35-008A and 219-35-011A), immediately east of the existing Specific Plan boundary. The subject property to be annexed into the Dove Mountain Specific Plan consists of three contiguous parcels, approximately 9.38 acres in size, and is located in Marana, Arizona within the Tortolita Mountain region. The property lies within Township 11 South, Range 13 East, Section 31 (see *Exhibit II.A.1.a: Regional Context Map* and *Exhibit II.A.1.b: Amendment 9 Context*).

The primary purpose of the Development Capability Report is to identify and inventory the various existing physical elements on the property. The synthesis of the existing characteristics can then provide a means whereby development occurs in a sensitive and responsive manner to the physical parameters of the site.

The following physical components were compiled to assess the suitability of the property for development:

- Existing Land Uses
- Topography and Slope Analysis
- Hydrology
- Vegetation and Wildlife
- Soils and Geology
- Viewsheds
- Traffic and Circulation
- Recreation and Trails
- Cultural, Archaeological and Historic Resources
- Existing Infrastructure and Public Facilities

Exhibit II.A.1.a: Regional Context

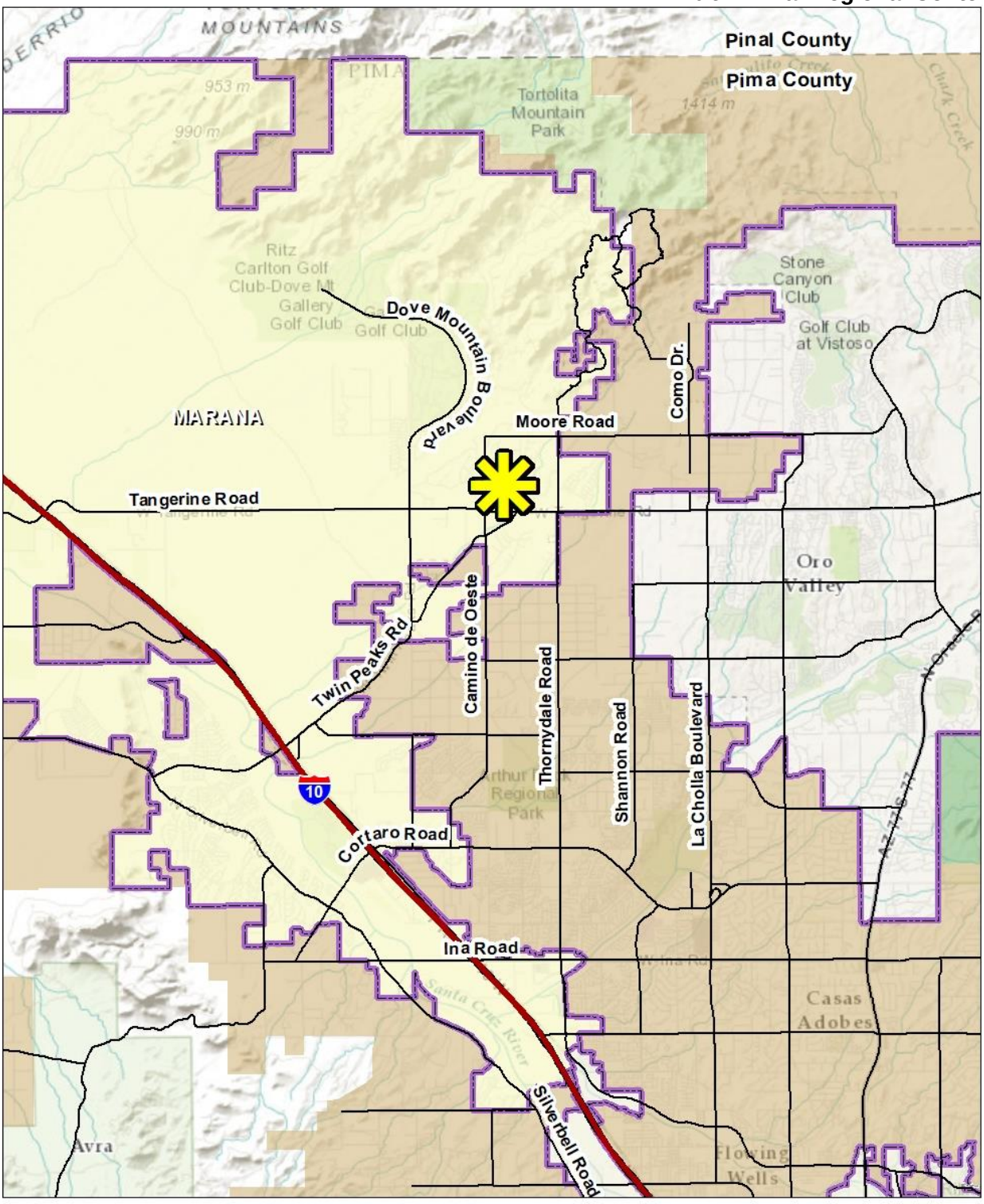
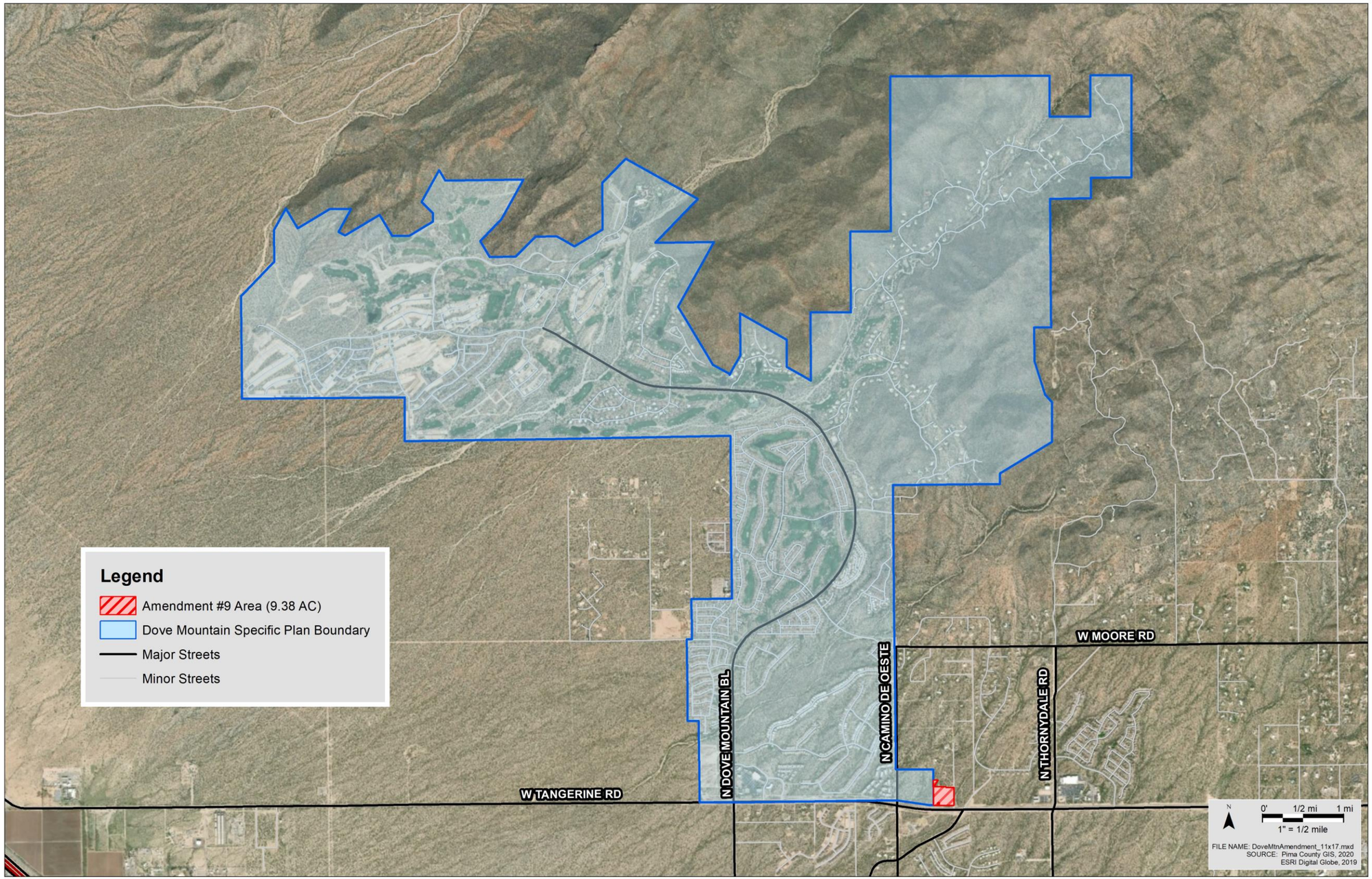


Exhibit II.A.1.b: Amendment 9 Context



B. Existing Land Uses

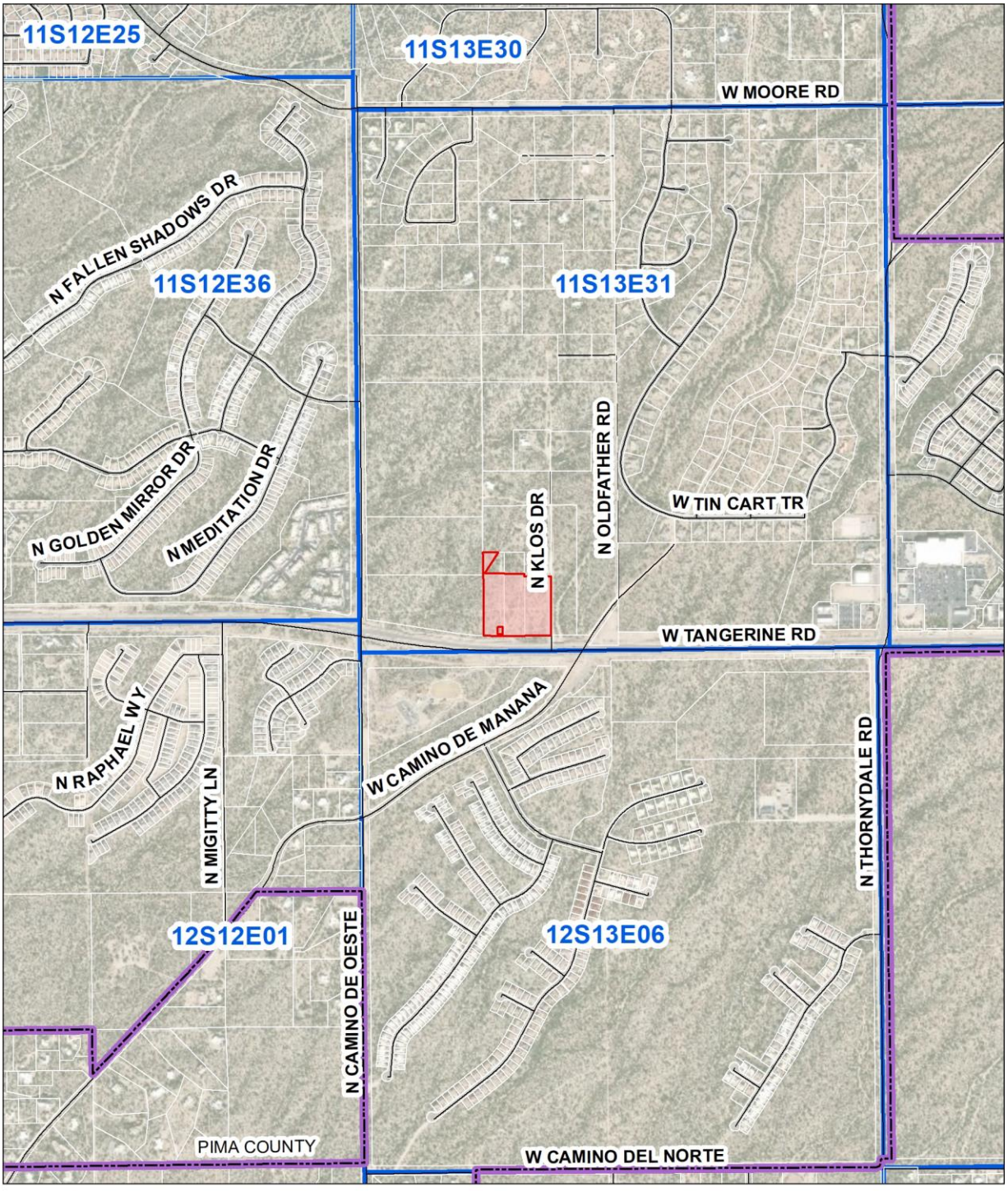
This section of the *Development Capability Report* identifies existing zoning, land use and structures on-site and on surrounding properties, as well as other proposed development in the project vicinity.

1. Site Location

The project site is situated within the southwestern portion of Township 11 South, Range 13 East, Section 31. The property is located approximately 1,200 feet east of the intersection of Tangerine Road and Camino de Oeste and consists of a portion of three parcels identified by APNs 219-35-007A (approximately 3.08 AC), 219-35-008A (approximately 2.82 AC) and 219-35-011A (approximately 3.48 acres) for a total of 9.38 acres. The site is accessed via Tangerine Road and Klos Drive. The site is bounded by Tangerine Road on the south, a single-family residence to the north and Klos Drive to the east and vacant land to the west (see *Exhibit II.B.1: Site Location*). Surrounding the property to the south, across Tangerine Road, is the Tangerine Sky Park and common area owned by the Sky Ranch Homeowners Association.

The vacant property immediately west consists of a 28-acre site, under common ownership, which was rezoned in 2017 to be included into the Dove Mountain Specific Plan planning boundaries with a land use designation of MUC (Mixed Use Commercial). Site design for a casita development on the northern portion of 28-acre site is currently in preliminary design stages.

Exhibit II.B.1: Site Location



LEGEND

- Amendment #9 Area
- Township, Range & Section
- Jurisdictional Boundaries

Notes:

Project Site is located at:
Township 11S, Range 13E, and Section 31
Acreage: 9.38 AC
Parcel APNs: 219-35-007A, 219-35-008A & 219-35-011A

NORTH 0' 1500' 3000'

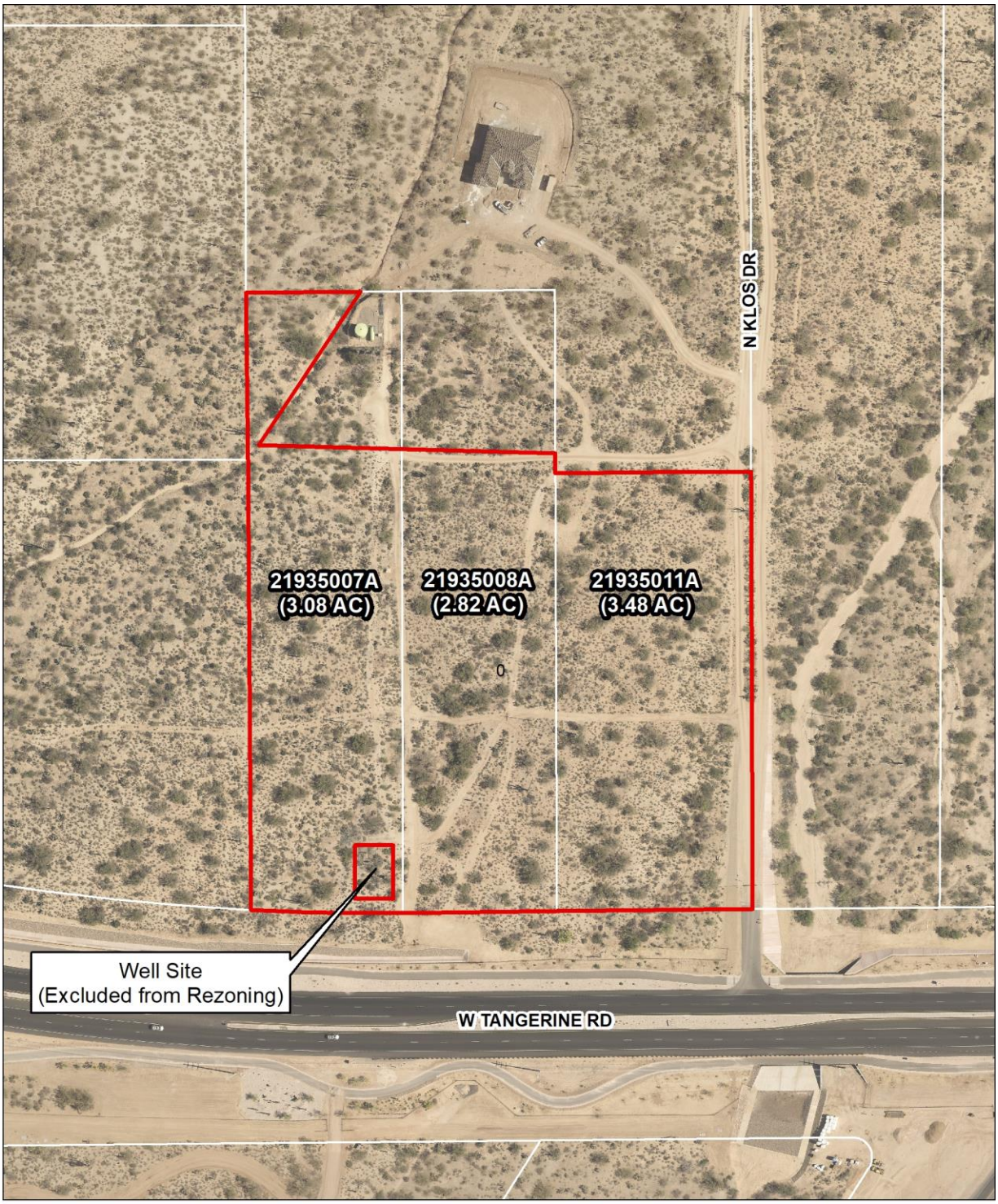
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SOURCE: Pima County GIS, 2020

2. Existing On-Site Land Use and Zoning

The subject property can generally be characterized as vacant land with some disturbances associated with maintaining the water storage facility on the parcel identified as 219-35-007A and the well site that is wholly contained within a separate parcel (APN: 219-35-0090) (see *Exhibit II.B.2: Existing On-Site Land Uses*). Although the parcel containing the well site is excluded from this amendment request, access to the well will remain via an existing easement or a newly established easement to be determined at the time of development.

The Town of Marana's General Plan, *Make Marana 2040*, designates the property as Low Density Residential (LDR). The property is currently zoned as Zone R-144 (Single-Family Residential) in the *Marana Land Development Code*.

Exhibit II.B.2: Existing On-Site Land Uses



LEGEND

Amendment #9 Area (9.38 AC)

Parcels

NORTH 0' 100' 200'

FILE NAME: onsite_lu_6x8.mxd

SOURCE: Pima County GIS, 2020

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

a. Zoning

The zoning designations of surrounding properties, as depicted in *Exhibit II.B.3.a: Surrounding Zoning Designations* are as follows:

North: Town of Marana R-144 (Single-Family Residential)

South: Town of Marana F (Sky Ranch Specific Plan and Casa Sevilla Specific Plan), R-144 and R-36 (Single-Family Residential)

East: Town of Marana R-144 (Single Family Residential) and F (Tortolita Vistas and Tangerine-Thornydale Specific Plans)

West: Town of Marana F (Dove Mountain Specific Plan)

b. General Plan Land Use Designations

The Town of Marana General Plan, *Make Marana 2040*, indicates the site is designated as Low Density Residential (LDR).The surrounding general plan designations within one-quarter mile of the site, as depicted in *Exhibit II.B.3.b: Surrounding General Plan Land Use Designations* are as follows:

North: Low Density Residential (LDR)

South: Master Planned Area and Commercial

East: Low Density Residential (LDR) and Master Planned Area

West: Master Planned Area

A minor plan amendment will be processed concurrently with this request to modify the land use designation on the property from Low Density Residential (LDR) to Master Planned Area (MPA).

c. Surrounding Off-Site Land Uses

The land use of surrounding properties within one-quarter mile, as depicted in *Exhibit II.B.3.c: Surrounding Off-Site Land Uses* are as follows:

North: Vacant and Unsubdivided Single-Family Residential

South: Casa Sevilla Single-Family Residential Subdivision, Tangerine Sky Park, and Sky Ranch Single-Family Residential Subdivision

East: Low Density Residential, Vacant

West: Encantada Apartments at Dove Mountain, Vacant

d. Number of Stories of Existing Structures

The subject property is currently vacant with minor disturbances associated with accessing and maintaining the well and water storage infrastructure on the property. There are one-story single-family residential homes located immediately north of the site. The Encantada Apartments at Dove Mountain, located on the west side of Camino de Oeste, are two-stories. All other homes and/or structures within a quarter-mile of the site are a mix of one- and two-story homes.

e. Pending Rezonings

There are no pending rezonings of properties within one-quarter mile of the site.

f. Conditional Rezonings

There are no conditionally approved rezonings within one-quarter mile of the site.

g. Subdivision/ Development Plans Approved

There is one approved development plan, the Encantada Apartments at Dove Mountain (DPR-12001) within a quarter-mile radius of the project site.

Approved subdivisions within a quarter-mile of the site are as follows:

- PRV-04048F – The Preserve IV at Dove Mountain
- PRV-1505-002 – Tangerine Ridge, Lots 1-97
- PRV-13022F – Casa Sevilla, Lots 1-48
- PRV-02095 – Sky Ranch, Lots 1-365
- PRV-05106F – Tortolita Vistas

h. Architectural Styles of Adjacent Development

Existing homes in the area are rural custom-home type single-family residences with southwest and ranch architectural styles.

Exhibit II.B.3.a: Surrounding Zoning Designations

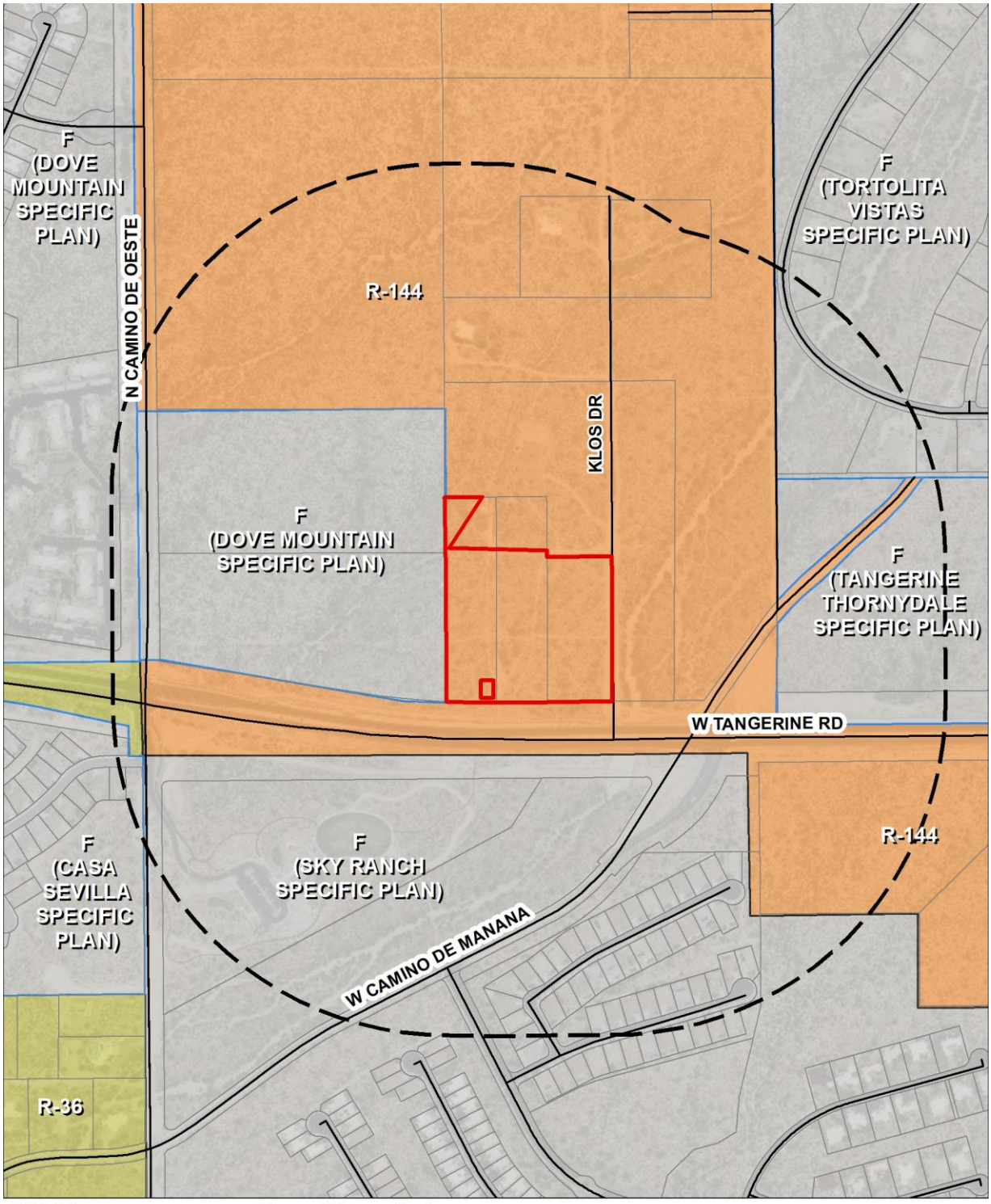
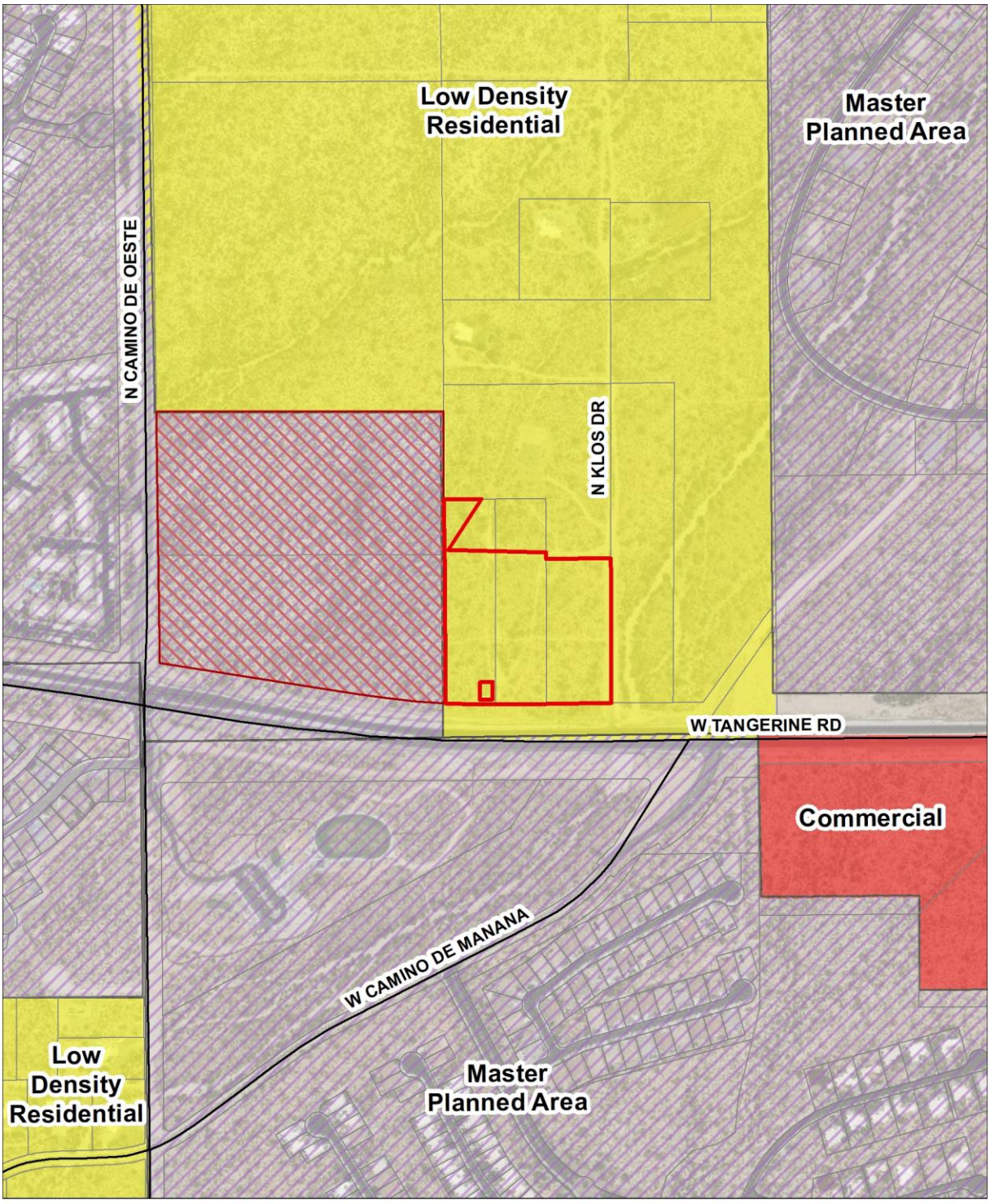


Exhibit II.B.3.b: Surrounding General Plan Land Use Designations



LEGEND

- Amendment #9 Area
- Dove Mountain Amendment #7
- 1/4 Mile Radius
- Parcels

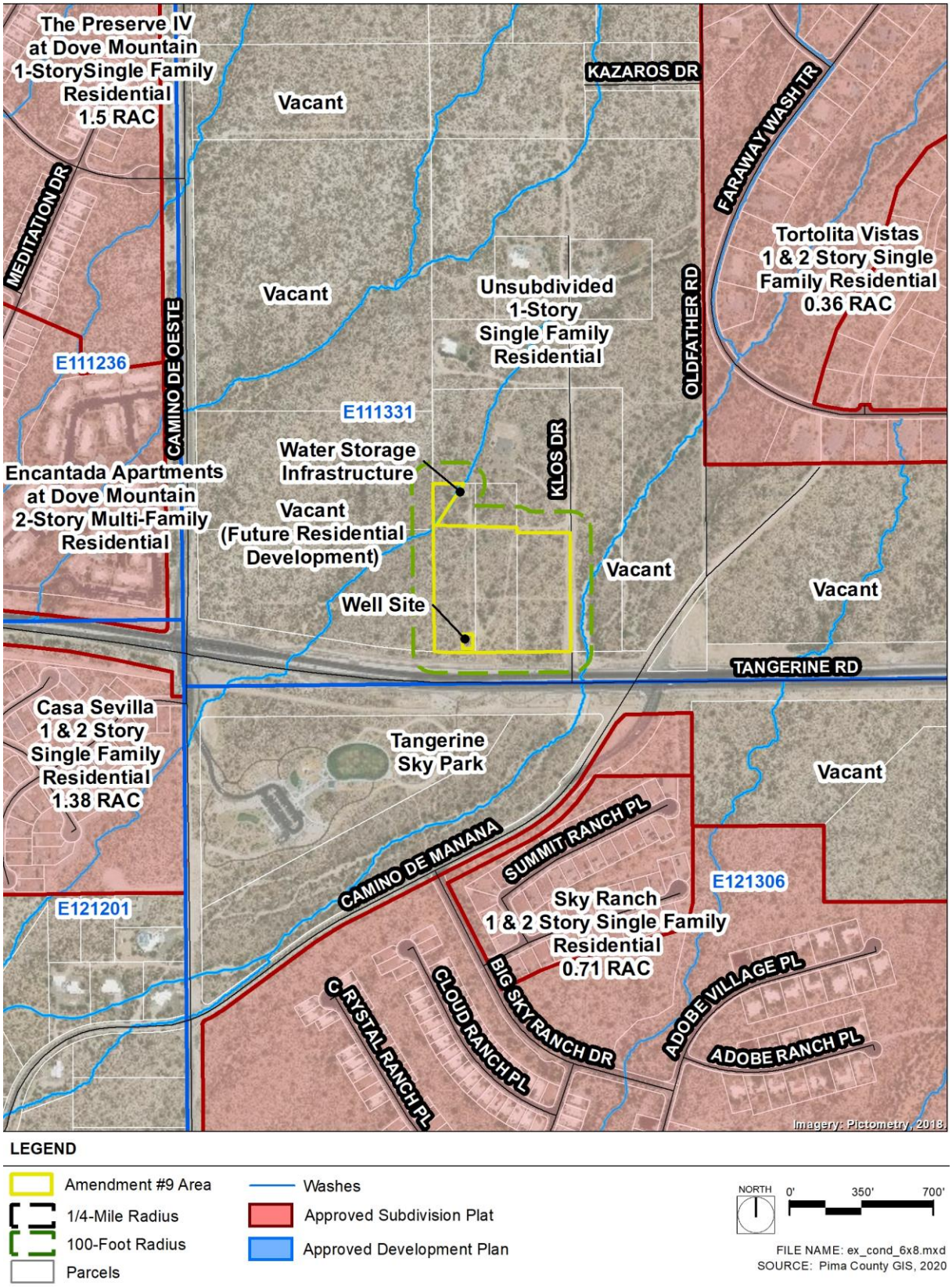
General Plan Land Use Designations

- Master Planned Area
- Low Density Residential
- Commercial

NORTH 0' 300' 600'

FILE NAME: genplan_6x8.mxd
SOURCE: Pima County GIS, 2016

Exhibit II.B.3.c: Surrounding Off-Site Land Uses



C. Topography

1. Description

The elevations on the property range from approximately 2,652 feet in the southwestern corner of the property to approximately 2,672 in the northeastern corner of the property. One un-named wash traverses the site and is listed by Pima County GIS as having a peak flow of less than 500 cubic feet per second (cfs). Existing topography at 2-foot intervals is shown on *Exhibit II.C.1: Topography and Slope*.

a. Hillside Conservation Areas

There are no restricted peaks or ridges on the site.

b. Rock Outcrops

There are no rock outcrops located on the site.

c. Slopes of 15% or Greater

As depicted on Exhibit II.C.1: Topography and Slope, the site is relatively flat. There are some slopes of 15% of greater located adjacent to the unnamed wash that traverses the property near the northwest corner. It is anticipated that the sensitive slopes adjacent to the wash will largely be contained with an erosion hazard setback thus slope disturbances are anticipated to be minimal.

d. Other Significant Topographic Features

There are no other significant topographic features found on the subject property.

2. Pre-Development Cross-Slope

The Average Cross-Slope (ACS) of the property is approximately 4.93%. The pre-development cross-slope calculations and values are as follows:

Average Cross-Slope (ACS) = (I x L x 0.0023) / A

Where:

I = Contour Interval (2')

L = Total Length of Contours (10,139')

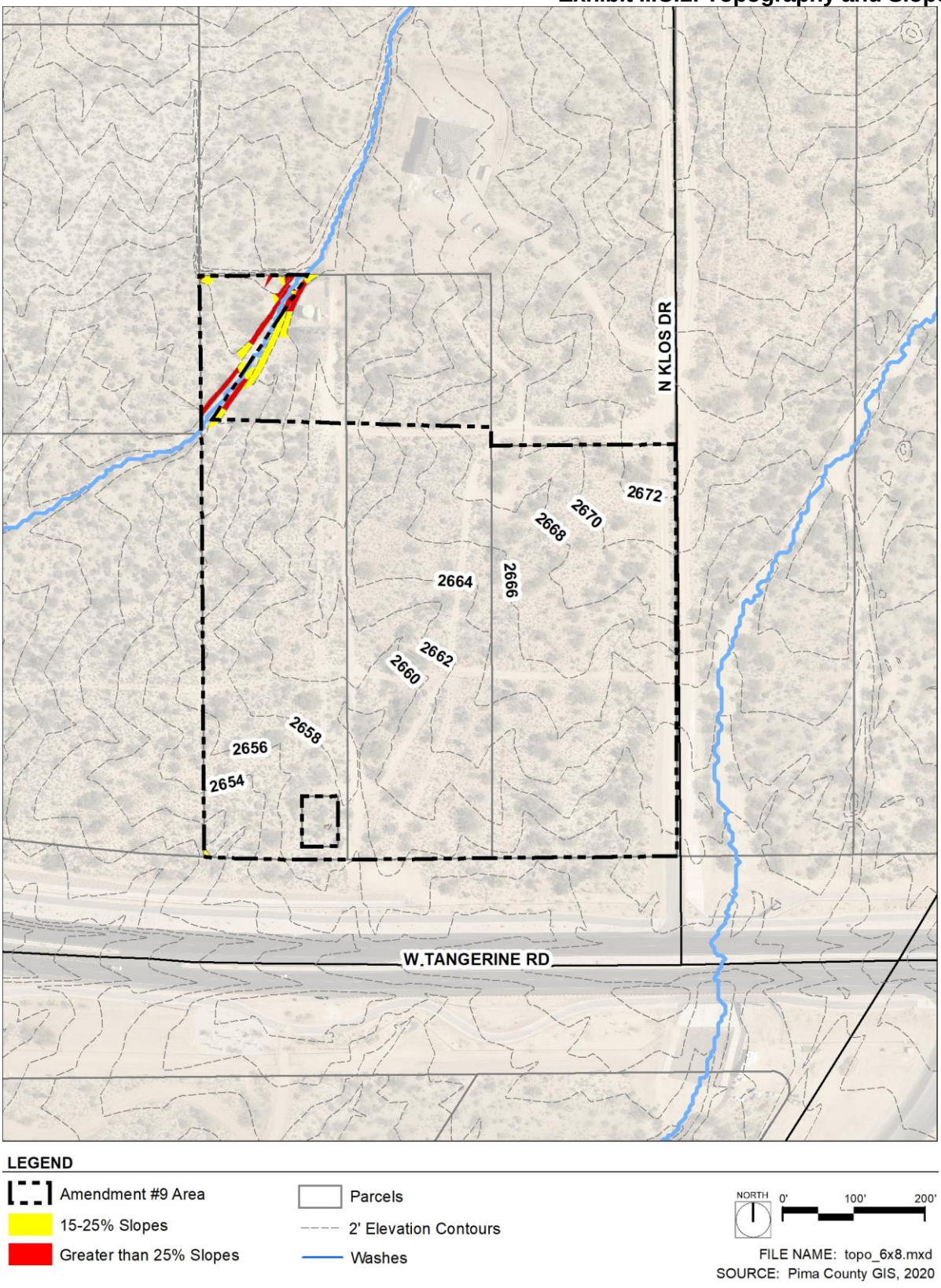
0.0023 = Conversion of "square feet" into "acres x 100"

A = Total Site Area in Acres (9.38 acres)

ACS = (2') x (10,139) x (0.0023) / 9.38 acres

ACS = ~ 4.97%

Exhibit II.C.1: Topography and Slopes



D. Pre-Development Hydrology and Water Resources

1. Off-Site Watersheds

Offsite stormwater runoff originates from upstream watersheds located north and east of the project site. Concentration points have been identified along the upstream and downstream property boundaries. The 100-year flow values have been calculated and are summarized in the following table and displayed in *Exhibit II.D.1: Watersheds*. Regulatory flows greater than 50 cfs exist at CP-W1 and CP-W2. The watersheds are located within a "critical basin".

Existing Conditions Hydrology		
Concentration Point	Area (acres)	Q_{100} (cfs)
CP-W1	131.7	368
CP-W2	135.3	373
CP-1	2.1	14
CP-2a	0.9	6
CP-2b	3.8	24
CP-3	Not Used	
CP-4	3.0	20
CP-5	1.0	7
CP-6	0.4	3
CP-7	0.9	6
CP-8	0.3	2
CP-9	4.9	33
Tangerine Road near southeast corner of site	----	2574 cfs

2. Significant Off-Site Features

The regulatory watercourse extends offsite in a northerly direction for over a mile to headwaters located north of Moore Road. The upstream watersheds are mostly undeveloped, with scattered existing low-density residential properties.

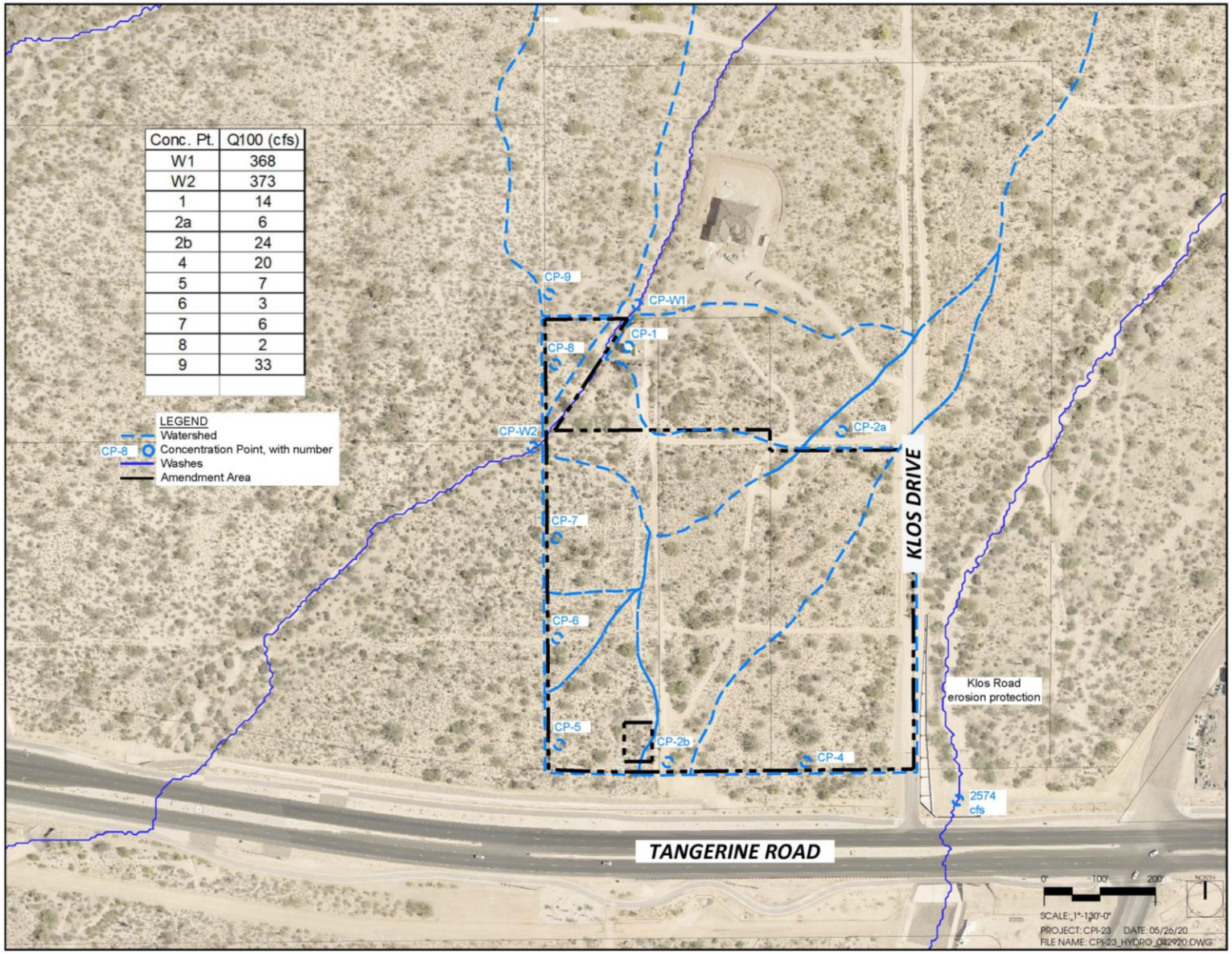
Along the southern segment of the east property line, stormwater runoff within an offsite regulatory watercourse is directed southerly by an elevated section of Klos Road. Klos Road was elevated, with erosion protection constructed along the east side, to serve as a training berm as part of the Tangerine Road drainage improvements.

Along the south property line, Tangerine Rd. has been reconstructed as a 4-lane roadway. New drainage structures have been constructed that collect the runoff from the project site and convey the runoff along and under Tangerine Road. These structures are summarized in the following table.

New Tangerine Road Drainage Structures		
Location	Structure	Outfall
CP-5 to CP-2b	roadside collector channel	channel drains westerly
CP-4	reinforced concrete pipe (RCP)	RCP drains south under road and discharges at south side of Tangerine Road
East property line	Klos Road training berm, erosion protection along east side	flows are directed southerly to an arch culvert which discharges at south side of Tangerine Road.



Exhibit II.D.1: Watersheds



3. Pre-Development On-Site Hydrology

a. Regulatory Floodplains

A detailed hydraulic model was prepared using HEC-RAS software for the regulatory watercourse (50 cfs or greater) from CP-W1 to CP-W2. The 100-year floodplain and 25-foot erosion hazard setback are shown on *Exhibit II.D.3: 100-Year Floodplain and*

b. Erosion Hazard Setback.

The regulatory watercourse is considered riverine with the 100-year floodplain contained within existing topographic boundaries. The low-flow sand-bed channel is narrow and is generally 10 to 15 feet in width. The overbank portions of the floodplain contain moderate amounts of desert brush vegetation.

c. Sheet Flooding

Onsite flow paths are well defined with runoff contained within existing topographic boundaries. Sheet flooding is not expected based on a qualitative geomorphic assessment, a review of the existing topography and aerial photographs, and the results of the hydraulic modeling.

d. Federally Mapped Floodplains

The project site is shown on Flood Insurance Rate Map 04019C1070L (FEMA, June 16, 2011). The entire property is located in Zone X, which is "areas determined to be outside of the 0.2% (500-year) floodplain."

e. Regulatory Watercourses

A regulatory watercourse enters the site along the north property line at concentration point CP-W1, flows southwesterly, and exits the site along the west property line at CP-W2. Stormwater runoff from portions of project site flows westerly to the regulatory watercourse.

Regulatory Watercourse 100-Year Discharges		
Concentration Point	Area (acres)	Q_{100} (cfs)
CP-W1	131.7	368
CP-W2	135.3	373

4. Drainage Conditions Along Downstream Boundary

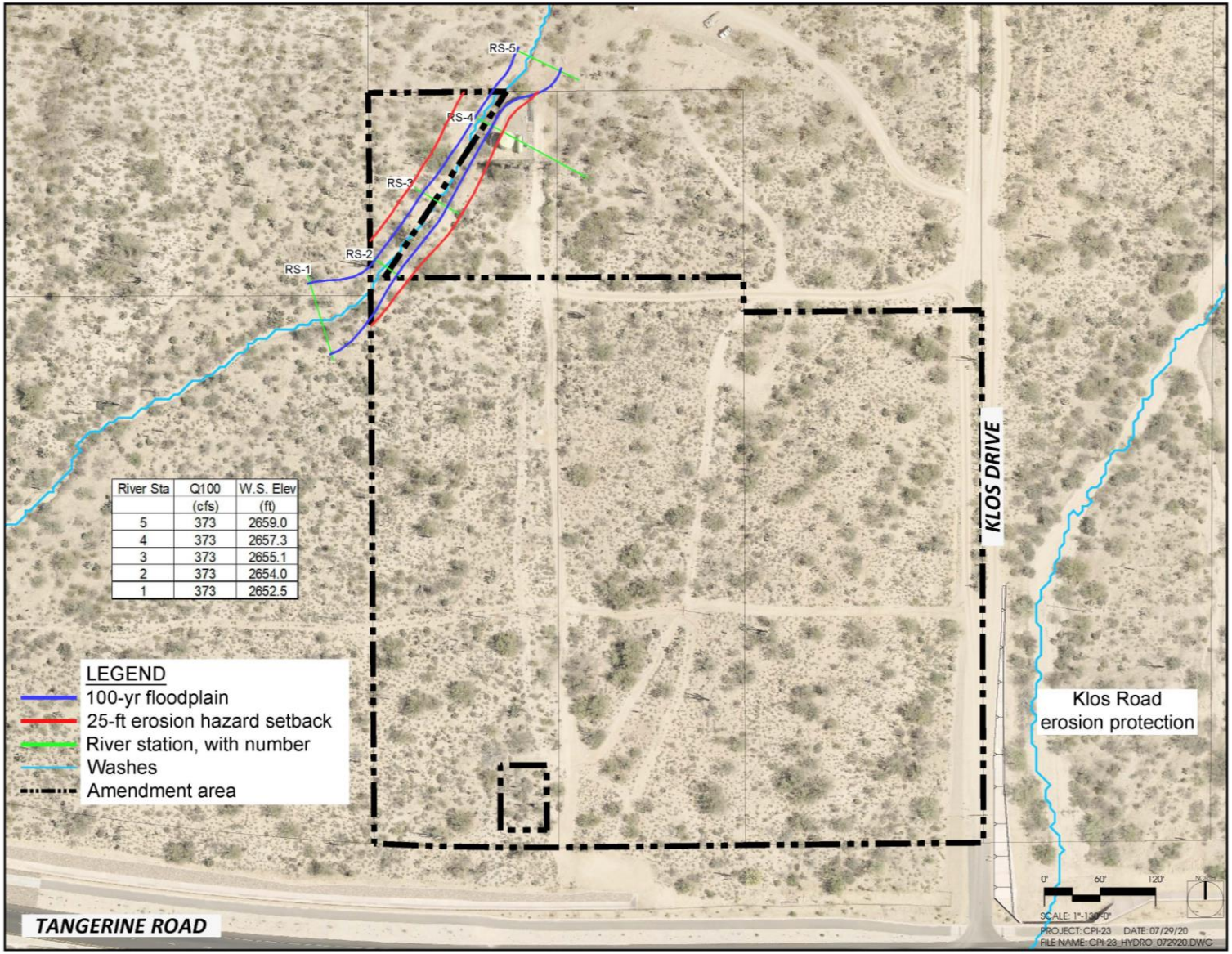
Along the downstream (south) property line, stormwater runoff from portions of the site is discharged to new drainage structures along Tangerine Road. These new structures collect the runoff from the project site and convey the runoff along and under Tangerine Road.

Along the downstream (west) property line, stormwater runoff within the onsite regulatory watercourse continues southwesterly within a naturally appearing wash. Other onsite local flows discharge westerly along the west property line as shallow dispersed flows.

Along the southern segment of the east property line, stormwater runoff within an offsite regulatory watercourse is directed southerly by an elevated section of Klos Road. Klos Road was elevated, with erosion protection constructed along the east side, to serve as a training berm as part of the Tangerine Road drainage improvements.



Exhibit II.D.3: 100-Year Floodplain and Erosion Hazard Setback



E. Vegetation

1. Vegetative Communities and Associations On-Site

The site is in the Town of Marana, Pima County, Arizona and contains native vegetation that is typically found in the Sonoran Desert. The site generally drains from the northeast to the southwest and there is one unnamed wash that crosses the northwest corner of the property. The property occurs within the Arizona Upland subdivision of the Sonoran Desert scrub biotic community (Brown and Lowe 1980). Existing vegetation has been categorized into two communities, Palo Verde-Mixed Cacti and Sonoran Riparian Scrub. Palo Verde-Mixed Cacti is the predominant plant community found on site and is generally comprised of a variety of cacti, annual and perennial shrubs and grasses, as well as various tree species. The Sonoran Riparian Scrub Community is only found along the wash in the northwest portion of the property corner. This community is typically more densely vegetated and lacks large numbers of cacti species. However, for this property, a site visit revealed little to no difference between vegetation along the wash and the surrounding vegetative community. (See *Exhibit III.E.1: Vegetation Communities and Table II.E.1: Plant Species Found On-Site*).

Table II.E.1: Plant Species Found On-Site

Scientific Name	Common Name
Ambrosia deltoidea	Triangle-leaf bursage
Carnegiea gigantea	Saguaro cactus
Celtis palida	Hackberry Bush
Echinocereus sp.	Hedgehog cactus
Ferocactus wislizenii	Barrel cactus
Larrea tridentata	Creosotebush
Opuntia engelmannii	Prickly pear cactus
Opuntia fulgida	Chain fruit cholla
Opuntia versicolor	Staghorn cholla
Parkinsonia microphylla	Foothills palo verde
Prosopis velutina	Velvet mesquite
Senegalia greggii	Catclaw acacia
Vachellia constricta	White thorn acacia

2. Significant Cacti and Groups of Trees & Federally Listed Threatened or Endangered Species

The Saguaro population onsite consists of cacti at varying stages of maturity, from young plants reliant on nurse trees to fully mature multi-armed specimens. The Significant Resource Inventory (SRI), conducted in April 2020, resulted in several specimens meeting the criteria for significance being catalogued (see *Exhibit II.E.2: Site Resource Inventory*). No large stands of trees that meet the criteria for significant vegetation were observed onsite.

The U.S. Fish and Wildlife Service (USFWS) identify five plant species in Pima County that have protection under the Endangered Species Act (ESA) (refer to *Table II.E.2.a: USFWS List of Plant Species for Pima County*). None of these species are expected to occur on the property.

Table II.E.2.a: USFWS List of Plant Species for Pima County

Common Name	Scientific Name	ESA Status
Acuña cactus	Echinomastus erectocentrus var. acunensis)	Endangered
Huachuca water umbel	Lilaeopsis schaffneriana ssp. recurva)	Endangered
Kearney's blue star	Amsonia kearneyana)	Endangered
Pima pineapple cactus	Coryphantha scheeri var. robustispina)	Endangered
Nichol Turk's head cactus	Echinocactus horizonthalonius var. nicholii)	Endangered

Source: *U.S. Fish & Wildlife Service, Environmental Conservation Online System,* https://ecos.fws.gov/ecp0/reports/species-by-current-range-county?fips=04019, 5/27/2020

3. Vegetative Densities by Percentage of Plant Cover

The Pima County GIS (2015) categorizes the upland, Palo Verde – Mixed Cacti vegetation on the property as medium density, and the Sonoran Riparian Scrub vegetation along the washes as high density. According to 2020 Pima County GIS data, the Palo Verde – Mixed Cacti accounts for 6.47 acres and the Sonoran Riparian Scrub accounts for 0.94 acres (see *Exhibit II.E.1: Vegetation Communities).*

Exhibit II.E.1: Vegetation Communities

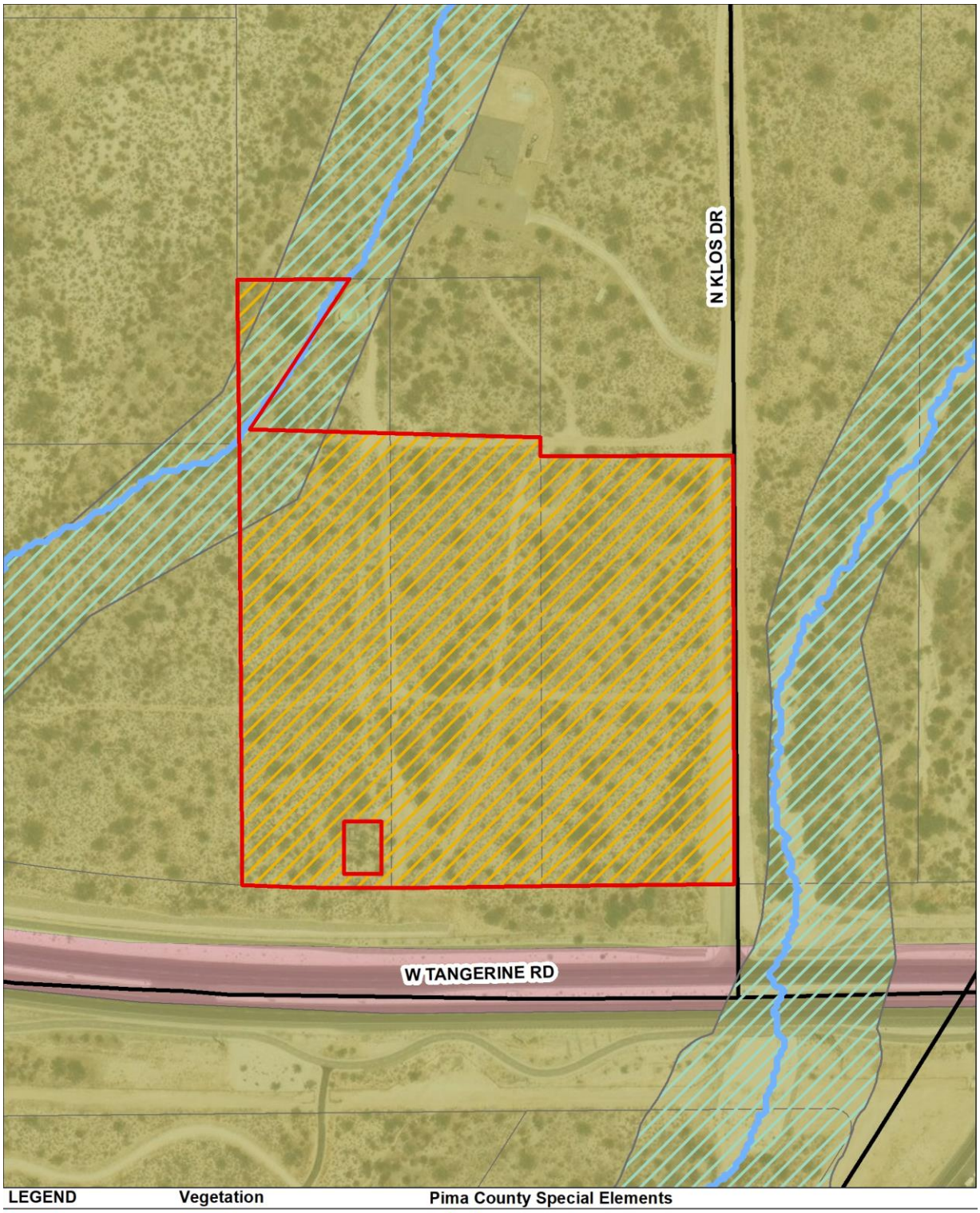
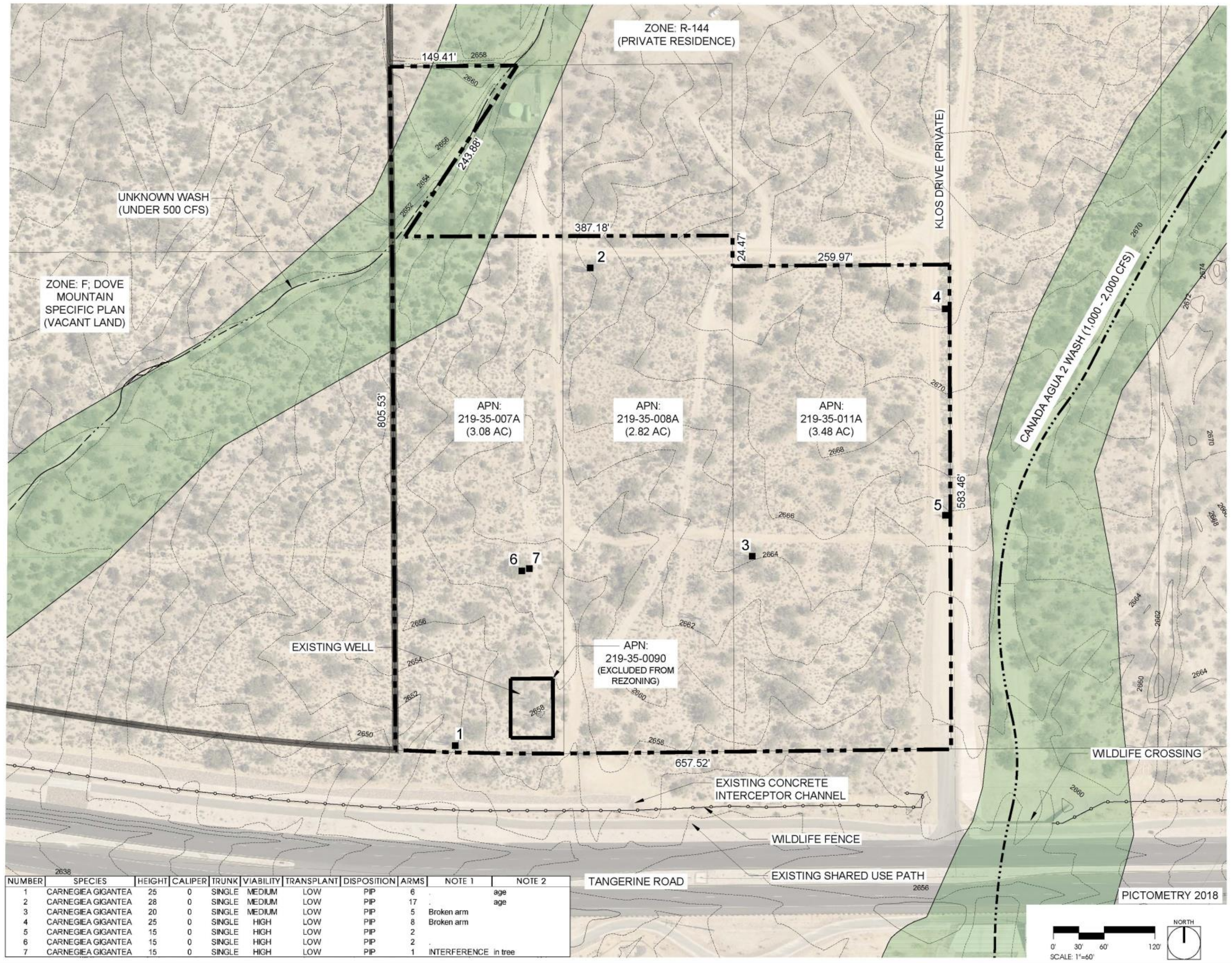
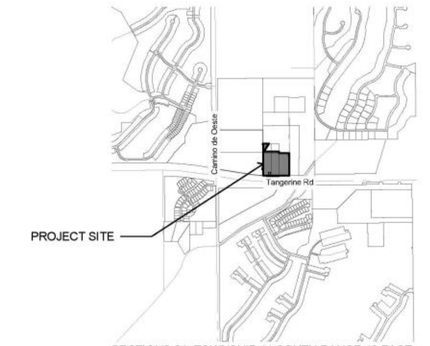


Exhibit II.E.1: Site Resource Inventory

SITE RESOURCE INVENTORY (SRI)
TANGERINE & CAMINO DE OESTE II



NUMBER	SPECIES	HEIGHT	CALIPER	TRUNK	VIABILITY	TRANSPLANT	DISPOSITION	ARMS	NOTE 1	NOTE 2
1	CARNEGIEA GIGANTEA	25	0	SINGLE	MEDIUM	LOW	PIP	6	.	age
2	CARNEGIEA GIGANTEA	28	0	SINGLE	MEDIUM	LOW	PIP	17	.	age
3	CARNEGIEA GIGANTEA	20	0	SINGLE	MEDIUM	LOW	PIP	5	Broken arm	
4	CARNEGIEA GIGANTEA	25	0	SINGLE	HIGH	LOW	PIP	8	Broken arm	
5	CARNEGIEA GIGANTEA	15	0	SINGLE	HIGH	LOW	PIP	2		
6	CARNEGIEA GIGANTEA	15	0	SINGLE	HIGH	LOW	PIP	2	.	
7	CARNEGIEA GIGANTEA	15	0	SINGLE	HIGH	LOW	PIP	1	INTERFERENCE	in tree



SECTIONS 31, TOWNSHIP 11 SOUTH RANGE 13 EAST, G&SRB&M TOWN OF MARANA, ARIZONA

LOCATION MAP
SCALE: 3" = 1 MILE
NORTH

General Notes
1. APN: 219-35-008A, 219-35-007A and 219-35-011A
2. Site Area: 9.38 AC
3. Jurisdiction: Town of Marana
4. Existing Zoning: R-144
5. Proposed Zoning: F (Dove Mountain Specific Plan)

SRI Notes
1. This aerial photo is less than two years old.
2. This site has no unique rock outcroppings.
3. No Ironwood Trees (Olneya tesota) were found on-site.
4. Majority of the site is undisturbed.
5. There is one (1) mapped wash on site. The unknown wash has a flow under 500 CFS.
6. There is Pima County identified IRA Xeroriparian 'C' on-site
7. The site features Saguaros (Carnegia gigantea), Mesquite Trees (Prosopis velutina), Foothills Palo Verde Trees (Parkinsonia microphylla), Creosote (Larrea tridentata), barrel cactus (Ferocactus wislizeni), and various cholla species (Cylindropuntia). The significant vegetation is identified on the map.
8. Project boundary was revised after initial inventory. Some identified plants may occur outside the of new boundary.

Legend
- SITE BOUNDARY
- DOVE MOUNTAIN SPECIFIC PLAN BOUNDARY
- WASH 1,000-2,000 CFS
- WASH UNDER 500 CFS
- PARCELS
- WILDLIFE FENCE
- 2' CONTOURS
- 5 SIGNIFICANT VEGETATION
- PIMA COUNTY IDENTIFIED RIPARIAN AREA IMPORTANT RIPARIAN AREA XERORIPARIAN 'C'

THE PLANNING CENTER
a division of TPC Group, Inc.
2 e congress ste 600 tucson az 85701 520.623.6146 520.622.1950 azplanningcenter.com

PROJECT: CPI-23
DATE: 08/20/2020
DRAWN BY: CJL, ARC
CHECKED BY: DB

CALL TWO WORKING DAYS BEFORE YOU DIG 602-263-1100 1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

OWNER:
RITA LAND CORP
3567 E SUNRISE DRIVE, SUITE 219
TUCSON, AZ 85718
ATTN: BILL HALLINAN
TEL:.

LANDSCAPE ARCHITECT:
THE PLANNING CENTER
2 E CONGRESS, SUITE 600
TUCSON, AZ 85701
CONTACT: DANIEL BRADSHAW
TEL: 520-623-6146

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 58092 DANIEL A. BRADSHAW Date Signed ARIZONA U.S.A. EXPIRES 06/30/20

TANGERINE & CAMINO DE OESTE II
SITE RESOURCE INVENTORY (SRI)

CASE NO: .
REFERENCE: .
SRI
1 OF 1

F. Wildlife

1. Letter from Habitat Specialist

In support of this analysis, the Arizona Game and Fish Department's (AZGFD) Heritage Data Management System (HDMS) was accessed via their On-line Environmental Review Tool, to locate records of occurrence within three miles of the property for species. The entire HDMS review has been included as *Exhibit II.F.1: AZGFD On-line Environmental Review.*

a. Presence of any Threatened or Endangered Species

The Golden Eagle (*Aquila crysaetos*) occurs within three miles of the project location 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 Bureau of Land Management (BLM).

The Cactus Ferruginous Pygmy-owl (*Glaucidium brasilianum cactorum*) was identified by the HDMS as occurring within three miles of the project site. USFWS has indicated the owl is no longer in the area of the site. The owl carries a SC (species of concern) designation by the US Fish and Wildlife Service, and listed as a sensitive species (S) by the USFS and the BLM.

The Sonoran Desert Tortoise (*Gopherus morafkai*) was identified by the HDMS occurring within three miles of the property. The species is identified as Candidate Conservation Agreement (CCA) by the USFWS. The tortoise carries a sensitive (S) designation by the United States Forestry Service (USFS) and the Bureau of Land Management (BLM). The species also is listed by the State as WSC (wildlife of special concern.)

The Gila Monster (Heloderma Suspectum) occurs within three miles of the project location.

The Lesser Long-nosed Bat has been documented within three miles of the subject property, and has been listed as a species of concern (SC) by the FWS.

The Tumamoc Globeberry (Tumamoca macdougalii) is listed as a sensitive (S) species by the USFS and the BLM, Salvage Restricted (SR) by the Arizona Department of Agriculture Protected Plants and has been documented within three miles of the project site.

b. High Densities of Given Species Populations

As indicated by the HDMS review, there are no high densities of a given species population located within the premise of the proposed site.

c. Aquatic or Riparian Ecosystems

There is a Pima County Important Riparian Area (IRA) Class 'C' located along the main wash that traverses the site.

d. Wildlife Corridor

The property has been identified by the HDMS as being within three miles of the Tucson – Tortolita – Santa Catalina Mountains Linkage Design wildlife corridor.

2. AZGFD Wildlife Concerns

No concerns have been brought forth by the Arizona Game and Fish Department as a result of the proposed development. The proposed development will consider specific recommendations presented by AGFD in regard to the design of the project as a means of maintaining wildlife connectivity and minimizing adverse impacts to wildlife.

3. Wildlife Crossings

An existing wildlife fence runs within the northern Tangerine Road right of way, south of the property. There is a medium wildlife crossing under Tangerine Road located at the northeast intersection of Klos Drive and Tangerine Road (see *Exhibit II.F.3: Wildlife Crossings*). If an additional access drive on Tangerine Road east of Camino de Oeste is to be constructed resulting in a modification to the existing wildlife fence, the developer shall provide a wildlife fence modification plan for Town of Marana approval. The goal is to help direct wildlife to an appropriate wildlife crossing opening in the fence along Tangerine Road

Exhibit II.F.1: AZGFD On-line Environmental Review

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:
CPI-23 - Revised

User Project Number:
CPI-23

Project Description:
Rezoning and inclusion of property to the Dove Mountain Specific Plan

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

Contact Person:
Adam Call

Organization:
The Planning Center

On Behalf Of:
CONSULTING

Project ID:
HGIS-11863

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:

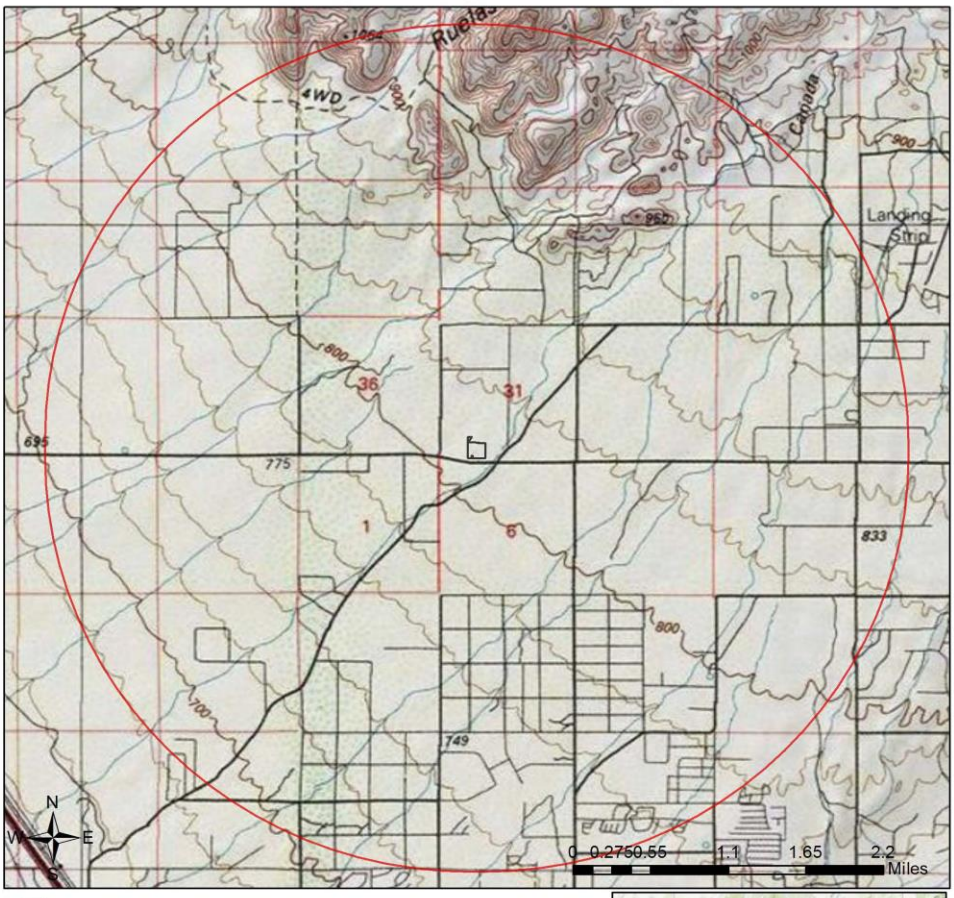
1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, 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-11863

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CPI-23 - Revised

USA Topo Basemap With Locator Map



Project Boundary

Buffered Project Boundary

Project Size (acres): 9.25

Lat/Long (DD): 32.4250 / -111.0584

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T11S, R13E

USGS Quad(s): RUELAS CANYON

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

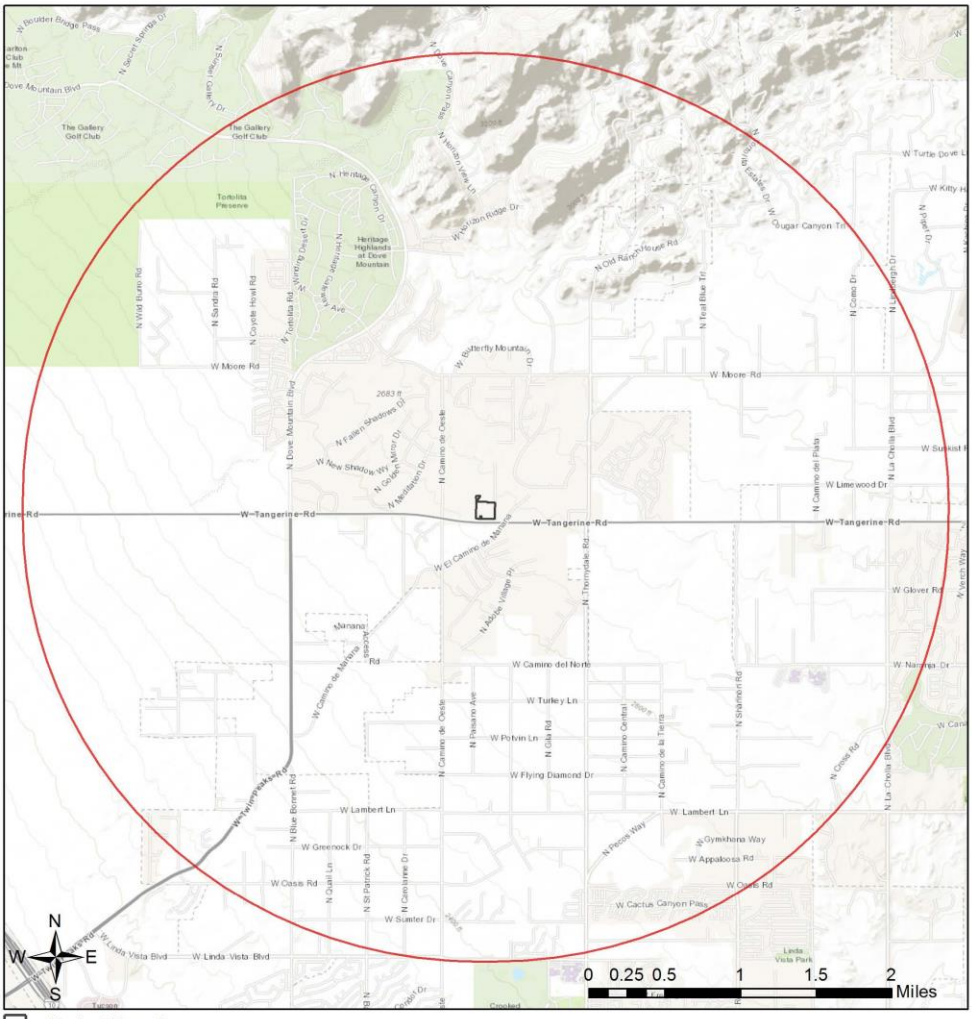


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Project ID: HGIS-11863

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CPI-23 - Revised

Web Map As Submitted By User



Project Boundary

Buffered Project Boundary

Project Size (acres): 9.25

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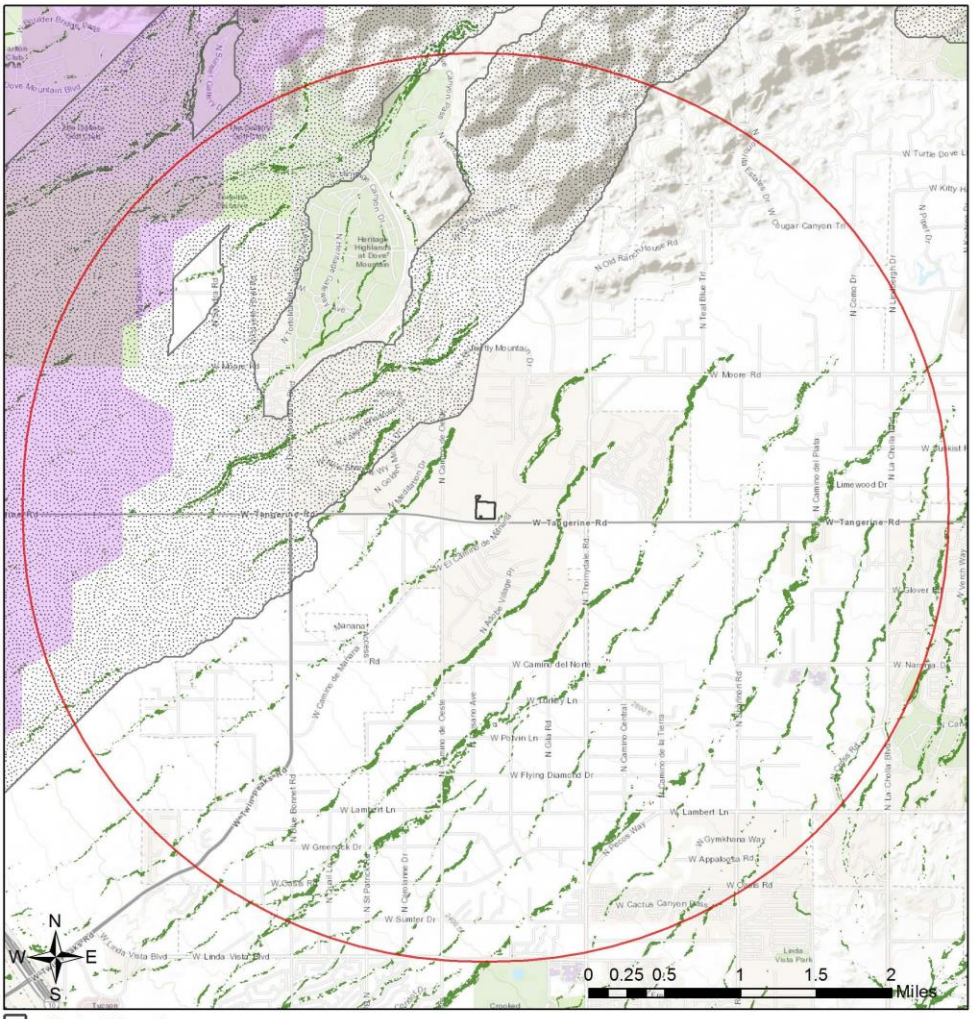
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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CPI-23 - Revised

Important Areas



- Project Boundary
- Buffered Project Boundary
- Wildlife Connectivity
- Important Connectivity Zones
- Pinal County Riparian
- Critical Habitat
- Important Bird Areas

Project Size (acres): 9.25
Lat/Long (DD): 32.4250 / -111.0584
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R13E
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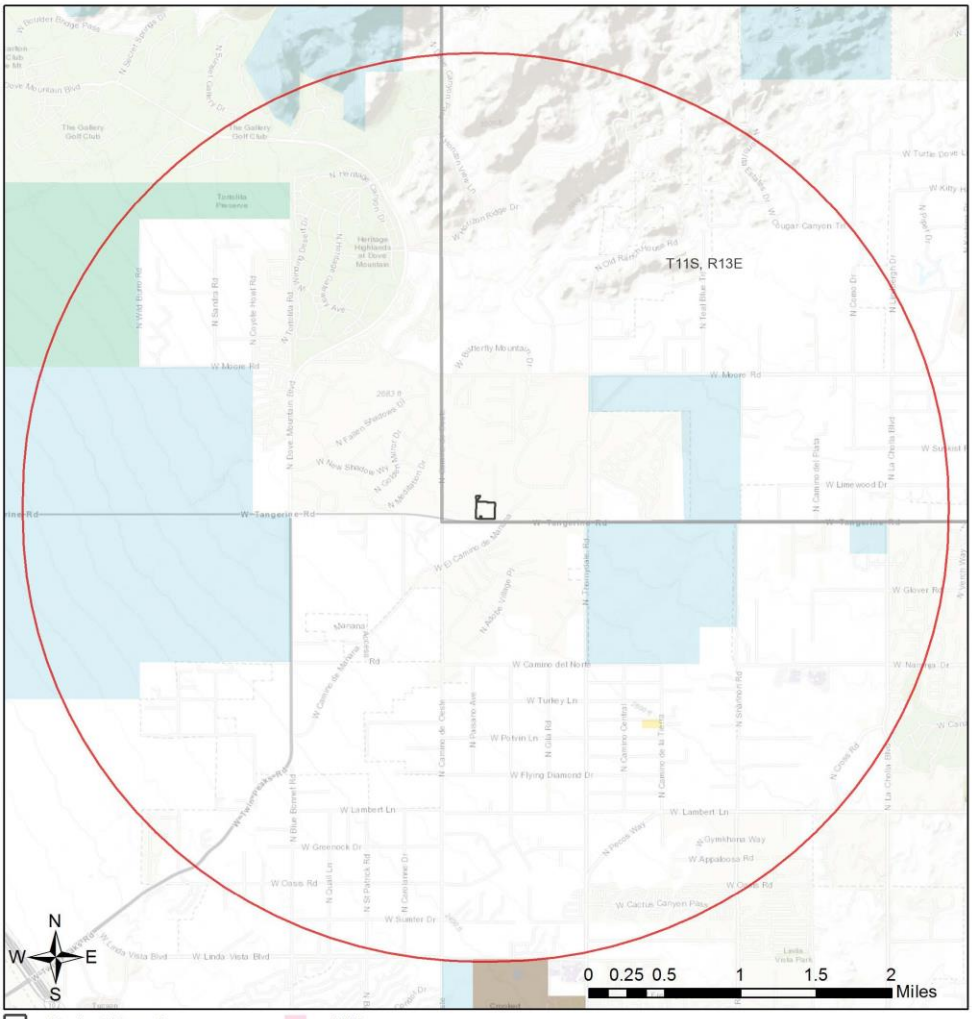
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Project ID: HGIS-11863

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CPI-23 - Revised

Township/Ranges and Land Ownership



Project Boundary
Buffered Project Boundary
Township/Ranges

Land Ownership

AZ Game & Fish Dept.
BLM
BOR
Indian Res.
Military
Mixed/Other
National Park/Mon.
Private
State & Regional Parks
State Trust
US Forest Service
Wildlife Area/Refuge

Project Size (acres): 9.25
Lat/Long (DD): 32.4250 / -111.0584
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R13E
USGS Quad(s): RUELAS CANYON

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Project ID: HGIS-11863

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Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Tumamoca macdougalii	Tumamoc Globeberry		S	S	SR	

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/
.

No Special Areas Detected
No special areas were detected within the project vicinity.

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anthus spragueii	Sprague's Pipit	SC				1A
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Aspidoscelis xanthonota	Red-backed Whiptail	SC	S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
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
Cynanthus latirostris	Broad-billed Hummingbird		S			1B
Dipodomys spectabilis	Banner-tailed Kangaroo Rat			S		1B
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Incilius alvarius	Sonoran Desert Toad					1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Lepus alleni	Antelope Jackrabbit					1B
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
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
Oreoscoptes montanus	Sage Thrasher					1C
Oreothlypis luciae	Lucy's Warbler					1C
Panthera onca	Jaguar	LE				1A
Peucaea carpalis	Rufous-winged Sparrow					1B
Phrynosoma solare	Regal Horned Lizard					1B
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Spizella breweri	Brewer's Sparrow					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Toxostoma lecontei	LeConte's Thrasher			S		1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted within the Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

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Project Type: Development Within Municipalities (Urban Growth), Residential single dwelling and associated infrastructure, Newconstruction

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 Wildlife Friendly Guidelines page, which is part of the Wildlife Planning button at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

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. Guidelines for many of these can be found at: https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

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, canted, 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, https://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/national/water/quality/?cid=stelprdb1044769 The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information https://www.azgfd.com/hunting/regulations.

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.

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (https://new.azwater.gov/).

Arizona Game and Fish Department
Project ID: HGIS-11863

project_report_cpi_23_revised_38361_39590.pdf
Review Date: 8/20/2020 11:58:22 AM

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.

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.

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/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf starts on page 44

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
9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
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

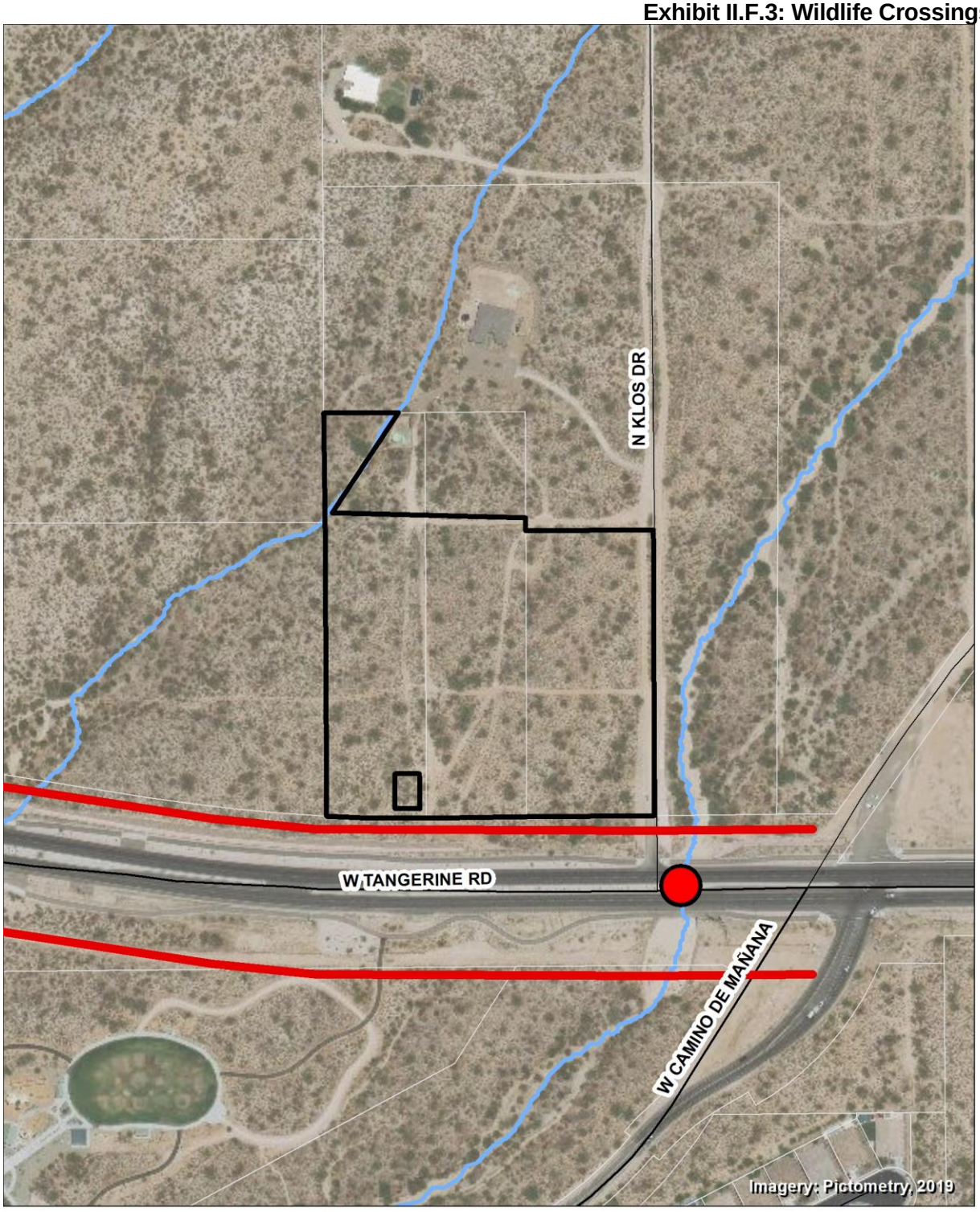
Flagstaff Sub-Office
SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

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: https://www.azgfd.com/wildlife/nongamemanagement/tortoise/

HDMS records indicate that Lesser Long-nosed Bats have been documented within the vicinity of your project area. Please review the Lesser Long-nosed Bat Management Guidelines at: https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/FINALlecuveHabitatGdln.pdf

Page 11 of 11

Exhibit II.F.3: Wildlife Crossings

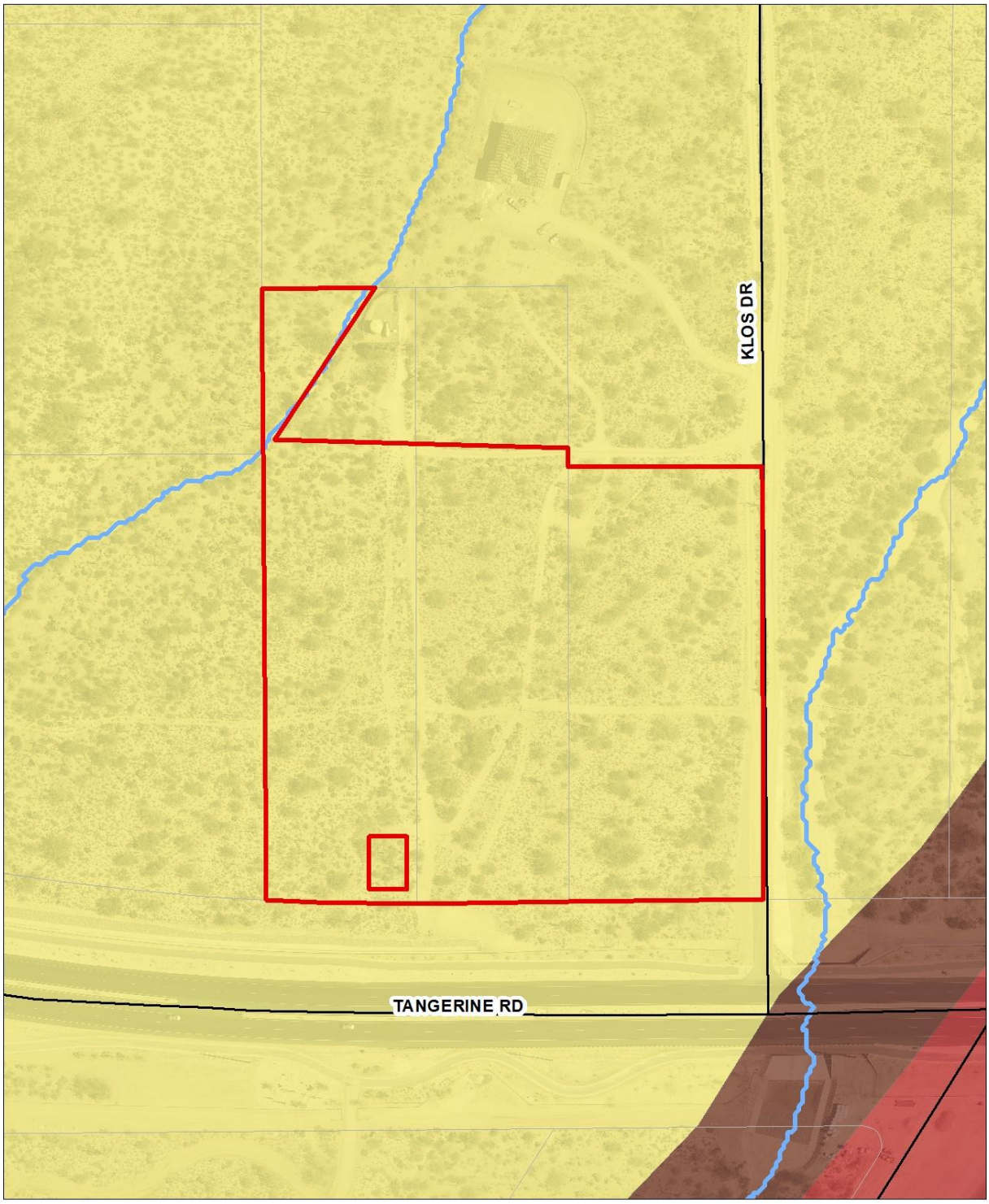


G. Soils and Geology

The information provided in this section is based on the best data available from the Soil Survey for Pima County, Arizona, Eastern Part 2020 generalized soil maps based on Soil Survey data available through Pima County Department of Transportation and the United States Department of Agriculture Natural Resource Conservation Service (NRCS), 2016. According to these sources, the site contains Palo Verdes-Jaynes complex, as depicted on *Exhibit II.G: Soils.*

According to the NRCS Soil Survey for Pima County, Palos Verdes-Jaynes complex series consists of a mixture of Palos Verdes and Jaynes soils. Palos Verdes soils consist of very deep, well-drained, medium runoff potential soils on fan terraces. Palos Verdes soils are formed in mixed alluvium, and consist of gravely sandy loam. Jaynes soils consist of deep, well drained, high runoff potential soils on fan terraces. Jaynes soils are formed in alluvium derived from schist and/or alluvium derived from gneiss.

Exhibit II.G: Soils



H. Viewsheds

1. Viewshed Description

a. Views from Adjacent Areas

The views from adjacent areas into the site vary depending on the location and natural features found on-site and on surrounding properties. The site generally slopes down from the northeast to the southwest. The existing single-family residence north of the property will be able to see into the northern portion of the site. Areas east of the site are at higher in elevation, making the site more visible from the east. The southern portion of the site is also highly visible from Tangerine Road to the south. Areas to the west are lower in elevation limiting visibility onto the site. Areas surrounding the northwest corner of the property look down into a portion of the property northwest of the wash. However, the natural topography on the eastern side of the wash rises up and limits the visibility to the remaining portions of the site.

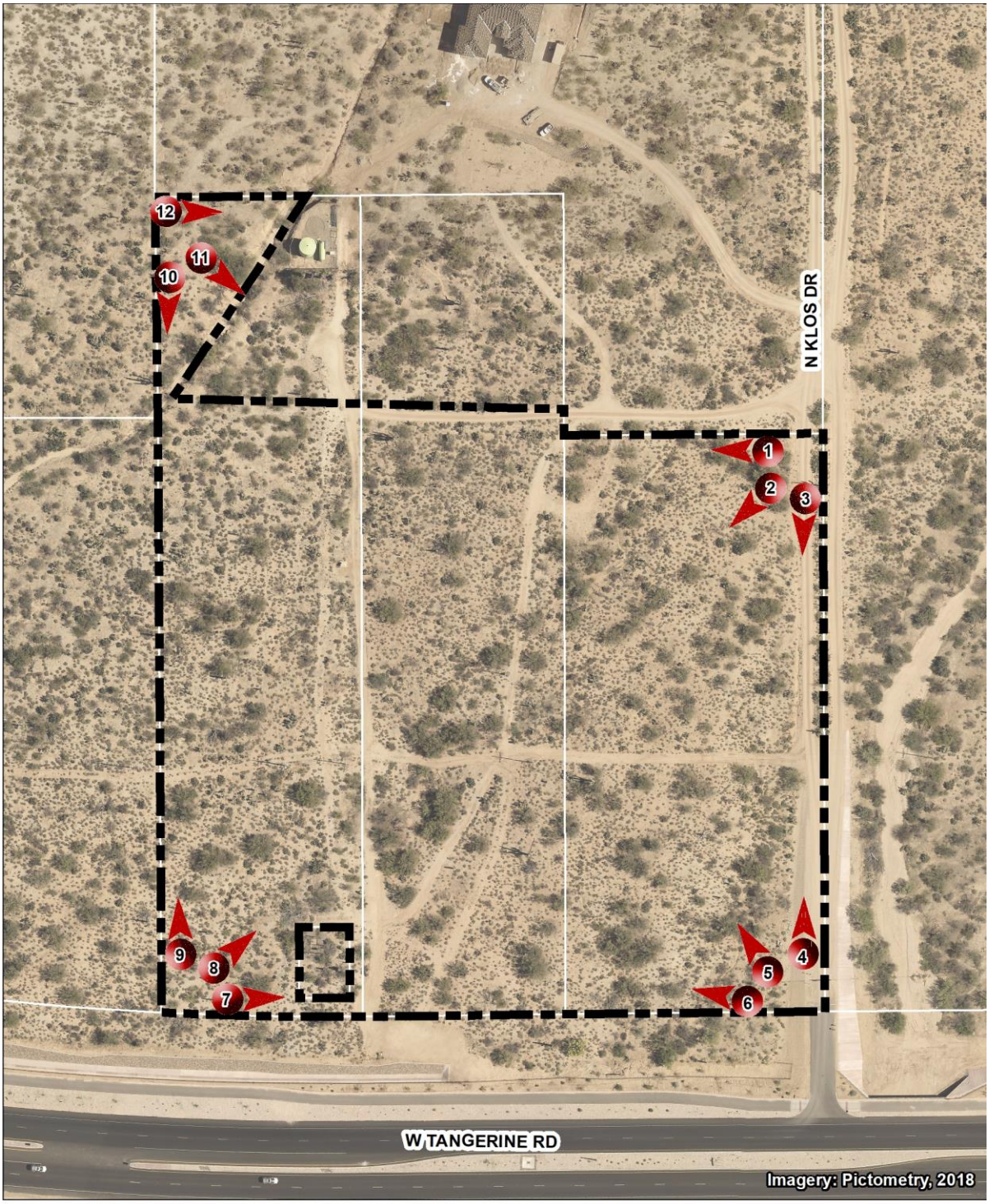
b. Potentially Blocked Views

Given the site's location adjacent to Tangerine Road, its topography in relation to the adjacent properties to the north and east, and that views of the Tortolita Mountains are to the north, it is anticipated that views from adjacent developed properties will not be blocked.

c. Areas of High Visibility

The areas with the highest visibility have been described in section a. above and are visually depicted in Exhibit II.H.1.c: Site Visibility.

Exhibit II.H.1.a.1: Photo Key Map



LEGEND

Amendment #9 Area (9.38 AC)

Parcels

Photo Point Location & Direction

NORTH 0' 75' 150'

FILE NAME: photo_key_6x8.mxd

SOURCE: Pima County GIS, 2020

Exhibit II.H.1.a.2: Site Photos



Photo 1: Northeast property corner looking west.



Photo 2: Northeast property corner looking southwest.



Photo 3: Northeast property corner looking south.



Photo 4: Southeast property corner looking north.



Photo 5: Southwest property corner looking northwest.



Photo 6: Southwest property corner looking west.

Exhibit II.H.1.a.2: Site Photos (continued)



Photo 7: Southwest property corner looking east.



Photo 8: Southwest property corner looking northeast.



Photo 9: Southwest property corner looking north.



Photo 10: Northwest property corner looking south.

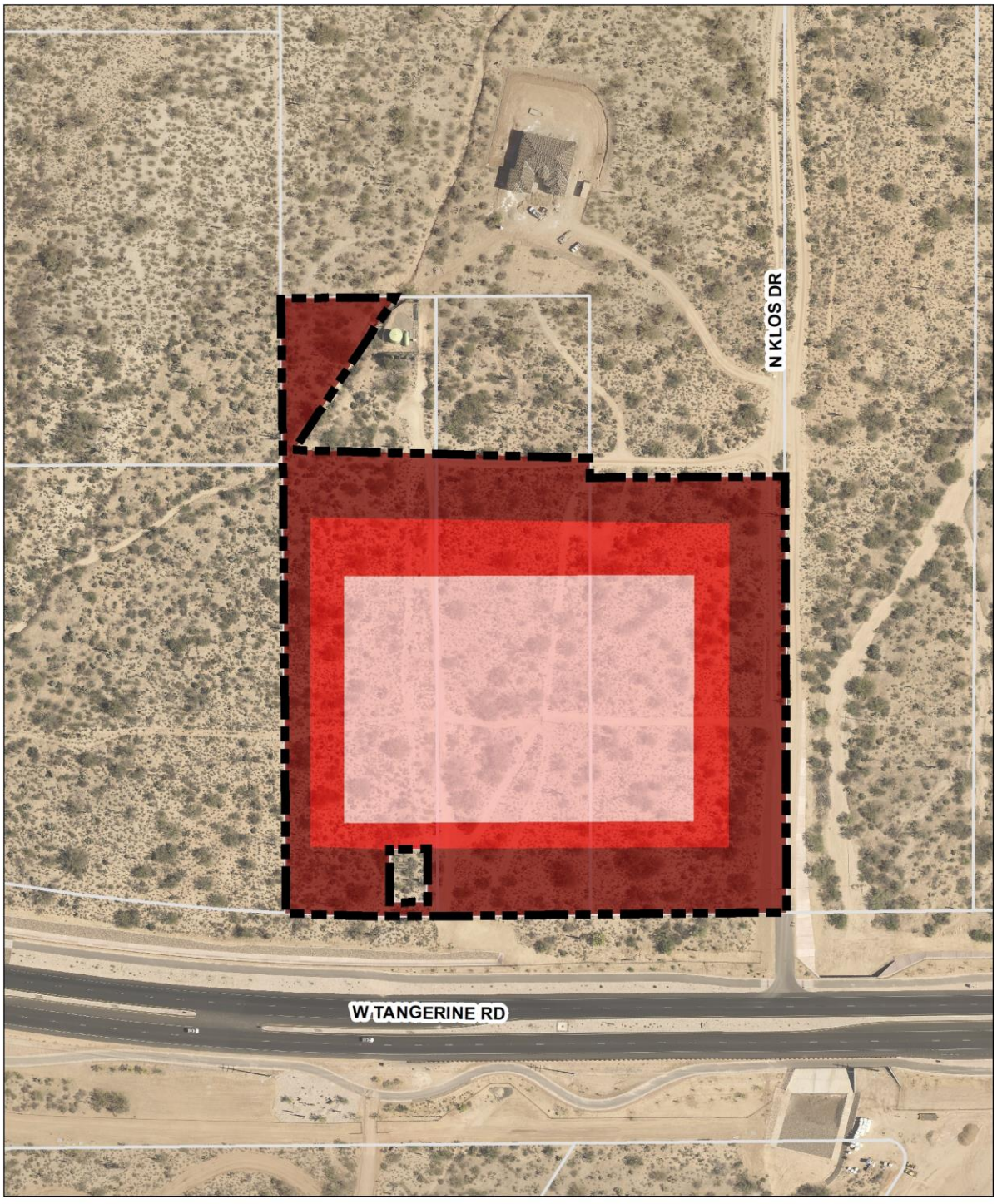


Photo 11: Northwest property corner looking southeast.



Photo 12: Northwest property corner looking east.

Exhibit II.H.1.c: Site Visibility



I. Traffic and Circulation

1. Description

a. Existing and Proposed Off-Site Streets

The property is accessible from Tangerine Road. No off-site roads are proposed within the scope of this project. Existing roadways within the project area are shown on *Exhibit II.I.1: Traffic and Circulation*.

b. Arterial Streets within One Mile of the Project Site

According to the Town of Marana, Tangerine Road is an arterial roadway, and Camino de Oeste operates as a collector roadway. Other major roads within on mile of the site are: Thornydale Road, Moore Road, and Camino de Manana. Refer to Table II.I.1.b: Roadway Inventory for information pertaining to each of the above-mentioned major roads that are in the project's vicinity.

According to the Town of Marana, there are two future projects planned in the vicinity of the project site. One is reconstruction of Camino de Oeste from Tangerine Road to Moore Road, which includes drainage improvements and construction of a multi-use path on the west side of Camino de Oeste (TOM Project # ST066). The other project is Thornydale Road roadway and drainage improvements, from Tangerine Road to Moore Road (TOM Project #ST071). In addition, completing the widening of Tangerine Road to a four-lane divided desert parkway with bike lanes, drainage, and turn lanes all the way to I-10 is included in the Pima Association of Governments Regional Transportation Authority (RTA) plan.

Table II.I.1.b.: Roadway Inventory

Roadway Segment	Road Classification	Existing / Proposed Rights-of-Way*	No. Lanes	Conforms To Width Standards**	Continuous ROW*	Curb/ Gutter***	Paving***	Posted Speed Limit***
Tangerine Road	Major Road	300 feet	4	Yes	Yes	No	Yes	45
Thornydale Road	Major Road	150 feet	2	Yes	No	No	Yes	40
Camino De Oeste	Major Road	75 - 150 feet	2	Yes	No	No	Partial	25 (south of Tangerine Road) 35 (north of Tangerine Road)
Camino De Manana	Major Road	60 feet	2	Yes	Yes	Yes	Yes	35
Moore Road	Major Road	150 feet	2	Yes	No	No	Yes	40
Klos Road	Private Road	24 feet	2	No	No	No	No	N/A

*Sources: *Pima County Mapguide (2020), **Pima County Major Streets and Scenic Routes Plan (2015), ***Google Earth (2019)*

2. Existing and Proposed Intersections

There are three intersections of major roads within one-mile of the project site: Tangerine Road and Camino de Oeste, Camino de Oeste and Moore Road, and Tangerine Road and Thornydale. The site will be accessed at one location along Tangerine Road and one location along the western property boundary as depicted in *Exhibit II.I.2: Proposed Access Points*. There are no new intersections. Final access point locations will be determined at the time of development.

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

There are bike routes with striped shoulders on Tangerine Road and on Thornydale Road from Tangerine Crossing south. Paved multi-use paths have been constructed along Tangerine Road as part of the roadway widening. There are paths on both the north and south sides of Tangerine Road from Camino de Manana, and on the north side only from Camino de Manana to Thornydale Road. The path on the south side of Tangerine Road connects to Tangerine Sky Park on the southeast corner of Tangerine Road and Camino de Oeste. There are striped shoulders on Camino de Oeste from Tangerine Road to Rain Cloud Street.

4. Existing Easements

The following easements are recorded on the property.

Table II.I.1.b.4: Easements

Easement Type	Docket	Page
Ingress, egress and utility	13337	4930
Well site	13337	4932
Communications facilities	5492	521
Communications facilities	5492	522
Ingress, egress and utilities	6413	1042
Ingress, egress and utilities	6413	1045
Ingress, egress and utilities	6413	1047
Ingress, egress and utilities	6413	1049
Ingress, egress and utilities	9351	383
Access and utilities	7657	269
Access and utilities	5156	222

Exhibit II.I.1: Traffic and Circulation

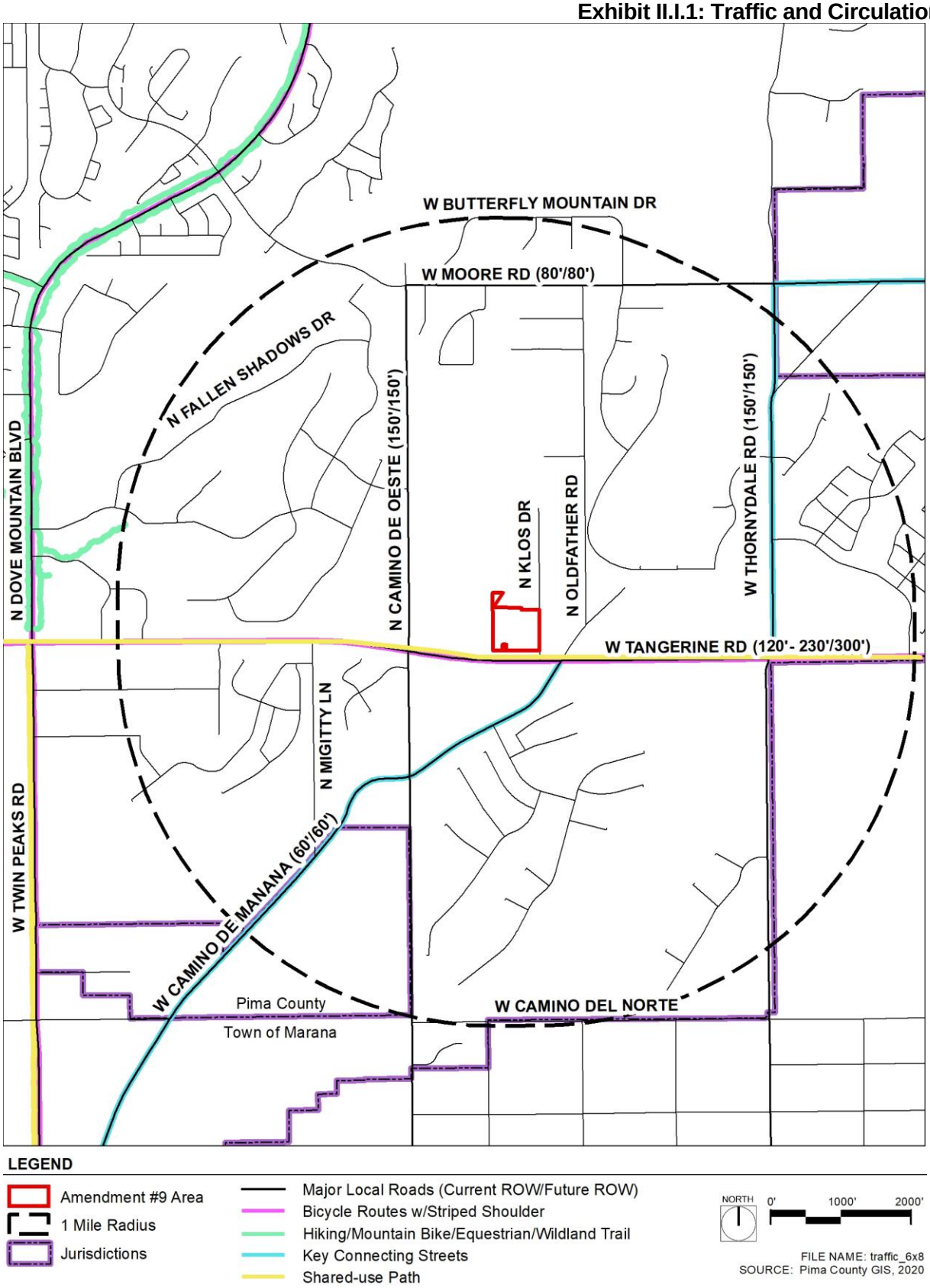
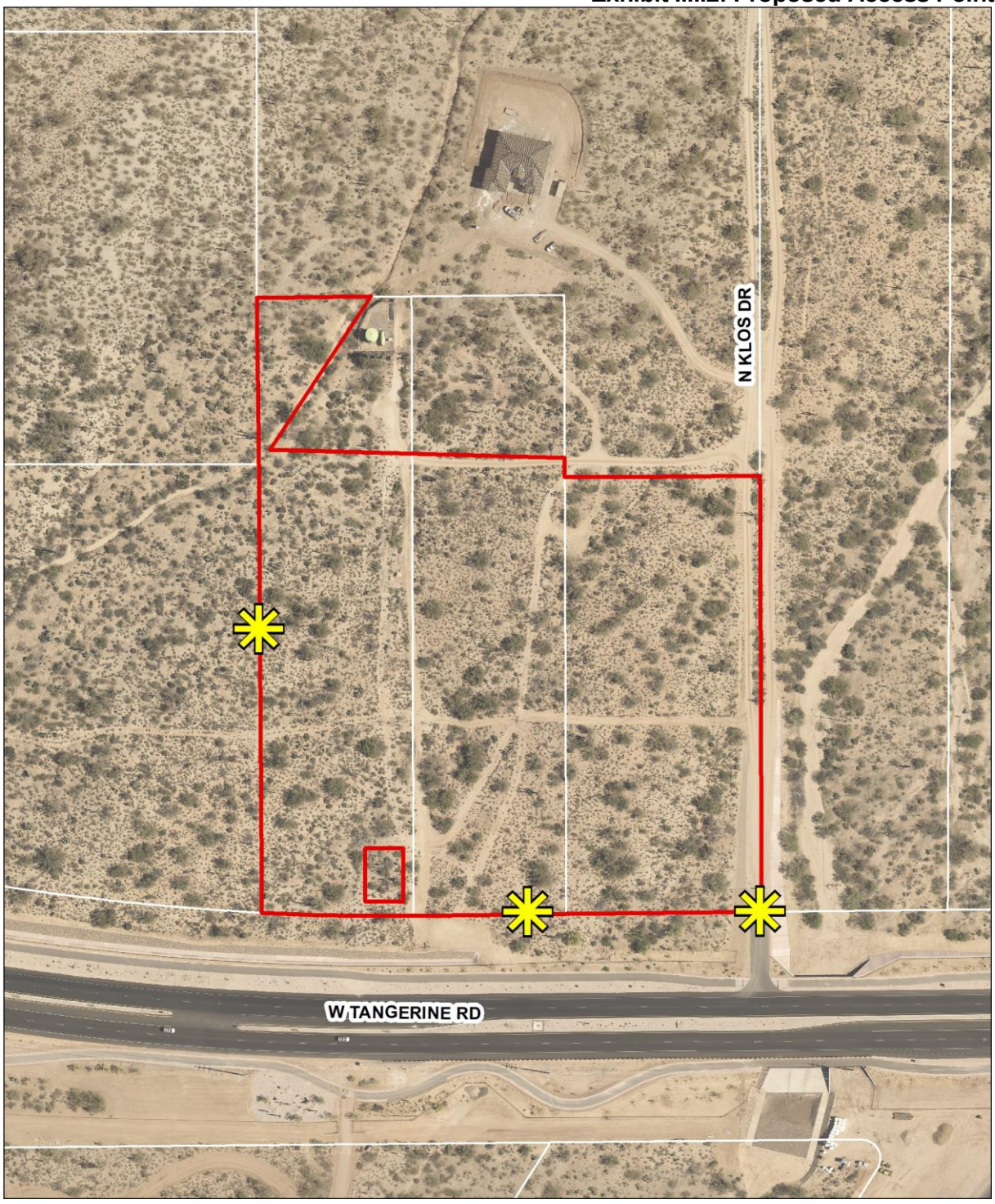


Exhibit II.I.2: Proposed Access Points



J. Recreation and Trails

1. Open Space, Recreation Facilities, Parks and Trails

According to the *Pima Regional Trail System (PRTS) Master Plan* and the Town of Marana's *Comprehensive Parks, Trails, and Open Space Master Plan*, and as indicated on *Exhibit II.J.1: Parks and Trails* and *Table II.J.1: Parks and Trails Inventory*, there are several open space and recreational amenities within one-mile of the project area.

Table II.J.1: Parks and Trails Inventory

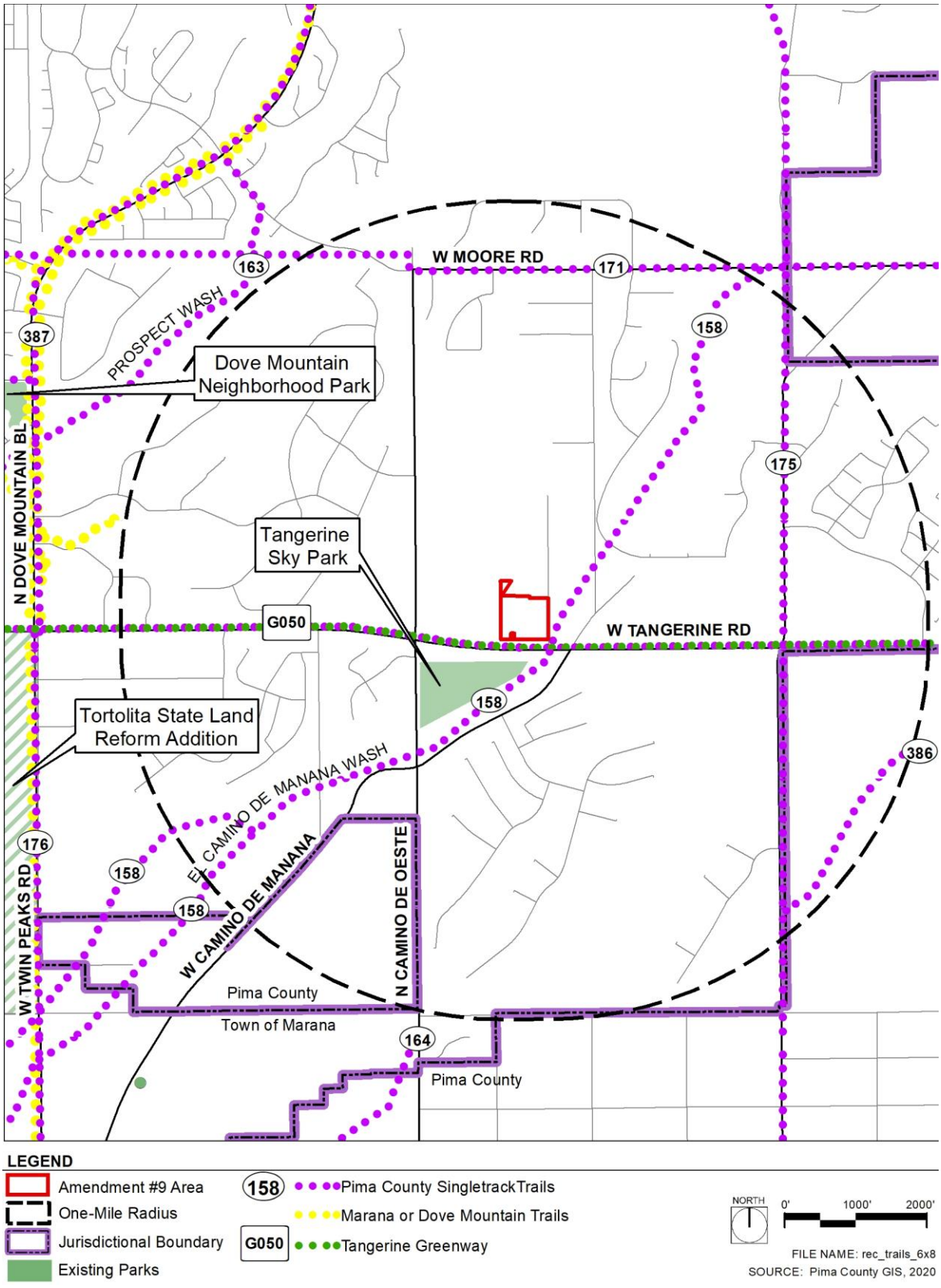
Amenity Name	Amenity Type	Distance to Project Site
Moore Rd Alignment (#171)	Singletrack Trail	± 1 mile
Tangerine Sky Park	Community Park	± 1 mile
Tangerine Greenway (#GO50)	Greenway	Along southern project boundary
Dove Mountain Neighborhood Park	Neighborhood Park	± 1 mile
El Camino de Manana Wash (#158)	Singletrack Trail	± 0.5 miles
Thornydale Road (#174)	Singletrack Trail	± 1 mile
Tortolita Road (#176)	Singletrack Trail	± 1/4 mile
Dove Mountain Boulevard (#387)	Singletrack Trail	± 1/4 mile
Prospect Wash (#163)	Singletrack Trail	± 1 mile
Tortolita Preserve	Preserve	± 1.5 miles

Additionally, the Tortolita State Land Reform Addition is located west of the subject property. The Tortolita State Land Reform Addition is proposed to set aside 12,470 acres of open space and park land between the Tortolita Mountains and the Central Arizona Project. There are a variety of active recreational areas in nearby future subdivisions, including The Preserve at Twin Peaks, Twin Peaks Estates and Twin Peaks Vistas.

2. Proposed Recreation and Trails

Pedestrian connectivity will be provided from the property to the Tangerine Greenway running along the north side Tangerine Road ultimately facilitating safe pedestrian access to Tangerine Sky Park via the cross walk at the southeast corner of Tangerine Road and Camino de Oeste.

Exhibit II.J.1: Parks and Trails



K. Cultural Resources

1. General Information

According to a record search performed by SWCA Environmental Consultants, 32 survey projects have been conducted within a one-mile radius of the project site; each of which were conducted for residential and commercial development, road construction and improvements, archaeological research, park construction and the installation of transmission, electrical, water and sewer lines. The entire project area was surveyed during the Northern Tucson Basin archaeological research survey in 1981.

As shown in Exhibit II.K.2: Letter from Archaeologist, six archaeological sites have been identified within a one-mile radius the project area. However, no sites were identified on the subject area.

Due to the age of the previous survey, the property shall be resurveyed and a full cultural resources report shall be submitted during the platting process and prior to any ground disturbances.

2. Letter from Archaeologist

SWCA recommends that a qualified archaeological contractor should be consulted before any ground disturbance begins (refer to *Exhibit II.K.2: Letter from Archaeologist).*

Exhibit II.K.2: Letter from Archaeologist

SWCA
ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.®

343 West Franklin Street
Tucson, Arizona 85701
Tel 520.325.9194 Fax 520.325.2033
www.swca.com

August 19, 2020

Lexy Wellott
The Planning Center
2 East Congress Street, Suite 600
Tucson, Arizona 85701

Re: Archaeological Records Review of Parcels 219-35-007A, 219-35-008A, and 219-35-011A in Marana, Pima County, Arizona

Dear Ms. Wellott:

SWCA Environmental Consultants (SWCA) has reviewed the archaeological project and site records for Pima County Assessor's Parcels 219-35-007A, 219-35-008A, and 219-35-011A in support of the environmental review requirements for rezoning privately owned land with the intent of developing residential units. The parcels are located north of Tangerine Road and east of North Camino de Oeste in Section 31, Township 11 South, Range 13 East (Gila and Salt River Baseline and Meridian), on the U.S. Geological Survey Ruelas Canyon, Arizona, 7.5-minute quadrangle. Below are the results of the records search.

SEARCH RESULTS

According to a search of the archaeological site files and records contained with AZSITE, 32 archaeological survey projects have been conducted in or within 1.0 mile of the project parcels. These projects were conducted between 1978 and 2015 for residential and commercial development, road improvements, potable water and wastewater pipelines, electrical transmission/distribution lines, cellular communications towers, and park construction. The three parcels have been previously surveyed as the result of four surveys. Three surveys, conducted between 1987 and 2010, were conducted for proposed road improvements along Tangerine Road and overhead powerline upgrades; these surveys only overlapped the southern end of the three parcels. One survey, the Northern Tucson Basin Survey (NTBS), conducted in the early and middle 1980s by the University of Arizona, completely overlapped the subject parcels. The NTBS consisted of an 1,800-km^2 study area, which received varying degrees of survey coverage.

Six archaeological sites have been identified with 1.0 mile of the subject parcels, the nearest of which is approximately 0.5 mile southwest of the parcels. All of the sites are Native American sites consisting of artifact scatters, some with associated rock features. Thornydale Road, an in-use historic-era structure, has also been documented as a cultural resource in AZSITE, although the Arizona State Museum (ASM) currently discourages the assignment of archaeological site numbers to in-use historic-era features.

In addition, the National Park Service's National Register of Historic Places (NRHP) online database was searched to identify properties listed in the NRHP that are located within or near the subject parcels. No NRHP-listed properties were identified in or within 1.0 mile. The NRHP-listed property nearest the subject parcels is the Judith Chafee–designed Ramada House, which is approximately 11 miles southeast of the project parcels.

RECOMMENDATIONS

1. Although the subject parcels were previously surveyed during the NTBS, the NTBS survey was conducted over 30 years ago would not be considered satisfactory (adequate or accurate) when evaluated under SHPO Guidance Point No. 5: SHPO Position on Relaying on Old Archaeological Survey Data (Available at https://azstateparks.com/shpo-guidance-points), primarily because of changes that have since occurred in survey methodology and site definitions. The other three surveys would be considered satisfactory; however, they were linear surveys and only partially overlap with the subject parcels. Therefore, SWCA recommends, that a qualified archaeological contractor be consulted before any ground-disturbances. A list of archaeological contractors is available on the Arizona State Museum (ASM) website at: https://statemuseum.arizona.edu/crm

2. Pursuant to Arizona Revised Statue §41-865, if any human remains of funerary objects are discovered during project work, all work must stop within the area of the remains and Dr. Claire Barker, ASM repatriation coordinator, will be contacted at 520-626-0320.

3. City, county, or municipal governments may have requirements; therefore, SWCA recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please feel free to contact me at dbarr@swca.com or 520-325-9194.

Sincerely,



David M. R. Barr, M.A, RPA
Project Director (Arizona Antiquities Act Permit No. 2020-029bl)

L. Infrastructure and Public Facilities

1. Sewer

Pima County Regional Wastewater Reclamation Department (RWRD) indicates that this project is tributary to the Ina Road/Tres Rios Wastewater Reclamation Facility via the Cañada Del Oro interceptor. Initial sewer capacity was requested for the western two parcels. Based on this request, *Exhibit II.L.1.b: Wastewater Capacity Response* indicates there is capacity currently available for this project within the public sewer (G-2006-087) downstream from manhole 3281-05 (See *Exhibit II.L.1.a: Sewer Map*). After the initial capacity response was complete, the property boundary was subsequently reconfigured, and a third parcel was included. The rezoning process will proceed with the understanding that sewer capacity is available for the current site configuration. Final sewer capacity will be determined during the development plan process.

2. Water

The City of Tucson has potable water lines (24” and 16”) in the vicinity of the eastern property edge. These lines have the delivery capability to supply the potable water demand requirements of the project. Service will require an expansion of the Water Service Area for Tucson, or connection to offsite facilities owned by the Town of Marana.

Exhibit II.L.1.a: Sewer Map

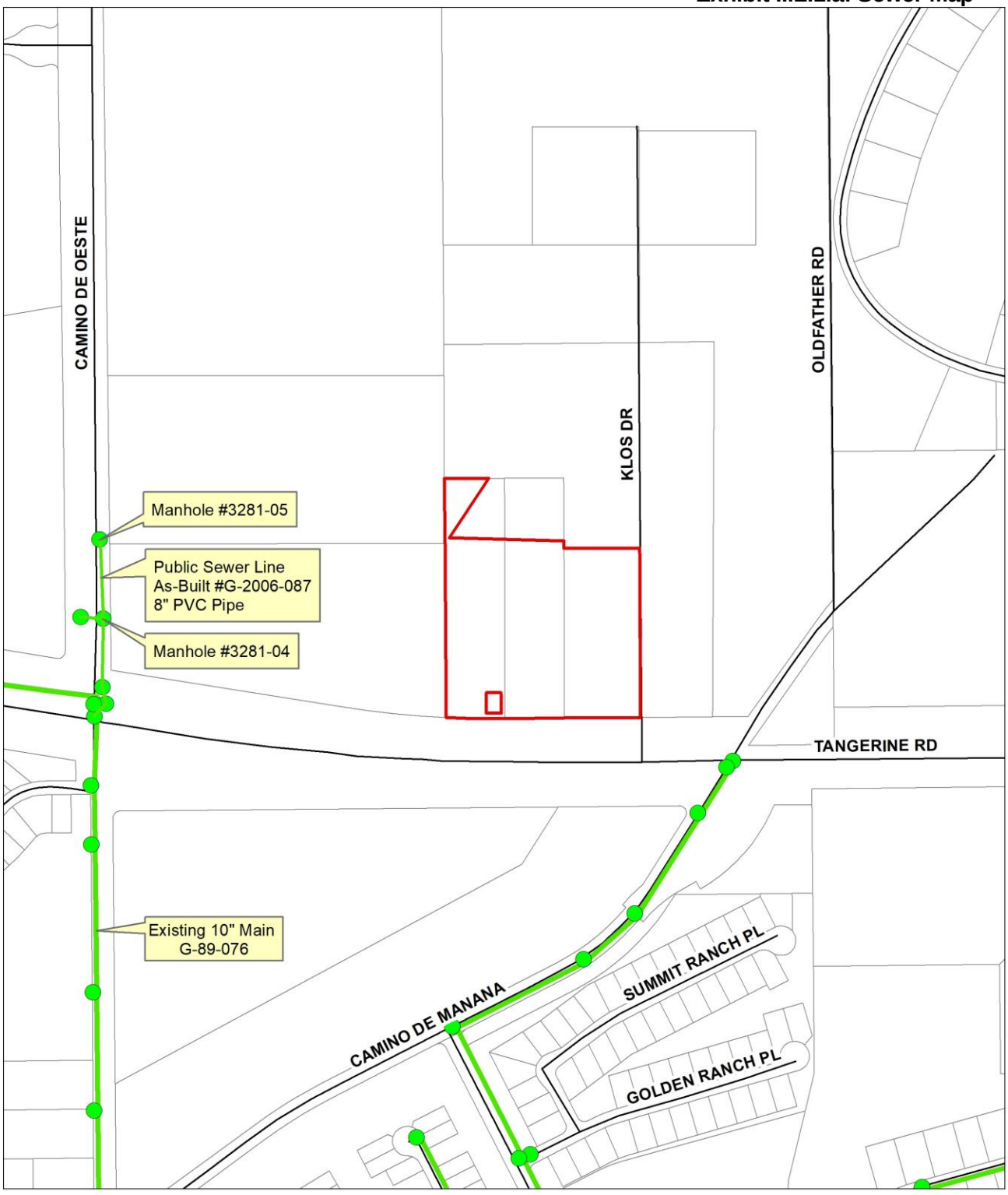


Exhibit II.L.1.b: Wastewater Capacity Response

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

JACKSON JENKINS
DIRECTOR

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

August 25, 2020

Lexy Wellott
The Planning Center
2 E Congress, Suite 600
Tucson, Arizona 85701

Sewerage Capacity Investigation No. P20WC00162 Type I

RE: **CPI-23 Dove Mountain Specific Plan Amendment, Parcels 21935007A, 21935008A, 21935011A**
Estimated Flow 32,400 gpd (ADWF).

Greetings:

The above referenced project is tributary to the Tres Rios Wastewater Reclamation Facility via the Canada del Oro Interceptor.

Capacity is currently available for a project this size in the existing public sewer G-2006-087, downstream from manhole 3281-05.

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. Allocation of capacity is made by the Type III Capacity Response.

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

Reviewed by: Mirela Hromatka, Planner Sr.

3. Fire Service

Northwest Fire District provides service to the properties in the project vicinity; however, only a portion of the property is currently included within the District's boundary. The nearest Northwest Fire District station is located at 12095 North Thornydale Road, which is less than one-mile east of the subject property (refer to *Exhibit II.L.3: Public Facilities*).

Before development plans can be approved, the Developer shall have completed or shall provide evidence to the Town's satisfaction that the Developer has made a diligent effort to complete the process of having the property annexed into the Northwest Fire District.

4. Schools

The project is located within the Marana Unified School District (MUSD). However, no schools are located within a one-mile radius of the proposed rezoning. The closest schools to the site include:

- Dove Mountain CSTEM K-8 (1.82 miles)
- DeGrazia Elementary School (3.60 miles)
- Mountain View High School (3.25 miles)
- Ironwood Elementary School (3.50 miles)
- Ironwood Ridge High School (2.65 miles)
- Richard B. Wilson K-8 School (2.60 miles)

5. Police Stations

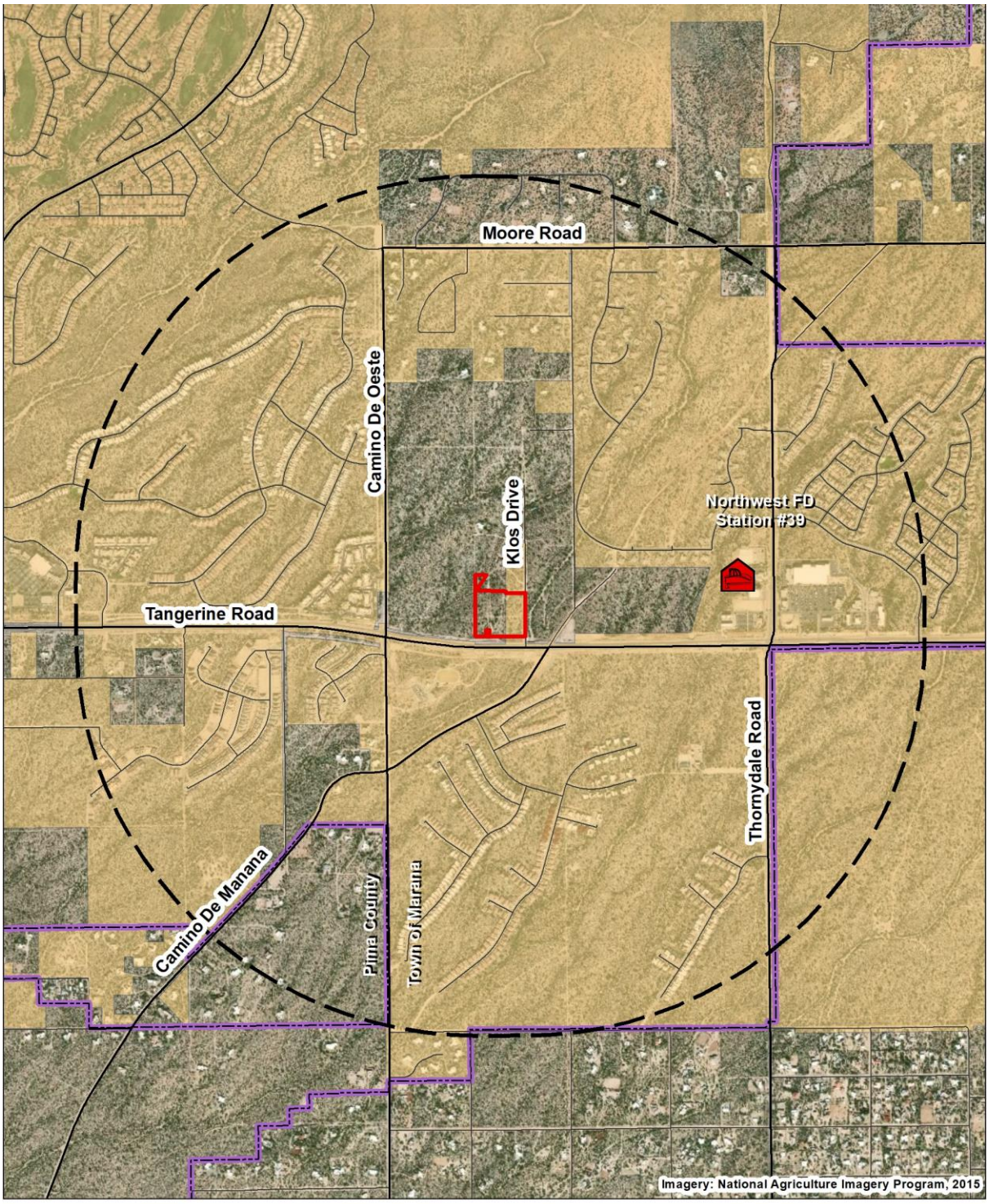
While there are no police stations within a one-mile radius of the subject property, police protection will be provided by the Marana Police Department at 11555 West Civic Center Drive.

6. 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
- Communications: Comcast

Exhibit II.L.2.: Public Facilities



LEGEND

- Amendment #9 Area
- One-Mile Radius
- Jurisdiction Boundary

FIRE DISTRICTS

- Northwest F.D.
- Fire Stations

NORTH

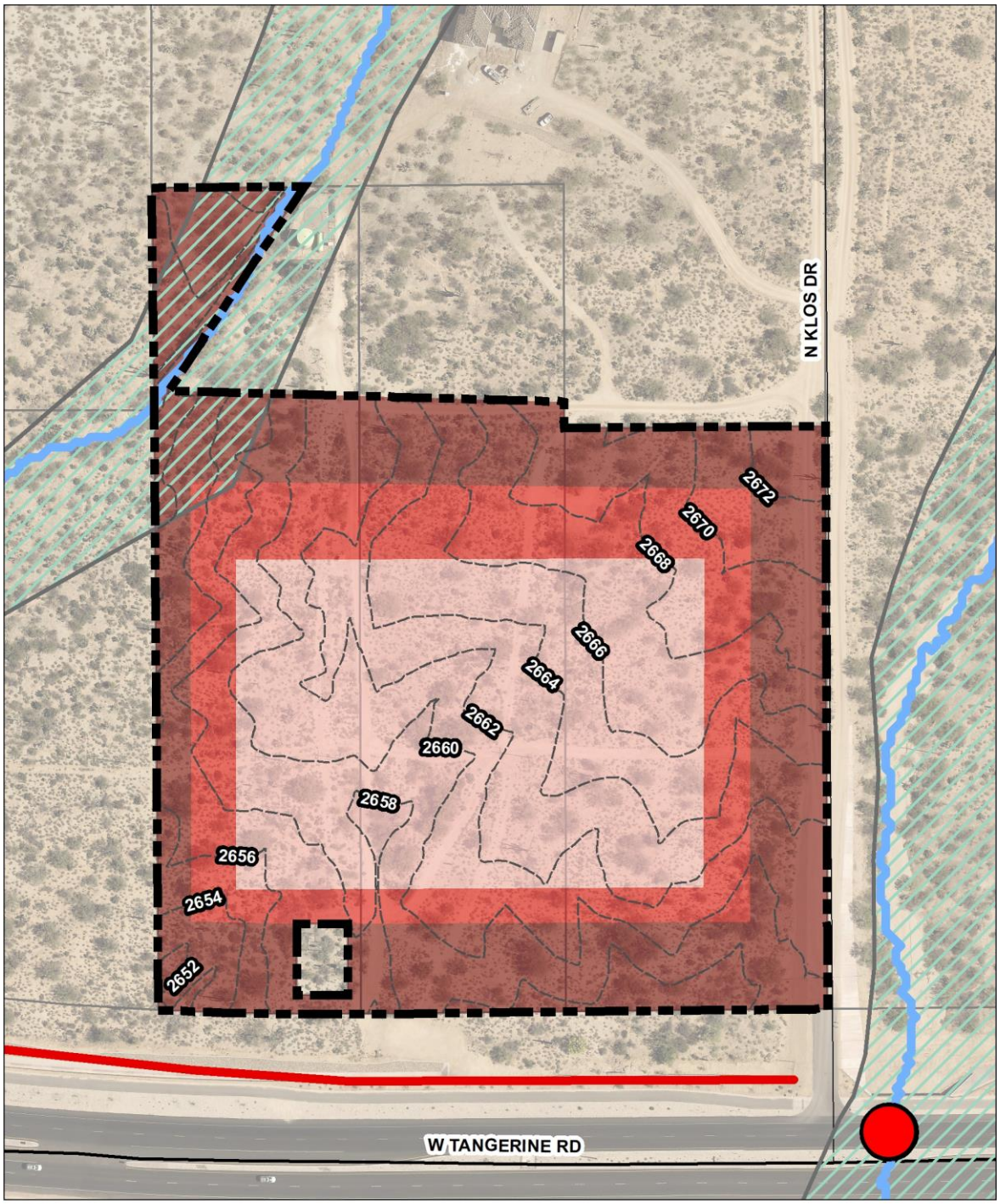
0' 1,000' 3,000'

FILE NAME: public_facilities.mxd
SOURCE: Pima County GIS, 2016

M. Composite Constraints (McHarg) Map

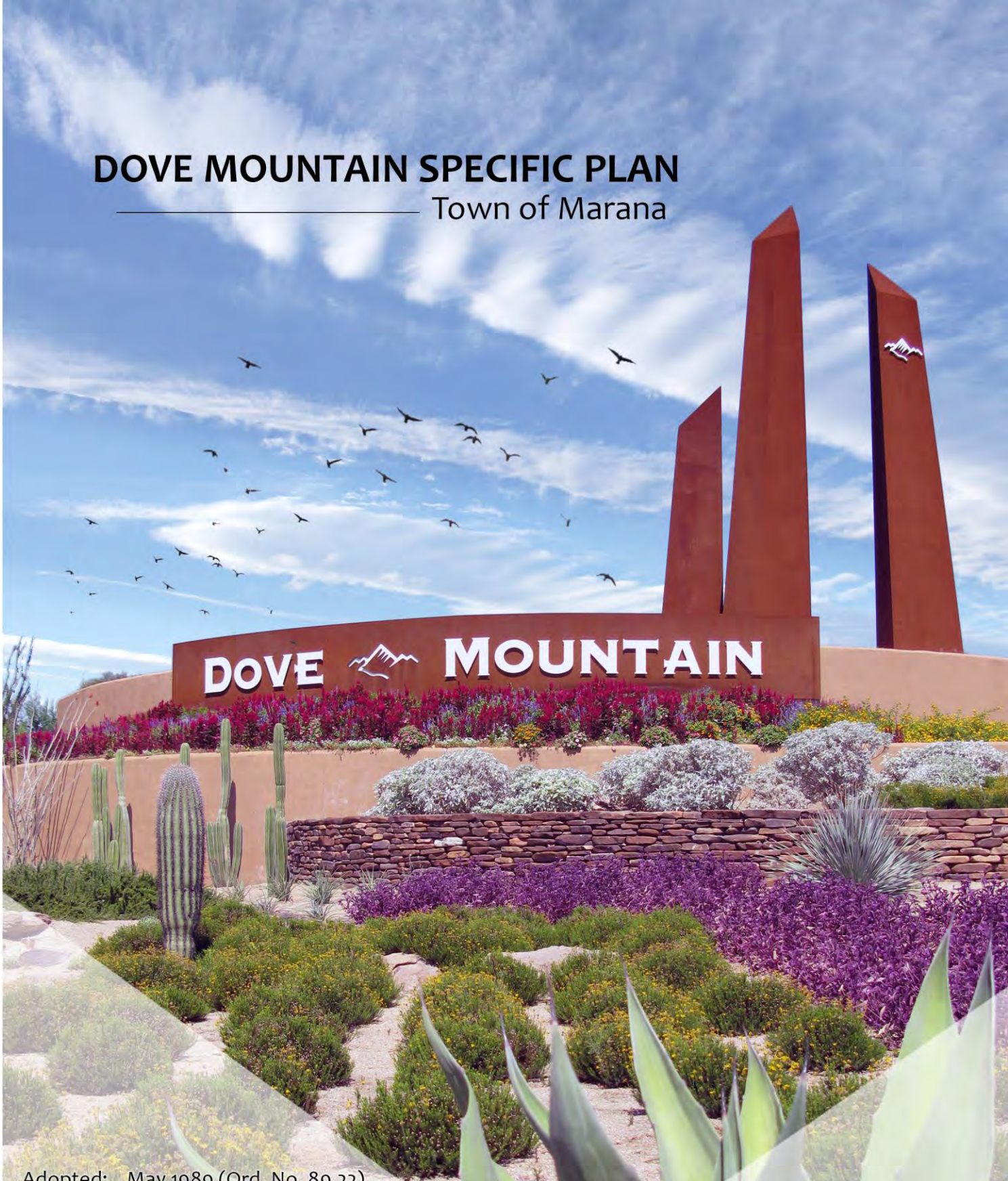
Information regarding topography, hydrology, vegetation, wildlife and views has been combined to form the McHarg Composite Map, displayed as *Exhibit II.M: McHarg Map*. The purpose of the McHarg Composite Map is to highlight areas that are available for development.

Exhibit II.M: McHarg Map



DOVE MOUNTAIN SPECIFIC PLAN

Town of Marana



Adopted: May 1989 (Ord. No. 89.22)
Amended: October 1989 (Res. No. 89.31)
October 1994 (Ord. No. 94.15)
April 1995 (Ord. No. 95.09)
December 1996 (Ord. No. 96.46)
December 1996 (Ord. No. 96-111)
March 2000 (Ord. No. 2000.04)
July 2002 (Ord. No. 2002.13)
October 2017 (Ord. No. 2017.020)
August 2020 (Ord. No. 2020.xxx)

THE PLANNING CENTER
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TOWN OF MARANA
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RE-RECORDING OF MARANA ORDINANCE NO. 2017.020

DUE TO SCRIVENER'S ERROR

Town of Marana Ordinance No. 2017.020 is being re-recorded due to a scrivener's error. The ordinance was originally recorded on October 20, 2017 at Sequence No. 20172930196 in the Pima County Recorder's Office with Exhibit A - Legal Description attached. The original recordation omitted Exhibit A – Map depicting Parcels 1 and 2.

This re-recorded Marana Ordinance No. 2017.020 includes the full

Exhibit A Legal Description and Exhibit A – Map depicting Parcels 1 and 2

Dated: November 3, 2017

Jocelyn C. Bronson
Marana Town Clerk

MARANA ORDINANCE NO. 2017.020

RELATING TO DEVELOPMENT; APPROVING A REZONING OF APPROXIMATELY 28.22 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF TANGERINE ROAD AND CAMINO DE OESTE, FROM 'R-144' RESIDENTIAL TO 'F' DOVE MOUNTAIN SPECIFIC PLAN; AND APPROVING A MINOR AMENDMENT TO THE GENERAL PLAN

WHEREAS Rita Land Corporation and Redhawk Marana, LLC (collectively the "Property Owners") are the owners of approximately 28.22 acres of land located at the northeast corner of Tangerine Road and Camino de Oeste, in Section 31, Township 11 South, Range 13 East, described and depicted on Exhibit "A" attached to and incorporated in this ordinance by this reference (the "Rezoning Area"); and

WHEREAS the Property Owners have submitted an application to rezone the Rezoning Area from 'R-144' Residential to 'F' Dove Mountain Specific Plan ("this Rezoning"), and amend the 2010 Marana General Plan from Rural Density Residential (RDR) to Master Plan Area (MPA) and

WHEREAS the Marana Planning Commission held a public hearing on this Rezoning on September 27, 2017, and voted 4 to 0 with 3 Commissioners absent, to recommend that the Town Council approve this Rezoning, subject to the recommended conditions; and

WHEREAS the Marana Town Council held a public hearing on this Rezoning on October 17, 2017 and determined that the requested Specific Rezoning should be approved.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Marana, Arizona, as follows:

Section 1. The zoning of the Rezoning Area is hereby changed from 'R-144' Residential to 'F' Dove Mountain Specific Plan.

Section 2. A minor amendment to the General Plan is hereby approved, changing the General Plan designation of the Rezoning Area from Rural Density Residential to Master Plan Area (MPA).

Section 3. This Rezoning is subject to the following conditions, the violation of which shall be treated in the same manner as a violation of the Town of Marana Land Development Code (but which shall not cause a reversion of this Rezoning), and which shall be binding on the Property Owners, and their successors in interest (all of whom are collectively included in the term "Property Owners" in 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.

Dove Mountain Specific Plan

Marana, Arizona

Submitted to:

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

Prepared for:

Cottonwood Properties
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Tucson, Arizona

Ruffner Associates
212 South Marina
Prescott, Arizona 86303

Simons Li and Associates
110 South Church Avenue, Suite 217
Tucson, Arizona 85701

MAY 1989
Amended 1994, 1995, 1996, 2000, 2002, ~~and~~ 2017, 2019 and 2020

Dove Mountain Specific Plan

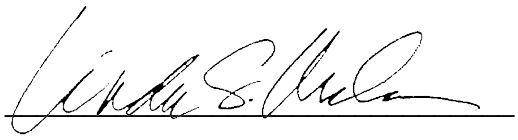
This document represents the original Tortolita Mountain Properties Specific Plan (subsequently renamed to RedHawk Specific Plan) as adopted by the Marana Town Council pursuant to Ordinance 89.22, dated May 31, 1989 and amended by:

- Ordinance No. 89.22, Section A through D – passed and adopted by Town Council on the 31st day of May 1989
- Resolution No. 89.31 – passed and adopted by Town Council on the 17th day of October 1989
- Ordinance No. 94.15 – passed and adopted by Town Council on the 4th day of October 1994
- Ordinance No. 95.09 – passed and adopted by Town Council on the 18th day of April 1995
- Ordinance No. 96.46 – passed and adopted by Town Council on the 17th day of December 1996
- Resolution No. 96-111 – passed and adopted by Town Council on the 17th day of December 1996
- Resolution No. 89.31 – See Appendix Q
- Ordinance No. 96.46 – See Appendix V
- Resolution No. 96-111 – See Appendix W
- Ordinance 2000.04 – passed and adopted by Town Council on the 28th day of March 2000
- Ordinance 2002.13 – passed and adopted by Town Council on the 16th day of July 2002
- Ordinance 2017.020 – passed and adopted by Town Council on the 17th day of October 2017
- Administrative Change to Specific Plan – approved by Planning Director in March 2019
- Ordinance 2020.XXX – passed and adopted by Town Council on the [day] of [Month] 2020

CERTIFICATION

This Specific Plan document has been revised solely in compliance with the Town of Marana Town Council approved amendments adopted by Ordinance No. 2020.XXX~~17.020~~ on ~~October 17,2 17~~[date]. The signature below certifies no other amendments, revisions or changes to the text, tables, exhibits, and appendices have been made by The Planning Center, with the exception of minor typographic and formatting corrections, map graphic updates and the updating of factual information, which were done at the direction of and with approval from Planning staff.

THE PLANNING CENTER



Linda S. Morales, AICP
CEO / Owner

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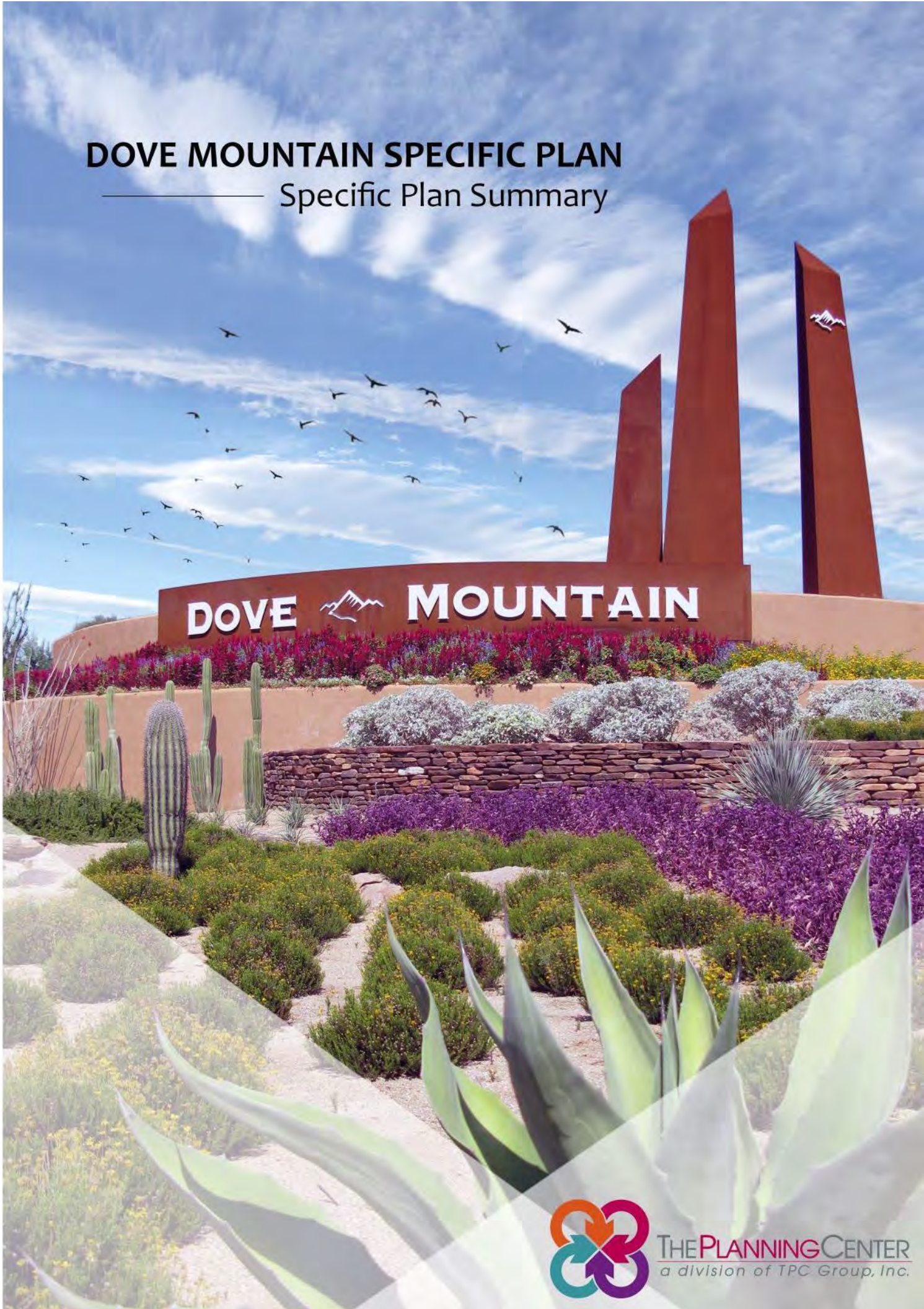
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DOVE MOUNTAIN SPECIFIC PLAN

Specific Plan Summary



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A. SPECIFIC PLAN SUMMARY

The Dove Mountain Specific Plan establishes comprehensive guidance and regulations for the development of approximately 6,207.42 acres located in Marana, Arizona. The Specific Plan will establish the development regulations and programs for the implementation of the approved land use plan. The Specific Plan will provide the parameters to implement the Land Use Plan by establishing policies and regulations that will replace and supersede the current property zoning and other Town Development.

The authority for preparation of Specific Plans is found in the Arizona Revised Statues, Section 9-461.09. The law allows preparation of Specific Plan based on the General Land Use Plan, as may be required for the systematic execution of the General Land Use Plan and further, allows for their review and adoption.

Amendment 4 to the Specific Plan:
This specific plan was formerly called the “Tortolita Mountain Properties Specific Plan”. With Amendment 4, the specific plan was referred to as the “RedHawk Specific Plan”.

The Ruelas Canyon Property comprising of 1,343 acres and the Bajada property comprising of 2,347 acres were added to the Specific Plan in this amendment increasing the total acreage to 5,567.9 acres. However, the site analysis section of the Specific Plan was not amended as part of this specific plan amendment. The Ruelas Canyon site analysis portions are included in *Appendix S* and the Bajada property site analysis can be found in *Appendix T.*

Amendment 5 to the Specific Plan
Under Amendment 5, the name of this specific plan proposed to change from “RedHawk Specific Plan” to ***“Dove Mountain Specific Plan”.*** Significant changes proposed as part of this amendment include; modifications to certain land use categories including a decrease in the number of overall lots, changes in alignments for Dove Mountain Boulevard and other roads, a revision to the resort parking standards, increase in potential golf courses, provisions for a community stable within a residential land use category, a minor revision to allowable uses for Estate Lots, a procedure for minor changes to the Specific Plan, and the elimination of the "Specialty Commercial" land use category.

Amendment 6 to the Specific Plan
Under Amendment 6, the Tangerine property, consisting of 611.3 acres at the corner of Tangerine Road and Dove Mountain Boulevard shall be added to the Dove Mountain Specific Plan, increasing the total acreage to 6,179.2 acres. The site analysis section of the Specific Plan was not amended as part of this specific plan amendment. The Tangerine property site analysis portions are included in *Appendix X.*

Amendment 7 to the Specific Plan
Under Amendment 7, the Tangerine and Camino de Oeste property, comprising 28.22 acres at the northeast corner of Tangerine Road and Camino de Oeste, shall be added to the Dove Mountain Specific Plan, increasing the total specific plan acreage to 6,207.42 acres. The site analysis section of the Specific Plan was not amended as part of this specific plan amendment.

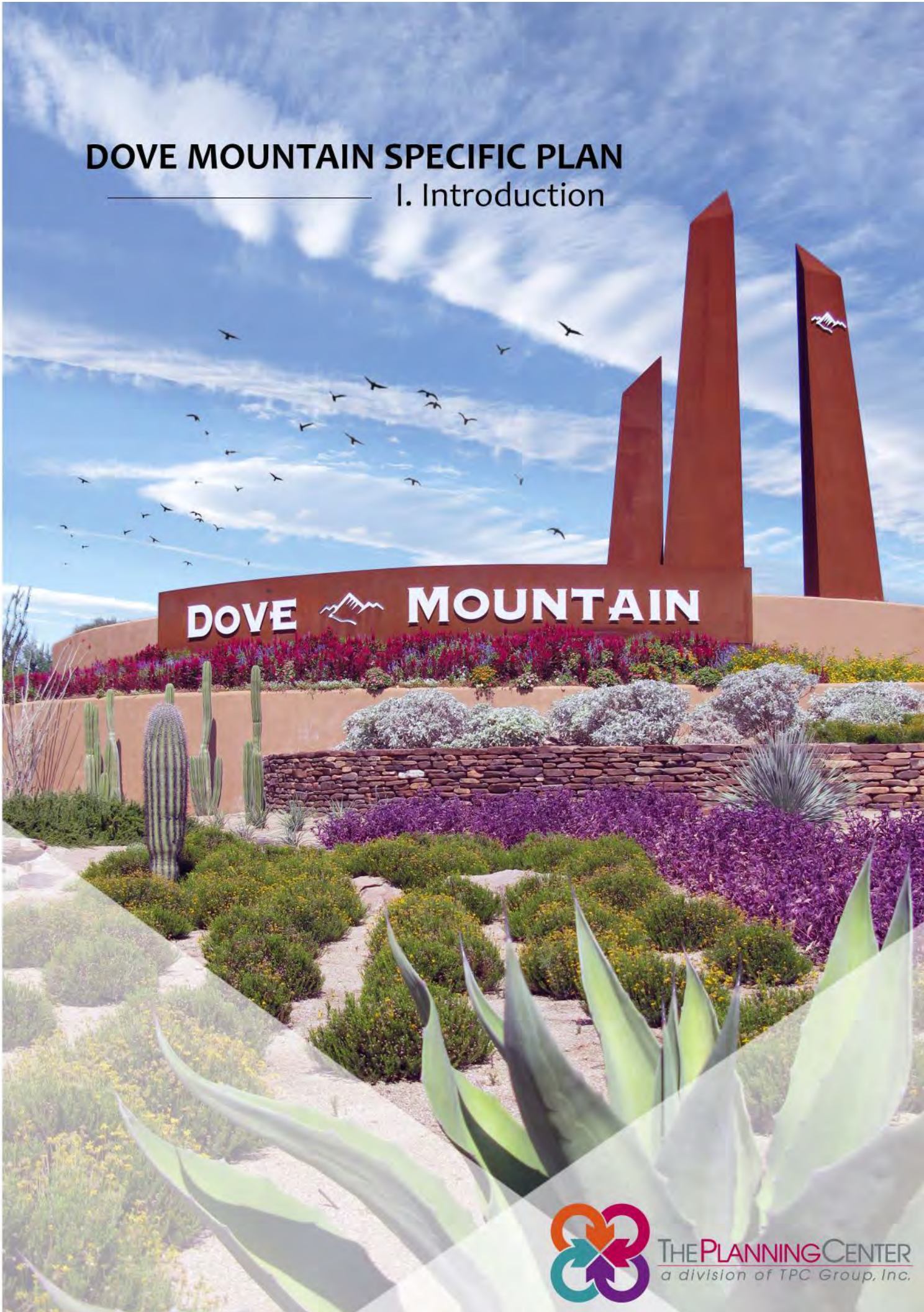
The Tangerine Road and Camino de Oeste property site analysis portions are included in *Appendix Y.*

Amendment 8 (Administrative Change) to the Specific Plan
Under Amendment 8, two parcels (APN: 219-09-002L and 219-09-002N) comprising 57 acres were removed from the Dove Mountain Specific Plan, decreasing the total specific plan acreage from 6,207.42 acres to 6,150.42 acres, and added to the Saguaro Ranch Specific Plan. Tax parcel 219-09-002L is 23.98 acres and is located adjacent to the west side of Saguaro Ranch Lot 50. Tax parcel 219-09-002N is 33.03 acres located north of the Tapestry Specific Plan adjacent to the western edge of Saguaro Ranch at the northern terminus of the Thornydale Road public right-of-way. Minor text amendments reflecting the reduction of 57 acres from the overall specific plan area were made, with no other changes as a result of this amendment.

Amendment 9 to the Specific Plan
Under Amendment 9, the Tangerine and Camino de Oeste II property, comprising 9.38 acres approximately 1,200 feet east of the intersection of Tangerine Road and Camino de Oeste, shall be added to the Dove Mountain Specific Plan, increasing the total specific plan acreage to 6,159.80 acres. The site analysis section of the Specific Plan was not amended as part of this specific plan amendment. However, a site analysis for the Tangerine Road and Camino de Oeste II property has been included in *Appendix Z.*

DOVE MOUNTAIN SPECIFIC PLAN

I. Introduction



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A. PURPOSE

The Dove Mountain Specific Plan establishes comprehensive guidance and regulations for the development of approximately ~~6,207.42~~6,159.80-acre community within the Town of Marana, Pima County, Arizona (Exhibit I.A.1: Regional Location). The Specific Plan serves as a regulatory tool governing planning and zoning and is adopted by ordinance. The Specific Plan conforms to the Town of Marana General Plan and supersedes or replaces the Town Development Code.

The Specific Plan establishes the type, location, density, and community character within the Plan area. The plan provides for the development of a variety of housing, recreation/ open space, industrial, commercial /business opportunities and a destination resort hotel. The Plan contains the standards and guidance to ensure that development will occur in a controlled manner with infrastructure as planned.

B. LOCATION

The Dove Mountain Specific Plan lies in the northeastern portion of the Town of Marana and the Tortolita Mountain form its northern boundary. Tortolita Road forms the property's north/south axis (Exhibit I.B.1 Development Context Map).

The property lies within Sections 14, 15, 16, 21, 22, 23, 24, 25, 26, 35 and 36 of Township 11 South, Range 12 East and Sections 7, 8, 17, 18 and 19 of Township 11 South, Range 13 East and within Section 31 of Township 11 South, Range 13 East. It is approximately four and one-half miles east of Interstate 10, seven miles north of Orange Grove/ I-10 interchange, six miles west of Oro Valley and three miles south of the Pima/ Pinal County line.

C. AUTHORITY AND SCOPE

The authority for preparation of specific plans is found in Arizona Revised Statues, Sections 9-461.08. State law allows for preparation of specific plans based on the general plan, as may be required for the systematic execution of the general plan.

Town of Marana Ordinance No. 87.22 provides the uniform procedures and criteria for the preparation, review, adoption and implementation of specific plans in Marana.

Pursuant to these state statutes and Town of Marana Ordinance No. 87.22, a public hearing was conducted by the Town Planning Commission and the Town Council after which the Specific Plan Ordinance was adopted by the Town Council and became effective.

The Dove Mountain Specific Plan is a regulatory plan, which will serve as the zoning and development code for the subject property. Final plats and any other development approvals must be consistent with the Specific Plan.

D. LEGAL DESCRIPTION

See *Appendix A.*

Exhibit I.A.1: Regional Context

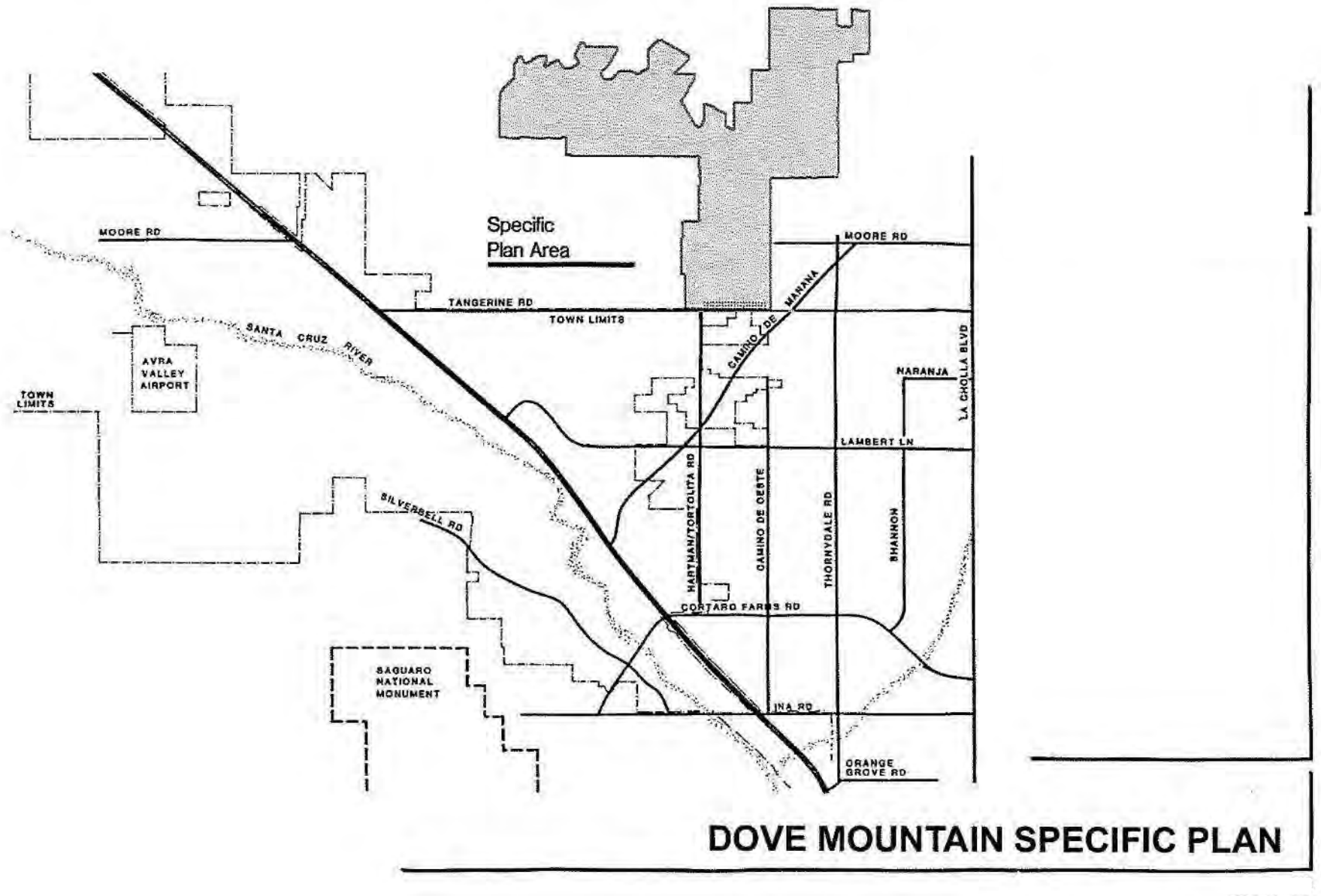
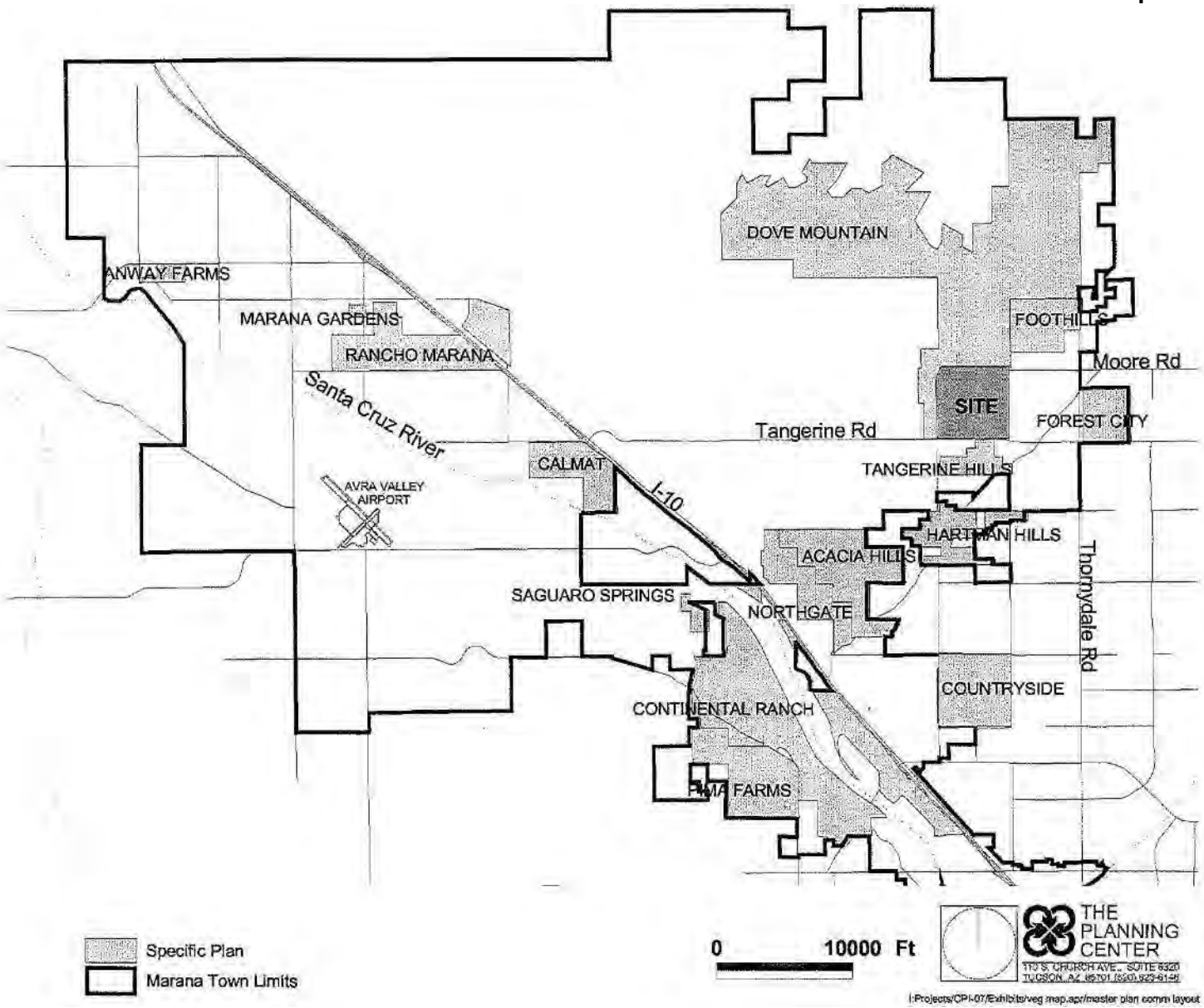
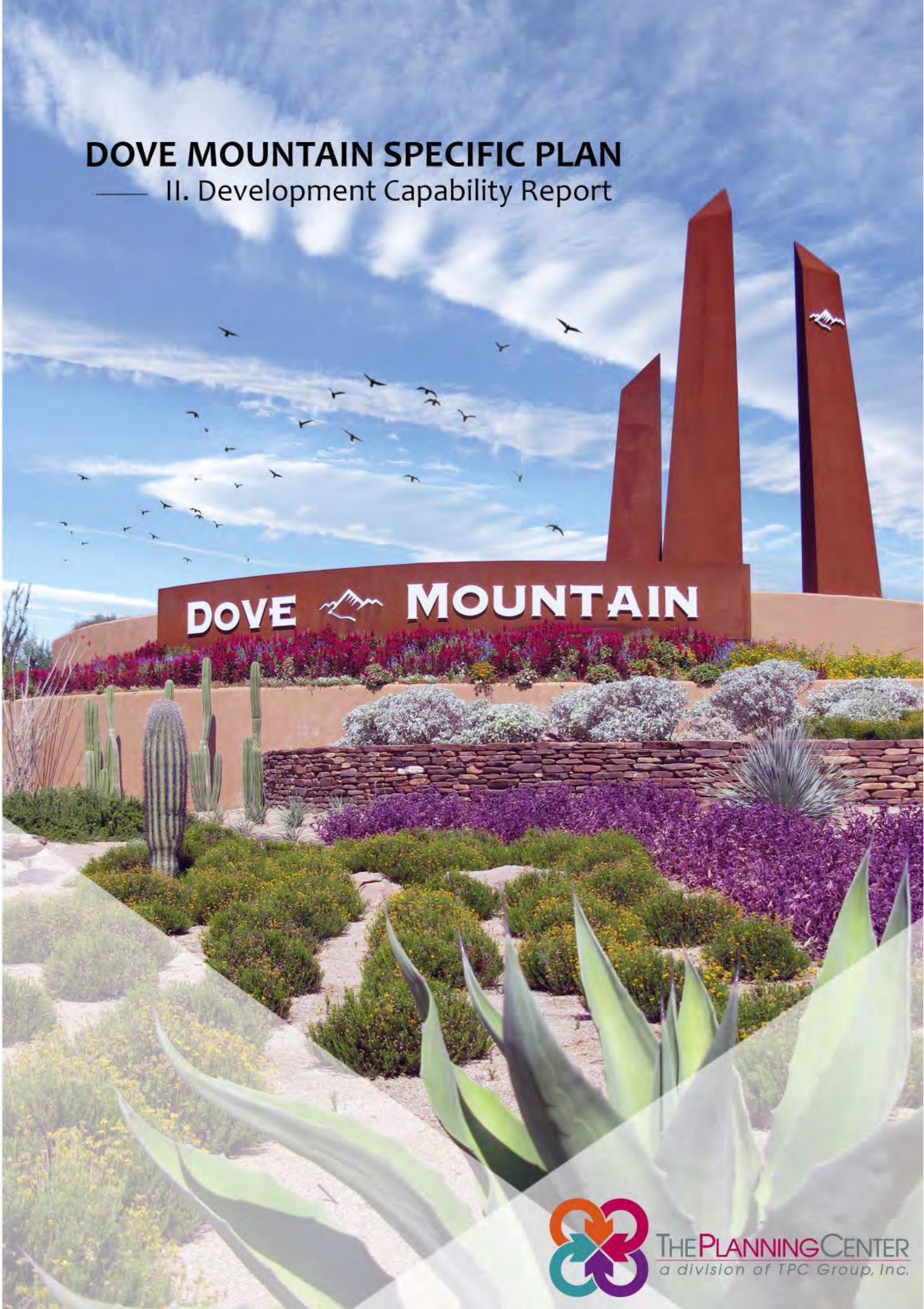


Exhibit I.B.1: Development Context Map



DOVE MOUNTAIN SPECIFIC PLAN

II. Development Capability Report



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A. INTRODUCTION

The primary purpose of the Development Capability section of the Dove Mountain Specific Plan is to present the various physical components existing on the property. The synthesis and analysis of the existing characteristics can then provide a means whereby development occurs in a sensitive and responsive manner to the physical parameters of the site.

The following physical components were compiled to assess the suitability of the property for development:

- Existing Land Use
- Topography and Slope Analysis
- Hydrology
- Circulation/Traffic
- Vegetation and Wildlife
- Geology and Soils
- Archaeology

B. ENVIRONMENTAL OVERVIEW

The Dove Mountain Specific Plan area is located in the Tortolita Mountain region. It is characterized by diverse landforms. The major features are rock outcrops, topographic changes, and defined drainage ways. The site has remained undeveloped with evidence of cattle grazing beginning in the late 1800's through the present. The long-term cattle grazing does reflect an effect on the vegetative growth, but does not appear to have had a significant effect on the stability of the drainage ways.

The mouth of Ruelas Canyon is located within the northern bounds of the Specific Plan area. The southern portion of the Specific Plan is within the Tortolita foothills area, characterized by typical, Sonoran Desert bajada vegetation.

The Northern Tucson Basin Survey was conducted by the Arizona State Museum. Twenty-one archaeological sites have been studied and recorded within the Dove Mountain Specific Plan area. Their significance ranges from no significance to probable significance.

There are spectacular views onto and off of the site. The Tortolita Mountains are a dramatic backdrop for the development setting. From the higher ridges on the site, there are uninterrupted views of the Tucson Basin to the site.

C. EXISTING LAND USE

The Dove Mountain Specific Plan area is located in the southern Tortolita Mountain region. Prior to 1995, this land area remained undeveloped with only cattle grazing as a use since the 1800's. The existing land uses on and within 1/4 mile of the site included only the remains of a stone house, the unoccupied Cayton residence and two single-family residences, and scattered jeep trails (see Exhibit II.C.1: Existing Land Use & Ownership).



Prior to annexation into the Town of Marana on August 2, 1988, the property was zoned RH (Rural Homestead, 0.24 residences per acre) in Pima County. The existing County plan, Tortolita Area Plan, adopted September 6, 1977, designates the area as Reserve. This designation allows for special amenity and development opportunities, and was to be updated by Pima County in 1987.

Since annexing into Marana last year, plans for the Dove Mountain Specific Plan have been to establish zoning through specific planning. Currently the property is zoned Specific Plan.

The Specific Plan area has a variety of uses as designated by the Town of Marana General Plan adopted in July of 1987 and updated in February 1997(see Exhibit II.C.2: Marana General Plan). Planning for the Dove Mountain Specific Plan area respects and conforms to the general land use parameters of the Marana General Plan.

Designated by the 1987 General Plan are the following uses:

Zone A:

Village Core

- Neighborhood Commercial/Retail
- Public Service
- Office/Professional

Zone B:

Preferred Development Envelopes

- Intense Residential Development
- Key to Village Core Concept
- Moderate to High Density

Zone C:

Development Envelopes

- Primarily Residential
- Moderate to Low Densities
- Clustering
- Supporting Uses Schools/Parks

Zone D:

Development Sensitive Areas

- Rural in Character (Native)
- Very Low Densities (Clustering)
- Open Space Corridor
- Passive/Active Recreation
- Transfer Densities for Preservation

Zone E:

Transportation Corridor/Mixed Use

- Highly Urbanized Corridor
- Industrial/Business Parks/Distribution
- Optional Residential Opportunities
- Hotels
- Regional Shopping Center
- Optional Commercial Opportunities

Zone I:

Open Space Corridor

- Santa Cruz River
- Drainage ways/Washes
- Land Use Buffers
- Natural Open Space
- Retention/Detention Basins
- Tucson Mountains/Tortolita Mountains
- Trail Systems
- Passive/Active Recreational Opportunities

- Transfer Majority of Residential Densities Out
- Parks
- C.A.P.
- Residential Opportunities Based on Site by Site Evaluation H.D.Z. and Hydrology Study

Zone J:

Special Opportunities

- Unique Opportunities
- Specialty Development
- State of the Art
- Destination Resorts
- Specific Plan Designated Areas

Exhibit II.C.1: Existing Land Use & Ownership

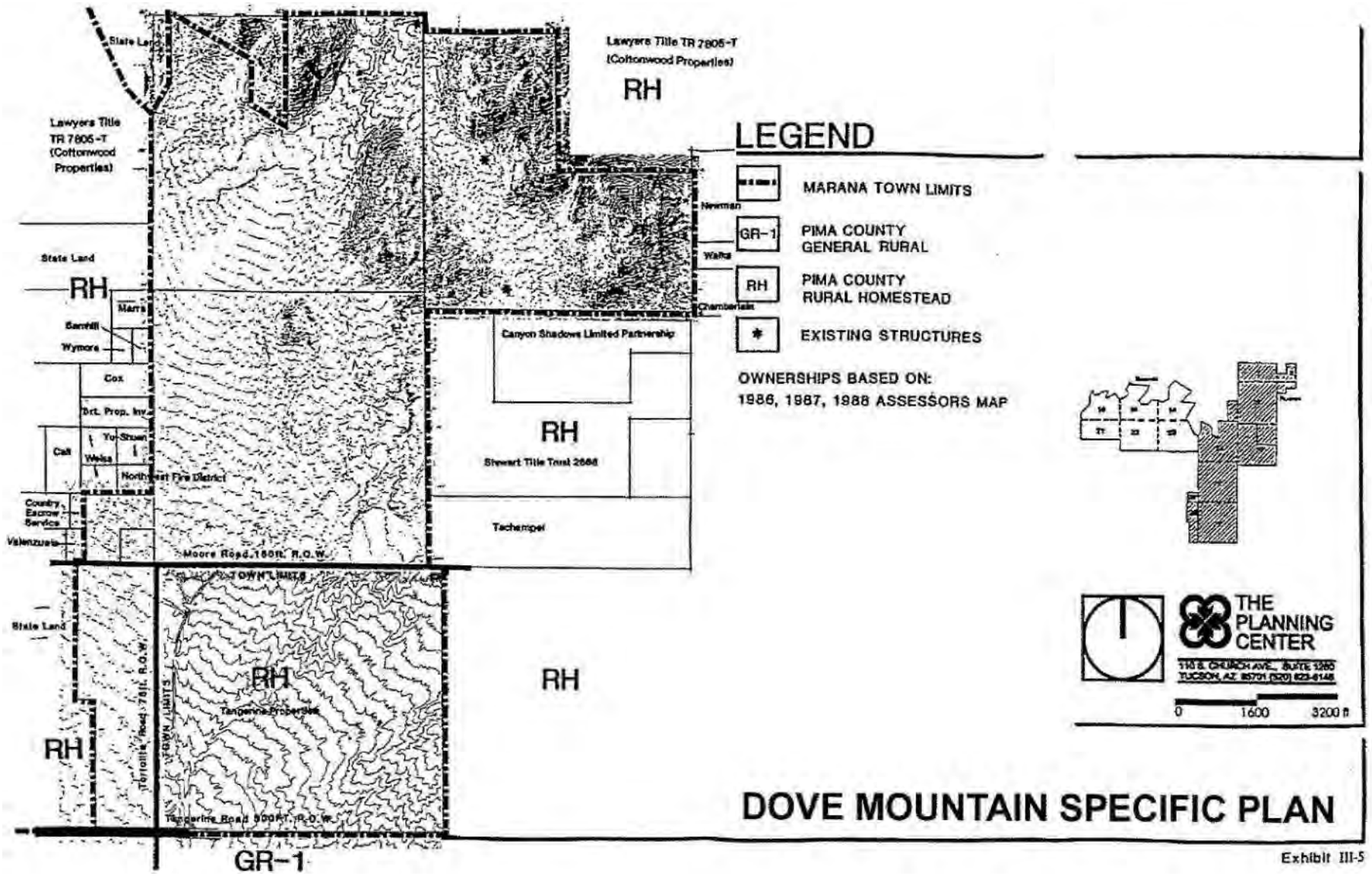
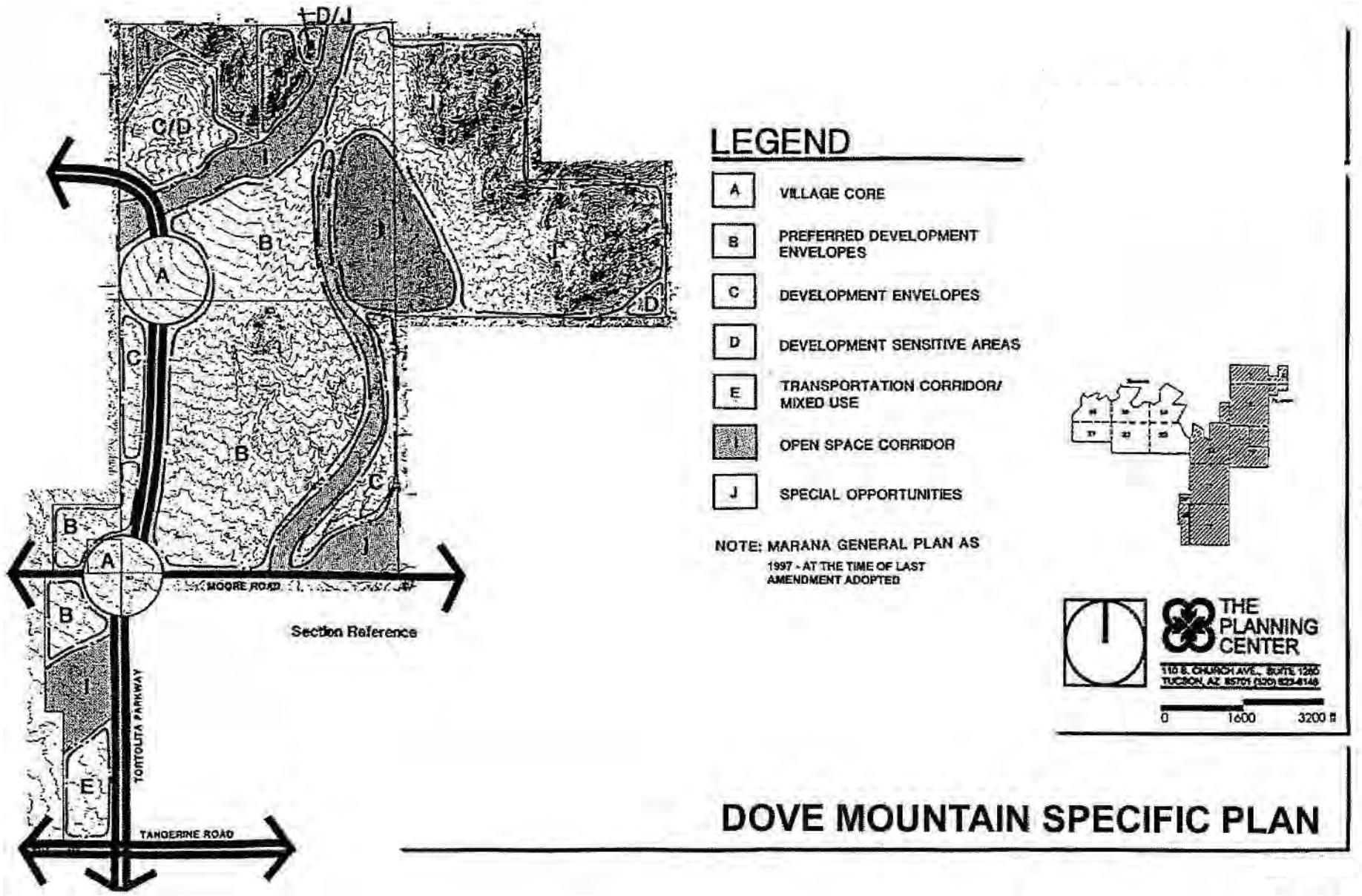


Exhibit II.C.2: Marana General Plan



D. TOPOGRAPHY AND SLOPE ANALYSIS

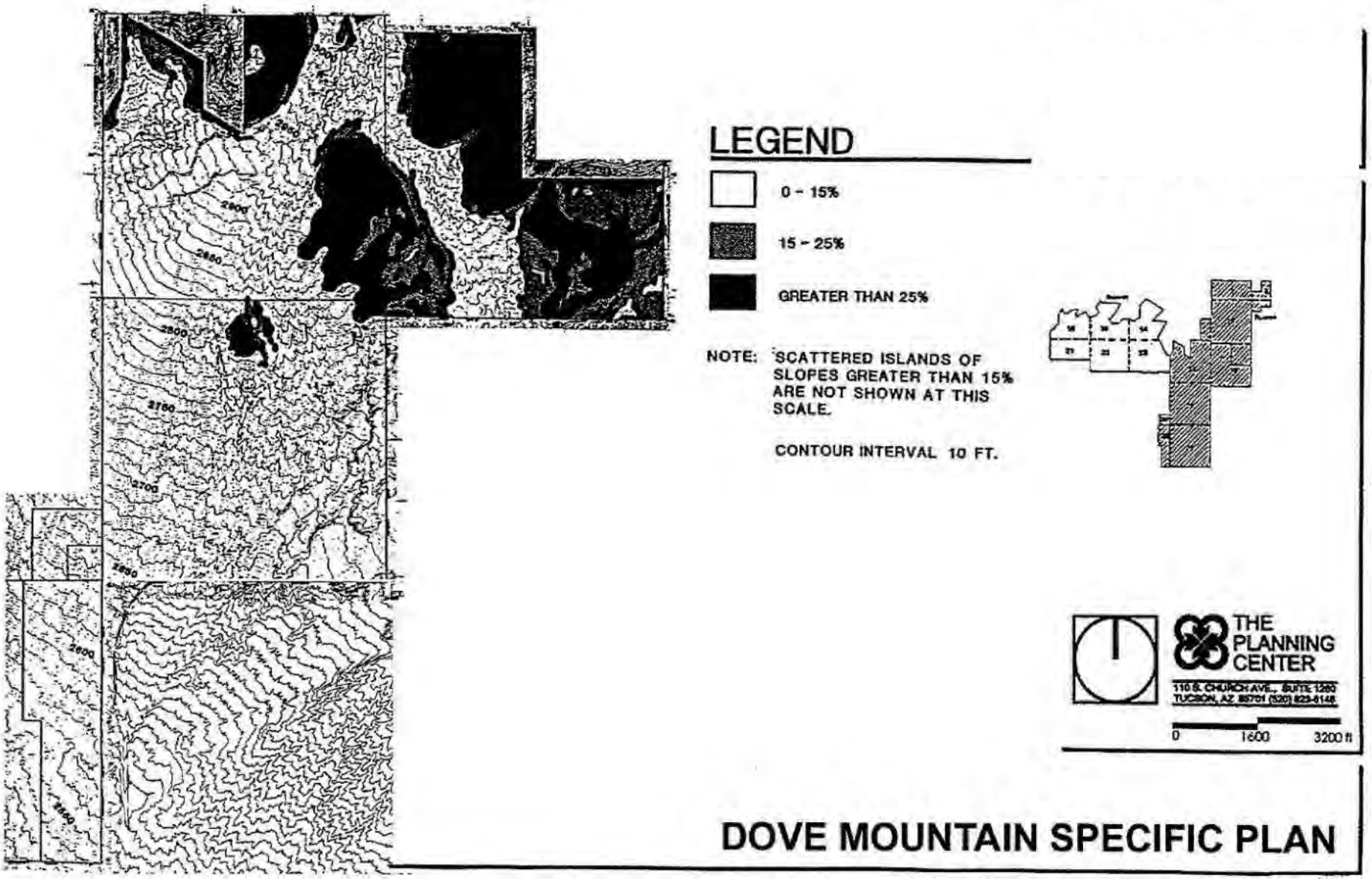
The topography of the Specific Plan site is characteristic of the Tortolita foothills containing a variety of landforms, see Exhibit II.D.1: Topography and Slope Analysis. There are the more hilly rock outcrops in the northern portion of the site to the gently sloping bajada area at the lower foothills of the Tortolita Mountains.

The majority of slopes greater than 25% are clustered in the north/northeastern portion of the plan area. This is the mouth of Ruelas Canyon with Ruelas Canyon Wash flowing southwest. This hilly terrain has several peaks and ridges.

There is a small knoll centrally located with a slope greater than 25%. There are also scattered areas in the southeastern area of the Plan area that have slopes greater than 15%. These are minor isolated islands associated with drainage patterns.

256.8 acres, or 14%, of the Plan area contain slopes greater than 25%. This area is conserved and is left as open space and/or individually addressed for passive/active recreational purposes, roadway access, resort setting or as non-usable portions of otherwise usable building sites.

Exhibit II.D.1: Topography and Slope Analysis



E. GEOLOGY

The Dove Mountain Specific Plan is located in the northern fringe of the Tucson Basin. The project boundaries include portions of the lower Tortolita Mountains pediment and upper bajada. The Ruelas Wash is the largest drainage way traversing the site.

The Tortolita Mountains contain a diversity of rock ages, types, and structures. The Specific Plan site is composed of 'Tortolita Granodiorite', a fine-grained granodiorite. There are ridges and outcrops of undeformed fine-grained granodiorite dikes protruding through the Catalina Granite and Precambrian metamorphics.

There are four types of geomorphological surfaces in the project area. They are the bedrock surfaces of the Tortolita Mountains, undifferentiated Pleistocene fans, undifferentiated Holocene fans and active stream courses. The Pleistocene fan deposits are relatively stable surfaces. The Holocene fan deposit is characterized as a thin mantle of grus (quartz and feldspar rich course grained sand and gravel) that overlies the Pleistocene age alluvium below. The larger watercourses carry an active bed of sand, gravel, and rock that is scoured and re-deposited during each flow in the channel.

F. VEGETATION

The Dove Mountain Specific Plan area lies in a large tract of undeveloped land within the Upper Sonoran Desert vegetation community. Such an environment as this supports wildlife population indicative of the vegetative community. Extensive research throughout the Southwest by S.W.C.A., an environmental consulting firm, has shown that wildlife value and the volume of vegetation are directly proportional.

The Dove Mountain Specific Plan area includes gently sloping bajadas and a network of riparian areas within the Tortolita Mountains. Ruelas Wash is the largest drainage in the Specific Plan area. The juxtaposition of these land forms support diverse assemblages of plants.

PLANT COMMUNITIES

The four major vegetative communities identified within the Plan area are (see Exhibit II.F.1: Vegetation):

COMMUNITY	ACREAGE	% OF TOTAL
Foothill Palo Verde	1336.0	71.5
Riparian	302.6	16.2
Ironwood Foothill Palo Verde	173.9	9.3
Ironwood	55.4	3.0

The Foothill Palo Verde community is the largest community within the project area. The dominant plants are:

- Foothill Palo Verde *Cercidium microphyllum*
- Cheesebush *Hymenoclea sa/sola*
- Whitethorn Acacia Acacia constricta
- Chain Fruit Cholla *Opuntia fulgida*
- Thombush *Lycium spp.*
- Mesquite *Proposopis juliflora*
- Desert Hackberry *Celtis pal/ida*

Riparian communities include Ruelas Wash, Prospect Wash, and an unnamed wash traversing the center of section 35. These are the best-developed riparian communities within the Specific Plan area. Riparian communities along Ruelas Wash have been designated as Class I Habitat by Dr. William Shaw, University of Arizona, in a 1986 study prepared for the Pima County Department of Transportation and Flood Control District. Class I Habitats are those providing "...a major extension of riparian habitat from protected areas."

The dominant plants in the riparian community are:

- Mesquite *Prosopis juliflora*
- Desert Hackberry *Celfis pallida*
- Blue Palo Verde *Cercidium jloridum*
- Catclaw Acacia *Acacia greggii*
- Cheesebush *Hymenoclea salsola*
- Thombush *Lycium spp*.
- Foothill Palo Verde *Cercidum microphyllum*
- Ironwood *Olneya tesota*

The Ironwood Foothill Palo Verde community contains dominant plants of:

- Foothill Palo Verde *Cercidium microphyllum*
- Cheesebush *Hymenoclea salsola*
- Ironwood *Olneya tesota*
- Whitethorn Acacia *Acacia constricta*
- Chain Fruit *Cholla fulgida*
- Mesquite *Prosopis juliflora*

The Ironwood Community is immediately south of Ruelas Wash. Saguaro density in the Ironwood habitat is very low, less than one individual per acre. Only two plants were present in 20 one-tenth acre vegetation sampling plots.

The dominant plants in the Ironwood Community include:

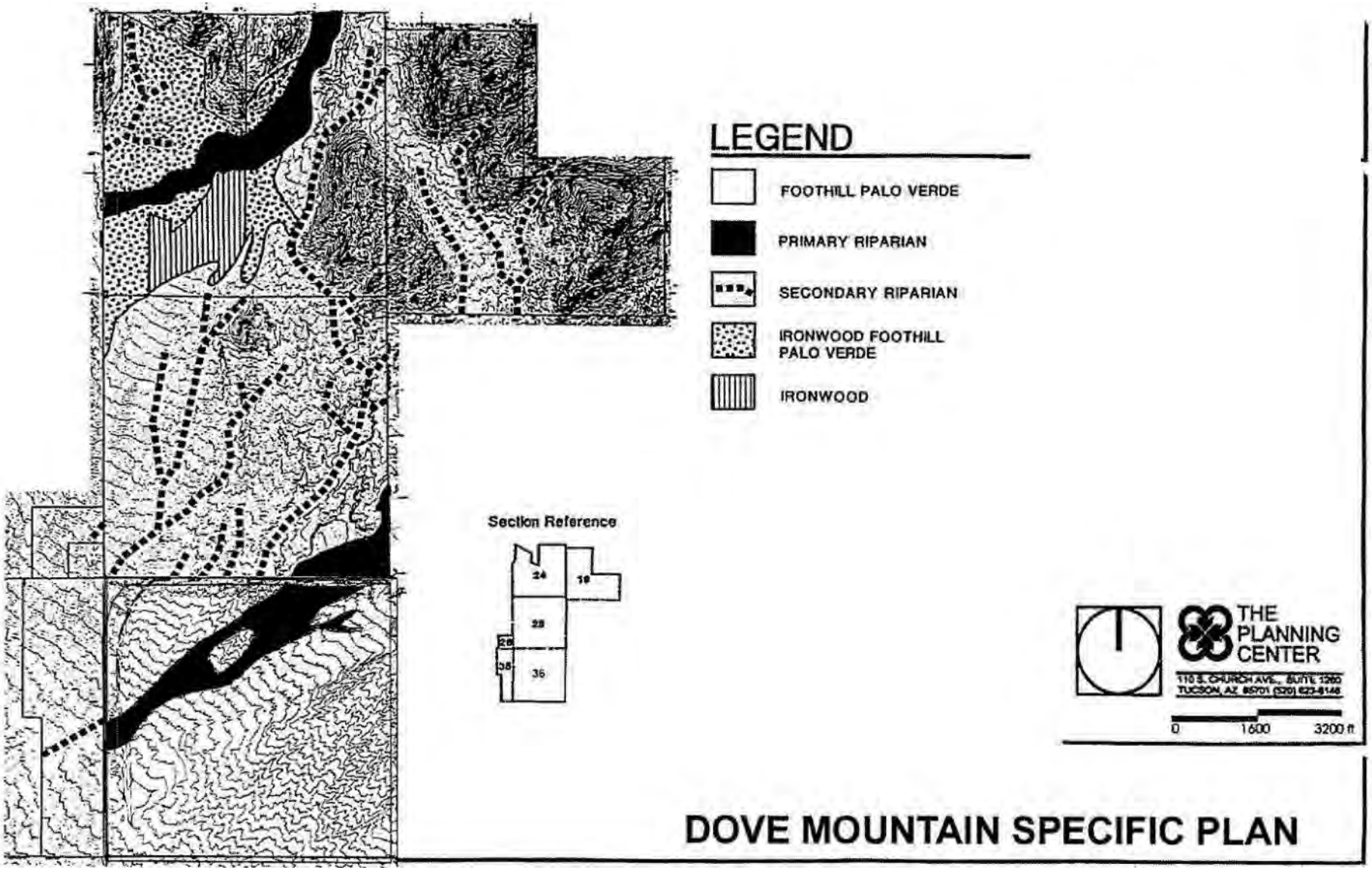
- Ironwood *Olyneya tesota*
- Cheesebush *Hymenoclea salsola*
- Tbombush *Lycium spp*.
- Desert Hackberry *Celtis pallida*
- Foothill Palo Verde *Cercidium microphyllum*
- Whitethorn Acacia *Acacia constricta*
- Mesquite *Prosopis juliflora*
- Chain Fruit Cholla *Opunda fulgida*

The Ironwood Community is identified as a Class II habitat in the study by Dr. Shaw, Critical and Sensitive Biological Communities for Eastern Pima County. Class II Habitats are important to wildlife in that they support a diversity of species, large numbers of individuals and provide critical movement corridors between wildlife populations. No vertebrate animals are known to be limited to Ironwood stands, though densities of some species, such as the Harris Hawk, appear to be high where Ironwoods are present.

An intensive survey for the Tumamoc Globeberry was conducted on October 28-31, 1988. Each plant community within the Specific Plan area was sampled and additional effort was directed in those communities deemed most likely to support the Tumamoc Globeberry. None were located within the area. There were no federally protected plant species observed on the property.

Mesquite, Paloverde and Saguaro are typical resources of the Sonoran Desert.

Exhibit II.F.1: Vegetation



G. SOILS

There are nine different major soil groups on the Dove Mountain Specific Plan site. Soils in this area can serve as structural or foundation material for developments. The major soil properties important in engineering design include:

- permeability
- shear strength
- compaction
- expansion
- drainage
- shrink-swell

The Soils Map (Exhibit II.G.1: Soils) identifies the nine soil types on the project site. The soil types listed below correspond to the reconnaissance survey prepared by the U.S. Soil Conservation Service, 1985.

Pinaleno Very Cobbly Sandy Loam. This soil is formed on fan terraces and low stream terraces with gentle slopes. It is generally used for rangeland, but it is well suited for home sites and urban development. There are few limitations to the use of this soil.

Hayhook-Sonoita Complex. This complex occurs on low fan terraces incised by narrow drainage ways. The Hayhook-Sonoita Complex is formed in moderately coarse textured alluvium derived from granite. It is deep and well drained with moderately rapid permeability.

Cellar-Lehmans Complex. This complex is very gravelly sandy loam and gravelly sandy loam derived from the Tortolita granodiorite bedrock. The complex is mostly used for rangeland, but steepness of slopes, rocky surfaces, and areas of rock outcrop limit access in the area. The main limitations for home sites or urban uses are the shallow depth to bedrock and steep slopes. Excavation for buildings or roads will be limited. Construction methods should be considered that excavation of the bedrock.

Hayhook Sandy Loam. This deep and well-drained soil is on fan terraces incised by drainage ways. It is formed in moderately coarse textured alluvium derived dominantly from granite. Most of this soil type is used for rangeland, home sites and urban development.

Chimenea Very Gravelly Fine Sandy Loam. This unit is found on strongly sloping pediment foot slopes. It formed in moderately coarse textured alluvium derived from granite. This soil is moderately permeable; runoff is medium and the hazard of water erosion or soil blowing is slight. Most areas of this unit are used for rangeland with some areas used for home site and urban development. The limitations of this soil type for development is depth to bedrock. Heavy machinery is needed for leveling or making shallow excavations for utilities.

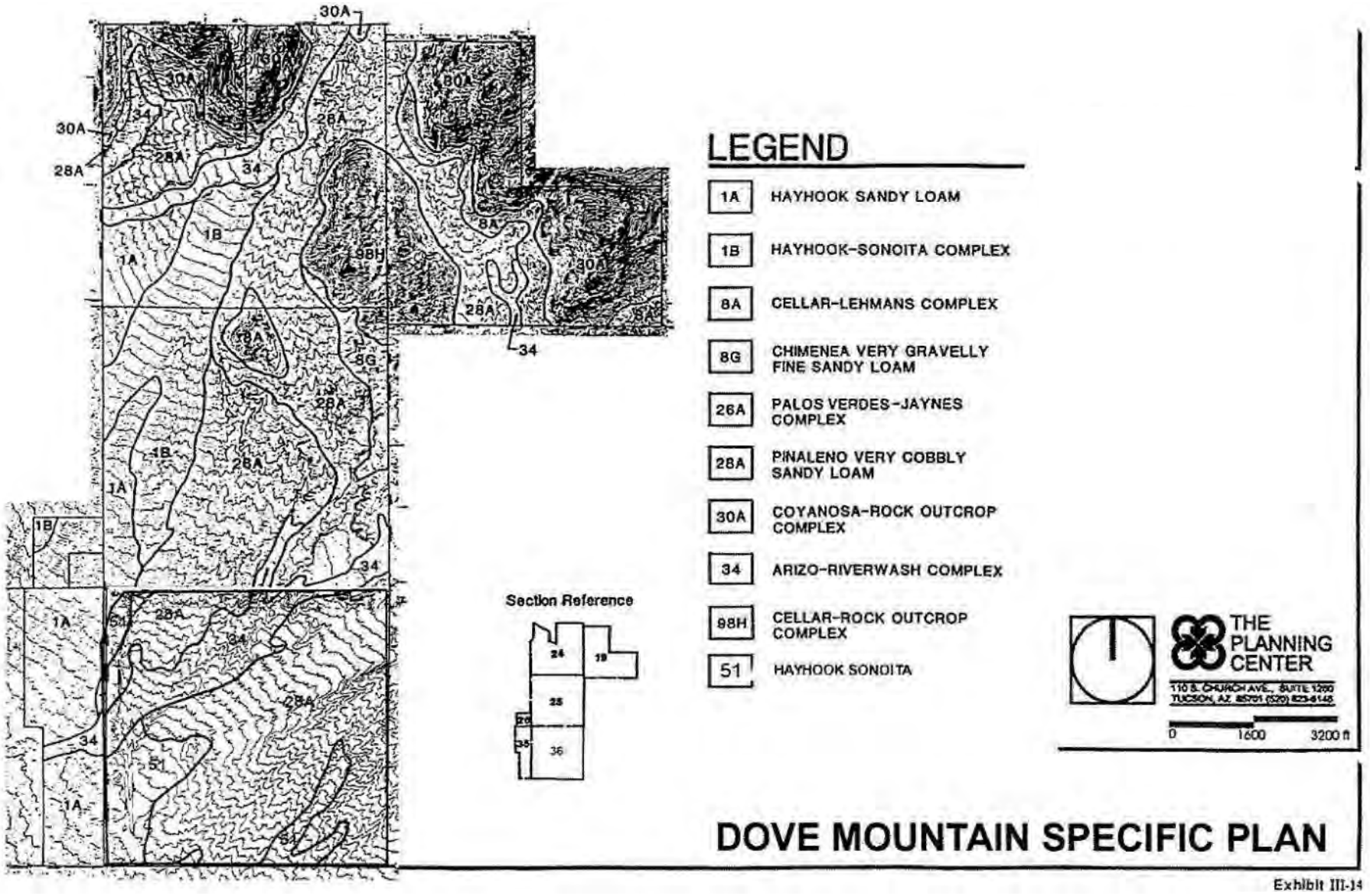
Palos Verdes-Jaynes Complex. This soil complex is on gently sloping erosional fan terrace remnants. This unit is formed in medium and gravelly textured alluvium derived dominantly from schist and gneiss. It is shallow and well drained. Permeability is slow above the hardpan and very slow through the cemented layers. This unit is used mainly for home sites and other urban developments, including recreation. The main limitation is depth to hardpan. Erosion and sedimentation can be controlled by maintaining and enhancing existing vegetation.

Coyanosa-Rock Outcrop Complex. This unit occurs on steep hill slopes and very steep mountain slopes. It formed in gravelly alluvium derived dominantly from granite and gneiss. This soil is very shallow, well drained and is moderately permeable. The rock outcrops are exposures of barren rock occurring as ledges, massive boulder piles and nearly vertical cliffs of gneiss and granite. The main uses are for rangeland with some areas used for building and recreational purposes. The main limitation is accessibility due to the steepness of slope, rocky surfaces and areas of rock outcrop.

Arizo-Riverwash Complex. This complex is found on nearly level flood plains and channel bottoms. Permeability of the soil is very rapid. Runoff is very slow except when runoffs from higher positions cause flash flooding then erosion is very high. Most of this area is used for rangeland with some areas used for home sites, urban development, irrigated farmland and recreational uses. It has also been used as a source for sand and gravel extraction.

Cellar-Rock Outcrop Complex. This soil type is found on steep hill slopes at the base of very steep mountains. The Cellar soil is very shallow and somewhat excessively drained. It formed in gravelly alluvium derived from granite and gneiss. Permeability of this soil is moderately rapid. Runoff is rapid and the hazard of water erosion is slight. Rock outcrops are exposures of barren rock occurring as ledges, massive boulder piles and nearly vertical cliffs of gneiss and granite. This unit is mainly used for recreational areas with some areas used for building sites and rangeland. Limitations of this complex are depth to bedrock and slope.

Exhibit II.G.1: Soils



H. HYDROLOGY AND WATER RESOURCES

The majority of the Dove Mountain Specific Plan is located in the mountain and foothill regions of the Tortolita Mountains. Within this area, the watercourses are well defined, and typically the banks include a variety of riparian vegetation types. For the most part, storm runoff is contained within these watercourses. Consequently, the associated 100-year flood prone areas generally exist as narrow, definable bands. In addition, the geologic characteristics of the mountain and foothill regions have a tendency to restrict the size, as well as control the alignment, of these natural channels. As a result, these watercourses are relatively stable with respect to erosion and/or lateral migration. A portion of the property within Section 35 is vulnerable to some alluvial fan type flooding.

The Dove Mountain Specific Plan area is located between two major canyon washes. By definition, a major wash is one that conveys in excess of 2000 cfs through any portion of the Plan area during the 100-year storm event. In contrast, a minor wash is defined as one that conveys between 500 cfs and 2000 cfs. Washes or surface depressions that convey less than 500 cfs are not considered significant drainage features, except from a design standpoint. The two major washes impacting the Plan area are the Ruelas Canyon Wash and the Prospect Canyon Wash (refer to Exhibit II.H.1: Existing Surface Hydrology).

The Ruelas Canyon Wash enters the Plan area along a portion of its extreme northern boundary (Section 24). The 100-year discharge at this location is predicted to be approximately 3666 cfs. The wash then exits the Plan area approximately 6000 feet downstream along a portion of the northern segment of its eastern boundary. Since very little of the Plan area contributes runoff directly to this wash, the 100-year discharge remains unchanged at this location. Within the Plan area, this wash is well defined. Since the wash is well defined throughout the Plan area, the 100-year peak discharge is contained within its banks

The Prospect Canyon Wash flows across the Plan area. The wash first enters, the Plan area in the vicinity of the southeast comer of Section 25 (Township 11 South, Range 12 East). The 100-year discharge at this location is predicted to be approximately 4070 cfs. The wash traverses the plan area in a well-defined geologic section, that is generally preserved as open space. The Prospect Canyon Wash then exits the Plan area along the western boundary of Section 35. At this location, the 100-year peak discharge is predicted to be approximately 4070 cfs.

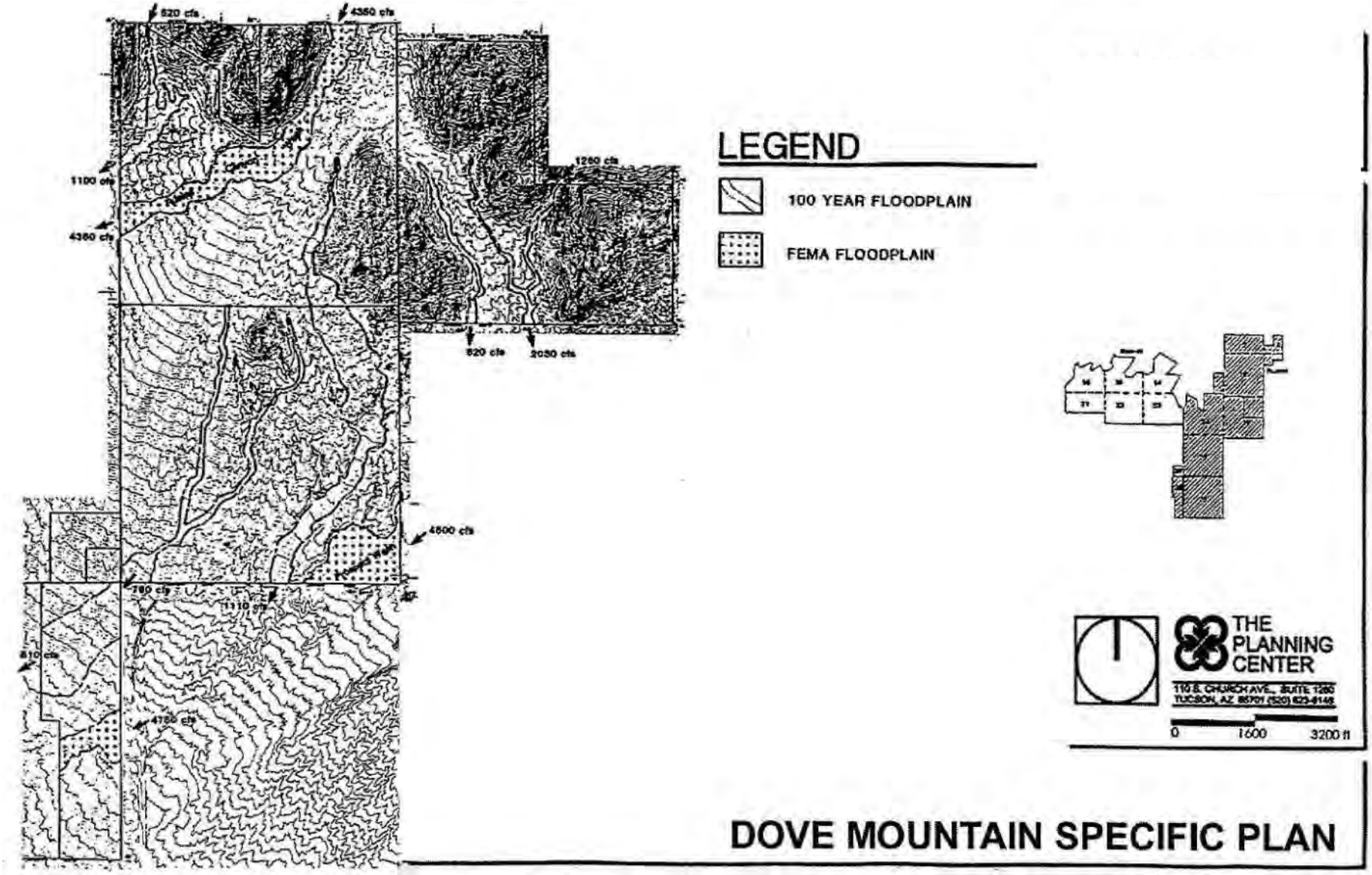
The regulatory discharge value for Ruelas Canyon Wash and Prospect Canyon Wash were determined by previous studies which were approved by the Town of Marana and the Federal Emergency Management agency (FEMA). The methodology used to determine the discharge rates is based upon a modified Pima County method. The methodology is described and documented in a study conducted by Simons, Li & Associates dated September 5, 1996.

In addition to the features associated with these two major washes, the plan area also contains several minor washes, which are tributaries of the Prospect Canyon Wash (see Exhibit ill-17). The 100-year peak discharge rates were determined for all minor washes having a 100-year discharge rate greater than 100 cfs. The regulatory peak discharge rates for the small watershed areas should be considered as a preliminary estimate and may be modified at a later date as a result of more detailed computations that will be based upon procedural modifications to the Pima County methodology, which have been previously accepted for the major washes. Within the boundary of the Plan area, the watersheds associated with five of these minor washes generate in excess of 500 cfs during the 100-year flood. The 100-year peak discharges of the respective washes as they exit the Plan area are predicted to be approximately 2060 cfs, 617cfs, 1112 cfs, 860 cfs, and 810 cfs.

The first four of these five washes are located in the foothill regions, where their sections are well defined, and contain their respective 100-year peak discharges. However, the fifth wash (South of Moore Road) is located within the alluvial fan region, and therefore does not convey its runoff in a well-defined section. As a result, its 100-year peak discharge is not contained, and spreads across the fan as shallow sheet flow.

Those minor washes that generate in excess of 1000 cfs possess natural characteristics or features that could be enhanced with various vegetation types, or molded to create a riparian environment that would complement the urban environment. However, for the most part, these characteristics are limited to the extreme downstream reaches. Typically the upstream reaches, under natural conditions, do not generate sufficient runoff to support vital riparian communities. This condition also applies to those washes that convey less than 1000 cfs, and those watersheds that either lack defined channel sections or are incapable of generating in excess of 500 cfs. For the most part, a significant portion of the area located adjacent to the western boundary, from the Ruelas Canyon Wash south to Tangerine Road, falls within this latter category (i.e. washes lack definition and do not generate in excess of 500 cfs). These areas are subject to shallow sheet flows which are characteristic of alluvial fans.

Exhibit II.H.1: Existing Surface Hydrology



I. WILDLIFE

The principal wildlife resources of the Plan area are located within the primary riparian community, see Exhibit II.I.1: Wildlife. The primary riparian communities, such as along Ruelas Canyon Wash, designated as a Class I Habitat, as mapped by Dr. William Shaw, University of Arizona, in a 1986 study, are important to migrant species. In the southwest desert areas, the riparian habitats are resting and feeding grounds for migratory birds on their long flights between wintering grounds and breeding areas. The Specific Plan Area has habitat that is potentially suitable for the cactus ferruginous pygmy owl. The master developer has worked extensively with the U.S. Fish & Wildlife Service in order to minimize development impacts on habitat

The primary riparian area also creates corridors for wildlife travel between reserves of public lands through more urbanized and developed areas. The Class I Habitats are continuous linkages from public preserves. Class II Habitats are drainage way portions that are fragmented, providing no link to public preserves.

Protective wildlife fencing was installed as a part of the Tangerine Road Corridor Project. The fencing consists of a wire mesh installed in the lower half of wire strand or pipe rail fence. The mesh fence prevents larger wildlife species from moving through the fence and directs them to a culvert crossing underneath Tangerine Road. See Exhibit II.I.2: Wildlife Fencing. If egress/ingress is constructed on Tangerine Road east of Camino de Oeste, the existing wildlife fencing is subject to change per a wildlife fence modification plan approved by the Town of Marana (refer to Section IV.S: Wildlife Fencing Standards).

Exhibit II.I.1: Wildlife

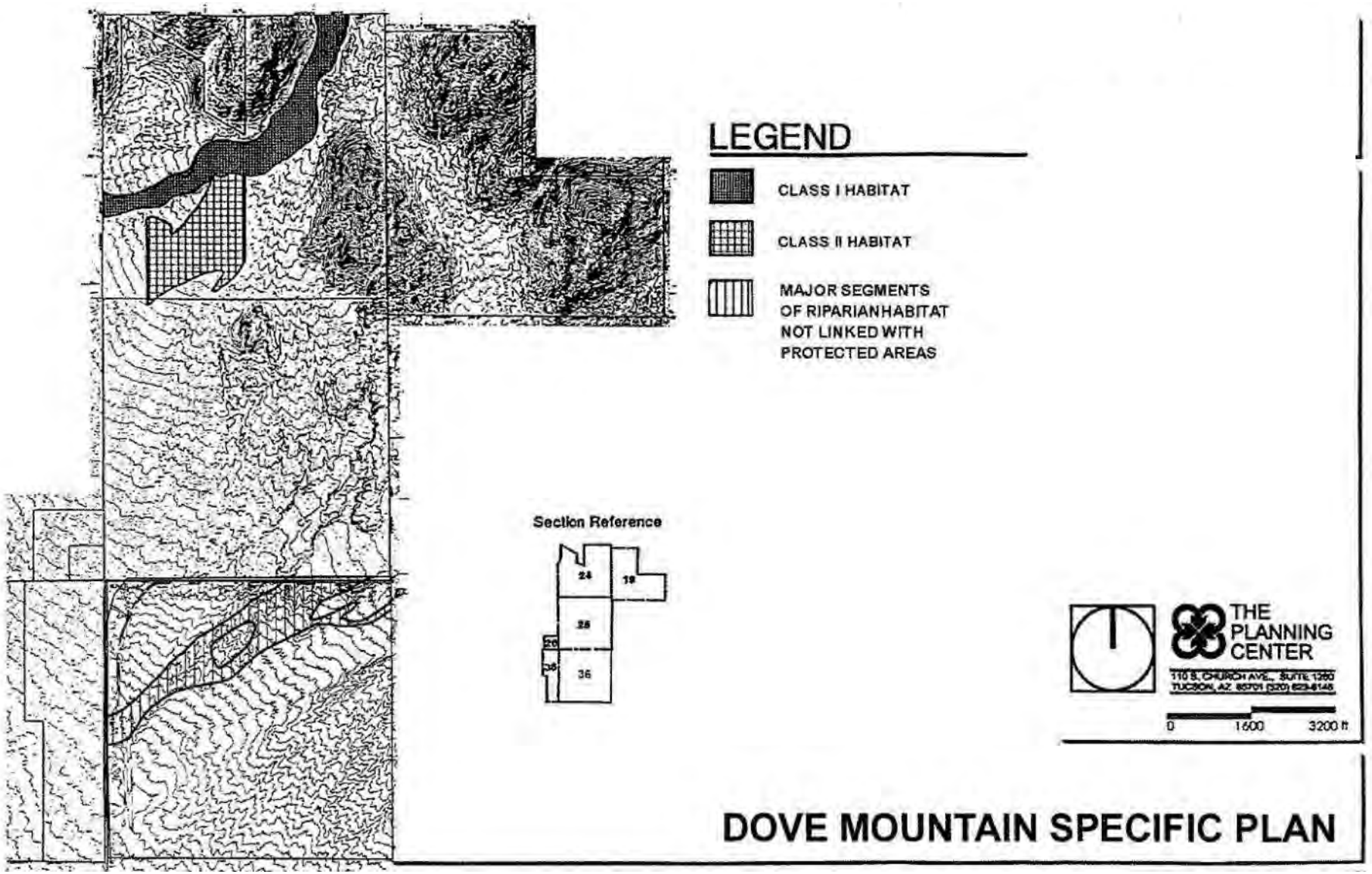
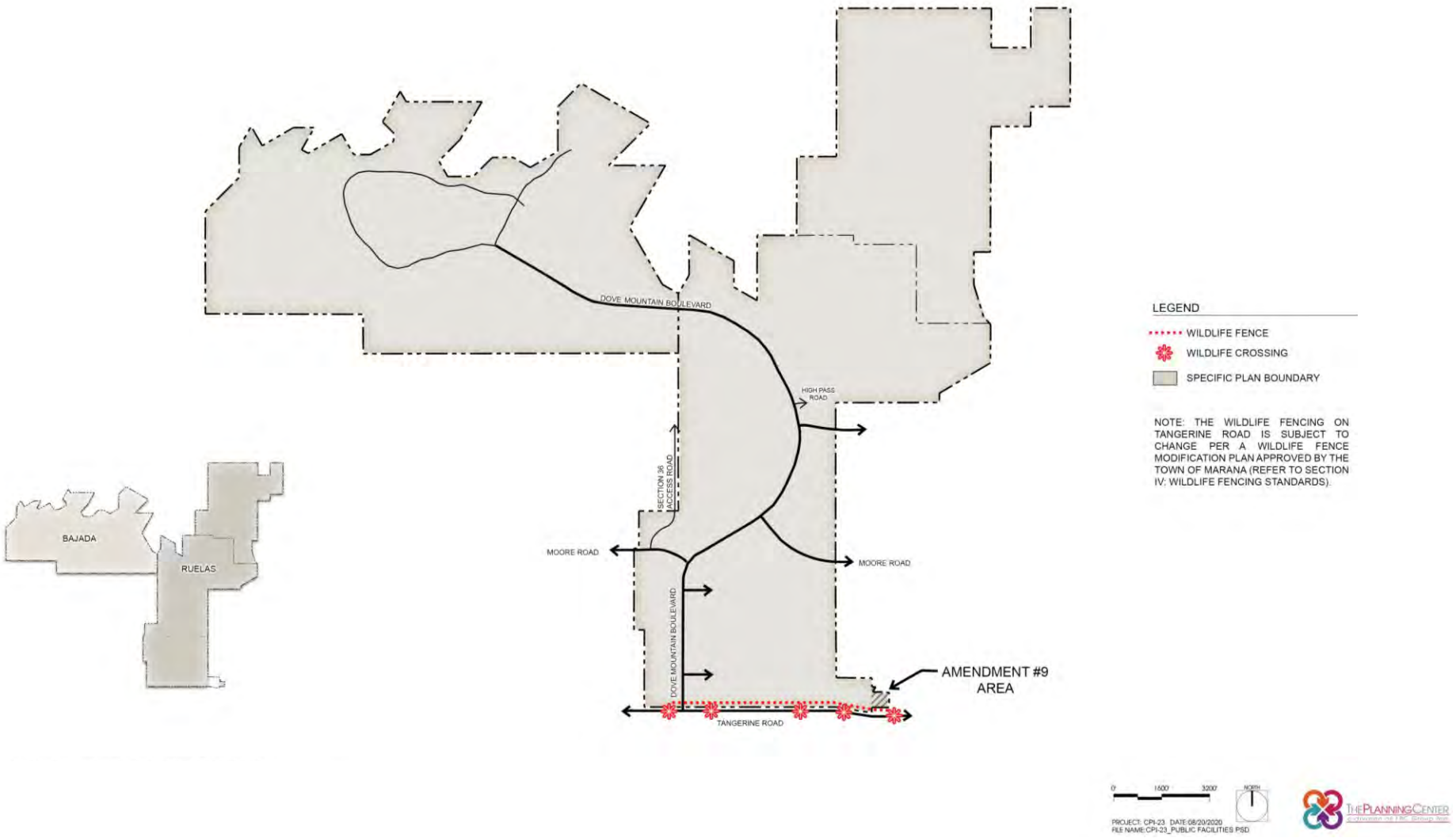


Exhibit II.I.2: Wildlife Fencing



J. ARCHAEOLOGY

In recent years, the northern Tucson Basin has become one of the most intensively studied archaeological regions in the southwestern United States. A number of research projects have focused on the area in and around the Dove Mountain. The largest of these, and the one of the greatest relevance for management planning, is the Northern Tucson Basin Survey (NTBS) carried out by the Arizona State Museum under the direction of Paul Fish, Suzanne Fish, and John Madsen. A summary of this and other work in the general project area is provided in an overview document produced by Henry Wallace of the Institute for American Research (Wallace 1987).

The NTBS systematically surveyed the entire Specific Plan area. The survey recorded a total of 45 archaeological sites ranging in age from about 6,000 to 8,000 years old up through the 1940's. Recording consisted of completing Arizona State Museum site forms for each site, which include information on the location and natural setting of the site and a sketch map of all major cultural features present. A systematic surface collection of artifacts was also made as part of this survey.

Based on artifacts and features observed on the surface, four site classes can be defined (see Appendix): (1) prehistoric artifact scatters with no surface features; (2) prehistoric artifact scatters with surface features; (3) Hohokam habitation sites; (4) historic sites.

The prehistoric sites contain a wide variety of artifacts, including numerous types of pottery shards, chipped stone tools, and ground stone tools. Surface features present consist mainly of petroglyphs and bedrock exposures showing evidence of wear from grinding (bedrock mortars, slicks, and cupules). With the possible exception of AZ AA: 12:188, all of the prehistoric sites within the Specific Plan area appear to have been occupied on a seasonal, or semi-permanent, basis.

Little is known about the two historic sites that fall within the Specific Plan area. The T-Bench-Bar Ranch site (AZ AA: 12:236), located on the northern boundary, has a historic component that may date to the early part of the century. The site consists of the foundation stones of a three-walled structure in association with probable early 20th century trash deposits. The function of the site is unclear at the present time. The Cayton Ranch House (AZ AA:12:196) is located on top of a knoll at the mouth of Ruelas Canyon. The house is a two-room structure made out of local granite boulders. Current evidence indicates it was constructed in the late 1970's.

Based on the results of the NTBS and the recommendations of the overview document, the archaeological significance of the 21 sites with respect to current antiquity guidelines has been evaluated, see Appendix. Although none of the sites are considered of such significance to warrant preservation in place, the prehistoric sites are important as a group for the information they contain on long-term adaptation to an upland environment. Thus, if they are to be impacted by future development plans, most will require some form of additional work (see Appendix).

The significance of the historic sites is less clear. AZ AA: 12:196 (Cayton Ranch House) appears to be too recent to merit further consideration; AZ AA: 12:236 (T-¬Bench-Bar Ranch Site) may be archaeologically significant but will require further testing to determine this.

Guidelines to be followed in managing the cultural resources within the Specific Plan area are outlined in the Appendix.

K. EXISTING FEATURES/PUBLIC SERVICES

Due to the project's proximity to the metropolitan Tucson area and its frontage along Tangerine Road, most public services are available at or within reasonable distance of this site. The area to the north and west of this property is owned by the State Land Trust and is not currently available for development. The land to the south and east is predominantly privately owned and several parcels are currently being planned for development. Proposed and recently zoned land uses include residential uses of varying densities, offices and a regional mall (Exhibit II.K.1: Schools and Recreation).

Schools and Recreation

The Specific Plan area is within the Marana School district with no schools existing or currently planned within a one-mile radius of the site.

The schools within the vicinity and currently serving the area are as follows:

- DeGrazia Elementary School
  5051 W. Overton Road

- Tortolita Middle School
  4101 W. Hardy Road

- Mountain View High School
  3901 W. Linda Vista Road

Fire Services

Northwest Fire Department provides service to this property. Currently, the fire station closest to this project is located on Tortolita Road adjacent to the Specific Plan Area (Exhibit II.K.2: Existing Public Facilities).

Transportation

The major transportation corridors in this area are impacted both by Pima County and the Town of Marana. There is generally agreement between the two, although some differences regarding future corridors do exist. The two primary corridors that are proposed to serve this area are Tangerine Road and Thornydale Road. These will both eventually be limited-access, high volume roadways. Also serving this area are Tortolita Road and, to a lesser degree,

Camino de Oeste. The primary difference in the proposed transportation plans is the future of Camino de Marana.

Pima County anticipates that this road will be a rural street providing access only to the adjacent properties south of Tangerine Road. On the other hand, Marana's General Plan has proposed that it be upgraded in significance to form a portion of an outer loop. The Specific Plan follows the concept of the Marana General Plan (Exhibit II.K.2: Existing Public Facilities).

Access to this site exists currently at the intersection of Tortolita and Tangerine Roads as well as from the one-mile projection of Thornydale Road north of Tangerine Road and from Camino de Oeste.

Sewer

Sewer service will be provided in accordance with the approved agreement between the developer and Pima County, which calls for the construction of a new sewer line from Tangerine Road, along Camino de Oeste, to 750 feet south of Cortaro Farms Road (Exhibit III-25 and III-26). Sewer service is also provided from a five-mile offsite sewer connection in accordance with a second agreement with Pima County.

Water

The City of Tucson has entered into an agreement with the developer to provide water to this site. Potable water supply lines exist approximately one-half mile west of La Cholla Boulevard and just north of Naranja Road (Exhibit II.K.2: Existing Public Facilities and Exhibit II.K.3: Proposed Public Facilities). The agreement currently does not include Section 36 within the Specific Plan area. It is anticipated that the City will extend their service area to include Section 36 or service will be provided by the Town of Marana.

Reclaimed Water

The City of Tucson has entered into an agreement to provide reclaimed water to this project (Exhibit II.K.2: Proposed Public Facilities).

Private Utilities

Electricity, telecommunications, and cable television services will be extended into this area at the time service is necessary through agreements with the individual utilities.

Electric service will be provided by Trico Electric, a locally owned cooperative. Natural gas service may be provided by Southwest Gas, telephone service by U.S. West Communications, and Cable service by an undetermined vendor (Exhibit II.K.1: Existing Public Facilities).

Exhibit II.K.1: Schools and Recreation

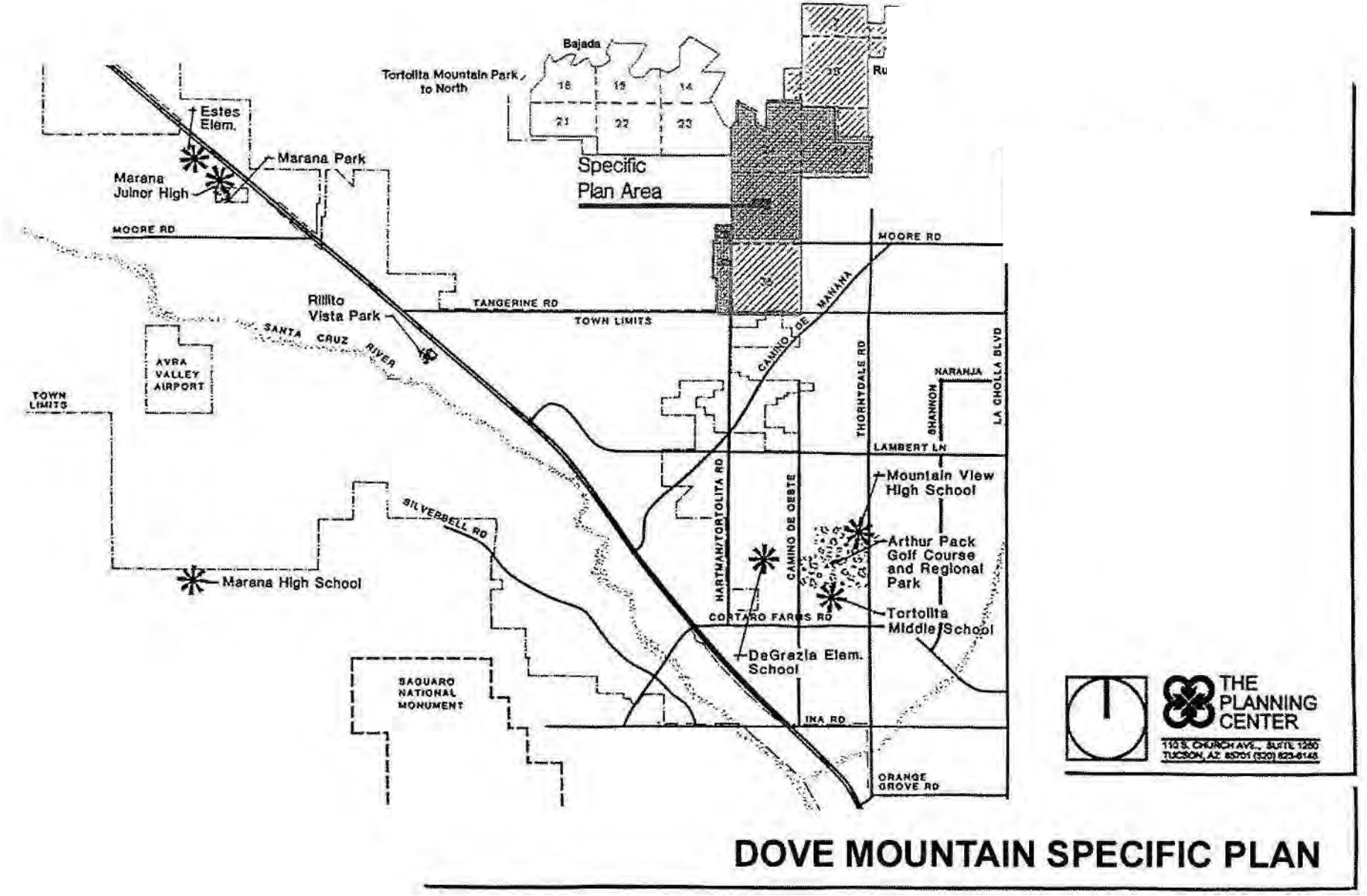


Exhibit II.K.2: Existing Public Facilities

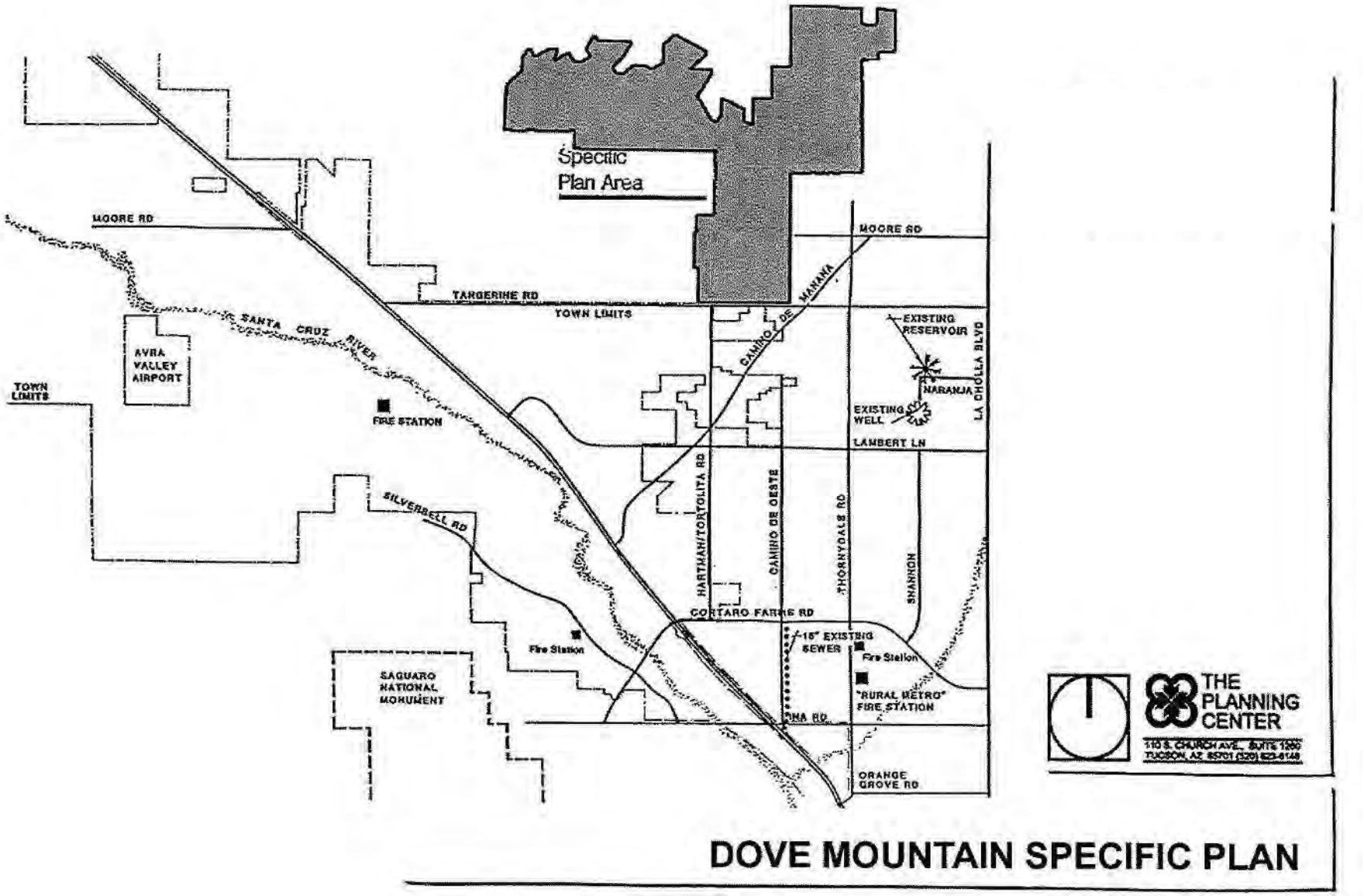


Exhibit II.K.2: Existing Public Facilities (continued)

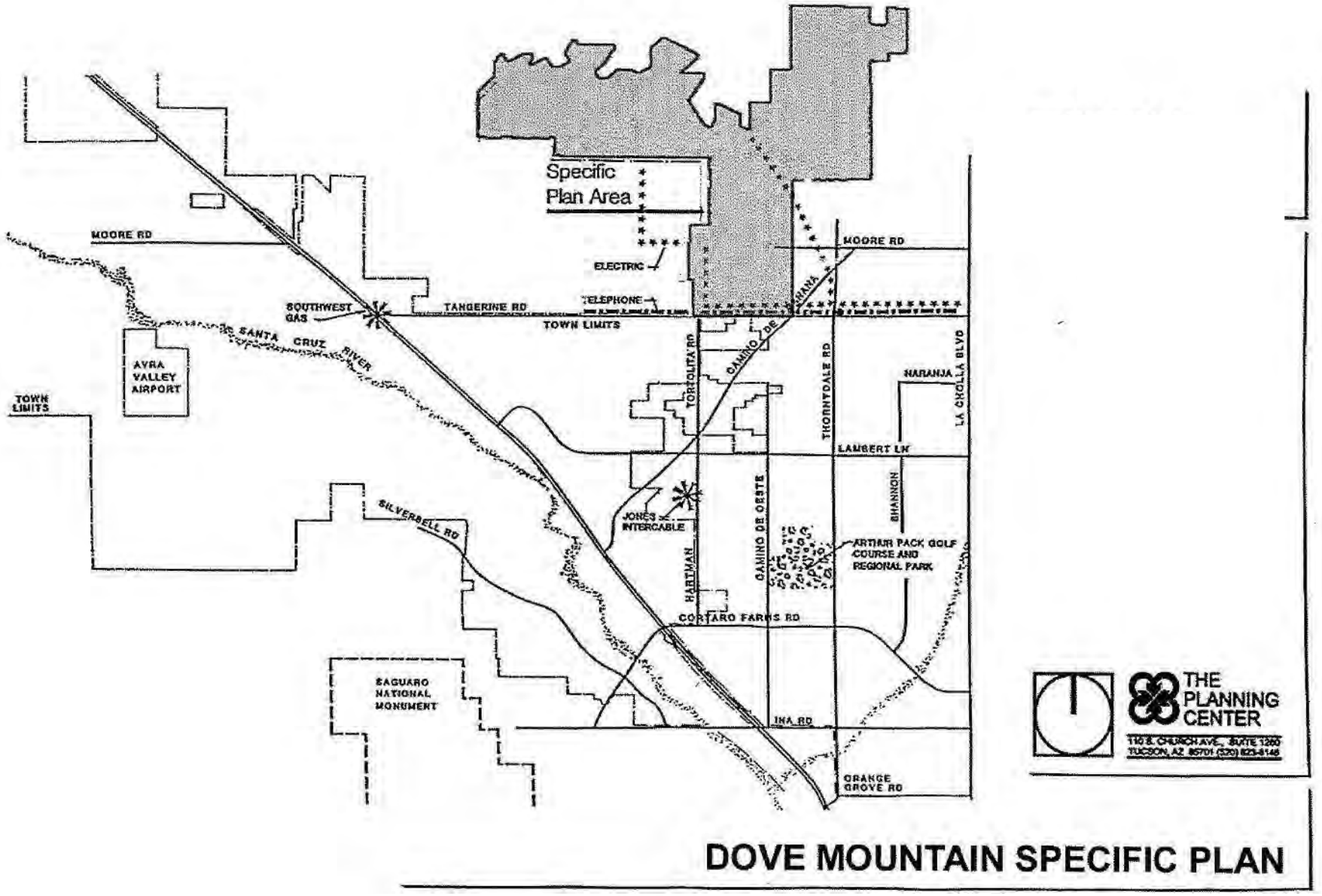
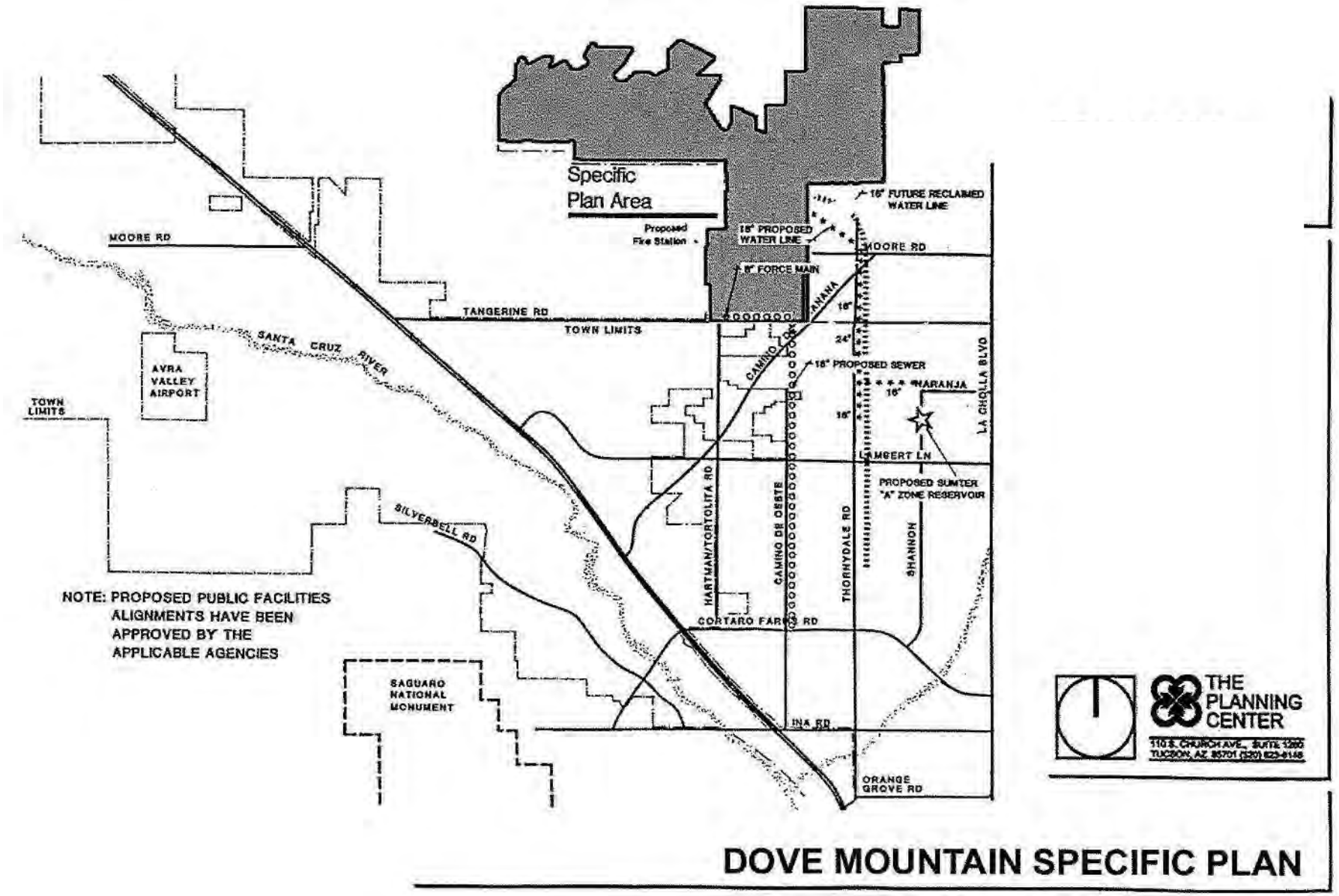
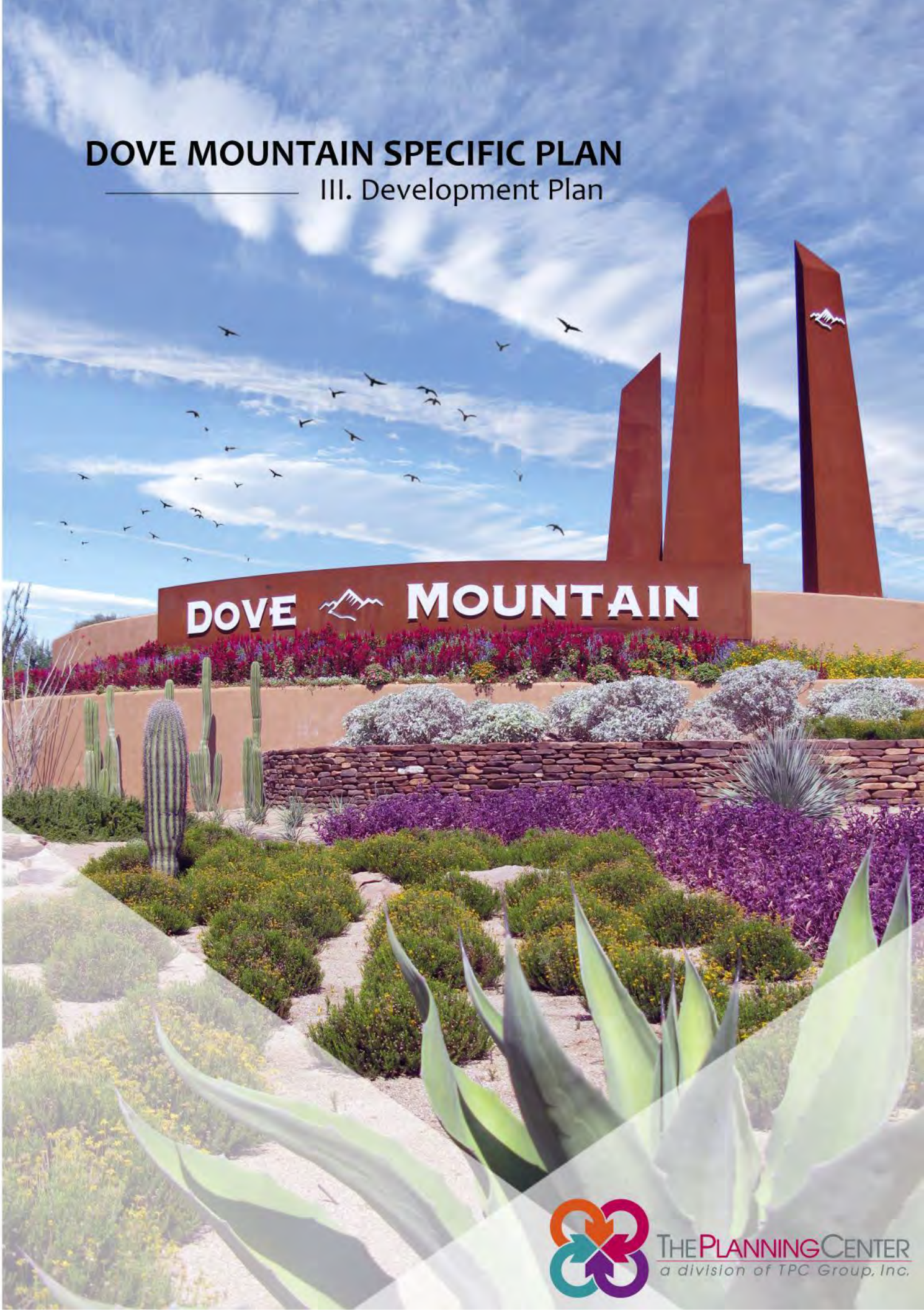


Exhibit II.K.3: Proposed Public Facilities



DOVE MOUNTAIN SPECIFIC PLAN

III. Development Plan



THE PLANNING CENTER
a division of TPC Group, Inc.

A. PURPOSE AND INTENT

The Dove Mountain Specific Plan area is a planned community designed to provide opportunities for a destination resort, a variety of housing types, commercial use, campus park industrial and community facilities. This section contains a description of the goals, objectives and policies of the plan combined with various plan components. These components provide the rationale for the development regulations found in Section V.

The project development plan is the result of thorough site analysis and research. As a result of this, the plan resolves, as much as possible, development related issues, in the form of proposed physical improvements, guidelines for future development, technical information and regulations.

In recognizing the major development issues, the landowners' objectives and Town requirements, a set of development plan goals have been established as follows:

1. Implement the goals, objectives and policies of the Town of Marana General Plan;

2. Provide a balanced range of land uses, anticipating current and future demands with a range of opportunities;

3. Provide a community character offering residents an environment featuring open space, recreational uses, educational facilities and a mix of housing opportunities;

4. Preserve and enhance the integrity of significant landform features;

5. Provide for a gradual transition from cattle grazing/ranching to development;

6. Provide backbone infrastructure systems and public facilities to support development in an efficient and timely manner; The elevations on the property range from approximately 2,410 feet at the southwestern corner to approximately 2,154 feet at the northeastern corner. Three un-named washes exit the property at the northeast corner and along the eastern boundary with flows under 500 CFS. Existing topography at 2' contour intervals is shown on Exhibit II.C.1: Topography and Slope.

7. Provide a development phasing plan which is a general and logical estimate of how development will occur;

8. Provide an annual monitoring report for the Specific Plan to monitor project and regional growth;

9. Process and adopt the Specific Plan to provide a precise understanding of development and future growth for the property;

10. Provide the framework for the management and administration of this Specific Plan; and

11. Preserve open space within the specific plan area.

B. GOALS, OBJECTIVES AND POLICIES

The Dove Mountain Specific Plan contains goals, objectives and policies that are generally in agreement with those outlined in the Town of Marana General Plan. The General Plan goals that correspond to the Dove Mountain Specific Plan are listed below. Specific Plan objectives are then stated to implement the goals.

- *URBAN FORM AND PATTERN GOAL*

  "Insure the character of a small town through the development of quality neighborhoods and balanced land uses".

  The Dove Mountain Specific Plan provides residential homes in various sizes along with additional commercial, campus park industrial, resorts and office uses which will benefit the entire area. It also provides guidelines to promote a level of design quality.

- *LAND USE GOAL*

  “To develop a zonal land use pattern which meets the basic needs of Marana residents for essential services, working and living environments and areas for pursuit of leisure time activities and the economic benefit of all.”

  The Dove Mountain Specific Plan provides a balanced, self-sufficient autonomous community with a full range of residential product types, commercial, office and recreational uses. Job opportunities are provided which will reduce long distance commuting and associated air quality impacts.

- *CIRCULATION GOAL*

  “To develop a town-wide hierarchy of major streets, routes, trails and pedestrian ways to ensure transportation for a multi-modal community."

  The Circulation Plan in the Dove Mountain Specific Plan is designed to utilize existing circulation routes and provide additional circulation components and/or improvements where necessary.

- *OPEN SPACE GOAL*

  "Establish a network of properties throughout the Marana community to preserve open space”.

Open space is preserved in the Dove Mountain Specific Plan to provide for both regional and local scales.

- *CONSERVATION GOAL*

  “To foster the beneficial preservation and/or use of natural resources, water resources, air quality, wildlife areas, cultural sites (archaeological and recent historical) and undeveloped lands while being sensitive to future needs."

  Site resources have been respected and utilized within this Specific Plan as community amenities.

- *SURFACE WATER GOAL*

  “To develop a comprehensive approach to control drainage and utilize it as a multiple-use amenity, and to manage the community's water rights.”

  Major watercourses are generally left in their natural state. Modified watercourses will be treated with a "naturalistic" design approach and will be re-vegetated with appropriate riparian plant materials. Trails and passive recreational uses are incorporated within many watercourses on site.

- *RECREATION GOAL*

  “To create a diverse recreation network throughout the community available to all citizens."

  The Dove Mountain Specific Plan provides a trail system of which a portion is available for public use. Both active and passive recreational opportunities are incorporated within the plan.

- *HOUSING GOAL*

  "To encourage development of housing to meet the needs of existing and future Marana residents.”

  The Dove Mountain Specific Plan provides a mix of housing types, a range of locations and prices based on market demand.

- *POPULATION GOAL*

  "To provide for a population appropriate to the Sphere of Influence of the Town of Marana."

  The Dove Mountain Specific Plan provides a land use and mix appropriate for the population expected within the Sphere of Influence.

- *ECONOMIC DEVELOPMENT GOAL*

"To identify a logical strategy for economic development in the Town of Marana."

The Dove Mountain Specific Plan will create an increase in Marana's economic development with a destination resort, commercial, office and business uses. These will provide both needed jobs and revenue to the Town.

- *EMPLOYMENT GOAL*

"To support the development of an economy that meets the employment needs and increases the disposable income of existing and future residents."

The Dove Mountain Specific Plan will create increases in available jobs for existing and future residents via a destination resort, commercial, campus park industrial, office, business uses and construction.

- *PUBLIC AND PRIVATE PARTNERSHIP GOAL*

"Foster responsive public/private partnership to meet the economic and development needs of Marana business and residents."

The Dove Mountain Specific Plan implements the public/private partnership concept to meet economic needs and to foster quality development for the Town.

- *PUBLIC SERVICES AND FACILITIES GOAL*

"To provide basic utility, public health and safety services for a balanced community."

The Dove Mountain Specific Plan provides for the basic public services and facilities necessary for a balanced development.

C. LAND USE PLAN

The Dove Mountain Specific Plan is depicted in Exhibit III.C.1: Land Use Plan. The plan encompasses ~~6,207.42~~6,159.80 acres and is divided into fifty-~~one~~ (5~~0~~1) planning areas, open space (1,720.2 acres) and rights-of-way. Each planning area contains the intended land use. The acreage of the planning units includes land devoted to internal local streets and collectors but does not include acreage within adjacent arterials. The proposed use allocation is summarized in Table I: Land Use Summary. Final acreages will be determined at time of final platting.

The design of the project presents the area as a planned community. All land uses are integrated regarding circulation, infrastructure, aesthetic and visual setting, development setting, development standards and guidelines. The proposed residential uses have been designed to provide a broad range of housing types meeting current and future housing needs. Housing types range from estate lots to multi-family apartments.

The commercial areas will serve local commercial/business needs of the planned community as well as the requirements of the immediate and regional area. The commercial areas are located strategically along major roadway access.

Table I - Land Use Plan Summary

PLANNING AREA	LAND USE DESIGNATION	GROSS ACRES	DWELLING UNIT RANGE	NUMBER OF DWELLING UNITS	DENSITY UNITS / GROSS ACRES	TARGET DWELLING UNITS
1	MUC	26.05	-	-	-	-
2	MUC	24.91	-	-	-	-
3	MLDR	39.17	4 – 8	156 – 313	6	234
3a	MUC	10.27	-	-	-	-
4	MUC	38.82	-	-	-	-
5	MUC	38.98	-	-	-	-
6	MDR	27.68	12 – 15	332 – 415	13.5	373
7	MLDR	21.43	4 – 8	85 – 171	6	128
7a	MLDR	3.48	4 – 8	14 – 28	6	21
8	MLDR	65.92	4 – 8	263 – 527	6	395
9	MLDR	45.06	4 – 8	180 – 360	6	270
10	MLDR	70.16	4 – 8	280 – 561	6	420
11	MUC	12.10	-	-	-	-
12	MLDR	56.52	4 – 8	226 – 452	6	404
13	VC / MDR	28.45	12 – 15	341 – 426	13.5	132
14	VC	39.56	-	-	-	-
15	VC	46.50	-	-	-	-
16	VC	18.19	-	-	-	-
17	VC / MDR	29.93	12 – 15	359 – 449	13.5	404
18	LDR	44.11	2 – 4	88 – 176	3	132
19	MLDR	36.95	4 – 8	148 – 295	6	221
20	MLDR	22.75	4 – 8	91 – 182	6	136
21	E	~~873.81~~816.81	0.2 – 0.69	~~175 – 600~~163 – 564	.44	~~388~~359
22	LDR	31.40	2 – 4	63 – 126	3	94
23	LDR	94.76	2 – 4	189 – ~~-~~379	3	284
24	LDR	41.62	2 – 4	83 – 166	3	125
25	R	67.16	-	-	-	-
26	LDR	21.57	2 – 4	43 – 86	3	64
27	LDR	11.53	2 – 4	23 – 46	3	34
28	LDR	16.82	2 – 4	33 – 67	3	50
29	LDR	27.06	2 – 4	54 – 108	3	81
30	LDR	114.60	2 – 4	229 – 458	3	343
31	LDR	319.80	2 – 4	640 – 1279	3	959
32	MUC	155.07	-	-	-	-
33	MUC	28.22	-	-	-	-
34	MUC	~~7.419~~.38	-	-	-	-

Table I- Amendment 4 Bajada Area

Table I- Land Use Plan Summary

Dove Mountain Specific Plan Bajada

PLANNING AREA	LAND USE DESIGNATION	GROSS ACRES	DWELLING UNIT RANGE	NUMBER OF DWELLING UNITS	DENSITY UNITS / GROSS ACRES	TARGET DWELLING UNITS
1	LDR (MLDR)	321.48	2 – 4	643 – 1286	3	964
2	E	73.40	0.2 – 1	15 – 73	0.6	44
3	R	154.53	-	-	-	-
4	MUC	14.63	-	-	-	-
5	MUC	18.62	-	-	-	-
6	MUC	5.83	-	-	-	-
7	LDR	150.69	2 – 4	301 – 602	3	452
8	LDR	150.69	2 – 4	301 – 602	3	452
9	LDR	446.95	2 – 4	894 – 1788	3	1340
10	LDR	54.72	2 – 4	109 – 219	3	164
11	E	75.08	0.2 – 1	15 – 75	0.6	45
12	R	7.22	-	-	-	-
13	R	61.78	-	-	-	-
14	E	76.52	0.2 – 1	15 – 76	0.6	45
15	LDR (MUC, MLDR, E)	290.77	2 – 4	581 - 1163	3	872

DOVE MOUNTAIN SPECIFIC PLAN TOTALS

AREAS IN GROSS ACRES	DWELLING UNIT RANGE	NUMBER OF DWELLING UNITS	DENSITY UNITS/ GROSS ACRES	TARGET DWELLING UNITS
~~6,207.42~~6,159.80	1.12 – 2.17	6,234 – 9,159	1.48	9,159

NOTES: Total Dove Mountain Specific Plan area is broken down as follows:

1. Open Space/ Drainage 1,743.25 acres
2. Canyon Pass ~~1,944.81~~ 1,887.81acres
3. Bajada 1,902.91 acres
4. Tangerine 611.30 acres
5. Tangerine and Camino de Oeste 28.22 acres

~~5.~~6. Tangerine and Camino de Oeste II ~~7.419~~.38 acres

Resort/ Hotel Rooms = 1,600

Land Use Designations

VC = Village Commercial

MUC = Mixed Use Commercial

E = Estate Residential

LDR = Low Density Residential

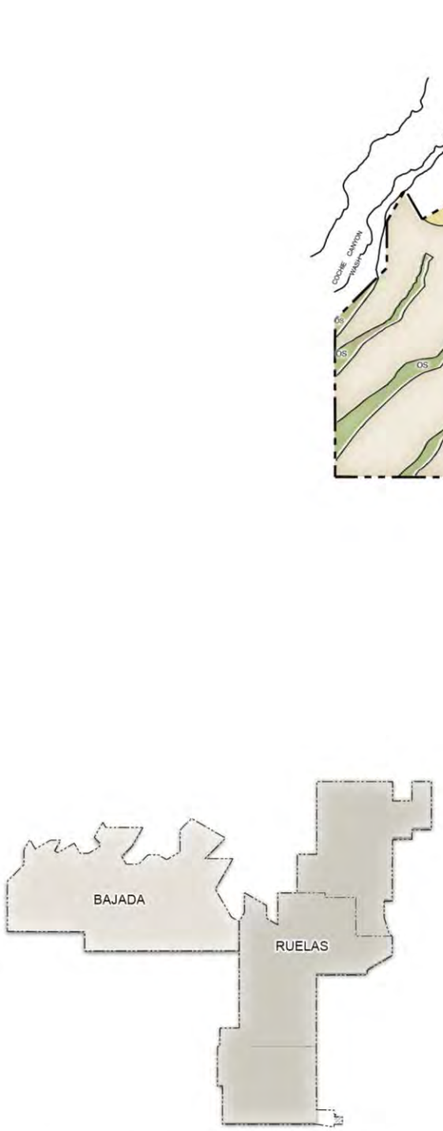
MLDR = Medium Low Density Residential

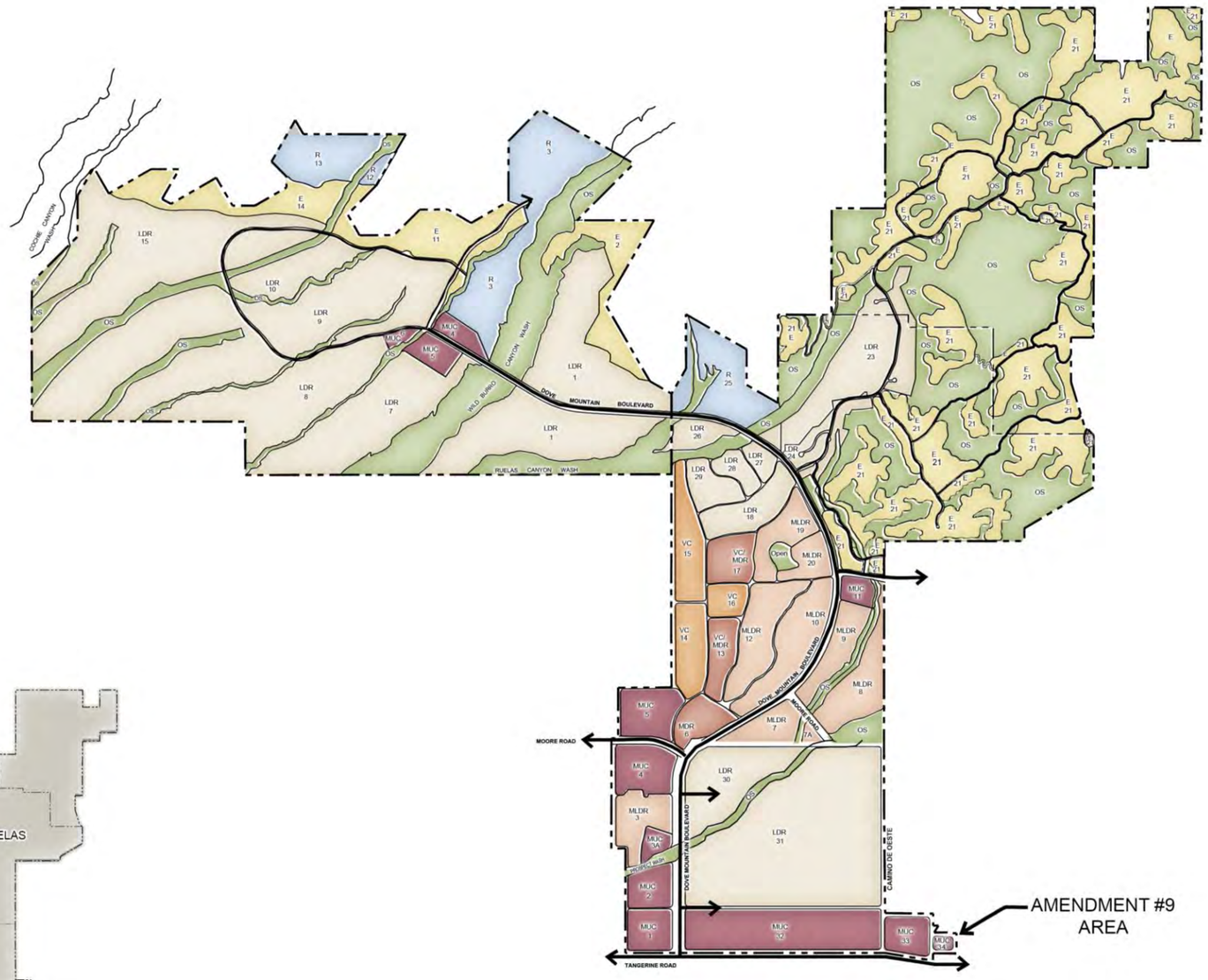
MDR = Medium Density Residential

R = Resort

Target dwelling units for the planning areas are for estimating purposes only. The total maximum dwelling units will determine the actual units for the entire Specific Plan area.

Exhibit III.C.1: Land Use Plan





LEGEND

VC	VILLAGE CORE
MUC	MIXED USE COMMERCIAL
MDR	MEDIUM DENSITY RESIDENTIAL (12-15 RAC)
MLDR	MEDIUM LOW DENSITY RESIDENTIAL (4-8 RAC)
LDR	LOW DENSITY RESIDENTIAL (2-4 RAC)
E	ESTATE (0.2 - 1 RAC)
R	RESORT
OS	OPEN SPACE
19	PLANNING AREA NUMBERS
	PROPOSED CIRCULATION

0' 1600' 3200' NORTH

PROJECT: CPI-23 DATE: 08/20/2020
FILE NAME: CPI-23_DOVE MOUNTAIN LAND USE PLAN.PSD

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D. CIRCULATION CONCEPT PLAN

The Dove Mountain Specific Plan establishes points of access to the site as well as the configuration, capacity, and design standards for roadways that will be constructed within the project. It is based on an analysis of the future traffic needs of all land uses to be located within the property. All roadways within the project boundary will be public and will be dedicated to and maintained by the Town of Marana or other appropriate jurisdictions/districts unless designated as private roads in the subdivision approval process. The roadway corridors and their access to future phases are depicted on the Circulation Concept Plan. (Exhibits III.D.1 through III.D.3).

Access to the site from the general Tucson community will come from generally three separate directions: west on Tangerine Road from First Avenue or La Cholla, east on Tangerine Road from Interstate 10, and north on Thornydale to Tangerine Road or continuing north on the Thornydale Extension to Dove Mountain Boulevard. All of these routes have been previously dedicated to Pima County and are fully paved with the exception of the Thornydale Extension north of Moore Road. Public improvements to Tangerine and Thornydale Roads are being planned by other parties, immediately for Thornydale Road south of Cortaro Farms, in the future for the Thornydale Road corridor north of Cortaro Farms and for Tangerine Road. Improvements to any of these roadways are not necessary for access to this site.

Pima Association of Governments' information indicates that currently, eastbound and westbound Tangerine Road has an ADT of approximately 900 vehicles and Thornydale Road south of Tangerine has an ADT of approximately 1,000. Based on a level of service D, which is adequate for short periods of time, a two-lane roadway, such as Tangerine and Thornydale Roads have a maximum ADT capacity of 13,000. At such time as the roadways are improved to a four-lane divided roadway, the service volume increases to approximately 36,000.

The Moore Road right-of-way, a part of the Marana General Plan, will provide an option for both this Specific Plan and other developments in the area to access north/south collectors and feed into Tangerine Road.

Dove Mountain Boulevard has been modified so it will not extend west of the Specific Plan area. This road was previously planned to extend west to I-10. Since that time the land west of Dove Mountain has been identified as critical habitat for the pygmy owl and extensive development is not compatible with critical habitat. In recognition of these environmental issues, Dove Mountain Boulevard will terminate in a private road that will be maintained by a homeowners association and into a public road extending to the proposed resort site and resort golf club.

Any additional Moore Road rights-of-way, (entirely in Section 26 and 1/2 R.O.W. along Section 25) will be dedicated, if requested by the Town, at the time of final plat approval.

Along Tangerine Road, the current ADOT planning study indicates that both Thornydale Road and Dove Mountain Boulevard intersections will be improved, as future demand warrants.

The location of the intersection of Dove Mountain Boulevard and Tangerine Roads comply with the Town of Marana General Plan. The access to a destination resort along this road is key to its overall image and success. Aesthetic control of the progression to the resort is a requirement of the resort user.

This project is designed to circulate traffic primarily within itself in conformance with sound land use planning, topography, and the natural drainage features of the land. The Circulation Plan (Exhibit III.D.1a: Circulation Concept Plan)) and the Proposed Amendment Area Access Plan (Exhibit III.D.1.b: Amendment Area Access) shows access to adjacent parcels via existing rights-of-way or on-site circulation and consequently, poses no problems for the adjacent landowners.

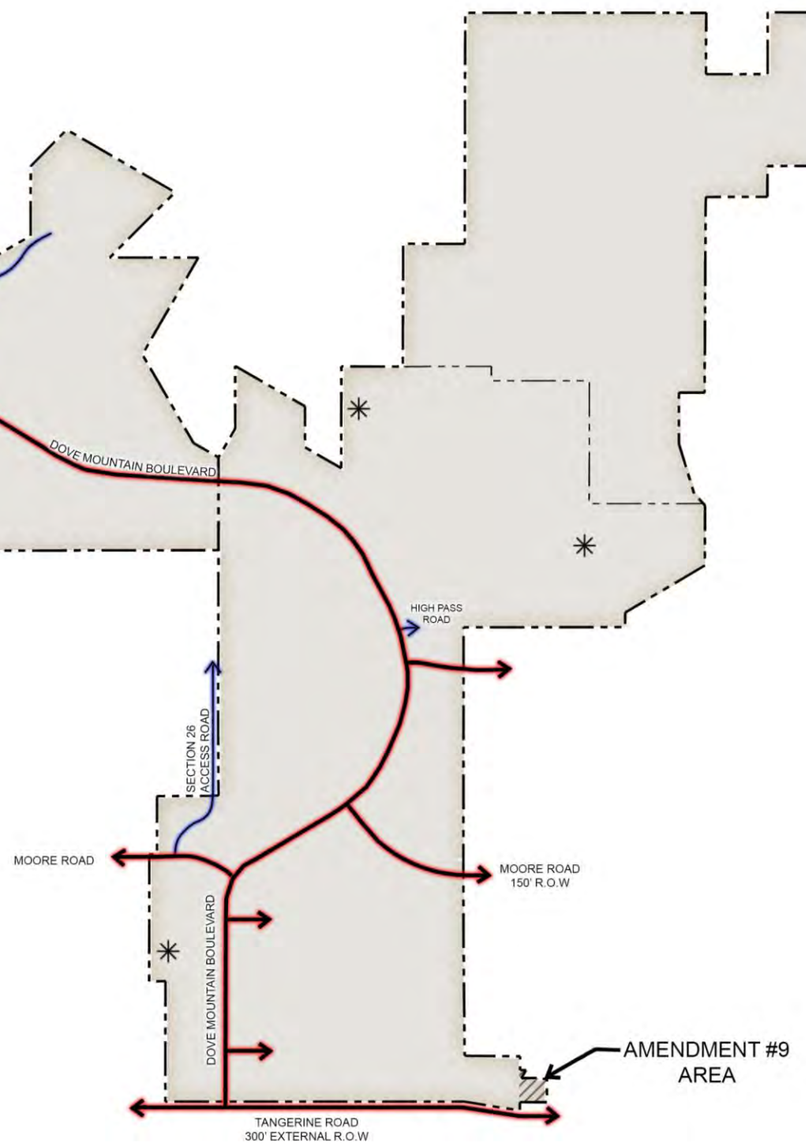
Access to the individual properties within the site is provided by means of a roadway system consisting of an entrance road (1,100 feet west of Dove Mountain Boulevard), Dove Mountain Boulevard and the Thornydale Extension. The entrance road and Thornydale Extension tie into the Dove Mountain Boulevard, which continues to the north and then west into the additional Master Developer holdings. Based on the traffic analysis, prepared by Greiner, Inc. and PFS Traffic Engineering, LLC, Dove Mountain Boulevard and Thornydale Road, will be able to handle the traffic needs of the development. The developer's sole contribution and responsibility for this project will be the dedication of the R.O.W. and the construction of the two-lane rural cross section. Construction of two-lane rural roadways will be adequate for this project. The traffic analysis is included within the Dove Mountain Specific Plan, Appendix H, Appendix U, and the Technical Supplement (a separate document).

Ruelas Canyon Road, High Pass Road, the entrance road and access through Section 25, (which serves as collectors to the residential and commercial facilities) will have ultimate cross-sections consisting of a two-lane roadway. Of the 200-foot circulation corridors, 150 feet will be designated as public right-of-way, the remaining 50 feet, will be designated as private property restricted for buffers, landscape, drainage, tails, master parking, utilities and related uses. Individual property owners will be required through deed restrictions to maintain that privately held 50 feet (25 feet per side of the 150' public right-of-way). Provisions for bicycle travel will be made throughout the community but may not all be included within the public portion of the circulation corridor.

It is the intent of the Master Developer to create a Community Facilities District to construct and maintain the roadway system throughout the plan area. In the event a district is not formed, the Master Developer will dedicate the roadway system to the Town at a time mutually agreed upon.

Exhibit III.D.1.a: Circulation Concept Plan





LEGEND

- 200' CORRIDOR / 150' R.O.W
- 60' R.O.W
- SPECIFIC PLAN BOUNDARY
- HELICOPTER PADS

0' 1600' 3200' NORTH

PROJECT: CPI-23 DATE:08/20/2020
FILE NAME: CPI-23_CIRCULATION PLAN.PSD

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Exhibit III.D.1.b: Amendment Area Access

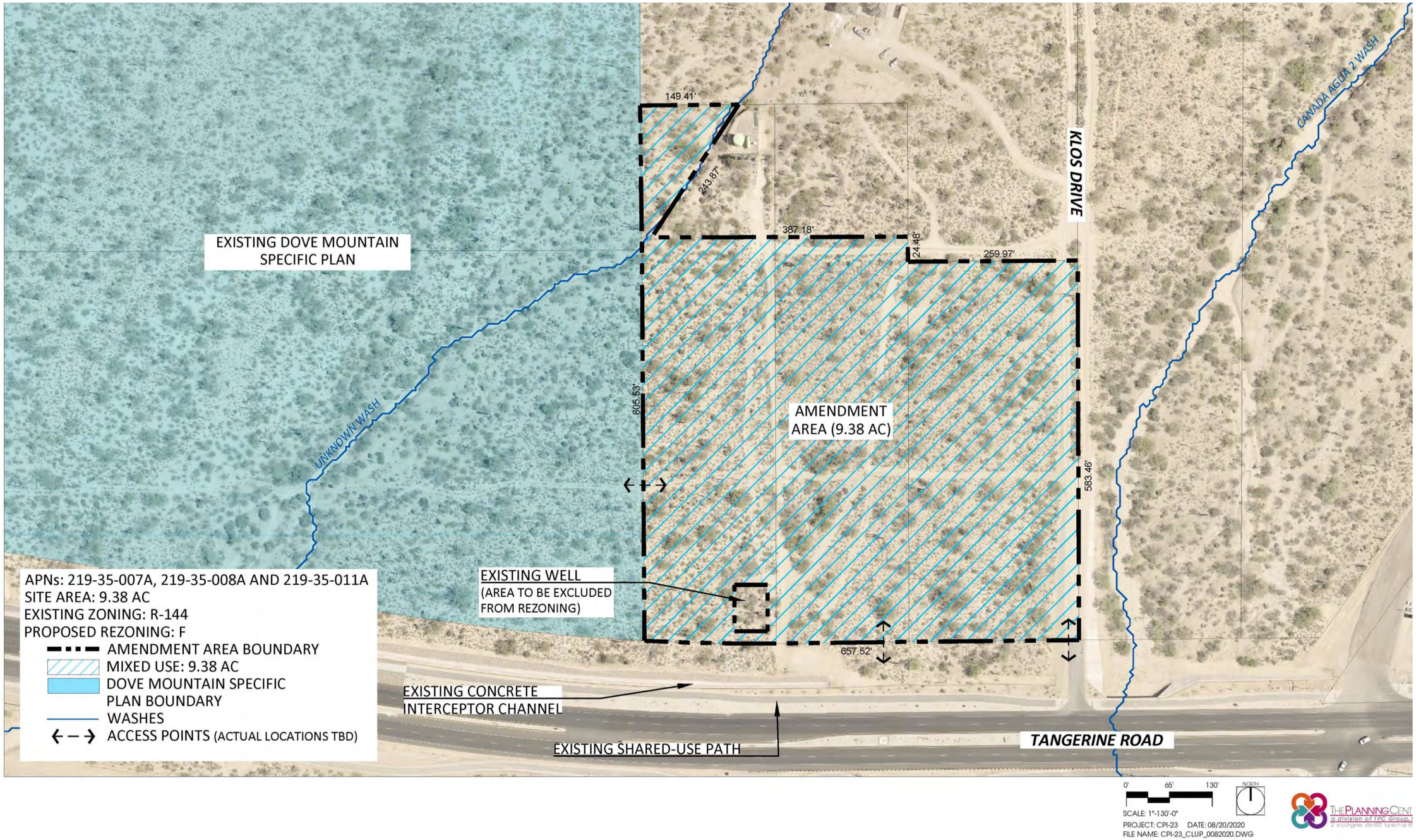


Exhibit III.D.2: Roadway Cross Sections I

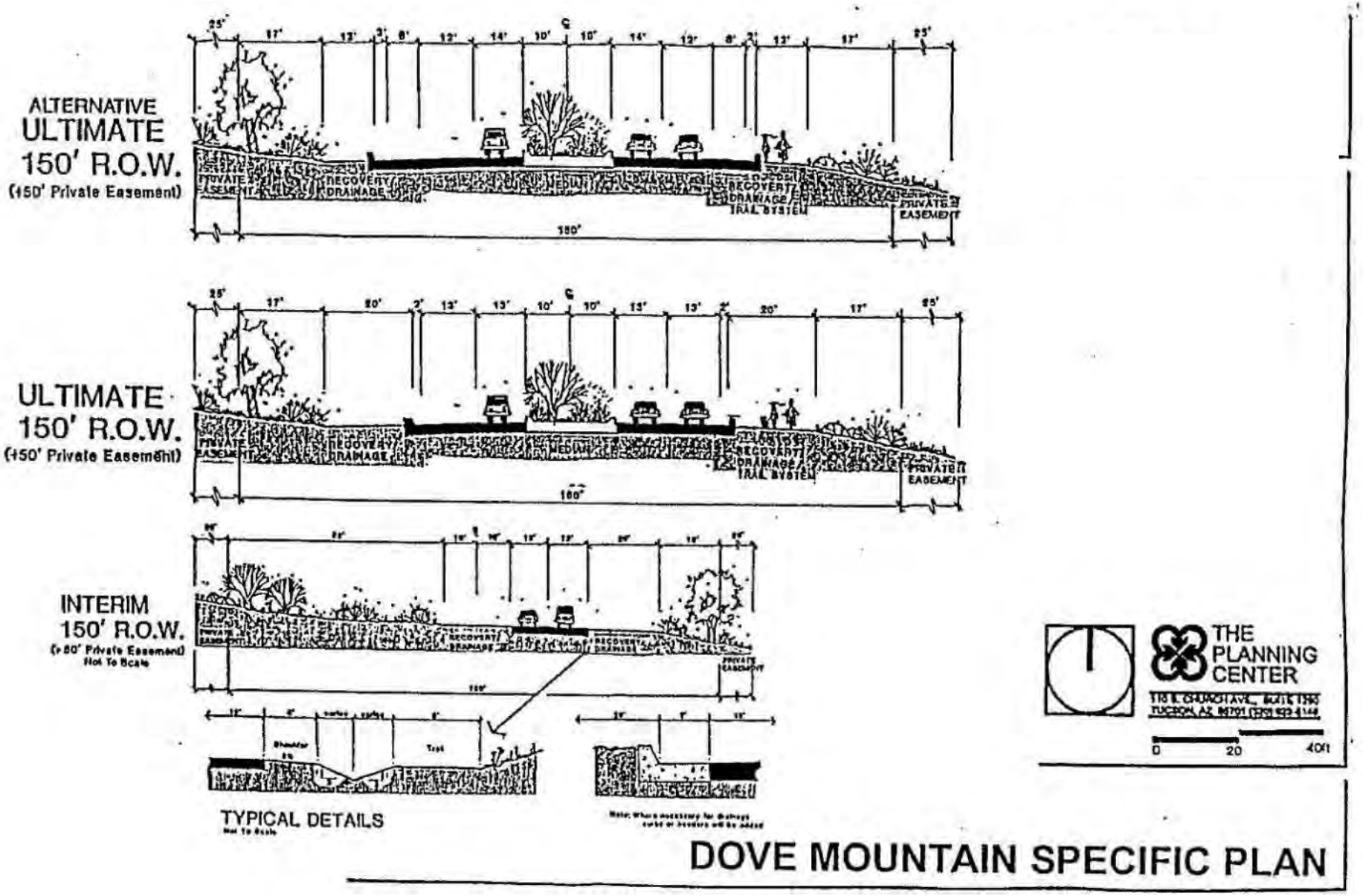
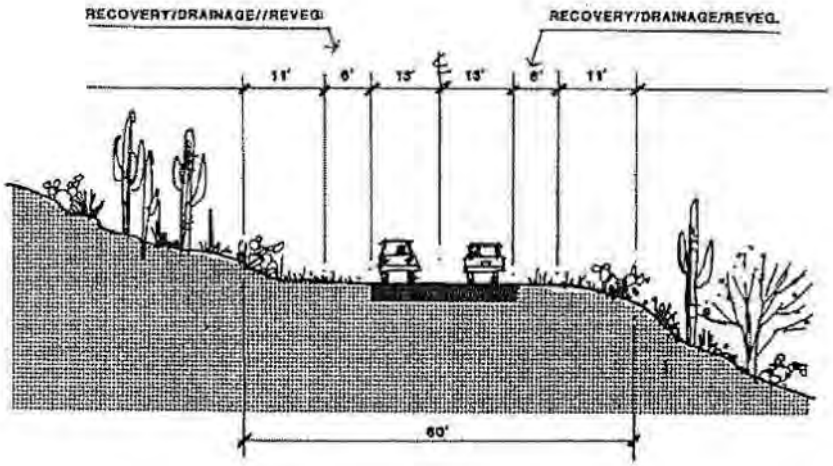
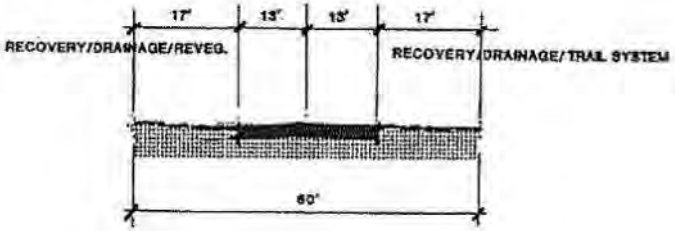


Exhibit III.D.3: Roadway Cross Sections II

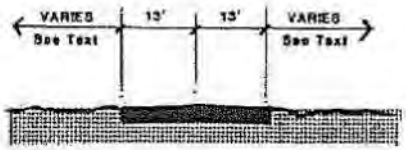
60′ R.O.W.
HIGH PASS ROAD



60′ R.O.W.
COLLECTOR



LOCAL STREET



Note: Onstreet parking will be prohibited by CC&Rs.

THE PLANNING CENTER
110 S. CHURCH AVE., SUITE 1200
TUCSON, AZ. 85701 (520) 623-6148

0 20 40ft

DOVE MOUNTAIN SPECIFIC PLAN

E. DRAINAGE CONCEPT PLAN

PROJECT CONDITONS:

General

As demonstrated in Exhibit III.E.1: Drainage Concept Plan, the specific plan for this property proposes that the major washes be left largely in a natural condition. Portions of the floodplain areas for Ruelas Canyon Wash and Prospect Canyon Wash may be reserved for recreational use opportunities. The sites that are proposed for reserved recreational uses are along the floodplain fringe or where over bank flood inundation is shallow and infrequent. A typical cross section of the major wash treatments proposed for this project is shown on Exhibit III.E.2 & Exhibit III.E.3) of the specific plan (enhanced natural major wash).

Foothills Alluvial Sheet Flow Area

The foothills alluvial sheet flow area, which extends through portions of Section 35 will require channelization in order to control the runoff which effects this area. The approach to facilitating development within this sheet flow area proposes establishing a constructed drainage way along the primary natural wash alignment. Stabilized banks will be constructed along the borders of this drainage way, and vegetation within the channel will remain undisturbed wherever possible. Minor grading of the channel bottom area may occur to facilitate lowering of the water surface elevations. A typical cross section of the proposed drainage way for the foothills alluvial sheet flow area is shown of Exhibit III.E.2 & Exhibit III.E.3 of the specific plan (sheet flow conveyor channel).

Foothills Collector Channels

The washes, which have been termed foothills collector channels, exist within the area east of Ruelas Canyon Wash. These channels are generally well entrenched and have defined channel banks and floodplain limits. Several of these washes have been designated to remain natural and will function to collect and convey runoff from the Tortolita Mountains and from portions of the development. Identified split-flow locations will be eliminated via minor modifications such as localized channelization or fill to create an embankment. Development will occur up to the floodplain fringe with appropriate setbacks and/or bank stabilization used to protect against erosion.

Subdivision Runoff

Runoff from urbanized areas will be conveyed within the streets to the extent allowed under Town of Marana development standards. Points of outfall for street drainage could be the existing major or minor watercourses, constructed drainage ways, golf course fairways, or detention/retention basins. The primary approach will be to utilize streets and constructed drainage ways to convey runoff to retention/detention facilities. This way, the increased runoff associated with development activities can be controlled and released in a manner consistent with the Town of Marana retention/ detention standards. Additionally, it will minimize the

release of clear water urban runoff to natural channels, which could initiate degradation. Cross sections of the subdivision drainage ways are given on Exhibit III.E.2 & Exhibit III.E.3 (subdivision drainage way/convey channel/collector channel).

Retention/Detention

Onsite retention/detention will be implemented as required to fulfill Town of Marana retention/detention criteria. Several alternative approaches to compliance with these requirements will be used. The primary approach will focus on utilization of local and sub-regional facilities that will be constructed in conjunction with each individual development arm. Retention/detention basins will be created within golf course areas and other recreational sites wherever possible to fulfill all or part of the subdivision retention/detention requirements and to take advantage of multi-use opportunities. Online retention/detention will generally be avoided to prevent disruption of sediment transport characteristics of the natural wash. The only location where online detention/retention may occur is at major road crossings.

RUELAS CANYON AND TANGERINE (SECTION 36) SITES:

PROJECT CONDITIONS

The specific plan for this property proposes that all washes be left in a natural condition. The only location where modifications to the drainage ways will occur is at roadway crossings. The land use densities proposed under this specific plan do not require construction of any additional drainage improvements. Banks of the washes consist of boulders and rock outcrops which will facilitate a reduction in the erosion hazard setback requirements. Onsite retention/detention for development within The Canyons area is not required for the proposed land use densities.

BAJADA SITE:

PROJECT CONDITIONS

General

The specific plan for this property proposes that the major washes be left largely in a natural condition along those segments upstream of the fan apex. Portions of the floodplain area for Ruelas Canyon Wash, Wild Burro Wash, and Cochie Canyon Wash will be reserved for recreational use opportunities. The sites that are proposed for reserved recreational uses are along the floodplain fringe or where over bank flood inundation is shallow and infrequent. The proposed recreational use areas are outlined on Exhibit IV-3B of this specific plan.

Ruelas Canyon Wash

The natural floodplain area for Ruelas Canyon Wash crosses the south boundary of Section 2l. The fan apex is located just upstream of the project site, so the portions of the property which are within the Ruelas Canyon Wash floodplain boundaries can be considered to be subject to alluvial fan flooding. As such, the floodplain boundary could be subject to change during future floods. To prevent this, a stabilized embankment may be constructed along the floodplain fringe to prevent future shifting of the floodplain boundary. The specific approach and materials utilized to create a fixed floodplain boundary will be based upon the adjoining land use on Dove Mountain property. A typical cross section of the major wash treatments proposed for this project is shown on Exhibit III.E.2 & Exhibit III.E.3of this specific plan (Enhanced Natural Major Wash).

Wild Burro Wash

The reach of Wild Burro Wash through the project is just above the fan apex, and the floodplain boundaries follow well-defined geologic boundaries. The width of the natural floodplain varies from about 400 feet near the north end of the project to between 800 and 1000 feet for the southerly portions of the property. There are several over bank areas within the floodplain boundaries which are only subject to shallow and infrequent flood inundation. These sites are appropriate for recreational uses and have been designated for this purpose. These areas may be removed from the existing floodplain by grading or protective measures such as a rock riprap-lined embankment. Removal of these areas from the flow conveyance area will have minimal impact upon flow depth and velocity. The sand bed channel areas will remain in a natural condition for conveyance of water and sediments. Areas of development adjoining the natural floodplain boundaries will be protected from the threat of erosion via implementation of adequate setback measures or by bank stabilization.

Cochie Canyon Wash

The fan apex for Cochie Canyon Wash is located just upstream of the project boundary. Alluvial fan flooding associated with flows from Cochie Canyon Wash affects approximately 60 acres of the project site. The proposed approach to development within the over bank floodplain area of Cochie Canyon Wash is to establish a 300-foot to 400-foot wide drainage way along the natural wash alignment. Over bank areas adjoining this natural drainage way will be reclaimed by construction of stabilized embankments adjoining the drainage way borders. The channel and vegetation within the drainage way borders will remain natural. A typical cross section of the alternative approach that will be utilized for channelization of Cochie Canyon Wash is given on Exhibit III.E.2 & Exhibit III.E.3of this specific plan (Enhanced Natural Major Wash).

Foothills Alluvial Sheet flow Area/Un-named Wash

The foothills alluvial sheet flow area (Un-named Wash) which extends through portions of Sections 15, 16, and 21 will require channelization in order to control the runoff which affects

this area. The approach to facilitating development within the sheet flow area proposes establishing a 100-foot to 300-foot wide drainage way along the primary natural wash alignment. Stabilized banks will be constructed along the borders of this drainage way but vegetation within the channel will largely remain undisturbed. Minor grading of the channel bottom area may occur to facilitate lowering of the water surface elevations. A typical cross section of the proposed drainage way for the foothills alluvial sheet flow area is shown on Exhibit III.E.2 & Exhibit III.E.3 of this specific plan (Enhanced Natural Major Wash).

Foothills Collector Channels

The washes, which have been termed foothills collector channels, exist within the area extending about 1 mile west of Wild Burro Wash. These channels are generally well entrenched and have defined channel banks and floodplain limits. Several of these washes have been designated to remain natural and will function to collect and convey runoff from the Tortolita Mountains and from portions of the development. Identified split flow locations will be eliminated via minor modifications such as localized channelization or fill to create an embankment. Development will occur up to the floodplain fringe with appropriate setbacks or bank stabilization used to protect against erosion.

Subdivision Runoff

Runoff from urbanized areas will be conveyed within the streets to the extent allowed under Town of Marana development standards. Points of outfall for street drainage could be the existing major or minor watercourses, constructed drainage ways, golf course fairways, or detention/retention basins. The primary approach will be to utilize streets and constructed drainage ways to convey runoff to retention/detention facilities. This way, the increased runoff associated with development activities can be controlled and released in a manner consistent with the Town of Marana retention/detention standards.

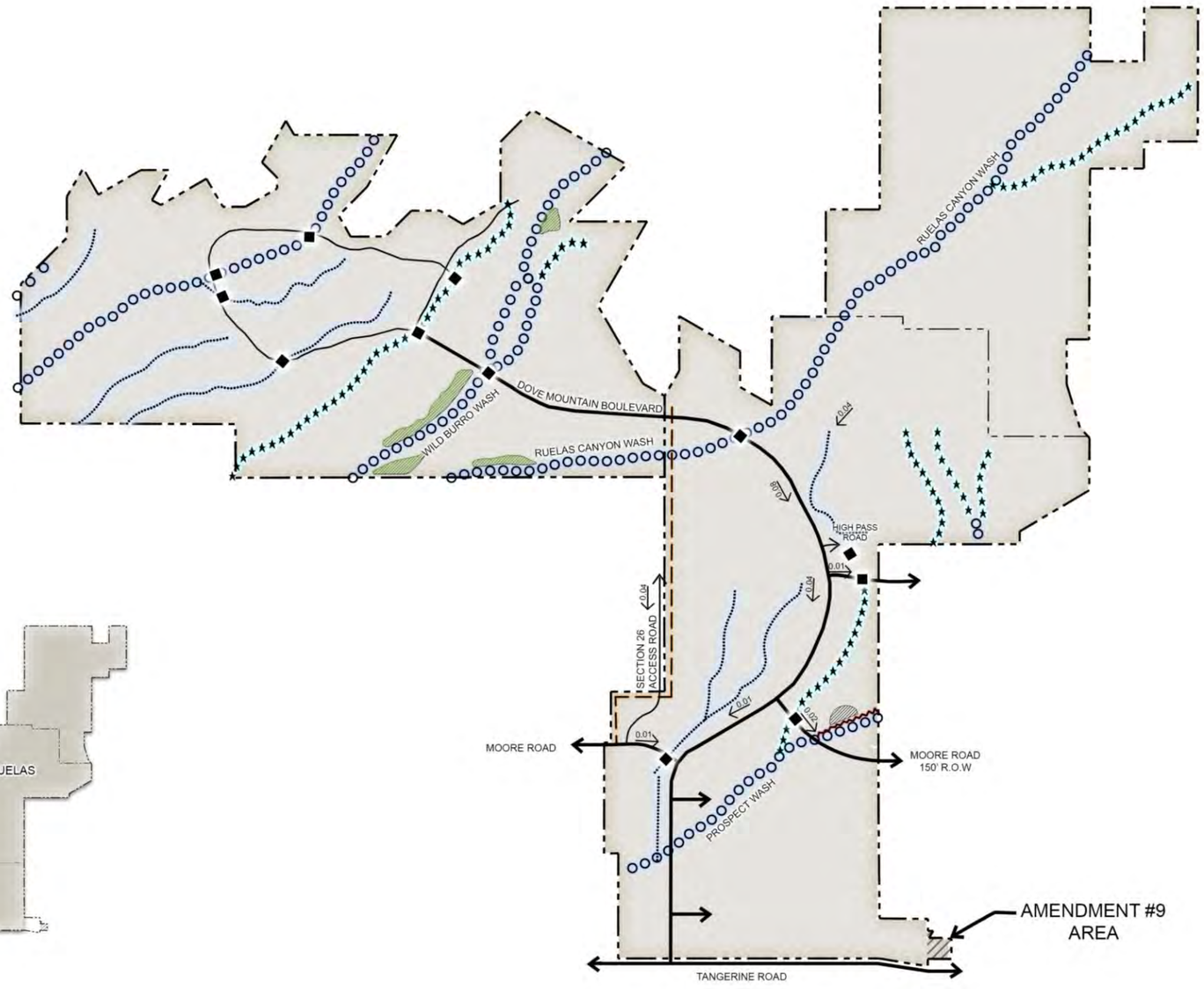
Additionally, it will minimize the release of clear water urban runoff to natural channels that could initiate degradation. Cross sections of the subdivision drainage ways are given on Exhibit III.E.2 & Exhibit III.E.3 (Subdivision Drainage way/Conveyor Channel/ Collector Channel).

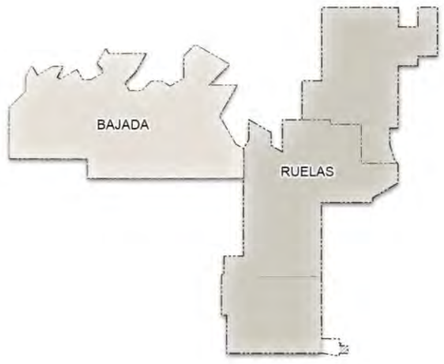
Retention/Detention

Onsite retention/detention will be implemented as required to fulfill Town of Marana retention/detention criteria. Several alternative approaches to compliance with these requirements will be used. The primary approach will focus on utilization of local and sub-regional facilities that will be constructed in conjunction with each individual development area. Retention/detention basins will be created within golf course areas and other recreational sites wherever possible to fulfill all or part of the subdivision retention/detention requirements and to take advantage of multi-use opportunities. Online retention/detention will generally be avoided to prevent disruption of sediment transport characteristics of the natural washes. The only location where online detention/retention may occur is at major road crossings.



Exhibit III.E.1: Drainage Concept Plan





LEGEND

- ENHANCED NATURAL MAJOR WASH
- ENHANCED NATURALL MINOR WASH
- COLLECTOR CHANNELS
- CONVEYOR CHANNELS
- APPROXIMATE CULVERT LOCATIONS
- FLOODPLAIN ENCROACHMENT
- AREAS TO BE RECOVERED FROM MAJOR WASH FLOODPLAIN FOR CITY OF TUCSON RESERVOIR
- AREAS TO BE USED FOR RECREATION IN MAJOR WASH FLOODPLAIN FRINGE
- 0.01 FLOW DIRECTION & APP. SLOPE FOR DRAINAGE ALONG MAJOR ROADWAYS
- SPECIFIC PLAN BOUNDARY

NOTES: 1) FUTURE GOLF COURSE LAYOUTS MAY BE LOCATED IN MINOR WASH ALIGNMENTS.

2) FLOW DIRECTIONS & SLOPES SHOWN ALONG MAJOR ROADWAYS ARE PRELIMINARY & SUBJECT TO CHANGE.

DOVE MOUNTAIN
SPECIFIC PLAN DRAINAGE

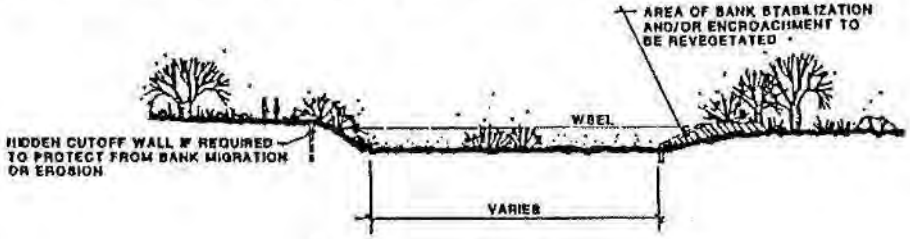
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PROJECT: CPI-23 DATE:08/20/2020
FILE NAME: CPI-23_DRAINAGE PLAN.PSD

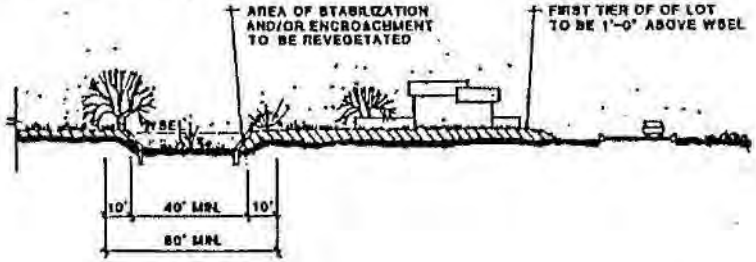
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Exhibit III.E.2: Drainageway Cross Sections I

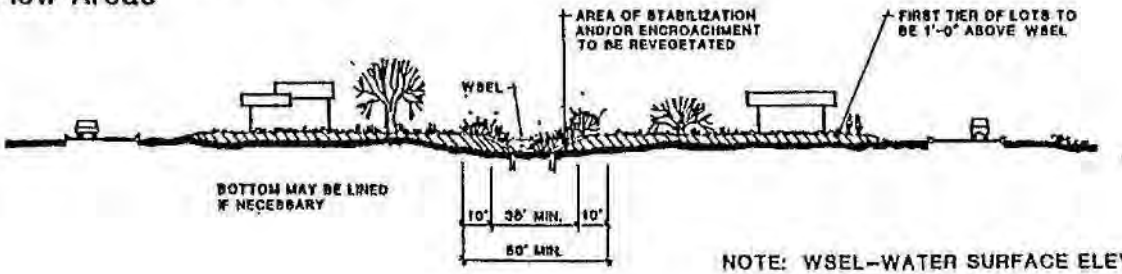
ENHANCED NATURAL MAJOR WASH



ENHANCED NATURAL MINOR WASH
Sheet Flow Areas



CONVEYOR CHANNEL
Sheet Flow Areas



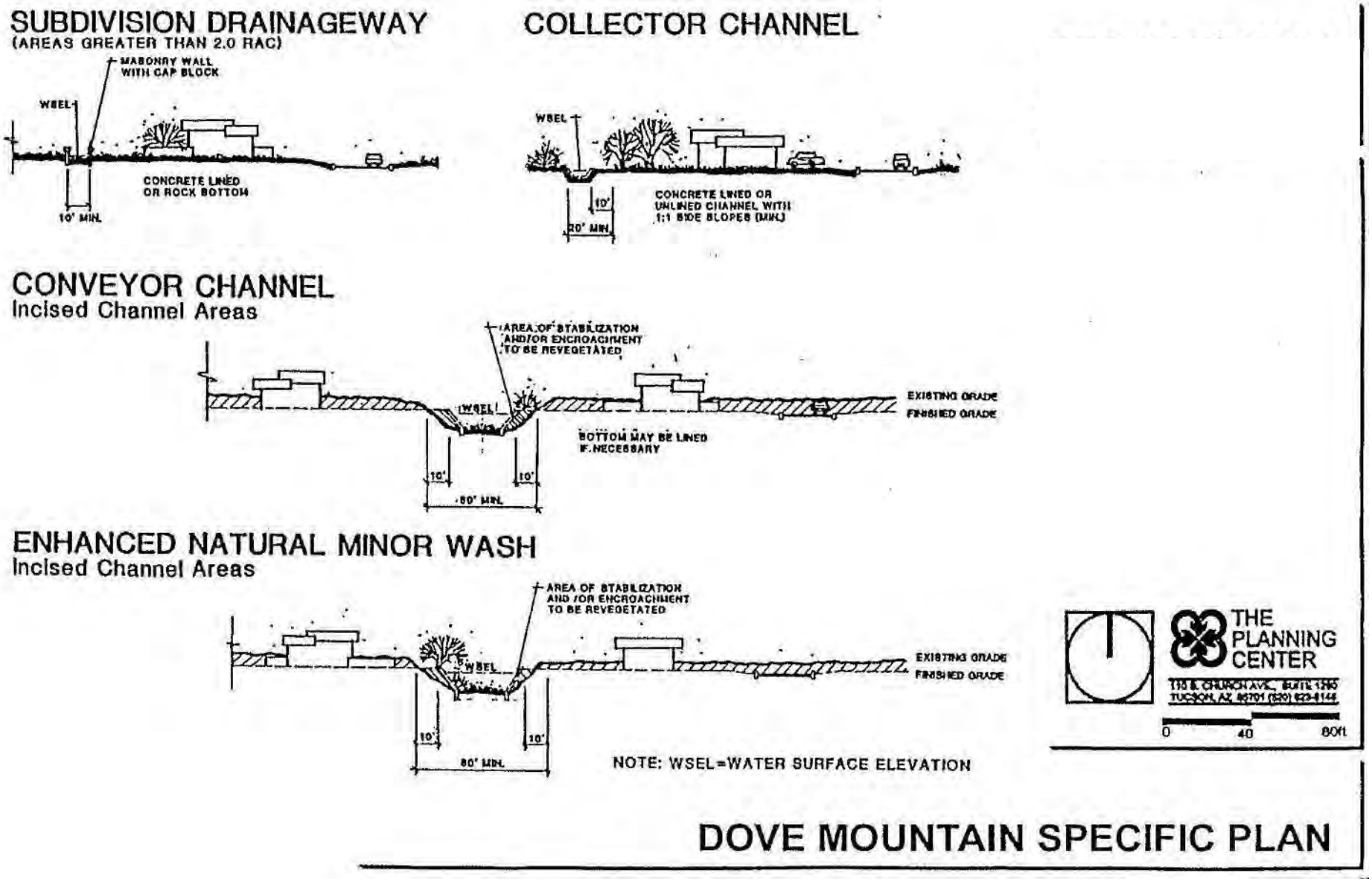
NOTE: WSEL–WATER SURFACE ELEVATION

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0 40 80'

DOVE MOUNTAIN SPECIFIC PLAN

Exhibit III.E.3: Drainageway Cross Sections II



F. PUBLIC FACILITIES PLAN

Publicly owned facilities which impact this site includes potable water, sewage, reclaimed effluent for golf course and general landscaping. All of the required public utilities are either currently available or will be extended to serve this property.

Water

Water for most or all of this project will be provided from the existing City of Tucson water supply system. The existing water supply and storage system was funded and constructed by the Dove Mountain project. This constructed system starts at the 15,000,000 gallon Sumpter "A" Zone reservoir and has extended a series of 24" and 16" lines through the Dove Mountain property to near the eastern edge of this project. The system is approved and is under construction and is substantially complete. This system has been oversized and has the delivery capacity adequate to service in excess of 9,000 dwelling unit equivalents. It is expected that this excess capacity will be generously adequate to service this project.

Section 36 of the Specific Plan area is not currently within Tucson Water's service area. It is anticipated that their service area will be expanded or water service will be provided by the Town of Marana.

On-site distribution will be installed generally within public right-of-way where feasible and planning, design and construction will be in accordance with Town of Marana and Tucson Water Standards and Specifications and other applicable agency and special district guidelines.

Sewage

This project site lies within a drainage basin that flows south and west towards Interstate 10 and its intersection with Tangerine Road.

There are existing public sanitary sewers in Dove Mountain Boulevard that flow to an existing public wastewater pumping system (WWPS) that is located on Tangerine Road one-quarter mile west of Dove Mountain Boulevard. The portion of Dove Mountain that is upgradient of this existing WWPS can be served by gravity sewers that extend to this pumping facility. This facility pumps the sewage one and a quarter mile east to a gravity trunk sewer in Camino De Oeste. This portion of Dove Mountain has a sewer service agreement with Pima County Wastewater Management (PCWWM).

The Bajada portion of the project lays downgradient and west of the noted Tangerine Road WWPS. Based on the current status of existing area infrastructure, PCWM has indicated that the Bajada portion is to be served by extending a gravity sewer line southerly from the western portion of the Bajada. This offsite sewer extension will extend under I-10, the railroad tracks and the Santa Cruz River. It will include approximately five miles of the offsite line. Portions of the noted new offsite sewer will also facilitate future relief (by others) of the Tangerine Road WWPS. PCWWM was entered into a sewer service agreement, under which the developer will design and construct the required offsite gravity sewer (to Continental Ranch Regional WWPS).

Reclaimed Water

Because of an agreement between the City of Tucson and Pima County, the former is the purveyor of reclaimed water for the Tucson Basin. Resolution No. 14610 adopted by the Mayor and Council on September 19, 1988, states that the City of Tucson will provide a source of reclaimed water one quarter mile south of Tangerine Road along the Thornydale Road alignment.

The Dove Mountain project has connected to this source and is in the process of substantially completing a 16" line to the vicinity of the eastern edge of this project. This delivery system is capable of irrigating four golf courses, each containing 90 acres of turf, 30 acres of rough and a 2-1/2 acre storage pond. The anticipated water consumption for up to five (5) courses, which includes the Dove Mountain course under construction at this time, will approach 6 million gallons per day at peak demand. The City of Tucson is supplying pump pressure of this water volume to the 2950 elevation. Distribution from this discharge location will be by both gravity and pumping systems in accordance with both Town of Marana and City of Tucson standards and requirements.

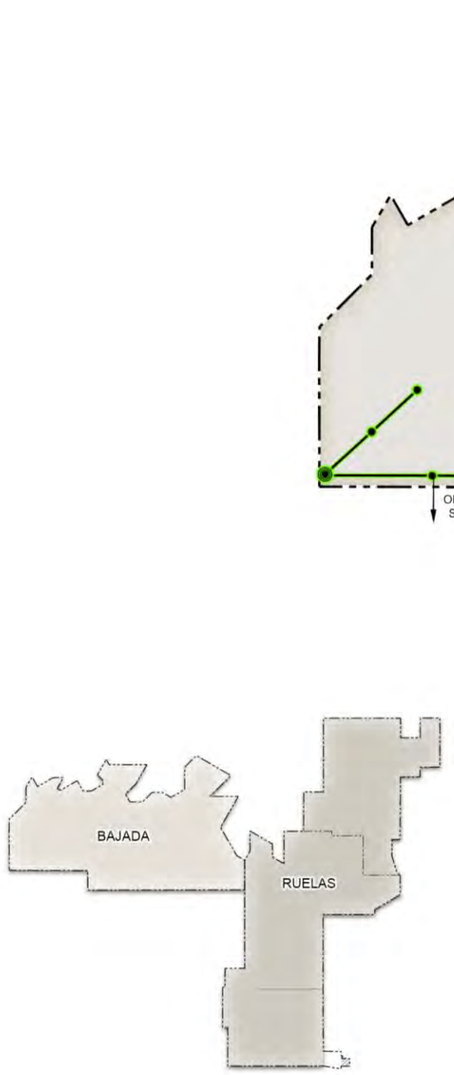
Private Utilities

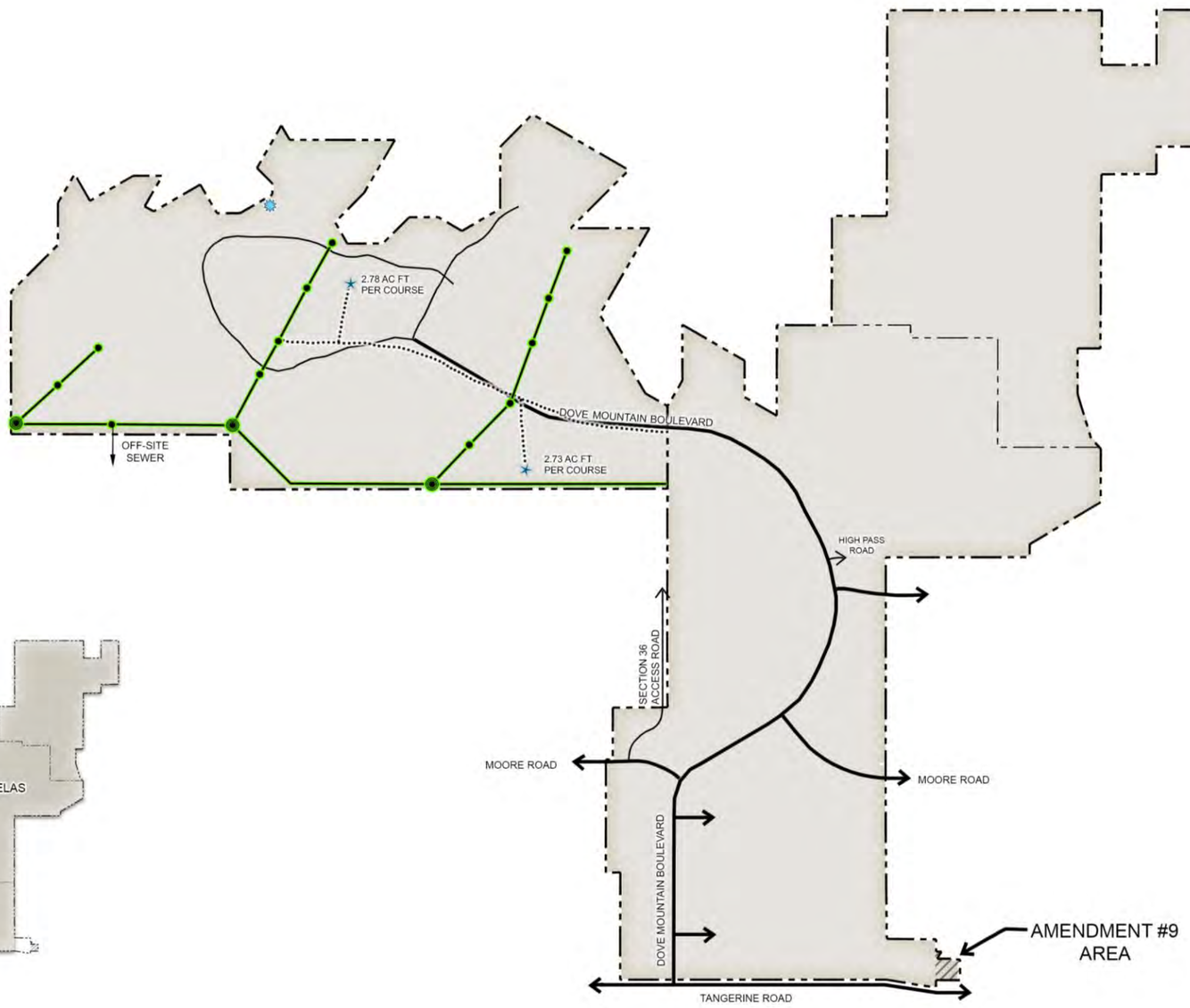
Electricity, natural gas, telecommunications and cable TV will be extended to this site through contractual arrangements between the developer and the specific private utility companies.

Electric service will be provided by Trico Electric, a locally owned cooperative. Natural gas service may be provided by Southwest Gas, telephone service by U.S. West Communications, and Cable service by an undetermined vendor. (See Appendix).

Private utilities will be placed within roadways, above ground or underground (where feasible), designed and installed in accordance with utility company standards.

Exhibit III.F.1: Public Facilities





LEGEND

- SEWER
- CITY OF TUCSON RESERVOIR
- RECLAIMED WATER
- GOLF COURSE RESERVOIR
- COLLECTION POINTS WHERE WASTEWATER CAN BE PUMPED BEACK TO EXISTING FACILITIES, TREATED WITH ITERIM PACKAGE PLANT OR EXTENDED OFF-SITE
- SPECIFIC PLAN BOUNDARY

0' 1600' 3200' NORTH

PROJECT: CPI-23 DATE:08/20/2020
FILE NAME:CPI-23_PUBLIC FACILITIES.PSD

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G. GRADING CONCEPT PLAN

This project consists of predominantly three types of topographic characteristics that will require three different grading approaches. The three different landforms are; 1) the uniformly sloped areas; 2) the rolling foothill areas and, 3) the rugged foothill areas.

The majority of the earthwork on this site will occur on the relatively uniformly sloped areas south of the foothills of the Tortolita Mountains. This area has a natural slope from the northeast to southwest of about four percent. Grading will occur during the development of each individual parcel. Detailed grading plans will be prepared for review by the Town at the platting stage. Earthwork performed in this area will attempt to balance cut and fill for each parcel and will be contoured to blend with the undisturbed portions of this site and with existing off-site features. The unshaded portions of Exhibit III.G.1: Grading Concept Plan indicate this area.

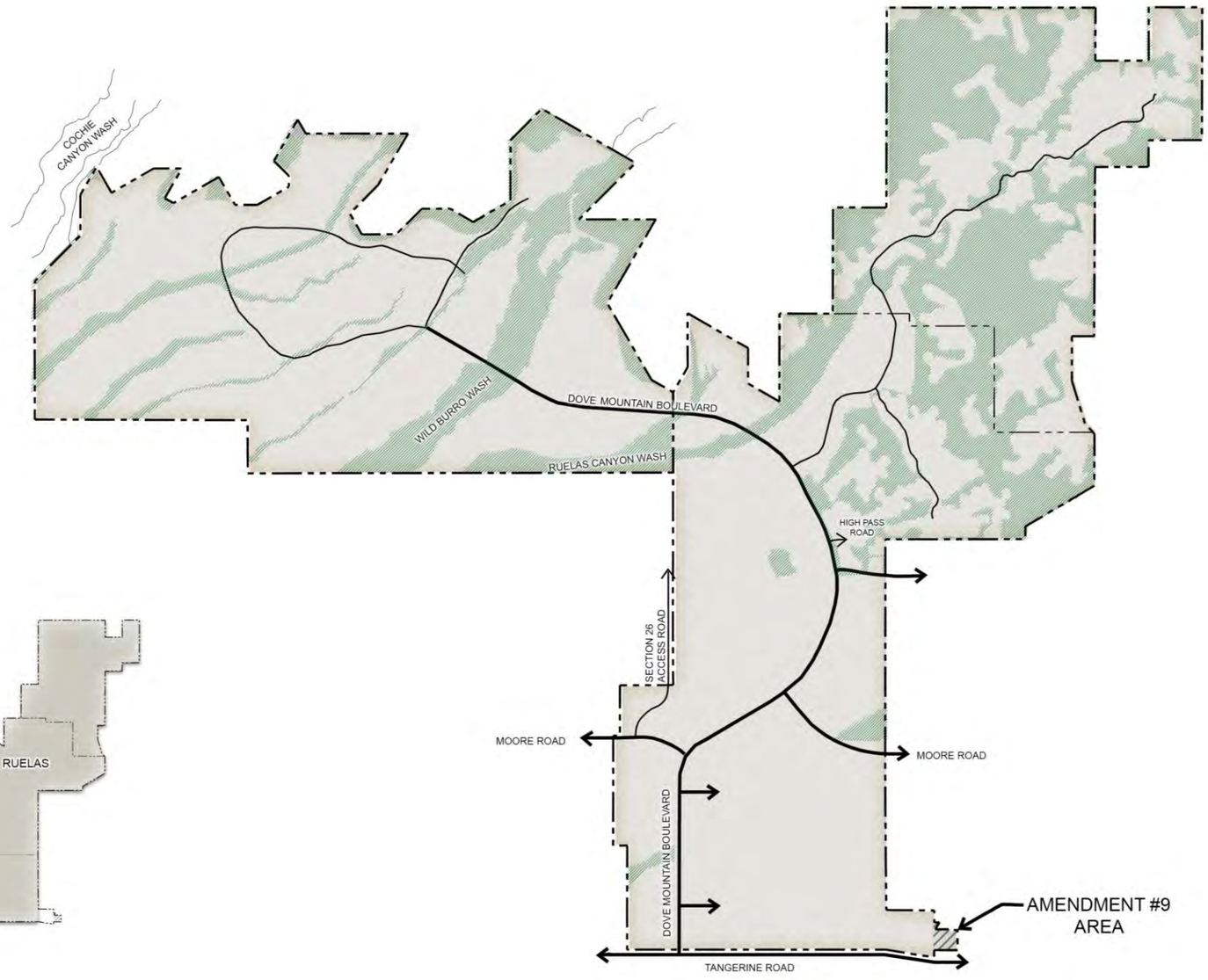
The rolling foothill areas will have lot pads established relative to natural grades and significant natural landforms. Earthwork will generally be confined to pads, driveways, roadways and utility excavations. These lots will generally be 1/2 acre to 5 acres in size and are depicted on Exhibit III.G.1: Grading Concept Plan as the shaded areas.

The rugged steep foothill areas will generally remain natural and only limited grading will be allowed to occur. The crosshatched area in Exhibit III.G.1: Grading Concept Plan indicate these areas of limited grading where slopes exceed 25%.

Additionally, as indicated in Exhibit III.E.1: Drainage Concept Plan), the major and minor washes within the site will be left natural where possible. In those areas, except where erosion protection is required, grading will be minimal, as needed.

Exhibit III.G.1: Grading Concept Plan





LEGEND

- AREAS TO REMAIN UNDISTURBED EXCEPT AS NECESSARY TO PROVIDE INFRASTRUCTURE OR EROSION CONTROL ON SLOPES GREATER THAN 25% OR RECREATIONAL ACTIVITES
- SPECIFIC PLAN BOUNDARY

0' 1600' 3200'

NORTH

PROJECT: CPI-23 DATE:08/20/2020
FILE NAME: CPI-23_GRADING.PSD

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H. OPEN SPACE CONCEPT PLAN

The Dove Mountain Specific Plan area includes a variety of open spaces both in terms of their quantity and quality.

Open space will be utilized as depicted on Exhibit III.H.1: Open Space, Trails & Recreation Concept plan. This area is generally associated with the plan area's backdrop, the Tortolita foothills. It will provide a development "edge", a visual amenity including native Sonoran desert vegetation, geologic components and be accessible to residents within the Specific Plan

In Estate Lot areas, open space may be preserved within a lot if the developer prepares a building envelope plan. The building envelope plan must be submitted to the Planning Department for review prior to recordation of a final plat. The Master Association or designated sub-association must then implement the building envelope plan. Minor changes to the building envelope plan that on a net basis do not affect the amount of project open space that can be approved by the Master Association without Planning Department review and approval.

Other open space components include the riparian areas of Ruelas Wash, Prospect Wash, Wild Burro Wash and the smaller watercourses which occur within the site. These areas, although less dramatic, function as open space amenities and are dispersed throughout the specific plan area.

Functional open space, or those "designed" open spaces include recreational amenities. The Dove Mountain Specific Plan allows for up to ninety holes of golf. This option, which may approach six hundred acres in size, would provide many open space opportunities integrated into residential neighborhoods.

The natural open space, the Ruelas Wash, Prospect Wash, Wild Burro Wash and smaller watercourses, and designed recreational amenities will provide the open spaces necessary to support a well-planned, mixed-use community.

Note: Open Space amenities shall not be disturbed except where necessary for road crossings, utilities, recreational facilities, etc.

I. TRAIL CONCEPT PLAN

The Dove Mountain Specific Plan includes a trail system by which residents can travel within the community by bicycle or on foot. This system includes sidewalks/trails.

These trails are especially valuable in a community, providing a non-vehicular option to residents. This specific plan area includes three types of trails: regional, community and private (refer Exhibit III.H.1: Open Space, Trails & Recreation Concept Plan).

The regional trail is associated with the Prospect Wash and will provide a link between the foothills and properties to the south and west. This area will be available to the public.

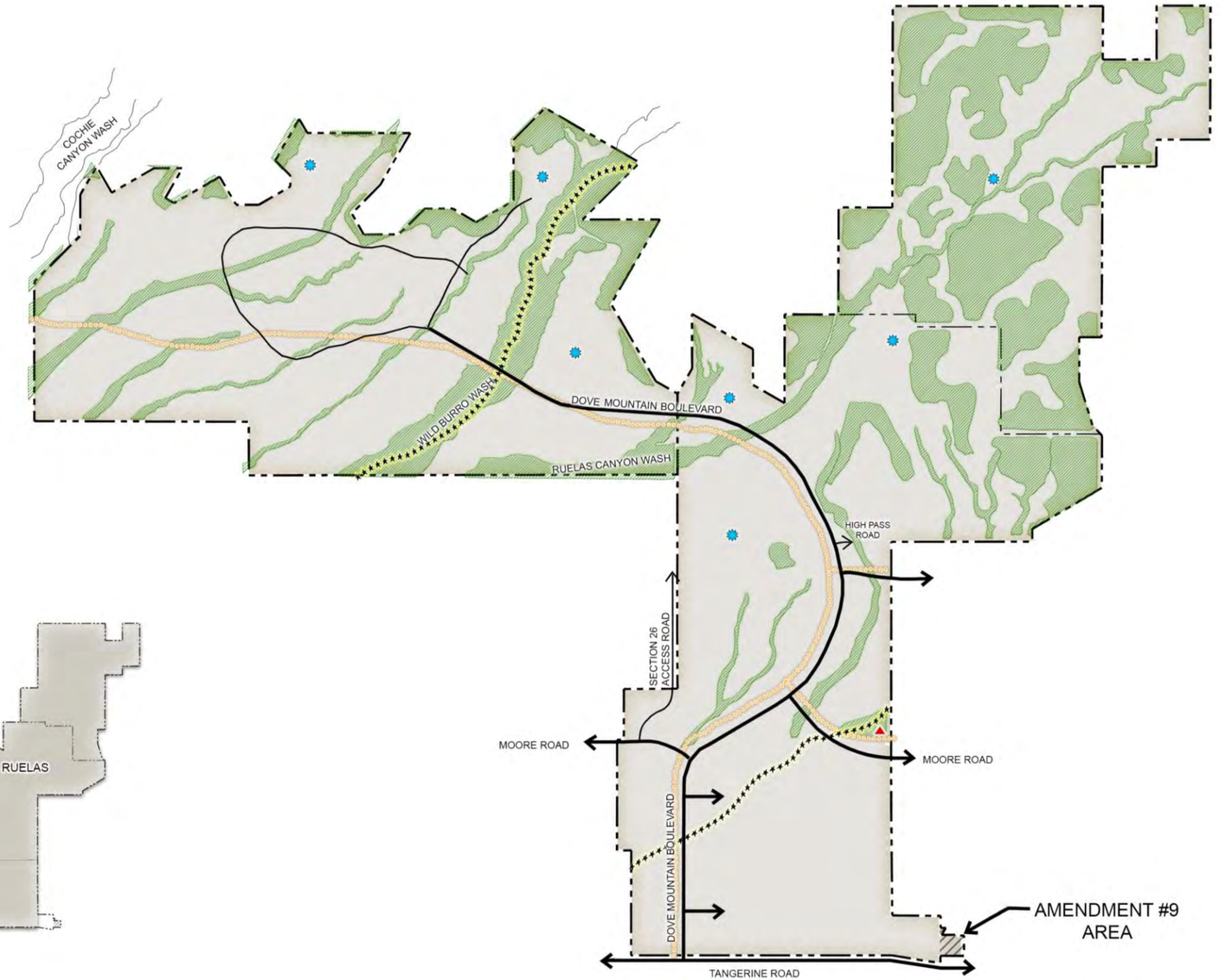
The community trail system (sidewalk) will provide a link between major areas within the community. This trail system is located within the public rights-of-way of Dove Mountain Boulevard, the entrance road and Thornydale Loop Road. The trail will be sited on one side of the paved lanes, preferably, separated from the pavement.

A Community trail, available to all residents within the Dove Mountain Specific Plan area, will be established in association with the southern end of the Ruelas Wash in the property up to the south side of Dove Mountain Boulevard. The trail will provide privately regulated access to the Ruelas wash and will be sited and designed to integrate and capitalize on the riparian character associated with the Ruelas Wash. A regional trail associated with Wild Burro canyon wash would be established.

The trail system is not planned for off-road vehicles. The operation, maintenance and administration shall be handled by a Community Facilities District or the owner of said trails.

Future trail development in conjunction with Pima County Parks and Recreation department will be accomplished in accordance with the agreement attached as Appendix - V.

Exhibit III.H.1: Open Space, Trails and Recreation Concept Plan





DOVE MOUNTAIN
SPECIFIC PLAN OPEN SPACE, TRAILS & RECREATION

0' 1600' 3200' NORTH

PROJECT: CPI-23 DATE: 08/20/2020
FILE NAME: CPI-23_OPEN SPACE.PSD

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J. LANDSCAPE CONCEPT PLAN

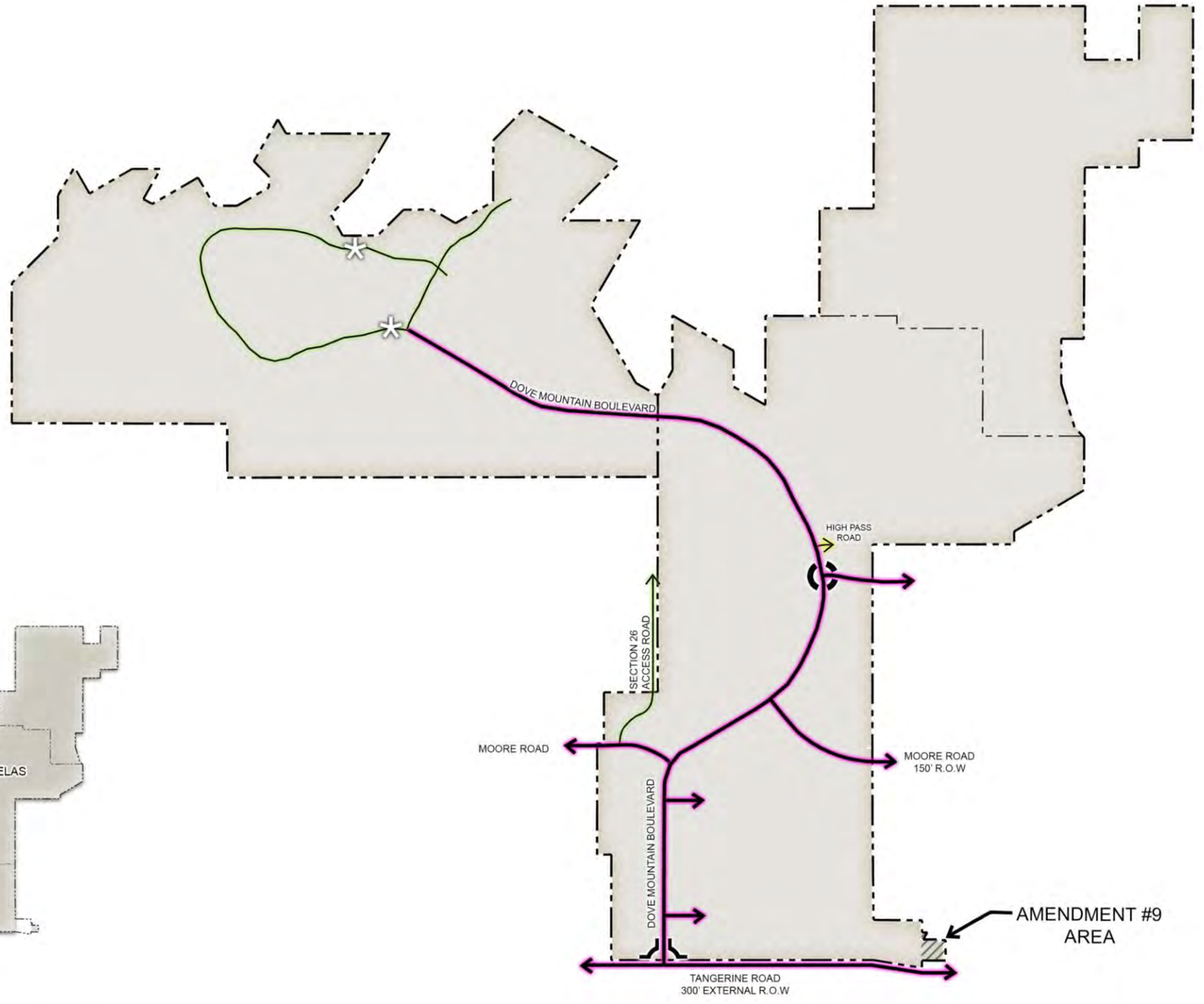
The landscape concept plan, Exhibit III.J.1: Landscape Concept Plan, identifies a hierarchy of landscape treatments within the community. The intent of the overall landscape theme is to maintain a desert theme, incorporating plant materials indigenous to, and blending in with, the Sonoran Desert.

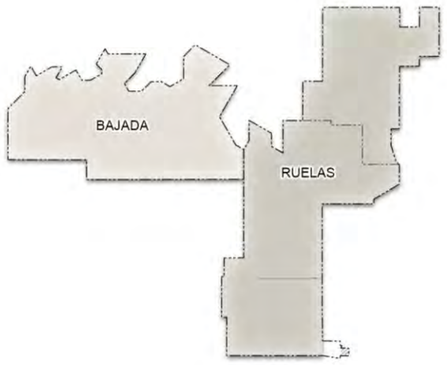
The primary entry statement or feature, located at the intersection of Dove Mountain Boulevard and Tangerine Road, will provide a sense of arrival into the community. This area will include signage and plant materials to reflect the theme of the southwestern desert. The monumentation will be located outside of the public right-of-way.

The major intersection, at Thornydale Loop and Dove Mountain Boulevard, will be designed include concentrated plantings, supporting and identifying a major community entrance. The articulation of this intersection will include intensified plantings of drought-tolerant and specimen vegetation and/or transplanted vegetation indigenous to the area.

The landscape treatment for streetscapes will reflect the hierarchy of circulation. The overall theme of the Southwest Sonoran Desert will provide unity throughout the project while allowing for individual development identity. Distinctions between primary, secondary, and specialty streetscape will be differentiated by density of plantings and utilization of specific plant materials. The primary streetscape is located along Dove Mountain Boulevard and Thornydale Loop, 150' ROW. Secondary streetscape is also on the internal loop and Ruelas Canyon Road, 60' ROW.

Exhibit III.J.1: Landscape Concept Plan





DOVE MOUNTAIN
SPECIFIC PLAN LANDSCAPE

0' 1600' 3200' NORTH

PROJECT: CPI-23 DATE: 08/20/2020
FILE NAME: CPI-23_LANDSCAPE.PSD

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K. SCHOOL/RECREATION CONCEPT PLAN

Two elementary school sites are planned within the Dove Mountain Specific Plan area. The first is in Section 35 in the area immediately north of Prospect Wash. The second will be much later in the project, and will be located in the area west of Wild Burro Wash. The first school site will be available to the school district until the year 2005 and the second will be available until 2015. The sites will be conveyed to the school district at no charge when the school district is ready to proceed with the construction of an elementary school and subject to the following provision:

To the extent that the school district assesses development impact fees within Dove Mountain, these fees will be waived until such time as the Developer has received reimbursement of the fair market value of the school site(s).

A hierarchy of recreational components exists within the Dove Mountain Specific Plan. There are both public and private recreational opportunities.

The regional and community trail system is accessible to the public. The regional trail associated with the Prospect Wash will provide that portion, within this Specific Plan area, of a nature trail to connect to the Tortolita Mountains.

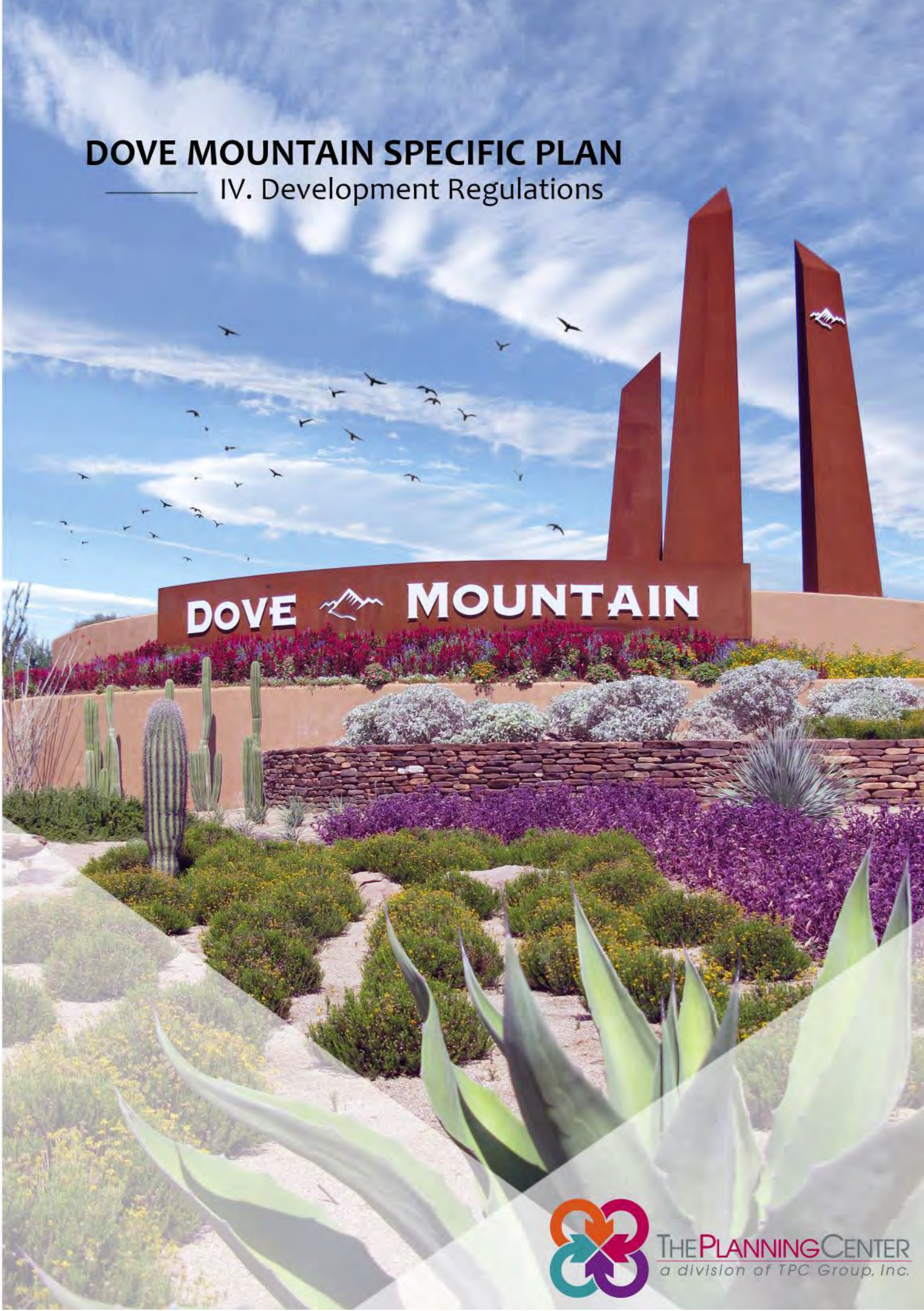
The community trail will be accessible to the public and will, via a sidewalk system, provide linkages between Tangerine Road along the Dove Mountain Boulevard and/or the entrance road and the Thornydale Loop. The aforementioned will be operated, maintained and administered via a Community Facilities District or the appropriate ownership entity.

Private recreational options will include up to 90 holes golf course integrated within the residential/resort areas. These will be identified and designed during the platting process. Private recreational components will also be incorporated into subdivisions and may include:

- pools, spas
- tennis/racquetball
- tot lot
- par course
- recreation/arts/crafts centers.

DOVE MOUNTAIN SPECIFIC PLAN

IV. Development Regulations



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A. PURPOSE AND INTENT

These regulations will serve as the primary mechanism for implementation of the land uses for Dove Mountain Specific Plan. The regulations contained herein provide an appropriate amount of flexibility to provide for the existing cattle grazing and ranching uses, anticipate future needs and to achieve compatibility between land uses. Principal land use designations for the Specific Plan shall be as follows:

- Estate Lot Residential
- Low Density Residential
- Medium-Low Density Residential
- Medium Density Residential
- Village Core
- Multiple Use
- Resort
- Open Space

The proposed locations of these zoning designations are shown on Exhibit III.C.1: Land Use Plan.

B. DEFINITIONS

The definitions contained in the Marana Development Code Title 3.03.02 shall apply to this Plan where not consistent with other provisions of this Plan. Additional definitions follow:

1. **Alteration**: Any change in size, shape, character, occupancy or use of a building or structure.

2. **Average Area per Dwelling Unit**: A measurement of density based on the calculation of total gross acres within a development area divided by the total number of dwelling units (homes) within the development area. This measurement allows the flexibility to cluster dwelling units and consolidate open space.

3. **Average Finished Grade**: The mean average elevation of ground after site preparation, measured three feet from the building at five-foot intervals.

4. **Base Building Line**: The line formed by the minimum setbacks of the zoning district, behind which the primary structures may be built.

5. **Building Envelope**: That portion of an individual lot within which improvements should be concentrated and alterations to the natural landscape may be permitted.

6. **Building Height**: The vertical distance between the level of the average finished grade and (1) the highest point of the parapet of a flat roof, or (2) the deckline of a mansard roof, or (3) the mean average point between the eaves and ridge of the highest gable or other roof element.

7. **Building Setback**: The perpendicular distance from the perimeter property line of a lot designated on a subdivision plat or an area to be developed. Setback standards are to be applied to the gross areas required for individual subdivisions or projects where individual lot lines are not shown on a subdivision plat.

8. **Cluster:** A group of two (2) or more buildings, each of which may contain one or more housing units, grouped to form a unified development, with useable open area in either common or individual ownership.

9. **Commercial**: A land use category permitting office, restaurant, personal and business services, retail sales, drive thru retail & service uses, financial institutions, specialty retail and entertainment, recreational and cultural uses, gasoline/service stations, car washes, repair businesses, educational, religious institutional and day-care facilities, personal storage units, recreational vehicle storage, but excluding manufacturing or warehousing units and other uses per Marana Commercial Code.

10. **Community Facility Districts**: Community Facility District allows within its incorporated boundaries, a municipality to finance and provide public infrastructure and other

improvements. By establishing such Districts, cities have a new alternative means to deal with the costs of new growth - and inner-city redevelopment - through public financing mechanisms that assess only the lands and landowners benefited by the specific improvements and infrastructure. A District is managed by a district board responsible for implementing a general infrastructure plan adopted by the municipality and any applicable development agreement between the municipality and landowners.

11. **Commercial Vehicle**: Any vehicle designed, intended or used for transportation of people, chattel, goods or things other than private passenger vehicles, trailers, motor homes and campers for private nonprofit transport of goods and boats.

12. **Conservation Easement**: That portion of an individual lot outside of the building envelope that may not be disturbed or graded in any way from its natural state. It is a legally defined and recorded easement established at the time of platting. It will be the responsibility of either the owner or the homeowners association to maintain the conservation easement.

13. **Construction Certification Process**: A process by which the municipality's inspection and/or construction acceptance responsibility is transferred to a registered engineer outside the agency, and the agency fees are waived.

14. **Coverage**: The percentage of the plot area covered or occupied by buildings or roofed portions of structures. Shuffleboard courts, swimming pools, barbecue pits, terraces and other appurtenances not roofed over with other than open mesh screening are not included in computing coverage.

15. **Desert Trees**: Mesquite, Paloverde, Ironwood and Acacia.

16. **Design Certification Process**: A process by which a registered professional engineer certifies that a given set of final construction plans were prepared in accordance with the specified applicable policies, ordinances, etc., and in accordance with appropriate approved preliminary design reports/plans. In doing so, the agency review and fees are waived. (See Appendix K).

17. **District or Zoning District**: A portion of the territory of the Town of Marana within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of the Dove Mountain Specific Plan.

18. **Dwelling**: Any building, structure, or vehicle or part thereof, occupied in whole or in part, as the residence or living quarters of one or more persons, permanently or temporarily, continuously or transiently.

19. **Dwelling-Unit Cap**: The maximum number of dwelling units permitted within the Specific Plan Area.

20. **Elementary School**: A site, 10 acres in size for grades Kindergarten through sixth.



21. **Engineer of Record**: A Civil Engineer registered in the state of Arizona may be an employee of the Master Developer, consultant, hired by the Master Developer, district or builder.

22. **Essential services**: Any structure or facility (not including buildings over two hundred (200) square feet in interior area) required by a utility owned by the Town, allowed to operate by the Town, or franchised to operate within the Town limits, which by its nature, is customarily required to be located in a specific proximity to the area it serves, as determined by the Town Manager.

23. **Fence**: A physical barrier that is less than twenty-five (25) percent opaque.

24. **Floor Area**: Floor area includes the sum of the enclosed horizontal areas of each floor of a building measured from the exterior faces of the exterior walls, excluding areas used for elevator shafts, stairwells, floor space used for mechanical equipment room, attic space, off-street parking and loading, ways for ingress and egress from vehicular parking and loading areas.

25. **Helistop**: A designated landing area, other than an airport, used regularly for the operation of rotorcraft where no basing facilities are provided.

26. **Life Care Facility**: A residential center for senior residents, which combines individual housing units with permanent on-site medical facilities.

27. **Master Developer**: Declarant Master CC & R's will be recorded on the property and the Declarant under those CC & R's will have the responsibilities of the Master Developer.

28. **Master Developer Design Review Committee**: Three representatives appointed by the Master Developer, one of which shall be an engineer registered in the State of Arizona, one a planner, and the third an employee of the Master Developer knowledgeable of the development.

29. **Maximum Density**: The maximum residences per acre (RAC) of a development area, or portion thereof, as permitted by the applicable density range.

30. **Multiple-Family Residential Units**: Townhouses, patio homes, apartments or similar residential units.

31. **Nonaccess Easement, Line or Strip**: A method by which vehicular access is controlled on a piece of property.

32. **Open Space**: Common land area, either landscaped and developed for recreation or left in a natural state.



33. **Parking**: The temporary, transient storage of motor vehicles used for transportation, while their operators are engaged in other activities. It shall not include storage of new or used motor vehicles for sale, services, rental or any other purpose other than specified above.

34. **Phase:** A portion of a development project as set forth in the master site plan scheduled for construction and occupancy as an entity apart from other phases of the development.

35. **Planning Area**: A sub-area of the Specific Plan area, which designates land use activities of distinct characteristics and when taken together create the planned community.

36. **Plo**t: Land occupied or to be occupied by a building or use, and its accessory buildings and accessory uses, together with such yards and open spaces as are required by the Specific Plan. A plot may consist of one or more, and/or portions of a platted lot or lots and/or unplatted land.

37. **RAC**: The permitted number of residences per gross acre (43,560 square feet of land area).

38. **Recreational Activities or Sites**: Any private land designated for the establishment of structures or areas in which to provide recreational activities such as health club/spa, country club, golf course clubhouse, trails, etc.

39. **Resort**: A building or group of buildings containing fifty or more guest rooms, with a large portion of the site devoted to recreational activities such as tennis, horseback riding, swimming and golf.

40. **Salvageable**: On-site plant materials, as determined by a registered landscape architect, horticulturalist or botanist, able to be reasonably transplanted (generally healthy/desert trees, having a trunk diameter of four (4) inches dbh (diameter at breast height), or approximately four to five (4-5) feet above grade, and healthy saguaro cactus less than fifteen (15) feet in height, having few or no arms) without undue cost or burden to the Master Developer or builders.

41. **Setback**: The minimum required distance between any property line and the location of a building or structure.

42. **Single-Family Residential**: A land use category which permits one or more persons occupying a single dwelling unit, including detached, attached (two or more), townhouse, zero lot line, Z-lot line, patio home, or similar residential units, having one set of culinary facilities provided that unless all members are related by blood or marriage, no such family shall contain more than five (5) persons, but further provided that domestic servants employed on the premises may be housed on the premises without being counted as family or families.



43. **Target Density**: The specified density within the various planning areas, used to calculate the dwelling-unit cap based on gross acreage.

44. **Temporary Services**: Construction yards, R.V. storage facilities, Butler buildings, prefab sales and construction offices.

45. **Theme Wall**: Walls built around individual developments which define the site.

46. **Tourist Commercial**: Those commercial uses listed in #9 commercial, as they relate to the tourism and resort visitation.

47. **Use**: The purpose for which land or a structure thereon is designed, arranged or intended, to be occupied or utilized, or for which it is occupied or maintained.

48. **Village Core**: An urban center that integrates commercial business, retail, recreation, restaurant/drinking facilities and public facilities with medium-density housing.

C. GENERAL PROVISIONS

1. All construction and development within the Specific Plan area shall comply with all applicable laws, codes, and ordinances in effect at the time of this Specific Plan's adoption not in conflict with this Specific Plan.

2. The setback requirements are as specified within the development standards for each zoning designation. If not otherwise specified, all setbacks shall be determined as the perpendicular distance from the existing or planned street right-of-way line, drainage way or property fine, to the foundation point of the closest structure. Building setbacks along major and minor washes (excluding conveyor and collector channels) shall be calculated as follows: Building Setback in feet = the square root of the regulatory flows (100-year storm water).

3. This Specific Plan may be amended by the same procedure as it was adopted, by ordinance. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change.

4. Any persons, firm or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the Town of Marana Zoning Code pertaining to zoning misdemeanors.

5. Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the Specific Plan it shall be the duty of the Zoning Administrator to determine if said use is: (1) consistent with the intent of the zone; and (2) the said use is compatible with other listed permitted uses and to authorize said uses. Any person aggrieved by the determination may appeal that decision to the Planning Commission.

6. Automotive vehicles, trailers, and other vehicles requiring license plates, of any kind or type, without current license plates that have been abandoned shall not be parked or stored on any property within the Specific Plan area unless it is in a completely enclosed building.

7. Exceptions to height limitations contained in the Regulations apply only to essential services or other architectural appurtenances required for the screening of rooftop equipment. The height exception shall not exceed the building height limit unless approved by the Dove Mountain Specific Plan Development Review Committee and the Town of Marana.

8. Non-conforming Structures - Where a lawful structure exists at the effective date of adoption or amendment of this Specific Plan that could not be built under the terms of these regulations by reason of restrictions on area, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

a) No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease or not affect its non-conformity.

b) Should such non-conforming structure or non-conforming portion of structure be destroyed, by any means, to an extent of more than 50 percent, of its replacement cost, as determined by the Town Zoning Administrator, at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Specific Plan.

c) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.

9. Essential services shall be permitted as authorized and regulated by law and resolution of the Town of Marana, it being the intention hereof to exempt such essential services from the application of this Specific Plan.

10. Cattle grazing (no more than 400 head of cattle), ranching and agricultural land uses shall be permitted as authorized and regulated by law and resolution of the Town of Marana, it being the intention hereof to exempt such uses from the application of this Specific Plan. No feedlots shall be allowed. Cattle grazing areas must be fenced from developed areas by the Master Developer.

11. The Town shall accept dedication of the rights-of-way, if the Town deems that they are in acceptable condition, within one year of constructions, at the minimum, and five years after construction at the latest, unless the roadways are dedicated to the Community Facilities District which would assume responsibility for operations and maintenance.

D. GENERAL SUBDIVISION STANDARDS

1. All streets shall be either dedicated for public use or be private streets dedicated for the use and convenience of the affected property owners, their guests, and invitees providing that easements for access and the required installation and maintenance of utilities are granted.

2. The design of subdivision streets and drainage facilities shall generally conform to PCDOT or as approved by the Town Engineer and provide for:

   a. A minimum public right-of-way width of 45 feet
   b. A minimum pavement width of 26 feet for public streets and 20 feet for private streets.
   c. A minimum offset for street "t" intersections of 135 feet.
   d. A minimum centerline radius of 175 feet
   e. On-street parking will be prohibited by the CC & R's.
   f. Sidewalks shall be located on one side of a roadway where adjacent densities are greater than 3 RAC.

   Current Town roadway cross-sections may be used in addition to the specified details in the Dove Mountain Specific Plan.

3. Design speeds of 15 mph may be used on rugged terrain to environmental impacts.

4. Clear lines of sight shall be maintained at all street intersections, to assure the safety of motorists and pedestrians. No obstruction that will obscure the motor vehicle drivers shall be placed within a fine connecting them at points of 45 feet from the intersection of said curb lines. Planting may be permitted within a triangular area provided that lines of sight are not obscured above 30 inches or below 6 feet through the triangular area. Street intersections shall be in accordance with ASHTO standards.

5. It shall be the responsibility of the Master Developer to coordinate with, obtain proper addresses, and inform appropriate parties regarding addressing. Street naming and property addressing shall be coordinated through the Pima County Addressing Coordinator's office.

6. The subdivider shall post a performance bond or other assurance with the Town, as assurance for the completion of the required subdivision improvements to be dedicated to the Town of Marana in accordance with the State of Arizona, Department of Real Estate requirements. These assurances may be in the form of a performance bond, cash escrow account, letter of credit third party trust agreement, or other form of assurances as may be approved by the Town of Marana.

With the exception of the third-party agreement the subdivider shall post assurances with the Town in the amount equal to the cost of construction for all required Town of Marana public improvements plus ten percent as estimated by a registered civil engineer.

Subdivision assurances shall be released upon completion and inspection of the required subdivision improvements. Partial releases for up to 95% of the lots covered by the assurances may be granted where the required improvements for a group of lots have been satisfactorily completed, and such improvements can be used and maintained separately from the improvements required for the balance of the subdivision.

7. The proposed Community Facilities District will have as its boundaries, the boundaries of this Specific Plan.

8. The following provisions shall apply to accessory uses and structures:

   a) All accessory uses and structures in residential districts shall be located in rear yards with the exception of buildings and structures providing essential services which shall not be subject to the dimensional requirements of any zoning district, but shall be subject to the Marana Town Engineer's locational requirements.

   b) All accessory uses and structures shall be located on the half of the plat line and any residential unit, which is the farthest distance from any abutting streets, unless located within the building area.

   c) Accessory buildings and structures shall not be of greater height than a principal building on the plot, except in commercial districts.

   d) No accessory structures, including fences and walls exceeding the permissible height standards, shall be located within five (5) feet of any plot line nor placed within any easement or right-of-way. Walls located in easements shall require approval from the Master Developer Design Review Committee.

9. All developed property shall be landscaped, improved and maintained in full conformity with all applicable requirements of these Specific Plan standards. All improved land shall be well graded and free from objectionable plant growth. All property shall be kept clean and free from rubbish or debris. The balance of the site shall be kept free of debris and shall not be used for storage or disposal of any objects or materials.

10. All planted and landscaped areas shall be maintained in a neat, orderly, healthy, and properly trimmed condition.

11. All driveways, walkways, parking areas, storage and loading areas of developed property shall be well-graded and surfaced with asphaltic concrete or other equivalent hard, dustless materials.

12. All electrical, telephone, gas or other utility connections shall be installed underground, where possible.

13. Ten. percent (10%) of the designated open space within this Specific Plan, may be utilized for estate development (0.2 RAC) if buildable areas are identified with detailed topographic studies, at the time of platting. In addition, natural open space may be included within estate lots if it is maintained as natural open space with a conservation easement.

14. Legal descriptions of individual planning area boundaries will be submitted at the time of platting.

15. Lots shall not front on any roadway of 150-foot rights-of-way. Lots shall not front any street (60 foot R.O.W.) having traffic volumes in excess of 6,500 average daily trips (ADTs).

E. LAND USE PLAN SUMMARY

Land use designations have been assigned to each area identified on the Dove Mountain Specific Plan. The designations include planning area number, land use designation, area in gross acres, dwelling units and density per gross acre. These statistics are shown on the Land Use Summary, Table 1 in Section I.

F. TRANSFER OF DENSITY/DWELLING UNITS

To ensure the orderly growth of the community, designated planning areas within the Dove Mountain Specific Plan shall be developed at densities consistent with or less than the maximum dwelling count of 9,159 homes, except as provided in a density transfer. Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments will occur during technical refinements in the platting process and shall not require an amendment to the Specific Plan. Maximum dwelling units per cumulative planning area counts will not thereby be affected. The Dove Mountain Specific Plan residential dwelling unit maximum shall be 9,159 dwelling units.

A transfer of residential dwelling units from one residential planning area to another residential area may be permitted in the Specific Plan area in accordance with the following provisions.

In no case shall transfers of dwelling units result in:

1. Exceeding the overall plan capacity of 9,159 dwelling units or 1,600 resort/hotel rooms;

2. Allocating excess units outside of identified residential planning areas to non-residential areas;

3. A change in the density classification/range;

4. Exceeding prescribed planning unit maximums by individual planning area, by more than 20 percent;

5. Residential Units may be transferred into commercial and resort areas provided that the maximum dwelling units are not exceeded.

At the time of the approval of the respective plats employing transfers of density, a revised Specific Plan Map and Planning Area Summary shall be submitted for all transfers of dwelling units. Said map and table shall also indicate the remaining number of units, if any, that may be accommodated without exceeding the 20 percent limitation. Said exhibit and table shall be dated accordingly. Transfers of density will be reviewed for conformance with this Specific Plan.

G. RESIDENTIAL SITE DEVELOPMENT STANDARDS

1. ESTATE LOTS (0.2 - 1 RAC)

a. Permitted Uses:

1. Single family dwelling units.

2. Uses accessory to any of the above uses when located on the same plot and not involving the conduct of any business, trade, occupation, or profession, including:

    - Guesthouse for non-paying guests, (which may include a set of culinary facilities) on sites greater than one acre.
    - Servants' quarters.
    - Keeping of horses not exceeding two in total number per acre, provided that any roofed structure for shelter of such animals is located at least fifty (50) feet from any plot line.
    - Greenhouses, swimming pools, cabanas, tennis courts and other similar game courts.
    - Home Occupation.

3. Parks, playgrounds and community owned buildings other than hospitals.

4. Private tennis courts, provided that the court is not lighted and is located outside of all yard setbacks, and further, that fencing around the court shall not exceed ten (10) feet in height.

5. Temporary real estate sales office within a model home.

6. Golf course, clubhouse and related facilities, including but not limited to, restaurant, tennis courts, pro-shop, swimming pool, maintenance building and driving range.

7. Up to one community riding stable or horse facility may be located within a residential land use category. The location shall be designated by the Master Developer prior to the sale of residential lots within 1,000 feet of the community riding stable.

8. Office use on the one-acre parcel that is the Dove Mountain Sales and Information are located adjacent to Lot 14 of Canyon Pass at Dove Mountain.

b. Property Development Standards:

9. Minimum Lot Area: Thirty-Six Thousand (36,000) square feet.

10. Cluster option:

    a. Minimum lot size: None
    b. Average site area per dwelling unit: Eight thousand (8,000) square feet
    c. Minimum lot area per dwelling unit: None

11. Maximum Building Envelope: The lesser of 50% of the lot area or 25,000 square feet.

12. Maximum Building Height: Thirty (30) feet (two stories)

13. Building Setbacks

    - Front: 30 feet
    - Side: 10 feet
    - Rear: 20 feet
    - Side Corner: 20 feet

14. Parking- See section IV-K.

15. Special Standards/Landscape: See Section IV-O and Section V.

16. Horses will not be allowed in the developments within the mountainous terrain found in the Ruelas Canyon.

2. LOW DENSITY (2 - 4 RAC)

a. Permitted Uses:

1. Single family dwelling units

2. Uses listed under estate lots shall apply except for horses

3. Public elementary school

b. Property Development Standards

4. Minimum Lot Area: Six Thousand (6,000) square feet

5. Cluster Option:

    a. Minimum lot size: None
    b. Average site area per dwelling unit: Four thousand (4,000) square feet.
    c. Minimum lot area per dwelling unit: None

d.

6. Maximum Building Height: Thirty-five (35) feet, two stories.

7. Building Setbacks

   - Front: 20 feet
   - Side: 5 feet or 0 feet for common wall or zero lot line development
   - Rear: 15 feet
   - Corner: 20 feet

8. Parking: see Section IV-K.

9. Landscape: See Section IV-O and Section V.

3. MEDIUM-LOW DENSITY RESIDENTIAL (4 - 8 RAC)

a. Permitted Uses:

1. Uses listed under low density shall apply.

2. Detached, attached or semi-attached single family dwelling with or without party walls or walled courtyards.

3. Two family dwellings

4. Townhouses

b. Property Development Standards:

5. Minimum Lot Area: Four thousand (4,000) square feet average, 3,000 square feet minimum including common area.

6. Cluster Option:

   a. Minimum lot size: None
   b. Average site area per dwelling unit: Two- thousand (2,000) square feet.

7. Maximum Building Height: Thirty (30) feet, (two stories.)

8. Building Setback:
   - Front: 20 feet
   - Side: 5 feet or 0 for common wall or zero lot line developments

- Rear: 5 feet
- Corner: 10 feet

9. Parking- See Section IV-K.

10. Landscape: See Section IV-O and Section V.

4. MEDIUM DENSITY RESIDENTIAL (12-15 RAC)

a. Permitted Uses:

1. Uses listed under Medium-Low Density shall apply.

2. Multiple-family dwellings.

3. Business related parking.

4. Nursery/child care.

5. Congregate care/nursing home.

b. Property Development Standards

1. Minimum Lot Area. Two thousand (2,000) square feet per dwelling unit (duplex or multiple).

2. Building Height: No building shall exceed four (4) stories in height, and the exterior height shall not exceed forty-five feet (45).

3. Building Setbacks:

- Front: 20 feet.
- Side: 5 feet or zero for common wall or zero lot line developments.
- Rear: 5 feet
- Corner: 10 feet

4. Parking- See Section IV-K

5. Landscape: See Section IV-O and Section V.

H. COMMERCIAL SITE DEVELOPMENT STANDARDS

2. VILLAGE CORE COMMERCIAL

a. Permitted Uses:

1. Commercial
2. Commercial retail
3. Commercial recreation
4. Office/Professional
5. Financial Institutions
6. Tourist Commercial
7. Restaurant/Drinking Facilities
8. Public Services
9. Religious Facilities
10. Day care/Nursery School
11. Medical Center
12. Medium Density Residential

b. Property Development Standards

1. Maximum Building Coverage: 50% at ground level.
2. Minimum Lot Area: None
3. Minimum Lot Width: None
4. Maximum Building Height: Forty-five (45) feet, 3 stories
5. Minimum Building Setbacks: A distance equal to sixty percent (60%) of building height, but not less than twenty (20) feet.
6. Parking: See section IV-K
7. Landscape: See Section IV-O and Section V.



3. MIXED USE COMMERCIAL

a. Permitted Uses:

1. Professional
2. Commercial
3. Retail Commercial
4. Commercial Recreation
5. Financial Institutions
6. Restaurant/Drinking Facilities
7. Public Services
8. Religious Facilities
9. Campus Park/Light Industrial
10. Medical Center/Hospital/Doctor's Offices/Clinics/Senior Care Facilities
11. Educational Facility
12. Veterinary Services
13. Hotel/Motel
14. Medium Density Residential
15. Research and Development
16. Major Employment Center
17. Helistop

b. Property Development Standards:

1. Maximum Building Coverage: 50% at ground level.
2. Minimum Lot Area: None
3. Minimum Lot Width: None

4. Maximum Building Height: Forty-five (45) feet, 4 stories with optional theme towers to sixty-five (65) feet. Additionally, in Planning Area 11, all development is limited to single story.

5. Minimum Building Setbacks: A distance equal to sixty percent (60%) of building height, but not less than fifteen (15) feet.

6. Parking- See Section IV-K.

7. Landscape: See Section IV-O and Section V.

I. RESORT DEVELOPMENT STANDARDS

a. Primary Permitted Uses:

1. Destination Resort
2. Hotel/Motel
3. Destination Resort Support Commercial and Service
4. Commercial Recreation (health club, tennis, etc.)
5. Convention Facilities
6. Restaurant/Drinking Facilities
7. Swimming Pools and Spas
8. Game courts such as tennis and racquetball
9. Equestrian Facilities
10. Medium Density Residential (except in Planning Area 22 where only Estate Development will be allowed)
11. Entertainment Facilities
12. Specialty/Convenience Commercial
13. Uses listed under Estate Lots
14. Helistop

b. Property Development Standards

1. Maximum Building Coverage: Twenty-five (25%) percent at ground level.

2. Minimum Lot Area: None

3. Minimum Lot Width: None

4. Maximum Building Height: Seventy-five (75) feet.

5. Minimum Building Setbacks: A distance equal to sixty percent (60%) of building height, but not less than fifteen (15) feet.

6. Parking: See section IV-K.

7. Landscape: See Section IV-O and Section V.

J. STREET DEVELOPMENT STANDARDS

1. General Standards

a. Dove Mountain Boulevard, north of Tangerine Road will have a 150-foot right-¬of-way and will be initially constructed with two travel lanes.

b. Tangerine Road will initially be widened at its intersections with Dove Mountain Boulevard to provide a westbound right-turn lane and an eastbound left¬-turn lane, constructed with appropriate tapers, in accordance with ASHTO standards.

c. "Ruelas Canyon Road" is a major connector for this site and will have a 60-foot wide dedicated right-of-way. The roadway will initially and ultimately consist of two travel lanes, one in each direction. Left turn lanes will also be included at major intersections. Initially construction will consist of a two-lane rural roadway.

d. The Master Developer, Builder or District which causes pavement cutting will be responsible for the cost of maintenance of the cut areas for a period of five (5) years after the street has been accepted by the Town.

e. The Design Certification process for improvement plant (roadways and drainage facilities) (see Definitions, page V-1) will be available for use on this project, and will be administered in accordance with Appendix K.

f. Construction Administration and inspection may be provided, at the option of Dove Mountain Specific Plan, by a registered civil engineer who will be responsible for providing a construction certification to the Town of Marana, in accordance with the City of Tucson's current Private Improvement Agreement (included within Appendix L), or superseding district procedures

g. All streets and drainage will be in conformance with PCDOT standards.

h. Refer to Section O for street landscape standards.

i. Within subdivisions having medium-low density residential and medium density residential curbs shall be required.

- Estate and low-density residential areas shall require curbs only as needed for drainage.

- On roadways with 150-foot right-of-way or greater, curbs shall be required for the ultimate cross-section. The interim cross-section may utilize a thickened edge**.**

2. Estate Standards

Future Estate standards for Street Development are subject to approval by the Town Engineer.

K. PARKING STANDARDS

1. Off-street parking required.

   a. Every building, use or structure, shall be provided with off-street parking facilities in accordance with the provisions of this specific plan for the use of occupants, employees, visitors or patrons.

   b. It shall be unlawful for an owner or operator of any building, structure or use to discontinue, change or dispense with, or to cause the discontinuance or reduction of the required parking facilities apart from the discontinuance, sale or transfer of such structure or use, without establishing alternative vehicle parking facilities which meet these requirements.

2. Location of required parking.

   a. Required off-site parking facilities shall be located on the same plot of land they are intended to serve, or upon a plot of land within three hundred (300) feet, by airline measurement, of the premises they are intended to serve. If off-site parking facilities

are provided by a plot of land within three hundred (300) feet of the premises to be served then the requirements of this article must be met and the owner of said parking areas shall enter into written agreement with the Town of Marana or the District whereby the land providing the parking area shall have unity of title with the primary site and shall not be sold or disposed of except in conjunction with the sale of the building the parking area serves so long as these parking facilities are required. Said agreement shall be recorded at the expense of the owner and shall run with the land and shall bind the heirs, successors, and assigns of said owner. Said agreement may be voided by the Town of Marana if other provisions are made for off-site parking facilities pursuant to the requirements of this section.

b. The following additional criteria shall apply to such off-site parking areas.

    i. Off-site parking shall be permitted only where the off-site parking area is contiguous to the mixed-use or commercially zoned property or is separated only by an alley.

    ii. The maximum encroachment of business parking into a residential area (MDR and MLDR only) shall be one hundred fifty (150) feet. Any encroachment greater than one hundred fifty (150) feet shall be determined by the Dove Mountain Specific Plan, Limited Development Review Committee upon individual petitions submitted to that group.

    iii. No business shall be conducted on residentially zoned property utilized for off-site parking.

    iv. Where off-site parking is permitted and fronts residentially zoned property, a minimum height of four-foot ten-inch high stucco or masonry wall, but not in excess of six (6) feet in height, shall be erected fronting the residentially zoned property.

3. Off-street parking for the disabled

Each site used or to be used for commercial, mixed-use and community facility sites shall provide parking for the disabled in the immediate vicinity of the building or buildings as follows:

a. One (1) parking space for disabled persons for the first twenty (20) required parking spaces; one (1) additional parking space for disabled for the next eighty (80) parking spaces or fraction thereof; and two (2) percent to be provided for over one hundred (100) parking units.

b. All spaces shall have accessible thereto a curb-ramp or curb cut, when necessary to allow access to the building served, in close proximity to the entrance.

c. Handicapped parking spaces shall be a minimum of twelve (12) feet wide.

d. Each parking space shall be posted and maintained with a permanent sign of a color and design as shown in the "Manual on Uniform Traffic Control Devices (D9-6)", bearing the internationally accepted wheelchair symbol and the caption "PARKING BY DISABLED PERMIT ONLY."

4. Size and character of required parking.

a. Size: Each parking space required and provided shall be not less than nine (9) feet in width and eighteen (18) feet in length.

b. Accessibility: In all planning areas, the width of access aisles and driveways shall be in conformance with the standards. Each space shall be accessible without driving over or through any other parking space. Back out parking onto any public right-of-¬way of less than eighty (80) feet in width shall be permitted in low density and estate residential areas.

c. Composition: Parking facilities, including access sales and driveways shall be surfaced with brick, asphaltic or concrete surfacing maintained in a smooth, well-graded condition. However, the following exceptions shall apply:

i. For the following specified uses, up to twenty (20) percent of the required off-street parking facilities may be provided through the utilization of a grass or lawn alternate parking surface:

- Commercial
  - Village Core Commercial
  - Mixed Use Commercial
- Resort

d. Drainage: All off-street parking facilities shall be drained so as not to cause any nuisances on adjacent or public property. Such drainage facilities shall be arranged for convenient access and safety of pedestrians and vehicles.

5. Parking facilities plans required.

A plan shall be submitted with every application for a building permit for any use or structure required to provide off-street parking. Plans shall clearly and accurately designate the required parking space, access aisles and driveways, and relation to the uses or structures these off-street parking facilities are intended to serve.

6. Amount of off-street parking.

The minimum number of parking spaces to be provided and maintained for each use or occupancy shall be as follows:

a. *Residential uses*:

i. Estate, low density and Medium-low density: Two (2) parking spaces for each dwelling unit. Dwellings shall provide a garage or carport for one (1) space, two (2) parking spaces per efficiency/1 bedroom unit. Carports shall effectively screen an automobile from view on three (3) sides utilizing a wall, fence or hedge at least four (4) feet in height.

ii. Moderate Density:

- One and one-half (I V2) parking spaces for each efficiency unit and one (1) bedroom unit.
- Two (2) parking spaces for each unit of two (2) or more bedrooms or one-bedroom unit.
- Two (2) parking spaces for each townhouse.
- In addition to the above, multi-family buildings shall be required to provide supplemental guest parking space equal to a minimum of five (5) percent of the spaces required above.

iii. Housing for elderly: One (1) parking space for each unit or 1.26 parking spaces for each residential unit in a senior care facility.

b. Commercial Uses:

One parking space is required per square footage indicated in each category.

60 square feet:
- Bars
- Beer gardens
- Cafeterias
- Cocktail lounges
- Nightclubs
- Taverns

125 square feet:
- Convenience stores

150 square feet
- Auto repair shop
- Auto service station
- Bakery
- Beauty shop
- Butcher shop

- Car wash
- Delicatessens
- Dry cleaning
- Grocery
- Ice cream
- Laundry
- Liquor store
- Package store
- Self-service laundry
- Take-out foods

200 square feet

- Animal hospitals
- Auction galleries
- Bank and savings and loan
- Barbershop
- Business school
- Childcare center
- Civic clubs
- Community centers (non-governmental)
- Contractor shops:
  - General
  - Electrical
  - Plumbing
  - Roofing
  - Air conditioning, etc.
- Dancing school
- Dental clinic
- Drugstores
- Financial institutions
- Health institutions
- Indoor display area for vehicle sale or rental
- Kernel
- Library
- Medical and dental offices
- Medical clinic
- Post office
- Trade school
- Veterinarians
- Vocational school

300 square feet:

- Building supplies
- Business and professional offices
- Financial companies

- Government offices
- Household equipment
- Household repairs
- Hardware
- Personal service shops
- Pet grooming
- Retail stores
- Swimming and pool supplies
- Travel agencies
- Wholesale medical supplies
- Wholesale stores

500 square feet

- Art gallery
- Carpet and flooring materials retails stores
- Furniture store
- Campus Park industrial uses
- Manufacturing uses
- Outdoor display area for vehicle sale or rental
- Printing and engraving
- Research and testing laboratories
- Sign shop
- Storage buildings
- Telephone exchange housing automatic equipment only
- Warehouse

c. *Resort:* One (1) parking space for each sleeping room. If there are other uses operated in conjunction with and/or as part of the resort, additional off-street parking spaces shall be provided.

In a resort hotel with more than 200 rooms and uses such as restaurants, meeting rooms and recreational amenities, the required number of parking spaces can be reduced to account for the shared use of parking spaces and to minimize the impact of parking on the resort environment as follows:

The required number of resort parking spaces for all rooms and ancillary uses is 1.5 spaces for each hotel sleeping room. Time share or interval ownership units shall have one space for each unit, except when an interval ownership unit consisting of two bedrooms is constructed to allow the unit to operate as either a two bedroom or a one bedroom and/or studio unit, the required parking shall be 1.5 spaces per unit.

d. Miscellaneous uses.

1. Hospitals: One and one-half (1 1/2) parking spaces for each bed.

2. Places of public assembly, assembly halls, convention halls, exhibition halls, dance halls, skating rinks, sport arenas, community center, libraries, theatre, museums, amusement centers: One (1) parking space for each five (5) seats or one (1) parking space for each two hundred (200) square feet of gross area; whichever is greater.

3. Places of worship: One (1) parking space for each fifty (50) square feet of auditorium or chapel area, not including Sunday School classrooms.

4. Funeral homes: One (1) parking space for each four (4) fixed seats in public rooms, or one (1) parking space for ninety (90) square feet in public rooms with movable seating.

5. Bowling centers: Six (6) parking spaces for each lane.

6. University or college, senior high schools, junior high schools, public or private schools: One (1) parking space for each classroom, plus one (1) parking space for each five (5) students or one-half (1/2) of the additional parking spaces for rooms used for public assembly as otherwise required by this section, whichever may be greater.

7. Elementary schools, public or private: One (1) parking space for each classroom, plus one-half (1 1/2) of the parking space requirement for rooms used for public assembly as otherwise required by this section.

8. Private clubs, lodges, fraternal buildings, union halls: One (1) parking space for each one hundred (100) square feet of assembly hall and auditorium, or one (1) parking space for each fifty (50) square feet of gross floor area occupied by guests, customers, patrons, members or other occupants, whichever may be greater.

9. Sanitariums, asylums, orphanages, convalescent homes, home for infirms: One (1) parking space for each five (5) beds for patients.

10. Restaurants: First one thousand (1,000) square feet - one (1) space per forty (40) square feet; portion between one thousand (1,000) and five thousand (5,000) square feet -one (1) space per ninety (90) square feet; portion over five thousand (5,000) square feet - one (1) space per sixty (60) square feet.

    Required parking for "open air seating" of a restaurant shall be calculated at fifty (50) percent of the square footage of said open air seating area.

11. Shopping centers:

i. One (1) parking space for each two hundred twenty-five (225) square feet of gross leasable area in shopping centers with less than two hundred thousand (200,000) square feet of gross leasable area. One (1) parking space for each two hundred (200) square feet of gross leasable area in shopping centers with two hundred thousand (200,000) square feet or more of gross leasable area.

12. Private court club: Five (5) spaces per court.

13. Theaters: One (1) space per three (3) seats.

14. Large office buildings:

a. Large office buildings shall be permitted to calculate required parking using the following formula: one parking space for each three hundred (300) square feet for eighty (80) percent of the gross floor area, one parking space for each two hundred (200) square feet for twelve and one half (12 1/2) percent of the gross floor area, and one parking space for each seventy-five (75) square feet for seven and one half (7 1/2) percent of the gross floor area. In addition, a credit of ten (10) percent of the total parking requirement shall be deducted from the actual number of spaces calculated in the above formula.

b. Criteria: To qualify for parking calculations for a large office building, it shall:

i. Contain a minimum of one hundred fifty thousand (150,000) square feet for the total gross floor area of the building;

ii. Restrict the ultimate occupancy of the building to a minimum of two thirds, (2/3) office uses;

iii. Exclude theaters.

c. Limitation: The parking calculations for each occupancy of a large office building shall be made on the basis of the percent of gross floor area given the following ratios:

i. A minimum of eighty (80) per cent for permitted uses otherwise requiring a 1:300 calculation.
ii. A maximum of twenty (20) percent for permitted uses otherwise requiring more than a 1:300 calculation and further provided that within this twenty (20) percent, only seven and

iii. one-half (7 1/2) percent shall be of the uses requiring a 1:75 or greater calculation.

15. Calculating required parking spaces:

a. Uses not specifically mentioned: The requirements for off-street parking for any unspecified uses in this specific plan shall be the same as provided in this section for the use most similar to the one sought as determined by the Dove Mountain Specific Plan Limited Development Review Committee. It is the intent to require all uses except grazing/ranching to provide off-street parking.

b. Fractional spaces: When units or measurements determining number of required off-street parking spaces result in requirement of fractional space, any such fraction equal to or greater than one-half (1/2) shall require a full off-street parking space.

c. Mixed uses: In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately, and off-street parking space for one use shall not be considered as providing the required off-street parking for any other use. However, when a business which has been issued an occupational license conditioned upon the operation of the business only between the hours of 5:00 p.m. and 8:00 am, including all day holidays and Sundays, the following parking credits shall apply:

- Business may utilize up to sixty (60) percent of the parking spaces required for the building in which the business is located.

- Business within the designated master parking area may utilize up to sixty (60) percent of the parking spaces within one hundred fifty (150) feet of the property line in the computation of the off-street parking spaces required for the business.

d. Measurements:

- Gross floor area shall mean the floor area inside of the exterior walls excluding elevators, stairwells, meter rooms and power equipment rooms. In hospitals, bassinets shall not count as beds. In stadiums, sport arenas, places of worship and other places of assembly in which occupants utilize benches, pews or other similar seating facilities, each twenty (20) lineal inches of such seating shall be counted as one (1) seat for the purpose of computing off-street parking requirements.

- In outdoor display areas for vehicle sales or rental, only areas designated for vehicle parking shall be measured. Driveway aisles and landscaped medians are not intended to be included in the measured area.

7. Use of parking facilities.

    a. Permitted use: Parking spaces may be used for the intermittent parking of licensed motor vehicles of employees, occupants, owners, tenants or customers utilizing the building or use served by said required parking space. Supplemental parking (parking facilities provided but not required) may be used for any purpose related to the use of the building it serves, subject to the following:

    b. Limitations on use of required parking facilities. The following uses and activities shall not be permitted in required parking facilities:

        1. Storage, repair or display of any vehicles, equipment or merchandise.

        2. Parking of vehicle, which, due to its size, shape, contents or location creates an obstruction or public safety hazard, or which cannot be contained within a single designated parking space.

8. Off-street loading.

    a. *General provisions*:

        1. Adequate space for loading and unloading of materials, goods or things, delivery and shipping, shall be provided and maintained on the same plot as the building which it serves.

        2. Where any structure is enlarged or any use is extended, the full amount of off-street loading space shall be supplied and maintained for the structure or use. Where the use of a structure or land or any part thereof is changed to a use requiring an off-street loading space, such space shall be supplied and maintained to comply with this specific plan.

        3. For the purposes of this section, an off-street loading space shall be an area at the grade level at least ten (10) feet wide by twenty-five (25) feet long with fourteen-foot vertical clearance. Each off-street loading space shall be directly accessible from a street or alley without crossing or entering any other required loading space, and shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination. Loading spaces shall also be accessible from the interior of any building it is intended to serve.

    b. *Specifications*: Off-street loading spaces shall be provided and maintained in accordance with the following schedule:

1. For each retail store, storage warehouse, wholesale establishment, campus park industrial, factory, market, restaurant, funeral home, laundry, dry cleaning establishment or similar building or use which has an aggregate gross floor area of:

    - Over 5,000 square feet but not over 25,000 square feet –1 space.
    - Over 25,000 square feet but not over 60,000 square feet - 2 spaces.
    - Over 60,000 square feet but not over 120,000 square feet -3 spaces.
    - Over 120,000 square feet but not over 200,000 square feet - 4 spaces.
    - Over 200,000 square feet but not over 290,000 square feet - 5 spaces.
    - Plus for each additional 90,000 square feet over 290,000 square feet or major fraction thereof - 1 space.

2. Convenience store - 1 space.

3. For each multiple dwelling, resort, hotel or motel which has a number of dwelling or hotel/motel units of:

    - 25 to 50 units - 1 space
    - Over 50 to 200 units - 2 spaces
    - Over 200 units - 3 spaces

    Such loading spaces shall not be located in the required front yard.

4. For each auditorium, convention hall, exhibition hall, museum, hotel, office building, sports arena, stadium, hospital or similar use which has an aggregate gross floor area of:

    - Over 20,000 square feet but not over 40,000 square feet - 1 space.
    - Plus, for each additional 60,000 square feet over 40,000 square feet or major fraction thereof - 1 space.

The loading requirements for any unspecified use shall be that which is required for similar specified uses

c. Off-street loading facilities supplied to meet the needs of one use shall not be considered as meeting off-street loading needs of any other use.

d. No area or facilities supplied to meet the required off-street parking facilities for a use shall be utilized for, or be deemed to meet, the requirements of this article for off-street loading facilities.

e. Nothing in this section shall prevent the collective, joint or combined provision of off-street loading facilities for two (2) or more buildings or uses, provided that such off-street loading facilities are equal in size and capacity to the combined requirement of the several buildings or uses and arranged as to be usable thereby.

f. Plans for buildings or uses requiring off-street loading facilities under the provisions of this section shall clearly indicate the location, dimensions, clearances and access of all such required off-street loading facilities.

L. UTILITY DEVELOPMENT STANDARDS

1. General Standards

a. All on-site and off-site sewers will be public (includes potential ownership by a Community Facilities District) and will be designed and constructed in accordance with the approved Sewer Master Plan and Pima County Wastewater Management Department or other applicable agency standards.

b. Most electric, telephone and cable TV shall be placed underground where feasible and shall be designed and constructed in accordance with the specific utility company standards.

c. Joint use utility easements and trenches shall be used as codes and physical conditions on site permit.

d. The on-site and off-site potable water system shall be designed and constructed in accordance with the approved Potable Water Master Plan which provides for domestic services, fire flow and all storage requirements. The design and construction shall conform to City of Tucson Water Department or other applicable agency standards. Fire hydrant locations will be coordinated with appropriate fire service.

e. The reclaimed water system shall be designed in accordance with the approved Reclaimed Water Master Plan and with City of Tucson Reclaimed Water or other applicable agency standards.

f. Design of all utilities should provide extensions past the edge of pavement where economically feasible for future connections.

g. Should the Design Certification Option currently being used by Pima County be adopted for use by the individual utility companies, that option would be available for use within Dove Mountain Specific Plan.

2. Estate Standards

a. Private sewer lift station may be used where terrain conditions dictate the use of force mains.

b. Joint utility trenches may be used for sewer, water, electric, gas, telephone and cable TV with the approval of various agencies.

c. Fire flow hydrants may be reduced to 500 gpm based upon the Fire Marshall's approval and the use of individual sprinkler systems in each residence.

d. If acceptable percolation rates are demonstrated, individual septic systems will be allowed.

M. DRAINAGE DESIGN STANDARDS

1. Major Washes

Within the property, Ruelas Canyon and Prospect Canyon Wash convey flows in excess of 2000 cfs during the 100-year event and, for the most part, will remain natural as urbanization begins to encroach. However, encroachment, enhancement and/or minor channel improvements may occur within or adjacent to these natural channels.

Fill material may be used to reclaim an ineffective flow area along the Prospect Wash, as shown on Exhibit III.E.1: Drainage Concept Plan. This site is to be reclaimed for the installation of a City of Tucson 4 MG water reservoir. Construction within or adjacent to these major washes should be conducted with as little disruption to the natural environment as is practical. Enhancement and encroachment of a major or minor natural wash may occur, if the intent is to blend with the overall character of the riparian community. Minor channel improvements may be necessary to accommodate roadway, sanitary sewers, and other utility crossings, or to stabilize those banks of the natural washes that are highly susceptible to erosion. Along disturbed reaches, the natural vegetation that does exist will be supplemented with similar vegetation types to increase the overall stabilizing effect of the combined root systems. In addition, artificial bank stabilization material (i.e., soil cement, rock riprap, gabions) may be provided at the existing incised channel or within the overbank area behind existing and/or supplemental vegetation. This material will be designed to blend in with the natural character of the area. The use of stabilizing material, as described, is meant to provide a barrier between future developments and the dynamic banks.

2. Minor Washes

   Those minor washes that (1) are relatively stable, (2) convey flows between 1000 and 2000 cfs, and (3) contain their respective 100-year peak discharges within narrow (under 100% definable limits should remain natural, be enhanced or artificially stabilized as is practical. Since the quantity of runoff generated within the upstream watershed (generally less than 1000 cfs during the 100-year event) is generally not capable of creating or sustaining those major riparian communities which are generally associated with major washes, channelization of these minor washes may be an integral part of the drainage design associated with individual developments.

   Areas serving to convey local drainage (flows less than 1000 cfs during the 100-year event) may be channelized. Again, channel sections will be stabilized using environmentally compatible materials, where practical. During the preparation of detailed improvement plans, attempts will be made to retain natural channel bottoms, but channel bottoms may be lined to control erosion, since it is possible that the associated watershed will be urbanized to the extent that runoff is essentially sediment free. Minor washes may incorporate golf course alignments and features.

3. Drainage Features

   Detention/retention is not required within the Plan area under the Regional Detention Plan concept (See Appendix I). The design of all drainage features will follow standard engineering practice in accordance with Pima County Transportation and Flood Control.

4. Erosion Hazard Setbacks

   Erosion of channel banks during flow events must be considered with design of improvements. Buildings will be setback from both natural watercourses and unstabilized engineered channel banks. All setbacks must be in accordance with Pima County Flood plain and Erosion Hazard Management Ordinance No. 1988-FC2, or as approved by the Town Engineer.

N. GRADING STANDARDS

1. All development grading will be in conformance with PCDOT standards.

2. Should it be necessary to grade a site over ten (10) acres in area in excess of one year prior to actual site construction, provisions can be made (such as a bond) for potential revegetation should the graded site become a problem.

3. Master Developer, assigns, or successors, or sub-developer will be responsible for dust control until re-vegetation is re-established (per Appendix J - Dust Control).

4. Grading and/or roadway improvement plan specifications shall include and delineate the role of a registered soils engineer.

O. LANDSCAPE STANDARDS

A strong landscaping theme will emphasize community identity and contribute toward community benefits. With careful planning, landscape standards can be taken under consideration to protect view sheds, maintain regional character, and provide ease of maintenance. The primary concern of the Dove Mountain Specific Plan has been to incorporate the use of drought tolerant and/or native species adaptable to the climate zone, blending the designed landscape with existing natural vegetation.

1. Landscaping adjacent to open space areas shall blend with existing native vegetation.

2. Landscaping along pedestrian trails shall utilize native, drought tolerant or naturalized plant materials.

3. Landscaping shall be used along individual project edges to soften the view of urban development and achieve a transition from the natural to the urban areas.

    a. This landscaping criteria will apply for all sections.

4. Perimeter landscaping in commercial VC/MDR, SC, MUC, and R districts shall be required as a buffer for contiguous residential districts in order to maintain community character.

    a. Along adjacent right-of-ways a strip at least ten (10) feet in width that conforms to standards outlined in standard 8.

    b. Along abutting property boundaries, a ten (10) foot strip along commercial districts shall be required.

5. Loading dock areas shall be setback, recessed, and/or set back from streets so as not to be visible from public throughways.

6. Modified major and minor washes shall utilize native riparian plants or indigenous hydro seed coverage.

7. Revegetation of large disturbed areas, such as drainage ways, through seeding shall include a seed mix appropriate for the environment and soil condition on site.

8. Required landscaping adjacent to street right-of-way in SC, MUC, VC/MDR, and R districts. The portion of any off-street parking and any other vehicular use areas shall be landscaped as follows in order to maintain the character of a desert corridor.

a. A strip at least ten (10) feet in width located between the abutting right-of-way and the off-street parking and any other vehicular use area that is exposed to an abutting right-of-way, with the exception of master parking areas.

b. All property other than the required landscape strip lying between the right-of-way and off-street parking area or other vehicular use area shall be landscaped with at least the minimum standard requirements.

9. Streetscapes for ultimate roadway designs with 150' R.O.W.'s shall include landscaped medians.

10. Plants shall be selected from the Recommended Plant List. Plants not on the recommended plant list may be used as accent material with approval from Master Developer Design Review Committee.

11. Unpaved areas in public rights-of-ways shall be planted and/or hydro seeded with vegetation or appropriate inorganic groundcover, such as decomposed granite.

12. Landscaping at all private entryways and public intersections shall maintain clear views for traffic safety and protect signage.

    a. When an access way intersects a public right-of-way, or when the subject property abuts the intersection of two (2) or more public right-of-ways, all landscaping within the triangular areas described below shall provide unobstructed cross-visibility at a level between thirty (30) inches and six (6) feet, provided that they are located so as not to create a traffic hazard, with the following exceptions:

        i. Trees, shrubs or palms having limbs and foliage trimmed in such a manner that these do not extend into the cross-visibility area. Every effort will be made to keep the vegetation trimmed in a manner that reflects their native shape.
        ii. No landscaping other than grass or natural ground cover shall be permitted in the public right-of-way without approval from the Master Developer Design Review Committee.

    b. Any landscaping located within the triangular areas described herein shall be maintained to the standards set forth so as not to create an obstruction.

13. Parking area interiors in the VC/MDR, MUC, and R Districts shall be subject to the following standards:

    a. Amount of interior landscaping required: off-street parking areas shall have at least ten (10) square feet of landscaping for each parking space, excluding these spaces abutting a perimeter for which landscaping is required by other sections hereof, and excluding all parking spaces which are directly served by an aisle abutting and running parallel to such a perimeter. Other vehicular use areas shall have one (1)

b. square foot of landscaping for each one hundred (100) square feet or fraction thereof of paved area.

c. Minimum size and dimension of each landscaped area: each separated landscaped area shall contain a minimum of seventy-five (75) square feet. The minimum size of a planter island must be five (5) feet wide by fifteen (15) feet deep. The area shall include at least one (1) tree with the remaining area landscaped with shrubs, ground cover or other authorized landscaping material not to exceed three (3) feet in height.

14. Golf courses will be designed per the Arizona Department of Water Resources water usage standards.

P. SIGN STANDARDS

The purpose of sign standards is to establish a framework of comprehensive guidelines that inform, direct and reflect the Dove Mountain Specific Plan community character. The sign standards contained herein shall apply to all the various land developments within the Specific Plan area. It is intended that the uniform application of these provisions, in conjunction with the recommended character development guidelines in Section V: Design Guidelines, will provide the structure for an integrated visual character and continuity throughout the build out of the Plan area.

For purposes of this Specific Plan, the definitions contained in Title 16, Town of Marana Development Code, shall apply.

1. General Standards

a. All signs shall be approved by the Marana Zoning Administrator in accordance with the regulations of the Marana sign code, Title 16 of the Development Code, and the standards of this Specific Plan.

b. All light sources, either internal or external, provided to illuminate signage shall be placed or directed away from public streets, highways, sidewalks or adjacent premises so as not to cause glare or reflection that may constitute a traffic hazard or nuisance.

c. All signage shall be designed free of bracing, angle iron, guy wires, cables or similar devices.

d. The exposed backs of all signs visible to the public shall be suitably covered, finished, properly maintained or screened by landscape planting.

e. All signs shall be maintained in good repair, including display surface, which shall be kept neatly painted or posted.

f. The height of the vegetation shall be restricted so as not to block regulatory signs.

g. Any sign that does not conform to the provisions contained herein shall be made to conform or shall be removed.

2. Directional Signage

a. Signage location approval shall be made by the Town Engineer contingent upon the finding that the geographic location of, or access to the use identified creates a need for directional signs not satisfied by other signs permitted herein.

b. Directional signage may be located onsite and offsite provided they are not located within the public right-of-way. The number of such signs shall be determined on a case-by-case basis for each planning areas as submitted for development plan review.

3. Entry Signage

a. Entry signs shall be integrated with the community's character and the design is subject to approval by the Town Zoning Administrator.

b. The Specific Plan entry monumentation signs are permitted at key entry points and intersections as identified on Exhibit III.J.1: Landscape Concept Plan.

i. Monumentation signs shall not exceed eighty (80) square feet per side, with a maximum of two sides, or a total square footage of one hundred sixty (160) square feet.

ii. Such signs shall not exceed a maximum height of five (5) feet, measured vertically from the base of the sign to top of sign, excluding pilasters.

4. Commercial Signage

a. No signs shall be installed on or above any roof.

b. Projecting business signs shall not rotate, move or simulate motion in any way.

5. Temporary Signage

a. All temporary signage shall be approved by the Town Zoning Administrator and shall require a sign permit.

b. Banners, flags, and other temporary signs announcing openings, etc. shall be allowed for a non-renewable period of dirty (30) days, subject to approval of a temporary sign permit from the Town Zoning Administrator.

Q. NATIVE PLANT STANDARDS

Plant preservation and/or salvage shall be outlined at the time of final platting. The Dove Mountain Conservation Plan approved by the Town of Marana shall act as the guiding document regarding protected plant species for the Specific plan area and Native Plant Law requirements

R. HELISTOP STANDARDS

1. Primary Permitted Use:

   Helistop landing site use shall be permitted only in the zoning districts in which they are specifically permitted and only when approval, on a use-by-use basis, has been granted by the Master Developer Design Review Committee, subject to the following procedures:

   a. A plan must be submitted and reviewed by the Master Developer Design Review Committee.
   b. Notice must be given to the owners of property within a one thousand foot (1,000') radius of the plot upon which the proposed site is to be located at least ten (10) days prior to a hearing before the Master Developer Design Review Committee.

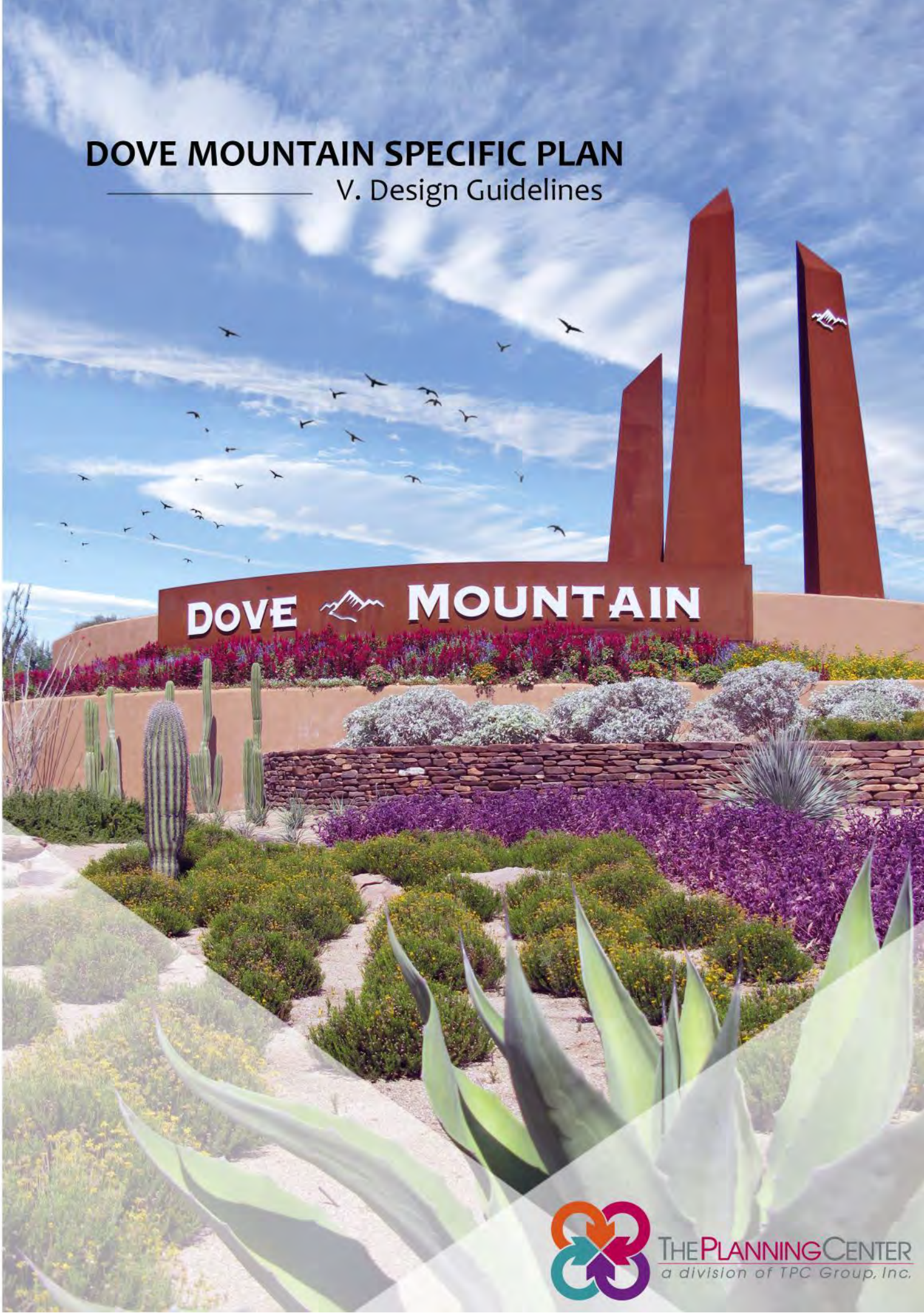
2. Upon approval by the Master Developer Design Review Committee, submit permit application to the Town of Marana for approval through the process.

S. WILDLIFE FENCING STANDARDS

If an additional access drive on Tangerine Road east of Camino de Oeste is to be constructed resulting in a modification to the existing wildlife fence, the developer shall provide a wildlife fence modification plan for Town of Marana approval. The goal is to help direct wildlife to an appropriate wildlife crossing opening in the fence along Tangerine Road.

DOVE MOUNTAIN SPECIFIC PLAN

V. Design Guidelines



THE PLANNING CENTER
a division of TPC Group, Inc.

A. INTRODUCTION AND PURPOSE

The following guidelines have been prepared for the Dove Mountain Specific Plan. They have been organized for publication as a separate non-regulatory document. The Design Guidelines serve as an overall guidance for the refined design and development of each phase of the project

1. Purpose

The Design Guidelines provide the framework for quality design, expressing the desired character of future development. They address common community features such as site planning, architecture, circulation, landscape, open space and recreation, and signage.

The purpose of the guidelines is to establish development criteria and assure a cohesive community character and appearance with environmental compatibility.

The objectives are:

- To serve as design criteria for use by planners, architects, landscape architects, engineers and builders.
- To provide guidance to the Master Developer and Builder in the review of future development projects in the Specific Plan area.
- To provide a viable framework which will achieve the plan's quality objective.

It is not the intent of the guidelines to limit the creativity of designers.
Individual project identity is encouraged while providing community continuity.

2. Setting

The Dove Mountain Specific Plan, in northern Pima County, is at the base of the Tortolita Mountains. The Mountains serve as both the setting and backdrop for the properties. To the south, there are spectacular panoramic views of the Tucson Basin.

The natural setting of the Specific Plan area includes 17% of the property with slopes greater than 4:1. The steeper slopes are on the northern and northeastern portion of the site. The northern boundary of the site contains the mouth of Ruelas Canyon and the Ruelas Wash.

The Dove Mountain Specific Plan is a 6,207.42-acre master planned community. The mixed land use development is planned for residential, commercial, campus park industrial, recreational, and resort use. Extensive land within the property will be maintained as natural open space. These include the scenic hillsides and natural arroyos.

3. Guideline Framework

The Design Guidelines address two levels of planning and design:

- Community scale
- Secondary village scale

Community Level

Streetscapes and project edges are the most visible elements within a master planned community. The Dove Mountain Specific Plan Community is initially established by the entry monumentations, along two major circulation routes, Dove Mountain Boulevard and Thornydale Road, and the major open space drainage ways. Integrating landscape treatments, village theme walls and signage aides in achieving an overall community identity.

Secondary Level

Individual projects, the separate developments that comprise the community as a whole, include residential, commercial, resort and recreational uses. Each project should have an individual identity communicated through its architectural style, product type, and landscape treatment.

B. COMMUNITY CHARACTER

Community character is created through site location along with development sensitivity within the natural parameters. Land use definitions, along with major circulation routes, begin to convey the essential character and complex interrelations between the environment and the development.

1. Land Use

Located at the base of the Tortolita Mountains, the Specific Plan area and surrounding area is presently undeveloped. There is a strong Sonoran Desert character in this area created by the indigenous vegetation, geology and arroyos. It is the intent of the master planning of this community to maintain the regional flavor through a desert ranch style development blending into the existing landscape.

The Dove Mountain Specific Plan area will be developed as a master planned community with mixed-uses. It will include medium to large single-family residences, a commercial core with pockets of neighborhood commercial, campus park industrial, a resort, and open space areas containing active and passive recreational opportunities.

The following design guidelines have been developed to ensure style, landscaping, fencing and road design appropriate for the desert ambiance. This, when combined with

the large areas of open space and natural vegetation will produce a community in character with the surrounding properties.

2. Circulation

A clear hierarchy of streets and consistent design quality of public rights-¬of-ways will be developed and maintained to attain a circulation cohesiveness. The circulation concept will provide a strong community structure and identity.

The Circulation Plan will be strengthened by the Design Guidelines. This entails focusing on the primary entry road, secondary entry road, and neighborhood streets, see Exhibit III.D.1: Circulation Plan.

Dove Mountain Boulevard and Thornydale Road are the primary entry roads to the Dove Mountain Specific Plan area. They provide access to the Plan area from the south off of Tangerine Road and eventually from Interstate 10 to the west. Dove Mountain Boulevard is planned as the future outer loop roadway in Marana and will connect the project with Interstate-10 to the west. This roadway will have a 150'R.O.W.

3. Recreation/Open Space

A key component to the character of this community is the substantial amount of open space. Extensive area will remain in open space providing a natural backdrop for the community.

C. SITE PLANNING GUIDELINES

1. Objectives

The overall image for the Dove Mountain Specific Plan development is to create buildable pads while retaining the underlying integrity of the landform. The main goal of the site planning guidelines is to take advantage and maximize views on and offsite, provide a sense of community, and honor the present development character of the area. The Master Developer Design Review Committee has the responsibility for implementing these Guidelines.

The following objectives form the basis for these guidelines:

- To encourage site planning sensitive to the topography, natural drainage, existing vegetation, and views.
- To respond to governmental standards and respect the privacy of offsite property owners.
- To create a cohesive community while allowing individual development identity.

- To provide a variety of housing types responding to existing natural features and having the flexibility to respond to changes in market demand.

- Provide community delineation and a sense of community security through the use of walls and monumentations.

The following guidelines in this section address the aesthetics of site planning and grading concerns.

2. Site Planning

Site planning addresses the proper placement of buildings, roads and services within the site. This requires an understanding of existing drainage patterns and terrain, building form, and orientation.

- Stabilized drainage ways, if lined, should use naturalistic materials.

- Building mass should be simple in form.

- Building placement on adjoining parcels along a street should be varied to create a more interesting streetscape.

- Clusters of buildings should be of similar scale and mass with one "key" building or element, which stands out from each cluster.

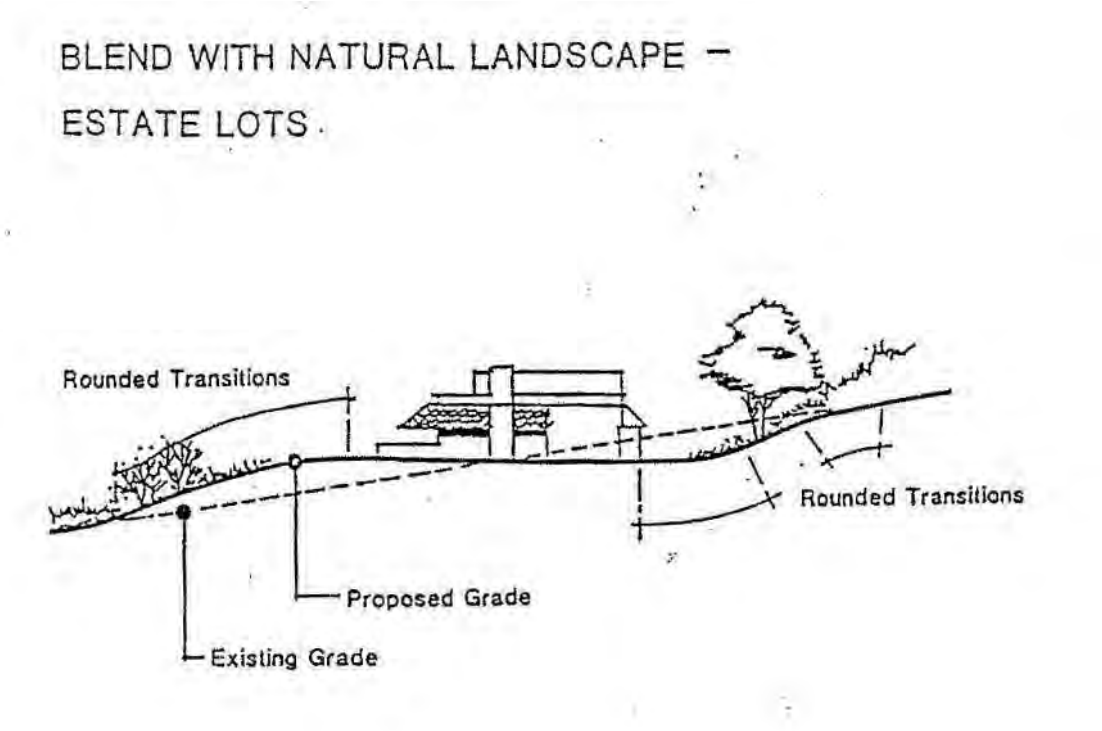
3. Grading

The key concepts in grading are to integrate buildable parcels with the existing topography and to maximize views from building pads while maintaining a low visual impact from surrounding properties.

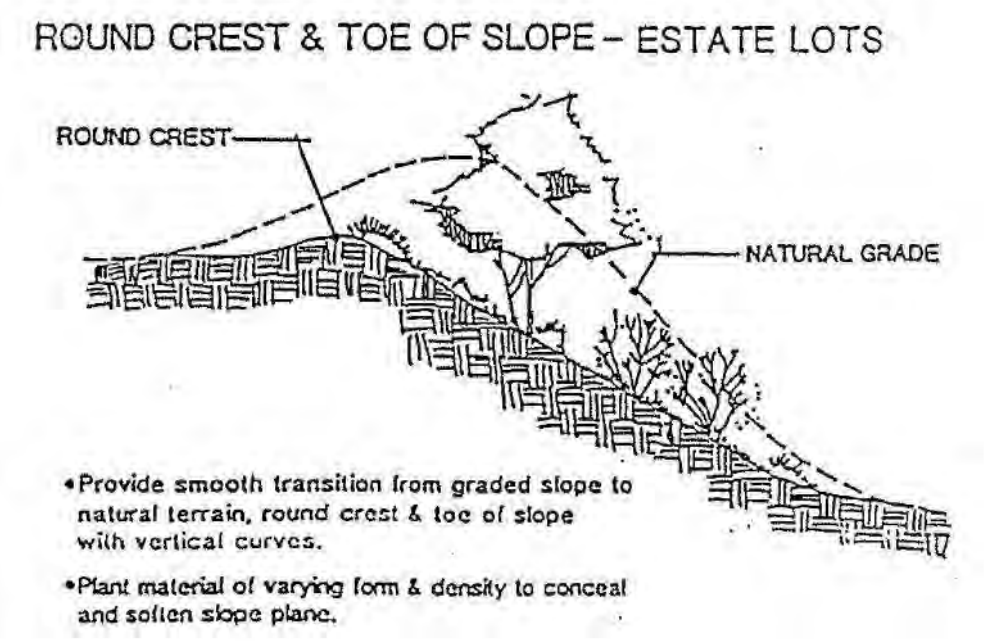
- The grading of the site terrain should conform to the natural topography as much as possible, resulting in a smooth transition from the natural grade to the developed pad.

- Grade new banks with rounded forms to blend into the natural terrain.

- Building envelopes will be established on estate lots. Areas outside of this building envelope within the lot will be part of the conservation easement.



- Graded slopes should provide flowing edges which reflect natural rounded terrain.
- In estate lot areas, design structures to conform to hillsides and minimize terracing.
- Site grading design should complement and reinforce the architectural and landscape design character, helping to screen parking, loading and service areas, reduce the perception of height and mass on larger buildings, and provide elevation transitions contributing to the efficiency of onsite and offsite movement systems.
- Grading for development pads should follow the contours of the existing underlying landform when possible. Mass grading, in estate lot areas, which can alter the integrity of the landform, should be avoided if possible. Mass grading is permissible in areas greater than 2 residences per acre.



D. LANDSCAPE GUIDELINES

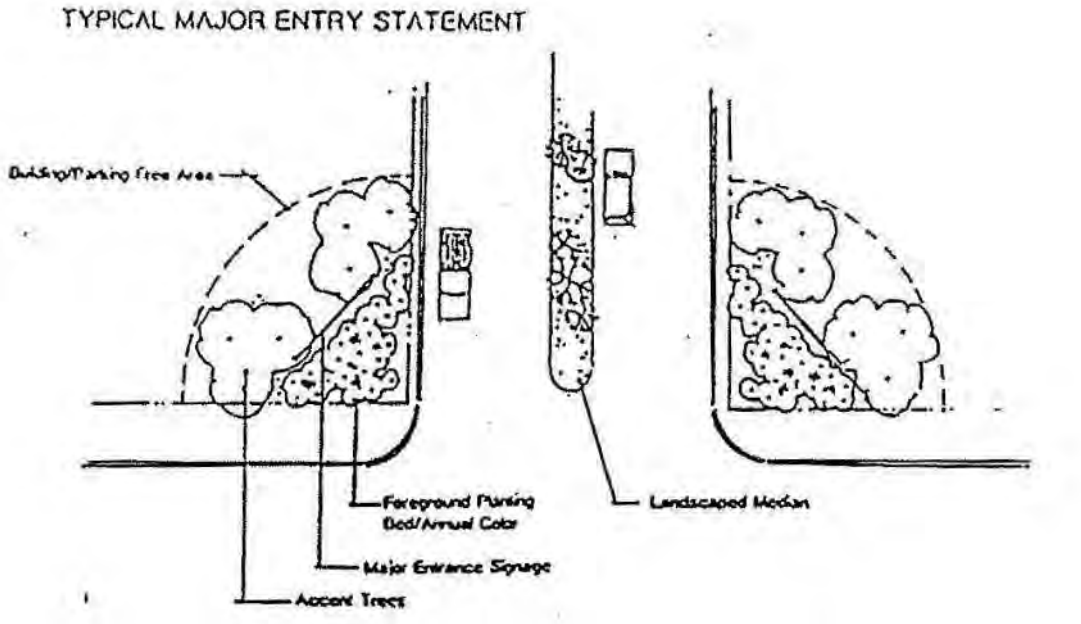
1. Objectives

An overall landscape theme will unify and reinforce the open space and circulation components of the Dove Mountain Specific Plan Community. The Landscape Guideline objectives are:

- Establish a landscape hierarchy for treatments of primary, specialty and secondary entries, primary and secondary streets, and neighborhood streets.
- Establish landscape design guideline for project design.
- Establish a plant palette for use in public rights-of-way, streets, and setbacks.

The Dove Mountain Specific Plan landscape theme encourages the Sonoran Desert character, including riparian vegetation along the drainage ways. This character is reinforced through the coordinated design and choice of landscape and paving materials, see Exhibit III.J.1: Landscape Concept Plan. To achieve the desired uniformity, landscape guidelines are provided for.

- Entries and Intersection
- Streetscapes
- Open Space/Recreation



2. Entries and Intersection

a. Community Entry (Primary Entry Statement)

The community entry should create a distinct sense of entry, identity, and landscape character for the Dove Mountain Specific Plan. There are two community entries within the Specific Plan area:

i. Dove Mountain Boulevard along the eastern boundary
ii. Dove Mountain Boulevard/Tangerine intersection, at the south.

An entry zone should be defined and receive special landscape treatment to emphasize and contrast it with the surrounding environment. These specialty components create the sense of entry by framing the roadway at these points with the architectural elements and/or mass of trees to form symbolic gateways. Clear views for traffic safety and project signage must be maintained.

The primary entries to the project shall accommodate entry signs, accent trees, hedges, and/or groundcovers.

b. Secondary Entries

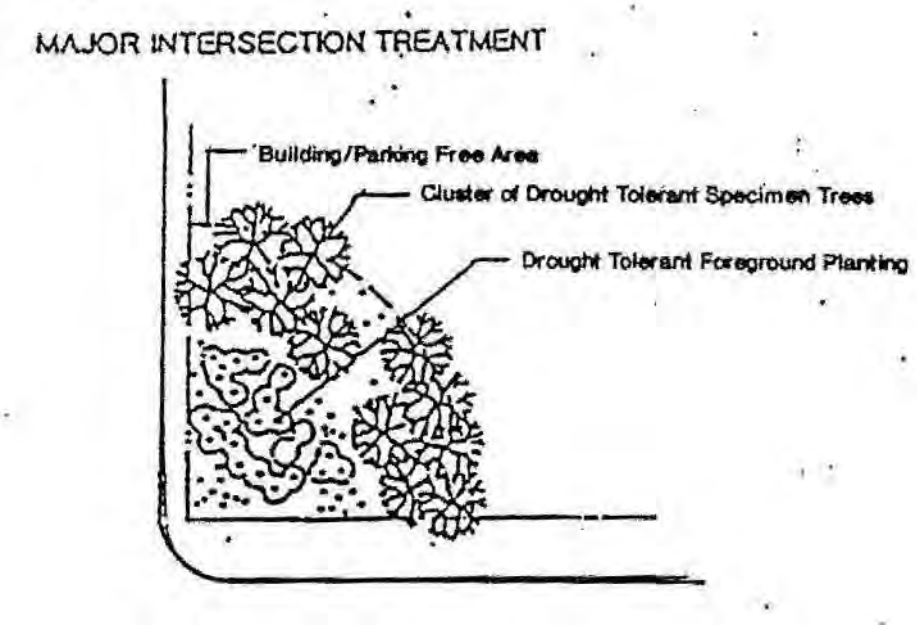
The secondary entries shall have similar treatments as the primary entries but smaller in scale. These entries are into individual development projects, residential or commercial, within the Specific Plan area

c. Specialty Entry

There is one specialty entry monumentation within Dove Mountain Specific Plan. It is at High Pass Road, north of the Thornydale Extension. The monumentation shall reflect the character of the individual development and be smaller in scale than the primary entry statement.

d. Major Intersection

The Ruelas Canyon Road/Dove Mountain Boulevard intersection shall have an enhanced landscape treatment.



3. Streetscapes

a. Primary Streets

Streetscapes and project edges are the most visible developed elements of the Dove Mountain Specific Plan. Dove Mountain Boulevard and Thornydale Road will serve as the transportation spine within the community and requires landscape design continuity.

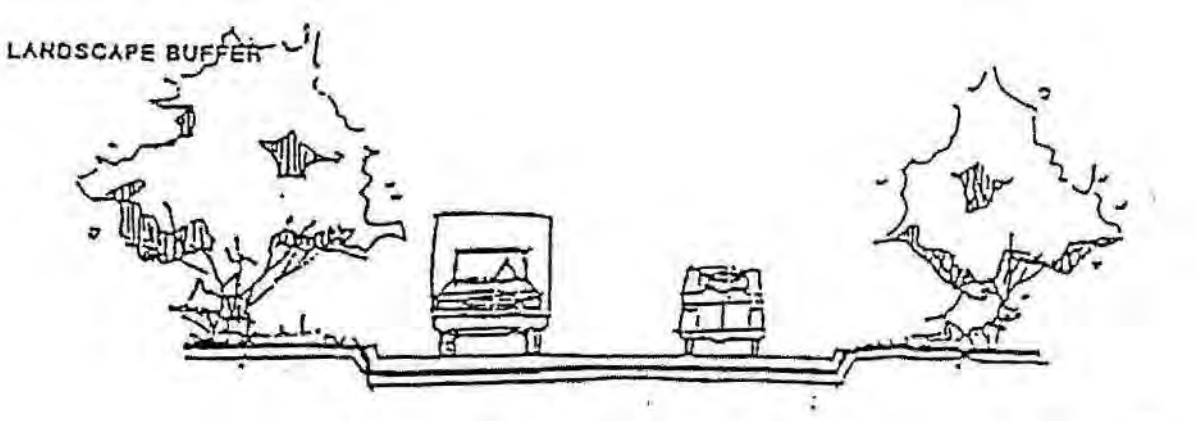
The landscape character should be of an enhanced desert corridor.

b. Secondary Streets

Secondary streets shall be similar in character as the primary roads, smaller in scale and without medians.

c. Neighborhood Streets

Neighborhood streets shall receive consistent treatment within each individual development. Efforts should be made by individual builders to integrate with the community streetscapes.



4. Open Space/Recreation

Open Space corridors shall maintain and/or be enhanced with native plant materials found within those areas. Where unchanneled open space areas abut more intensive land uses, a richer landscape treatment should be designed with an increase in plant materials. Natural undisturbed open space areas will not be disturbed or graded with the exception of necessary road & utility crossings.

E. ARCHITECTURAL GUIDELINES

Architectural Guidelines are provided to ensure the integration of buildings with the natural setting and to maintain a cohesive community character.

1. Objectives

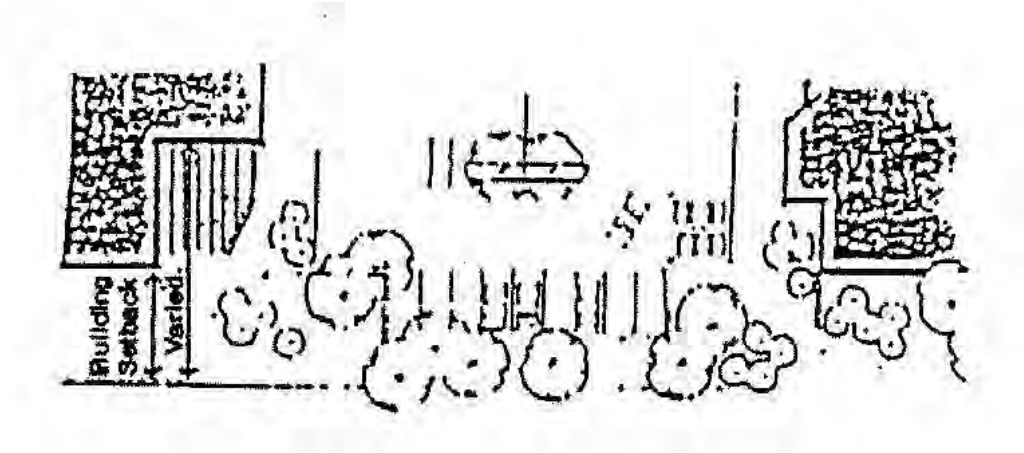
The character of the Dove Mountain Specific Plan is based on influences of the climate and historical settlements. It is architectural design that is most prominent in the built environment. The following architectural guidelines are to establish parameters, while encouraging variety, for development of residential and commercial neighborhoods. The objectives are:

- Establish architecture design criteria to achieve the desired external building form, materials and appearance.
- Reflect function of uses through architectural form.
- Encourage and utilize a high quality and variations of the Southwestern style.

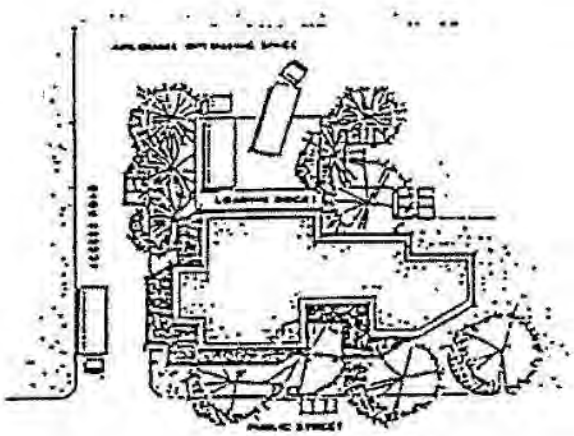
2. Commercial

Contemporary commercial building architecture provides exciting opportunities to create quality commercial neighborhoods with historical ambiance. The commercial core is located north of Tangerine Road, along Dove Mountain Boulevard.

- All visible elevations of a building shall receive adequate enrichment.
- Buildings with varied front setbacks are strongly encouraged.



- Building forms should be of simple geometry with traditional rectangular forms.



VARY BUILDING EDGES

- Appropriate building materials include:

    - Brick
    - Masonry
    - Stucco
    - Adobe
    - Concrete Block
    - Other materials should be used in small quantities only for accent.

- Predominant colors should be earth tones, such as browns, red browns, and tans. Exceptions must have prior approval of the Master Developer Design Review Committee.

- Recesses that create interplay of light and shadow, covered walkways, colonnades, arcades, and openings that create interest are encouraged.

- Electrical transformers located outdoors on the site shall be screened from view with landscaping when possible.

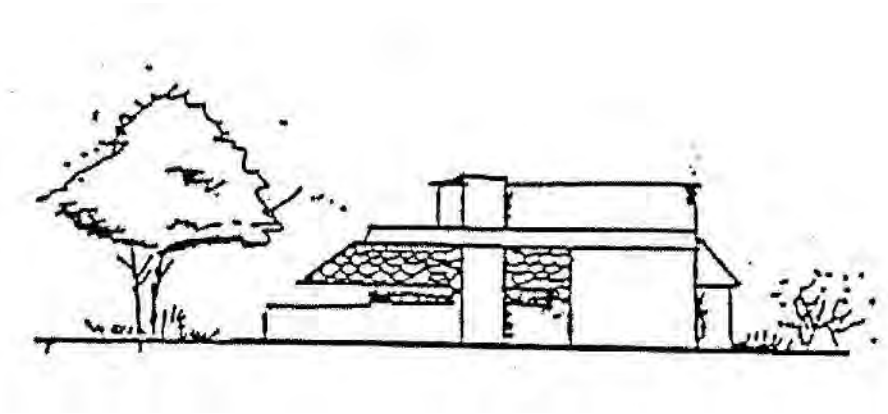
- All changes to the exterior of any of the buildings or yards must have prior approval of the Master Developer Design Review Committee.

3. Residential

The theme for the residential uses within the Dove Mountain Specific Plan area is Southwestern. Architectural designs that complement this style are encouraged. This theme adapts to and integrates with the existing environment.

- Residential homes should be of simple geometry with traditional rectangular forms.

- Residential buildings should have shadow reliefs such as offsets, pop outs, overhangs, and recesses.



- Fully recessed openings are encouraged, although plaster projections and projecting windows may be used to add articulation to wall surfaces.

- Appropriate materials include:

    - Stucco
    - Brick
    - Masonry

- Predominant colors should be derived from the desert environment.

- Accent colors should be desert accent colors of wildflowers in bloom, sunrises, and sunsets.

- Feelings of open space within the development can be achieved through design devices such as curving streets, orienting road axes to open areas and vistas.

4. Individual Development Theme Wall

Walls built around individual developments provide individual project identity but should also be consistent with community character.

- The walls should be solid or semi-open in design and typically be three (3) to six (6) feet in height.

- The wall should be constructed of material similar to the building materials, including stone, and be consistent throughout each individual development where possible.

- Semi-open walls should be constructed of such materials as stone pilasters with brick caps or similar materials that portray the image of the area.

F. SIGNAGE GUIDELINES

1. Objectives

Signage is an important element within a community, providing a sense of identity and visual linkages. It can reflect an image of quality through the style of graphic communication for residents and visitors. The hierarchy of facilities and informational importance directing residents and visitors can be achieved through a consistent standard of signage style and scale.

Individual development projects within the Specific Plan area are each portions of the whole community and contributes significantly to the visual image of the Dove Mountain Specific Plan community. The Signage Guidelines will provide the basis for an integrated visual character and continuity throughout the Specific Plan build-out.

The objectives are:

- Provide entry signs to the Community.

- Establish parameters for individual project entry signs.

- Establish a hierarchy of sign sizes, colors, and materials relative to the importance of the information.

2. Materials/Color Scheme

An effort should be made to achieve consistency between building style and sign design. In all cases, signage should reinforce the Southwestern image. The message a sign conveys is affected by the materials and colors used in combination with one another.
Color schemes for signage should relate to other signs, graphics and color schemes in the vicinity to achieve an overall sense of identity. Appropriate colors are the same as those stated in the Architectural Guidelines.

3. Entry Signage

Entry signs include community entry signs, individual development entry signs and commercial/office identification signs.

Appropriate material reinforcing the Southwestern Territorial image may include stone, brick, masonry, and stucco.

a. Community Entry Signs

The Master Developer shall provide community entry signs. These signs should be large in scale, monument type sign, creating a major statement.

b. Individual Project Entry Signs

Individual project signs shall be similar to the community entry signs but smaller in scale. They should reflect the specific design of the architecture and theme wall for that project.

c. Commercial/Office Identification Signs

Commercial/Office Identification signs shall be similar in character to the community entry signs but smaller in scale. They should reflect the specific design of the architecture.

4. Directional Signage

a. Directional Signs

Directional signs should direct a visitor to his/her destination in a safe, convenient and efficient manner. Signage should identify both the destination (facility, visitor parking, etc.) and direction of travel. Direction may be indicated by arrows or other symbols, or by sign placement

b. Traffic and Regulatory Signs

Traffic and regulatory signs must meet county/state standards for face size, face design, reflective qualities, height and other uniformities, which make them instantly recognizable as traffic signs. All traffic signs shall comply the Manual on Uniform Traffic Control Devices.

5. Signage Lighting

The quality of signage lighting should relate to the character that is intended for the area. Sign illumination should not cause a glare or illuminate adjacent sites to the extent possible. Signage may be illuminated by uniform external ground lighting sources. Light fixtures



should be well integrated with the design and color scheme of the sign using appropriate design, color and lighting hardware.

G. SITE LIGHTING

The lighting concept for the Dove Mountain Specific Plan area should be subdued and discrete in keeping with the desired character of the development. Lighting should provide adequate visibility for security and safety. Reduction of onsite and offsite glare should be a prime consideration by strategically placing lights to minimize glare off-site. Simple fixtures should be chosen to blend into the streetscape.

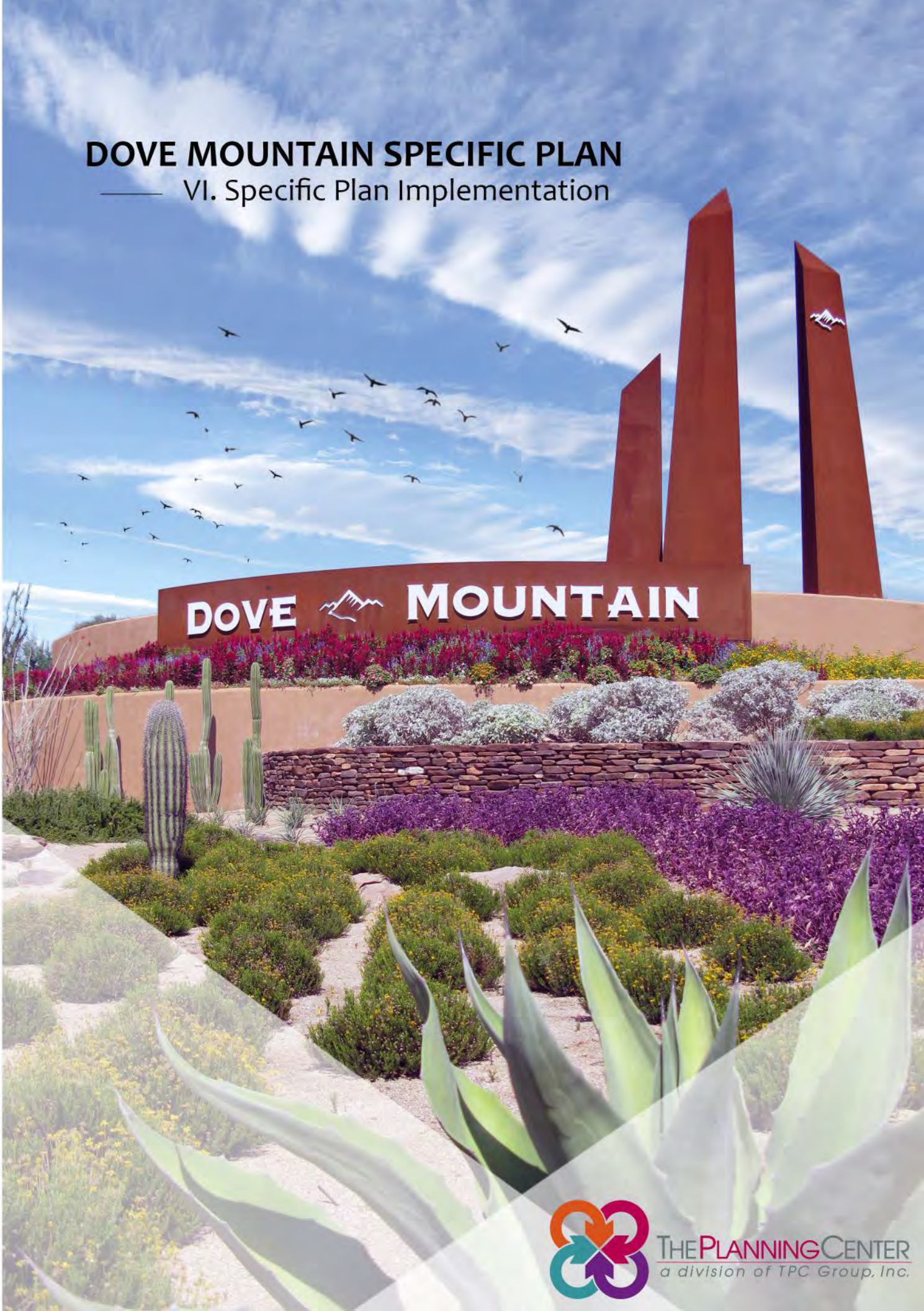
The hierarchy of illumination for streets, entries, and individual projects should be clear. The intent is to respond to the varied land use and street edge conditions and avoid monotonous lighting levels and patterns.

- Street lighting fixtures should incorporate cut-off shields to focus, as much light as is possible, down on roads and walkways.

- All exterior building lighting should use energy conserving lamps.

DOVE MOUNTAIN SPECIFIC PLAN

VI. Specific Plan Implementation



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A. PURPOSE

Development will be implemented in conformance with the regulations and guidance contained within the Specific Plan. This section contains the procedures for administration of the provisions contained herein, including a Phasing Plan for the development of the proposed planning areas.

Additional information covered in this chapter pertains to general administration, subdivision, amendment procedures, and the linkage between these elements. In addition, the Dove Mountain Specific Plan shall be implemented through the subdivision or plat process. The subdivision process will allow for the creation of lots as plat maps, which will allow for implementation of the project phasing. During the subdivision process, decisions on grading, re-vegetation, and other matters are appropriately made. These decisions cannot be made during the specific plan process since the end product is not known.

For the purpose of identifying those responsible for implementation of the improvements for the Dove Mountain Specific Plan area, two entities must be identified. These are the master developer and the builder.

The master developer is the entity responsible for insuring that the basic infrastructure facilities are planned and constructed to serve the development areas within the Dove Mountain Specific Plan.

The builder is the purchaser of a development area, or portions of a development area, who will either build or provide for building within their areas of ownership.

B. PHASING PLAN

The Dove Mountain Specific Plan will generally be developed in two phases. This will allow an adequate level of infrastructure to be built to provide offsite infrastructure and flexibility onsite to respond to market forces.

The first phase provides the initial infrastructure backbone of the project. It is during this phase that a significant level of infrastructure for the project will be completed.

Sewer, water facilities, streets, drainage and grading that will serve the project will be constructed and extended as necessary to meet the requirements of the phased build-out of the project.

Implementation of the Dove Mountain Specific Plan shall be the responsibility of the master developer, the builders, or Community Facility District except as noted. The master developer shall be responsible for engineering and implementation of the major infrastructure systems. The major infrastructure systems are defined as those systems that are necessary to provide for development of the individual development areas. The builder is responsible for

implementation of those facilities within each of the development areas, and ancillary facilities within the infrastructure system that would be damaged or destroyed by secondary development if installed by the master developer.

Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments and drainage will occur during technical refinements in the plat map process and shall not require an amendment to the Specific Plan. Maximum dwelling units per cumulative planning area will not thereby be affected. The Dove Mountain Specific Plan residential dwelling unit maximum shall be 9,159 dwelling units.

C. MONITORING PROGRAM

There will be a Specific Plan Monitoring Program to assure that development is progressing as indicated within this Specific Plan. The monitoring program for this Specific Plan will serve two functions. The primary function is to establish a system to monitor the phasing of development and the implementation of corresponding required infrastructure. This information can then be compared with development that is occurring on a regional scale. The secondary function of the monitoring program is to establish a system whereby periodic adjustments in density and dwelling unit types within the project planning area may be accomplished and documented. The monitoring program effectively establishes an accounting system to insure that all changes, upon approval, are properly recorded at the scale of the total project and each planning area reflected in this Specific Plan see Exhibit VII.C.1.

Project monitoring deals with phasing of development and the implementation of corresponding required infrastructure. This program will ensure that the required infrastructure is in place at the completion of each phase. The phasing plan is responsive to the needed facilities and services for each level of development. Each phase has a corresponding monitoring sheet, which indicates required facilities and services to be completed with the phasing of planning areas.

In order to accommodate possible changes and to insure conformance with adopted Specific Plan, the following provisions shall guide and govern incremental allocation and provision of residential dwelling units within the project area.

1. The overall assigned dwelling unit yield of 9,159 residential dwelling units and 1,600 hotel/motel rooms shall not be exceeded.
2. A final plat shall be submitted to the Town for review and approval by the Zoning Administrator and the Town Council prior to development occurring in any development area where platting is required. Such plats shall be consistent with this Specific Plan.
3. All drafts of such tables and the final approved version shall be identified by a revision date located in the official Town file on this Specific Plan. Said table shall be a part of the adopting ordinance.

4. The Town shall cause to be established and maintained an official project file "Dove Mountain Specific Plan", which contains an original and certified copy of every revision to the Specific Plan, including a record of dwelling unit potential remaining in each development area.

D. DEVELOPMENT REVIEW PROCEDURES

The Specific Plan shall be implemented through the review and approval process of final plats by the Town of Marana and through the Town of Marana building permit approval process (See Exhibit VII.D.1 and VII.D.2). The final decisions on grading, drainage, final road alignment, revegetation and other development matters will be made at the final plat approval stage of development Prior to this stage, there is no adequate information on which to make the necessary decisions and the impact of the market cannot be adequately determined.

The review process shall also include the master developer as follows: No structure, including, but not limited to signs, shall be commenced, erected, improved or altered, nor shall any grading, excavation, tree removal or any other work which in any way alters the exterior appearance of any structure or area of land within the Dove Mountain specific Plan area unless it has been approved in writing by Master Developer Design Review Committee. A plan shall be required to be submitted to the Master Developer Design Review Committee (D.R.C.) before applying to the Town of Marana, for any development approval for all development within the Specific Plan area requiring a building permit in accordance with the Town of Marana Building Code. Review by the Master Developer Design Review Committee will not be required for interior alterations where there is no square footage increase or use intensification.

All proposed projects and subdivisions within the Specific Plan area shall be required to submit all plans to the Master Developer Design Review Committee for approval prior to submittal to the Town of Marana for approval and permitting.

The plan review procedure will:

1. Ensure consistency with the Specific Plan, the General Plan and all implementing ordinances.

2. Promote the highest contemporary standards of site design.

3. Adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan.
4. Facilitate complete documentation of land use entitlements authorized and conditions pertinent thereto.

5. Adapt to substantial changes that may occur with respect to the circumstances under which the project is undertaken.

Procedures

Final plat and improvement plans shall be submitted to the Town Zoning Administrator and Town Engineer for review and comment, alternatively, the Master Developer Design Review Committee may elect to utilize for improvement plans only, the improvement plan approval process (Exhibit VII.D.2) as defined herein. During the improvement plans approval process, an "on-the-board" round table review with Town staff is required at two points in the process. Minutes of the meeting shall be taken by the developer that reflects the decisions made by the attendees and distributed at the end of the review meeting. Applicants are encouraged to submit preliminary plans for review and comment prior to the preparation of a final plat.

Applicants should insure that they have obtained a copy of the design guidelines contained within the Specific Plan. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project.

Upon determination that the plat complies with the provisions of the Specific Plan and the review factors described in the design guidelines, or with recommendations which shall be submitted along with the development plat to the Town Council at the earliest possible regular meeting, the Town Council shall approve, conditionally approve, or if not consistent with the Specific Plan, modify or deny the application for plat approval.

E. GENERAL ADMINISTRATION

The Dove Mountain Specific Plan shall be administered and enforced by the Town of Marana and the Master Developer Design Review Committee, in accordance with the provisions found within the Dove Mountain Specific Plan.

F. SUBDIVISION

Title 6. Subdivisions of the Town of Marana Development Code, as adopted on May 14, 1984 and all amendments to the Development Code approved by the Town Council prior to April 1993, shall apply to all development within the Specific Plan area required to obtain approval of subdivision maps except where in conflict with this Specific Plan. In areas of conflict, the Specific Plan shall supersede the Town of Marana Development Code. The subdivision process will allow for the creation of lots through the approval of final plats, which will allow for implementation of the phasing plan. Review by the Town Planning Commission is not required and submission of tentative plats and preliminary plans are optional and not required. The maximum review times for final plat approval is 60 days, building permits for residential is 45 days, others are 60 days; plan review for roads and utilities is 30 days. The Town Council shall continue to consider the recommendation of the Town staff including the Zoning Administrator and Town Engineer before taking any action under the terms of this Specific Plan as provided for in Title 6 of the aforementioned Code. Review and approval of subdivision maps will set

forth the various conditions necessary to ensure the improvement of streets, adequacy of parks and school sites, utilities, drainage and other services.

G. AMENDMENT PROCEDURES

In accordance with the Arizona Revised Statutes, Section 9-461.09, Specific Plans shall be adopted and amended by resolution or ordinance. This plan is adopted by ordinance and may be amended as necessary, in the same manner it was adopted, by ordinance. Additionally, the Planning Director may administratively authorize minor changes to the Specific Plan that are generally consistent with the goals, objectives and policies of the Specific Plan, and do not change the land use designation for a planning area.

Exhibit VII.C.1: Monitoring Table

Development Area	Acres	Authorized D/U	D/U Gained/Lost	Transferred From-To	Authorized RAC	Changed RAC
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15…						
TOTAL						

Exhibit VII.D.1: Plat and Development Plan Approval Process

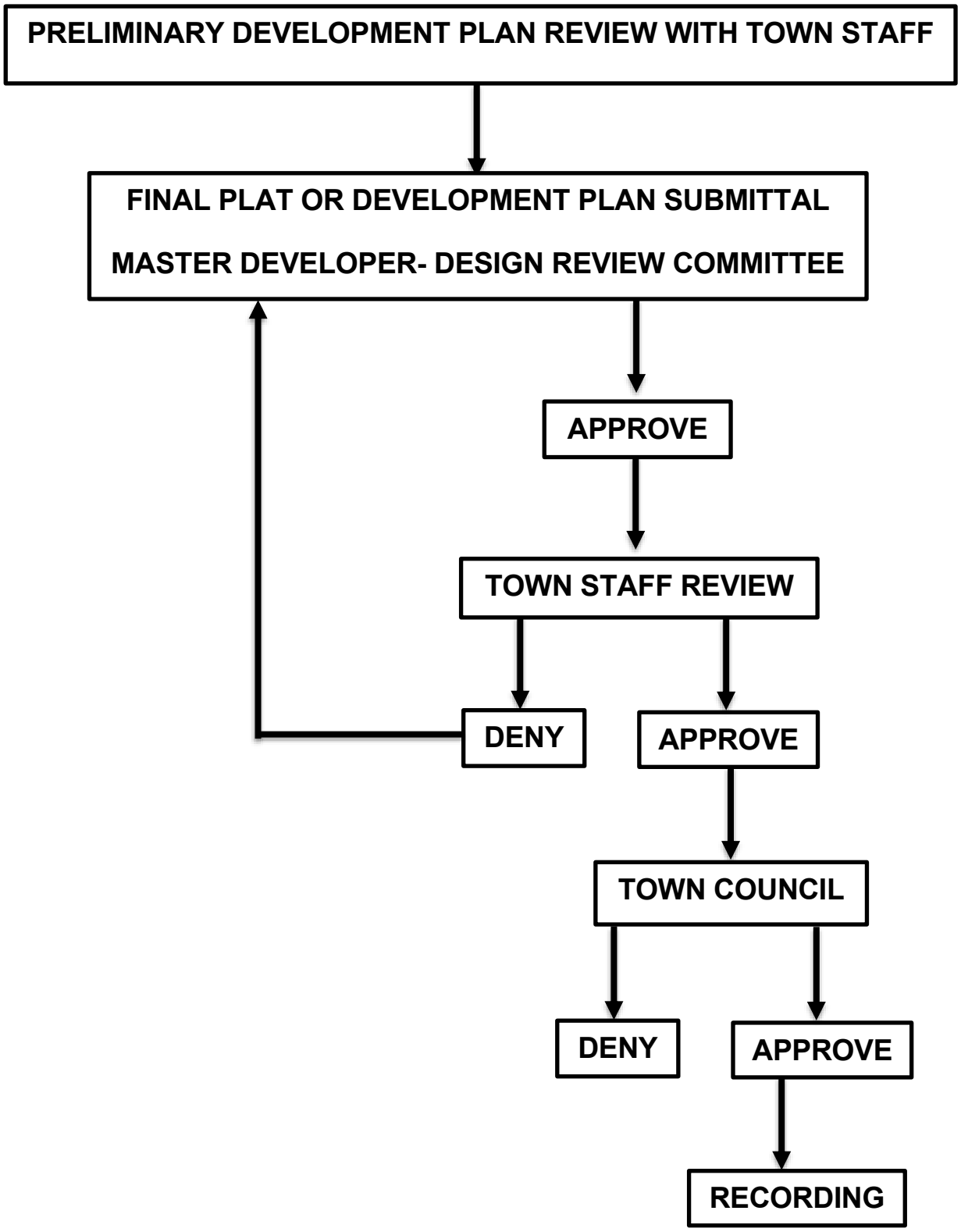
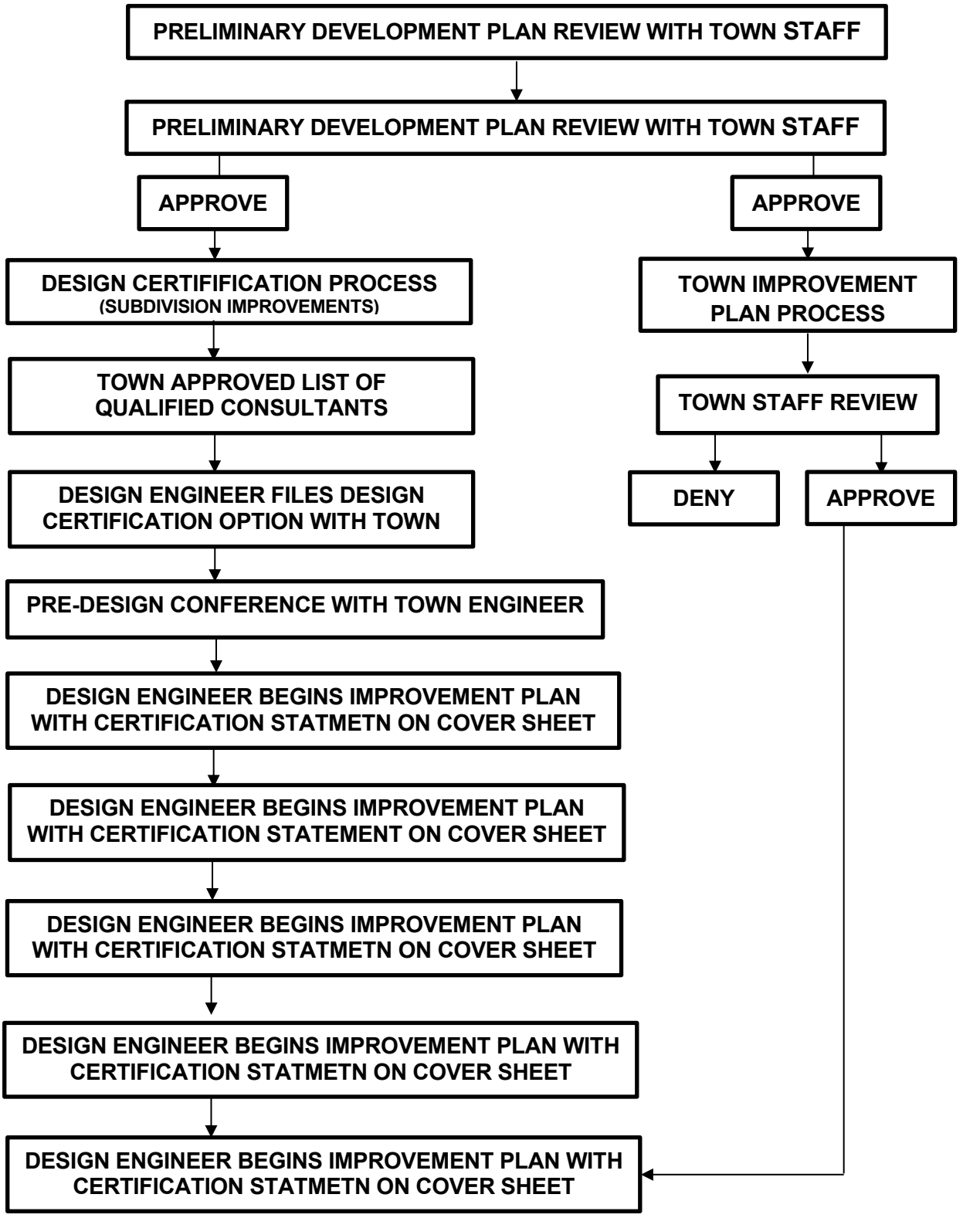
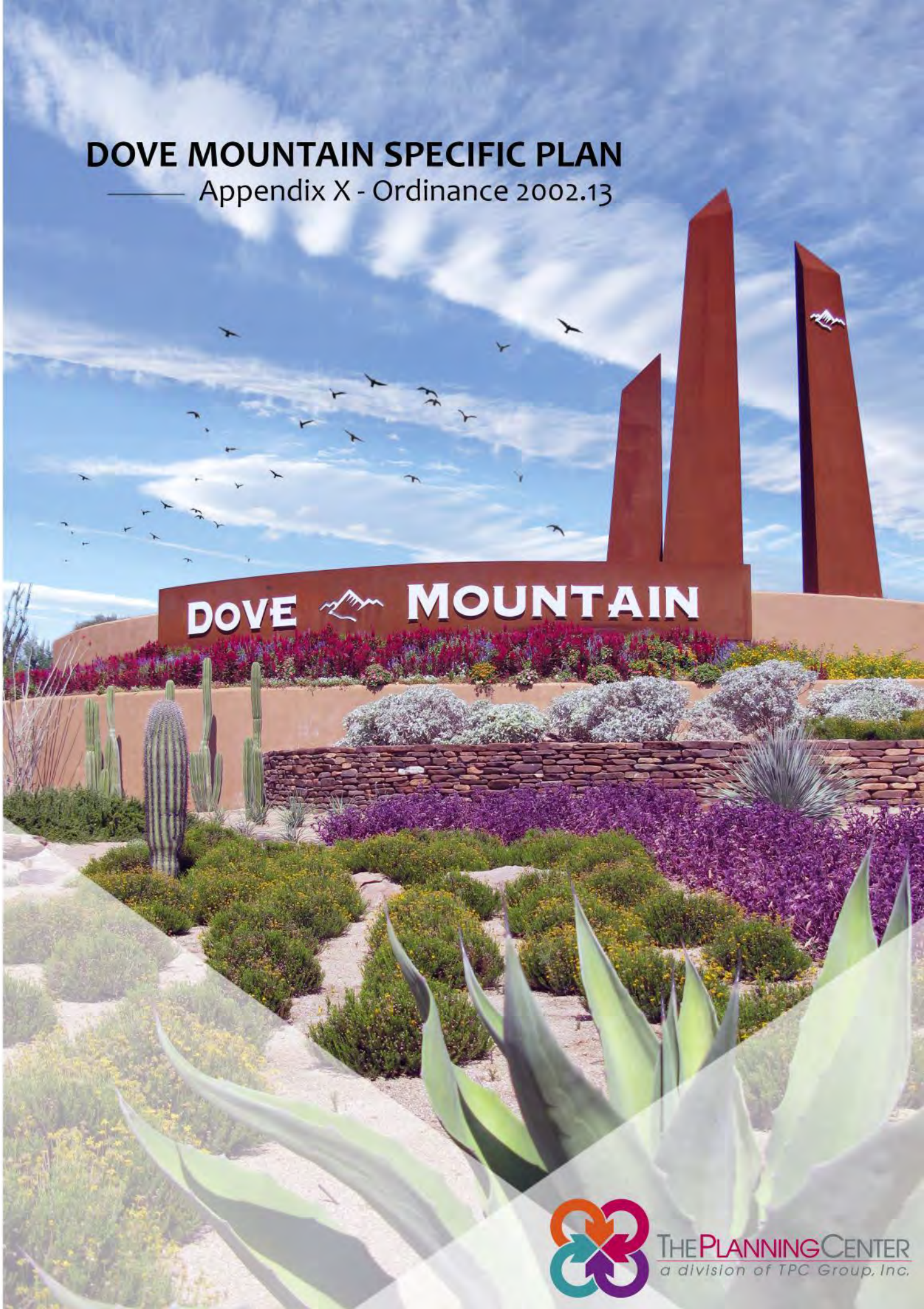


Exhibit VII.D.2: Improvement Plan Approval Process



DOVE MOUNTAIN SPECIFIC PLAN

Appendix X - Ordinance 2002.13



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A. PURPOSE

The Dove Mountain Specific Plan Amendment 6 - area to be added to the Dove Mountain Specific Plan is the Tangerine Property, immediately southwest of the existing specific plan site. The Tangerine Property is approximately 611.3 acres and is located in Marana, Arizona in the Tortolita Mountain region. The property lies within Township 11 South, Range 12 East, Section 36. (See Exhibit X.III.A.1: Regional Context Map).

The primary purpose of the Development Capability Report is to identify and inventory the various existing physical elements on the property. The synthesis and analysis of the existing characteristics can then provide a means whereby development occurs in a sensitive and responsive manner to the physical parameters of the site.

The following physical components were compiled to assess the suitability of the property for development:

- Existing Land Use
- Topography and Slope Analysis
- Geology Soils
- Vegetation
- Wildlife
- Hydrology and Water Resources
- Archaeology

Exhibit X.III.A.1: Regional Context Map

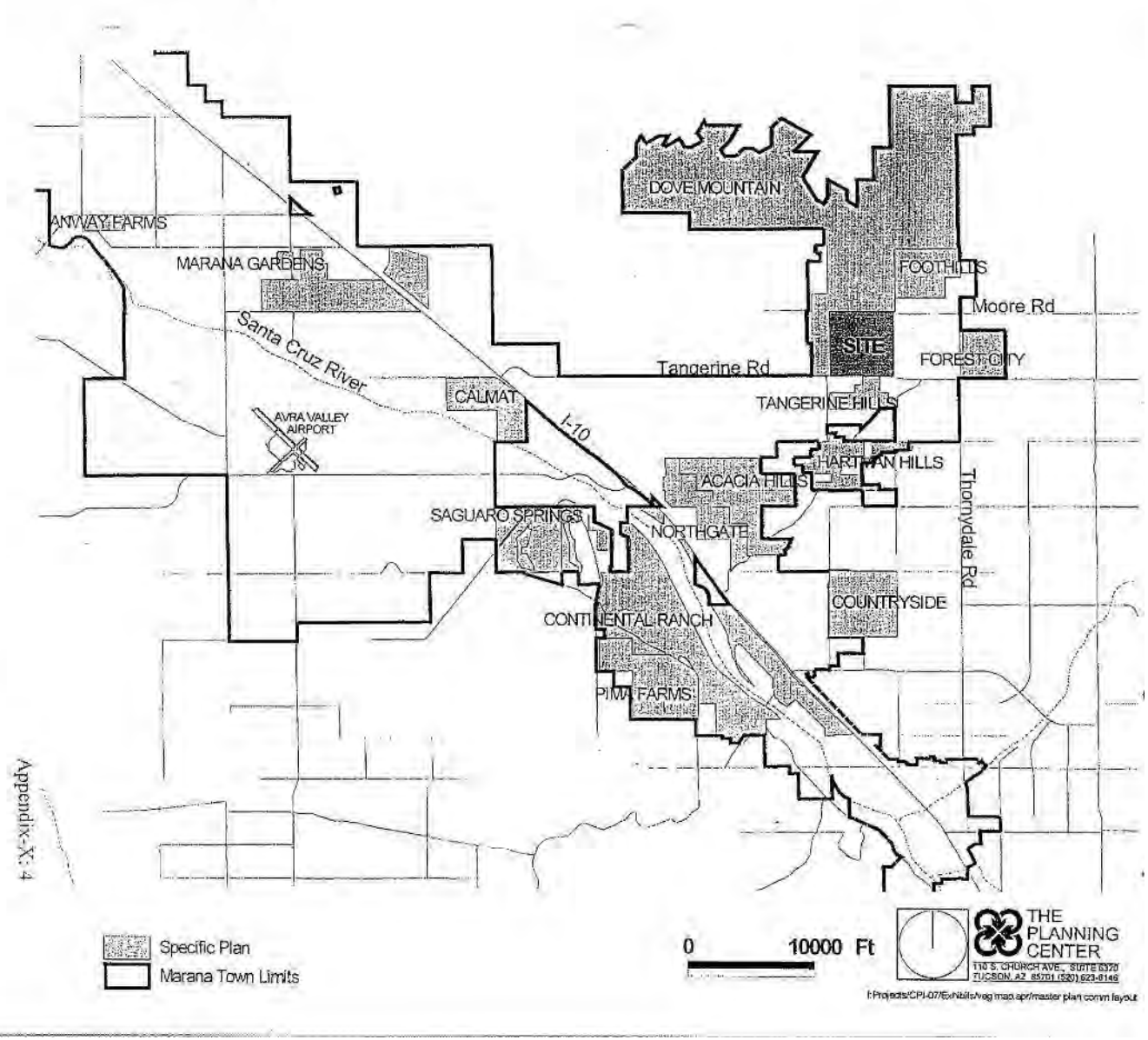
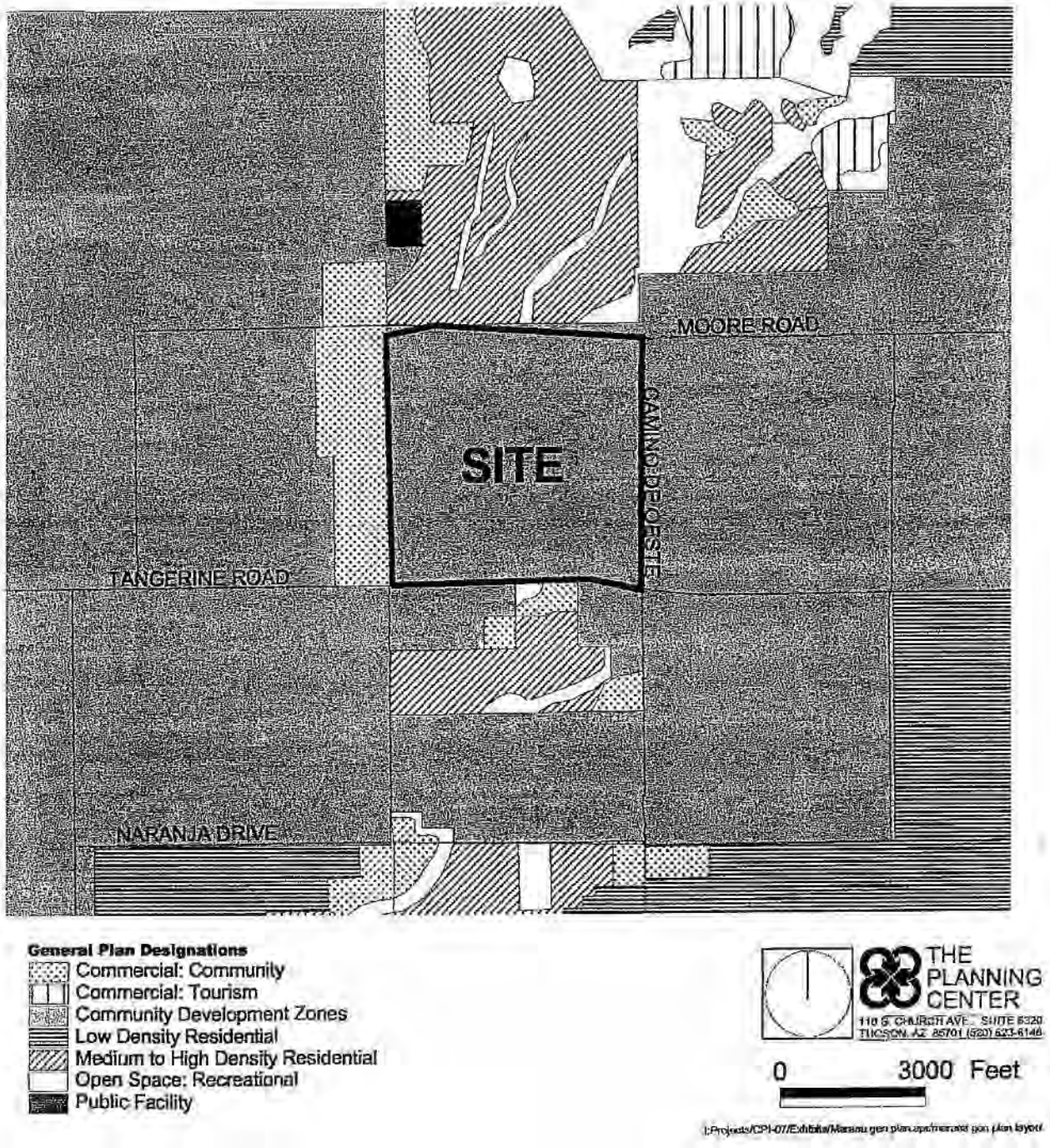


Exhibit X.III.A.2: Marana General Plan Map



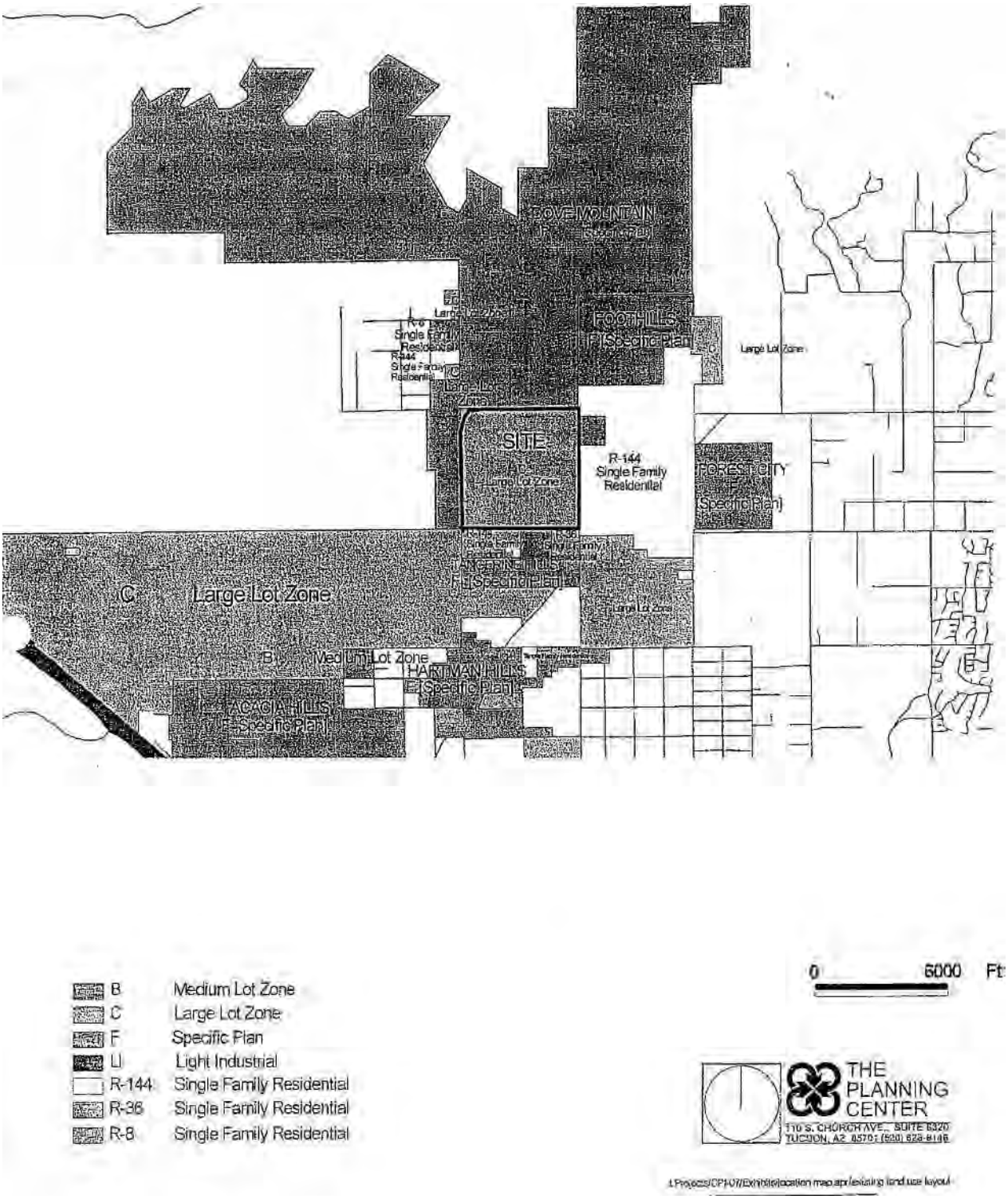
B. EXISTING LAND USE

The Dove Mountain Specific Plan Amendment 6 - area is undeveloped with cattle grazing as a primary land use since the 1800's. With the exception of a few scattered jeep trails there are no built structures. (See Exhibit X.III.B.1: Existing Land Use Map).

Prior to annexation into the Town of Marana, the property was zoned RH (Rural Homestead, 0.24 residences per acre) in Pima County. The property is currently zoned as Zone C Large Lot Zone in the Marana Zoning Code.

The project land uses are generally guided by the Town of Marana General Plan, updated in 1997. (See Exhibit X.III.A.2: Marana General Plan Map). Planning for the Dove Mountain Specific Plan Amendment 6 project respects and conforms to the general land use parameters of the Marana General Plan.

Exhibit X.III.B.1: Existing Land Use Map



C. TOPOGRAPHY AND SLOPE ANALYSIS

The Tangerine property sits on the alluvial fan of he Tortolita foothills. Therefore, the site slopes gently down from the northeast corner to the southwest corner.

The significant slopes are located along the washed and riparian areas, constituting 21.72 acre or about 4% of the amendment area. Approximately 18.22 acres of this total contain slopes of 15 to 25%, and 3.5 acres are slopes of 25% or greater.

Exhibit X.III.C.1: Topography Map



D. GEOLOGY

The Dove Mountain Specific Plan Amendment 6 - area is located in the northern fringe of the Tucson Basin. The Project boundaries include portions of the lower Tortolita Mountains pediment. The Prospect Wash is the largest drainage way traversing the site.

The Tortolita Mountains contain a diversity of rock ages, types and structures. The project site is composed of surficial deposits (Holocene to middle Pliestocene). These deposits consist of alluvium in present-day valleys and piedmonts, eolian deposits, and local glacial deposits.

There are three types of geomorphological surfaces in the project area: undifferentiated Pleistocene fans, undifferentiated Holocene fans and active stream courses.

The Modern unit (0-100 years old) is composed of active channels. It is comprised of deposits of well-sorted sand and silty sand, with lenses of coarse sand and fine gravel; boulders are found locally in larger washes near the mountains.

The Late Holocene unit (0-5,000 years old) is composed of low stream terraces, young alluvial-fan surfaces, and small channels. Deposits are well-sorted sand and silty sand, with lenses of coarse sand, pebbles and cobbles. Surfaces are sandy, with some pebbles and cobbles.

The Early Holocene to Latest Pleistocene (5,000 to 20,000 years old) unit includes alluvial fan remnants and stream terraces that are geologically young but have been isolated from significant flooding and deposition for thousands of years. Deposits primarily consist of sand and silty sand, with layers of pebbles; cobbles are found locally.

The Late Pleistocene unit (20,000 to 125,000 years old) is composed of fan alluvial remnants. Deposits consist of sand, silty sand and gravel; they generally have more gravel than all younger units.

E. SOILS

There are three different major soil groups on the Dove Mountain Specific Plan Amendment 6 project site. Soils in this area can serve as structural or foundation material for developments.

The major soil properties important in engineering design include:

- Permeability
- Shear Strength
- Compaction
- Drainage
- Shrink-swell

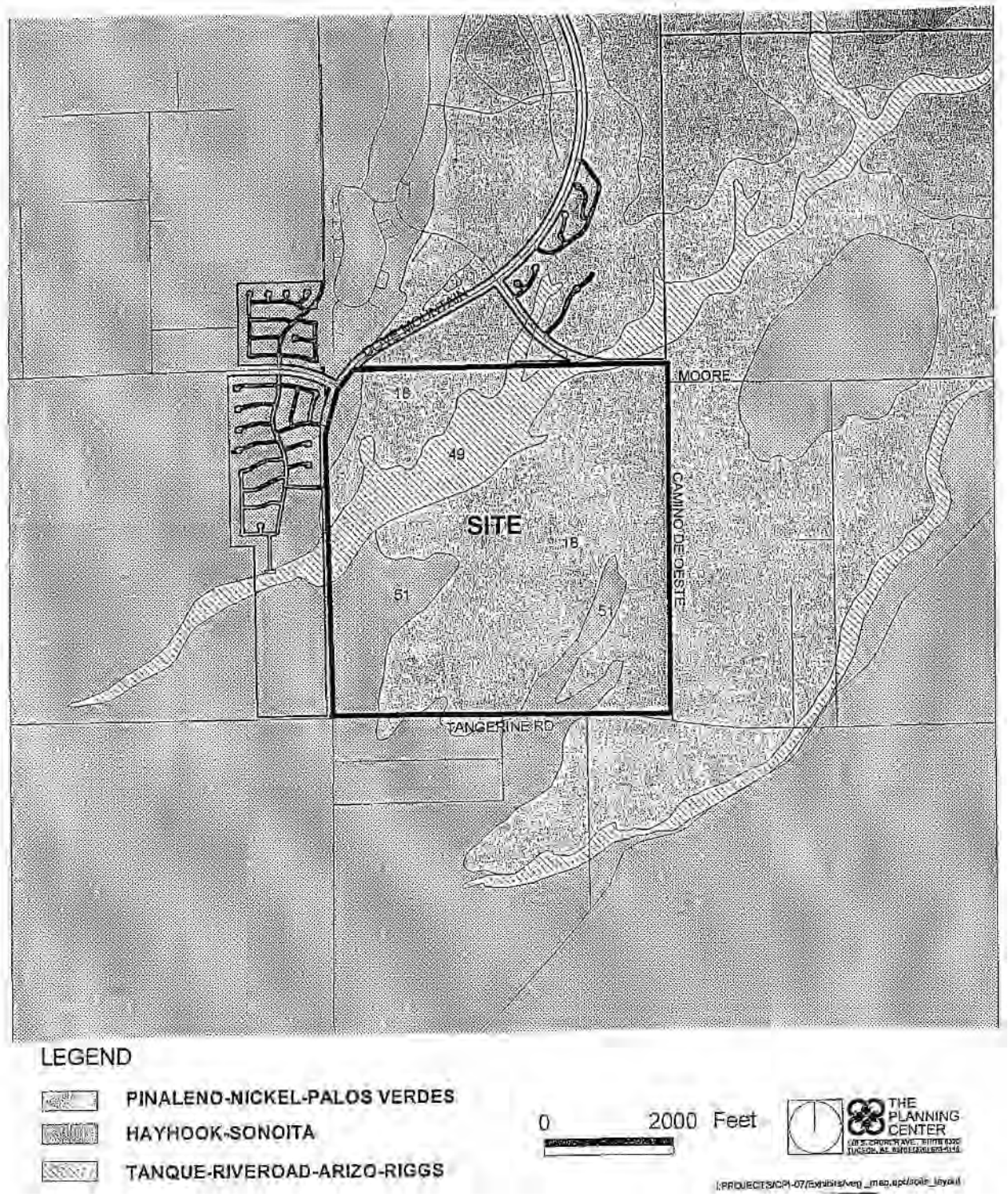
The Soils Map (See Exhibit X.III.E.1: Soils Map) identifies the three soil types on the project site. The soils types listed below correspond to the reconnaissance survey prepared by the U.S. Soil Conservation Service, 1985:

* Pinaleno-Nickel-Palo Verdes
This composite series consists of very deep, well drained soils formed in fan alluviun from mixed rock sources, including granitic, volcanic and metamorphic rocks. These soils can be found on fan and stream terraces, fan remnants and pediments. Slopes for this composite range from 0 to 45 precent.

* Tanque-Riveroad-Arizo-Riggs
This composite series consists of very deep, moderately to excessively drained soils formed in stream or fan alluvium from mixed rock sources, such as volcanic, granitic and sedimentary rock. The soils are found on low stream terraces, alluvial fans, inset fans, fan aprons, fan skirts, and flood plains of intermittent streams and channels. Slopes for these soils range from 0 to 15 percent.

* Hayhook-Sonoita
This composite series consists of very deep, well drained soils formed in fan or hillslope alluvium. These soils are found on fan terraces and hillslopes and have slopes ranging from 0 to 20 percent.

Exhibit X.III.E.1: Soils



F. VEGETATION

The Dove Mountain Specific Plan Amendment 6 project is part of a large tract of undeveloped land within the Upper Sonoran Desert vegetation community. The project area includes mountainous regions and riparian area within the Tortolita Mountains. The juxtaposition of these landforms supports diverse assemblages of plants.

Plant Communities

Two major vegetative communities are identified within the Plan area. (See Exhibit III.F.1: Vegetation Map).

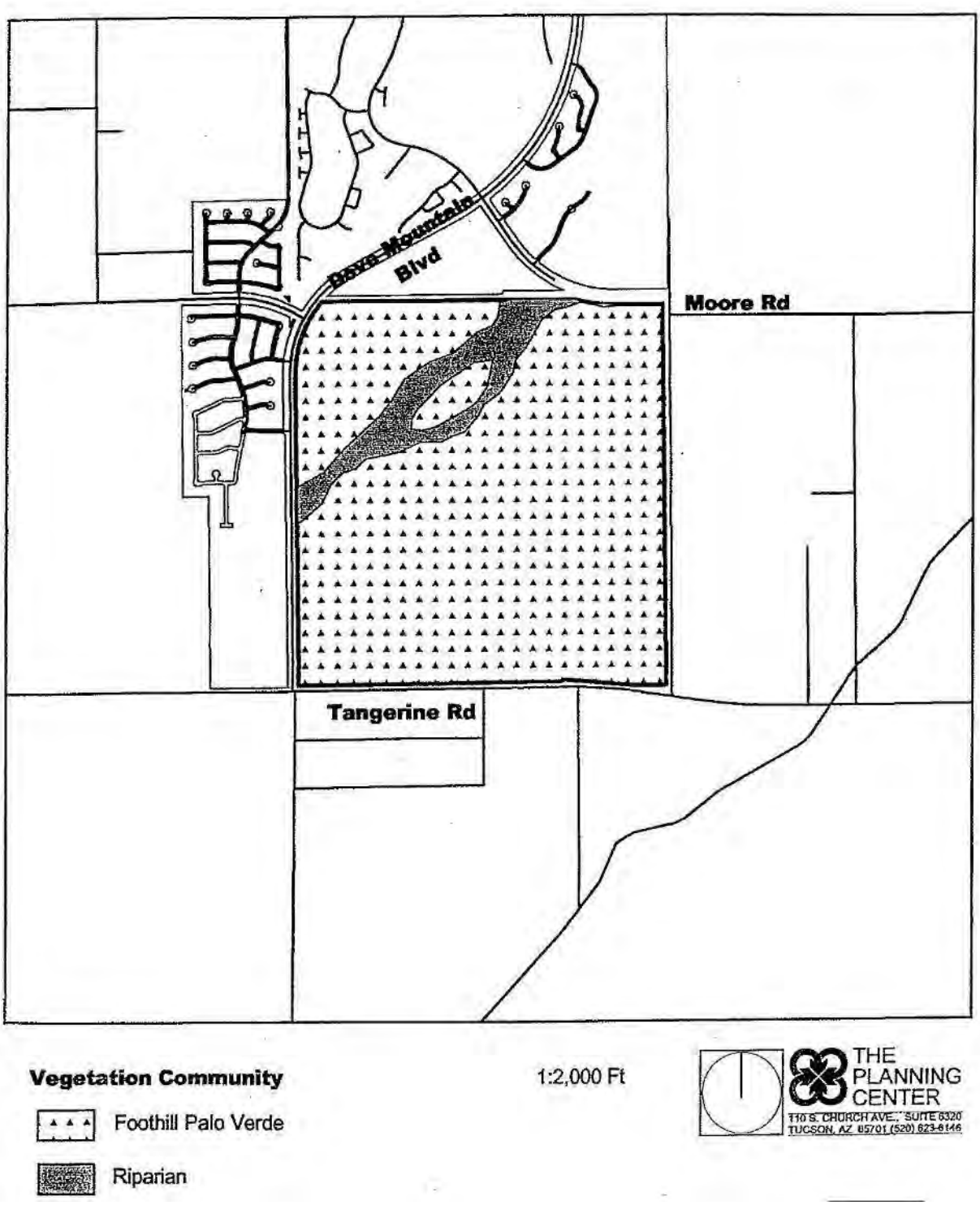
Community	Acreage	% of Total
Foothill Palo Verde	558.0	91.4
Riparian	53.0	8.6

The Foothill Palo Verde Community is the largest community within the project area. The dominant plants are:

* Foothill Palo Verde	Cercidium Microphyllum
* Cheesebush	Hymenoclea Salsola
* Whitehorn Acacia	Acacia Constricta
* Chain Fruit Cholla	Opuntia Fulgida
* Thornbush	Lycium Spp.
* Mesquite	Prosopis Juliflora
* Desert Hackberry	Celltis Pallida

Riparian Communities include Prospect Wash and its tributaries. These are the most significant communities within the project area. Riparian communities along one of the many Washes have been designated as Class I Habitat by Dr. William Shaw, University of Arizona, in a 1986 study prepared for the Pima County Department of Transportation and Flood Control District. Class I Habitats are those providing "… a major extension of riparian habitat from protected areas and mesquite bosque."

Exhibit X.III.F.1.: Vegetation Map

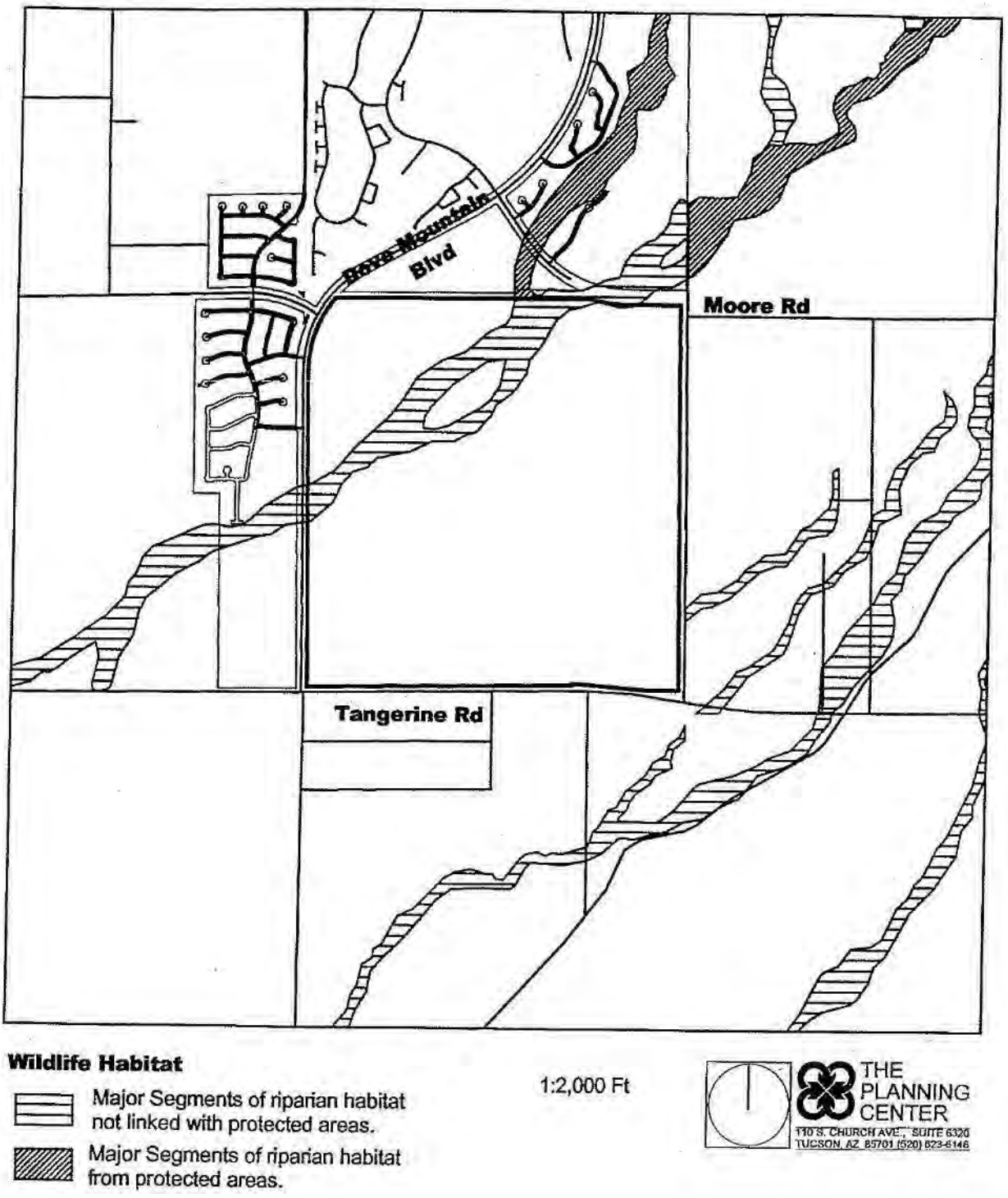


G. WILDLIFE

The principal wildlife resources of the Plan area are located with the primary riparian community (See Exhibit X.III.G.1: Wildlife Map). Refer to the Arizona Game and Fish Department letter in appendix for a detailed description of wildlife resources in the project area. The primary riparian community, Prospect Wash, is a movement corridor for wildlife. It is designated as a Class I Habitat, as mapped by Dr. William Shaw, University of Arizona, in a 1986 study. The Arizona Game and Fish Department presently suggests that development activity in the canyon bottoms and areas with wash associated vegetation be restricted to as great a degree as possible. (See Appendix – Arizona State Game & Fish Letter). Roads crossing washes should be designed to accommodate wildlife passage. The land is within an area that has potential habitat for the pygmy owl. Surveys conducted indicate that there are no owls on the site. It is likely that consultation with the U.S Fish and Wildlife Service prior to use of federal permits would require preservation of substantial on site or off-site land.

The riparian areas function as corridors for wildlife travel between reserves of public land through more urbanized and developed areas. The Class I Habitats are continuous linkages from public preserves such as the public preserves with the Tortolita Mountains.

Exhibit X.III.G.1.: Wildlife Map



H. HYDROLOGY AND WATER RESOUCES

EXISTING DRAINAGE CONDITIIONS

The project site is located in the mountain and foothill region of the Tortolita Mountains. The watercourses that cross the property are generally well defined with banks 2 to 10 feet high. Consequently, the associated 100-year flood prone areas generally exist in narrow, definable washes. As such, these watercourses are relatively stable with respect to erosion and/or lateral migration.

There is one major wash crossing the property. By definition, a major wash is one that conveys in excess of 2,000 cubic feet per second (cfs) through any portion of the plan area during the 100-year storm event. The only wash crossing the property that has a 100-year discharge >2000 cfs is Prospect Canyon wash which enters the plan area along the north boundary, then drains southwesterly toward Dove Mountain Boulevard. The drainage area for Prospect Canyon Wash at the point of exit from the plan area is 3.4 square miles. The 100-year discharge for Prospect Canyon Wash within the plan area is 4,070 cfs. The 100-year discharge value for Prospect Canyon Wash was determined by previous studies which were approved by the Town of Marana and the Federal Emergency Management Agency (FEMA). The methodology used to determine the discharge raters is based upon a modified Pima County method. The methodology is described and documented in a study conducted by Simons, Li & Associates dated September 5, 1996.

Prospect Canyon Wash is mapped as a federally-regulated FEMA floodplain on Panel #04019C1015 dates February 8, 1999. This FEMA map delineates Prospect Canyon Wash through the plan area a Zone AO with a depth of 3 feet and velocity of 8 fps. The boundaries of the FEMA-designated floodplain area for Prospect Canyon Wash are delineated on *Exhibit X.III.H.1: Hydrology* of this document.

In addition to Prospect Canyon Wash, the plan area also contains several minor washes (see *Exhibit X.III.H.1*). A minor wash is defined as one that conveys between 100 cfs and 2,000 cfs. The 100-year peak discharge rates were determined for all minor washes having a 100-year discharge rate > 100 cfs. *Exhibit X.III.H.1* of this document shows the location of roughly 20 points of concentration along the project boundaries or at points of confluence with Prospect Canyon Wash. The 100-year discharge rates at each of these concentration points are listed on *Exhibit X.III.H.1.*

Approximate 100-year floodplain limits were delineated by CMG Drainage Engineering, Inc., for the minor washes having a 100-year peak discharge > 100 cfs. These floodplain limits are delineated on *Exhibit X.III.H.1* of this document.

The minor washes that generate in excess of 100 cfs possess natural characteristics or features that could be enhanced with various vegetation types; however, for the most part, these characteristics are limited to extreme downstream reaches. Typically, the upstream reaches under natural conditions do not generate sufficient runoff to support vital riparian communities.

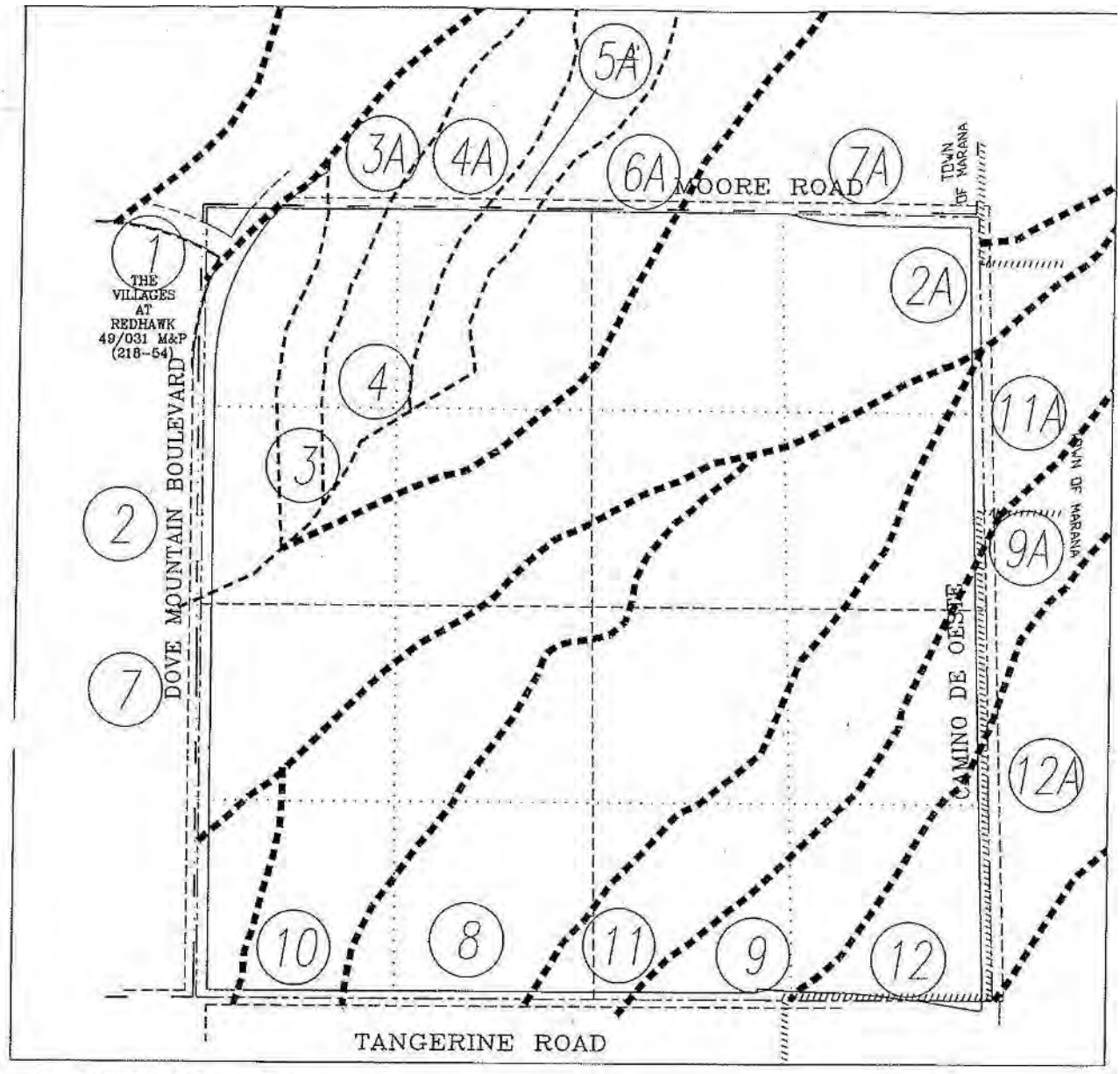
DRAINAGE CONCEPT PLAN

Major washes and minor washed within Section 36 (having a 100-year discharge greater than 100 cfs) are planned to remain in a natural condition. No residential lots will be placed within a delineated 100-year floodplain area or erosion hazard setback. There will be a limited number of street crossings of minor washes which are needed to gain access to the subdivisions. No street crossings of Prospect Canyon Wash are required.

Runoff from urbanized areas will be conveyed within the street to the extent allowed under the Town of Marana development standards. Points of outfall for street drainage could be existing minor watercourses or Prospect Canyon Wash. There may be a need for some small constructed drainageways to convey runoff from the subdivision boundaries to these washes or to retention/detention basins. The primary approach will be to utilize streets and constructed drainageways to convey runoff to retention/detention facilities. In this way, the increased runoff associated with development activities can be controlled and released in manner consistent with the Town of Marana retention/detention standards.

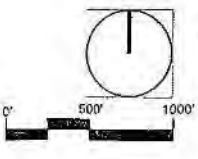
Onsite retention/detention will be implemented as required to fulfill Town of Marana retention/ detention criteria.

Exhibit X.III.H.1.: Hydrology



PEAK DISCHARGE RATES

CONCENTRATION POINT	DRAINAGE AREA (Ac)	100 YEAR PEAK DISCHARGE (cfs)	INCLUDED SUB-BASINS
1	314	770	N/A
2	33	159	N/A
2A	12	60	N/A
3	32	263	3A, 4, & 4A
3A	16	70	N/A
4	44	183	4A
4A	21	112	N/A
5	56	221	5A
5A	46	208	N/A
6	465	1133	6A
6A	424	1226	N/A
7	2900	5760	7A
7A	2778	5052	N/A
8	215	766	N/A
9	81	270	N/A
9A	37	149	N/A
10	75	269	
11	122	353	11A
11A	51	201	N/A
12	213	582	12A
12A	189	547	N/A



THE PLANNING CENTER
110 S. CHURCH AVE., SUITE 6320
TUCSON, AZ 85701 (520) 623-6116

Project #: CPI-02
Date: 3-25-02
filename: Projects\dcpi_02\hydrohyco

I. ARCHAEOLOGY

The Archaeological Site Survey Files at the Arizona State Museum have been consulted with the following results: There has been an archaeological survey (1981-174) on the subject property and there are two know sites (AZ AA:12:218 and 415) located on this property. A very small (about 40-acre area) of this section was not surveyed in 1981 on the student participation survey for the Northern Tucson Basin.

Since cultural remains are known to exist on this land, that the survey was student oriented, and that it occurred in 1981, a resurvey of the lands in question would be appropriate. If the sites mentioned above fall within the area proposed for development, then a data recovery program (which may include monitoring, testing and/or excavation) will be required of those areas impacted by development. Clearance on this project would not be recommended until after archaeological investigations have been completed by a qualified archaeologist.

In response to the Arizona State Museum's recommendation, Cottonwood Properties contracted Desert Archaeology Inc. to conduct an Archeological Reconnaissance of the property. In their report (Attachment 3), Desert Archeology Inc. found that sites AA:12:218 and AA:12:415 are considered ineligible for inclusion in the National Register. These sites were totally collected 20 years ago; one site, AA:12:218 could not be relocated due to the lack of surface artifacts. At the other site, AA:12:415, only six artifacts have since eroded out or were missed in the original surface collections. The rock ring at AA:12:415 was not well defined. It contains little research potential and has been recorded in detail. Experience at similar sites in Dove Mountain area has shown that those with few, if any, surface artifacts when revisited several years after the initial survey, contained no buried deposits. Even sites with a fair number of new artifacts on the surface often did not contain buried cultural deposits when they were tested (Swartz 1198). The project area lies in the bajada of the Tortolita Mountains, which has a low site density. Areas to the north and east, closer to the mountains, have a higher site density, primarily along the major drainages. To the west, closer to the Santa Cruz River, the site density also increases. Two small sites within a square mile is a likely density in this location.

Therefore, Desert Archeology, Inc., recommends that planning and implementation of construction within this survey area proceed. However, should any buried archaeological remains be encountered during construction, work should halt temporarily until an archaeologist has assessed their significance.

J. EXISTING FEAUTRES/PUBLIC SERVICES

The Dove Mountain Specific Plan delineates land uses and proposed infrastructure to provide transportation and services to the area. Dove Mountain Specific 6 Plan Amendment 6 will continue with those proposed roadways and services.

Schools and Recreation

The project area is within the Marana School District with no schools existing or currently planned within a one mile radius of the site.

The schools within the vicinity and currently serving the area are:

- Wilson Richard K-8 School
  2330 W. Glover Road

- Ironwood Ridge High School
  2475 W. Naranja Drive

Fire Services

The property would be annexed into the Northwest Fire District as it is developed. Currently, the fire station closest to this project is Station 37, located at 13001 N. Tortolita Road.

Transportation

The major transportation corridors in this area are impacted both by Pima County and the Town of Marana. There is a generally agreement between the two, although some differences regarding future corridors do exist. The two primary corridors which are proposed to serve northeast Marana are Tangerine Road and Thornydale Road. These will eventually be limited-access, high volume roadways. Also serving this area are Tortolita Road and, to a lesser degree, Camino de Oeste.

Water

The City of Tucson has, potable water lines, (24” and 16” lines) in the vicinity of the eastern property edge. These lines have the delivery capability to generously supply the potable water demand requirements of the project. Service will require an expansion of the Water Service Area for Tucson, or connection to offsite facilities owned by the Town of Marana.

Sanitary Sewer

The topography of the site indicates that it drains to the south-southwest. Located approximately ½ mile west of the project site is the TMP Pump Station, which is owned, operated and maintained by PCWMD. In January 1989, Greiner, Inc. prepared a sewer basin study for Phase I of Tortolita Mountain Properties, covering 3,100 dwelling units and 300 acres

of commercial development in the easterly 1,968 acres of the TMP property. This property is now part of the Dove Mountain/ Heritage Highlands. The Greiner study calculated a Peak Wet Weather Flow (PWWF) of 2.79 MGD. This flow criteria was used to design the ultimate configuration of the aforementioned TMP Pump Station.

In 1995, in conjunction with the beginning of development of Heritage Highlands, OPW & Associates prepared an updated sewer basin study for the previous studies 1,869 acres TMP Phase I property plus 2,220 acres from Phase II. This study indicated that the ultimate projected flow into the TMP Pump Station would be 2.64 MGD, from 4,035 dwelling units and 63 acres of commercial development.

Using design parameters set by other platting and development plans in the Dove Mountain Specific Plan, it appears that there is sufficient capacity in the TMP Pump Station to receive sewage flow from the development of this property.

Private Utilities

Electricity, telecommunications and cable television services will be extended into this area at the time service is necessary through agreements with the individual utilities.

Trico Electric, a locally owned cooperative, will provide electric service. Southwest Gas, telephone service by U.S. West Communications and Cable service by an undetermined vendor, may provide natural gas service.

ISSUED BY

COMMITMENT FOR TITLE INSURANCE

Lawyers Title Insurance Corporation
A LANDAMERICA COMPANY

LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six (6) months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company. This Commitment shall not be valid or binding until countersigned by an authorized officer or agent.

IN WITNESS WHEREOF, Lawyers Title Insurance Corporation has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, this Commitment to become valid when countersigned by an authorized officer or agent of the Company.

LAWYERS TITLE INSURANCE CORPORATION

Attest: _____ Secretary

LAWYERS TITLE INSURANCE CORPORATION SEAL 1925 RICHMOND, VA

By: _____ President

Conditions and Stipulations

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

ALTA Commitment - 1966
Cover Page
Form 1004-268

ORIGINAL

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

Pamela Tighe
Lawyers Title Of Arizona, Inc.
One South Church, Suite 1800
Tucson, AZ 85701

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

Amended:
Typed: 12/21/2001
Examiner: BW
Typist: bw
Branch: 024

1. EFFECTIVE DATE: December 6, 2001 at 7:30 A.M. CASE NO. 00423721

2. POLICY OR POLICIES TO BE ISSUED:

   (a) ALTA Owner's Policy - 1992 AMOUNT: $ 12,000,000.00
   PROPOSED INSURED:
   RITA LAND CORPORATION, an Arizona corporation, and REDHAWK MARANA, L.L.C., an Arizona limited liability company

   (b) None AMOUNT: $
   PROPOSED INSURED:

   (c) None AMOUNT: $
   PROPOSED INSURED:

3. TITLE TO THE FEE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT IS AT THE EFFECTIVE DATE HEREOF VESTED IN:

   TANGERINE PROPERTIES, a California general partnership

4. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

   Exhibit A Attached Hereto and Made a Part Hereof.

COUNTERSIGNED AT: TUCSON, ARIZONA
Lawyers Title Of Arizona, Inc.

By: _____
Authorized Officer or Agent

THIS COMMITMENT IS INVALID UNLESS THE INSURING PROVISIONS AND SCHEDULES A AND B ARE ATTACHED

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE B — SECTION 1
REQUIREMENTS

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:
ITEM (A) PAYMENT TO OR FOR THE ACCOUNT OF THE GRANTORS OR MORTGAGORS OF THE FULL CONSIDERATION FOR THE ESTATE OR INTEREST TO BE INSURED.
ITEM (B) PROPER INSTRUMENT(S) CREATING THE ESTATE OR INTEREST TO BE INSURED MUST BE EXECUTED AND DULY FILED FOR RECORD, TO WIT:

1. TAXES for the year 2001 are shown paid in the amount of $90.78.
(State Tax Parcel No. 218-55-019J2)

2. TAXES for the year 2001 are shown paid in the amount of $12.40.
(State Tax Parcel No. 218-55-019B3)

3. Submit fully executed copy of the partnership agreement (and all amendments) of TANGERINE PROPERTIES, a California general partnership for examination. The right is reserved to make additional requirements upon such examinations.

4. Usual preliminary inspection report by an employee of Lawyers Title. The right is reserved to make additional requirements or exceptions upon examination of said report.

5. Furnish plat of survey acceptable to Lawyers Title. The right is reserved to make additional requirements or exceptions upon examination of said plat.

   NOTE: The Plat of survey furnished to satisfy the above requirements must be made by a Registered Civil Engineer or Registered Land Surveyor, showing proper ties to locating monuments, location of the improvements on the premises, easements or rights-of-way, over or under the property, together with any encroachments or projections, fences or any other matters affecting the use and occupancy of the premises, and CERTIFICATION BY said Engineer or Land Surveyor that there are no other easements or rights-of-way, in use or in evidence, over or under the subject property, nor any encroachment of improvements onto contiguous property by the improvements located on the subject property nor any encroachment of improvements from adjoining property onto the subject property, other than those shown on said plat.

   Upon furnishing of said plat, any matters disclosed by said plat will be added to Schedule B.

6. Furnish documents which entitle the occupants to possession. The right is reserved to make additional requirements or exceptions upon examination of said documents.

7. Completion of Owner's Declaration executed by TANGERINE PROPERTIES, a California general partnership.

NOTE: A.R.S. Section 11–480(A) provides ... Effective January 1, 1991, each instrument (presented to a county recorder for recordation) shall be no larger than eight and one-half inches in width and no longer than fourteen inches and shall have a print size no smaller than 10 point type AND shall have at least a one-half inch margin across the bottom and the left and right sides from the top to the bottom. The first page shall have a top margin of at least two inches of vertical space from left to right and shall be reserved for recordation and return address information.

CASE NO. 00423721

SCHEDULE B — SECTION 1 (CONTINUED)

8. Record Deed and Affidavit of Value from TANGERINE PROPERTIES, a California general partnership, to RITA LAND CORPORATION, an Arizona corporation, and REDHAWK MARANA, L.L.C., an Arizona limited liability company

NOTE: If Power of Attorney being used for this transaction, submit to the Title Officer sufficiently prior to close of this transaction for approval.

Such further requirements as may be necessary after completion of the above.

Furnish Affidavit of Authority with any Power of Attorney.

CASE NO. 00423721

Page 3 of 10

Lawy s Title Insurance Co oration

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE B — SECTION 2
EXCEPTIONS

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING UNLESS SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by the Commitment.

2. Reservations contained in the Patent from the State of Arizona, recorded in Book 297 of Deeds at page 268, reading as follows: Excepting and reserving unto the United States rights of way for ditches and canals constructed by their authority. (Parcels 1, 2 and 3)

3. Reservations contained in Patent from the United States of America, recorded in Book 202 of Deeds at page 295, reading as follows: And there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, however, to the United States all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine, and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat., 862). (portion of Parcel 3)

4. TAXES for the second half of the year 2001, a lien not yet due and payable.

5. WATER RIGHTS, claims or title to water, whether or not shown by the public record.

6. EASEMENT and rights incident thereto, as set forth in instrument:

   Recorded in Docket: 2083
   Page: 598
   Purpose: electric transmission
   (Parcel 3)

7. EASEMENT and rights incident thereto, as set forth in instrument:

   Recorded in Docket: 6645
   Page: 798
   Purpose: electric transmission
   (Parcel 3)

NOTE: IF POLICY IS TO BE ISSUED IN SUPPORT OF A MORTGAGE LOAN, ATTENTION IS DIRECTED TO THE FACT THAT THE COMPANY CAN ASSUME NO LIABILITY UNDER ITS POLICY, THE CLOSING INSTRUCTIONS, OR INSURED CLOSING SERVICE FOR COMPLIANCE WITH THE REQUIREMENTS OF ANY CONSUMER CREDIT PROTECTION OR TRUTH IN LENDING LAW IN CONNECTION WITH SAID MORTGAGE LOAN.

CASE NO. 00423721

SCHEDULE B — SECTION 2 (CONTINUED)

8. EASEMENT and rights incident thereto, as set forth in instrument:

   Recorded in Docket: 5492
   Page: 523
   Purpose: communication facilities
   (Parcel 1)

9. EASEMENT and rights incident thereto, as set forth in instrument:

   Recorded in Docket: 10890
   Page: 1057
   Purpose: utilities
   (Parcel 1)

10. Covenant regarding archeological survey contained in Amended Marana Resolution No. 98-47, recorded in Docket 10860 at page 166. (Parcel 2)

11. ADVERSE MATTERS that may be revealed by an inspection of land by an employee of Lawyers Title.

12. LOCATION OF IMPROVEMENTS, easements, discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

13. RIGHTS OF PARTIES in possession.

    NOTE: This exception may be made more specific upon our examination of documents which entitle the occupants to possession.

CASE NO. 00423721

Page 5 of 10

Exhibit A

CASE NO. 423710

Parcel 1

Section 36, Township 11 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona.

EXCEPT for any portions lying within Tortolita Drive also known as Tortolita Parkway, on the West as shown of record of Pima County, Arizona, in Book 8 of Road Maps at page 62;

EXCEPT for any portions lying within Tangerine Road, on the South, as shown of Record of Pima County, Arizona, in Book 7 of Road Maps at page 83; and

EXCEPT any portions lying within Camino De Oeste, on the East, as shown of Record of Pima County, Arizona, Book 11 of Road Maps at page 69;

EXCEPT any portions lying within Dove Mountain Blvd., also known as Redhawk Blvd.;

FURTHER EXCEPT that portion conveyed to Pima County, Arizona, by Deed recorded in Docket 7482 at page 204, as follows:

All that part of Section 36, Township 11 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona, being described as follows:

BEGINNING at the Southeast corner of said Section 36;

THENCE South 89 degrees 52 minutes 49 seconds West along the South line thereof, 1600.00 feet;

THENCE North 00 degrees 07 minutes 11 seconds West, 50.00 feet to a point on the North right-of-way line of Tangerine Road as recorded in Book 7 at page 83 of Road Maps, said point also being the TRUE POINT OF BEGINNING;

THENCE North 89 degrees 52 minutes 49 seconds East along said North right-of-way, 620.56 feet to a point on a curve, from which the radius point bears South 04 degrees 29 minutes 39 seconds West, 7714.44 feet;

THENCE Westerly along the arc of said curve, concave to the South through a central angle of 04 degrees 36 minutes 50 seconds, 621.23 feet to the end of curve;

THENCE South 00 degrees 07 minutes 11 seconds East, 25.00 feet to the TRUE POINT OF BEGINNING.

FURTHER EXCEPT that portion conveyed to the Town of Marana, by Deed recorded in Docket 10227 at page 365, as follows:

Parcel A

All of that portion of Section 36, Township 11 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of Section 36, common to Sections 25, 26, 35 and 36;

THENCE South 00 degrees 07 minutes 05 seconds West along the West line of the Northwest Quarter of said Section 36, a distance of 177.89 feet;

THENCE South 89 degrees 52 minutes 55 seconds East, 185.16 feet to a point on a curve from which the radius bears South 57 degrees 31 minutes 11 seconds East, said point being the TRUE POINT OF BEGINNING;

THENCE Southwesterly along a curve to the left, which has a radius of 1675.00 feet and a central angle of 07 degrees 55 minutes 46 seconds, an arc length of 231.81 feet to a point on a line 75.00 feet Easterly of and parallel to the West line of the Northwest Quarter of said Section 36;

THENCE South 00 degrees 07 minutes 05 seconds West, parallel to and 75.00 feet Easterly of the West line of the Northwest Quarter of said Section 36, a distance of 692.82 feet to a point on a curve from which the radius bears South 89 degrees 52 minutes 55 seconds East;

THENCE Northeasterly along a curve to the right, which has a radius of 1525.00 feet and a central angle of 40 degrees 53 minutes 08 seconds, an arc length of 1088.22 feet to a point 75.00 feet Southerly of and parallel to the North line of the Northwest Quarter of said Section 36;

THENCE North 89 degrees 43 minutes 06 seconds West, parallel to and 75.00 feet Southerly of the North line of the Northwest Quarter of said Section 36, a distance of 191.75 feet to a point on a curve from which the radius bears South 53 degrees 16 minutes 45 seconds East;

THENCE Southwesterly along a curve to the left, which has a radius of 1675.00 feet and a central angle of 04 degrees 14 minutes 26 seconds, an arc length of 123.97 feet to the TRUE POINT OF BEGINNING.

Parcel B

All of that portion of Section 36, Township 11 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of Section 36 common to Sections 25, 26, 35 and 36;

THENCE South 00 degrees 07 minutes 05 seconds West, along the West line of the Northwest Quarter of said Section 36, a distance of 177.89 feet;

THENCE South 89 degrees 52 minutes 55 seconds East, 185.16 feet to a point on a curve from which the radius bears South 57 degrees 31 minutes 11 seconds East, said point being the TRUE POINT OF BEGINNING;

THENCE Southwesterly along a curve to the left, which has a radius of 1675.00 feet and a central angle of 06 degrees 44 minutes 46 seconds, an arc length of 197.22 feet to a point on a curve from which the radius bears North 64 degrees 15 minutes 58 seconds West;

THENCE Northerly along a curve to the left, which has a radius of 25.00 feet and a central angle of 85 degrees 1 minutes 42 seconds, an arc length of 37.21 feet to a point of compound curvature from which the radius bears South 30 degrees 27 minutes 20 seconds West;

THENCE Northwesterly along a curve to the left, which has a radius of 1680.00 feet and a central angle of 00 degrees 11 minutes 10 seconds, an arc length of 5.46 feet to a point on a line 75.00 feet Easterly of and parallel to the West line of the Northwest Quarter of said Section 36;

THENCE North 00 degrees 07 minutes 05 seconds East, parallel to and 75.00 feet Easterly of the West line of th Northwest Quarter of said Section 36, a distance of 171.13 feet to a point on a curve from which the radius bear South 27 degrees 34 minutes 38 seconds West;

THENCE Southeasterly along a curve to the right, which has a radius of 1830.00 feet and a central angle of 02 degrees 43 minutes 59 seconds, an arc length of 87.29 feet to a point of reverse curvature from which the radius bears North 30 degrees 18 minutes 37 seconds East;

THENCE Easterly along a curve to the left, which has a radius of 25.00 feet and a central angle of 87 degrees 49 minutes 48 seconds, an arc length of 38.32 feet to the TRUE POINT OF BEGINNING.

FURTHER EXCEPT that portion conveyed to Bay Colony-Gateway, Inc., a Delaware corporation, by Deed recorded in Docket 10227 at page 1147, as follows:

Parcel D

All of that portion of Section 36, Township 11 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of Section 36 common to Sections 25, 26, 35 and 36;

THENCE South 00 degrees 07 minutes 05 seconds West, along the West line of the Northwest Quarter of said Section 36, a distance of 381.65 feet;

THENCE South 89 degrees 52 minutes 55 seconds East, 75.00 feet to a point, said point being the TRUE POINT OF BEGINNING;

THENCE North 00 degrees 07 minutes 05 seconds East, parallel to and 75.00 feet Easterly of the West line of the Northwest Quarter of said Section 36, a distance of 66.48 feet to a point on a curve from which the radius bears South 30 degrees 16 minutes 10 seconds West;

THENCE Southeasterly along a curve to the right, which has a radius of 1680.00 feet and a central angle of 00 degrees 11 minutes 10 seconds, an arc length of 5.46 feet to a point of compound curvature from which the radius bears South 30 degrees 27 minutes 20 seconds West;

THENCE Southeasterly along a curve to the right, which has a radius of 25.00 feet and a central angle of 85 degrees 16 minutes 42 seconds, and arc length of 37.21 feet to a point of reverse curvature from which the radius bears South 64 degrees 15 minutes 58 seconds East;

THENCE Southwesterly along a curve to the left, which has a radius of 1675.00 feet and a central angle of 01 degrees 11 minutes 00 seconds, an arc length of 34.59 feet to the TRUE POINT OF BEGINNING.

FURTHER EXCEPT that portion conveyed to U.S. Home Corporation, a Delaware corporation, by Deed recorded in Docket 10227 at page 1151, as follows:

Parcel C

All of that portion of Section 36, Township 11 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of Section 36 common to Sections 25, 26, 35 and 36;

THENCE South 00 degrees 07 minutes 05 seconds West, along the West line of the Northwest Quarter of said Section 36, a distance of 177.89 feet;

THENCE South 89 degrees 52 minutes 55 seconds East, 185.16 feet to a point on a curve from which the radius bears North 57 degrees 31 minutes 11 seconds West, said point being the TRUE POINT OF BEGINNING;

THENCE Southwesterly along a curve to the right, which has a radius of 25.00 feet and a central angle of 87 degrees 49 minutes 48 seconds, an arc length of 38.32 feet to a point of reverse curvature from which the radius bears South 30 degrees 18 minutes 37 seconds West;

THENCE Northwesterly along a curve to the left, which has a radius of 1830.00 feet and a central angle of 02 degrees 43 minutes 59 seconds, an arc length of 87.29 feet to a point on a line 75.00 feet East of the West line of the Northwest Quarter of said Section 36;

THENCE North 00 degrees 07 minutes 05 seconds East, parallel to and 75.00 feet Easterly of the West line of the Northwest Quarter of said Section 36, a distance of 68.82 feet to a point 75.00 feet South of the North line of the Northwest Quarter of said Section 36;

THENCE South 89 degrees 43 minutes 06 seconds East, parallel to and 75.00 feet Southerly of the North line of the Northwest Quarter of said Section 36, a distance of 180.33 feet to a point on a curve from which the radius bears South 53 degrees 16 minutes 45 seconds East;

THENCE Southwesterly along a curve to the left, which has a radius of 1675.00 feet and a central angle of 04 degrees 14 minutes 26 seconds, an arc length of 123.97 feet to the TRUE POINT OF BEGINNING.

Parcel 2

All of the portion of Section 36, Township 11 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at the Northwest corner of Section 36 common to Sections 25, 26, 35 and 36;

THENCE South 89 degrees 43 minutes 06 seconds East, along the North line of said Section 36, a distance of 516.35 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 89 degrees 43 minutes 06 seconds East, along the North line of said Section 36, a distance of 3474.57 feet to a point on a curve from which the radius bears North 16 degrees 44 minutes 31 seconds East;

THENCE Southeasterly along a curve to the left, which has a radius of 1830.00 feet and a central angle of 16 degrees 27 minutes 37 seconds, an arc length of 525.73 feet to a point on the South line of Moore Road right of way as recorded in Book 8 of Road Maps at page 61, lying 75.00 feet South of the North line of said Section 36;

THENCE North 89 degrees 43 minutes 06 seconds West, parallel to and 75.00 feet South of the North line of said Section 36, a distance of 4062.15 feet to a point on a curve, on the Redhawk Boulevard and Moore Road right of way as recorded in Docket 10227 at page 365, from the radius bears South 48 degrees 59 minutes 46 seconds East;

THENCE Northeasterly along a curve to the right, which has a radius of 1525.00 feet and a central angle of 03 degrees 49 minutes 52 seconds, and arc length of 101.97 feet to the TRUE POINT OF BEGINNING.

Parcel 3

All that part of Section 36, Township 11 South, Range 12 East, and of Section 1, Township 12 South, Range 12 East, Gila and Salt River Base and Meridian, Pima County, Arizona, being described as follows:

BEGINNING at the Southeast corner of said Section 36;

THENCE South 89 degrees 52 minutes 49 seconds West, along the South line thereof, 526.90 feet to a point on a curve, from which the radius point bears South 07 degrees 52 minutes 34 seconds West, 7714.44 feet, said point also being the TRUE POINT OF BEGINNING;

THENCE Westerly along the arc of said curve, concave to the South, through a central angle of 03 degrees 22 minutes 55 seconds, 455.35 feet to a point on the North right of way line of Tangerine Road as recorded in Book 7 at page 83 of Road Maps;

THENCE North 89 degrees 52 minutes 49 seconds East, along said North right of way, 904.39 feet, to a point on the West right of way line of Camino De Oeste as recorded in Book 11 at page 69 of Road Maps;

THENCE South 00 degrees 10 minutes 54 seconds East, along said West right of way, 50.00 feet, to a point on the aforementioned South line of Section 36;

THENCE South 00 degrees 19 minutes 18 seconds East, along a line 75.00 feet West and parallel to the East line of Section 1, a distance of 44.11 feet to a point of curvature, from which the radius point bears South 89 degrees 40 minutes 42 seconds West, 25.00 feet;

THENCE Southwesterly along the arc of said curve, concave to the Northwest, through a central angle of 99 degrees 54 minutes 29 seconds, 43.59 feet;

THENCE North 80 degrees 24 minutes 49 seconds West, 198.16 feet to a point of curvature, from which the radius point bears South 09 degrees 35 minutes 11 seconds West, 7714.44 feet;

THENCE Westerly along the arc of said curve, concave to the South, through a central angle of 01 degrees 42 minutes 37 seconds, 230.28 feet to the TRUE POINT OF BEGINNING.

Area Code 0610 Rate 15.46000 Pri d 12/21/2001 10:56

Parcel Number 218-55-019B3 Docket Book 7482 Page 207 Date 03/04/85
Situs Addr

Owners Name TANGERINE PROPERTIES
Mailing Addr

Section 36 Township 11S Range 12E <---- Info from County
Book 0 Page 0 Block Lot <---- Info from County

Legal PTN ABAND RD LYG IN NELY PTN NE4 .37 AC
SEC 1-12-12
(RD 7482/204)(ABAND 7482/207)
(FORMERLY 202-21-019A)

*** 2001 TAXES UPDATED THRU 12/18/01

	Value	Ratio
Land	500.00	16.0%
Improvement	0.00	0.0%

	Full Cash Value	Exemption	Net Assessed
Land and Impr	500.00	0.00	0.00
Personal prop	0.00	0.00	0.00
Limited	500.00	0.00	0.00

2001 TOTAL TAX 12.40

FIRST HALF	INTEREST	SECOND HALF	INTEREST	TOTAL DUE
0.00	0.00	0.00	0.00	0.00

No Liability BACK TAX INFORMATION UPDATED THRU 11/15/01

CP NO./TYPE SALE DATE YEAR TAXES DUE INT. DUE AMOUNT DUE OLD PCL
** NO DELQ TAXES DUE FOR THIS PARCEL **

UPDATED THRU DATES:	ASSESSMENTS	RESOLUTIONS
CITY OF TUCSON	12/13/2001	12/23/2001
ORO VALLEY	12/20/2001	12/20/2001
PIMA COUNTY	12/20/2001	12/20/2001

*** NO ASSESSMENTS ***
*** NO RESOLUTIONS ***
*** NO SOLD ASSESSMENTS ***

Area Code 0610 : Rate 15.46000 Pri ed 12/21/2001 10:56

Parcel Number 218-55-019J2 Docket Book 6060 Page 1309 Date 06/29/79
Situs Addr

Owners Name TANGERINE PROPERTIES
Mailing Addr

Section 36 Township 11S Range 12E <--- Info from County
Book 0 Page 0 Block Lot <--- Info from County

Legal ALL EXC RDS & EXC NWLY PTN THEREOF & PTN
ABAND MOORE RD 611.34 AC SEC 36-11-12
(RD 7482/204 ABAND 7482/207 10227/365 RD ABAND
10976/344)

*** 2001 TAXES UPDATED THRU 12/18/01

	Value	Ratio
Land	3,668.00	16.0%
Improvement	0.00	0.0%

	Full Cash Value	Exemption	Net Assessed
Land and Impr	3,668.00	0.00	0.00
Personal prop	0.00	0.00	0.00
Limited	3,668.00	0.00	0.00

2001 TOTAL TAX 90.78

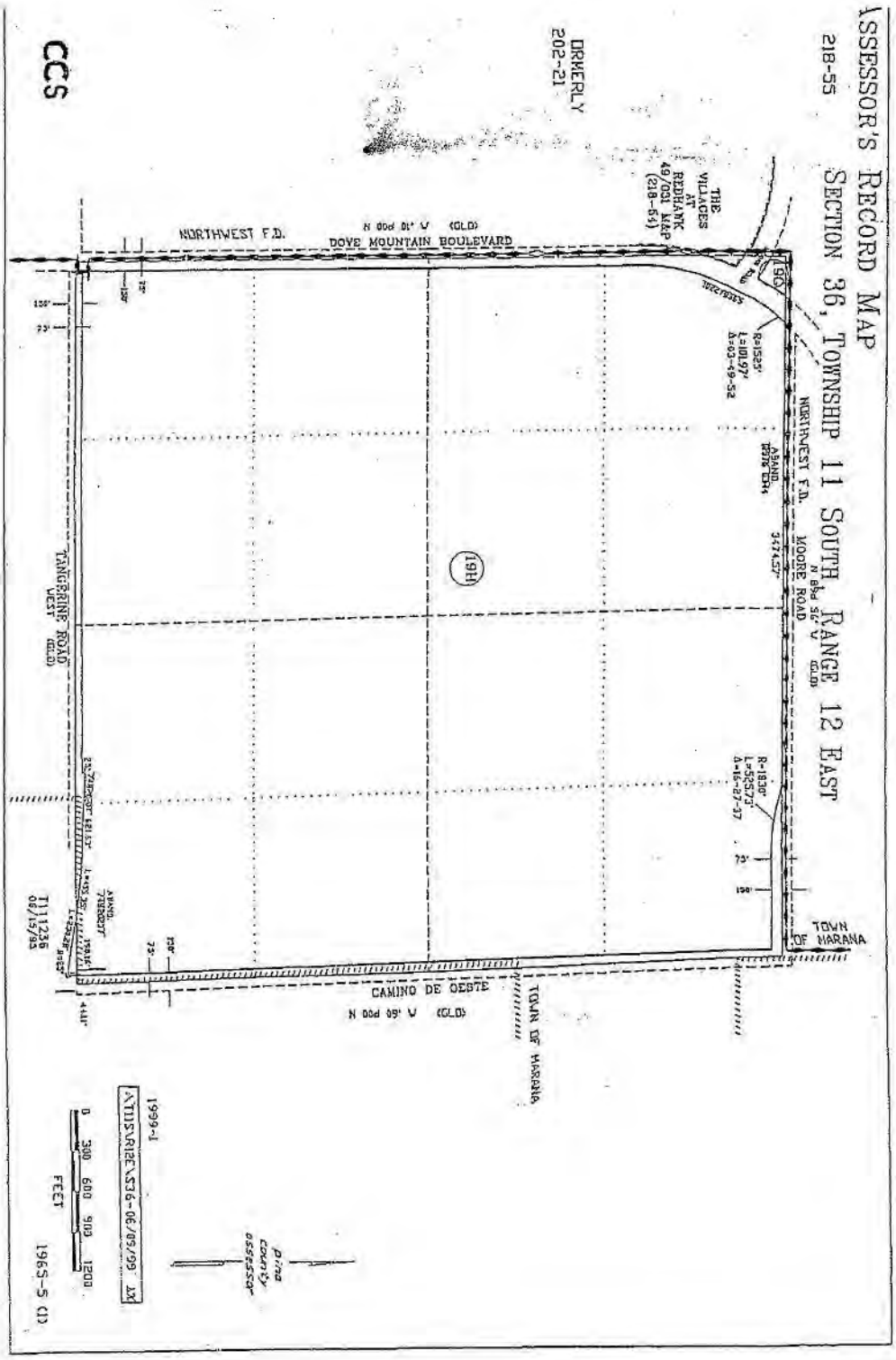
FIRST HALF	INTEREST	SECOND HALF	INTEREST	TOTAL DUE
0.00	0.00	0.00	0.00	0.00

No Liability BACK TAX INFORMATION UPDATED THRU 11/15/01

CP NO./TYPE SALE DATE YEAR TAXES DUE INT. DUE AMOUNT DUE OLD PCL
** NO DELQ TAXES DUE FOR THIS PARCEL **

UPDATED THRU DATES:	ASSESSMENTS	RESOLUTIONS
CITY OF TUCSON	12/13/2001	12/23/2001
ORO VALLEY	12/20/2001	12/20/2001
PIMA COUNTY	12/20/2001	12/20/2001

*** NO ASSESSMENTS ***
*** NO RESOLUTIONS ***
*** NO SOLD ASSESSMENTS ***


ASSESSOR'S RECORD MAP
SECTION 36, TOWNSHIP 11 SOUTH, RANGE 12 EAST
218-55
CCS
ORMERLY
202-21
THE VILLAGES AT REDBANK
49/031 MAP
(218-54)
NORTHWEST F.D.
DOVE MOUNTAIN BOULEVARD
N 89°10' W (GLO)
R=1525'
L=101.97'
Δ=03-49-52
NORTHWEST F.D.
MOORE ROAD
N 89°52' W (GLO)
R=1830'
L=525.73'
Δ=16-27-37
TOWN MARANA
TOWN OF MARANA
CAMINO DE OESTE
N 89°58' W (GLO)
TANGERINE ROAD
WEST (GLO)
191
T11236
08/15/95
1999-1
ALTISOURCE 936-96/89/96/936 AT
0 300 600 900 1200
FEET
1965-5 (1)

Arizona State Museum
Tucson, Arizona 85721-0026
(520) 621-6281
FAX (520) 621-2976

THE UNIVERSITY OF
ARIZONA
TUCSON ARIZONA

RECEIVED

January 24, 2002

Ms Kelly Decker/Project Planner
THE PLANNING CENTER
110 South Church Avenue, Suite 6320
Tucson, AZ 85701

Dear Ms Decker:

Thank you for your letter of January 15th requesting an archaeological site file check for property located at T11S R12E Sec 36. This is in relation to your project for Parcel ID 21855019J.

The Archaeological Site Survey Files at the Arizona State Museum have been consulted with the following results. There has been an archaeological survey (1981-174) on the subject property and there are two known sites (AZ AA:12:218 and 415) located in this section. A very small perhaps 40-acre area of this section was not surveyed in 1981 on the student participation survey for the Northern Tucson Basin.

Since cultural remains are known to exist on this land, that the survey was student oriented, and that it occurred in 1981 a resurvey of the lands in question would be appropriate. If the sites mentioned above fall within the study area, then a data recovery program (which may include: monitoring, testing, and/or excavation) will be required of those areas impacted by the development. Clearance on this project would not be recommended until after archaeological investigations have been completed by a qualified (based on standards established by the State Historic Preservation Office) archaeologist. You may also wish to consult with the Pima County Archaeologists Ms Linda Mayro (740-6451) or Mr. David Cushman (740-4272) for additional in put.

If you have any questions regarding this letter please feel free to contact me at 621-4011. Billing for this file check will be sent out separately.

Sincerely,

Sharon F. Urban (Miss)
Public Archaeologist

sfu

DESERT ARCHAEOLOGY, INC.
3975 N. Tucson Blvd. Tucson, Arizona 85716
(520) 881-2244 FAX 881-0325
email: arch@desert.com

William H. Doelle, Ph.D.
President

RECEIVED

28 February 2002

Mr. William M. Hallinan
Cottonwood Properties, Inc.
3567 E. Sunrise Drive, Suite 219
Tucson, AZ 85718

Re: Archaeological Reconnaissance of Township 11 South, Range 12 East, Section 36

Dear Bill:

At your request, a reconnaissance was conducted in Township 11 South, Range 12 East, Section 36. The entire section was surveyed during the Northern Tucson Basin Survey (NTBS) conducted by the Arizona State Museum (ASM) in the early 1980s. The goals of this reconnaissance were: 1) to relocate and assess the significance of two sites previously recorded during the NTBS; and 2) to survey the most likely site areas to determine whether the entire section should be resurveyed. The survey was conducted in two person-days, on 13 February 2002, by Deborah Swartz and Susan Hall of Desert Archaeology, Inc., under the direction of Principal Investigator William H. Doelle, Ph.D. The work was completed under the authority of the Arizona Antiquities Act Blanket Permit 2002-6bl. One of the two sites was relocated, and no additional sites were discovered. All project records are curated at the ASM.

The study area consisted of a complete square mile in the bajada of the Tortolita Mountains, just over 1 mi from the steeper, rocky slopes to the north-northeast. No structures or other improvements were present within the entire area, except a small area in the northwestern corner where Dove Mountain Boulevard lies. The area is located at the northeastern corner of Tangerine Road and Dove Mountain Boulevard in Section 36 of Township 11 South, Range 12 East on the Ruelas Canyon USGS 7.5 minute topographic quadrangle (1992). The area is in the Lower Sonoran Desert biotic community (Lowe 1964:25) characterized by paloverde and mesquite trees, saguaro, prickly pear, cholla cacti, and acacias. Elevations in the study area range from 2,543 to 2,721 ft above sea level.

The NTBS in the early 1980s was a research-oriented survey of a large area across the northern Tucson Basin. In their complete coverage of this section, two sites were recorded. AZ AA:12:218 (ASM) was recorded in 1981 as a small, 20-m by 10-m lithic scatter with two "tenuous" rock features. The site was totally collected during the survey. AZ AA:12:415 (ASM) was a small sherd and lithic scatter associated with a rock circle that was a possible fire hearth. The site measured 30 m by 20 m and was totally collected when it was initially recorded in 1982.

METHODS AND RESULTS

Two portions of the section were surveyed by two archaeologists walking east-west transects at 15- to 20-m intervals (Figure 1). The area covered by these transects was 20 acres. An additional 108 acres were surveyed by two archaeologists following the ridge tops at spacings between 5 m

and 30 m. Visibility across the section ranged from fair to moderate depending on the density of the vegetation and the distance from the drainages. Vegetation was thickest along and in the drainages.

The present survey relocated AA:12:415. A possible rock circle that measured 1.2 m by 1.08 m was partially buried, and 3 lithics and 3 sherds were found within 10 m of it. The rocks in the feature were granitic, ranging in size from 8 cm to 32 cm long. None appeared fire-cracked, and no dark fill was visible within the ring. The ceramics were all plain wares less than 2 cm long, and the lithics were small, tertiary flakes.

One isolated sherd and four isolated flakes were found and are denoted on the map by "S" and "F"(Figure 1). In addition, Isolated Occurrence-1 (IO-1) consisted of a cluster of 15 to 20 plain ware sherds of probably one vessel, within a 2-m by 2-m area.

AA:12:218 could not be relocated even though a large area around this site was surveyed to allow for a margin of error in the site placement on the topographic map. This is probably due to the fact the site was a surface manifestation that was completely collected during the previous survey.

RECOMMENDATIONS

AA:12:218 and AA:12:415 are considered ineligible for inclusion in the National Register. These sites were totally collected 20 years ago; one site, AA:12:218, could not be relocated due to the lack of surface artifacts. At the other site, AA:12:415, only six artifacts have since eroded out or were missed in the original surface collection. The rock ring at AA:12:415 was not well defined. It contains little research potential and has been recorded in detail. Experience at similar sites in the Dove Mountain area has shown that those with few, if any, surface artifacts when revisited several years after the initial survey, contained no buried deposits. Even sites with a fair number of new artifacts on the surface often did not contain buried cultural deposits when they were tested (Swartz 1998). The project area lies in the bajada of the Tortolita Mountains, which has a low site density. Areas to the north and east, closer to the mountains, have a higher site density, primarily along the major drainages. To the west, closer to the Santa Cruz River, the site density also increases. Two small sites within a square mile is a likely density in this location.

Therefore, Desert Archaeology, Inc., recommends that planning and implementation of construction within this survey area proceed. However, should any buried archaeological remains be encountered during construction, work should halt temporarily until an archaeologist has assessed their significance.

Sincerely,

William H. Doelle

William H. Doelle

Figure 1 attached

REFERENCES CITED

Lowe, Charles H. (editor)
1964 *Arizona's Natural Environment*. University of Arizona Press, Tucson.

Swartz, Deborah L.
1998 *Archaeological Investigations at Small Sites on the Upper Bajada of the Tortolita Mountains, Northern Tucson Basin*. Technical Report No. 97-3. Center for Desert Archaeology, Tucson.

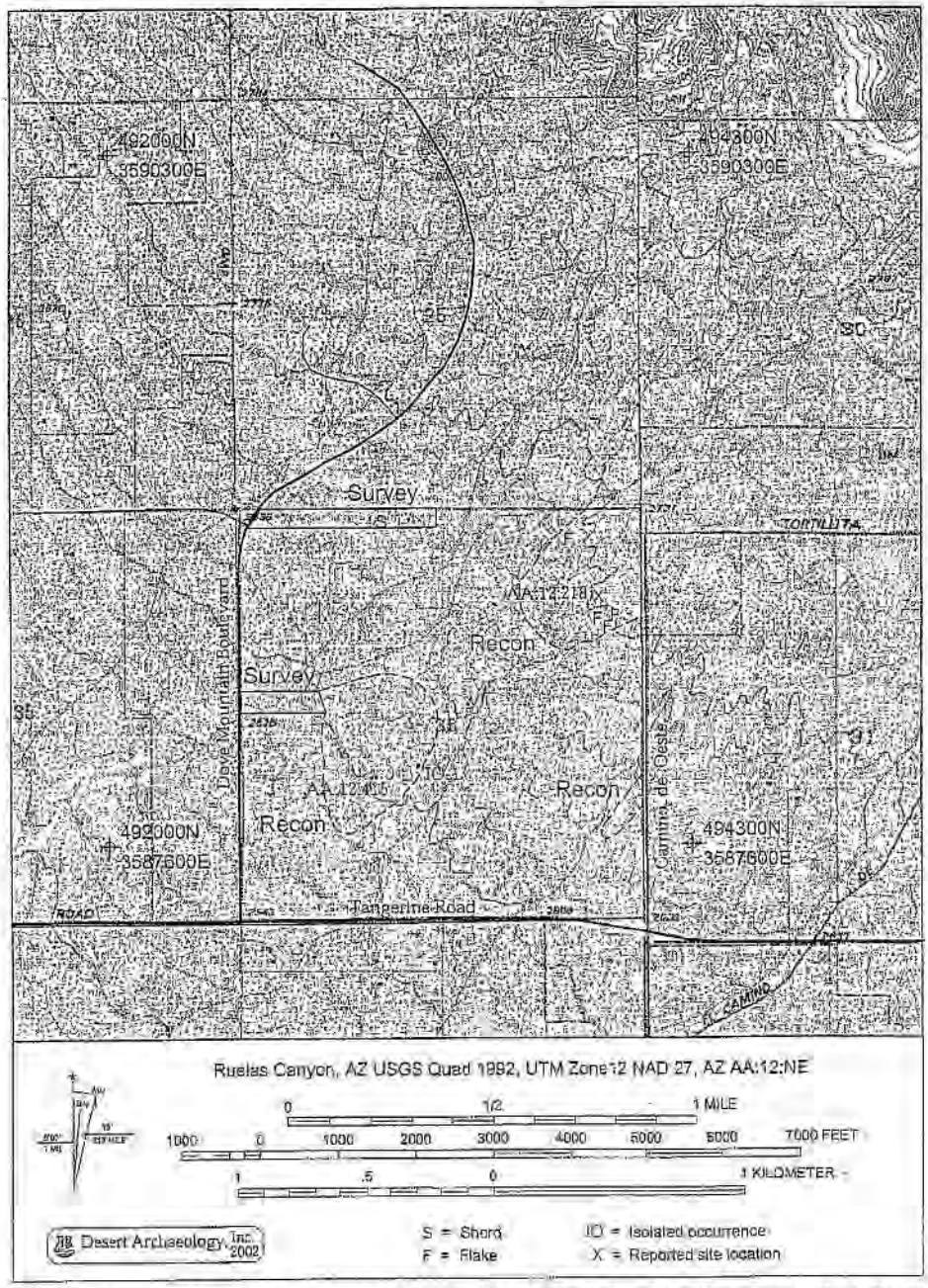


Figure 1. Location of the project area on a photocopy of the USGS 7.5-minute Ruelas Canyon (AZ AA:12:NE) topographic quadrangle. AZ AA:12:218 was not relocated.

A Cultural Resource Reconnaissance of Township 11 South, Range 12 East, Section 36, Northeast of Tangerine Road and Dove Mountain Boulevard, Pima County, Arizona

Deborah L. Swartz

Reviewed by

Patricia Castalia
Desert Archaeology, Inc.
3975 N. Tucson Boulevard
Tucson, AZ 85716

Submitted to

Mr. William M. Hallinan
Cottonwood Properties, Inc.
3567 E. Sunrise Drive, Suite 219
Tucson, AZ 85718

Project Report No. 02-114
Desert Archaeology, Inc.
(DAI Project No. 02-106)
3975 North Tucson Boulevard, Tucson, Arizona 85716 • 28 February 2002

REPORT ABSTRACT

AGENCY: Cottonwood Properties (private).

PROJECT TITLE: A Cultural Resource Reconnaissance of Township 11 South, Range 12 East, Section 36, Northeast of Tangerine Road and Dove Mountain Boulevard, Pima County, Arizona.

PROJECT DESCRIPTION: The purchase of this property was for home construction. The parcel was totally surveyed during the Northern Tucson Basin Survey. This reconnaissance was conducted to determine whether a complete resurvey was necessary.

PERMIT NUMBER: 2002-6bl

LOCATION:

County: Pima County

Description: The area is located at the northeast corner of Tangerine Road and Dove Mountain Boulevard in Township 11 South, Range 12 East, Section 36 on the Ruelas Canyon USGS 7.5 minute topographic quadrangle (1992). The Universal Transverse Mercator (UTM) coordinates for the corners of the parcel are: 492500E 3588922N (NW), 494100E 3588922N (NE), 494100E 3587300N (SE), 492510E 2587300N (SW) (Zone 12, North American Datum [NAD] 1927).

NUMBER OF SURVEYED ACRES: 20 acres of intensive survey and 108 acres of reconnaissance on ridge tops.

NUMBER OF SITES: Two.

LIST OF REGISTER-ELIGIBLE SITES: None.

LIST OF INELIGIBLE SITES: AZ AA:12:218 (ASM) and AZ AA:12:415 (ASM)

COMMENTS: AA:12:218, which was totally collected when it was recorded, could not be relocated. AA:12:415 was relocated but contained no significant research potential.

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A CULTURAL RESOURCE RECONNAISSANCE OF TOWNSHIP 11 SOUTH, RANGE 12 EAST, SECTION 36, NORTHEAST OF TANGERINE ROAD AND DOVE MOUNTAIN BOULEVARD, PIMA COUNTY, ARIZONA

At the request of Cottonwood Properties, a reconnaissance was conducted in Township 11 South, Range 12 East, Section 36. The work was requested to determine if construction of a planned community of homes will have any effect on significant archaeological or historical remains that may be present in the area. The entire section was surveyed during the Northern Tucson Basin Survey (NTBS) conducted by the Arizona State Museum (ASM) in the early 1980s. The goals of this reconnaissance were: 1) to relocate and assess the significance of two sites previously recorded during the NTBS; and 2) to survey the most likely site areas to see whether the entire section should be resurveyed. The survey was conducted in two person-days, on 13 February 2002, by Deborah Swartz and Susan Hall of Desert Archaeology, Inc., under the direction of Principal Investigator William H. Doelle, Ph.D. The work was completed under the authority of the Arizona Antiquities Act Blanket Permit 2002-6bl. One of the two sites was relocated, and no additional sites were discovered. Neither site was considered National Register-eligible. All project records are curated at the ASM.

This report includes a description of the project area, cultural and environmental background information, a summary of previous research, the methods and results of the survey, an assessment of the findings, and recommendations.

PROJECT AREA LOCATION AND DESCRIPTION

The proposed project consists of the construction of a planned community of homes across the area (Figure 1). The entire section is privately owned.

Project Location

The project consists of an entire square mile located at the northeast corner of Tangerine Road and Dove Mountain Boulevard in Section 36 of Township 11 South, Range 12 East on the Ruelas Canyon USGS 7.5 minute topographic quadrangle (1992). Universal Transverse Mercator (UTM) coordinates for the corners of the section are: 492500E 3588922N (NW), 494100E 3588922N (NE), 494100E 3587300N (SE), 492510E 2587300N (SW) (Zone 12, North American Datum [NAD] 1927).

Project Description

The project area consisted of a complete square mile. No structures or other improvements were present within the entire area, except a small area in the northwestern corner where Dove Mountain Boulevard lies. The entire area is privately owned. There are no construction specifics yet available.

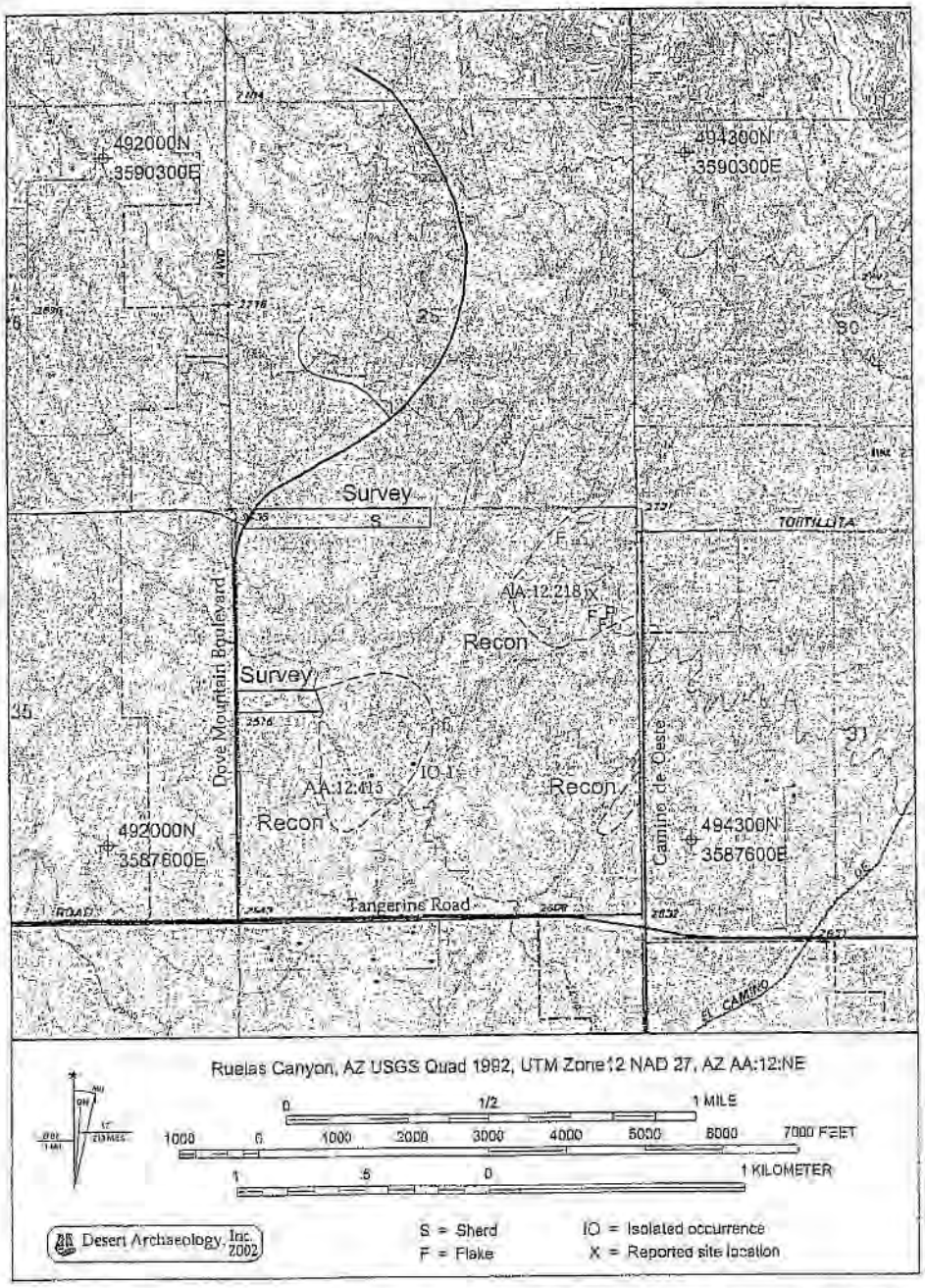


Figure 1. Location of the project area on a photocopy of the USGS 7.5-minute Ruelas Canyon (AZ AA:12: NE) topographic quadrangle. AZ AA:12:218 was not relocated.

The Area of Potential Effects (APE) refers to "the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist" (36 CFR 800.16[d]). The APE for this project is the square mile of the study area.

CULTURAL AND ENVIRONMENTAL BACKGROUND

The history of the Southwest and the Tucson Basin is marked by a close relationship between people and the natural environment. Environmental conditions have strongly influenced subsistence practices and social organization, and social and cultural changes have, in turn, made it possible to better exploit environmental resources. Through time, specialized adaptations to the arid region distinguished people living in the Southwest from those in other areas. Development of cultural and social conventions also became more regionally specific over time, and by A.D. 650 groups living in the Tucson Basin can be readily differentiated from those living in other areas of the Southwest. Today, the harsh desert climate no longer isolates Tucson and its inhabitants, but life remains closely tied to the unique resources of the Southwest. Table 1 summarizes the chronology of the Tucson Basin.

Table 1. Periodization and chronology of the Santa Cruz Valley-Tucson Basin prehistory.

Periods	Phases	Date Ranges
Historic	American Statehood period	A.D. 1912-present
	American Territorial period	A.D. 1856-1912
	Spanish-Mexican period	A.D. 1697-1856
Protohistoric		A.D. 1450-1697
Hohokam Classic	Tucson	A.D. 1300-1450?
	Tanque Verde	A.D. 1150-1300
Hohokam Sedentary	Late Rincon	A.D. 1100-1150
	Middle Rincon	A.D. 1000-1100
	Early Rincon	A.D. 950-1000
Hohokam Colonial	Rillito	A.D. 850-950
	Cañada del Oro	A.D. 750-850
Hohokam Pioneer	Snaketown	A.D. 700-750
	Sweetwater	A.D. 675-700
	Estrella	A.D. 650-675
Early Ceramic	Tortolita	A.D. 550-650
	Agua Caliente	A.D. 150-550
Early Agricultural	Late Cienega	400 B.C.-A.D. 150
	Early Cienega	800-400 B.C.
	San Pedro	1200-800 B.C.
	Unnamed	1700-1200 B.C.
Archaic	Chiricahua	3000-1700 B.C.
	(Occupation gap?)	6000-3000 B.C
	Sulphur Springs-Ventana	8500-6000 B.C.
Paleoindian		10,000?-8500 B.C.

Paleoindian Period (10,000?-8500 B.C.)

Archaeological investigations suggest that the Tucson Basin was initially occupied some 10,000 years ago, a time much wetter and cooler than today. The Paleoindian period is characterized by small, mobile groups of hunter-gatherers who briefly occupied temporary campsites as they moved across the countryside in search of food and other resources (Cordell 1997:67). The hunting of large mammals, such as mammoth and bison, was a particular focus of the subsistence economy. A Clovis point characteristic of the Paleoindian period (circa 9500 B.C.) was collected from the Valencia site, located along the Santa Cruz River in the southern Tucson Basin (Doelle 1985:181-182). Another Paleoindian point was found in Rattlesnake Pass in the northern Tucson Basin (Huckell 1982). These rare finds suggest that prehistoric use of the Tucson area probably began at this time. Paleoindian use of the Tucson Basin is supported by archaeological investigations in the nearby San Pedro Valley and elsewhere in southern Arizona, where Clovis points in association with extinct mammoth and bison remains have been discovered (Huckell 1992, 1995). However, because Paleoindian sites have yet to be found in the Tucson Basin, the extent and intensity of this occupation are unknown.

Archaic Period (8500-1700 B.C.)

The transition from the Paleoindian period to the Archaic period was accompanied by marked climatic changes. During this time, the environment came to look much like it does today. Archaic period groups pursued a mixed subsistence strategy characterized by intensive wild plant gathering and the hunting of small animals. The only Early Archaic period (8500-5000 B.C.) site known from the Tucson Basin region was found in Ruelas Canyon, south of the Tortolita Mountains (Swartz 1998:24). However, Middle Archaic period sites dating between 5000 and 1500 B.C. are known from the bajada zone surrounding Tucson, and, to a lesser extent, from floodplain and mountain areas. Recent investigations conducted at Middle Archaic period sites include excavations along the Santa Cruz River (Gregory 1999), in the northern Tucson Basin (Roth 1989), at the La Paloma development (Dart 1986), and along Ventana Canyon Wash and Sabino Creek (Dart 1984; Douglas and Craig 1986). Archaic period sites in the Santa Cruz floodplain were found to be deeply buried by alluvial sediments, suggesting that more of these sites are present but undiscovered because of the lack of surface evidence.

Early Agricultural Period (1700 B.C.-A.D. 150)

The Early Agricultural period (previously known as the Late Archaic period) was the time when domesticated plant species were first cultivated in the Greater Southwest. The exact timing of the introduction of cultigens from Mexico is not known, but maize was available in some form by approximately 1500-1200 B.C. (Gregory 2001; Wills 1988). By at least 400 B.C., groups were living in substantial agricultural settlements in the floodplain of the Santa Cruz River. Recent archaeological investigations suggest that canal irrigation also began sometime during this period.

Several Early Agricultural period sites are known from the Tucson Basin and its vicinity (Diehl 1997; Ezzo and Deaver 1998; Freeman 1998; Gregory 2001; Huckell and Huckell 1984; Huckell et al. 1995; Mabry 1998; Roth 1989). While there is variability between these sites, most likely due to the 1,550 years included in the period, all excavated sites to date contain small, round, or oval semisubterranean pithouses, many with large internal storage pits. At some sites, a larger round

structure is also present, which is thought to be for communal or ritual purposes. Stylistically distinctive Cienega, Cortaro, and San Pedro type projectile points are common at Early Agricultural sites as are a range of ground stone and flaked stone tools, ornaments, and shell jewelry (Diehl 1997; Mabry 1998). The fact that shell and some of the material used for stone tools and ornaments were not locally available in the Tucson area suggests that trade networks were in operation. Agriculture, particularly the cultivation of corn, was important in the diet and increased in importance through time. However, gathered wild plants, such as tansy mustard and amaranth seeds, mesquite seeds and pods, and agave hearts, were also frequently used resources. Like the preceding Archaic period, the hunting of animals such as deer, cottontail rabbits, and jackrabbits, continued to provide an important source of protein.

Early Ceramic Period (A.D. 150-650)

Although ceramic artifacts, including figurines and crude pottery, were first produced in the Tucson Basin during the Early Agricultural period (Heidke and Ferg 2001; Heidke et al. 1998), the widespread use of ceramic containers marks the transition to the Early Ceramic period (Huckell 1992). Undecorated plain ware pottery was widely used in the Tucson Basin by around A.D. 150, marking the start of the Agua Caliente phase (A.D. 150-550), and red ware pottery was introduced to the ceramic assemblage during the subsequent Tortolita phase (A.D. 550-650). The Tortolita phase also saw the addition of a number of new pottery vessel forms, suggesting that by this time ceramics were being used for a multitude of purposes.

Architectural features became more formalized and substantial during the Early Ceramic period, representing a greater investment of effort in construction and perhaps more permanent settlement. A number of pithouse styles are present, including small, round, and basin-shaped houses, as well as slightly larger subrectangular structures. As during the Early Agricultural period, a class of significantly larger structures may have functioned in a communal or ritual manner. Reliance on agricultural crops continued to increase, and a wide variety of cultigens, including maize, beans, squash, cotton, and agave, were an integral part of the subsistence economy. Populations grew as farmers expanded their crop production to floodplain land near permanently flowing streams and it is assumed that canal irrigation systems also expanded. Evidence from archaeological excavations indicates that trade in shell, turquoise, obsidian, and other materials intensified and that new trade networks were developed.

Hohokam Sequence (A.D. 650-1450)

The Hohokam tradition developed in the deserts of central and southern Arizona sometime around A.D. 650 and is characterized by the introduction of decorated ceramics: red-on-buff wares in the Phoenix Basin and red-on-brown wares in the Tucson Basin (Doyel 1991; Wallace et al. 1995). Through time, Hohokam artisans embellished this pottery with highly distinctive geometric figures and life forms such as birds, humans, and reptiles. The Hohokam diverged from the preceding periods in a number of other important ways: pithouses were clustered into formalized courtyard groups, which in turn were organized into larger village segments, each with their own roasting area and cemetery; new burial practices appeared (cremation instead of inhumation) in conjunction with special artifacts associated with death rituals; canal irrigation systems were expanded and, particularly in the Phoenix Basin, represented huge investments of organized labor and time; and

large communal or ritual features such as ballcourts and platform mounds were constructed at many village sites.

The Hohokam sequence is divided into the pre-Classic (A.D. 650-1150) and Classic (A.D. 1150-1450) periods. At the start of the pre-Classic, small pithouse hamlets and villages were clustered around the Santa Cruz River. However, beginning about A.D. 750, large, nucleated villages were established along the river or its major tributaries, with smaller settlements in outlying areas serving as seasonal camps for functionally specific tasks such as hunting, gathering, or limited agriculture (Doelle and Wallace 1991). At this time, large, basin-shaped features with earthen embankments called ballcourts were built at a number of the riverine villages. Although the exact function of these features is unknown, they probably served as arenas for playing a type of ball game as well as places for holding religious ceremonies and for bringing different groups together for trade and other communal purposes (Wilcox 1991; Wilcox and Sternberg 1983).

Between A.D. 950 and 1150, Hohokam settlement in the Tucson area became even more dispersed, utilizing the extensive bajada zone as well as the valley floor (Doelle and Wallace 1986). An increase in population is apparent, and both functionally specific seasonal sites, as well as more permanent habitations, were now situated away from the river, although the largest sites were still on the terraces just above the Santa Cruz. At this time, there is strong archaeological evidence for increasing specialization in ceramic manufacture, with some village sites producing decorated red-on-brown ceramics for trade throughout the Tucson area (Harry 1995; Heidke 1988, 1996; Huntington 1986).

The Classic period is marked by dramatic changes in settlement patterns and possibly social organization. Aboveground adobe compound architecture appeared for the first time, supplementing, but not replacing, the traditional semisubterranean pithouse architecture (Haury 1928; Wallace 1995). Although corn agriculture was still the primary subsistence focus, extremely large Classic period rock pile field systems associated with the cultivation of agave have been found in both the northern and southern portions of the Tucson Basin (Doelle and Wallace 1991; Fish et al. 1992). Platform mounds were also constructed at a number of Tucson Basin villages sometime around A.D. 1275-1300 (Gabel 1931). These features are found throughout southern and central Arizona and consist of a central structure that was deliberately filled to support an elevated room upon a platform. The function of the elevated room is unclear; some were undoubtedly used for habitation whereas others may have been primarily ceremonial. Building a platform mound took organized and directed labor, and the mounds are believed to be symbols of a socially differentiated society (Doelle et al. 1995; Elson 1998; Fish et al. 1992; Gregory 1987). By the time platform mounds were constructed, most smaller sites had been abandoned, and Tucson Basin settlement was largely concentrated at only a half dozen large, aggregated communities. Recent research has suggested that aggregation and abandonment in the Tucson area may be related to an increase in conflict and possibly warfare (Wallace and Doelle 1998). By A.D. 1450, the Hohokam tradition, as it is presently known, disappeared from the archaeological record.

Protohistoric Period (A.D. 1450-1697)

Little is known of the period from A.D. 1450, when the Hohokam disappeared from view, to A.D. 1697, when Father Kino first traveled to the Tucson Basin (Doelle and Wallace 1990). By that time, the Tohono O'odham people were living in the arid desert regions to the west of the Santa Cruz

River, and groups that lived in the San Pedro and Santa Cruz valleys were known as the Sobaipuri (Doelle and Wallace 1990; Masse 1981). Both groups spoke the Piman language and, according to historic accounts and archaeological investigations, lived in oval jacal surface dwellings rather than pithouses. One of the larger Sobaipuri communities was located at Bac, where the Spanish Jesuits and later Franciscans constructed the mission of San Xavier del Bac (Huckell 1992; Ravesloot 1987). Due to the paucity of historic documents and archaeological research, however, little can be said regarding this poorly known period.

Spanish and Mexican Periods (A.D. 1697-1856)

Spanish exploration of southern Arizona began at the end of the seventeenth century A.D. Early Spanish explorers in the Southwest noted the presence of Native Americans living in what is now the Tucson area. These groups comprised the largest concentration of population in southern Arizona (Doelle and Wallace 1990). In 1757, Father Bernard Middendorf arrived in the Tucson area, establishing the first local Spanish presence. Fifteen years later, the construction of the San Agustín Mission near a Native American village at the base of A-Mountain was initiated, and by 1773 a church was completed (Dobyns 1976:33).

In 1775, the site for the Presidio of Tucson was selected on the eastern margin of the Santa Cruz River floodplain. In 1776, Spanish soldiers from the older presidio at Tubac moved north to Tucson, and construction of defensive and residential structures was begun. The Presidio of Tucson was one of several forts built to counter the threat of Apache raiding groups that had entered the region at about the same time as the Spanish (Thiel et al. 1995; Wilcox 1981). Spanish colonists soon arrived to farm the relatively lush banks of the Santa Cruz River, to mine the surrounding hills, and to graze cattle. Many indigenous settlers were attracted to the area by the availability of Spanish products and the relative safety provided by the Presidio. The Spanish and Native American farmers grew corn, wheat, and vegetables, and cultivated fruit orchards, and the San Agustín Mission was known for its impressive gardens (Williams 1986).

In 1821, Mexico gained independence from Spain, and Mexican settlers continued farming, ranching, and mining activities in the Tucson Basin. By 1831, the San Agustín Mission had been abandoned (Elson and Doelle 1987; Hard and Doelle 1978), but settlers continued to seek the protection of the presidio walls.

American Period (1856-Present)

Through the 1848 settlement of the Mexican-American War and the 1853 Gadsden Purchase, Mexico ceded much of the Greater Southwest to the United States, establishing the international boundary at its present location. The U.S. Army established its first outpost in Tucson in 1856 and, in 1873, founded Fort Lowell at the confluence of the Tanque Verde Creek and Pantano Wash, to guard against continued Apache raiding.

Railroads arrived in Tucson and the surrounding areas in the 1880s, opening the floodgates of Anglo-American settlement. With the surrender of Geronimo in 1886, Apache raiding ended and the region's settlement boomed. Local industries associated with mining and manufacturing continued to fuel growth, and the railroad supplied the Santa Cruz River Valley with the commodities it could not produce locally. Meanwhile, homesteaders established numerous cattle

ranches in outlying areas, bringing additional residents and income to the area (Mabry et al. 1994). By the turn of the century, municipal improvements to water and sewer service, and the eventual introduction of electricity, made life in southern Arizona more hospitable. New residences and businesses continued to appear within an ever-widening perimeter around Tucson, and city limits stretched to accommodate the growing population. Tourism, the health industry, and activities centered around the University of Arizona and Davis-Monthan Air Force Base have contributed significantly to growth and development in the Tucson Basin in the twentieth century (Sonnichsen 1982).

The earliest detailed map of the project area is the 1896 township map drafted for the Government Land Office (GLO). No development was shown within the project area. The section was not remapped in 1933, when a new GLO township map was made.

Environmental Setting of the Project Area

The study area is located in the bajada of the Tortolita Mountains, just over 1 mi from the steeper, rocky slopes to the north-northeast. The area is in the Lower Sonoran Desert biotic community (Lowe 1964:25) characterized by palo verde and mesquite trees, saguaro, prickly pear, cholla cacti, and acacias. Trees were denser along the many small washes that pass through the section. Elevations in the study area range from 2,543 to 2,721 ft above sea level. The area is a series of low ridges running northeast-southwest. The southwestern quadrant of the study area is fairly flat and alluviated.

PREVIOUS RESEARCH IN THE AREA

The entire section was surveyed during the Northern Tucson Basin Survey in the early 1980s. This was a research-oriented survey of a large area across the northern Tucson Basin. Two sites were recorded in this section.

AZ AA:12:218 (ASM) was recorded in 1981 as a small, 20-m by 10-m lithic scatter with two "tenuous" rock features. The site was totally collected during the survey.

AZ AA:12:415 (ASM) was a small sherd and lithic scatter associated with a rock circle that was a possible fire hearth. The site measured 30 m by 20 m and was totally collected when it was initially recorded in 1982.

SURVEY METHODS

Two portions of the section were surveyed by two archaeologists walking east-west transects at 15- to 20-m intervals (Figure 1). The area covered by these transects was 20 acres. An additional 108 acres were surveyed by two archaeologists following the ridge tops at spacings between 5 m and 30 m. Visibility across the section ranged from fair to moderate depending on the density of the vegetation and the distance from the drainages. Vegetation was thickest along and in the drainages.

SURVEY RESULTS

The present survey relocated AA:12:415. A possible rock circle that measured 1.2 m by 1.08 m was partially buried, and 3 lithics and 3 sherds were found within 10 m of it. The rocks in the feature were granitic, ranging in size from 8 cm to 32 cm long. None appeared fire-cracked, and no dark fill was visible within the ring. The ceramics were all plain wares less than 2 cm long, and the lithics were small, tertiary flakes.

One isolated sherd and four isolated flakes were found and are denoted on the map by "S" and "F" (Figure 1). In addition, Isolated Occurrence-1 (IO-1) consisted of a cluster of 15 to 20 plain ware sherds of probably one vessel, within a 2-m by 2-m area.

AA:12:218 could not be relocated even though a large area around this site was surveyed to allow for a margin of error in the site placement on the topographic map. This is probably due to the fact the site was a surface manifestation that was completely collected during the previous survey.

SIGNIFICANCE ASSESSMENT

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's inventory of historic sites. It was established after the passage of the National Historic Preservation Act of 1966 to promote preservation and study of historic resources. Most projects involving federal agencies, federal land, or federal funds require evaluation and mitigation of their impacts on properties eligible for the National Register. In addition, many state and local laws, ordinances, and regulations require similar evaluations.

In order for a property to be listed in the National Register, it must meet integrity requirements and at least one of four significance criteria. These criteria are summarized in Table 2. Except in special circumstances, properties must be at least 50 years old to be considered for inclusion in the National Register.

Table 2. National Register eligibility criteria (Code of Federal Regulations, Title 36, Part 60).

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
A. That are associated with events that have made a significant contribution to the broad pattern of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. That have yielded, or may be likely to yield, information important in prehistory or history.

Significance Assessment of Sites in the Project Area

AA:12:218 and AA:12:415 are considered ineligible for inclusion in the National Register. These sites were totally collected 20 years ago. One site, AA:12:218, could not be relocated due to the lack of surface artifacts. At the other site, AA:12:415, only six artifacts have since eroded out or were missed in the original surface collection. The rock ring at AA:12:415 was not well defined. It contains little research potential and has been recorded in detail. Experience at similar sites in the Dove Mountain area has shown that those with few, if any, surface artifacts when revisited several years after the initial survey, contained no buried deposits. Even sites with a fair number of new artifacts on the surface often did not contain buried cultural deposits when they were tested (Swartz 1998). The project area lies in the bajada of the Tortolita Mountains, which has a low site density. Areas to the north and east, closer to the mountains, have a higher site density, primarily along the major drainages. To the west, closer to the Santa Cruz River, the site density also increases. Two small sites within a square mile is a likely density in this location.

ASSESSMENT OF PROJECT EFFECT

Although, the future use as a planned community of homes will result in some alteration and obscuring of the land surface, this will have no effect on significant archaeological or historical resources within the project area.

RECOMMENDATIONS

Desert Archaeology, Inc., recommends that planning and implementation of construction within this survey area proceed. However, should any buried archaeological remains be encountered during construction, work should halt temporarily until an archaeologist has assessed their significance.

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TUCSON WATER

Tucson Water Department

March 15, 2002

Bill Hallinan
Cottonwood Properties
3567 East Sunrise Drive, Suite 219
Tucson, Arizona 85718

SUBJECT: T. 11 S., R. 12 E., Section 36

Dear Mr. Hallinan:

WATER SUPPLY

The Arizona Department of Water Resources has issued Tucson Water a designation of assured water supply under the Arizona Revised Statutes. This does not mean that water service is currently available to the proposed development.

This development lies within the exterior boundary of Tucson Water's planned 50-year service area. Tucson Water has infrastructure and water supply in this area. Therefore, should Tucson Water furnish water to the development, the development's water supply would be assured as a matter of Arizona law. Provision of water service to the development, however, is constrained by two existing agreements between the City of Tucson and other parties. The first such Agreement is dated September 19, 1988, between the City of Tucson and the developers of the "Dove Mountain" area, which is located north and west of the subject parcel ("The Dove Mountain Service Area Agreement"). This Agreement has since been amended several times, and governs the terms under which the City of Tucson provides potable water and reclaimed water service to the Dove Mountain service area. The second Agreement, dated November 13, 2000, is between the City of Tucson and the Town of Marana, and governs the terms under which the City of Tucson will provide potable water service within the Town of Marana, and more specifically governs Tucson's provision of water service in the vicinity of the Dove Mountain area

As a consequence of these existing agreements, water service to the subject parcel is not available without the consent of the City of Tucson's Mayor and Council, the Town of Marana, and Cottonwood Properties, the successor in interest to the 1988 Dove Mountain Service Area Agreement. The City of Tucson makes no representations, express or implied, that such agreements will be reached between the necessary parties.

(520) 791-4718 • FAX (520) 791-5288 • P.O. BOX 27210 • TUCSON, AZ 85726-7210

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 submit a water master plan identifying but not limited to:

Water Use
Fire Flow Requirements
Offsite / Onsite Water Facilities
Loops and Proposed Connection Points to Existing Water System
Easements / Common Areas

If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be fiscally responsible for modifying or enhancing the existing water system to meet those needs.

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

Any specific area plan fees, protected main or protected facility fees and other needed facilities' cost are to be paid by the developer.

The comments herein made are valid for a period of *one year only*. If you have any questions, please call New Development at 791-4718.

Sincerely,

David F. Ruiz
New Development Unit Supervisor

cc file

[redacted]

RECEIVED

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

KATHLEEN M. CHAVEZ, P.E.
DIRECTOR

PH: (520) 740-6500
FAX: (520) 620-0135

January 25, 2002

Kelly Decker
The Planning Center
110 S. Church, Suite 6320
Tucson, Arizona 85701

Re: CAPACITY RESPONSE NO. 02-5

Dear Ms. Decker:

We have reviewed your request regarding the availability of sewer service for the following proposed use and property:

A low-density residential development on approximately 611 acres at the northwest corner of Camino De Oeste and Tangerine Road.

Under existing conditions (actual developments and commitments for service through approved Sewer Service Agreements), there is capacity for this development in a 15-inch diameter sewer approximately 1/4 mile west of the subject property. The 15-inch diameter sewer flows into a pump station which I believe has adequate capacity. However, the 10-inch diameter force main between the pump station and Camino De Oeste may need to be augmented, up-sized. The force main may have to be relocated outside of Tangerine Road.

This response is not to be construed as a commitment for conveyance capacity allocation, but rather an analysis of the existing sewerage system as of this date.

Should you desire to enter into a Sewer Service Agreement, a Development Plan or Tentative Plat, showing the preliminary sewer layout for the proposed project, must be submitted and approved. Flow-through should not be required. The area to the north has sewers available, and the area to the east should be required to construct gravity flow sewers to the existing sewer in the Camino De Oeste Alignment.

Should you desire additional information regarding this subject, please contact this office (740-6547).

Very truly yours,

Glenn W. Hitz

Glenn W. Hitz, P.E.
Civil Engineer

Copy: Bob Decker
Lucy Thurston
Capacity Response/111236

THE STATE OF ARIZONA
GAME AND FISH DEPARTMENT
2221 WEST GREENWAY ROAD, PHOENIX, AZ 85023-4399
(602) 942-3000 • WWW.AZGFD.COM

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DEPUTY DIRECTOR
STEVE K. FERRELL

Tucson Office, 555 N. Greasewood Rd., Tucson, AZ 85745

RECEIVED

April 2, 2002

Ms. Kelly Decker
The Planning Center
110 S. Church, Ste. 6320
Tucson, Arizona 85701

Re: 611-Acre Parcel at Tangerine and Tortolita Drive - Specific Plan Amendment; T11S, R12E, Section 36.

Dear Ms. Decker:

Due to excessive workloads and limited personnel availability, the Arizona Game & Fish Department (Department) is, at this time, only able to provide you with limited information regarding your proposed project. Enclosed, you will find a set of recommendations that relate to Federal/State regulatory compliance and 'wildlife friendly' development practices. Also included is a list of special status species that are known to occur in the vicinity of the above-referenced parcel. This list is based on the review of records in the Department's Heritage Data Management System[1] (HDMS). Any of these species are likely to occur on-site to the degree that the parcel provides the species' habitat requirements. For information that will assist you in identifying the on-site native vegetation communities and their values as wildlife habitat, the Department recommends the following references:

- Brown, D.E. (ed). 1994. *Biotic Communities - Southwestern United States and Northwestern Mexico.* University of Utah Press, 342 pp.
- Shaw W.W., L.K. Harris, M. Livingston, J.P. Charpentier, and C. Wissler. 1996. Pima County Habitat Inventory - Phase II. Arizona Game & Fish Dept. Contract No. G50028-001, Phoenix, AZ. 94pp. (Pima County maintains GIS coverages from this report.)
- Pima County's 1986 Map of Critical and Sensitive Wildlife Habitats.

[1] Information contained in the Department's HDMS is dynamic and updated on a periodic basis. Any information, therefore, is likely to become outdated shortly after its release. Such information is intended to serve as a guide regarding what species may be found in a particular area. It does not represent the results of comprehensive species-specific surveys.

AN EQUAL OPPORTUNITY REASONABLE ACCOMMODATIONS AGENCY

Federal/State Regulatory Compliance:

The following measures that relate to Federal/State regulatory compliance should be applied when appropriate.

- It appears that the subject parcel falls within Zone 1 the Cactus Ferruginous Pygmy-Owl (CFPO) Survey Zones. Apply the Guidance for Private Landowners from the USFWS and contact them as appropriate. The Landowner Guidance and accompanying information can be found in the Documents Library section of the USFWS's website: http://arizonaes.fws.gov/.

- If plants protected under the Arizona Native Plant Law are likely to occur on the subject parcel, contact the Arizona Department of Agriculture for additional information regarding potential restrictions which may apply to the salvage or removal of plant species.

James McGinnis
Manager, Native Plant Law
Plant Services Division
Arizona Dept. of Agriculture
1688 W. Adams
Phoenix, Arizona 85007
602/542-3292

- Adhere to the attached tortoise handling guidelines for development projects if Sonoran desert tortoise are likely to occur on the subject parcel.

- Contact the Department's Tucson Regional Office immediately for direction regarding the disposition of an active bat roost site(s) if one is found on the property.

- During pre-construction and construction activities, contact the Department's Tucson Regional Office immediately for direction regarding the disposition of an active raptor nest(s) if one is found on the property. (Please note that an active raptor nest can also be located in a burrow as well as the more common arboreal situation. Nests of the burrowing owl are one example.)

Landscape Design/Site Planning:

The recommended landscape design and site planning practices are practices beneficial in maintaining habitat elements compatible with native desert wildlife. Implementation of these landscape design/site planning practices will not totally mitigate for the loss of native desert habitats, however, evidence shows that incorporation of these practices will foster the retention of those native wildlife species which can exist in urban/suburban environments. The

Ms. Decker
April 2, 2002
3

Department recommends these landscape/site planning practices be implemented as part of any anticipated on-site development.

- Maximize the amount of interconnected open space within the development.
- Utilize native plant species for all on-site vegetation and revegetation.
- Employ revegetation schemes that re-establish and maintain vertical diversity (ground cover, shrub layer, and canopy cover) with native plant species.
- Retain in place or salvage woody vegetation including saguaros and ironwoods (mature adults as well as immatures).
- Maintain the vegetative and hydrologic integrity of all washes, especially those which Pima County's 1986 Map of Critical and Sensitive Wildlife Habitats identifies as Class I or II Riparian Habitats.

Please call me at 520/628-5982 Ext. 137 if you have questions.

Sincerely,

Sherry A. Ruther
Habitat Specialist

SAR:sr

cc: Bob Broscheid, Project Evaluation Program Supervisor, Habitat Branch, PHX (AGFD Log No. 2-4-02/09)
Sherry Barrett, USFWS, Assistant Field Supervisor, Az Ecol. Services Field Ofc, TUC
James McGinnis, AZ Dept. of Ag, Plant Services Div., PHX

Attachments

C:\PROJECTS\CITIES\MARANA\611@Tangerine&Tortolita.doc

Special Status Species within 5 Miles of T11S,R12E Sec 36

NAME	COMMON NAME	ESA	USFS	BLM	WSCA	NPL
GLAUCIDIUM BRASILIANUM CACTORUM	CACTUS FERRUGINOUS PYGMY-OWL	LE			WC	
GOPHERUS AGASSIZII (SONORAN POPULATION)	SONORAN DESERT TORTOISE	SC			WC	
TUMAMOCA MACDOUGALII	TUMAMOC GLOBEBERRY		S	S		SR

No Critical Habitats in Project Area. AGFD #2-4-02(09), Town of Marana.

Arizona Game and Fish Department, Heritage Data Management System, February 11, 2002.

STATUS DEFINITIONS

ARIZONA GAME AND FISH DEPARTMENT (AGFD)
HERITAGE DATA MANAGEMENT SYSTEM (HDMS)

FEDERAL US STATUS

ESA Endangered Species Act (1973 as amended)
US Department of Interior, Fish and Wildlife Service

Listed
- LE Listed Endangered: imminent jeopardy of extinction.
- LT Listed Threatened: imminent jeopardy of becoming Endangered.
- XN Experimental Nonessential population.

Proposed for Listing
- PE Proposed Endangered.
- PT Proposed Threatened.

Candidate (Notice of Review: 1996)
- C Candidate. Species for which USFWS has sufficient information on biological vulnerability and threats to support proposals to list as Endangered or Threatened under ESA. However, proposed rules have not yet been issued because such actions are precluded at present by other listing activity.
- SC Species of Concern. The terms "Species of Concern" or "Species at Risk" should be considered as terms-of-art that describe the entire realm of taxa whose conservation status may be of concern to the US Fish and Wildlife Service, but neither term has official status (currently all former C2 species).

Critical Habitat (check with state or regional USFWS office for location details)
- Y Yes: Critical Habitat has been designated.
- P Proposed: Critical Habitat has been proposed.

[\N No Status: certain populations of this taxon do not have designated status (check with state or regional USFWS office for details about which populations have designated status)].

USFS US Forest Service (1988 Animals, 1990 Plants)
US Department of Agriculture, Forest Service, Region 3

- S Sensitive: those taxa occurring on National Forests in Arizona which are considered sensitive by the Regional Forester.

TRIBAL STATUS

NESL Navajo Endangered Species List (1997)
Navajo Nation, Navajo Fish and Wildlife Department

The Navajo Endangered Species List contains taxa with status from the entire Navajo Nation which includes parts of Arizona, Utah, and New Mexico. In this notebook we provide NESL status for only those taxa whose distribution includes part or all of the Arizona portion of the Navajo Nation.

Groups
- 1 Those species or subspecies that no longer occur on the Navajo Nation.
- 2 Any species or subspecies which is in danger of being eliminated from all or a significant portion of its range on the Navajo Nation.
- 3 Any species or subspecies which is likely to become an endangered species, within the foreseeable future, throughout all or a significant portion of its range on the Navajo Nation.

4 Any species or subspecies for which the Navajo Fish and Wildlife Department (NF&WD) does not currently have sufficient information to support their being listed in Group 2 or Group 3 but has reason to consider them. The NF&WD will actively seek information on these species to determine if they warrant inclusion in a different group or removal from the list.

MEXICAN STATUS

MEX Mexican Federal Endangered Species List (May 16, 1994)
Secretaría de Desarollo Social, NORMA Oficial Mexicana NOM-059-ECOL-1994

The Mexican Federal Endangered Species List contains taxa with status from the entire Mexican Republic and waters under its jurisdiction. In this notebook we provide MEX designations for only those taxa occurring in Arizona and also in Mexico.

P En Peligro de Extinción (Determined Endangered in Mexico): in danger of extinction.
A Amenazada (Determined Threatened in Mexico): could become endangered if factors causing habitat deterioration or population decline continue.
R Rara (Determined Rare in Mexico): populations viable but naturally scarce or restricted to an area of reduced distribution or very specific habitats.
Pr Sujeta a Protección Especial (Determined Subject to Special Protection in Mexico): utilization limited due to reduced populations, restricted distribution, or to favor recovery and conservation of the taxon or associated taxa.

[| = One or more subspecies of this species has status in Mexico, but the HDMS does not track it at the subspecies level (most of these subspecies are endemic to Mexico). Please consult the NORMA Oficial Mexicana NOM-059-ECOL-1994 for details.]

STATE STATUS

NPL Arizona Native Plant Law (1993)
Arizona Department of Agriculture

HS Highly Safeguarded: no collection allowed.
SR Salvage Restricted: collection only with permit.
ER Export Restricted: transport out of State prohibited.
SA Salvage Assessed: permits required to remove live trees.
HR Harvest Restricted: permits required to remove plant by-products.

WSCA Wildlife of Special Concern in Arizona (1996 in prep)
Arizona Game and Fish Department

WC 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 October 1996 Draft.

Revised 4/4/97, AGFD HDMS
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GUIDELINES FOR HANDLING SONORAN DESERT TORTOISES ENCOUNTERED ON DEVELOPMENT PROJECTS

Arizona Game and Fish Department
Revised January 17, 1997

The Arizona Game and Fish Department (Department) has developed the following guidelines to reduce potential impacts to desert tortoises, and to promote the continued existence of tortoises throughout the state. These guidelines apply to short-term and/or small-scale projects, depending on the number of affected tortoises and specific type of project.

Desert tortoises of the Sonoran population are those occurring south and east of the Colorado River. Tortoises encountered in the open should be moved out of harm's way to adjacent appropriate habitat. If an occupied burrow is determined to be in jeopardy of destruction, the tortoise should be relocated to the nearest appropriate alternate burrow or other appropriate shelter, as determined by a qualified biologist. Tortoises should be moved less than 48 hours in advance of the habitat disturbance so they do not return to the area in the interim. Tortoises should be moved quickly, kept in an upright position at all times and placed in the shade. Separate disposable gloves should be worn for each tortoise handled to avoid potential transfer of disease between tortoises. Tortoises must not be moved if the ambient air temperature exceeds 105 degrees fahrenheit unless an alternate burrow is available or the tortoise is in imminent danger.

A tortoise may be moved up to two miles, but no further than necessary from its original location. If a release site, or alternate burrow, is unavailable within this distance, and ambient air temperature exceeds 105 degrees fahrenheit, the Department should be contacted to place the tortoise into a Department-regulated desert tortoise adoption program. Tortoises salvaged from projects which result in substantial permanent habitat loss (e.g. housing and highway projects), or those requiring removal during long-term (longer than one week) construction projects, will also be placed in desert tortoise adoption programs. *Managers of projects likely to affect desert tortoises should obtain a scientific collecting permit from the Department to facilitate temporary possession of tortoises.* Likewise, if large numbers of tortoises (> 5) are expected to be displaced by a project, the project manager should contact the Department for guidance and/or assistance.

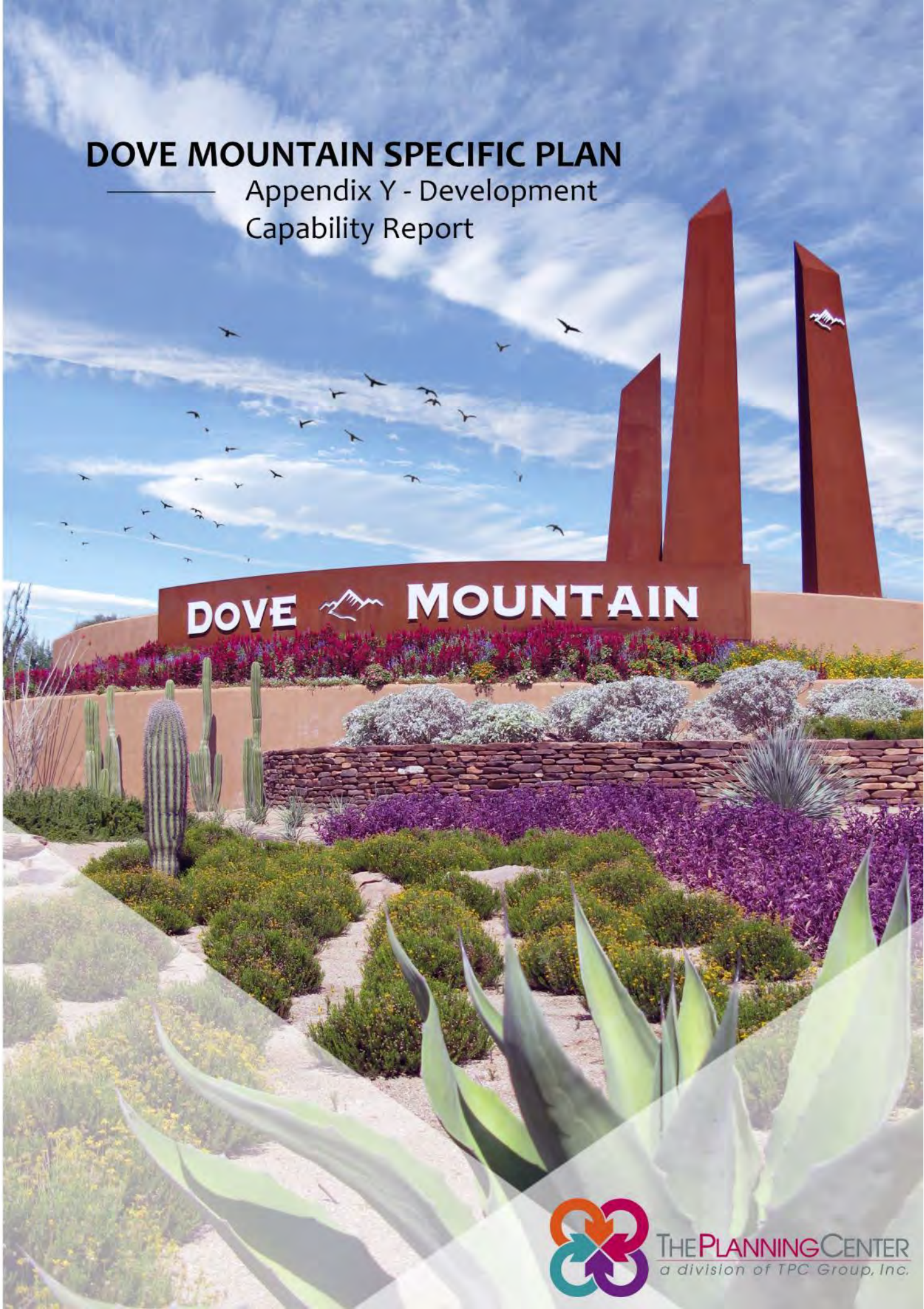
Please keep in mind the following points:

- These guidelines do not apply to the Mohave population of desert tortoises (north and west of the Colorado River). Mohave desert tortoises are specifically protected under the Endangered Species Act, as administered by the U.S. Fish and Wildlife Service.
- These guidelines are subject to revision at the discretion of the Department. We recommend that the Department be contacted during the planning stages of any project that may affect desert tortoises.
- Take, possession, or harassment of wild desert tortoises is prohibited by state law. Unless specifically authorized by the Department, or as noted above, project personnel should avoid disturbing any tortoise.

RAC:NLO:rc

DOVE MOUNTAIN SPECIFIC PLAN

Appendix Y - Development Capability Report



THE PLANNING CENTER
a division of TPC Group, Inc.

A. PURPOSE AND INTENT

The Dove Mountain Specific Plan Amendment 7 – The area to be added to the Dove Mountain Specific Plan is the property located at the northeast corner of Camino de Oeste and Tangerine Road (identified by APNs 219-35-004C and 219-35-004B), immediately east of the existing Specific Plan boundary. The subject property to be annexed into the Dove Mountain Specific Plan is approximately 28.22 acres and is located in Marana, Arizona within the Tortolita Mountain region. The property lies within Township 11 South, Range 13 East, Section 31 (See Exhibit II.A.1.a: Regional Context Map and Exhibit Y.III. A.1.b: Amendment 7 Context).

The primary purpose of the Development Capability Report is to identify and inventory the various existing physical elements on the property. The synthesis of the existing characteristics can then provide a means whereby development occurs in a sensitive and responsive manner to the physical parameters of the site.

The following physical components were compiled to assess the suitability of the property for development:

- Existing Land Uses
- Topography and Slope Analysis
- Hydrology
- Vegetation and Wildlife
- Soils and Geology
- Viewsheds
- Traffic and Circulation
- Recreation and Trails
- Cultural, Archaeological and Historic Resources
- Existing Infrastructure and Public Facilities

Exhibit Y.III.A.1.a: Regional Context

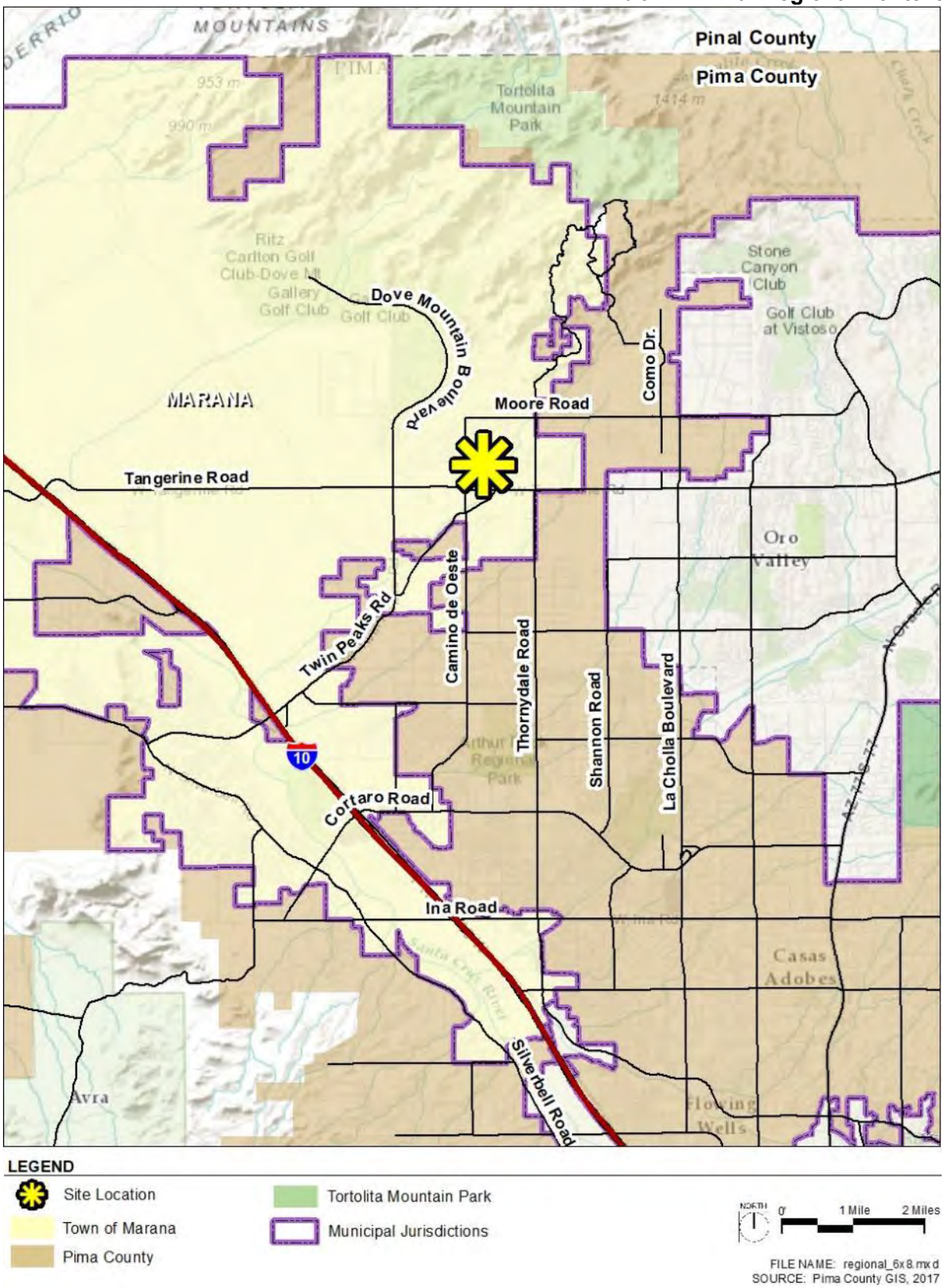
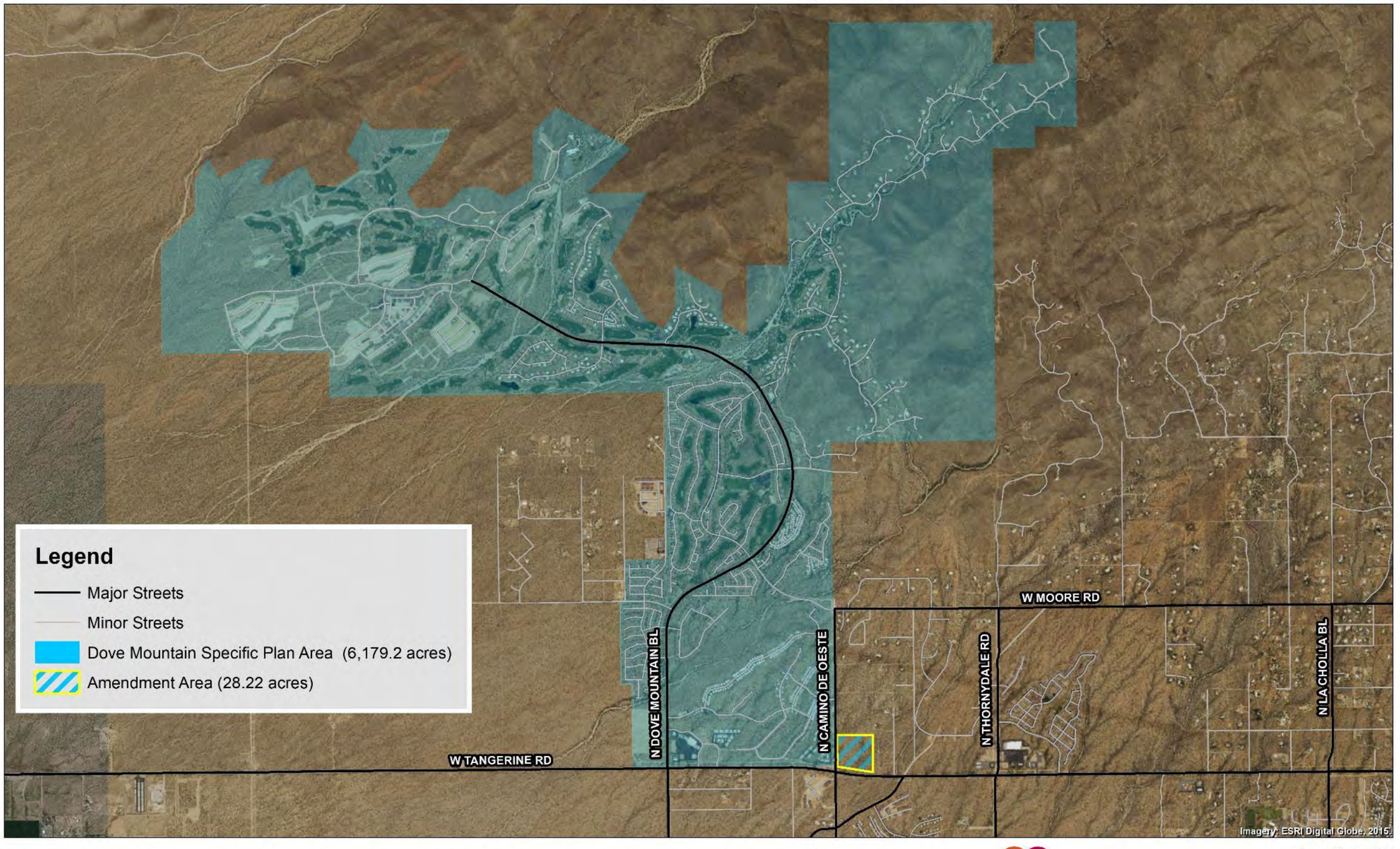


Exhibit Y.III. A.1.b: Amendment 7 Context



Dove Mountain Specific Plan Amendment 7

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0' 1/2 mi 1 mi
1" = 1/2 mile

FILE NAME: DoveMtnAmendment_11x17.mxd
SOURCE: Pima County GIS, 2017

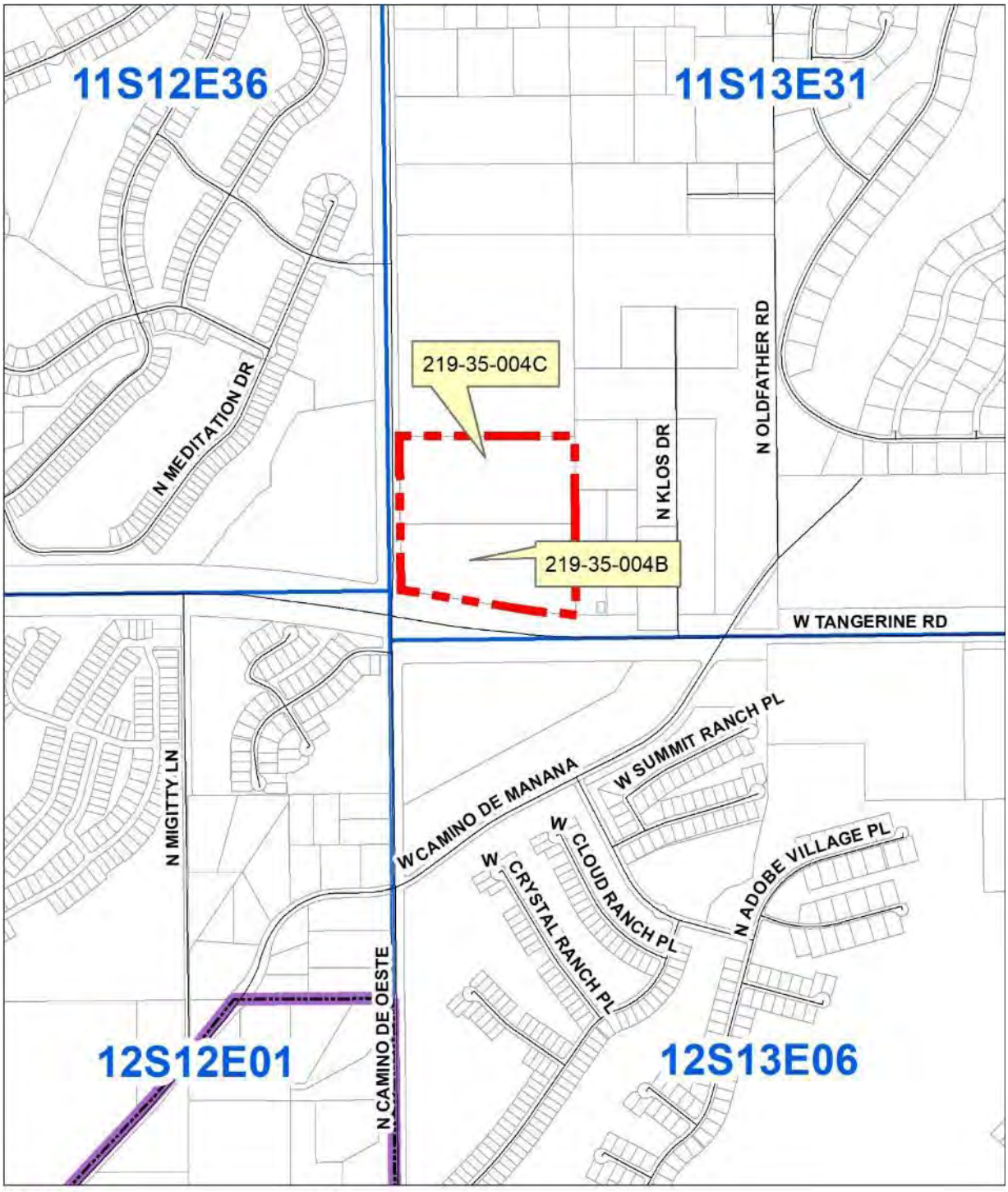
B. EXISTING LAND USES

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 within the southwestern portion of Township 11 South, Range 13 East, Section 31. The property is located at the northeast corner of Tangerine Road and Camino de Oeste and can be accessed from both roads. The site is bounded by Tangerine Road on the south and Camino de Oeste on the west. The subject property is bordered to the north and east by vacant, unsubdivided parcels (see Exhibit Y.III. B.1: Site Location).

Exhibit Y.III. B.1: Site Location



2. Existing On-Site Land Use and Zoning

Both parcels that comprise the subject property are vacant, with no previous disturbances (see Exhibit Y.III. B.2: Existing On-Site Land Uses).

Prior to annexation into the Town of Marana, the property was zoned RH (Rural Homestead, 0.24 residences per acre) in Pima County. The property is currently zoned as Zone R-144 Single-Family Residential in the Marana Land Development Code.

Exhibit Y.III. B.2: Existing On-Site



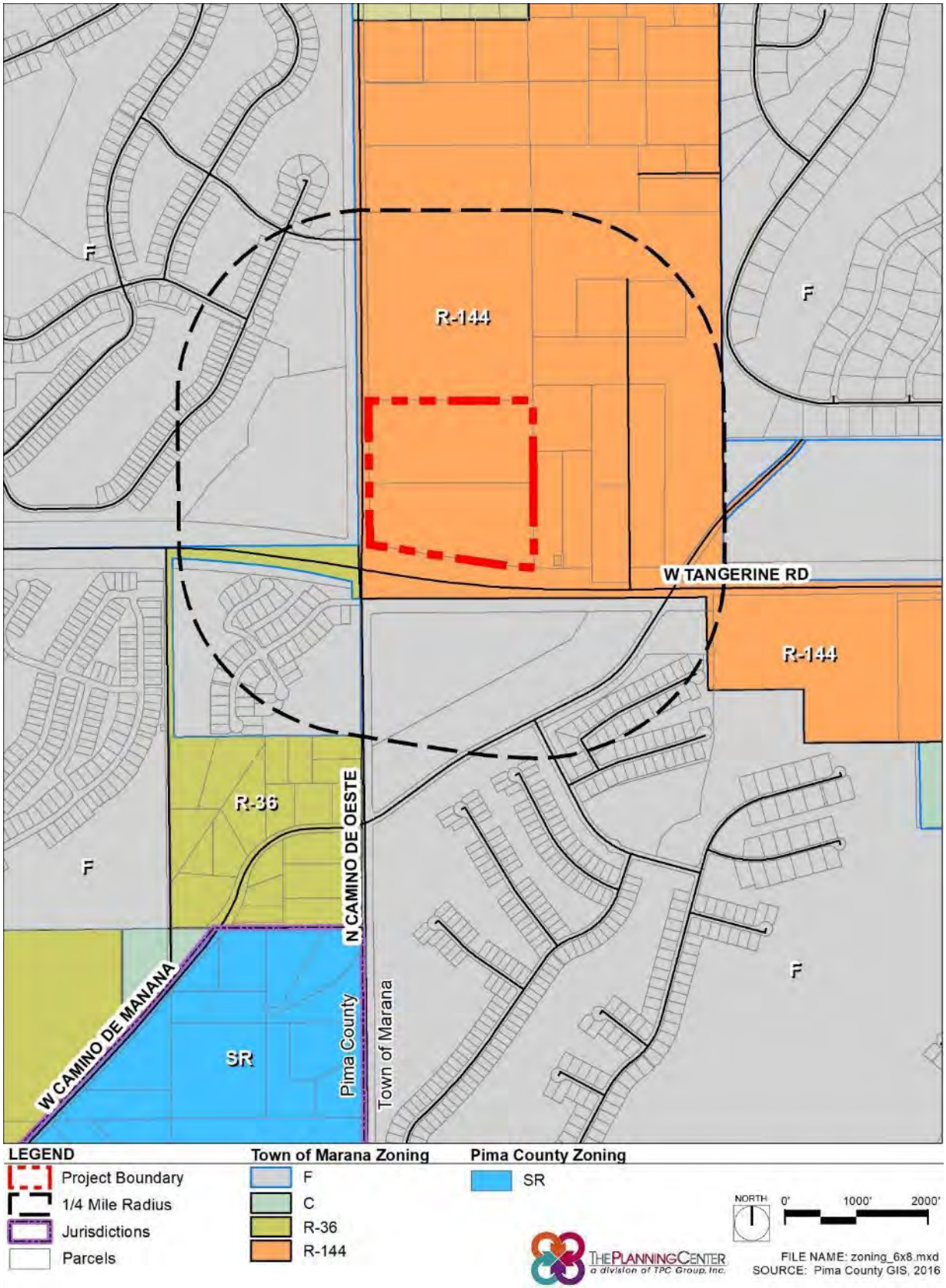
3. Existing Conditions on Properties within a One-Quarter Mile Radius

a. Zoning

The zoning designations of surrounding properties, as depicted in Exhibit Y.III. B.3.a: Surrounding Zoning Designations are as follows:

North:	Town of Marana R-144 (Single-Family Residential)
South:	Town of Marana F (Sky Ranch Specific Plan and Casa Sevilla Specific Plan), R-144 and R-36 (Single-Family Residential)
East:	Town of Marana R-144 (Single Family Residential) and F (Tortolita Vistas and Tangerine-Thornydale Specific Plans)
West:	Town of Marana F (Dove Mountain Specific Plan) and R-36 (Single-Family Residential)

Exhibit Y.III. B.3.a: Surrounding Zoning Designations



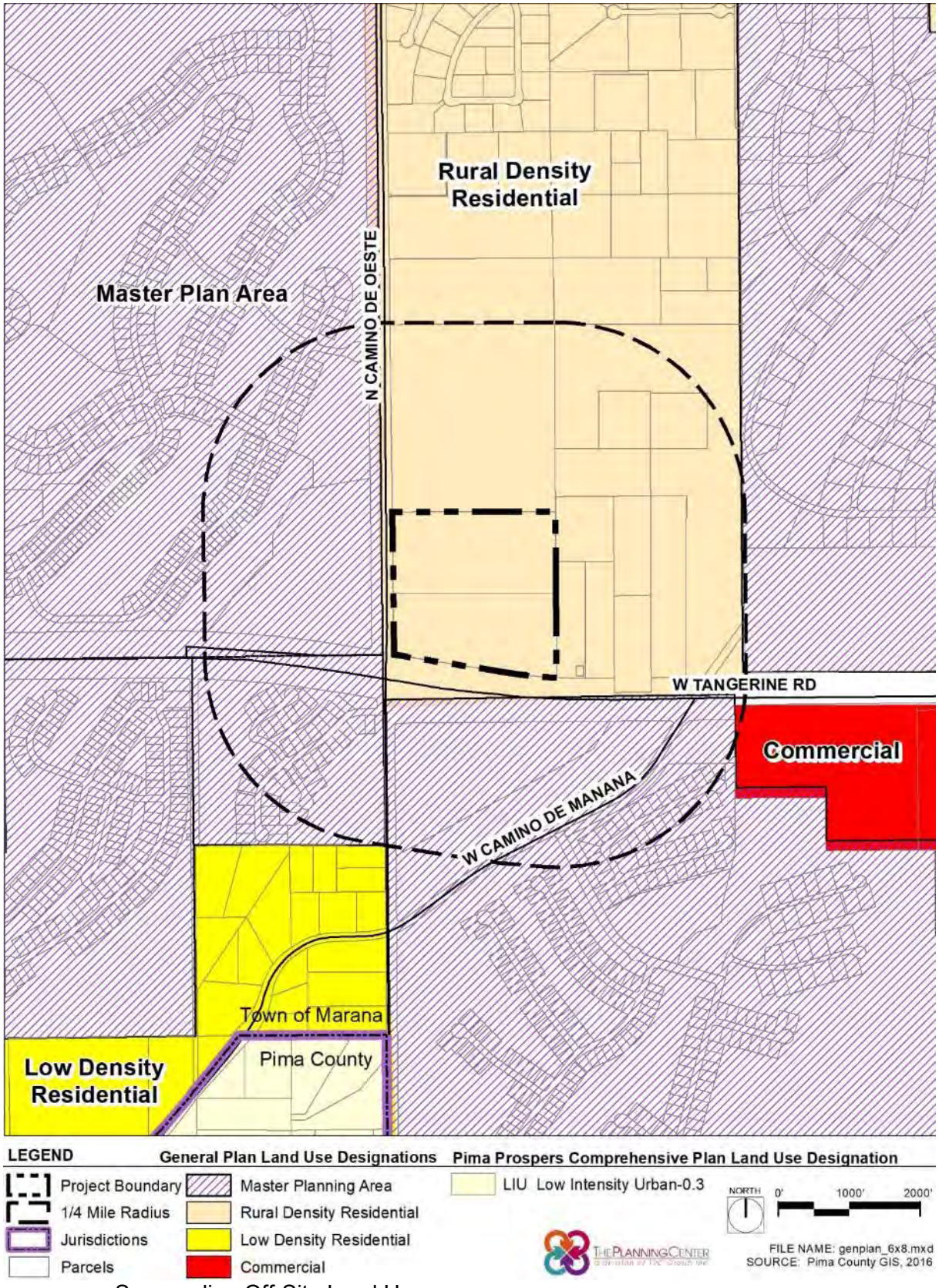
b. General Plan Land Use Designations

The 2010 Town of Marana General Plan indicates the site is designated as Rural Density Residential (RDR). The surrounding general plan designations within one-quarter mile of the site, as depicted in Exhibit Y.III.B.3.b: Surrounding General Plan Land Use Designations are as follows:

North:	Rural Density Residential (RDR)
South:	Master Plan Area and Commercial
East:	Rural Density Residential (RDR) and Master Plan Area
West:	Master Plan Area

This property is designated as Rural Density Residential (RDR) in the Town of Marana's 2010 General Plan. A minor plan amendment is being processed concurrently to modify the land use designation on the property from Rural Density Residential (RDR) to Master Plan Area (MPA).

Exhibit Y.III. B.3.b: Surrounding General Plan Land Use Designations



c. Surrounding Off-Site Land Uses

The land use of surrounding properties within one-quarter mile, as depicted in Exhibit Y.III. B.3.c: Surrounding Off-Site Land Uses are as follows:

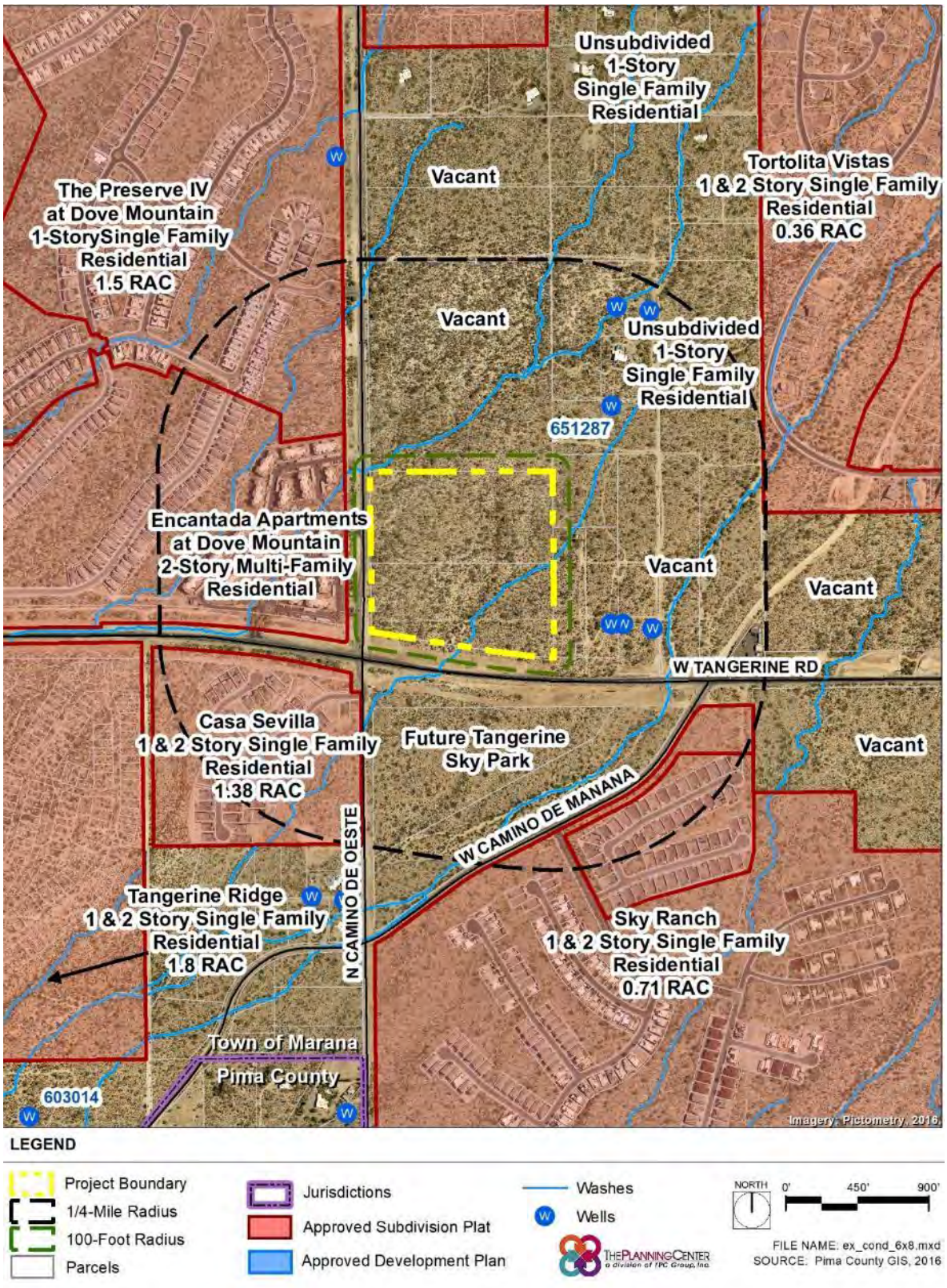
North: Vacant and Unsubdivided Single-Family Residential

South: Casa Sevilla Single-Family Residential Subdivision, Future Tangerine Sky Park, and Sky Ranch Single-Family Residential Subdivision

East: Low density residential, vacant

West: Encantada Apartments at Dove Mountain

Exhibit Y.III. B.3.c: Surrounding Off-Site Land Uses



d. Number of Stories of Existing Structures

The subject property is currently vacant with no previous disturbances. There are one-story single-family residential homes located northeast and northwest of the site. The Encantada Apartments at Dove Mountain, immediately west of the subject property, are two-stories. All other homes and/or structures within a quarter-mile of the site are a mix of one- and two-story homes.

e. Pending Rezonings

There are no pending rezonings of properties within one-quarter mile of the site.

f. Conditional Rezonings

There are no conditionally approved rezonings within one-quarter mile of the site.

g. Subdivision/ Development Plans Approved

There is one approved development plan, the Encantada Apartments at Dove Mountain (DPR-12001) within a quarter-mile radius of the project site.

Approved subdivisions within a quarter-mile of the site are as follows:

- PRV-04048F – The Preserve IV at Dove Mountain
- PRV-1505-002 – Tangerine Ridge, Lots 1-97
- PRV-13022F – Casa Sevilla, Lots 1-48
- PRV-02095 – Sky Ranch, Lots 1-365
- PRV-05106F – Tortolita Vistas

h. Architectural Styles of Adjacent Development

Existing homes is the area are rural custom-home type single-family residences with southwest and ranch architectural styles.

4. Well Sites within 100 Feet of the Property

According to Pima County Geographic Information Systems (GIS) and the Arizona Department of Water Resources (ADWR), there are no wells found on or within 100 feet of the property (See Exhibit Y.III. B.3.b: Surrounding Land Uses).

C. TOPOGRAPHY

1. Description

The elevations on the property range from approximately 2,634 feet in the southwestern corner of the property to approximately 2,668 in the northeastern corner of the property. One un-named wash traverses the site and is listed by Pima County GIS as having a peak flow of less than 500 cubic feet per second (cfs). Existing topography at 2-foot intervals is shown on Exhibit Y.III. C.1: Topography and Slope.

a. Hillside Conservation Areas

There are no restricted peaks or ridges on the site.

b. Rock Outcrops

There are no rock outcrops located on the site.

c. Slopes of 15% or Greater

As depicted on Exhibit II.C.1: Topography and Slope, the site is relatively flat. There are no significant areas of the site that contain slopes of 15% or greater; therefore, additional mitigation measures are not required.

d. Other Significant Topographic Features

There are no other significant topographic features found on the subject property.

2. Pre-Development Cross-Slope

The Average Cross-Slope (ACS) of the property is approximately 5.04%

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

Average Cross-Slope (ACS) = (I x L x 0.0023) / A

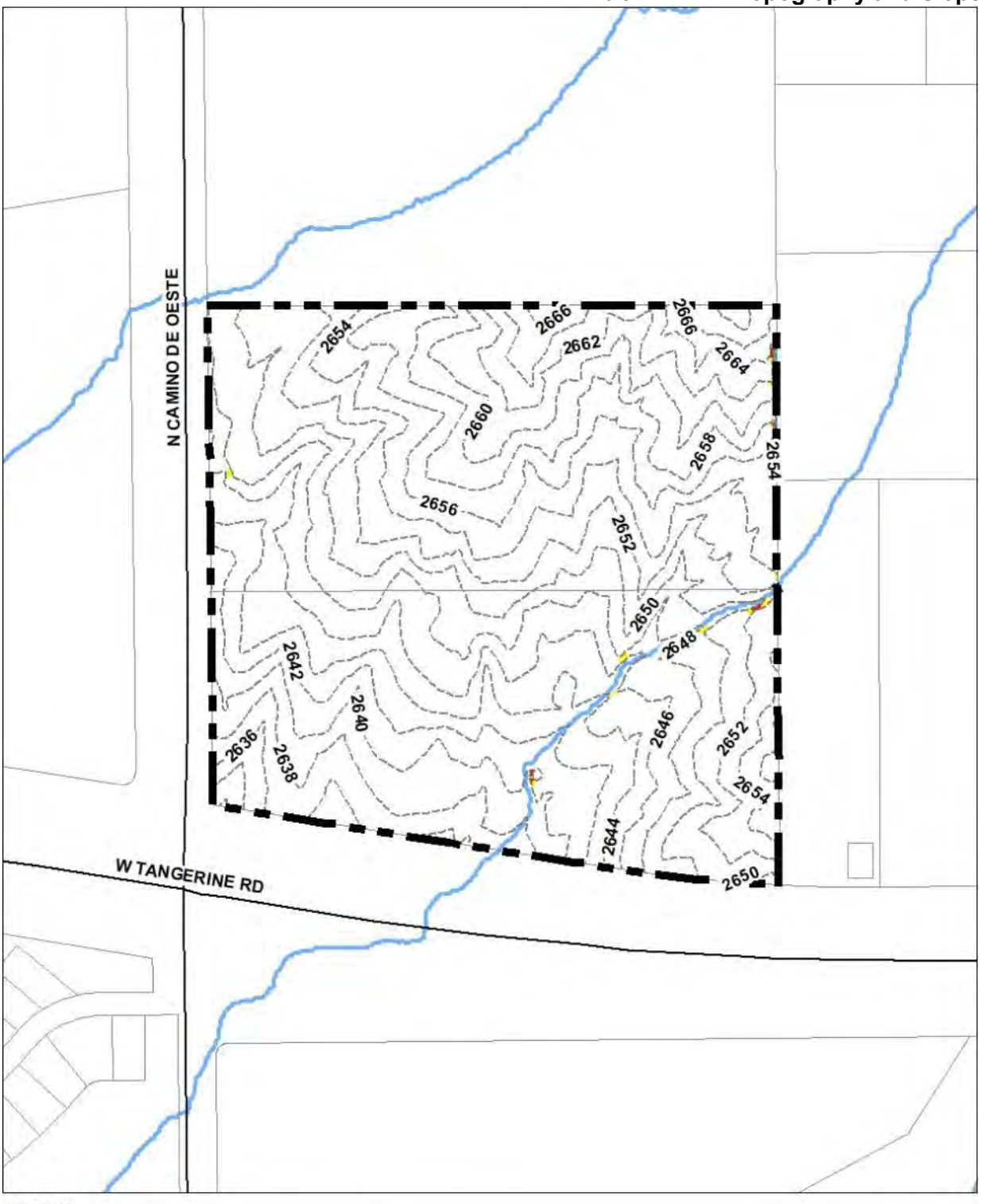
Where:

I = Contour Interval (2')
L = Total Length of Contours (30891')
0.0023 = Conversion of "Square feet" into "acres x 100"
A = Total Site Area in Acres (28.22 acres)

ACS = (2') x (30,891') x (0.0023) / 28.22 acres

ACS = ~ 5.04

Exhibit Y.III. C.1: Topography and Slopes



D. PRE-DEVELOPMENT HYDROLOGY AND WATER RESOURCES

1. Off-Site Watersheds

Off-site stormwater runoff originates from upstream watersheds located north and east of the project site. Concentration points and 100-year flow values have been identified on the Watershed Map, and are summarized in *Table Y.III. D.1*. Regulatory flows greater than 50 cfs exist at CP-1 and CP-4. The watersheds are located within a "balanced basin."

Table Y.III. D.1: Existing Off-Site Hydrology

Concentration Point		
CP-1	Area (acres)	Q_{100} (cfs)
CP-2	152.1	557
CP-3	2.0	15
CP-4	4.1	31
CP-5	135.2	431
CP-6	1.3	10

2. Significant Off-Site Features

The off-site regulatory watercourses extend northerly for over a mile and extend north of Moore Road. The upstream watersheds are mostly undeveloped, with scattered existing low-density residential properties.

Along the south property line, Tangerine Road is currently being reconstructed from a 2-lane to a 4-lane roadway. New drainage structures have been completed that collect the runoff from the project site and convey the runoff under Tangerine Road and Camino de Oeste. Since as-built plans are not yet available, structure locations were identified using the construction plans and verified by Town of Marana staff. These structures are shown on the attached Floodplain Map, and are summarized in *Table Y.III. D.2.*

Table Y.III.D.2: Significant Off-Site Features

Location	Structure	Outfall
CP-7	2-cell 10'x5' concrete box culvert	existing channel located south of Tangerine Rd
CP-6 to CP-7	roadside collector channel	new culvert at CP-7
240 feet west of new culvert at CP-7	training berm	new culvert at CP-7
CP-9	2 36" concrete pipes	new channel located west of Camino de Oeste and north of Tangerine Road
training berm to CP-9	roadside collector channel	new culvert at CP-9

3. Pre-Development On-Site Hydrology

a. Regulatory Floodplains

Detailed hydraulic models and floodplain maps were prepared, using RiverCAD and HEC-RAS software, for regulatory watercourses (50 cfs or greater) at CP-1, CP-8 to CP-9, and CP-4 to CP-7. Concentration points and 100-year floodplains are shown on the Floodplain Map.

The regulatory watercourses are considered riverine with the 100-year floodplains contained within existing topographic boundaries. The low-flow sand-bed channels are narrow and are generally 10 to 15 feet in width. The overbank portions of the floodplain are densely vegetated with desert brush vegetation.

b. Sheet Flooding

On-site flow paths are well defined with runoff contained within existing topographic boundaries. Sheet flooding is not expected based on a qualitative geomorphic assessment, a review of the existing topography and aerial photographs, and the results of the hydraulic modeling.

c. FEMA Floodplains

The project site is shown on Flood Insurance Rate Maps 04019C1065L and 04019C1070L (FEMA, June 16, 2011). The entire property is located in Zone X, which are “areas determined to be outside of the 0.2% (500-year) floodplain.”

d. Regulatory Watercourses

On-site stormwater runoff flows in a southerly direction across the project site towards Tangerine Road. On-site runoff combines with offsite flows from CP-2, CP-3, CP-4, CP-5, and CP-6 to form an on-site regulatory watercourse which concentrates at CP-7. Other on-site flows reach the 50-cfs threshold for a regulatory watercourse at CP-8, with additional downstream contributing flows increasing the 100-year discharge at CP-9.

The watercourse at CP-1 is not considered an on-site watercourse, although the corresponding regulatory floodplain impacts the northwest corner of the property.

Concentration points for on-site regulatory watercourses are shown on the Watershed Map, and are summarized in Table Y.III. D.3.d. CP-7 and CP-9 are located along the southern (downstream) property line.

Table Y.III. D.3.d: Existing On-Site Hydrology

Concentration Point	Area (acres)	Q100 (cfs)
CP-7	171.8	536
CP-8	7.0	53
CP-9	10.0	66

4. Drainage Conditions Along Downstream Boundary

At the downstream (south) property line, stormwater runoff from the site is discharged to new drainage structures along Tangerine Road. These new structures collect the runoff from the project site and convey the runoff under Tangerine Road and Camino de Oeste.

E. VEGETATION

1. Vegetative Communities and Associations On-Site

The site is in the Town of Marana, Pima County, Arizona and contains native vegetation that is typically found in the Sonoran Desert. The site drains from the northeast to the southwest and there is one unnamed wash that crosses it. The property occurs within the Arizona Upland subdivision of the Sonoran Desert scrub biotic community (Brown and Lowe 1980). Existing vegetation has been categorized into two communities, Palo Verde-Mixed Cacti and Sonoran Riparian Scrub. Palo Verde-Mixed Cacti is the predominant plant community found on site and is generally comprised of a variety of cacti, annual and perennial shrubs and grasses, as well as various tree species. The Sonoran Riparian Scrub Community is only found along the wash and a small area of the northwest property corner. This community is typically more densely vegetated and lacks large numbers of cacti species. For this property, however, a site visit revealed large stands of Opuntia species where you would typically find Acacia and other leafed species (See *Exhibit Y.III. E.1: Vegetation Communities and Table Y.III. E.1: Plant Species Found On-Site*).

Table Y.III. E.1: Plant Species Found On-Site

Scientific Name	Common Name
Ambrosia deltoidea	Triangle-leaf bursage
Carnegiea gigantea	Saguaro cactus
Celtis palida	Hackberry Bush
Echinocereus sp.	Hedgehog cactus
Ferocactus wislizenii	Barrel cactus
Fouquieria splendens	Ocotillo
Larrea tridentata	Creosotebush
Opuntia engelmannii	Prickly pear cactus
Opuntia fulgida	Chain fruit cholla
Opuntia versicolor	Staghorn cholla
Parkinsonia microphylla	Foothills palo verde
Prosopis velutina	Velvet mesquite
Senegalia greggii	Catclaw acacia
Vachellia constricta	White thorn acacia

2. Significant Cacti and Groups of Trees & Federally Listed Threatened or Endangered Species

The Saguaro population that is found on site is primarily comprised of specimens between ten and fifteen feet tall. There are very few specimens under two feet in height and no Saguaro nurseries were discovered. The lack of smaller species suggests the existing population is older and the site is currently not conducive to regenerating the Saguaro population. The Significant Resource Inventory (SRI), conducted in June of 2017, resulted in several specimens meeting the criteria for significance being catalogued. There was also one crested Saguaro inventoried and has been identified as #105 on the SRI (Refer to Exhibit Y.III. E.2: Site Resource Inventory). No large stands of trees that meet the criteria for significant vegetation were observed on-site.

The U.S. Fish and Wildlife Service (USFWS) identify six plant species in Pima County that have protection under the Endangered Species Act (ESA) (refer to Table Y.III. E.2.a: USFWS List of Plant Species for Pima County). None of these species are expected to occur on the property.

Table Y.III. E.2.a: USFWS List of Plant Species for Pima County

Common Name	Scientific Name	ESA Status
Acuña cactus	Echinomastus erectocentrus var. acunensis)	Proposed Endangered
Gooding's onion	Allium gooddingii)	Conservation Agreement
Huachuca water umbel	Lilaeopsis schaffneriana ssp. recurva)	Endangered
Kearney's blue star	Amsonia kearneyana)	Endangered
Pima pineapple cactus	Coryphantha scheeri var. robustispina)	Endangered
Nichol Turk's head cactus	Echinocactus horizonthalonius var. nicholii)	Endangered

3. Vegetative Densities by Percentage of Plant Cover

The Pima County GIS (2015) categorizes the upland, Palo Verde – Mixed Cactus vegetation on the property as medium density, and the Sonoran Riparian Scrub vegetation along the washes as high density. According to 2016 Pima County GIS data, the Palo Verde – Mixed Cacti accounts for 25.7 acres and the Sonoran Riparian Scrub accounts for 2.7 acres.

Exhibit Y.III.E.1: Vegetation Communities

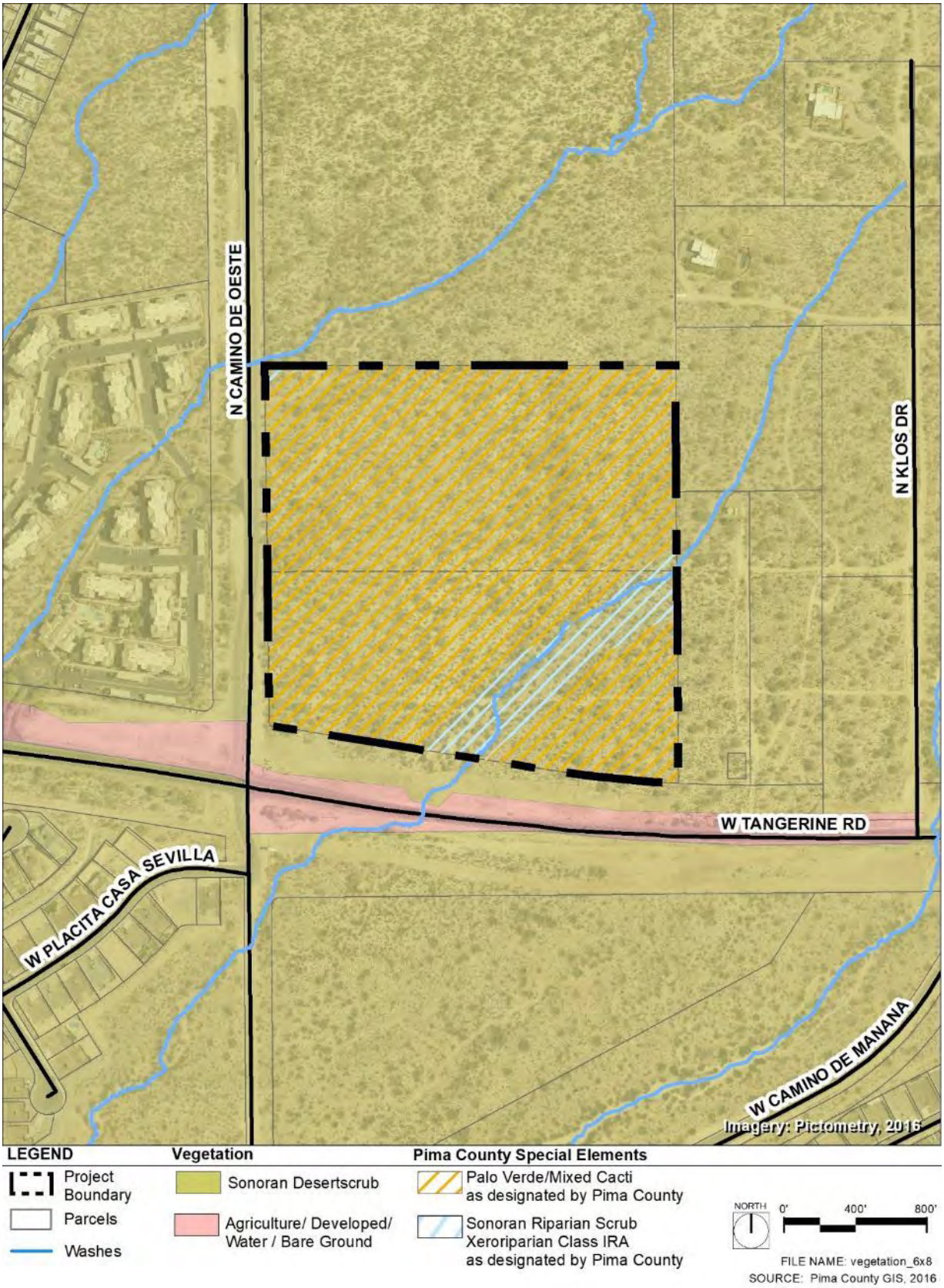
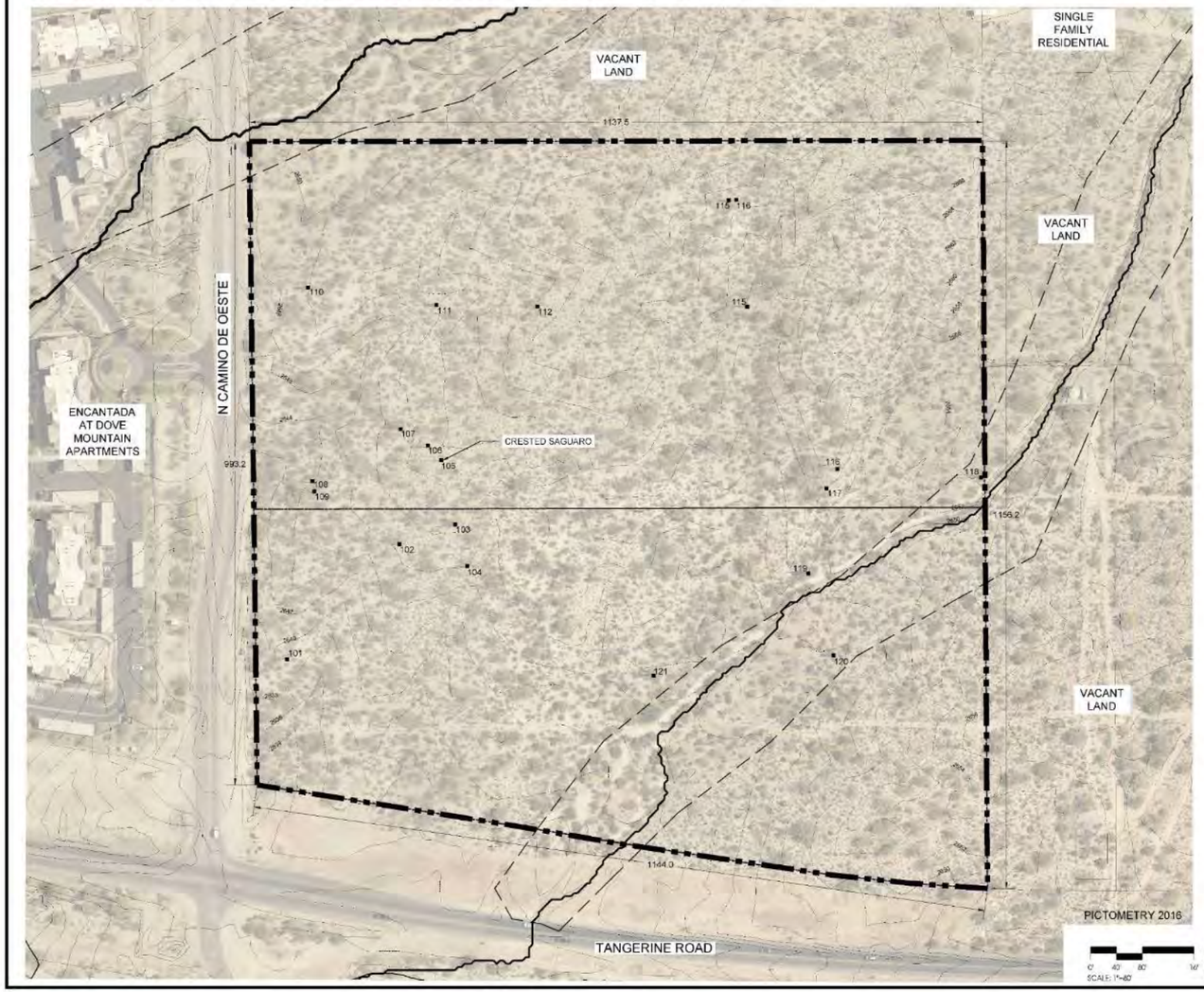


Exhibit Y.III. E.2: Site Resource Inventory

SITE RESOURCE INVENTORY

TANGERINE AND CAMINO de OESTE





SECTION 31, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G&SRB&M TOWN OF MARANA, ARIZONA

LOCATION MAP
SCALE: 3" = 1 MILE

Notes

1. This aerial photo is less than two years old.
2. This site has no unique rock outcroppings.
3. No portion of the site has slopes greater than 15%.
4. The majority of the site is undisturbed.
5. There are mapped washes on the site.
6. There is one crested Saguaro on-site (see number 105 for location)
7. The site features Saguaros (Carnegia gigantea), Mesquite Trees (Prosopis velutina), Foothills Palo Verde Trees (Parkinsonia microphylla), Creosote (Larrea tridentata), barrel cactus (Ferocactus wislizeni), and various cholla species (Cylindropuntia); however, the only significant vegetation on site include specimen saguaros. The significant saguaros are identified on the map.

Legend

- SITE BOUNDARY
- PARCELS
- 2' CONTOURS
- IMPORTANT RIPARIAN AREA (IRA "C") AS DESIGNATED BY PIMA COUNTY
- WASHES 100-500 CFS
- WASHES 500-1,000 CFS
- 108 SIGNIFICANT SAGUAROS

THE PLANNING CENTER
a division of TPC Group, Inc.
2 e congress ste 600 tucson az 85701 520.623.6146 520.622.1950 dpplanningcenter.com

PROJECT: CP1-21
DATE: 6/26/17
DRAWN BY: CJL
CHECKED BY: PW

CALL TWO WORKING DAYS BEFORE YOU DIG 602-263-1100 1-800 STAKE-IT (OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

PLANNER:
THE PLANNING CENTER
2 E CONGRESS, SUITE 600
TUCSON, AZ 85701
TEL: 520-623-6146

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING

TANGERINE AND CAMINO de OESTE SITE RESOURCE INVENTORY (SRI)

CASE NO:
REFERENCE:
SRI
1 OF 1

F. WILDLIFE

1. Letter from Habitat Specialist

In support of this analysis, the Arizona Game and Fish Department's (AZGFD) Heritage Data Management System (HDMS) was accessed via their On-line Environmental Review Tool, to locate records of occurrence within three miles of the property for species. The entire HDMS review has been included as Exhibit Y.III. F.1: AZGFD On-line Environmental Review.

a. Presence of any Threatened or Endangered Species

The Golden Eagle (*Aquila crysaetos*) occurs within three miles of the project location 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 Bureau of Land Management (BLM).

The property is within three miles of an area designated as a 10(j) recovery area for the Sonoran Pronghorn (*Antilocapra americana sonoriensis*) and the Mexican Gray Wolf (*Canis lupus baileyi*). A population of a listed species reestablished outside its current range but within its probable historic range may be designated as "experimental" by the Secretary of the Interior. The recovery area is the geographic boundary established, and may be larger than the actual occupied area.

The Cactus Ferruginous Pygmy-owl (*Glaucidium brasilianum cactorum*) was identified by the HDMS as occurring within three miles of the project site. USFWS has indicated the owl is no longer in the area of the site. The owl carries a SC (species of concern) designation by the US Fish and Wildlife Service, and listed as a sensitive species (S) by the USFS and the BLM.

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

The Gila Monster (Heloderma Suspectum) occurs within three miles of the project location.

The Lesser Long-nosed Bat has been documented within three miles of the subject property, and has been listed as endangered (LE) by the FWS.

The Tumamoc Globeberry (Tumamoca macdougalii) is listed as a sensitive (S) species by the USFS and the BLM, Salvage Restricted (SR) by the Arizona Department of Agriculture Protected Plants and has been documented within three miles of the project site.

b. High Densities of Given Species Populations

As indicated by the HDMS review, there are no high densities of a given species population located within the premise of the proposed site.

c. Aquatic or Riparian Ecosystems

There is a Pima County Important Riparian Area (IRA) Class 'C' located along the main wash that traverses the site.

d. Wildlife Corridor

The property has been identified by the HDMS as being within three miles of the Tucson – Tortolita – Santa Catalina Mountains Linkage Design wildlife corridor.

2. AZGFD Wildlife Concerns

No concerns have been brought forth by the Arizona Game and Fish Department as a result of the proposed development. The proposed development will consider specific recommendations presented by AGFD in regards to the design of the project as a means of maintaining wildlife connectivity and minimizing adverse impacts to wildlife.

3. Wildlife Crossings

There is a medium wildlife fence along the southern property boundary adjacent to Tangerine Road. There is a medium wildlife crossing located near the intersection of Klos Drive and Tangerine Road, which is approximately 650 feet from the southeastern property boundary (See Exhibit Y.III. F.3: Wildlife Crossings).

Exhibit Y.III. F.1: AZGFD On-line Environmental Review

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:
Dove Mountain Specific Plan - Amendment 7

User Project Number:
CPI-21

Project Description:
Annexation of 28.22 Acres into the Dove Mountain Specific Plan. Subject property is located at the NE corner of Camino De Oeste and Tangerine Road.

Project Type:
Development Within Municipalities (Urban Growth), Commercial/Industrial (mall) and associated infrastructure, New construction

Contact Person:
Lexy Wellott

Organization:
The Planning Center

On Behalf Of:
AZGFD

Project ID:
HGIS-05644

Page 1 of 11

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:

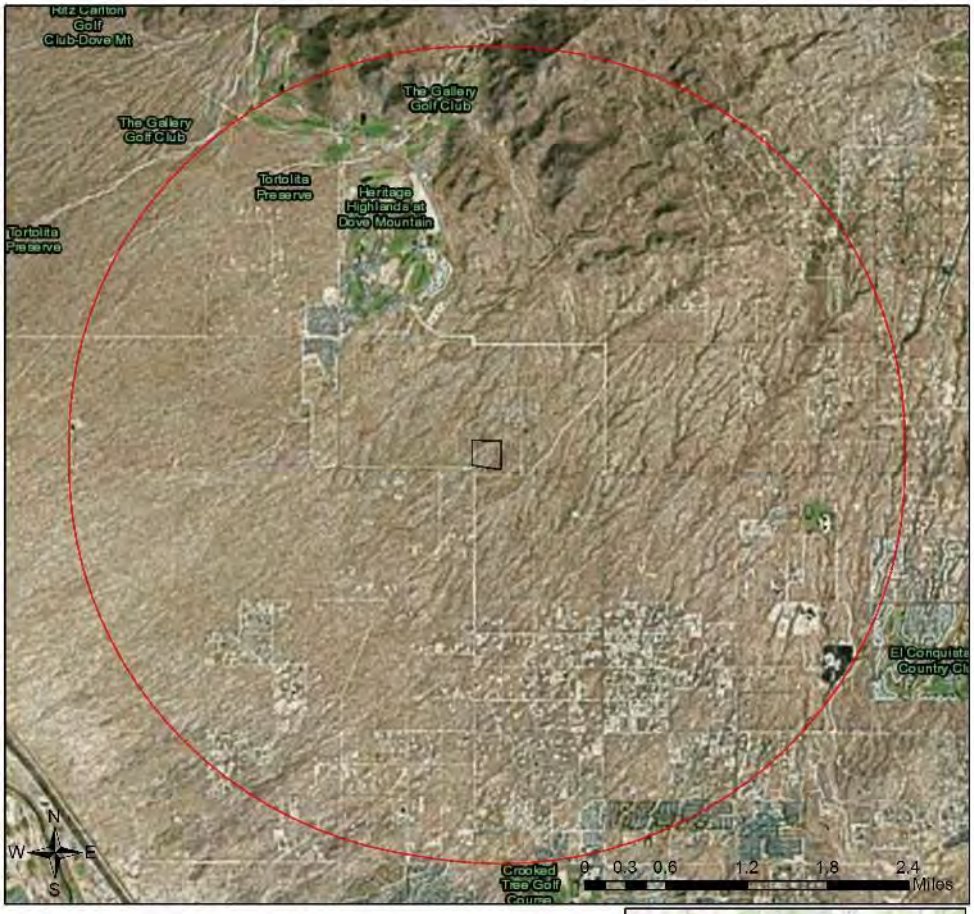
1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, 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-05644

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Dove Mountain Specific Plan - Amendment 7

Aerial Image Basemap With Locator Map



Project Boundary

Buffered Project Boundary

Project Size (acres): 28.20

Lat/Long (DD): 32.4258 / -111.0612

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T11S, R13E

USGS Quad(s): RUELAS CANYON



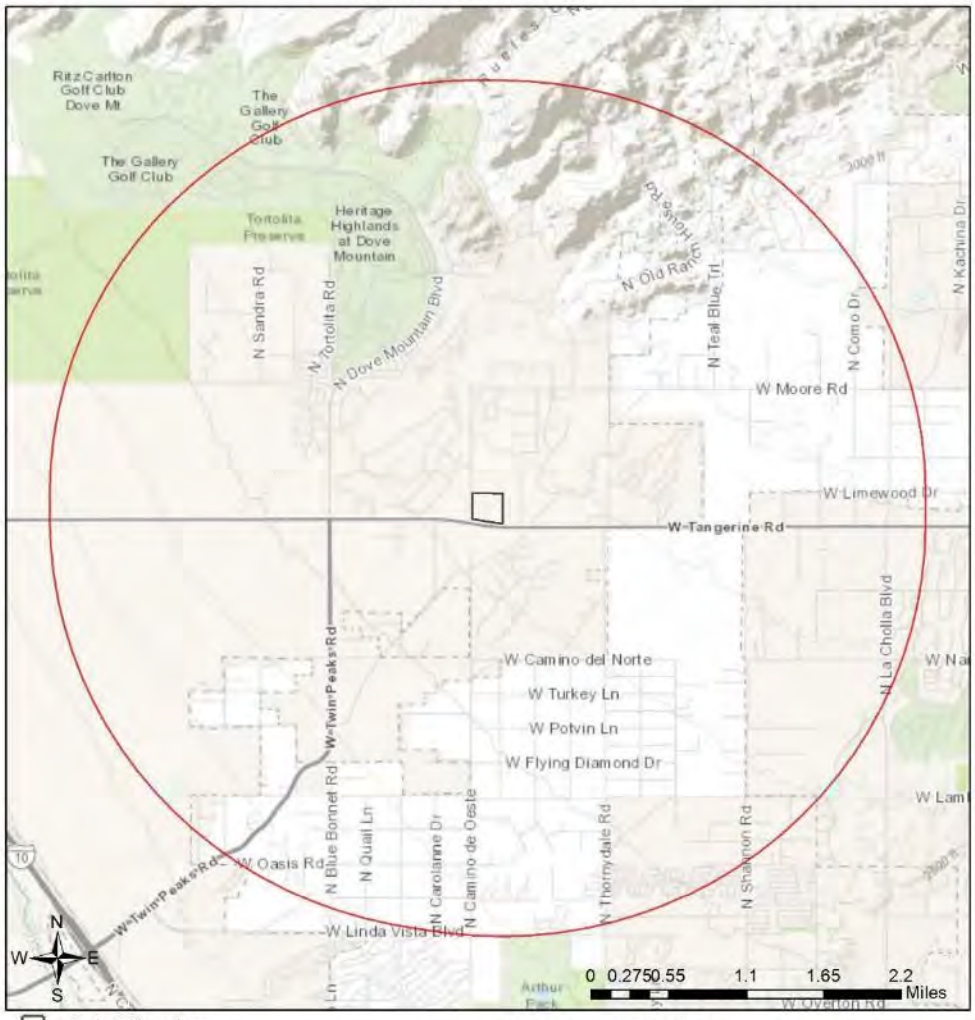
Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),

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Dove Mountain Specific Plan - Amendment 7

Web Map As Submitted By User



Project Boundary
Buffered Project Boundary

Project Size (acres): 28.20
Lat/Long (DD): 32.4258 / -111.0612
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R13E
USGS Quad(s): RUELAS CANYON

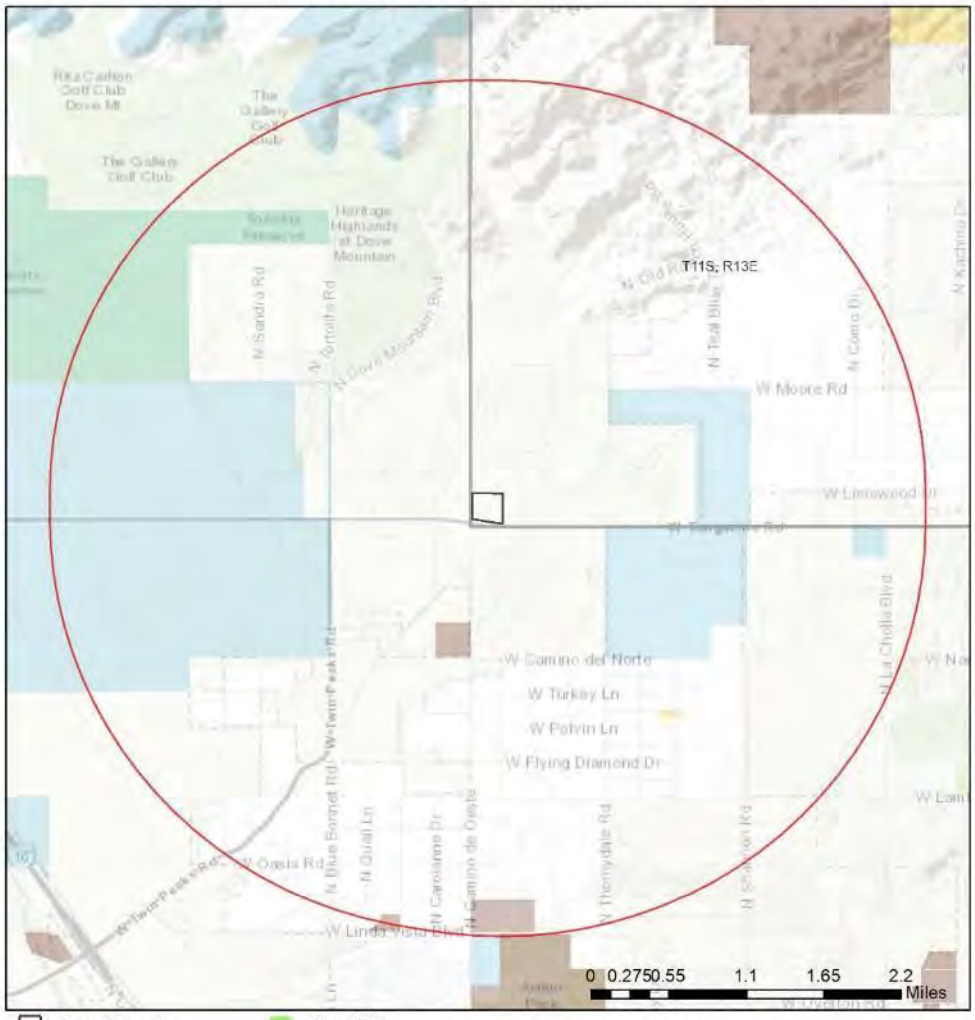
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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Dove Mountain Specific Plan - Amendment 7

Topo Basemap With Township/Ranges and Land Ownership



- Project Boundary
- Buffered Project Boundary
- Township/Ranges
- 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): 28.20
Lat/Long (DD): 32.4258 / -111.0612
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T11S, R13E
USGS Quad(s): RUELAS CANYON

Sources: Esri, HERE, DeLorme, 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

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Aquila chrysaetos	Golden Eagle	BGA		S		1B
Canis lupus baileyi	10J area Zone 2 for Mexican Wolf	LE,XN				
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE				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 https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/

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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	NPL	SGCN
Aix sponsa	Wood Duck					1B
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Anaxyrus retiformis	Sonoran Green Toad			S		1B
Anthus spragueii	Sprague's Pipit	SC				1A
Antrostomus ridgwayi	Buff-collared Nightjar		S			1B
Aquila chrysaetos	Golden Eagle			S		1B
Aspidoscelis stictogramma	Giant Spotted Whiptail	SC	S			1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Botaurus lentiginosus	American Bittern					1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Chilomeniscus stramineus	Variable Sandsnake					1B
Chionactis occipitalis klauberi	Tucson Shovel-nosed Snake	SC				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
Cynanthus latirostris	Broad-billed Hummingbird		S			1B
Cyprinodon macularius	Desert Pupfish	LE				1A
Dipodomys spectabilis	Banner-tailed Kangaroo Rat			S		1B
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	SC	S	S		1B
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1A

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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	NPL	SGCN
Haliaeetus leucocephalus	Bald Eagle	SC	S	S		1A
Heloderma suspectum	Gila Monster					1A
Hypsiglena sp. nov.	Hooded Nightsnake					1B
Incilius alvarius	Sonoran Desert Toad					1B
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		1B
Lasiurus blossevillii	Western Red Bat		S			1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leopardus pardalis	Ocelot	LE				1A
Leptonycteris curasoae yerbabuenae	Lesser Long-nosed Bat	LE				1A
Lepus alleni	Antelope Jackrabbit					1B
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Melanerpes uropygialis	Gila Woodpecker					1B
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Abert's 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				1A
Passerculus sandwichensis	Savannah Sparrow					1B
Perognathus amplus	Arizona Pocket Mouse					1B
Perognathus longimembris	Little Pocket Mouse	No Status				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				1A
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Sonorella eremita	San Xavier Talussnail	CCA				1A
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

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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	NPL	SGCN
Vulpes macrotis	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted within Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Within Municipalities (Urban Growth), Commercial/Industrial (mall) and associated infrastructure, Newconstruction

Project Type Recommendations:
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.

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

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

Arizona Game and Fish Department
Project ID: HGIS-05644

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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

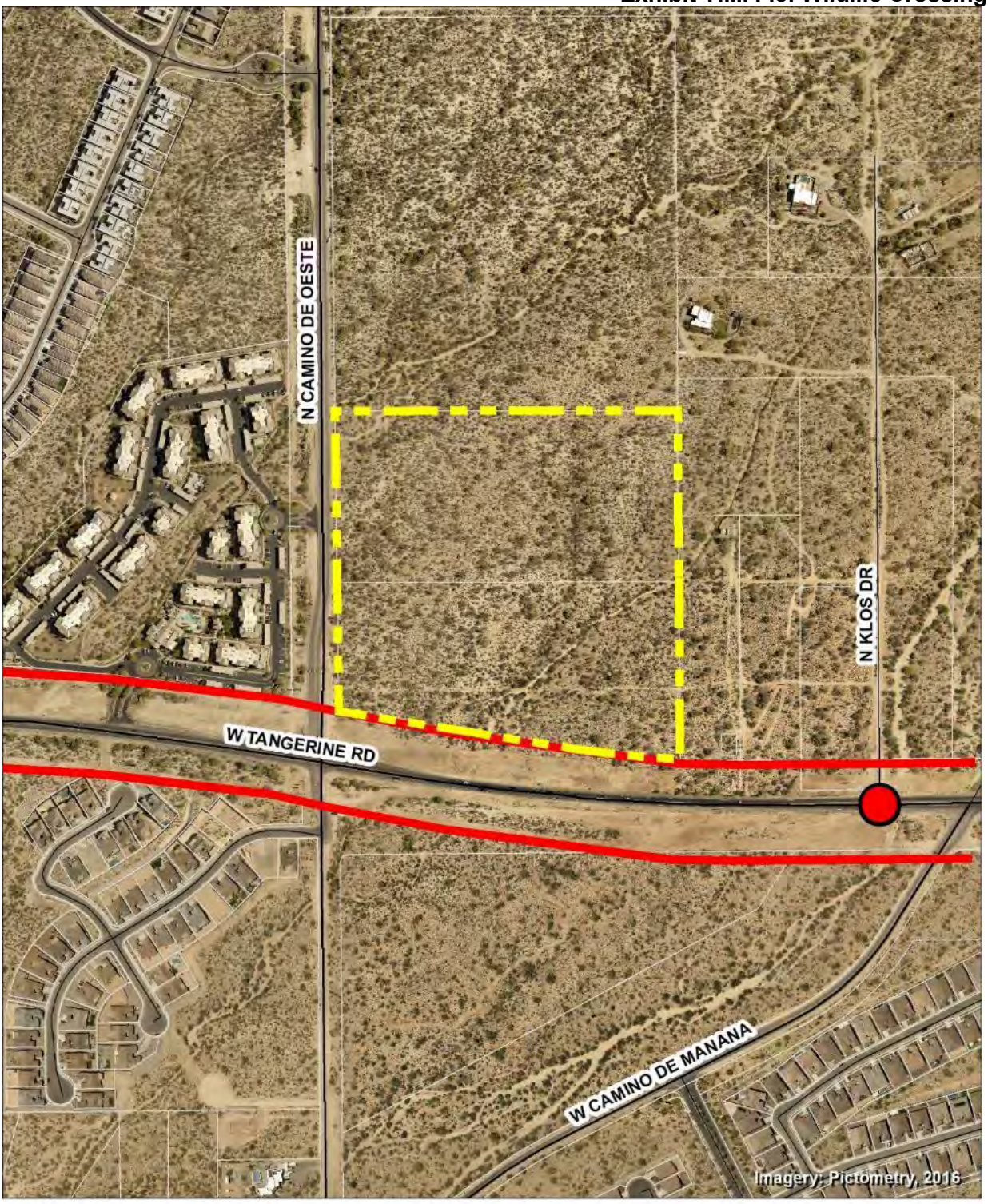
Flagstaff Sub-Office
SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

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: https://www.azgfd.com/wildlife/nongamemanagement/tortoise/

HDMS records indicate that Lesser Long-nosed Bats have been documented within the vicinity of your project area. Please review the Lesser Long-nosed Bat Management Guidelines at: https://www.azgfd.com/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/FINALLecuyeHabitatGdln.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: https://www.azgfd.com/Agency/Offices.

Exhibit Y.III. F.3: Wildlife Crossings

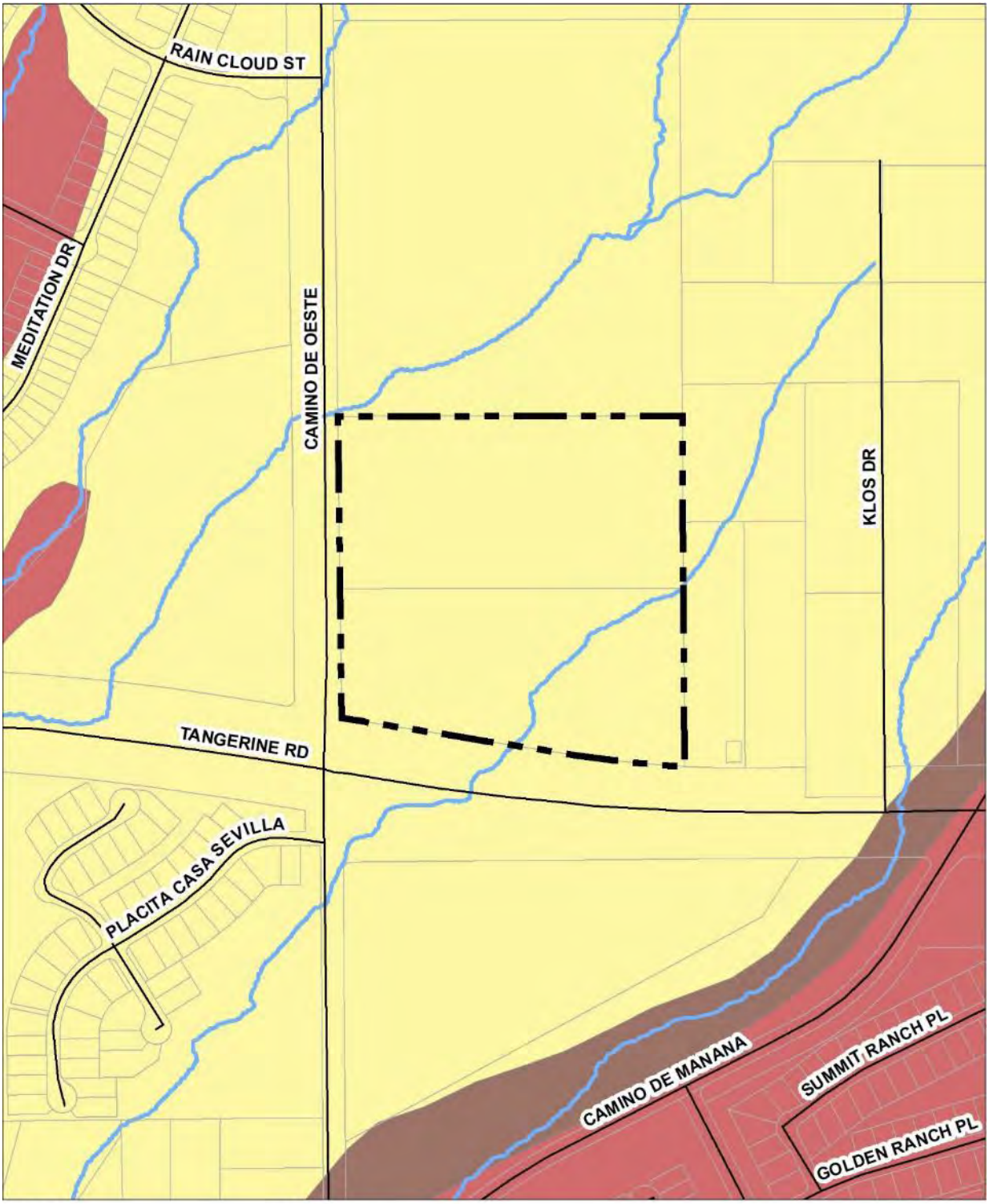


G. SOILS AND GEOLOGY

The information provided in this section is based on the best data available from the Soil Survey for Pima County, Arizona, Eastern Part 2016 generalized soil maps based on Soil Survey data available through Pima County Department of Transportation and the United States Department of Agriculture Natural Resource Conservation Service (NRCS), 2016. According to these sources, the site contains Palo Verdes-Jaynes complex, as depicted on *Exhibit Y.III.G: Soils.*

According to the NRCS Soil Survey for Pima County, Palos Verdes-Jaynes complex series consists of a mixture of Palos Verdes and Jaynes soils. Palos Verdes soils consist of very deep, well-drained, medium runoff potential soils on fan terraces. Palos Verdes soils are formed in mixed alluvium, and consist of gravely sandy loam. Jaynes soils consist of deep, well drained, high runoff potential soils on fan terraces. Jaynes soils are formed in alluvium derived from schist and/or alluvium derived from gneiss.

Exhibit Y.III.G: Soils



H. VIEWSHEDS

1. Viewshed Description

a. Views from Adjacent Areas

The views from adjacent areas into the site vary depending on the location and natural features found on-site and on surrounding properties. The off-site view from the northeast property corner is elevated due to the natural topography, coupled with the higher concentration of Creosote and lower concentrations of larger forms of vegetation. The viewshed into the site at this location is higher than any other off-site views. The existing multi-family complex located west of the property will be able to see into the site due to the multi-story architecture. Areas east and south of the site are at lower elevations and those property lines have higher densities of large vegetation that screen the site; thus, the views from those vantage points are limited.

b. Potentially Blocked Views

The site's location on the northeast corner of the intersection of Tangerine Road and Camino de Oeste is such that it will not block views from adjacent developed properties.

c. Areas of High Visibility

The areas with the highest visibility have been described in section a. above and are visually depicted in Exhibit Y.III. H.1.c: Site Visibility.

Exhibit Y.III. H.1.a.1: Photo Key Map



LEGEND

PROJECT BOUNDARY

PARCELS

PHOTO POINT LOCATION AND DIRECTION

NORTH

0' 150' 300'

FILE NAME: Photo_key_6x8
SOURCE: Pima County GIS, 2016

Exhibit Y.III. H.1.a.2: Site Photos



Photo 1: Southwest property corner looking north.



Photo 2: Southwest property corner looking northeast.



Photo 3: Southwest property corner looking east.



Photo 4: Southwest property corner looking west.



Photo 5: Southeast property corner looking northwest.



Photo 6: Southeast property corner looking north.

Exhibit Y.III. H.1.a.2: Site Photos (continued)



Photo 7: Northeast property corner looking south.



Photo 8: Northeast property corner looking southwest.



Photo 9: Northeast property corner looking west.



Photo 10: Northwest property corner looking east.



Photo 11: Northwest property corner looking southeast.



Photo 12: Northwest property corner looking south.

Exhibit Y.III. H.1.a.2: Site Photos (continued)



Photo 13: Middle of wash looking Northeast.

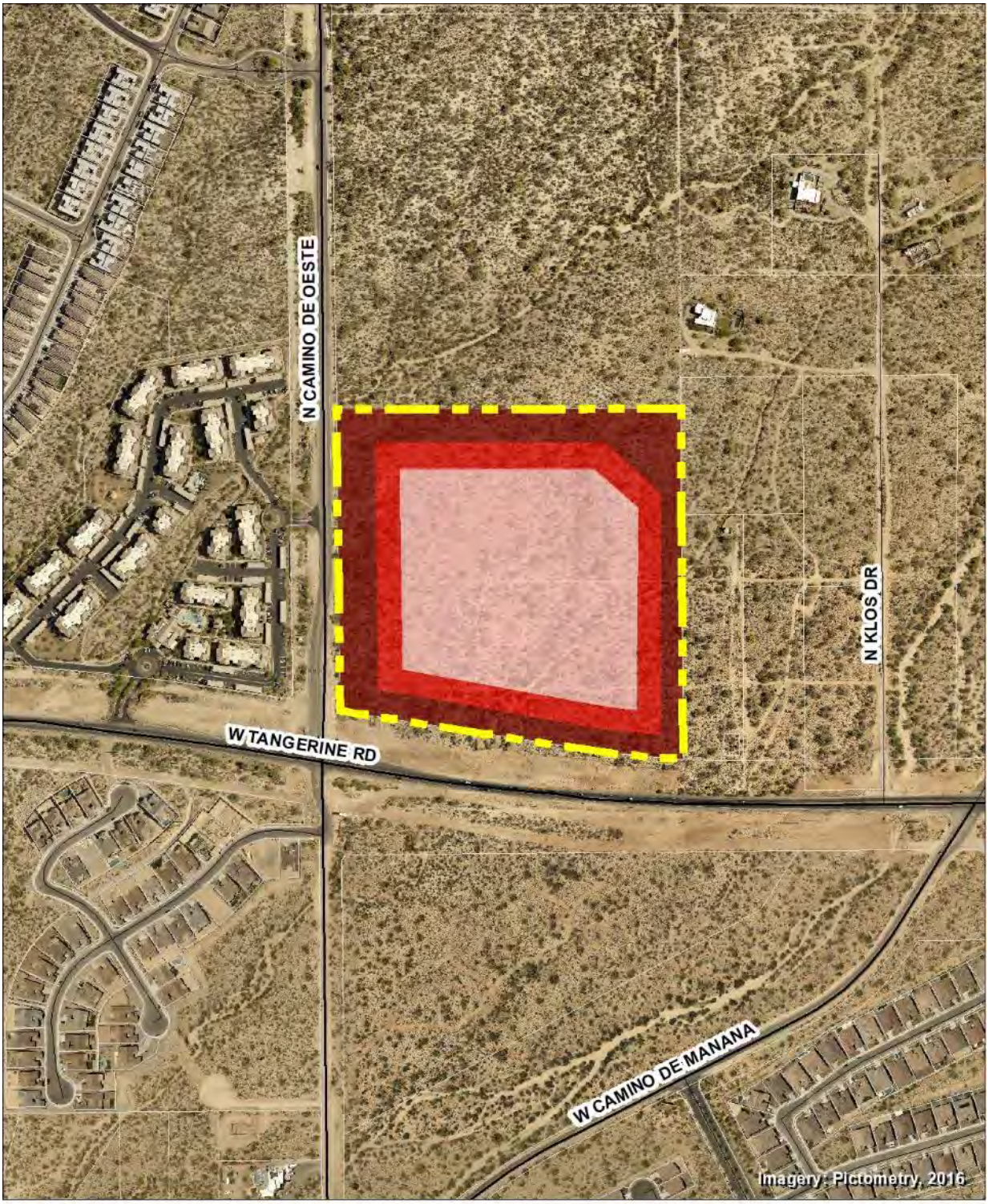


Photo 14: Middle of wash looking southwest.



Photo 15: Crested Saguaro found on-site (refer to *Exhibit II.E.1: Site Resource Inventory for location).*

Exhibit Y.III. H.1.c: Site Visibility



LEGEND

PROJECT BOUNDARY
PARCELS
LOW VISIBILITY
MEDIUM VISIBILITY
HIGH VISIBILITY

NORTH
0' 250' 500'

FILE NAME: site_vis_6x8
SOURCE: Pima County GIS, 2016

I. TRAFFIC AND CIRCULATION

1. Description

a. Existing and Proposed Off-Site Streets

The property is accessible from Tangerine Road and Camino de Oeste. No off-site roads are proposed within the scope of this project. Existing roadways within the project area are shown on Exhibit Y.III. I.1: Traffic and Circulation.

b. Arterial Streets within One Mile of the Project Site

According to Pima County MapGuide, Tangerine Road and Camino de Oeste are categorized as major local roads. They are not categorized on the Pima County Major Streets and Scenic Routes Plan (MSSRP) re-adopted on August 15, 2015. Other major roads within one-mile of the project site according to MapGuide are Thornydale Road and Camino de Manana. Refer to Table Y.III. I.1.b.1: Roadway Inventory and Table Y.III. I.1.b.2: Average Daily Trips for information pertaining to each of the above-mentioned major roads that are in the project's vicinity.

According to the Pima County Department of Transportation, there are no current or future projects planned in the vicinity of the project site. However, the adopted 2040 Pima Association of Governments Regional Transportation Plan (PAG RTP) lists two road improvement projects within the vicinity of the subject property. Tangerine Road is planned for a roadway widening project to expand the travel lanes from two lanes to a four-lane divided roadway from Interstate 10 to La Canada Drive, and Camino De Manana is planned for expansion from two to four lanes from Interstate 10 to Tangerine Road, according to the PAG RTP.

Table Y.III. I.1. b.1.: Roadway Inventory

Roadway Segment	Road Classification	Existing / Proposed Rights-of-Way*	No. Lanes****	Conforms To Width Standards**	Continuous ROW*	Curb/ Gutter****	Capacity***	Paving****	Posted Speed Limit****
Tangerine Road	Major Local Road	100-230 feet	2-4	Yes	No	No	15,600	Yes	50
Thornydale Road	Major Local Road	150 feet	2	Yes	No	No	15,600	Yes	45
Camino De Oeste	Major Local Road	75 feet	2	Yes	Yes	No	15,600	Partial	25
Camino De Manana	Major Local Road	60 feet	2	Yes	Yes	Yes	15,600	Yes	35

*Source: *Pima County Mapguide (2015), **Pima County Major Streets and Scenic Routes Plan (2015), ***Florida Department of Transportation (2007), ****Google Earth (2015)*

Table Y.III. I.1. b.2.: Average Daily Trips

Twin Peaks Road (Camino De Manana to Tangerine Road)	10,141 (2014)
Tangerine Road (WB I-10 Frontage Road to Thornydale Road)	6,481 (2016)
Thornydale (Moore Road to Tangerine Road)	4,610 (2012)

Source: Pima Association of Governments Traffic Count Records, 2015

2. Existing and Proposed Intersections

There are two intersections of major local roads within one-mile of the project site: Tangerine Road and Camino de Oeste and Tangerine Road and Thornydale. The site will be accessed at two locations along Tangerine Road and three locations along Camino de Oeste as depicted in Exhibit Y.III. I.2: Proposed Access Points. There are no new intersections proposed in this rezoning document.

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

According to Pima County GIS, there are bike routes located on Tangerine Road, Thornydale Road and Camino de Manana (See Exhibit Y.III. I.1: Traffic and Circulation). A paved multi-use path is also being constructed along the north side of the Tangerine Road right-of-way as part of the roadway widening.

4. Existing Easements

There are two easements present on site:

- A fifteen (15) foot communications easement recorded as MST&T DKT. 5492, PG. 521. The southern edge of the easement is located approximately fifty-five (55) feet north of the southwest property corner. The easement travels in an east-west direction and crosses the entirety of the property.
- Easement recorded at Sequence No 20160820557, located in the southwestern corner of the site for drainage.

Exhibit Y.III. I.1: Traffic and Circulation

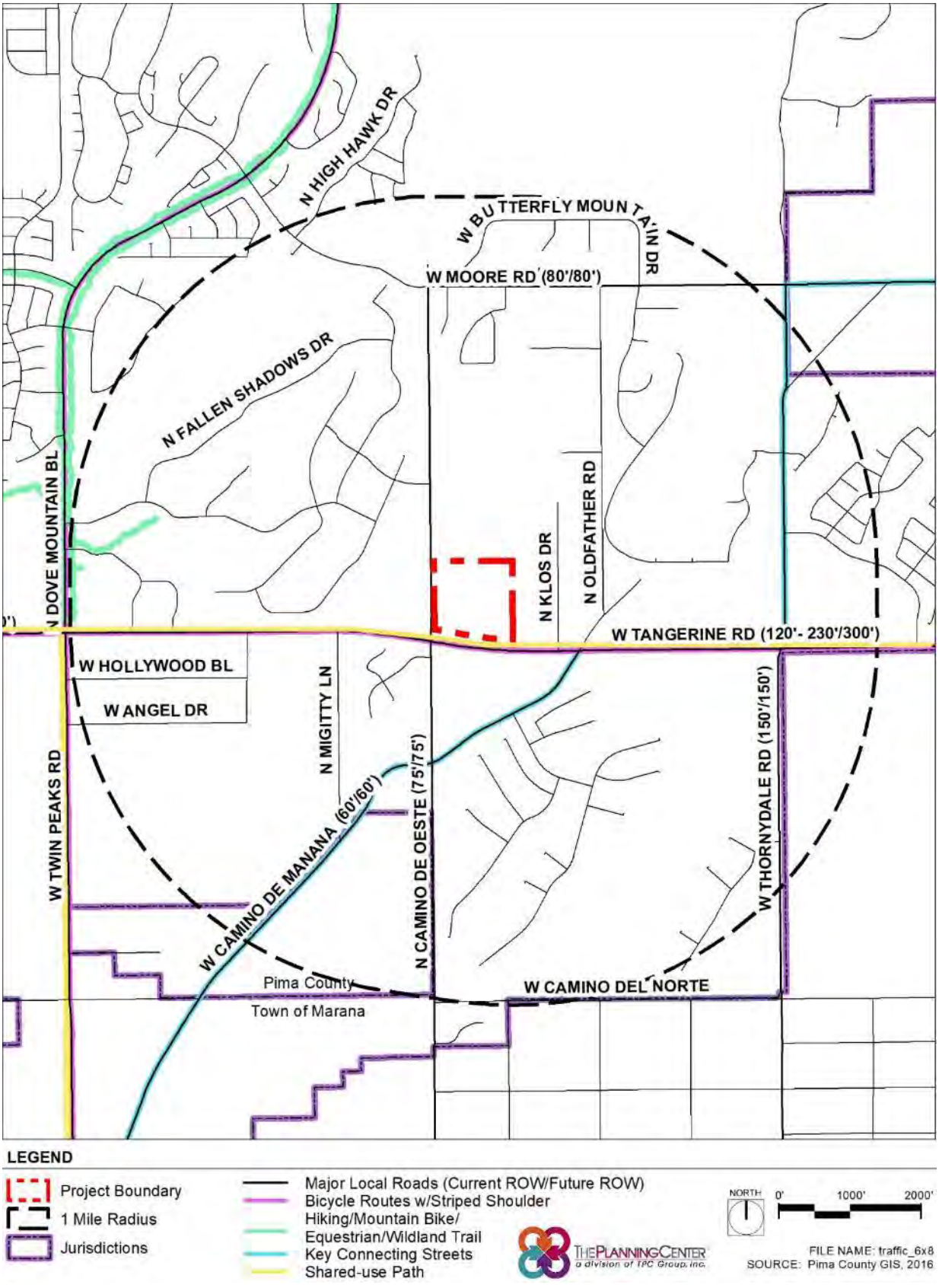
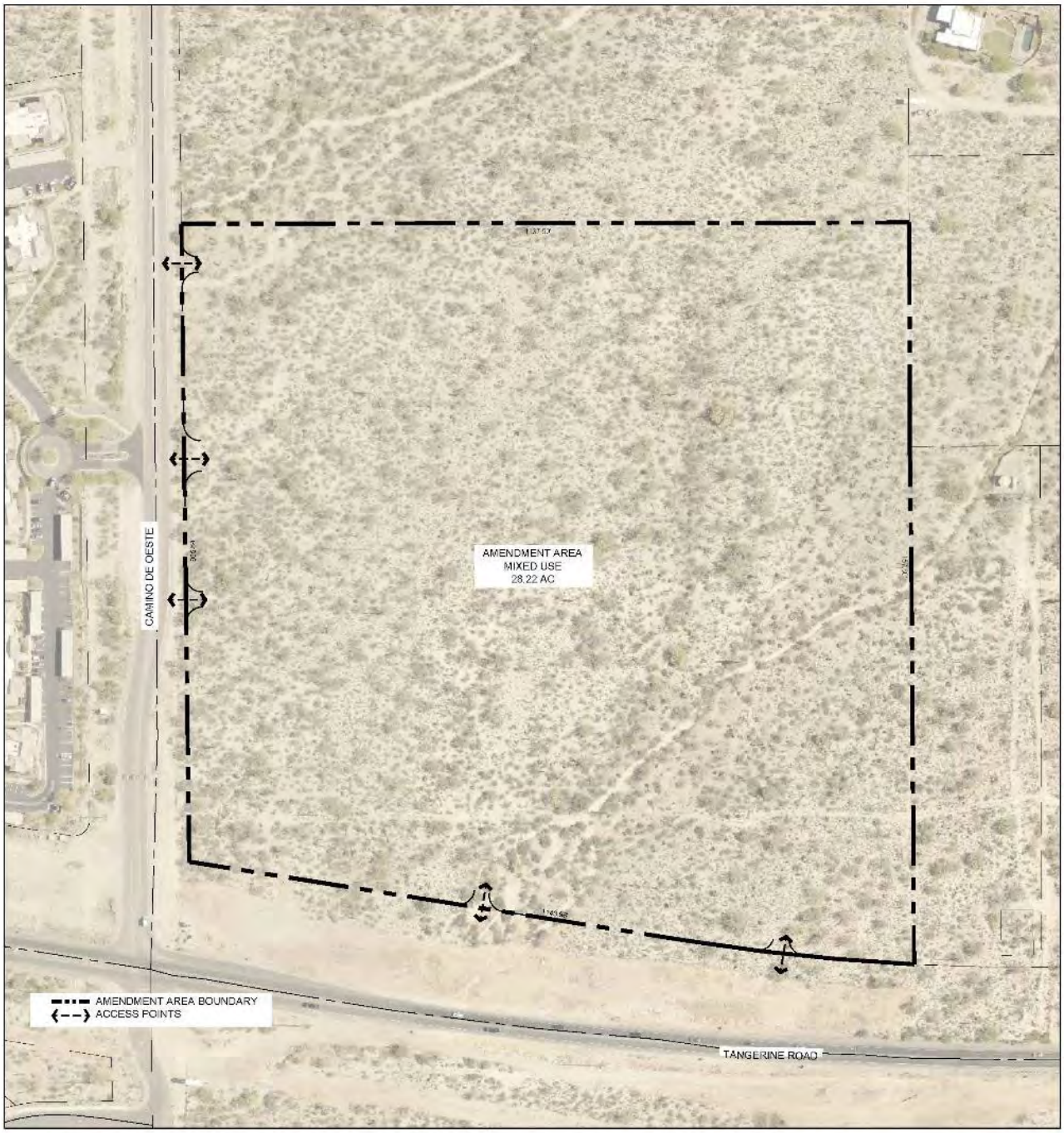


Exhibit Y.III. I.2: Proposed Access Points



J. RECREATION AND TRAILS

1. Open Space, Recreation Facilities, Parks and Trails

According to the *Pima Regional Trail System (PRTS) Master Plan* and the Town of Marana's *Comprehensive Parks, Trails, and Open Space Master Plan*, and as indicated on *Exhibit Y.III. J.1: Parks and Trails* and Table Y.III. J.1: Parks and Trails Inventory, there are several open space and recreational amenities within one-mile of the project area.

Table Y.III. J.1: Parks and Trails Inventory

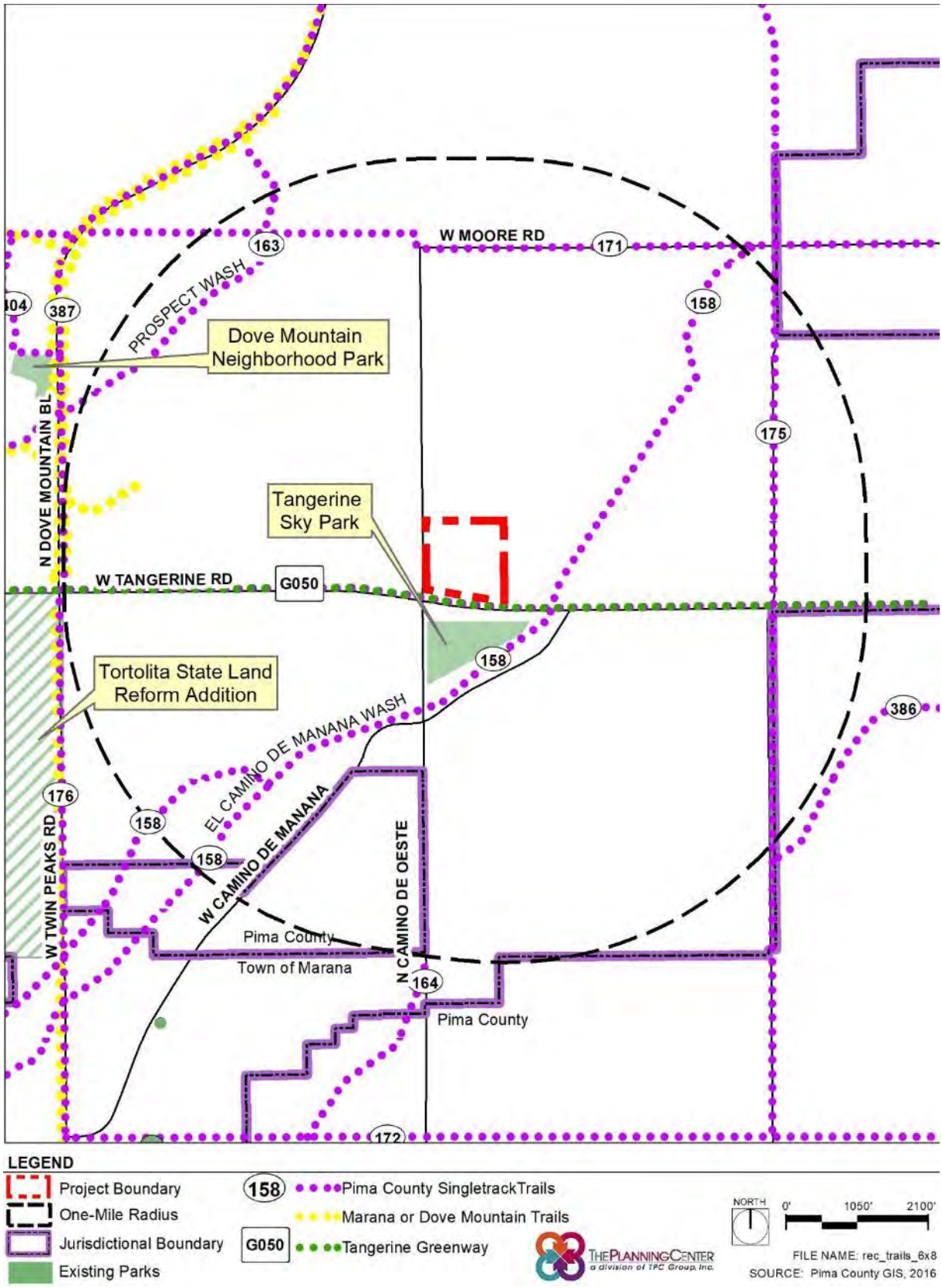
Amenity Name	Amenity Type	Distance to Project Site
Moore Rd Alignment (#171)	Singletrack Trail	± 1 mile
Tangerine Sky Park	Community Park	± 1 mile
Tangerine Greenway (#GO50)	Greenway	Along northern project boundary
Dove Mountain Neighborhood Park	Neighborhood Park	± 1 mile
El Camino de Manana Wash (#158)	Singletrack Trail	± 0.5 miles
Thornydale Road (#174)	Singletrack Trail	± 1 mile
Tortolita Road (#176)	Singletrack Trail	Along western project boundary
Prospect Wash (#163)	Singletrack Trail	± 1 mile
Tortolita Preserve	Preserve	± 1.5 miles

Additionally, the Tortolita State Land Reform Addition is located west of the subject property. The Tortolita State Land Reform Addition is proposed to set aside 12,470 acres of open space and park land between the Tortolita Mountains and the Central Arizona Project. There are a variety of active recreational areas in nearby future subdivisions, including The Preserve at Twin Peaks, Twin Peaks Estates and Twin Peaks Vistas.

2. Proposed Recreation and Trails

A trail easement will be provided following the alignment of the onsite wash as a link to the surrounding recreational amenities, ultimately strengthening connectivity to the regional trail network. A pedestrian crossing connecting to the Preserve IV at Dove Mountain will be provided along Camino de Oeste. A sidewalk will also be constructed along the west boundary of Camino de Oeste to provide safe pedestrian access to Tangerine Sky Park on the southeast corner of Tangerine and Camino de Oeste.

Exhibit Y.III. J.1: Parks and Trails



K. CULTURAL RESOURCES

1. General Information

According to a record search performed by the Arizona State Museum (ASM), 33 survey projects have been conducted within a one-mile radius of the project site; each of which were conducted for residential and commercial development, road construction and improvements, archaeological research, park construction and the installation of transmission, electrical, water and sewer lines. The entire project area was surveyed during the Northern Tucson Basin archaeological research survey in 1981. Due to the age of the previous survey, the property shall be resurveyed and a full cultural resources report shall be submitted during the platting process and prior to any ground disturbances.

As shown in Exhibit Y.III. K.2: Letter from Archaeologist, twelve archaeological sites have been identified within a one-mile radius the project area. However, no sites were identified on the subject area.

2. Letter from Archaeologist

The ASM advises that a qualified archaeological contractor should be consulted before any ground disturbance begins (refer to *Exhibit Y.III. K.2: Letter from Archaeologist).*

Exhibit Y.III. K.2: Letter from Archaeologist

Arizona State Museum
THE UNIVERSITY OF ARIZONA

ARCHAEOLOGICAL SUMMARY LETTER

This letter summarizes the results of archaeological records research. It does not constitute a cultural resources clearance.

Date: 7/3/2017
Requester Name: Lexy Wellott
Company: The Planning Center
Address: 2 E. Congress St., Ste. 600, Tucson, AZ 85701
Phone: 520-623-6146
Email: lwellott@azplanningcenter.com
Legal Description: T11S, R13E, S31
Parcels: 219-35-004C, 219-35-004B
Project Name / Number: CPI-01
Project Description: Mixed use development

Search Results:

According to a search of the archaeological records retained at the Arizona State Museum (ASM), 33 survey projects were conducted within a one-mile radius of the project area between 1979 and 2015. Previous survey work was conducted in support of archaeological research; road construction and improvements; residential and commercial development; park construction; and the installation and maintenance of transmission, electrical, water, and sewer lines. The entire project area was surveyed during the Northern Tucson Basin archaeological research survey in 1981 (ASM Accession number 1981-174; Fish et al. 1992; Madsen et al. 1993). Twelve archaeological sites have been identified within a 1-mile radius of the project area. No sites are crossed by the project area.

Sites in Project Area:

None are recorded; but the project area has not been surveyed in over 35 years.

Recommendations:

1. Although the entire project area has been previously surveyed, the work was conducted nearly over 35 years ago. It is standard archaeological practice for a property to be re-surveyed if the previous survey was conducted 10 or more years ago, as there is a possibility for unidentified archaeological properties to have since been exposed. ASM recommends, but it is not required by ASM, that a qualified archaeological contractor be consulted before any ground disturbance begins. A list of archaeological contractors is available on the ASM website at: http://www.statemuseum.arizona.edu/crservices/permits/index.shtml.

2. Pursuant to *Arizona Revised Statutes* §41-865, if any human remains or funerary objects are discovered during project work, all work will stop within the area of the remains and Dr. Todd Pitezel, ASM associate curator of archaeology, will be contacted at (520) 621-4795.

3. City, county, or municipal governments may have requirements, therefore ASM recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please contact me.

Sincerely,

Shannon D. Twilling, M.A.
Research Specialist
Archaeological Permits Office
Arizona State Museum
(520) 621-2096
twilling@email.arizona.edu

L. INFRASTRUCTURE AND PUBLIC FACILITIES

1. Sewer

Pima County Regional Wastewater Reclamation Department (RWRD) indicates that this project is tributary to the Ina Road/Tres Rios Wastewater Reclamation Facility via the Cañada Del Oro interceptor. There is capacity currently available for this project within the public sewer (G-2006-087) downstream from manhole 3281-05 (See *Exhibit Y.III. L.1.a: Sewer Map and Exhibit Y.III. L.1.b: Wastewater Capacity Response*).

2. Water

The City of Tucson has potable water lines (24" and 16") in the vicinity of the eastern property edge. These lines have the delivery capability to supply the potable water demand requirements of the project. Service will require an expansion of the Water Service Area for Tucson, or connection to offsite facilities owned by the Town of Marana.

Exhibit Y.III. L.1.a: Sewer Map



Exhibit Y.III. L.1.b: Wastewater Capacity Response

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

JACKSON JENKINS
DIRECTOR

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

July 11, 2017

Lexy Wellott
The Planning Center
2 E Congress, Ste. 600
Tucson, Arizona 85701

Sewerage Capacity Investigation No. 2017-139 Type I

RE: **Dove Mountain Specific Plan - Amendment 7, Parcels 21935004B, 21935004C**
Estimated Flow 28,200 gpd (ADWF).
P17WC00139

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the Cañada Del Oro Interceptor.

Capacity is currently available for a project this size in the public sewer G-2006-087, downstream from manhole 3281-05.

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

If further information is needed, please feel free to contact us at (520) 724-6642.

Reviewed by: Kurt Stemm, CEA Sr.

3. Fire Service

Northwest Fire District provides service to the properties in the project vicinity; however, the project site is not currently included within the District's boundary. Currently, the closest Northwest Fire District station is located at 12095 North Thornydale Road, which is less than one-mile east of the subject property (refer to Exhibit Y.III. L.3: Public Facilities).

Before development plans can be approved, the Developer shall have completed or shall provide evidence to the Town's satisfaction that the Developer has made a diligent effort to complete the process of having the property annexed into the Northwest Fire District.

4. Schools

The project is located within the Marana Unified School District (MUSD). However, no schools are located within a one-mile radius of the proposed rezoning. The closest schools to the site include:

- DeGrazia Elementary School (3.60 miles)
- Mountain View High School (3.25 miles)
- Ironwood Elementary School (3.50 miles)
- Ironwood Ridge High School (2.65 miles)
- Richard B. Wilson K-8 School (2.60 miles)

The northern parcel was previously owned by the Marana Unified School District. The District plans for this area recently changed and they needed a larger site for the proposed STEM school program requirements. The owners of Dove Mountain exchanged this parcel for land on Moore Road west of Dove Mountain to provide a better location for the district and the additional acreage needed.

5. Police Stations

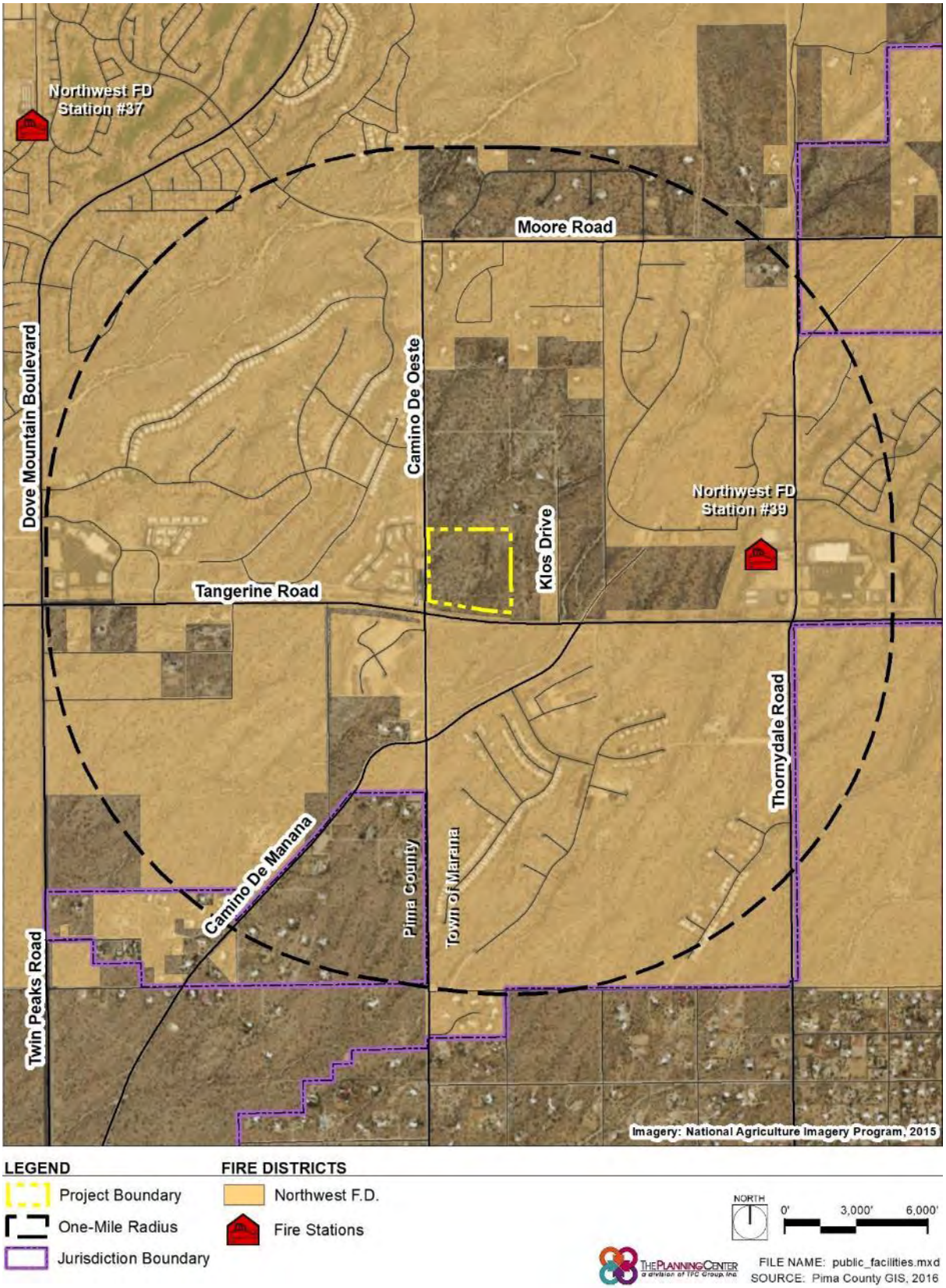
While there are no police stations within a one-mile radius of the subject property, police protection will be provided by the Marana Police Department at 11555 West Civic Center Drive.

6. 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
- Communications: Comcast

Exhibit Y.III. L.2.: Public Facilities



M. COMPOSITE CONSTRAINTS (MCHARG) MAP

Information regarding topography, hydrology, vegetation, wildlife and views has been combined to form the McHarg Composite Map, displayed as Exhibit Y.III.M: McHarg Map. The purpose of the McHarg Composite Map is to highlight areas that are available for development.

Exhibit Y.III.M: McHarg Map

