

Parcel 30 Specific Plan

TOWN OF SAHUARITA, ARIZONA

2.11.2025



P R O J E C T T E A M

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SECTION I | INTRODUCTION

A. PROJECT OVERVIEW

A Specific Plan is a unique land planning tool used to establish zoning regulations and permitted uses on parcels of land, providing versatile, flexible and sound development regulations. More specifically, a Specific Plan allows the following:

- The opportunity for master planning of land.
- Flexibility and design of development consistent with the Town of Sahuarita General Plan.
- Planning for adequate infrastructure, public services and facilities, a mix of uses and open space to serve new development.

The Parcel 30 Specific Plan has been prepared to create the foundation for the development of approximately 233.4 acres. The Town of Sahuarita acquired this property and the Specific Plan is uniquely appropriate in this instance where land is intended for development and where a master developer or end user is not yet determined. It provides a flexible zoning entitlement that enables the land to best meet market demand. This Specific Plan in large part relies on the existing Sahuarita Town Code and provides supplemental regulations to provide a regulatory framework for future development. The property within this Specific Plan is envisioned for development with mixed uses, primarily including recreation, multiple dwelling residential, commercial, office and other complementary uses.

The property within this Specific Plan is positioned well for a variety of uses due to the following primary reasons:

- It is included in the Sahuarita Square District Area Plan (SSDAP). The following excerpts were obtained from Aspire 2035 that characterize the SSDAP:

The SSDAP is a vision of a new town core that will be the community hub and regional attraction in Southern Arizona.

The SSDAP land use designation is Mixed Use. Individual properties may include one or more land uses. The goal of the SSDAP is to have a variety of land uses in proximity to each other to create a diverse area with a range of uses within walking distance. An active and vibrant town core requires a mix of uses giving different user groups a reason to use the space at different times throughout the day. Complementary uses such as office and commercial spaces can benefit from crossover traffic.

Mixed use in the SSDAP is defined as follows: mixed use allows for residential and compatible non-residential development in a compact development pattern, including retail and consumer service uses, dining and entertainment, cultural uses and community gathering spaces, creating opportunities to live, work, learn and recreate in a pleasant, walkable setting integrated with parks, trails and open space. Allowable uses include Medium High to High Density residential, commercial, employment, hotel and resort uses, public spaces, governmental/institutional uses. Vertical and horizontal mixed-use is encouraged. In many cases a specific plan may be the best way to

- implement the mixed-use concept. A residential development project that incorporates a mix of densities and lot sizes may be considered a mixed-use project.
- This Specific Plan is located immediately south of an area that has already established itself with higher intensity, mixed uses. The area north contains Sahuarita Town Hall and Municipal Court, the Sahuarita Aquatic Center, Copper View Elementary School, Sahuarita High School north of Sahuarita Road, the Sahuarita Library and some commercial services to the northwest of this Specific Plan. It is logical for this existing land use pattern to continue south into the property within this Specific Plan.
 - The property immediately east of this Specific Plan is planned for development as part of the Sahuarita Farms Specific Plan (SFSP). The areas of the SFSP immediately east are planned for General Commercial (GC) and Urban Residential (UR). GC permits a wide range of uses, including some residential, lodging, office, retail/service, civic, education and some limited light industrial. UR permits a wide range of residential uses up to 32 units per acre, lodging, civic and education. The proposed uses for this Specific Plan are compatible with these permitted uses in the approved SFSP.
 - The area of this Specific Plan north of the UPRR rail spur is limited to recreational uses by a Declaration of Environmental Use Restriction, reviewed and approved by the Arizona Department of Environmental Quality. This area contains some existing recreational amenities and additional amenities would be planned, designed and constructed under the regulations established in this Specific Plan. The area immediate to this Specific Plan is seeing recent residential development, both to the immediate west and to the southwest. This area of this Specific Plan will allow the opportunity for recreational amenities and facilities in close proximity to these existing and future residents of residential communities.
 - The area to the south consists of low-density single family residential, with lots primarily one acre and above.
 - Easy and convenient access to this Specific Plan will be provided via El Toro Road, which is currently being planned for extension to La Villita Road, and by La Villita Road which will undergo future improvements to serve this Specific Plan, the SFSP and future development areas to the south.
 - Utility infrastructure exists in the area and accommodations can be made to extend it into this Specific Plan to serve future development.
 - Appropriate land use transitions have been planned in this Specific Plan that will allow future uses to be compatible with existing uses adjacent land uses.

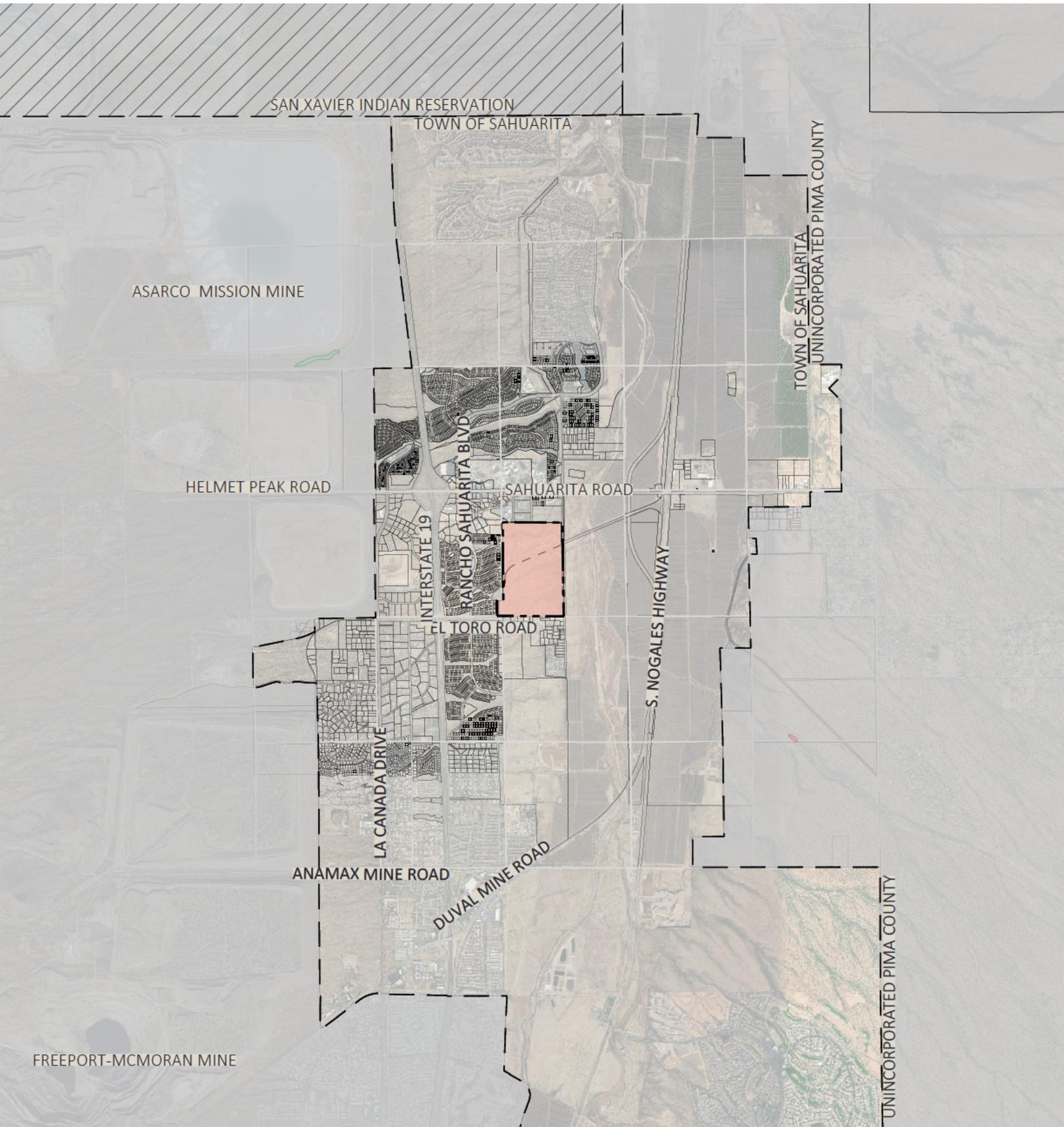
This Specific Plan acknowledges that further planning beyond that completed in this Specific Plan must be undertaken to adhere to the approval processes of the Town of Sahuarita. As such, a process defined in this Specific Plan known as Secondary Planning has been established. A

future purchaser/developer is required to prepare certain studies and reports prior to development of property within this Specific Plan, focused on the following:

- Vehicular Circulation/Traffic Impact Analysis.
- Pedestrian Circulation and Trails.
- Surface Drainage.
- Environmental Resources.
- Water.
- Wastewater.
- Architectural and Landscape Architectural Design Guidelines and Standards.

The details of Secondary Planning are outlined in Section IV of this Specific Plan.

EXHIBIT: I.A.1. REGIONAL LOCATION MAP

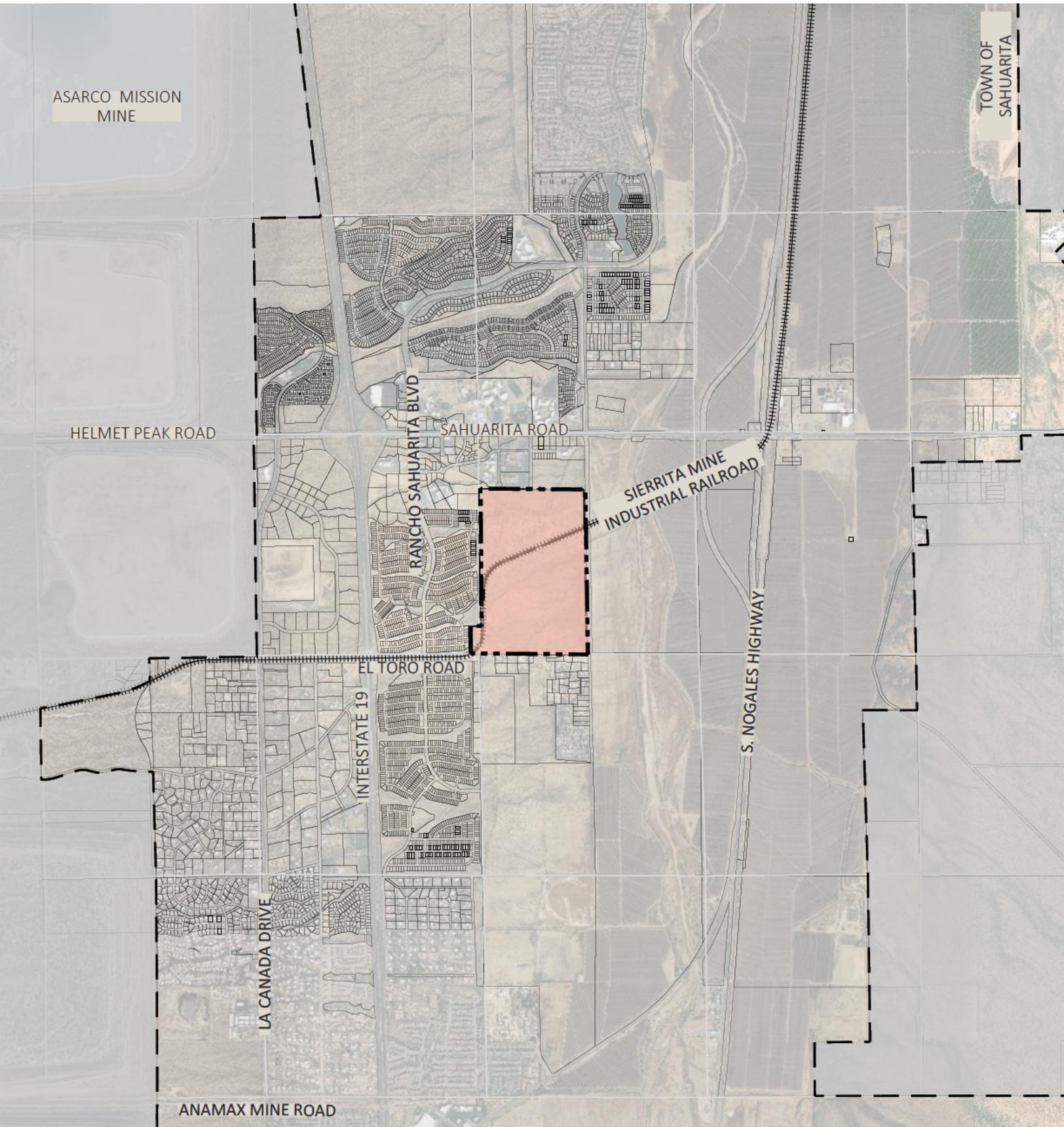


LEGEND

-  SUBJECT PROPERTY BOUNDARY
-  SAHUARITA TOWN LIMITS
-  UNINCORPORATED PIMA COUNTY
-  SAN XAVIER INDIAN RESERVATION



EXHIBIT: I.A.2. LOCATION MAP



LEGEND

-  SUBJECT PROPERTY BOUNDARY
-  SAHUARITA TOWN LIMITS
-  UNINCORPORATED PIMA COUNTY



B. CONFORMANCE WITH ADOPTED PLANS

1. Aspire 2035

The subject property is included in the Sahuarita Square District Area Plan (SSDAP). The proposed rezoning and intended use of the property is a compliant with the SSDAP. The following excerpts were obtained from Aspire 2035 that characterize the SSDAP:

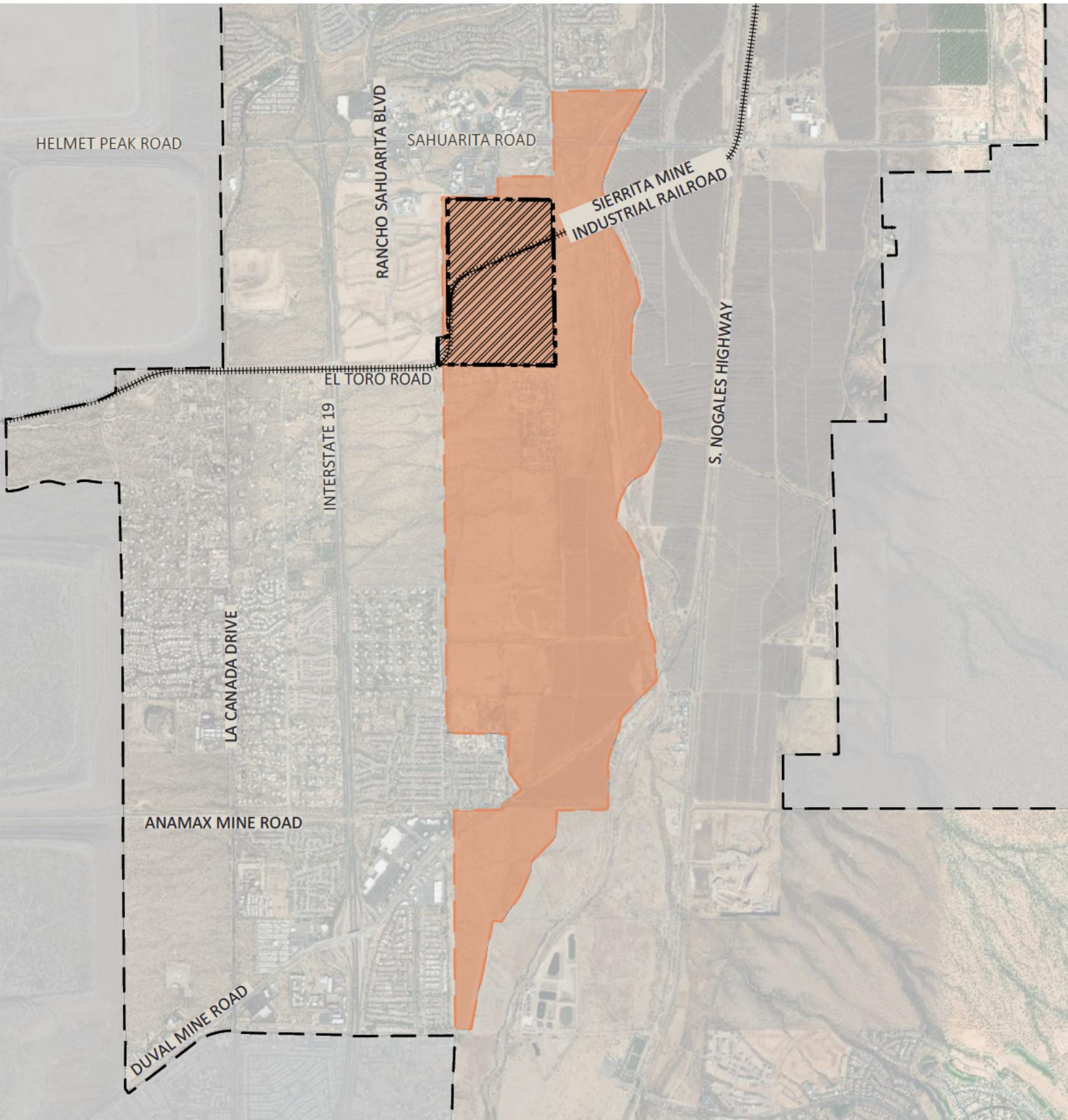
The SSDAP is a vision of a new town core that will be the community hub and regional attraction in Southern Arizona.

The SSDAP land use designation is Mixed Use. Individual properties may include one or more land uses. The goal of the SSDAP is to have a variety of land uses in proximity to each other to create a diverse area with a range of uses within walking distance. An active and vibrant town core requires a mix of uses giving different user groups a reason to use the space at different times throughout the day. Complementary uses such as office and commercial spaces can benefit from crossover traffic.

The following land use definition is applicable in the SSDAP:

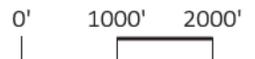
Mixed Use: Mixed use allows for residential and compatible non-residential development in a compact development pattern, including retail and consumer service uses, dining and entertainment, cultural uses and community gathering spaces, creating opportunities to live, work, learn and recreate in a pleasant, walkable setting integrated with parks, trails and open space. Allowable uses include Medium High to High Density residential, commercial, employment, hotel and resort uses, public spaces, governmental/institutional uses. Vertical and horizontal mixed-use is encouraged. In many cases a specific plan may be the best way to implement the mixed-use concept. A residential development project that incorporates a mix of densities and lot sizes may be considered a mixed-use project.

EXHIBIT I.B.1. SAHUARITA SQUARE DISTRICT AREA PLAN



LEGEND

-  SPECIFIC PLAN
-  SAHUARITA TOWN LIMITS
-  UNINCORPORATED PIMA COUNTY
-  SAHUARITA SQUARE DISTRICT



C. COMPATIBILITY WITH ADJACENT LAND USES

1. Sahuarita Farms Specific Plan

The property immediately east of this Specific Plan is planned for development as part of the Sahuarita Farms Specific Plan (SFSP). The areas of the SFSP immediately east are planned for General Commercial (GC) and Urban Residential (UR). GC permits a wide range of uses, including some residential, lodging, office, retail/service, civic, education and some limited light industrial. UR permits a wide range of residential uses up to 32 units per acre, lodging, civic and education. The proposed uses for this Specific Plan are compatible with these permitted uses in the approved SFSP. Development has not yet begun in the SFSP.

2. Rancho Sahuarita Specific Plan

Property to the north and west of the subject property is zoned Rancho Sahuarita Specific Plan (RSSP), with portions of the RSSP adjacent to the subject property zoned MDR (Medium Density Residential) and TC (Town Center).

3. Entrada del Pueblo Residential Subdivision

The Entrada del Pueblo residential subdivision is located to the west of the subject property. It is a small lot single family residential subdivision platted for 428 lots.

4. Entrada del Toro Residential Subdivision

The Entrada del Toro is a 954 lot single family residential subdivision located to the southwest of the subject property. It is currently under construction.

5. Entrada la Coraza Residential Subdivision

The Entrada la Coraza residential subdivision is located to the west of the subject property. It is a small lot single family subdivision platted for 144 lots and is currently under construction.

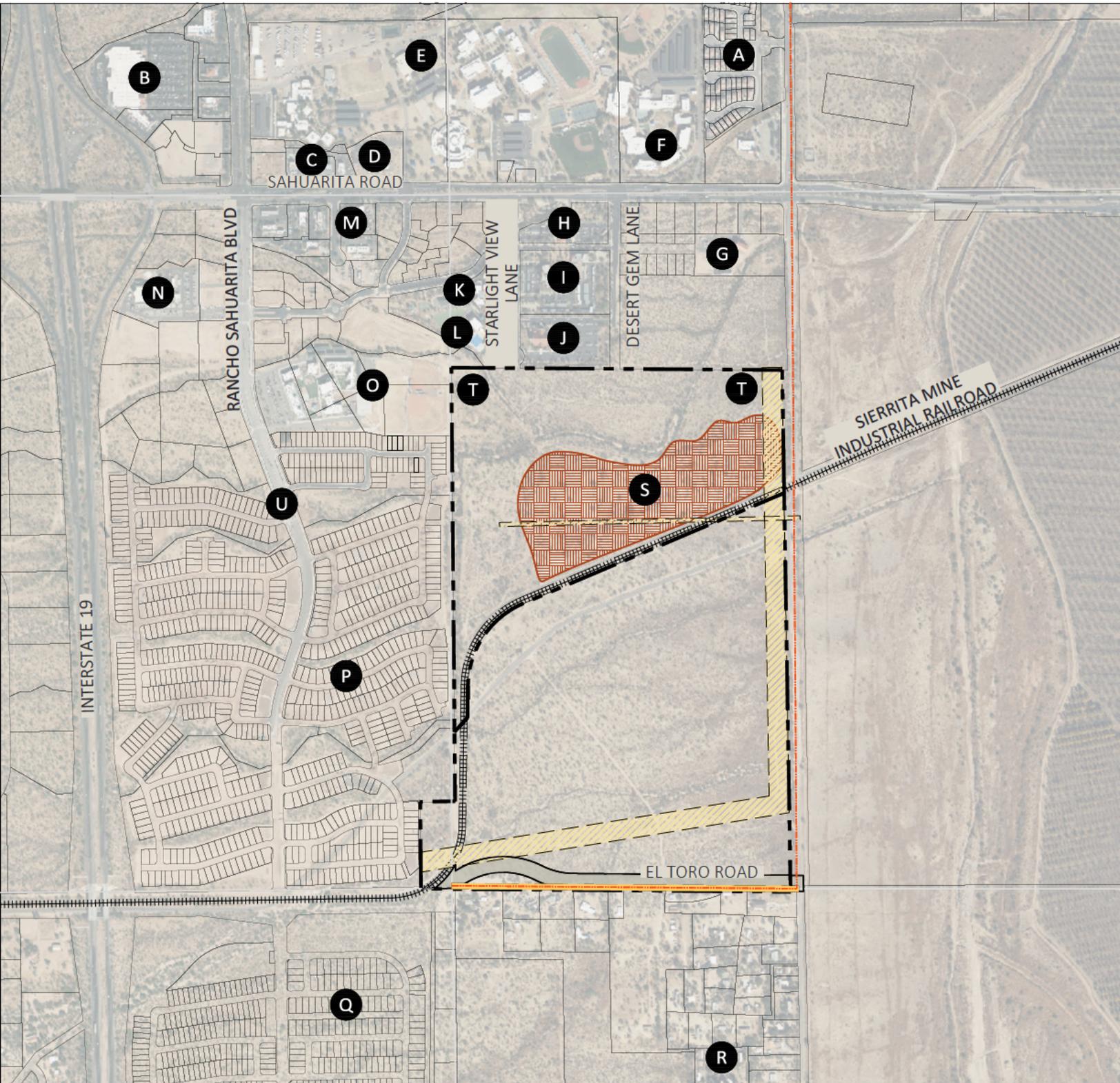
6. Existing Development to the North

This Specific Plan is located immediately south of an area that has established itself with higher intensity, mixed uses. Sahuarita Town Hall and Municipal Court, the Sahuarita Aquatic Center, Copper View Elementary School, Sahuarita High School north of Sahuarita Road, and the Sahuarita Library and some commercial services to the northwest of this Specific Plan.

7. Existing Development to the South

There are existing low density single family residential lots located south of the subject property. Provisions for adequate buffering are provided in this Specific Plan.

EXHIBIT I.C.1. EXISTING LAND USES

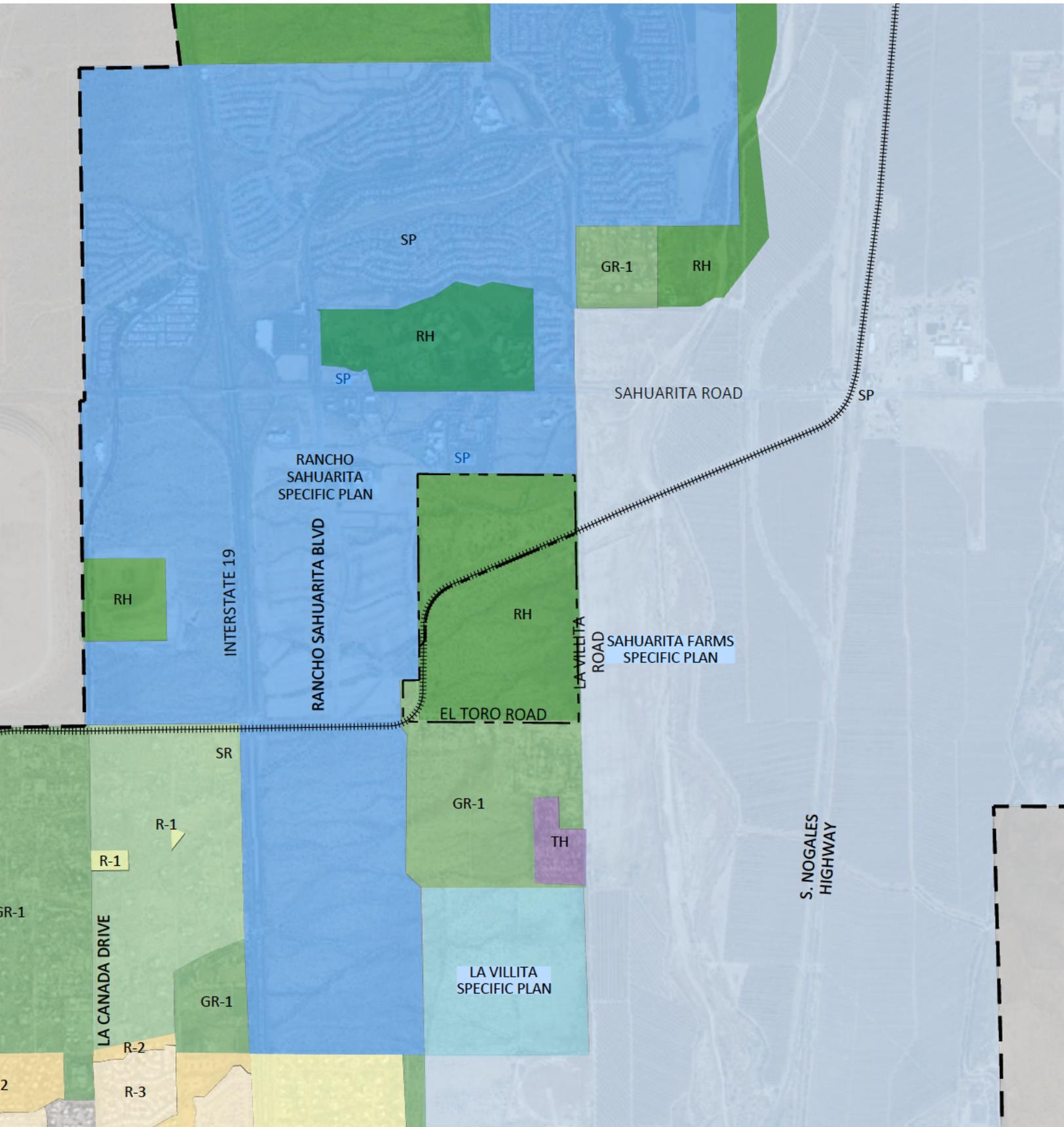


LEGEND

- | | | | |
|---------------------------------------|---|--|---------------------------------------|
| SUBJECT PROPERTY BOUNDARY | A ENTRADA LA VILLITA | J THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS | Q ENTRADA DEL TORO SUBDIVISION |
| APPROXIMATE LIMITS OF REMEDIATION CAP | B FRY'S MARKETPLACE | K COPPER VIEW ELEMENTARY SCHOOL | R LOS ARBOLES MOBILE HOME PARK |
| ELECTRIC EASEMENTS | C FRY'S FUEL CENTER | L SAHUARITA AQUATIC CENTER | S MAN IN THE MAZE TRAIL PARK |
| RIGHT-OF-WAY | D SAHUARITA LIBRARY | M SANTA RITA FIRE - 154 | T EXISTING PARKING LOT |
| TELECOM & GAS EASEMENT | E SAHUARITA MIDDLE SCHOOL | N NORTHWEST MEDICAL CENTER | U ENTRADA LA CORAZA |
| 6" SOUTHWEST GAS LINE | F SAHUARITA HIGH SCHOOL | O WRIGHTSON RIDGE K-8 SCHOOL & PARK | |
| | G GRACE LUTHERAN CHURCH | P ENTRADA DEL PUEBLO SUBDIVISION | |
| | H SAHUARITA TOWN MUNICIPAL COURT | | |
| | I SAHUARITA TOWN HALL | | |



EXHIBIT I.C.2. EXISTING ZONING



LEGEND

-  SPECIFIC PLAN BOUNDARY
-  SAHUARITA TOWN LIMITS
-  UNINCORPORATED PIMA COUNTY
-  SIERRITA MINE RAILROAD SPUR



SECTION II | LAND USE PLAN

A. PLAN OVERVIEW

This Specific Plan establishes Development Areas (proposed development areas within this Specific Plan) and associated development standards which are intended to establish the foundation for a variety of uses.

This property is primarily intended for commercial recreational uses with supporting ancillary retail/commercial uses. These uses would provide these services and amenities for not only the residents of the immediate area, but also for the entire Town of Sahuarita.

The flexible design requirements enabled by this Specific Plan offer more focused regulations compared to conventional zoning standards, and directly promote the appropriate and efficient use of land and infrastructure. This Specific Plan implements Aspire 2035 policies providing for land uses that meet the Town’s growth goals, and policies that provide guidance for detailed planning of development of the site.

The Development Areas shown in this Specific Plan do not contain specific site plans or detailed layouts since it is not yet known exactly what type of specific development will occur in the Development Areas. This detail will be provided by future purchasers/developers of land within this Specific Plan.

The permitted uses in this Specific Plan are identified in Section III of this Specific Plan.

An Arizona Department of Environmental Quality (ADEQ) Declaration of Environmental Use Restriction (DEUR) affects the portion of this Specific Plan lying north of the railroad tracks. There are also deed restrictions that affect the entirety of this Specific Plan. Area 1 as shown on *Exhibit II.B.1: Preliminary Development Plan* allows municipal and associated uses, and Area 2 allows parks and recreation facilities. Development Areas 1, 2 and 3 allow for a variety of uses and certain uses are prohibited by a Special Warranty Deed (Sequence No. 20233520396).

B. PRELIMINARY DEVELOPMENT PLAN

The Preliminary Development Plan for this Specific Plan is included as *Exhibit II.B.1: Preliminary Development Plan*. This plan identifies the following items:

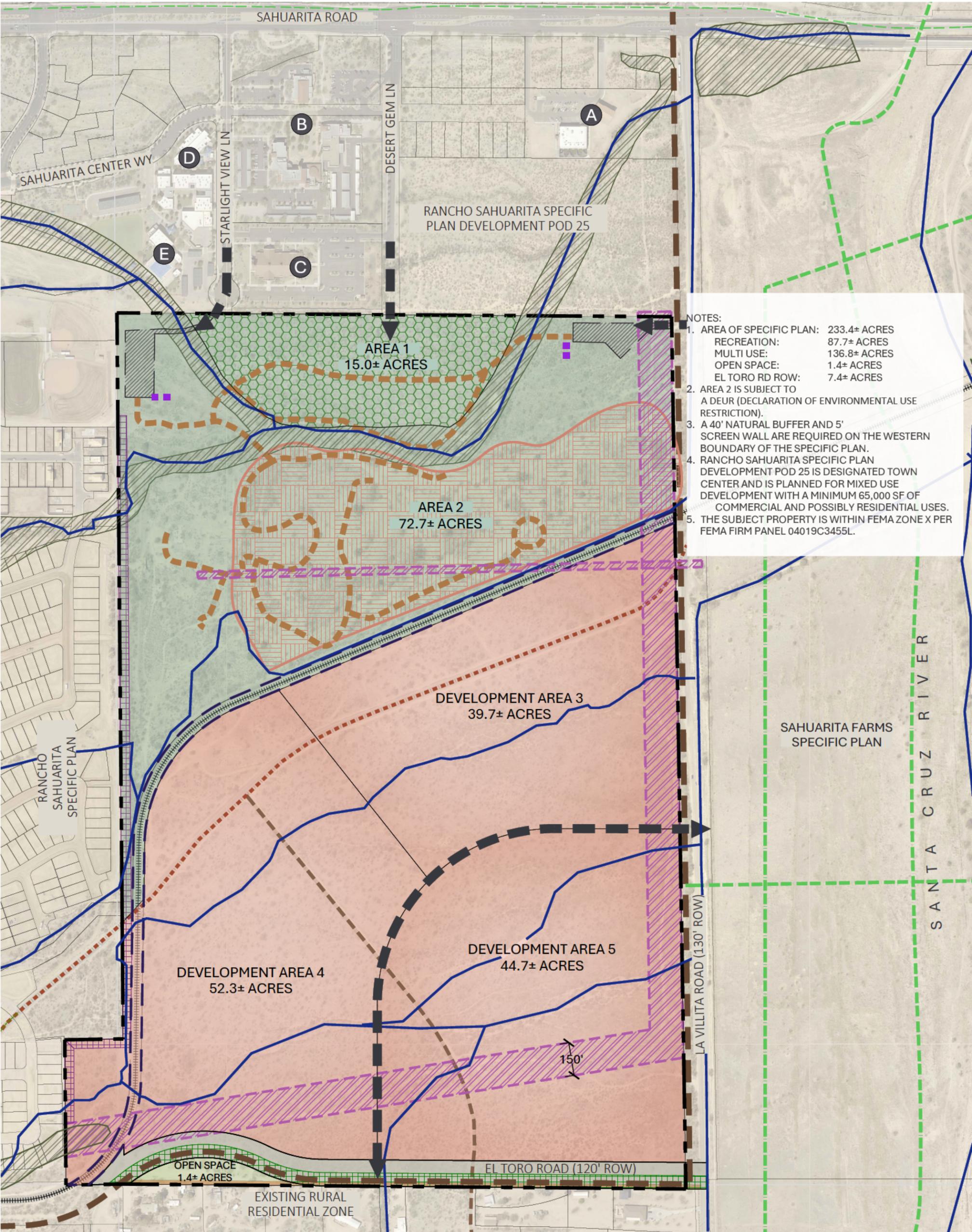
- Configuration and size (in acres) of Development Areas.
- Primary points of vehicular access to the property.
- Continued provision of access to adjacent privately held properties.
- Conceptual alternatives for an onsite access road.
- Area subject to DEUR.
- Existing electric and gas utility easements.
- Location of buffer areas that will offer transition to adjacent residential areas.
- Existing parking areas and trails.
- Regulated riparian habitat.
- Existing railroad spur.
- Existing and proposed roads.

C. FLEXIBLE LAND USE ENTITLEMENT

This Specific Plan creates a flexible land use entitlement that allows for a variety of uses. This flexibility offers the following benefits:

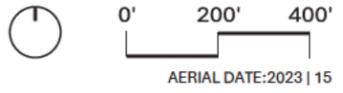
- It contributes to the economic development goals of the Town of Sahuarita by providing a broad range of land uses.
- It sets realistic expectations of the development potential of an area for future residents, the development community and decision-makers.
- It allows the property to respond to current and future market conditions in the Town of Sahuarita.
- It provides both certainty and flexibility that allows the Town of Sahuarita to protect land values while leaving site specific planning to future purchasers and end users who are better suited to perform such functions at a later stage.
- It defers detailed planning for infrastructure to the Secondary Planning stage and Town of Sahuarita Development Plan and/or subdivision platting stage.

II.B.I. PRELIMINARY DEVELOPMENT PLAN



LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPOSED LOCAL ROADS AND SITE ACCESS
- MIXED USE DEVELOPMENT AREA
- RECREATION AREA SUBJECT TO DEUR
- OPEN SPACE
- ELECTRIC EASEMENT
- TELECOM EASEMENT
- RAILROAD SPUR EASEMENT
- SIERRITA MINE INDUSTRIAL RAILROAD
- APPROXIMATE REMEDIATION AREA
- TWIN BUTTES ROAD (TO BE ABANDONED UPON EXTENSION OF EL TORO ROAD)
- GONZALES FARMS ROAD (DIRT ACCESS ROAD TO BE REMOVED)
- EXISTING MAN IN THE MAZE TRAILS
- OFFSITE TRAILS PER SURROUNDING SPECIFIC PLANS
- RESIDENTIAL BUFFER(40')
- EL TORO ROAD ROW
- EL TORO 10' MULTI USE
- 60' EL TORO ROAD BUFFER
- XERORIPARIAN C RIPARIAN HABITAT
- EXISTING MAN IN THE MAZE TRAILS PARK PARKING
- EXISTING TRAILS PARK RAMADA
- WASH CENTERLINE
- 100-YEAR FLOODPLAIN
- A GRACE LUTHERAN CHURCH
- B SAHUARITA TOWN MUNICIPAL COMPLEX
- C THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
- D COPPER VIEW ELEMENTARY SCHOOL
- E SAHUARITA AQUATIC CENTER



D. TRANSPORTATION

The planning and provision of transportation infrastructure to serve development within this Specific Plan will be addressed first in Secondary Planning and then during the Development Plan and/or subdivision platting process as required by the Town of Sahuarita. Transportation related infrastructure will ensure that safe and efficient access is provided to accommodate development within this Specific Plan. Transportation planning efforts will also ensure that transportation infrastructure can easily be extended to serve Development Areas that are yet to be developed.

Traffic Impact Analyses (TIA) will be prepared in accordance with the Development Plan and/or subdivision platting process as required by the Town of Sahuarita.

The information below is a preliminary assessment of existing roads in the immediate area of this Specific Plan.

La Villita Road

La Villita Road forms the eastern boundary of this Specific Plan and will provide direct access to the property within this Specific Plan.

This road is classified as a Collector on Figure 2a Major Streets and Routes in Aspire 2035 and a Sahuarita Major Streets and Route. It currently exists as a paved road with no curbing or sidewalks. The approximate width of the pavement is 24 feet. 2023 PAG data indicates traffic counts of approximately 1903 total vehicles per day.

There is 100 feet of existing right-of-way for this road (granted via Docket 4657, Page 226) and the existing pavement location within this right-of-way varies but it is generally located in the center. There is also 60 feet of right-of-way that was dedicated via Book 8, Page 97. The western 30 feet of this right-of-way overlaps the 100-foot right-of-way previously mentioned, and as such there is a total of 130 feet of right-of-way for this road along the entire eastern boundary of this Specific Plan.

There are plans by the Town of Sahuarita to extend La Villita Road south to connect with the Nogales Highway. The improvements will include a sidewalk and a 10-foot multi-use path along the west side of the road that will connect to pedestrian facilities on Sahuarita Road and to the proposed 10-foot multi-use path in the El Toro Road right of way. Funding for the extension is anticipated in the next 5 to 10 years.

Twin Buttes Road

Twin Buttes Road through the property will be abandoned and access to this Specific Plan will be provided by other adjacent roads. This road is classified as a Minor Local Road and is located within the subject property. It currently exists as a paved road with no curbing or sidewalks. The approximate width of the pavement is 30 feet. 2023 PAG data indicates traffic counts of approximately 1476 total vehicles per day.

The existing right-of-way is 60 feet (Docket 8986, Page 1165).

El Toro Road

El Toro Road forms the southern boundary of this Specific Plan and will provide direct access to the property within this Specific Plan. It will also provide access to existing residential to the south of the Specific Plan. The right-of-way for the portion of El Toro Road adjacent to the southern boundary of the subject property has been established via a Deed of Dedication of Right-of-Way, recorded on January 8, 2024, Sequence Number 20240080096. It dedicated 120 feet of right-of-way, which is the ultimate right-of-way width for this road. The ultimate road section will consist of 4 travel lanes and turn lanes where required. The roadway is under construction and will be completed by the end of January 2025.

A 60-foot open space buffer is to be provided in the southern portion of the right-of-way to provide a land use transition to existing single family residential lots to the south of this Specific Plan. This occurred as a result of meetings between the town and the property owners to the south. A 10-foot multi-use path is to be constructed within the southern portion of this 60-foot area.

This road is classified as an Arterial on Figure 2a Major Streets and Routes in Aspire 2035. It is shown on Figure 2b in Aspire 2035 as a planned transportation corridor. It currently exists as a dirt road providing access to the existing residential lots to the south of the subject property. It is a paved, two-lane roadway to the west of the subject property.

Based on a review of both the Rancho Sahuarita Specific Plan (RSSP) and the Sahuarita Farms Specific Plan (SFSP), this road is planned for improvements and would provide a connection between the existing roadway in the vicinity of Interstate 19 and La Villita Road, as well as east of La Villita Road and into portions of the SFSP that are planned for commercial and high-density residential uses.

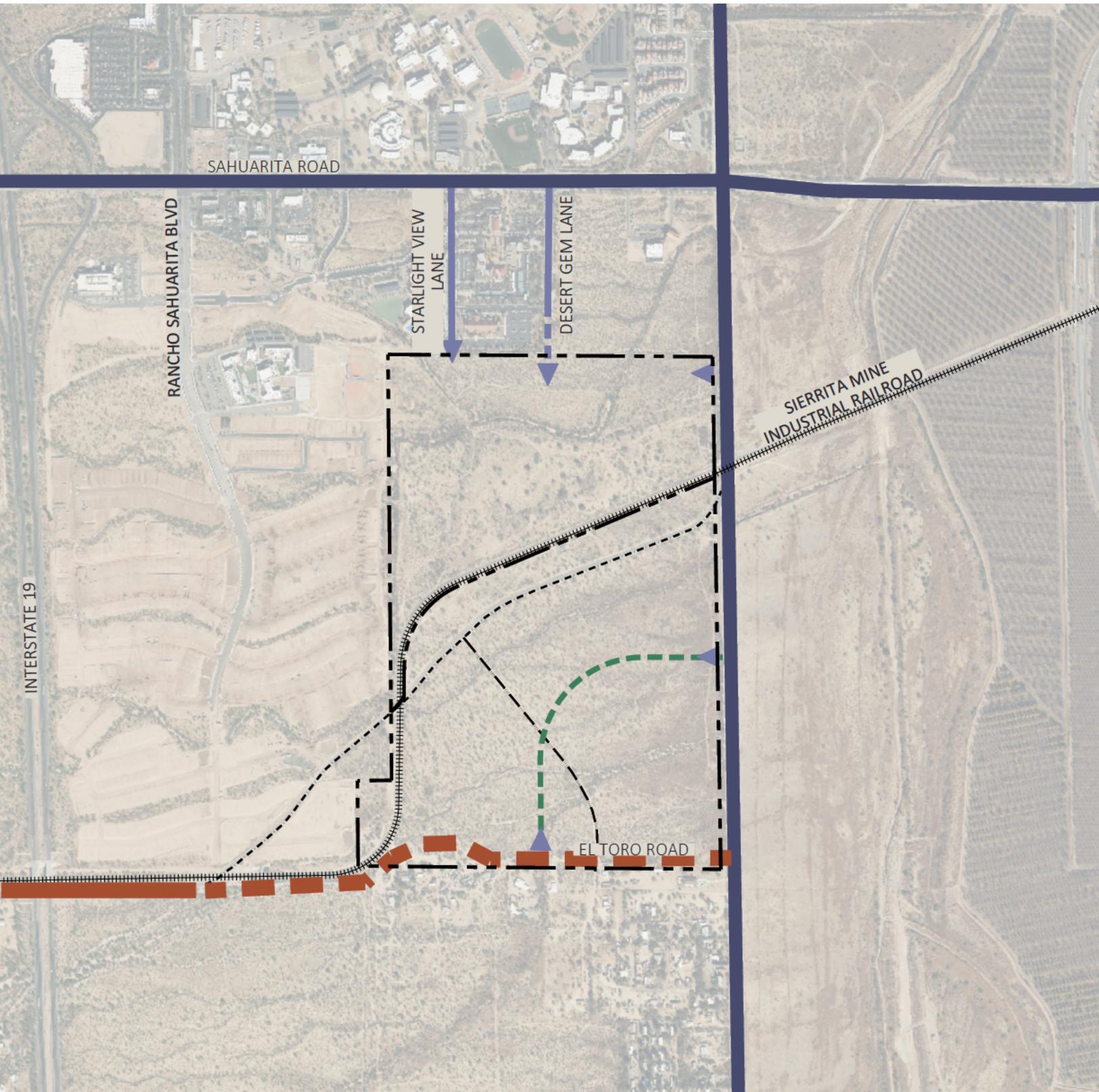
Desert Gem Lane

This road is located to the north of the subject property and located within 80 feet of right-of-way which terminates at the north boundary of the subject property. This road could be extended into the subject property to provide access to Development Areas 1 and 2.

Starlight View Lane

This road is located to the north of the subject property and located within 70 feet of right-of-way which terminates at the north boundary of the subject property. This road could be extended into the subject property to provide access to Development Area 1 and 2.

EXHIBIT II.C.1. VEHICULAR CIRCULATION



LEGEND

- SPECIFIC PLAN BOUNDARY
- EXISTING ARTERIAL ROADS
- EXISTING COLLECTOR ROADS
- PROPOSED EXTENSION OF EXISTING ROADS
- PROPOSED ONSITE CIRCULATION
- EXISTING EL TORO TO BE WIDENED
- EL TORO ROAD EXTENSION
- CONCEPTUAL SITE ACCESS POINTS
- RAILROAD SPUR
- TWIN BUTTES ROAD (TO BE ABANDONED UPON EXTENSION OF EL TORO ROAD)
- GONZALES FARMS ROAD (DIRT ACCESS ROAD TO BE REMOVED)
- EXISTING PARKING



AERIAL DATE: 2024 | 18

E. PROPOSED UTILITY INFRASTRUCTURE

The planning and provision of utility infrastructure to serve development within this Specific Plan will be addressed first in Secondary Planning and then during the Development Plan and/or subdivision platting process as required by the Town of Sahuarita. It will be planned and constructed such that it can easily be extended to serve Development Areas that are yet to be developed. Future developers will work with the applicable utility providers to develop plans for the extension of utility infrastructure as required to serve development.

The following is a description of existing utility infrastructure and potential points of connection for extension into this Specific Plan.

1. Wastewater

This Specific Plan is located within the Sahuarita Water Reclamation Facility Sewer Service Area. The following existing sewer infrastructure is in the vicinity of this Specific Plan:

- There is an 8” gravity sewer line in Desert Gem Lane and an existing manhole just south of the end of pavement in Desert Gem Lane approximately 300 feet north of the northern property line of this Specific Plan. This line becomes 15” near its connection with the existing 15” gravity sewer line located on the south side of Sahuarita Road. There is also an existing manhole located just to the southwest of the cul de sac at the southern end of Starlight View Lane. It is within a 20-foot public sewer easement (Dkt. 13050, Pg. 3213) as shown on the Tentative Block Plat for Rancho Sahuarita Regions 6-9.
- There is an 8” gravity sewer line in Starlight View Lane and an existing manhole in Starlight View Lane approximately 150 feet north of the northern property line of this Specific Plan. This line becomes 15” near its connection with the existing 15” gravity sewer line located at the intersection of Starlight View Lane and Sahuarita Center Way.
- There are 8” gravity sewer lines in the Entrada del Pueblo subdivision to the west of this Specific Plan.

2. Solid Waste Disposal

Solid waste disposal will be provided by private sanitation service providers. Access to trash receptacles shall be coordinated with the selected provider, and screening of said receptacles shall be in accordance with Town of Sahuarita requirements.

3. Water

This Specific Plan is located within the service area of Global Water – Farmers Water Company, Inc. Global acquired Farmers Water Company in 2023. This utility company intends to serve the subject property. While this company does not presently have water

infrastructure in the area of this Specific Plan, the company preliminarily estimates the ability to serve in 2 or 3 years, depending on the approval of required bonds and other factors.

Sahuarita Water Company, a private water company, provides service to the property to the north of this Specific Plan.

The following existing water infrastructure in the vicinity of this Specific Plan is noted:

- There is an 8” water line in Desert Gem Lane that terminates approximately 300 feet north of the northern property line of this Specific Plan. This line becomes 12” as it extends north toward Sahuarita Road.
- There is an 8” water line in the northern portion of the LDS Church located adjacent to the northern boundary of this Specific Plan.
- There is a 12” water line in Starlight View Lane and just north of the LDS Church.

A Master Water Plan (MWP) will need to be prepared during the Secondary Planning process described in Section IV of this Specific Plan. The MWP will address the potable and irrigation water needs of future users in this Specific Plan and will provide a preliminary system design to serve the water needs of those future users.

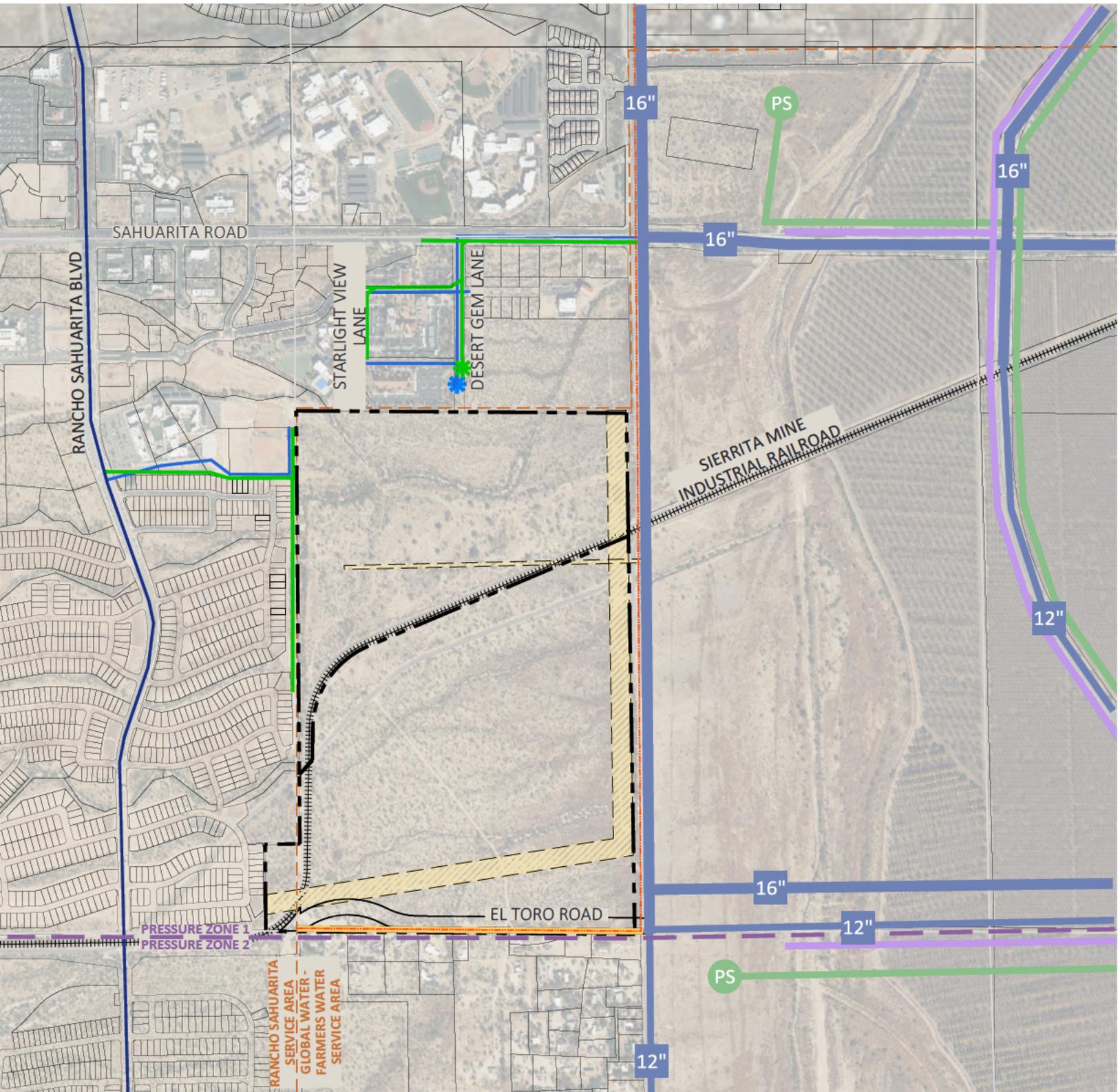
4. Private Utilities

Electricity, natural gas, telecommunications and cable services will be extended to this Specific Plan at the time of development via agreements with individual utility companies. Future owners/developers of property within this Specific Plan will work with the applicable utility companies for them to develop system designs and easement requirements. All designs shall include provisions for ease and convenience of extension of utilities to other development areas within this Specific Plan.

Tucson Electric Power Company is the electric utility provider.

Southwest Gas is the natural gas provider.

EXHIBIT 1: II.D.1. EXISTING UTILITIES AND POSSIBLE POINTS OF CONNECTION



LEGEND

- | | | | |
|---|---|--------------------------------|--|
| SPECIFIC PLAN BOUNDARY | PLANNED RECLAIMED WATER LINES PER SAHUARITA FARMS SPECIFIC PLAN | WATER PROVIDER BOUNDARY | PLANNED PUMP STATION FOR SAHUARITA FARMS SPECIFIC PLAN |
| EXISTING SEWER LINES PER ADJACENT DEVELOPMENT PLANS | PLANNED POTABLE WATER LINES PER SAHUARITA FARMS SPECIFIC PLAN | GAS & TELECOM EASEMENT | |
| EXISTING WATER LINES PER ADJACENT DEVELOPMENT PLANS | PRESSURE ZONE BOUNDARY PER SAHUARITA FARMS SPECIFIC PLAN | 6" SOUTHWEST GAS LINE | |
| PLANNED WATER LINES PER SAHUARITA FARMS SPECIFIC PLAN | PLANNED SEWER LINE PER SAHUARITA FARMS SPECIFIC PLAN | ELECTRIC EASEMENT | |
| | | POTENTIAL POINTS OF CONNECTION | |



0' 300' 600'

AERIAL DATE: 2024 | 21

F. HYDROLOGY

The planning of drainage infrastructure to safely route surface water through the development within this Specific Plan will be addressed first in Secondary Planning and then during the Development Plan and/or subdivision platting process as required by the Town of Sahuarita. The property within this Specific Plan generally falls from west to east toward the Santa Cruz River. The site is drained by four unnamed washes that flow generally in a west to east direction and ultimately surface flows outlet to the Santa Cruz River. The 100-year flow volumes within these washes are shown on *Exhibit II.E.1 Onsite Hydrology*. The Town of Sahuarita regulates local washes have a base flood discharge of 100 cfs or more and all washes containing this discharge are shown on the above-mentioned exhibit.

The property is identified on FEMA FIRM Map Number 04019C3455L, map revised on June 16, 2011. It is located in Zone X, which is described by FEMA as being outside the 0.2% annual flood chance. Zone X is an area where the flood hazard has not been mapped by FEMA but may have been mapped by a local jurisdiction.

The Santa Cruz River is the predominant wash in the area. The main channel of this river is over 1,000 feet from the east boundary of this Specific Plan.

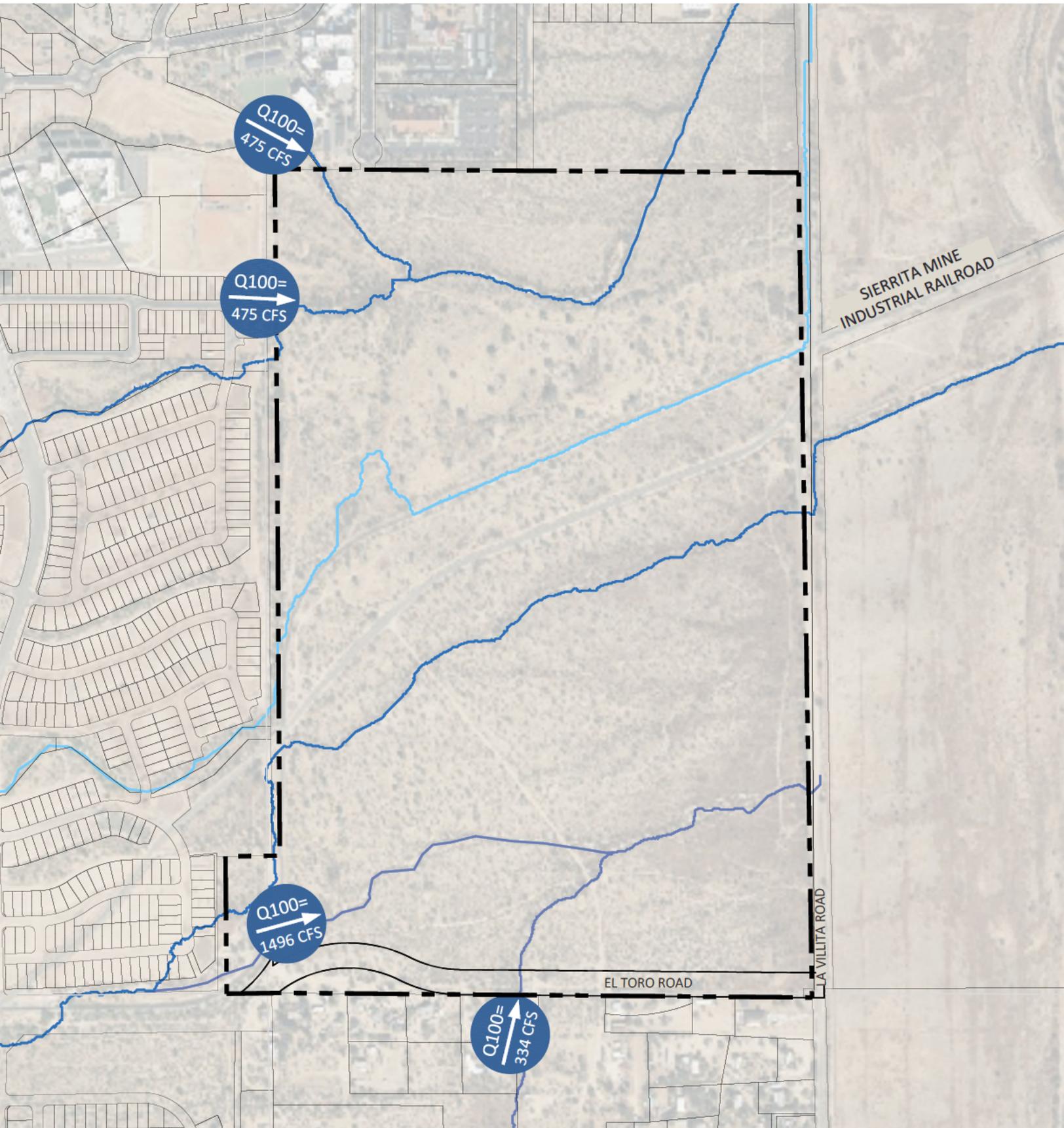
The development of property within this Specific Plan will handle surface drainage in compliance with Title 14 Floodplain and Erosion Hazard Management of the Sahuarita Town Code.

Regulatory flows entering this Specific Plan will be collected and routed through the site in a manner that protects future development within this Specific Plan and downstream offsite properties from harmful effects of flooding. Routing of surface flows, encroachments on regulatory floodplains and erosion hazard setbacks will be done in compliance with Town of Sahuarita requirements.

In accordance with the Sahuarita Town Code, any development with a residential density of three or more units per acre, or any residential development larger than one acre that has a density of six units per developed acre, as well as all proposed commercial and industrial developments shall provide some method of peak and/or volumetric runoff reduction. The amount of reduction is stipulated in the Pima County Regional Flood Control District's November 2015 Edition of the Design Standards for Stormwater Detention and Retention. The peak runoff reduction shall be provided through detention of stormwater and stormwater harvesting for irrigation where possible. The post development discharge rates exiting the east property boundary of this Specific Plan will comply with Town of Sahuarita and applicable Pima County requirements.

The specific strategy for handling surface flows will be addressed by future developers during Secondary Planning.

EXHIBIT II.E.1. ONSITE HYDROLOGY



LEGEND

- SPECIFIC PLAN BOUNDARY
- WASH (> 2000 CFS)
- WASH (500 - 1000 CFS)
- WASH (1000 - 2000 CFS)
- Q100=
1496 CFS Q100 PER ADJACENT DEVELOPMENT PLANS



G. GRADING CONCEPT

The grading scheme to accommodate development within this Specific Plan will be addressed first in Secondary Planning and then during the Development Plan and/or subdivision platting process as required by the Town of Sahuarita. The site consists primarily of gently sloping land and with the exception of the remediation area does not contain any significant slopes. Naturally occurring slopes of 15% or greater are not present on the site.

While there are no specific users yet for this Specific Plan, grading of the site shall comply with Title 16 Grading Standards of the Sahuarita Town Code, including Chapter 16.40 General Grading Performance Standards.

It should be noted that Areas 1 and 2 will experience limited grading, including the remediation area. The other Development Areas are anticipated to be largely graded in order to accommodate future roads, buildings, drainage facilities, parking areas and landscaped areas.

H. CONSERVATION

1. Riparian Habitat

There is designated Class C Regulated Riparian Habit within this Specific Plan, primarily in the northern portion. Treatment of these areas shall be in accordance with Chapter 18.65 Riparian Habitat Protection and Mitigation Requirements of the Sahuarita Town Code. Due to the proposed recreation related uses in Areas 1 and 2, significant encroachment of riparian area in these areas is not anticipated.

2. Native Plants

At the time of Development Plan or subdivision platting, developers of property within this Specific Plan are encouraged to assess existing vegetation and salvage it for use in planned landscape areas.

I. LANDSCAPE

A landscape theme for the entire Specific Plan will be established during Secondary Planning. The overarching goal is to use landscape design to create a unique identity for this Specific Plan while also complementing surrounding existing/planned development. The main objectives of the landscape design are as follows:

- To create designs at entries that announce arrival at this Specific Plan.
- To create visual interest and appeal.
- To provide shade where needed and appropriate.
- To be sensitive to the use of water through selection of heat resistant and drought tolerant plant materials.
- To provide appropriate buffers between differing uses or activities.

Landscaping design will focus on the following primary areas:

- Entry points into this Specific Plan²
- Perimeter areas, particular areas along the western boundary of this Specific Plan that are adjacent to existing residential²
- Parking areas²
- Streetscapes²

Water harvesting shall comply with the Pima County Regional Flood Control District Design Standards for Stormwater Detention and Retention²

J. PARKS AND OPEN SPACE

This Specific Plan will provide parks and open space as needed, primarily based on the type of development that occurs². Areas 1 and 2 of this Specific Plan will provide recreational amenities and open space including but not limited to walking paths, landscaping, ramadas, disc golf and parking areas².

Additional recreational amenities and facilities will be planned and designed by the Town of Sahuarita and will consider the needs of the nearby residents and overall community².

SECTION III | DEVELOPMENT REGULATIONS

A. SPECIFIC PLAN ZONING DISTRICTS

This Specific Plan generally utilizes the Town of Sahuarita Mixed-Use Zone (MX) as the basis for the permitted land uses and development standards within the Development Units.

B. LAND USE REGULATIONS

1. Permitted Uses

- a. All permitted uses in the MX Zone of the Sahuarita Town Code within Development Areas in this Specific Plan that are not within the DEUR. The following additional uses are also permitted (not within the DEUR):
 - Small animal day care.
 - Non-chartered financial institutions.
 - Handicraft/custom manufacturing.
 - Light assembly/cabinetry.
 - Medical or dental laboratory.
 - Printing or publishing (requires a Type 2 Conditional Use Permit).
 - Research and development (requires a Type 2 Conditional Use Permit).
 - Scientific design or experimentation (requires a Type 2 Conditional Use Permit).
- b. Areas 1 and 2 as shown on *Exhibit II.B.1: Preliminary Development Plan* are limited in their permitted uses. Area 1 permits recreational and municipal uses and Area 2 is subject to the DEUR and permits recreational uses.
- c. A Special Warranty Deed recorded as Sequence #20233520396 prohibits certain uses in Development Areas 3, 4 and 5. Please refer to this Special Warranty Deed for additional information.

2. Performance Standards

- a. The Performance Standards for the MX Zone in the Town of Sahuarita Town Code shall apply with the following exceptions:
 - i. Performance standard 18.42.030.A.1 of the Town of Sahuarita Town Code addresses one-family attached and multi-family dwelling uses in mixed use development and shall not apply.
 - ii. Performance standard 18.42.030.A.4 of the Town of Sahuarita Town Code addresses gross floor area of buildings. The maximum gross floor area for an individual tenant is 50,000 square feet, but may be increased with the issuance of a Type 2 Conditional Use Permit. The maximum aggregate gross floor area of a development complex is 80,000 square feet, but may be increased with the issuance of a Type 2 Conditional Use Permit.

3. Development Standards

The Development Standards for the MX Zone in the Town of Sahuarita Town Code shall apply.

4. Conditional Use Permits

The requirements for Conditional Use Permits (CUP) shall be as per the Town of Sahuarita Town Code with the following exception:

The following uses permitted by the MX Zone in the Sahuarita Town Code do not require a Conditional Use Permit:

- Pet grooming.
- Pet stores.
- Veterinary services.

C. PARKING AND LOADING STANDARDS

Required parking and loading shall comply with Chapter 18.75 Off-Street Parking and Loading Standards of the Sahuarita Town Code, as well as Chapter 18.73 Landscaping, Buffering and Screening Standards.

D. LANDSCAPING, BUFFERING AND SCREENING STANDARDS

Required landscaping, buffering and screening shall comply with Chapter 18.73 Off-Street Parking and Loading Standards of the Sahuarita Town Code.

There shall be a 40-foot wide Residential Buffer along the western boundary of this Specific Plan as shown on *Exhibit II.B.1: Preliminary Development Plan*. This buffer shall contain a minimum of 4 trees, 7 shrubs and 9 accents per 100 linear feet.

E. STREET STANDARDS

Street sections shall comply with those in the Pima County Subdivision and Development Street Standards.

F. SIGN STANDARDS

Sign standards shall comply with Chapter 18.79 Sign Standards of the Sahuarita Town Code, except that Section 18.79.050.D.5 of the Sahuarita Town Code is amended as follows and is applicable to all property within this Specific Plan:

With planning and zoning commission approval at a public hearing noticed per Sahuarita Town Code 18.91.060(A), a comprehensive sign plan may allow signage in which the total sign area budget for each sign type and height of freestanding signs exceeds the maximum otherwise allowed by ten percent for each criterion met, up to a maximum of 40 percent. In no event may the comprehensive sign plan propose signage of a type that is otherwise prohibited by this chapter, and in no event may the height, number, or size of freeway-style signs exceed the

maximum otherwise allowed. Increases in sign area budgets for a sign type or freestanding sign height shall be based on the following criteria:

a. An additional ten percent for use of one or a combination of the following options in all illuminated signage:

- (1) Halo illumination, prohibiting the use of white or off-white/ivory light sources; or
- (2) Prohibition of the use of predominantly white or off-white/ivory internally illuminated lettering, logos or trademarks.

b. An additional ten percent when each sign is related to all other signs maintained on the site by the incorporation of similar or identical elements, such as materials, sign copy, letter styles, color, illumination, method of attachment, and overall presentation.

c. An additional ten percent for the use of native or natural, or native- or natural-look, sign construction materials or colors that are reflective of the surrounding desert and mountain environment, the purpose of which is improved and innovative sign design and an improved image of the use or development; a minimum of 75 percent of the sign structure shall be constructed of such native or natural, or native- or natural-look, materials.

d. An additional ten percent for a sign plan that relates in form, proportion, scale, color, materials, surface treatment, overall sign size, and the size and style of the lettering to the function and architectural character of the building or premises on which they will be displayed, and which provides for signs that are placed in a logical location in relation to the overall composition of the building's facade and do not cover any key architectural features or details of the facade.

G. RECREATION AREAS

The provision of recreation areas within this Specific Plan shall be in accordance with Chapter 18.69.090 of the Sahuarita Town Code, including the preparation of a Recreation Area Plan (RAP).

H. SPECIFIC PLAN IMPLEMENTATION AND ADMINISTRATION

This section of this Specific Plan address administration, interpretation, amendment and other procedures. The provisions below shall apply to the entirety of this Specific Plan.

1. Specific Plan Amendment Procedures

This Specific Plan may be amended via the procedure outlined in Section 18.90.080.C of the Sahuarita Town Code.

Administrative Changes

Certain changes to the provisions in this Specific Plan may be made administratively by the Community Development Director, provided said changes are not in conflict with the overall intent expressed in this Specific Plan. Proposed administrative changes shall be submitted in writing to the Community Development Director for review and approval.

Categories of administrative change include, but are not limited to:

1. The addition of new information (including maps or text) to this Specific Plan that does not change the effect of any regulations or guidelines, as interpreted by the Community Development Director.
2. Changes to infrastructure planning, location and alignment, including on-site roads, drainage, water, and sewer systems that do not increase the development capacity of this Specific Plan.
3. Changes to the Development Area boundaries as identified on *Exhibit II.B.1: Preliminary Development Plan*.
4. Changes to development standards that have no negative effect on health or safety issues or on surrounding properties.
5. The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.

2. Specific Plan Implementation Requirements and Procedures

This Specific Plan shall be implemented via the procedures outlined in Section 18.90.090 in the Sahuarita Town Code.

3. Specific Plan Interpretation

The Community Development Director shall be responsible for interpreting the provisions of this Specific Plan. If any provision within this Specific Plan is not clear, a written request asking for clarification shall be submitted to the Community Development Director, who will then review the request and provide a written interpretation.

4. Specific Plan Phasing

The property within this Specific Plan may be purchased and developed by a single entity or several entities. It is unknown at this point. If purchased by several entities, the property may be developed in phases. Once this Specific Plan is approved by the Town of Sahuarita Town Council, decisions for how and when to sell the land will be made by the Town of Sahuarita based on careful consideration of how to best achieve the land use goals for this property. The Town of Sahuarita retains full authority to determine which Development Areas (or portions thereof) are sold, and when the sale will occur. The post-Specific Plan planning and development of this property would begin following the disposition of a parcel.

Regardless of the actual order of development of the Development Areas within this Specific Plan, future purchasers of each Development Area or portion of Development Area will

design and construct infrastructure (i.e. roads, water, sewer, etc.) required to serve their project and that can be easily extended to other Development Areas.

SECTION IV | SECONDARY PLANNING

A. PURPOSE AND INTENT

This section of this Specific Plan outlines the responsibilities of the purchasers of property within this Specific Plan regarding the next level of planning that is required for the property. This additional level of planning is necessary since specific users of the property within this Specific Plan are not yet known and as a result the exact configuration of the site layout is not yet known. This additional level of planning also acknowledges that the property within this Specific Plan may be developed in phases and furthers the need for Secondary Planning.

Secondary Planning involves the preparation of reports and plans to be prepared during the Development Plan or platting process and are reviewed by the applicable Town of Sahuarita department and approved administratively by the Community Development Director. These reports and plans must not only address the portion of this Specific Plan that is proposed for development, but also future Development Areas within this Specific Plan where infrastructure will need to be extended in the future to serve future phases of development. This will ensure that infrastructure will be designed in a manner that considers the entire Specific Plan area and ensures that infrastructure constructed in initial development phases is not only sized to handle and accommodate future development, but also can be easily extended to serve future development.

The reports to be prepared consist of the following:

- Vehicular Circulation/Traffic Impact Analysis.
- Pedestrian Circulation and Trails.
- Surface Drainage.
- Grading Scheme.
- Water.
- Wastewater.
- Architectural and Landscape Architectural Design Standards.

B. SECONDARY PLANNING REQUIREMENTS

Below is a description of the information that is required to be included in Secondary Planning, in addition to the information that is typically required by the Town of Sahuarita during the Development Plan and/or platting process.

1. Vehicular Circulation/Traffic Impact Analysis

- Identification of roads intended to serve this Specific Plan, including ultimate rights-of-way.
- Roadway design cross-sections for roads intended to serve this Specific Plan.
- Conceptual phasing of road infrastructure improvements.
- Identification of offsite roadway infrastructure improvements that may be necessary to provide an acceptable level of service to accommodate development within this Specific Plan.
- Identification of continued access to future development areas in this Specific Plan.

2. Pedestrian Circulation and Trails

- Identification of existing and planned pedestrian facilities including sidewalks, multi-use paths and trail that are in close proximity to this Specific Plan.
- Identification of areas where pedestrian facilities within this Specific Plan should connect to nearby existing and planned facilities.
- Description and identification of the location of pedestrian facilities within this Specific Plan to ensure connectivity of such facilities.

3. Surface Drainage

- Identification of all watersheds affecting the site with 100-year discharges greater than 100 cubic feet per second.
- Identification of concentration points and 100-year flow rates entering and leaving the site.
- Identification of areas of sheet flooding with average depths.
- Description of any encroachment or modification proposed to major drainage patterns.
- Description and identification of the location of proposed primary drainage infrastructure that is required to serve the area being developed and that may be required to service future development within this Specific Plan.

4. Grading Scheme

- Identification of existing contours and sloped areas using 1 foot contour interval mapping to be prepared at the time of grading analysis.
- Identification of areas within this Specific Plan that either cannot be graded or that can be minimally graded due to the DEUR.
- Preparation of a preliminary grading scheme that focuses on earthwork balance where possible and post development elevations that protect development areas from harm from surface drainage.

5. Water

- Location and size of existing water lines and other major water system infrastructure.
- Identification of pressure zones in the area immediate to this Specific Plan.
- Location and size of proposed water lines and other major water system infrastructure such as booster stations or pressure reducing valves necessary to serve the area being developed and that may be required to service future development within this Specific Plan.
- Identification of points of connection to existing water lines.

6. Wastewater

- Location and size of existing sewer lines.

- Identification of points of connection to existing sewer lines.
- Location and size of proposed sewer lines and other major sewer system infrastructure to serve the area being developed and that may be required to service future development within this Specific Plan.

7. Architectural and Landscape Architectural Design Standards

The initial development of property within the Specific Plan will require design standards as per Chapter 18.82 Design Standards of the Sahuarita Town Code. These initial design standards will also set the general theme for the entire Specific Plan, establishing the general architectural and landscape architectural character. The intent is not to require future architectural and landscape architectural designs that comply exactly with the design standards established for the initial development. Rather, the intent is to create a sense of harmony and a consistent theme for certain built elements through this Specific Plan. Built elements in this Specific Plan with a consistent theme will assist in providing visual connection and harmony between the various types of land uses permitted in this Specific Plan.

Design standards are anticipated to include the following primary items:

- Color families and materials used for walls and buildings.
- Landscape materials with a focus on complimentary trees, shrubs and ground cover along streets and primary entries.
- Complimentary decorative rock.
- Complimentary street lighting.

The design standards created by the initial developer of land in this Specific Plan shall comply with the requirements of Chapter 18.82 Design Standards of the Sahuarita Town Code. Review of these design standards by Town staff shall consider the desire for general consistency in design theme for the entire Specific Plan and make recommendations to the applicant accordingly. Future development shall also comply with Chapter 18.82 and Town staff shall inform the applicant of the desire for general consistency in design theme for the entire Specific Plan and review and approve design standards accordingly.

APPENDICES

APPENDIX A | SITE INVENTORY AND ANALYSIS

A. INTRODUCTION

The following site inventory and analysis has been prepared in accordance with the Sahuarita Town Code Title 18.90.050.A.

B. EXISTING LAND USES

1. Site Location

The project site consists of approximately 233 acres located in the town of Sahuarita Arizona, Parcel 30333012C and 30333012D. The property is within Township 17 South, Range 13 East, Section 13. The site straddles Twin Buttes Road west of La Villita Road, north of the El Toro Road alignment, one quarter mile south of Sahuarita Road and one-half mile east of Interstate 19.

See Exhibit A.B.1: Site Location.

2. Existing Land Uses On-Site

The site is vacant except for Twin Buttes Road which crosses the site from northeast to southwest, Gonzales Farm Road, which enters the site from the south and ends at an intersection with Twin Buttes Road in the interior of the site, and a single-track railroad which runs roughly parallel to and 300 feet north of Twin Buttes Road. The remediation area and existing recreational facilities are located north of the railroad spur (previously mentioned in this document).

3. Existing Land Uses Withing One-Quarter Mile

North: Municipal, educational, religious, institutional uses, and vacant land

South: Single family residential on one +/- acre lots

East: Vacant

West: Single family residential on approximately 5,000 square foot lots

See Exhibit A.B.2: Existing Land Use.

C. TOPOGRAPHY

1. On-Site Topographic Characteristics

The site is gently sloped, dropping west to east generally at a slope less than 2%. The high point is 2,790' in the southwest corner. The low point is 2,730' in the northeast corner. A railroad that traverses the site is raised up to six feet above the surrounding grade. An approximately 40-acre manmade earthen terrace is located north of the railroad tracks and south of an unnamed wash approximately 500 to 1,000 feet north of the railroad tracks. The terrace, which is up to ten feet tall, is the result of soil remediation in which contaminated soil was removed and then clean fill was placed in the area. There is an approximate six-foot-tall man-made berm along much of the west boundary of the site.

2. Restricted Peaks and Ridges

No restricted peaks or ridges as identified in 18.61 of the STC exist on the site or within the immediate vicinity.

3. Rock Outcrops

There are no rock outcrops on the subject property.

4. Slopes of 15% or Greater

No slopes greater than 15% exist on the site; therefore, the proposed development is not subject to Hillside Development Zone requirements.

5. Other Significant Topographic Features

Four drainage channels cross the property from west to east toward the Santa Cruz River.

6. Average Cross-Slope

The average cross-slope of the site is **4.6%**. Given this measured cross-slope, the project site is not subject to any of the development limitations as set forth in Section 18.61.070 of the Sahuarita Town Code. The values used to calculate the average cross-slope are shown below.

$$X = \frac{I \times L \times 0.0023}{A} = \frac{2\text{ft} \times 233419.7\text{lf} \times 0.0023}{233.4 \text{ acres}} = 4.6\%$$

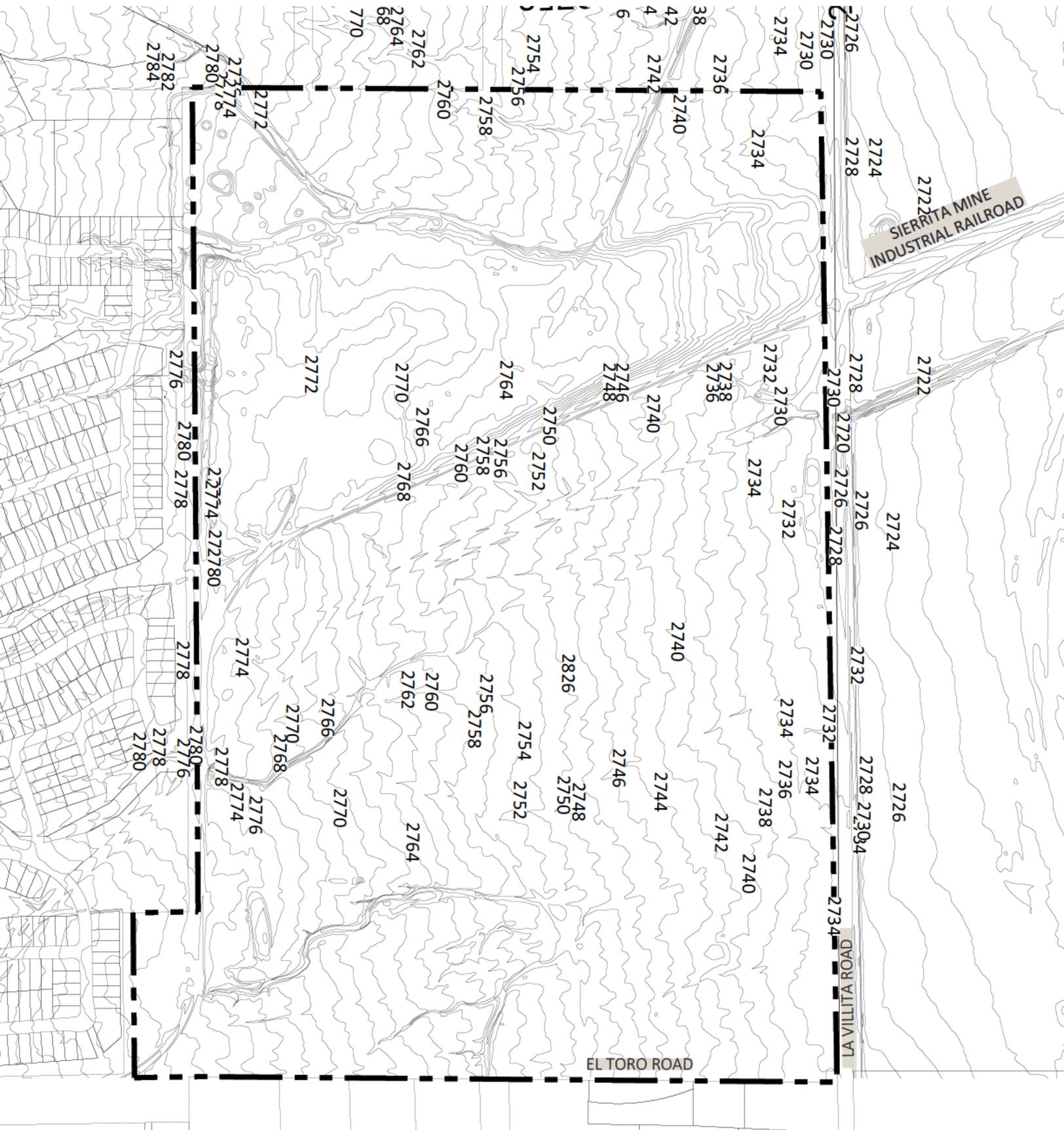
I = contour interval

L = length of contour

A = total area (excluding natural areas)

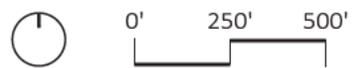
X = Average cross slope

EXHIBIT A.C.1. TOPOGRAPHY



LEGEND

--- SPECIFIC PLAN BOUNDARY



D. SOILS TESTING AND GEOLOGY

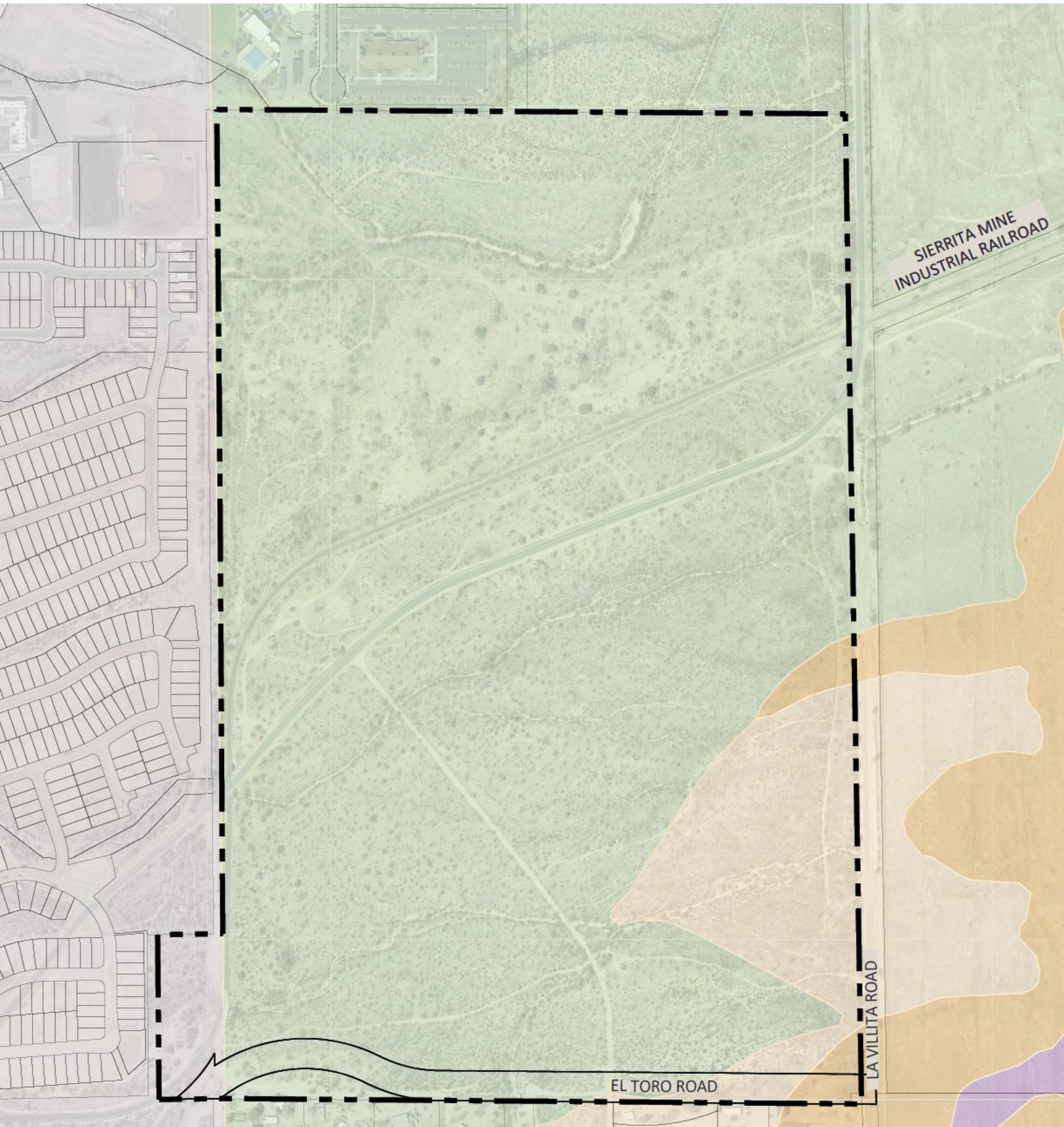
Soil within the subject property consists of three Natural Resources Conservation Service (NRCS) classifications as described in the following:

- Soil Group: A (100%)
Anthony gravelly sandy loam, 1 to 3 percent slopes
- Soil Group: A (100%)
Anthony gravelly sandy loam, 0 to 1 percent slopes
- Soil Group: B (100%)
Gila loam, 0 to 1 percent slopes

Approximately 40 acres of the area north of the UPRR rail spur consists of an area that has been remediated due to a former mill that processed lead-zinc ores in the 1940's and 1950's. Contaminated soil was removed and then clean fill was placed in the area. The area is subject to a Declaration of Environmental Use Restriction (DEUR) that was reviewed and approved by the Arizona Department of Environmental Quality (ADEQ). The DEUR restricts the area to recreational use and requires the maintenance of the Engineering Controls contained within the DEUR. Also, excavation into the capped soil is permitted up to a maximum of 18 inches.

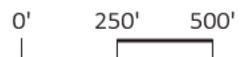
See Exhibit A.D.1: Soils Map.

EXHIBIT A.D.1. SOILS



LEGEND

- SPECIFIC PLAN BOUNDARY
- GILA 0-1% SLOPE
- ANTHONY 0-1% SLOPE
- HAYHOOK 1-5% SLOPE
- ANTHONY 1-3% SLOPE
- PIMA SILTY CLAY



E. VEGETATION

1. Vegetation Community

There are two vegetative communities identified on the subject property described below:

- Scrub-Grassland (Semidesert Grassland)-Mixed Grass-Scrub Series:

This community is perennial grass-scrub dominated, primarily located between desert scrub at lower elevations and evergreen woodland, chaparral, or plains grassland at higher elevations.

- Sonoran Desert Scrub Paloverde - Mixed Cacti Series:

This community is characterized by overstory plants including giant saguaro, paloverde, barrel cactus, and ocotillo and can sometimes include velvet mesquite, catclaw acacia, and ironwood as a co-dominant species. The dominant understory is bursage which can serve as nurse plant for the dominant overstory plants.

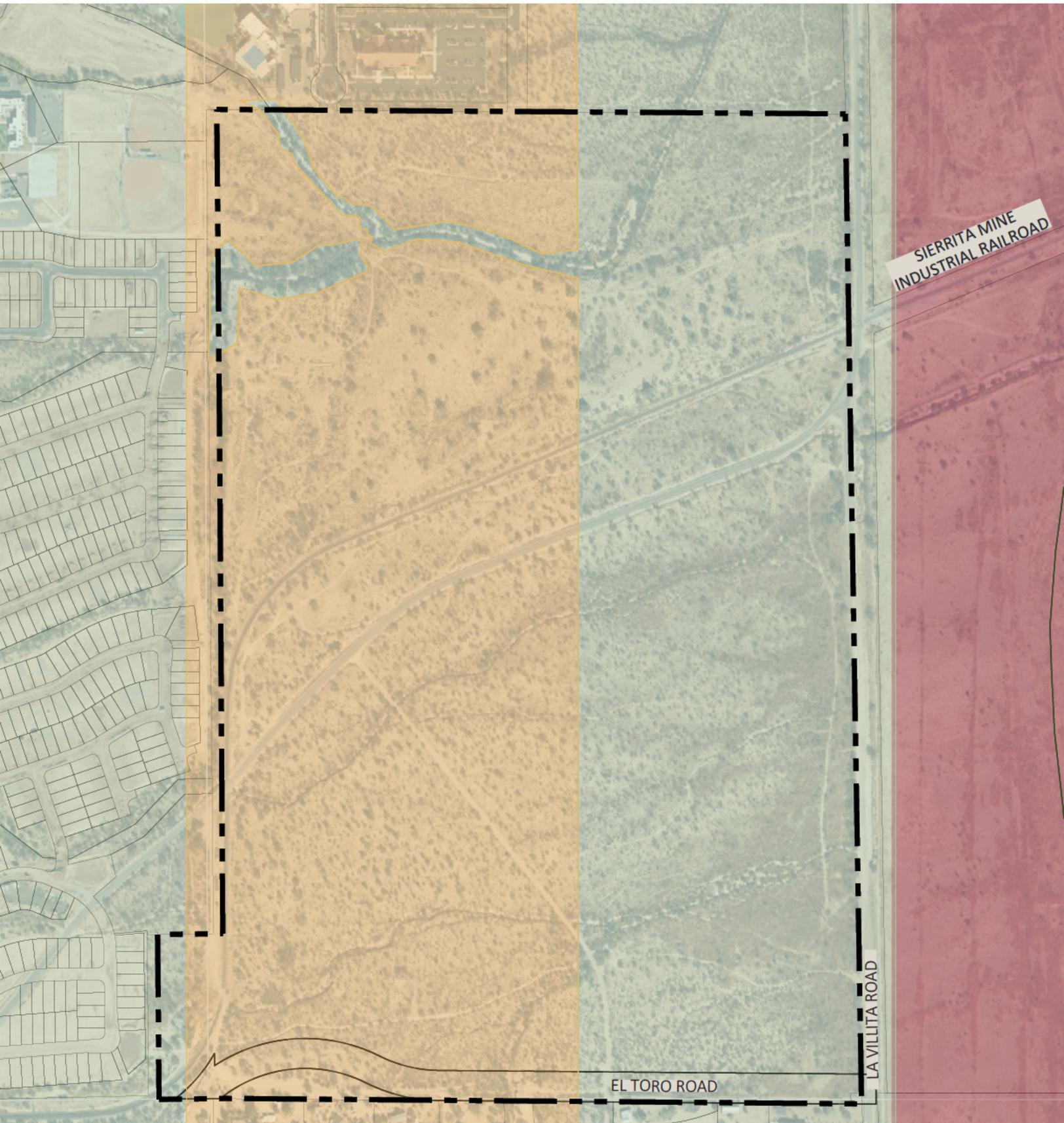
See Exhibit A.E.1: Vegetation Communities.

2. Vegetation Density

Vegetation on the subject property is primarily located adjacent to onsite washes and along existing roads.

See Exhibit A.E.2: Vegetation Densities.

EXHIBIT A.E.1. VEGETATION COMMUNITIES



LEGEND

--- SPECIFIC PLAN BOUNDARY

■ AGRICULTURAL /DEVELOPED(ACTIVE)

■ SONORAN DESERT SCRUB (PALOVERDE-MIXED CACTI SERIES)

■ SCRUB-GRASSLAND (SEMI DESERT GRASSLAND, MIXED GRASS-SCRUB SERIES)



AERIAL DATE:2024 | 44

EXHIBIT A.E.2. VEGETATION DENSITIES



LEGEND

-  SPECIFIC PLAN BOUNDARY
-  MORE DENSE
-  DENSEST
-  SPARSE



F. HYDROLOGY

The property within this Specific Plan generally falls from west to east toward the Santa Cruz River. The site is drained by four unnamed washes that flow generally in a west to east direction and ultimately surface flows outlet to the Santa Cruz River. The 100-year flow volumes within these washes are shown on *Exhibit II.E.1: Existing Hydrology*. The Town of Sahuarita regulates local washes have a base flood discharge of 100 cfs or more and all washes withing this Specific Volume containing this discharge are shown on the above-mentioned exhibit.

The property is identified on FEMA FIRM Map Number 04019C3455L, map revised on June 16, 2011. It is located in Zone X, which is described by FEMA as being outside the 0.2% annual flood chance. Zone X is an area where the flood hazard has not been mapped by FEMA but may have been mapped by a local jurisdiction.

The Santa Cruz River is the predominant wash in the area. The main channel of this river is over 1,000 feet from the east boundary of the subject property.

In accord with the Sahuarita Town Code, any development with a residential density of three or more units per acre, or any residential development larger than one acre that has a density of six units per developed acre, as well as all proposed commercial and industrial developments shall provide some method of peak and/or volumetric runoff reduction. The amount of reduction is stipulated in the Pima County Regional Flood Control District's November 2015 Edition of the Design Standards for Stormwater Detention and Retention. The peak runoff reduction shall be provided through detention of stormwater and stormwater harvesting for irrigation where possible. The post development discharge rates exiting the east property boundary of this Specific Plan will comply with Town of Sahuarita and applicable Pima County requirements.

EXHIBIT A.F.2. SITE FIRM MAP



LEGEND

-  SPECIFIC PLAN BOUNDARY
-  FLOODWAY AREAS IN ZONE AE

 ZONE AE

NOTE: THIS PROPERTY IS WITHIN ZONE X PER FEMA FIRM 04019C3455L, EFFECTIVE ON 6/16/2011.



AERIAL DATE: 2024 | 47

G. RIPARIAN AREAS

There are approximately 18 acres identified as Class C Regulated Riparian Habitat on the site. Riparian areas consist primarily of two unnamed washes that enter the north end of site along the north and west property lines. These washes join together and exit the site toward the east end of the north property line. There is a small Regulated Riparian Habitat area in the southwest corner of the subject property.

EXHIBIT: A.G.1. RIPARIAN AREAS



LEGEND

-  SPECIFIC PLAN BOUNDARY
-  IMPORTANT RIPARIAN AREA - H
-  XERORIPARIAN CLASS 'C'



0' 250' 500'

AERIAL DATE: 2024 | 49

H. CULTURAL RESOURCES

According to a search of the archaeological site records and reports held in ASM collections, 45 archaeological investigations were conducted within a one-mile radius of the project area between 1952 and 2021. Of these 45 archaeological investigations, six intersect a portion of the project area. A portion of the project area has not been subject to prior archaeological survey and portions of the project area have been previously surveyed between 7 and 72 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 previously unidentified archaeological sites to have since been exposed. For this reason, ASM recommends but does not require that a qualified archaeological contractor be consulted before any ground-disturbing activity begins.

Please see Appendix B: Arizona State Museum Cultural Resources Summary Letter.

I. PUBLIC FACILITIES IN THE AREA

1. Police

The nearest police station is located approximately 1,000 feet north of the site at the Town Hall complex on Sahuarita Road and Desert Gem Lane.

2. Fire

The nearest fire station is Santa Rita Fire Department station number 154 located at Sahuarita Road and West Via Rancho Sahuarita, approximately one quarter mile north of the site.

3. Library

The nearest library is Pima County's Sahuarita Library located at Sahuarita Road and West Via Rancho Sahuarita, approximately one third mile north of the site.

4. Post Office

The Post office is located at Sahuarita Road and West Via Rancho Sahuarita, approximately one quarter mile north of the site.

5. Schools

There are several schools located near the property. They are identified as follows:

- a. Sahuarita Primary School, Sahuarita Intermediate School, Sahuarita Middle School and Sahuarita High School are all located approximately one third mile north of the site on the north side of Sahuarita Road east of Rancho Sahuarita Boulevard.

- b. Copper View Elementary School is located approximately 600 feet north of the site on Starlight View Lane.
- c. The newly constructed Wrightson Ridge K-8 School is located on South Rancho Sahuarita Boulevard south of Sahuarita Road approximately 1,000 feet west of the site.
- d. Liberty Youth Academy is a private educational institution located approximately one third of a mile north of the site on the north side of Sahuarita Road west of La Villita Road

EXHIBIT A.I.1. PUBLIC FACILITIES



LEGEND

--- SPECIFIC PLAN BOUNDARY

BUS STOP

SANTA RITA FIRE DEPARTMENT STATION NUMBER 154

SAHUARITA LIBRARY

SAHUARITA TOWN MUNICIPAL COURT

NORTHWEST MEDICAL FACILITY

SAHUARITA AQUATIC CENTER

WRIGHTSON RIDGE ELEMENTARY

SAHUARITA PRIMARY SCHOOL

SAHUARITA INTERMEDIARY SCHOOL

SAHUARITA MIDDLE SCHOOL

SAHUARITA HIGH SCHOOL

LIBERTY YOUTH ACADEMY

COPPER VIEW ELEMENTARY SCHOOL



J. RECREATION AND TRAILS

1. Existing and Planned Parks, Recreation Areas, and Public Trails

There are several existing and planned trails near the subject property that have been designated per the *Pima Regional Trail System Master Plan*, the *Town of Sahuarita Parks, Recreation, Trails and Open Space Master Plan*, and adjacent specific plans. The following is a description of these trails:

Town of Sahuarita Parks and Recreation/ Sahuarita Parks, Recreation, Trails and Open Space Master Plan

- **The Man in the Maze Trails Park**

The Man in the Maze Trails Park within the proposed Development Area 1 opened in April of 2024. It features walking trails, pollinator habitats, natural and cultural heritage informational signs and designated areas with Tohono O'odham traditional food plants and wappto (mesquite ramadas). This park is currently served by two parking lots with ramadas and picnic tables.

- **Wrightson Ridge Park**

Wrightson Ridge Park is located west of the northern portion of the subject property just east of Wrightson Ridge elementary School. This park contains 2 baseball diamonds, a basketball court, and a lighted multi-purpose field.

- **Sahuarita Aquatic Center**

This pool facility is shared by two high schools in the Sahuarita Unified School District as well as local community swim clubs. It includes changing rooms, restrooms, a 25-yard competition pool with eight competition lanes and two warm-up/cool-down lanes. In addition, there are shaded artificial turf areas and covered bleachers for spectators. This facility also provides utility connections for temporary concessions.

Pima Regional Trail System Master Plan

- **Sahuarita Greenway – G043**

The Sahuarita Greenway is located along the north side of Sahuarita Road and runs from Mission Road on its west end to Highway 83 on its east end, a distance of approximately 24 miles. The Greenway connects the Town of Sahuarita, Santa Cruz River Park/Anza National Historic Trail, Houghton Greenway, and the Arizona Trail (a single-track trail). The majority of the route is presently undeveloped, making future implementation easier.

- **Juan Bautista De Anza Natural Historic Trail**

The Juan Bautista de Anza National Historic Trail passes through Pima County on the west side of the Santa Cruz River and follows the 1,200-mile overland route followed by the Spanish explorer and military officer Juan Bautista de Anza. The Anza Trail was

designated a National Historic Trail by the United States Congress in 1990. This trail coincides with the partially built Santa Cruz River Park.

- **Santa Cruz River Park - RP005**

Planning for the 60-mile Santa Cruz River Park began in the late 1970s and the first development project was implemented in the early 1980s. While some of this park has been constructed this park has significant gaps, and a number of segments that need to be redeveloped and brought up to current standards and planned widths.

- **Helmet Peak Loops - Single Track Trail #286**

The Helmet Peak Loops were between Helmet Peak Rd and El Toro Rd east and west of I-19. These trail loops were removed due to the construction of the neighborhood to the west of the subject property.

- **West Toro - Single Track Trail #286**

The West Toro single track trail is 9.6 miles long. It starts at Starlight Canyon Trail to the west of the subject property and eventually meets with El Toro Road, follows Twin Buttes Rd and turns north on La Villita Rd and terminates at the intersection of La Villita and Sahuarita Road.

- **Wilderness Path - P042**

The Wilderness Path is a two-mile long path that parallels Rancho Sahuarita Boulevard, about one-half mile to the west, just beyond Camino Tierra Alegro. It creates a loop with Rancho Sahuarita Boulevard.

- **UPRR Greenway - G051**

The UPRR Greenway begins where Airport Wash Greenway ends, just north of Valencia Road, and continues 12.6 miles south to Sahuarita Greenway. It connects Hughes/Alvernon Path, and Old Vail/Harrison, Flato, and Southlands greenways.

Rancho Sahuarita Specific Plan

- **Rancho Sahuarita Equestrian Trail**

Per the RSSP a 15-foot equestrian trail easement is planned adjacent to I-19 along the western edge of the adjacent subdivision. While the adjacent block plat locates this trail just west of the subject property the RSSP designation overrides this placement.

- **Rancho Sahuarita Pedestrian and Bike Path System**

A pedestrian and bike path is planned for the east side of Rancho Sahuarita Blvd.

Sahuarita Farms Specific Plan (SFSP)

- **Neighborhood Pathways**

The SFSP designates two neighborhood paths near the subject property. One is shown to run north south approximately halfway between the La Villita Rd and The Juan Bautista

De Anza trail and the other runs east west across the Santa Cruz River and into the center of the eastern boundary of the subject property.

- **Juan Bautista De Anza Natural Historic Trail / Santa Cruz River Park**

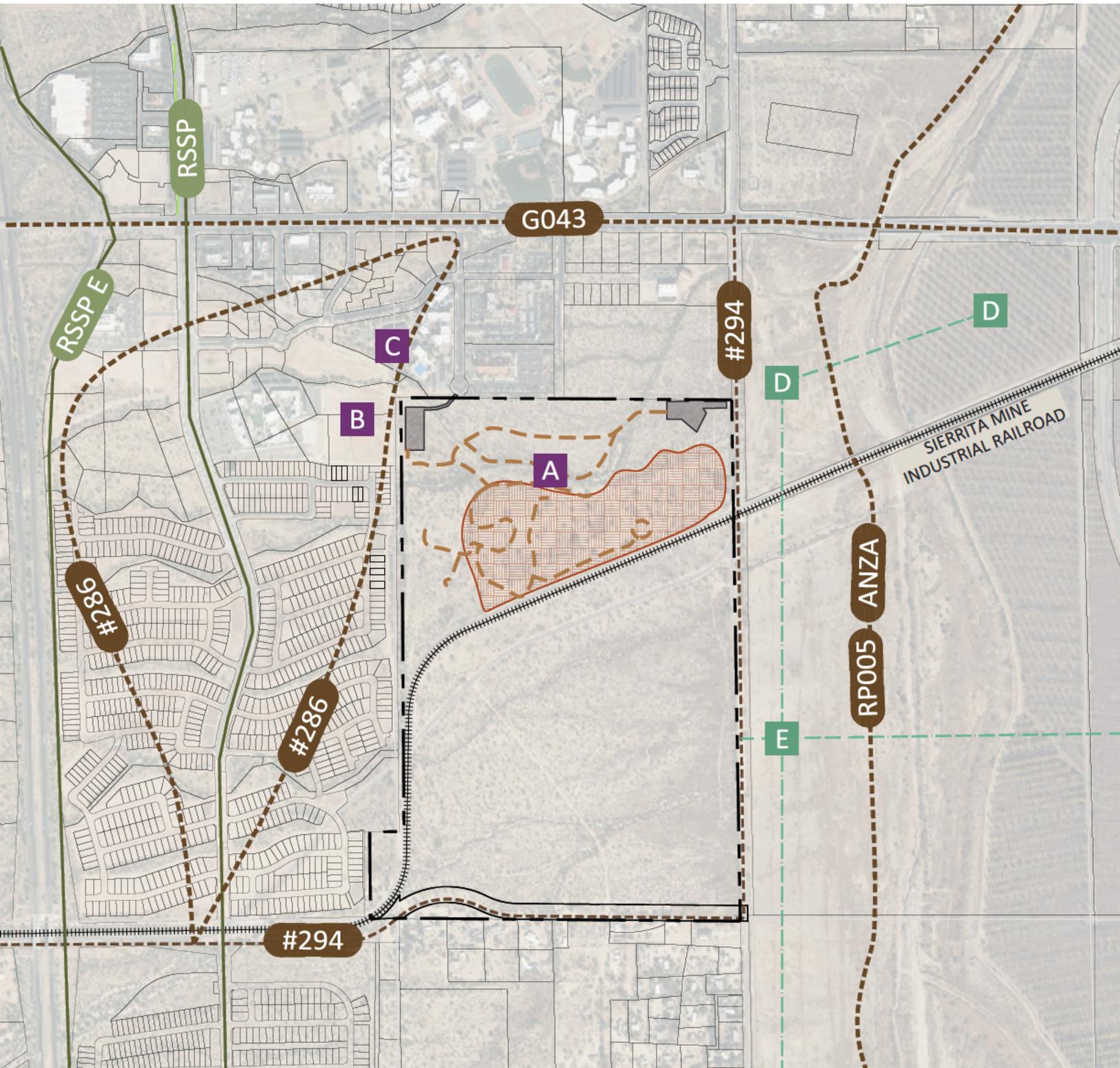
The SFSP designates this trail and river park in compliance with the PRTSMP.

- **Pocket and Neighborhood Parks**

A pocket park is planned northeast of the subject property and south of Sahuarita Road along the previously mentioned north/south neighborhood path, additionally an open space corridor will connect this pocket park to La Villita Road. A neighborhood park is planned for the intersection of the two neighborhood paths east of the subject property.

Please see Exhibit A.J.1. Existing and Planned Trails and Recreation.

EXHIBIT A.J.1. EXISTING AND PROPOSED TRAILS AND RECREATION



LEGEND

- | | | | | | |
|--|------------------------------------|--|---|--|--|
| | SUBJECT PROPERTY BOUNDARY | | RSSP RANCHO SAHUARITA PEDESTRIAN AND BIKE PATHS | | G043 SAHUARITA GREENWAY (PRTSMP) |
| | APPROXIMATE REMEDIATION AREA | | RSSP E RANCHO SAHUARITA EQUESTRIAN TRAIL | | #286 HELMET PEAK LOOPS |
| | THE MAN IN THE MAZE TRAIL PARK | | #294 EL TORO ROAD/LA VILLITA ROAD 10' MUP | | ANZA JUAN BAUTISTA DE ANZA NATIONAL HISTORIC TRAIL & SANTA CRUZ RIVER PARK(PRTSMP) |
| | WRIGHTSON RIDGE PARK | | EXISTING MAN IN THE MAZE TRAILS | | E SAHUARITA FARMS NEIGHBORHOOD PARKS |
| | SAHUARITA AQUATIC CENTER | | ANZA JUAN BAUTISTA DE ANZA NATIONAL HISTORIC TRAIL & SANTA CRUZ RIVER PARK(PRTSMP) | | D SAHUARITA FARMS POCKET PARK |
| | SAHUARITA FARMS POCKET PARK | | RP005 JUAN BAUTISTA DE ANZA NATIONAL HISTORIC TRAIL & SANTA CRUZ RIVER PARK(PRTSMP) | | 0' 1000' 2000' |
| | SAHUARITA FARMS NEIGHBORHOOD PARKS | | | | AERIAL DATE: 2024 56 |

K. VIEWSHEDS

Viewsheds onto and off the site vary greatly depending on the location within the property. The view variation is due to topography, existing vegetation, and the size of the property. Views onto the site from La Villita Road (looking west) are partially blocked in the south by vegetation adjacent to the roadway where natural drainage patterns have been impeded. To the north, north of the railroad tracks, the view is more open as there is less vegetation adjacent to La Villita Road and the interior of the site has been raised. From the middle of the site looking in all directions are views of upland Sonoran Desert scrub vegetation consisting primarily of Creosote and Mesquite. The size of the scrub tends to limit expansive views across the site. The topography of the site is elevated towards the western property boundary, from this vantage point there are sweeping views of the site and mountain vistas in the background. It is also possible to see the mine tailings further west of the property on the western side of I-19 from this location. Views onto the site from off property are minimal for the afore mentioned reasons except from locations west of the site.

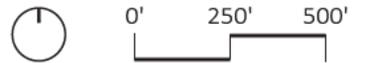
EXHIBIT A.K.1. VIEWSHED PHOTOS

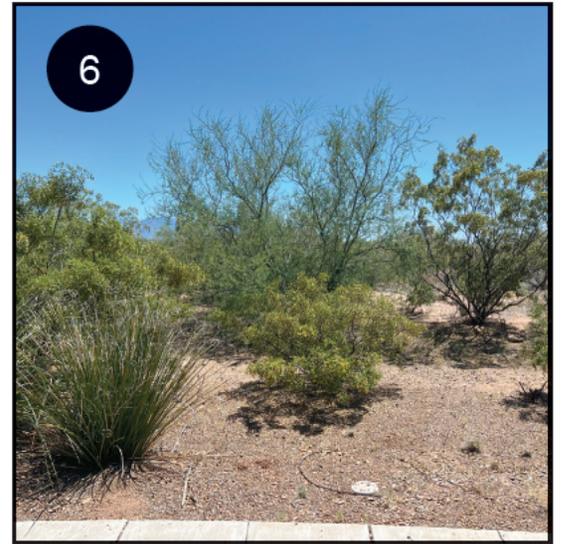


LEGEND

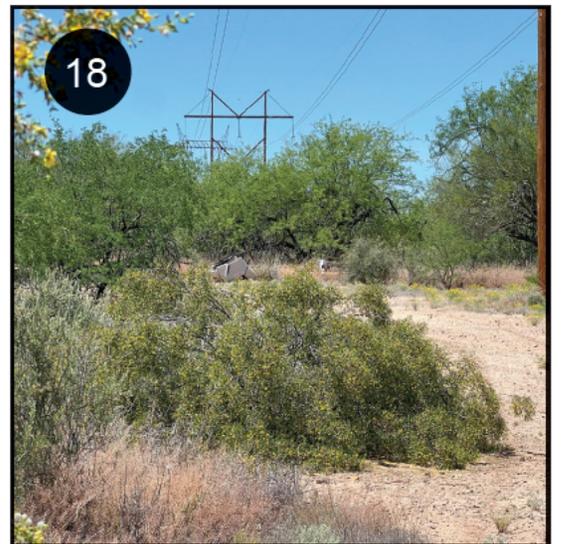
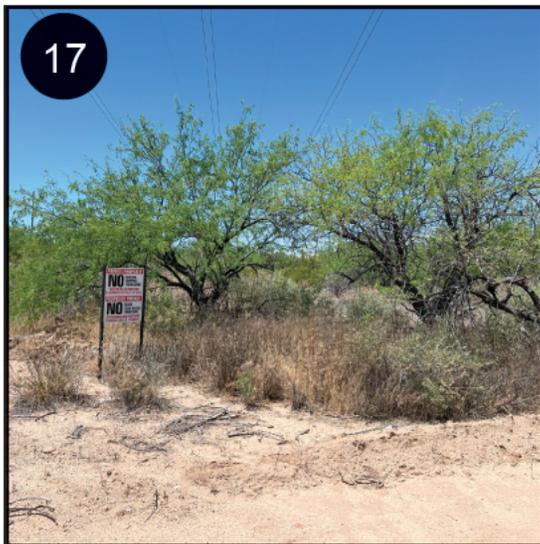
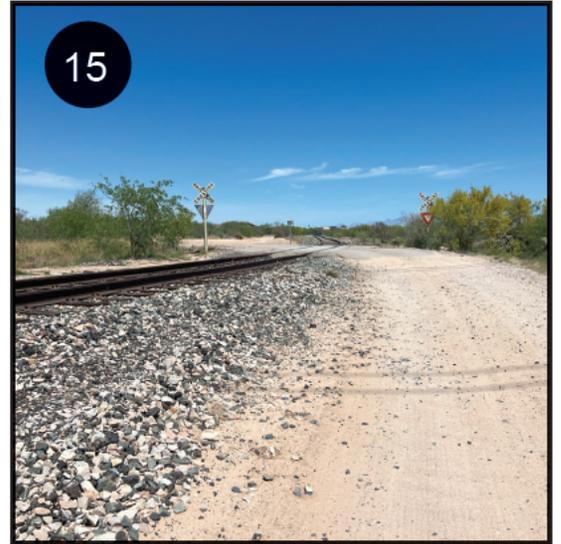
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 # PHOTO LOCATION AND NUMBER

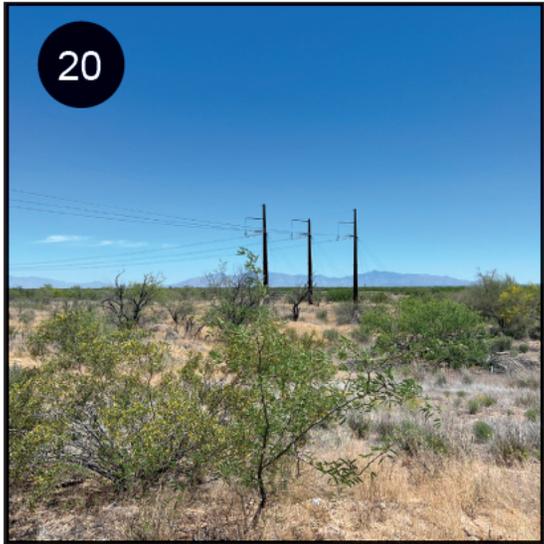
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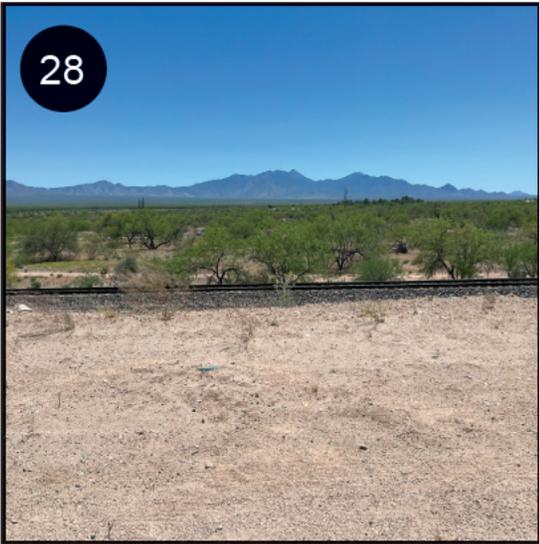














L. UTILITIES (EXISTING INFRASTRUCTURE)

1. Wastewater

The subject property is located within the Sahuarita Water Reclamation Facility Sewer Service Area. Visual inspection does not reveal the presence of existing sewer lines on or in the roads immediately adjacent to the subject site. The proposed connection to the sewer is an existing 21-inch sewer line (SAH-002-04 at manhole 16) approximately 1,250 feet north of the subject site in the Sahuarita Road/La Villita Road intersection. Additional sewer lines exist in the Entrada del Pueblo subdivision to the west of the subject property and in Starlight View Lane to the north of the subject property.

2. Water

The subject property is located within the service area of Global Water – Farmers Water Company, Inc. Global acquired Farmers Water Company in 2023. The western and northern boundaries of the subject property are at the periphery of the Global Water – Farmers Water Company, Inc. service area. Based on Global Water – Farmers Water Company, Inc. system maps, there does not appear to be water in infrastructure in the area of the subject property.

Sahuarita Water Company, a private water company, provides service to the property to the north and west of the subject property. According to the Town of Sahuarita, it may be possible for this private water company to serve the subject property via water line extensions from the north.

3. Electric

There are existing overhead electric transmission lines located along the eastern boundary and in the southern 700'+/- of the subject property. Tucson Electric Power is the electric provider in the area.

4. Natural Gas

Southwest Gas provides natural gas in the area and maintains existing gas lines in the area immediately north of the subject property. A natural gas line runs along the southern property boundary in the El Toro right-of-way and turns north at La Villita Road.

M. WILDLIFE

Based on the Arizona Game and Fish Department's Online Environmental Review Report, several Special Status Species have been documented within a three-mile radius of the subject property, and they are as follows:

- Pima Pineapple Cactus
- Sonoran Desert Toad
- Harris's Hawk

- Rufous-winged Sparrow

Refer to *Appendix C* for full Environmental Review Report. This report is a tool to identify the potential for certain plant and animal species to occur on a property. The report does not necessarily mean that any particular species is present on the subject property. There is no evidence, based on this report, that the subject property supports a significant amount of wildlife.

According to the Sonoran Desert Conservation Plan (SDCP), the property is within an important riparian area associated with its proximity to the Santa Cruz River.

Please see Appendix C: Arizona Game and Fish Environmental Review Tool Report.

N. TRAFFIC AND ROADWAYS

1. Existing Roadways

La Villita Road

La Villita Road forms the eastern boundary of the site and is classified as a Collector on Figure 2a Major Streets and Routes in *Aspire 2035* and a Town of Sahuarita Major Streets and Route. It currently exists as a paved road with no curbing or sidewalks. The approximate width of the pavement is 24 feet. 2023 PAG data indicates traffic counts of approximately 1903 total vehicles per day.

There is 100 feet of existing right-of-way for this road (granted via Docket 4657, Page 226) and the existing pavement location within this right-of-way varies but it is generally located in the center. There is also 60 feet of right-of-way that was dedicated via Book 8, Page 97. The western 30 feet of this right-of-way overlaps the 100-foot right-of-way previously mentioned, and as such there is a total of 130 feet of right-of-way for this road.

There are plans by the Town of Sahuarita to extend La Villita Road south to connect with Old Nogales Highway. Funding for the extension is anticipated in the next 5 to 10 years.

Twin Buttes Road

Twin Buttes Road through the property will be abandoned and access to this Specific Plan will be provided by other adjacent roads. This road is classified as a Minor Local Road and is located within the subject property. It currently exists as a paved road with no curbing or sidewalks. The approximate width of the pavement is 30 feet. 2023 PAG data indicates traffic counts of approximately 1476 total vehicles per day.

The existing right-of-way is 60 feet (Docket 8986, Page 1165).

El Toro Road

El Toro Road forms the southern boundary of this site. It will provide access to existing residential to the south of the Specific Plan. The right-of-way for the portion of El Toro Road adjacent to the southern boundary of the subject property has been established via a Deed of Dedication of Right-of-Way, recorded on January 8, 2024, Sequence Number

20240080096. It dedicated 120 feet of right-of-way, which is the ultimate right-of-way width for this road. The ultimate road section is anticipated to consist of 4 travel lanes and turn lanes where required.

This road is classified as an Arterial on Figure 2a Major Streets and Routes in Aspire 2035. It is shown on Figure 2b in Aspire 2035 as a planned transportation corridor. It currently exists as a dirt road providing access to the existing residential lots to the south of the subject property. It is a paved, two-lane roadway to the west of the subject property.

Based on a review of both the Rancho Sahuarita Specific Plan (RSSP) and the Sahuarita Farms Specific Plan (SFSP), this road is planned for improvements and would provide a connection between the existing roadway in the vicinity of Interstate 19 and La Villita Road, as well as east of La Villita Road and into portions of the SFSP that are planned for commercial and high-density residential uses.

It should also be noted that as a result of discussions with the property owners to the south of the subject property, a 60-foot-wide buffer will be established in the southern portion of the El Toro Road right-of-way, and a multi-use path will be included in this 60-foot-wide buffer.

Desert Gem Lane

This road is located to the north of the subject property and located within 80 feet of right-of-way which terminates at the north boundary of the subject property.

Starlight View Lane

This road is located to the north of the subject property and located within 70 feet of right-of-way which terminates at the north boundary of the subject property.

O. WELL SITES

There are no known well sites on the subject property.

APPENDIX B | NEIGHBORHOOD MEETING SUMMARY

Summary of Parcel 30 Neighborhood Meeting Held on May 21, 2024, from 5:30 p.m. to 6:30 p.m.

Attendees:

The WLB Group

- Rob Longaker, Liz Madsen and Dionna Hatch

Town of Sahuarita

- Anna Casadei
- Laurence Myers
- Dylan Parry
- Galovale Galovale

Primary Questions Asked and Discussed

Question 1: Will there be development south of the existing electric power lines? And where is the buffer along the southern property boundary that was promised by the Town?

Response: The new right-of-way for El Toro Road contains a 60' wide open space buffer adjacent to the southern property of the rezoning site. Development could occur in the area north of the El Toro Road right-of-way and the southern boundary of the electric easement.

Question 2: There are existing drainage issues on La Villita Road. Who is responsible for correcting these issues and ensuring that motorists can drive on La Villita Road safely.

Response: La Villita Road is a public roadway owned and maintained by the Town of Sahuarita and they are responsible for addressing drainage issues. In fact, the Town is currently seeking federal funding to make improvements to La Villita Road and extend it south to Nogales Highway. Work would start on La Villita once funding is acquired and optimistically this would occur in the next year. The developer of the rezoning site will be responsible for designing and constructing drainage improvements that are required to provide safe and efficient access to development that will occur on the rezoning site.

Question 3: Neighbors living in the new residential subdivision to the west of the rezoning site were concerned about surface drainage and development of the rezoning site negatively impacting surface flows.

Response: Surface flows in the rezoning site will be analyzed and assessed in detail during the Development Plan/platting stage of development. Drainage solutions

complying with Town of Sahuarita regulations will be developed and then reviewed and approved by the Town. Part of the drainage solutions will be to ensure that neighboring properties are not negatively affected by the development of the rezoning site.

Question 4: Can the presentation be shared with meeting attendees?

Response: The presentation has been posted to the Town’s website and meeting attendees have been notified via email of the posting.

Question 5: Please tell us what recreation and commercial uses are permitted on the rezoning site.

Response: Recreation uses permitted would include passive and active recreation facilities and amenities. Commercial uses could include retail, restaurants, educational facilities, medical facilities, offices and other similar uses. An individual asked if hotels would be permitted. At the time we were not certain, but after reviewing the Sahuarita Town Code and Business Zones, hotels would be permitted.

Question 6: How will water be supplied to development in the rezoning site?

Response: Water will be provided by a private water utility company, either Global Water – Farmers Water Company, Inc. or Sahuarita Water Company. The water provider will need to demonstrate that physical supply is available for development within the rezoning site. The developer of property within the rezoning site is responsible for costs associated with extending water infrastructure to the site.

Question 7: Will the Sonoran Corridor be located on the El Toro Road alignment?

Response: The latest information available from ADOT indicates that the alignment is not on El Toro Road, but rather it is north of Pima Mine Road.

Question 8: Is El Toro Road owned and maintained by the Town of Sahuarita?

Response: Yes.

Question 9: Will the remediated soil north of the railroad spur remain?

Response: Yes. It is subject to a Declaration of Environmental Use Restriction as regulated by the Arizona Department of Environmental Quality.

Question 9: Are there height restrictions?

Response: Yes, as per the Town of Sahuarita Code.

Question 9: Are there lighting restrictions?

Response: Yes, as per the Town of Sahuarita Code.

Question 10: What are the buffers proposed between the rezoning site and the residential subdivision to the west?

Response: 40' natural buffer with a 5' wall.

Question 11: What uses are permitted in Development Area 1?

Response: Parks and recreation facilities. They are planned for public use.

Question 12: Will there be a road connection between the rezoning site and the subdivision to the west?

Response: No.

Question 13: Will there be future meetings on this rezoning?

Response: Yes, public hearings with the Planning and Zoning Commission and the Town Council. These hearings are anticipated in the Fall of 2024. Property owners within 300 feet of the rezoning site will be notified of these hearings.

Question 14: Could there be apartments on the rezoning site?

Response. Yes, apartments are a proposed permitted use. The Town conducted a housing study, and it showed a need for apartments and multi-family residential.

Question 15: What is the timing for development?

Response: It is not yet known since there are no users yet for the site. The timing of development will be dictated by user interest and prevailing market conditions.

SIGN IN SHEET

Project-PARCEL 30 REZONING

5/21/2024



NAME	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
ABRIL RICHARD EFREN			
AGUAYO ANGEL & SANDRA JT/RS			
AGUAYO ANGEL LOPEZ			
AGUAYO SANDRA LOPEZ & ANGEL MURRIETA			
AMAX AZ INC 50% & ANACONDA AZ INC 50% C/O PHELPS DODGE CORP/24-128			
ANGULO JESUS RAMON LOPEZ			
BELLETTI ANTHONY & CYNTHIA S CP/RS			
BRAUNN MYRNA			
CARDENAS CHARLES & YOLANDA CP/RS			
CHN HOLDINGS LLC ATTN: ALTUS GROUP U.S. INC			
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY			
CULVER OLGA & MICHAEL CP/RS			
DARO KAY F			
DAVILA EDGARDO CORELLA & JESSICA ADRIANA JT/RS			
DURAZO RAYMOND			
ENCISO JORGE E & MICHICO E CP/RS			
FARMERS INVESTMENT CO			
FERNANDEZ WILLIAM A MORALES & SANTIAGO LESYMARIE CP/RS			
FIDELITY NATIONAL TITLE AGENCY TR 60516 ATTN: RICHMOND AMERICAN HOMES OF AZ			
FIDELITY NATIONAL TITLE TR 60520			



FIDELITY NATIONAL TITLE TR 60521			
FIDELITY NATIONAL TITLE TR 60521			
FIDELITY NATIONAL TITLE TR 60521 ATTN: RICHMOND AMERICAN HOMES OF AZ INC			
FIDELITY NATIONAL TITLE TR 60521 ATTN: RICHMOND AMERICAN HOMES OF AZ INC			
FORRESTER ALICE			
FUENTES ISABEL CAMPOY & DUARTE JUAN PABLO CP/RS			
GOMEZ SAULO ADRIAN & NONA MARIE LEE & TOMAZIC BRANDON LESLIE GONZALES ALL			
GONZALEZ IRENE			
GONZALEZ THEODORE F 14.29% INT & GONZALEZ JESUS F 14.29% & VILLA FRANCES F			
GRANILLO VERONICA			
GREEN VALLEY - 28 PARTNERS ATTN: KRISTOPHER HARMAN			
GUZMAN ABEL JR			
HOWARD CATRICIA LYDELL			
JOHNSON CHLOE LEE ANN & JOHNSON SHELBY LEE JT/RS			
KANDINSHOBWIRE JOSUE BISOKA & BAHIGE DIVINE NABINTU CP/RS			
KUNETKA ERIC L & AMANDA J CP/RS			
LOOMIS SANDRA A			
LOPEZ ARMANDO M & HANNAH J CP/RS			
MALDONADO MATTHEW O & MELISSA N CP/RS			
MARISCAL FRANCISCO JOMIN			
MARTINEZ SHERRY & JOSHUA ANTHONY CP/RS			
MARTINEZ YREM CONDE & DRAEGER HEIDI NICOLE CP/RS			
MENDIVIL JASMINE			

X



MERTENS JASON W & ROCHELLE E G CP/RS		
MORENO OLIVIA ALTAGRACIA FIGUEROA		
MORRISON MIKE LE ROY & BRENDA KAY CP/RS		
MORRISON WHEELER STACEY MICHELLE & WHEELER JASON CP/RS		
NAFF VIRGINIA A & MEDINA RUBEN A CP/RS		
OJEDA-AYALA ELEASIFF & OJEDA LETITIA CP/RS		
OLOF CADE JACOB & MC BROOM KAYA JADE JT/RS		
PALMER DAVID DEWITT & LYN KATHLEEN CP/RS		
PRO FAMILY LIVING TR ATTN: JORGE & JULIET G PRO TR		
QATTAN UMAR-ROBERT KHATTAB		
RANCHO SAHUARITA VILLAGE PROGRAM ASSOC INC		
RANCHO SAHUARITA VILLAGE PROGRAM ASSOCIATION INC		
RANCHO SAHUARITA VILLAGE PROGRAM ASSOCIATION INC		
RUCKER MARIAH NICHOLE		
RUIZ DAVID & BRACAMONTE AMANDA JT/RS		
SAHUARITA SCHOOL DISTRICT NO 30 . .		
SAHUARITA UNIFIED SCHOOL DIST NO 30		
SALLETTE DARYL ANTHONY & MERRELL SHEMEKA NICOLE CP/RS		
SCHIAVONE ANTHONY VINCENT JR & KRISTINA NOEL		
SHELTON CHRISTINA RENEE & RENDELL CORTEZ CP/RS		
TANORI ARMANDO & VIRGINIA V JT/RS		
TANORI ARMANDO A		
TANORI ARMANDO JR		

TANORI EDILIA REVOC TR		
TANORI FRANK A 1/2 & TANORI MARIA S 1/6 & TANORI OLIVIA S 1/6 & SOTO RENE GABRIEL 1/6		
THOMAS MICHAEL ANTHONY & CYARA IVELIS CP/RS		
TITLE SECURITY AGENCY LLC TR 202070R ATTN: RSMC VII LLC		
TITLE SECURITY AGENCY LLC TR 202071R ATTN: RSMC VII LLC		
TITLE SECURITY TR 202075S		
TORRES ADRIAN A ROJAS & MALDONADO YERIMAR RAMOS CP/RS		
VALDEZ JESSICA ALEXANDRA		
VAZQUEZ RAULA & ARTISTIGUE MARIBEL CP/RS		
VEGA RAYMOND ANTHONY & SULIVERES CARMEN A CP/RS		
VEMURI VENKATA MANI KUMAR & DEVAKI SWATHI CP/RS		
WING LAWRENCE A		

Irma Celez
Jose Madrigal

Tressa McLane
M

SIGN IN SHEET

Project-PARCEL 30 REZONING

5/21/2024



NAME	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
ABRIL RICHARD EFREN			
AGUAYO ANGEL & SANDRA JT/RS			
AGUAYO ANGEL LOPEZ			
AGUAYO SANDRA LOPEZ & ANGEL MURRIETA			
AMAX AZ INC 50% & ANACONDA AZ INC 50% C/O PHELPS DODGE CORP/24-128			
ANGULO JESUS RAMON LOPEZ			
BELLETTI ANTHONY & CYNTHIA S CP/RS			
BRAUNN MYRNA			
CARDENAS CHARLES & YOLANDA CP/RS			
CHN HOLDINGS LLC ATTN: ALTUS GROUP U.S. INC			
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY			
7 CULVER OLGA & MICHAEL CP/RS			
DARO KAY F			
DAVILA EDGARDO CORELLA & JESSICA ADRIANA JT/RS			
DURAZO RAYMOND			
ENCISO JORGE E & MICHICO E CP/RS			
FARMERS INVESTMENT CO			
FERNANDEZ WILLIAM A MORALES & SANTIAGO LESYMARIE CP/RS			
FIDELITY NATIONAL TITLE AGENCY TR 60516 ATTN: RICHMOND AMERICAN HOMES OF AZ			
FIDELITY NATIONAL TITLE TR 60520			

FIDELITY NATIONAL TITLE TR 60521			
FIDELITY NATIONAL TITLE TR 60521			
FIDELITY NATIONAL TITLE TR 60521 ATTN: RICHMOND AMERICAN HOMES OF AZ INC			
FIDELITY NATIONAL TITLE TR 60521 ATTN: RICHMOND AMERICAN HOMES OF AZ INC			
FORRESTER ALICE			
FUENTES ISABEL CAMPOY & DUARTE JUAN PABLO CP/RS			
GOMEZ SAULO ADRIAN & NONA MARIE LEE & TOMAZIC BRANDON LESLIE GONZALES ALL			
GONZALEZ IRENE			
X GONZALEZ THEODORE F 14.29% INT & GONZALEZ JESUS F 14.29% & VILLA FRANCES F			
GRANILLO VERONICA			
GREEN VALLEY - 28 PARTNERS ATTN: KRISTOPHER HARMAN			
GUZMAN ABEL JR			
HOWARD CATRICIA LYDELL			
JOHNSON CHLOE LEE ANN & JOHNSON SHELBY LEE JT/RS			
KANDINSHOBWIRE JOSUE BISOKA & BAHIGE DIVINE NABINTU CP/RS			
KUNETKA ERIC L & AMANDA J CP/RS			
X LOOMIS SANDRA A			
LOPEZ ARMANDO M & HANNAH J CP/RS			
MALDONADO MATTHEW O & MELISSA N CP/RS			
MARISCAL FRANCISCO JOMIN			
MARTINEZ SHERRY & JOSHUA ANTHONY CP/RS			
MARTINEZ YREM CONDE & DRAEGER HEIDI NICOLE CP/RS			
MENDIVIL JASMINE			

MALOZSAK, JOHN

EMAIL

MERTENS JASON W & ROCHELLE E G CP/RS			
MORENO OLIVIA ALTAGRACIA FIGUEROA			
MORRISON MIKE LE ROY & BRENDA KAY CP/RS			
MORRISON WHEELER STACEY MICHELLE & WHEELER JASON CP/RS			
NAFF VIRGINIA A & MEDINA RUBEN A CP/RS			
OJEDA-AYALA ELEASIFF & OJEDA LETITIA CP/RS			
X OLOF CADE JACOB & MC BROOM KAYA JADE JT/RS			
PALMER DAVID DEWITT & LYN KATHLEEN CP/RS			
X PRO FAMILY LIVING TR ATTN: JORGE & JULIET G PRO TR			
QATTAN UMAR-ROBERT KHATTAB			
RANCHO SAHUARITA VILLAGE PROGRAM ASSOC INC			
RANCHO SAHUARITA VILLAGE PROGRAM ASSOCIATION INC			
RANCHO SAHUARITA VILLAGE PROGRAM ASSOCIATION INC			
RUCKER MARIAH NICHOLE			
RUIZ DAVID & BRACAMONTE AMANDA JT/RS			
SAHUARITA SCHOOL DISTRICT NO 30 . .			
SAHUARITA UNIFIED SCHOOL DIST NO 30			
SALLETTE DARYL ANTHONY & MERRELL SHEMEKA NICOLE CP/RS			
SCHIAVONE ANTHONY VINCENT JR & KRISTINA NOEL			
X SHELTON CHRISTINA RENEE & RENDELL CORTEZ CP/RS			
TANORI ARMANDO & VIRGINIA V JT/RS			
TANORI ARMANDO A			
TANORI ARMANDO JR			

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TANORI EDILIA REVOC TR		
TANORI FRANK A 1/2 & TANORI MARIA S 1/6 & TANORI OLIVIA S 1/6 & SOTO RENE GABRIEL 1/6		
THOMAS MICHAEL ANTHONY & CYARA IVELIS CP/RS		
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VEMURI VENKATA MANI KUMAR & DEVAKI SWATHI CP/RS		
WING LAWRENCE A		

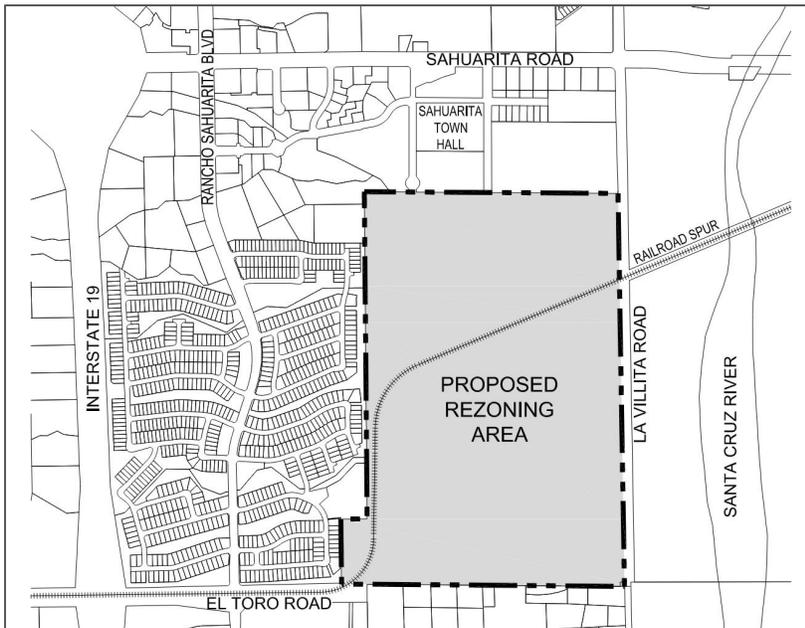
Joshua Vincent



May 10, 2024

Dear Neighbor,

You are invited to a neighborhood meeting on May 21, 2024, from 5:00 p.m. to 7:00 p.m. in the Town Council Chambers at Sahuarita Town Hall, 375 W Sahuarita Center Way, Sahuarita, AZ 85629. The purpose of the meeting is to discuss the proposed development of approximately 234 acres of land located at the northwest corner of La Villita Road and El Toro Road as shown on the map below.



The Town of Sahuarita has acquired this property and is in the process of rezoning it to Specific Plan to allow for a mixture of uses, including recreation, commercial, office, multiple dwelling residential units and other complementary uses. An application requesting the rezoning will be submitted in the near future.

This meeting will allow nearby residents the opportunity to learn more about the plans for

the property. We will make a brief presentation describing the project and then there will be plenty of time for questions and discussion.

Should you have any questions prior to the meeting, please contact me at (520) 881-7480 or via email at rlongaker@wlbgroup.com

We look forward to seeing you at the meeting.

Sincerely,

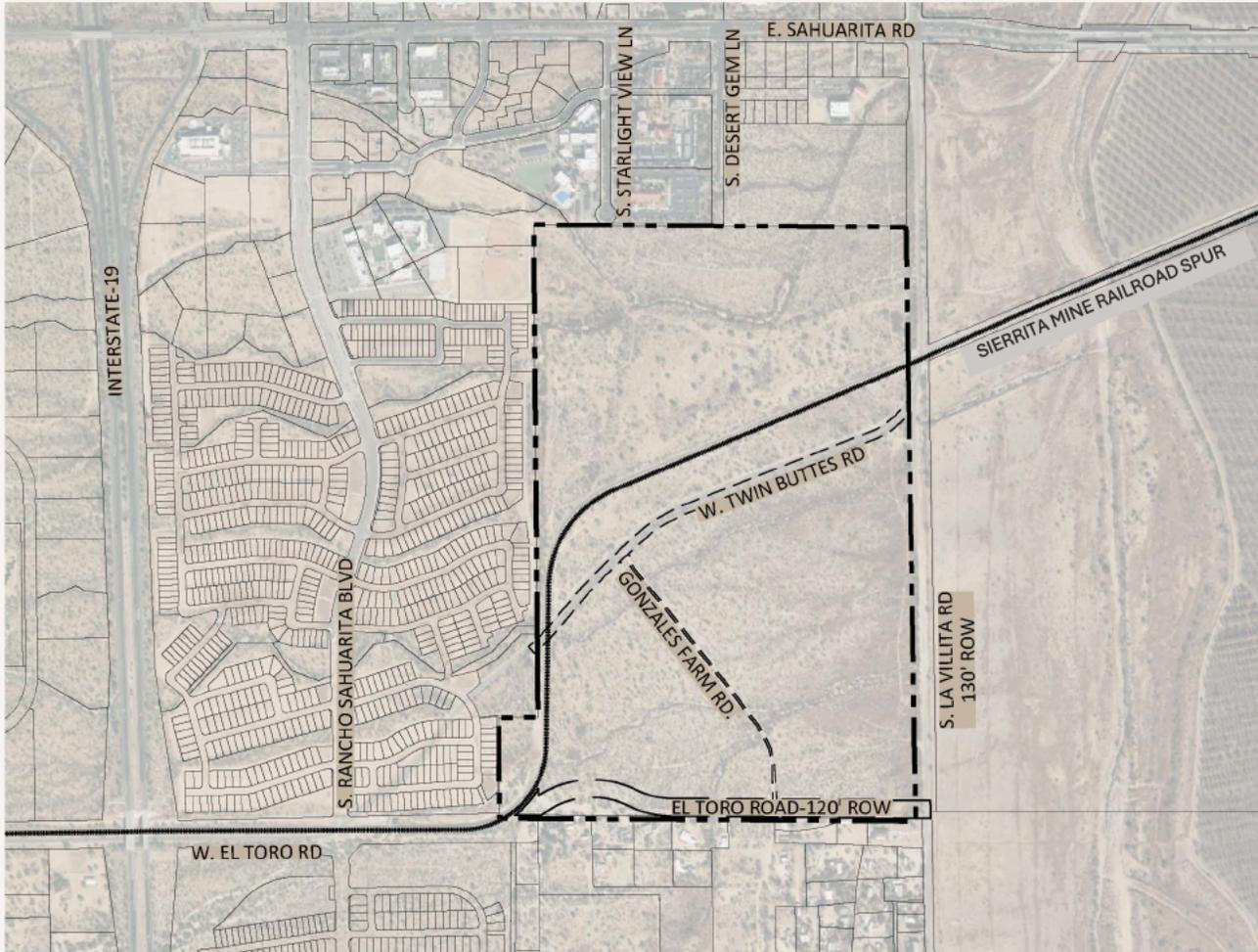
The WLB Group, Inc.

Robert G. Longaker III, PLA, AICP
Director of Planning

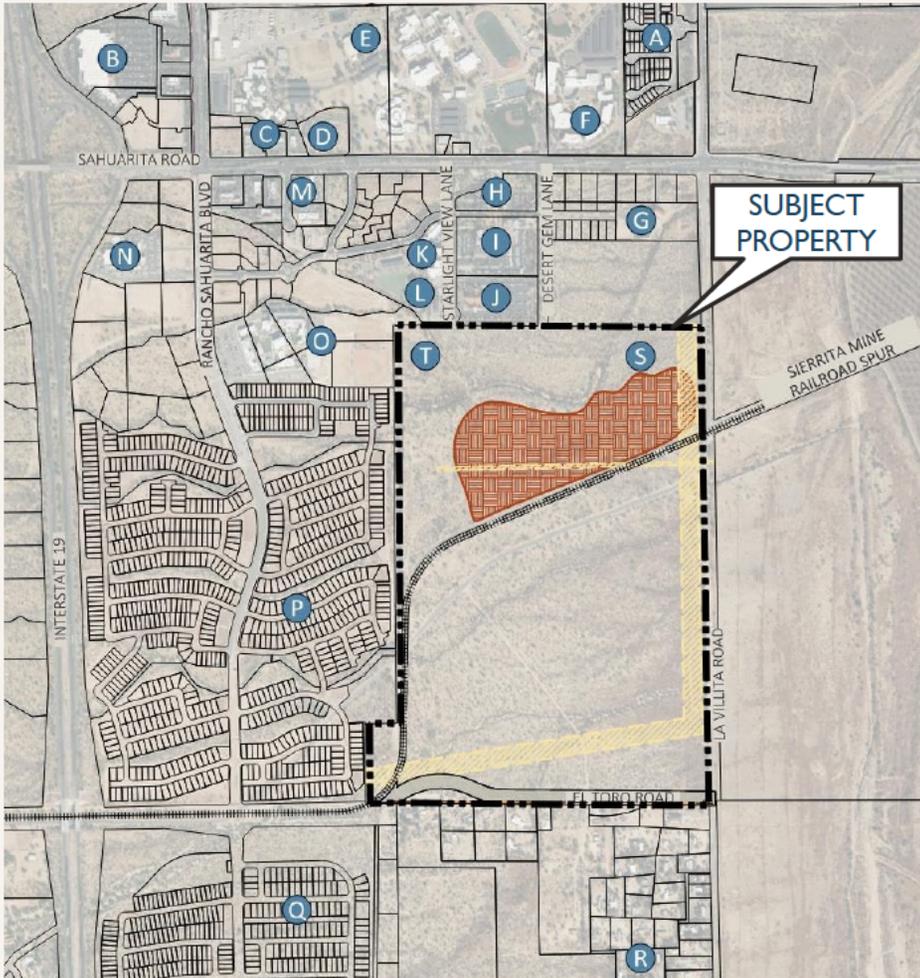
PARCEL 30 REZONING

NEIGHBORHOOD MEETING

MAY 21, 2024



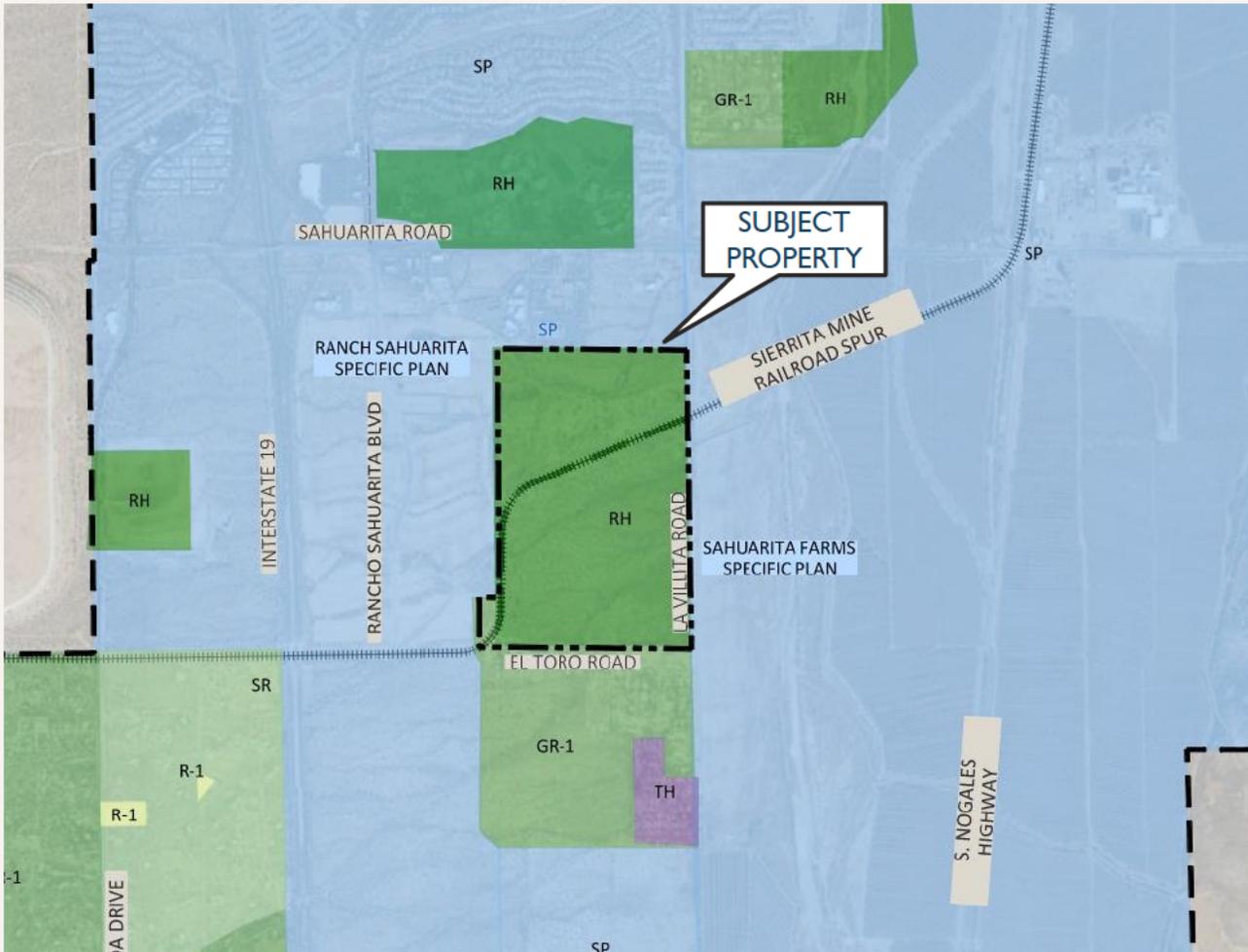
LOCATION MAP



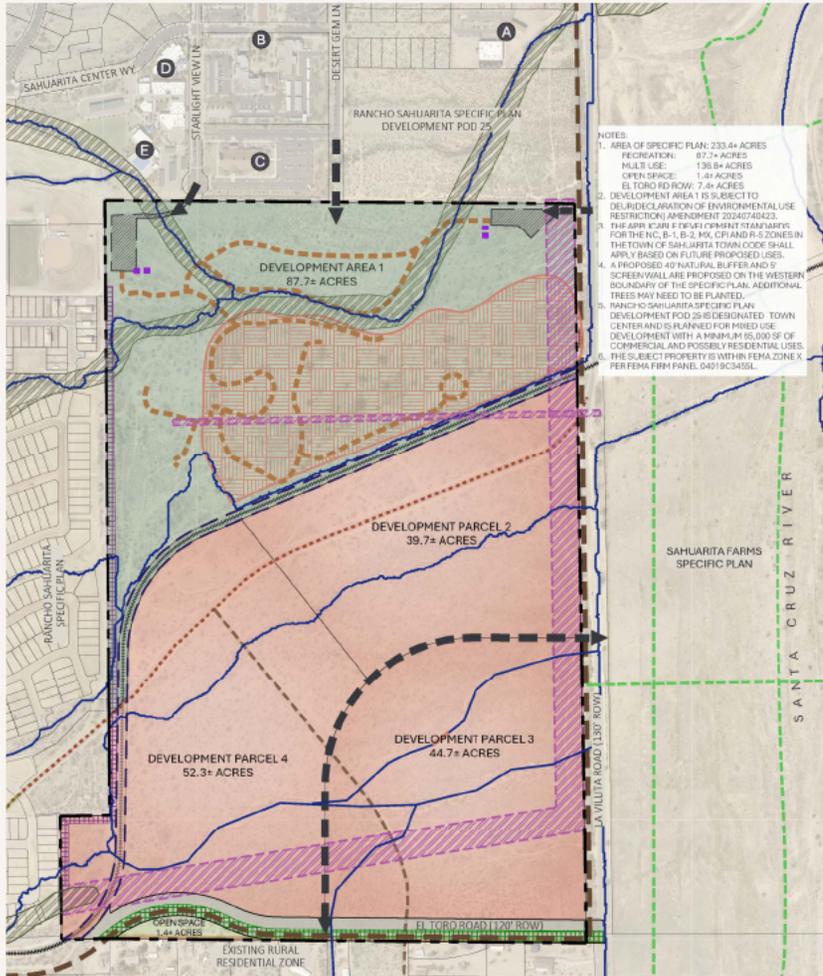
- SUBJECT PROPERTY BOUNDARY
- APPROXIMATE LIMITS OF REMEDIATION CAP
- ELECTRIC EASEMENTS
- RIGHT-OF-WAY EASEMENT
- TELECOM EASEMENT

- A PRESIDIO DEL VALLE
- B FRY'S MARKETPLACE
- C FRY'S FUEL CENTER
- D SAHUARITA LIBRARY
- E SAHUARITA MIDDLE SCHOOL
- F SAHUARITA HIGH SCHOOL
- G GRACE LUTHERAN CHURCH
- H SAHUARITA TOWN MUNICIPAL COURT
- I SAHUARITA TOWN HALL
- J THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
- K COPPER VIEW ELEMENTARY SCHOOL
- L SAHUARITA AQUATIC CENTER
- M RURAL/METRO FIRE STATION - 79
- N NORTHWEST MEDICAL CENTER
- O WRIGHTSON RIDGE K-8 SCHOOL & PARK
- P ENTRADA DEL PUEBLO SUBDIVISION
- Q ENTRADA EL ORO SUBDIVISION
- R LOS ARBOLES MOBILE HOME PARK
- S MAN IN THE MAZE TRAIL PARK
- T EXISTING PARKING LOT

EXISTING AND SURROUNDING LAND USES



EXISTING ZONING



- SUBJECT PROPERTY BOUNDARY
 - PROPOSED LOCAL ROADS AND SITE ACCESS
 - MIXED USE DEVELOPMENT AREA
 - RECREATION DEVELOPMENT AREA (THIS AREA IS SUBJECT TO DEUR AMENDMENT 20240740423.)
 - OPEN SPACE
 - ELECTRIC EASEMENT
 - TELECOM EASEMENT
 - RAILROAD SPUR EASEMENT
 - RAILROAD SPUR
 - APPROXIMATE REMEDIATION AREA
 - TWIN BUTTES ROAD (TO BE ABANDONED UPON EXTENSION OF EL TORO ROAD)
 - GONZALES FARMS ROAD (DIRT ACCESS ROAD TO BE REMOVED)
 - EXISTING MAN IN THE MAZE TRAILS
 - OFFSITE TRAILS PER SURROUNDING SPECIFIC PLANS
 - RESIDENTIAL BUFFER (40')
 - EL TORO ROAD ROW
 - EL TORO 10' MULTI USE
 - 60' EL TORO ROAD BUFFER
 - XERORIPARIAN C RIPARIAN HABITAT
 - EXISTING MAN IN THE MAZE TRAILS PARK PARKING
 - EXISTING TRAILS PARK RAMADA
 - WASH CENTERLINE
 - 100-YEAR FLOODPLAIN
- Ⓐ GRACE LUTHERAN CHURCH
 - Ⓑ SAHUARITA TOWN MUNICIPAL COMPLEX
 - Ⓒ THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
 - Ⓓ COPPER VIEW ELEMENTARY SCHOOL
 - Ⓔ SAHUARITA AQUATIC CENTER

PRELIMINARY DEVELOPMENT PLAN



QUESTIONS OR
COMMENTS?

CONTACT INFORMATION



- Robert G. Longaker III, PLA, AICP, Director of Planning
rlongaker@wlbgroup.com
520-881-7480
- Liz Madsen, Senior Planner
lmadsen@wlbgroup.com
- Dionna Hatch, Planner
dhatch@wlbgroup.com

APPENDIX C | ASM CULTURAL RESOURCE LETTER



THE UNIVERSITY OF ARIZONA

**ARIZONA
STATE MUSEUM**

Arizona State Museum
PO Box 210026
Tucson AZ 85721-0026
www.statemuseum.arizona.edu

Liz Madsen
The WLB Group
4444 E. Broadway
Tucson, AZ 85711

May 6, 2024

RE: Parcel 30 Property Analysis
Parcels 30333012C and 30333012D

Dear Liz,

The Arizona State Museum (ASM) has reviewed archaeological project and site records in support of the following project:

The WLB Group's Parcel 30 Property Analysis project (ASM Job No. 006826)

Correspondence indicates this project will involve the development of the Sahuarita Recreation complex on privately-owned land. The project area is located at 500 W. Twin Buttes Road in the Town of Sahuarita, Pima County, and encompasses parcels 30333012C and 30333012D within Township 17 South, Range 13 East, Section 13.

I invite you to review the results of ASM's research, which are summarized below.

Search Results:

According to a search of the archaeological site records and reports held in ASM collections, 45 archaeological investigations were conducted within a one-mile radius of the project area between 1952 and 2021. Of these 45 archaeological investigations, six intersect a portion of the project area.

For the six archaeological investigations that intersect the project area, Table 1 summarizes their basic information and scope.

Additionally, 28 ASM archaeological sites and five in-use historic sites that were previously recorded as ASM sites have been identified within a one-mile radius of the project area. Of these 28 archaeological sites, five intersect a portion of the project area. Three of the five in-use historic sites also intersect a portion of the project area.

The following ASM site numbers intersect the project area: AZ EE:1:3(ASM), AZ EE:1:4(ASM), AZ EE:1:83(ASM), AZ EE:1:171(ASM), and AZ EE:1:415(ASM).



The following in-use historic sites intersect the project area: an in-use historic railroad that was previously recorded as AZ EE:1:300(ASM); and two in-use historic roads that were previously recorded as AZ EE:1:414(ASM) and AZ EE:1:477(ASM). Per ASM’s (2016) *Policy and Procedures Regarding Historical Sites and Features*, in-use portions of historic sites are no longer considered ASM sites. The ASM site numbers AZ EE:1:300 (ASM), AZ EE:1:414(ASM), and AZ EE:1:477(ASM) will only intersect the project area if future archaeological fieldwork projects observe abandoned portions of these sites in this location.

ASM Reference Number (AZProj/Accession)	Report Citation	Year(s) Conducted	Scope of Project	Partial or Entire Coverage of Current Project Area
1952-0001	Frick 1954	1952-1953	Survey for Master of Arts thesis	Unknown * * This is an old project, and the extent of the survey area is not clear. Even if the entire parcel was covered, it does not meet current survey standards.
1988-0240	Stephen 1990	1988-1989	Survey for road right-of-way clearance	Partial
1997-0257	Tucker 1998	1997	Survey for utility clearance	Partial
AP-2009-0377	Buckles 2008	2007	Survey for proposed utility easement	Partial
AP-2014-0405	Jerla 2014	2014	Survey for access road and turning lanes	Partial
AP-2017-0143	Peterson 2017	2017	Survey for state-funded school	Partial

Table 1. ASM archaeological investigations that intersect the project area

Recommendations and Responsibilities:

1. Since a portion of the project area has not been subject to prior archaeological survey, ASM recommends—but does not require—that a qualified archaeological contractor be consulted before any ground-disturbing activity begins.

Additionally, in the portions of the project area that have been previously surveyed, the work was conducted between seven and 72 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 previously unidentified archaeological sites to have since been exposed. For this reason, ASM recommends—but does not require—that a qualified archaeological contractor be consulted before any ground-disturbing activity begins.

A list of archaeological contractors is available on the ASM website at: <https://statemuseum.arizona.edu/crm/document/aaa-qualified-consultants>

2. Pursuant to Arizona Revised Statute §41-865, if any human remains or funerary objects are encountered during project work, all work must stop within the area of the remains and the ASM Repatriation Office must be contacted at asm-repatriation@email.arizona.edu.

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



THE UNIVERSITY OF ARIZONA

**ARIZONA
STATE MUSEUM**

Arizona State Museum
PO Box 210026
Tucson AZ 85721-0026
www.statemuseum.arizona.edu

If you have any questions about the results of this records search, please feel free to contact me at efioccop@arizona.edu or 520-621-1271.

Kind regards,

Emily Fiocoprile, PhD

Archaeological Records Specialist
Archaeological Records Office
Arizona State Museum
520-621-1271
efioccop@arizona.edu

References:

- Buckles, Avi (2008) *Revised: A class III cultural resources inventory of 4.4 linear miles in the town of Sahuarita, Pima County, Arizona: Mission Peaks offsite utilities*. Cultural Resources Report 2007-24. Tucson, AZ: WestLand Resources, Inc.
- Frick, Paul Sumner (1954) *An archeological survey in the central Santa Cruz Valley, Southern Arizona*. Unpublished Master of Arts thesis. Department of Anthropology, University of Arizona, Tucson, AZ.
- Jerla, Christine, with Anna King (2014) *A cultural resources inventory of 783.3 acres for the SWTC Bicknell to Vail transmission line upgrade, Pima County, Arizona*. Cultural Resources Report 2014-46. Tucson, AZ: WestLand Resources, Inc.
- Peterson, Eric S. (2017) *Archaeological survey of Rancho Sahuarita blocks 82-94 in Sahuarita, Pima County, Arizona*. SWCA Cultural Resources Report No. 17-195. Tucson, AZ: SWCA Environmental Consultants.
- Stephen, David V.M. (1990) *Preliminary archaeological survey for the roadway alignment alternatives within the Sahuarita Corridor survey*. Tucson, AZ: Professional Archaeological Services and Technologies.
- Tucker, David B. (1998) *A Class III Archaeological Survey of Two Transmission Lines for Arizona Electric Power Cooperative, Inc.: Pantano to Bicknell and Vail to Bicknell Substations, Pima County, Arizona*. SWCA Archaeological Report 97-109. Tucson, AZ: SWCA, Inc.

APPENDIX D | ARIZONA GAME AND FISH DEPARTMENT
ENVIRONMENTAL ONLINE REVIEW
TOOL 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:

PARCEL 30

User Project Number:

124004

Project Description:

Town of Sahuarita Recreation

Project Type:

Recreation Areas, Park and/or associated facilities, Creation/Construction of new facilities

Contact Person:

Elizabeth Madsen

Organization:

The WLB Group

On Behalf Of:

OTHER

Project ID:

HGIS-22089

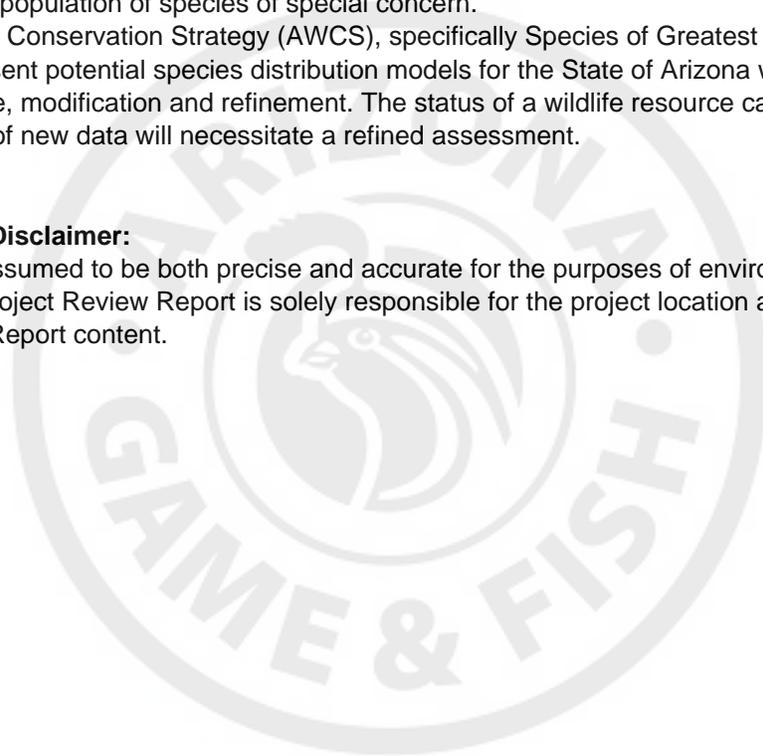
Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

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. Arizona Wildlife Conservation Strategy (AWCS), specifically Species of Greatest Conservation Need (SGCN), 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.

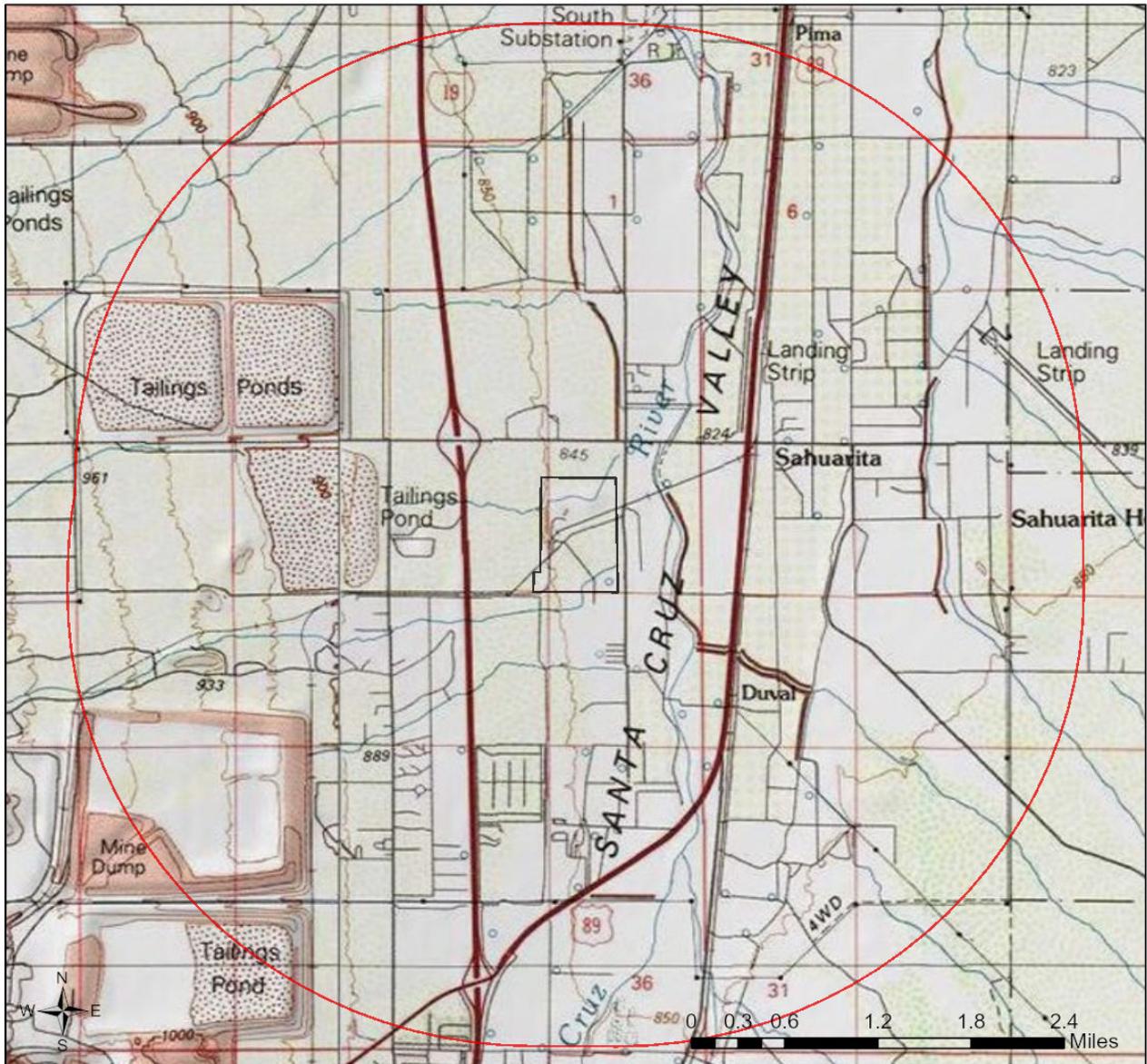


Recommendations Disclaimer:

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.

PARCEL 30

USA Topo Basemap With Locator Map



- Buffered Project Boundary
- Project Boundary

Project Size (acres): 240.75

Lat/Long (DD): 31.9488 / -110.9741

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T17S, R13E

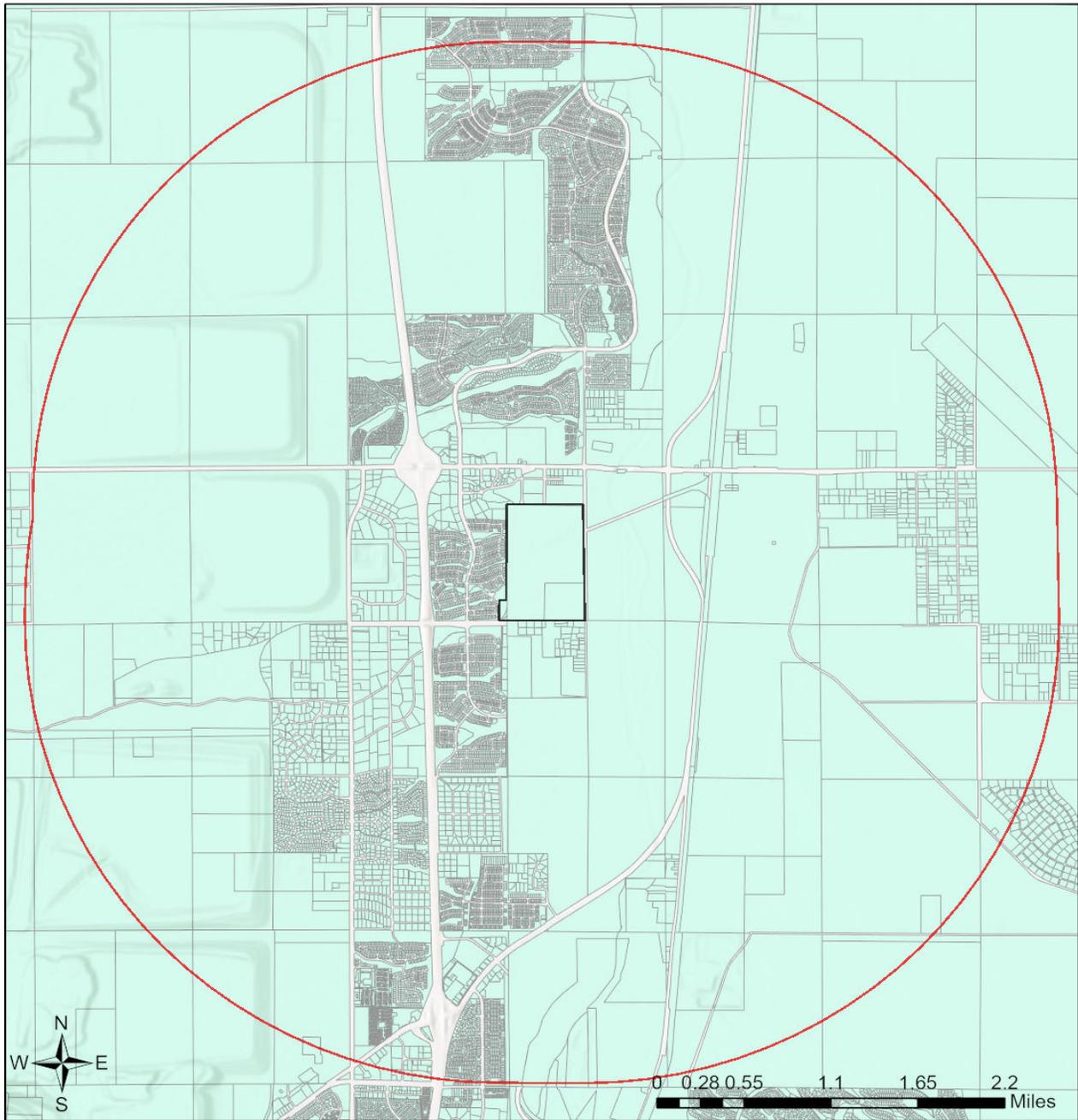
USGS Quad(s): SAHUARITA

County of Yavapai, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Copyright:© 2013 National Geographic Society, i-cubed
Esri, USGS



PARCEL 30

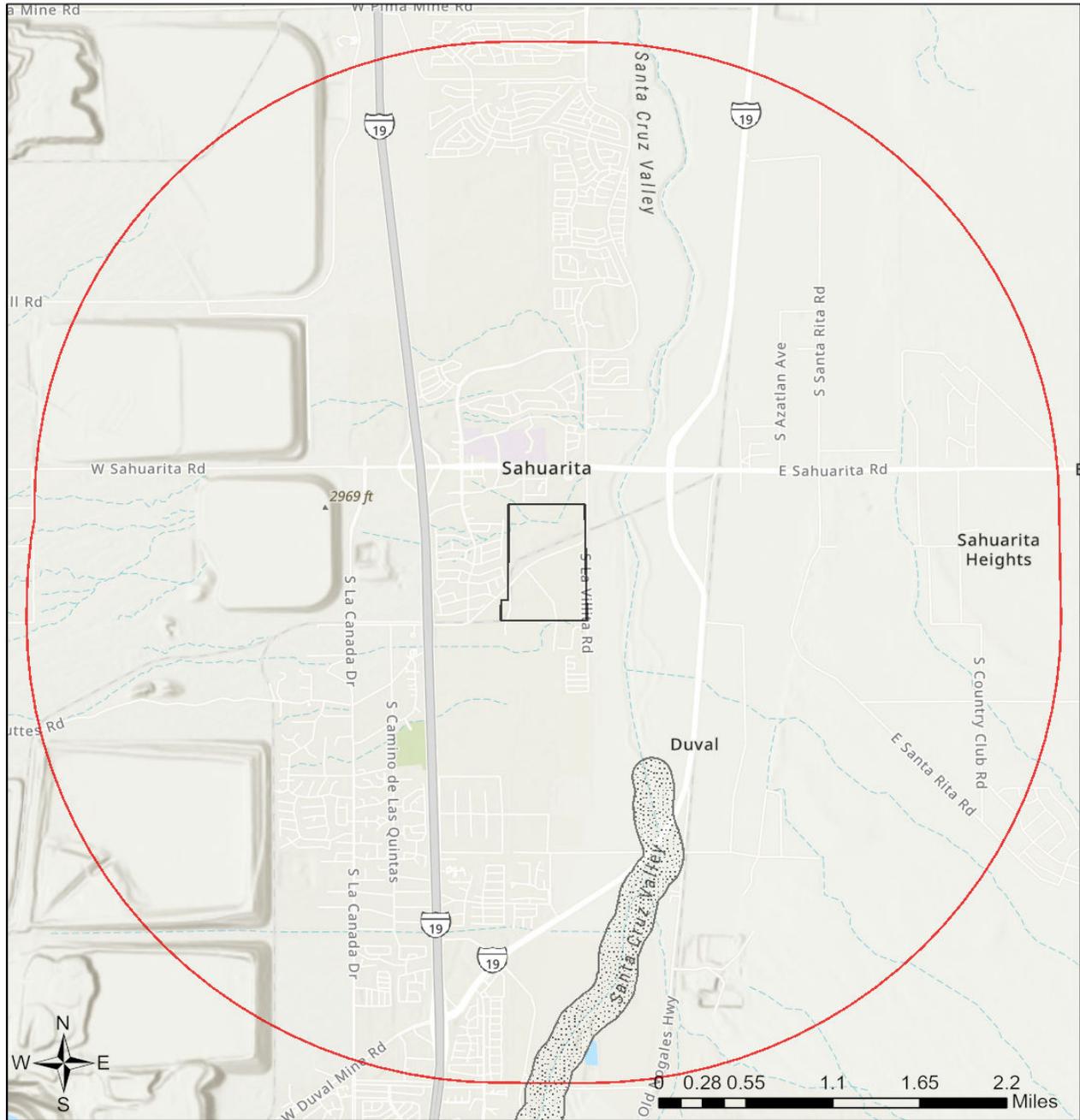
Web Map As Submitted By User



- id_pima
- Buffered Project Boundary
- Project Boundary

Project Size (acres): 240.75
Lat/Long (DD): 31.9488 / -110.9741
County(s): Pima
AGFD Region(s): Tucson
Township/Range(s): T17S, R13E
USGS Quad(s): SAHUARITA
Esri, NASA, NGA, USGS, FEMA

PARCEL 30 Important Areas



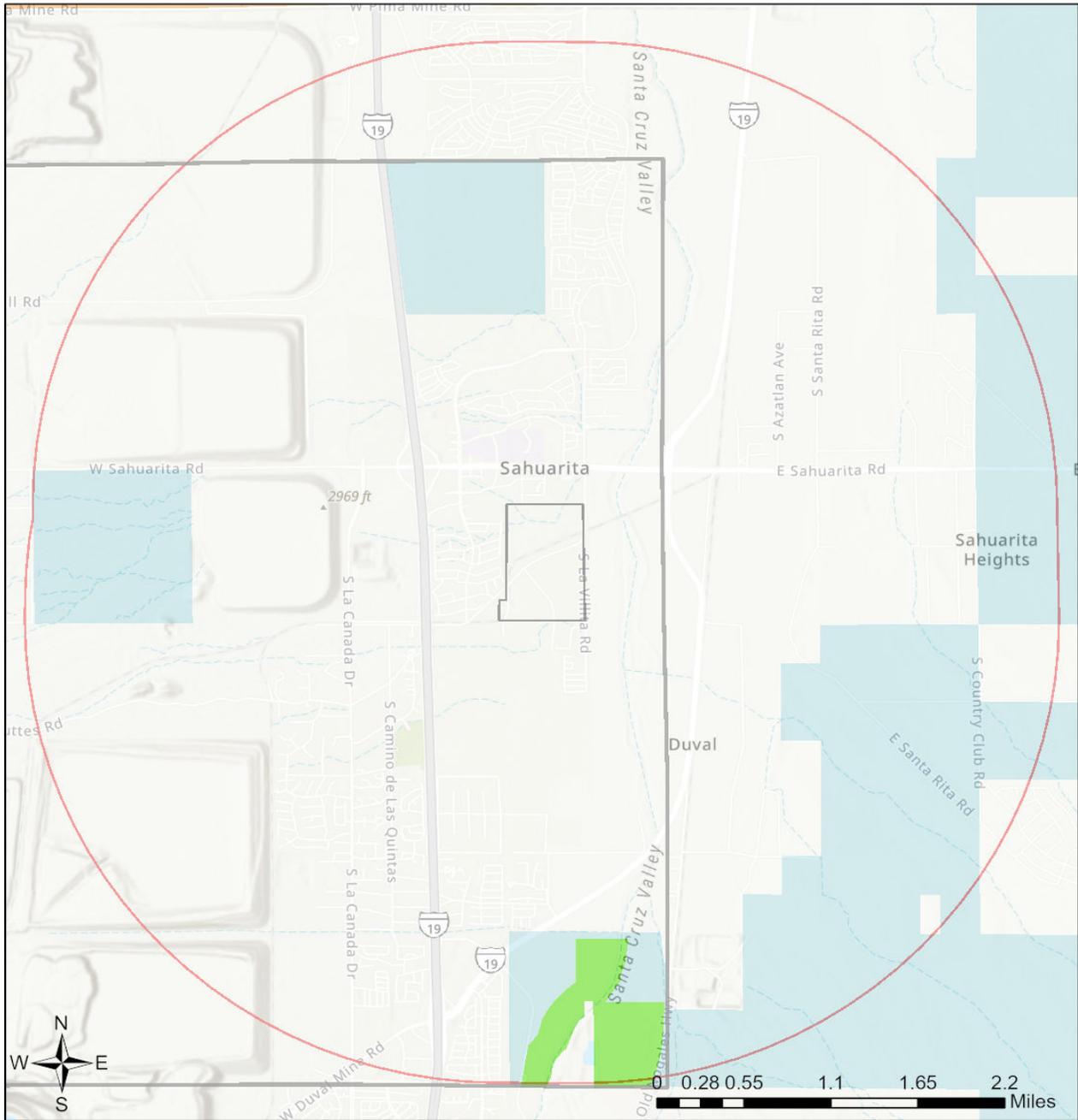
- Buffered Project Boundary
- Project Boundary
- Important Bird Areas
- Critical Habitat
- Pinal County Riparian
- Important Connectivity Zones
- Wildlife Connectivity

Project Size (acres): 240.75
 Lat/Long (DD): 31.9488 / -110.9741
 County(s): Pima
 AGFD Region(s): Tucson
 Township/Range(s): T17S, R13E
 USGS Quad(s): SAHUARITA

CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

PARCEL 30

Township/Ranges and Land Ownership



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

Project Size (acres): 240.75
 Lat/Long (DD): 31.9488 / -110.9741
 County(s): Pima
 AGFD Region(s): Tucson
 Township/Range(s): T17S, R13E
 USGS Quad(s): SAHUARITA

CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Coryphantha scheeri var. robustispina	Pima Pineapple Cactus	LE		S	HS	
Incilius alvarius	Sonoran Desert Toad					2
Parabuteo unicinctus	Harris's Hawk					2
Peucaea carpalis	Rufous-winged Sparrow					2

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/>.

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Santa Cruz River	Pima County Wildlife Movement Area - Riparian/Wash					

Note: Status code definitions can be found at <https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/>.

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Accipiter gentilis	Northern Goshawk	SC	S	S		2
Ammodramus savannarum perpallidus	Western Grasshopper Sparrow					
Ammospermophilus harrisi	Harris' Antelope Squirrel					
Anthus spragueii	Sprague's Pipit	SC				2
Antrostomus ridgwayi	Buff-collared Nightjar		S			2
Aquila chrysaetos	Golden Eagle			S		2
Asio otus	Long-eared Owl					2
Aspidoscelis sonorae	Sonoran Spotted Whiptail					2
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		2
Auriparus flaviceps	Verdin					2
Buteo regalis	Ferruginous Hawk	SC		S		2
Buteo swainsoni	Swainson's Hawk					2
Buteogallus anthracinus	Common Black Hawk					2
Calcarius ornatus	Chestnut-collared Longspur					2
Calypte costae	Costa's Hummingbird					2
Camptostoma imberbe	Northern Beardless-Tyrannulet		S			2
Campylorhynchus brunneicapillus	Cactus Wren					2
Catharus ustulatus	Swainson's Thrush					2
Chaetodipus baileyi	Bailey's Pocket Mouse					2
Charadrius montanus	Mountain Plover	SC				2
Chilomeniscus stramineus	Variable Sandsnake					2

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Choeronycteris mexicana</i>	Mexican Long-tongued Bat	SC	S	S		2
<i>Chordeiles minor</i>	Common Nighthawk					2
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo (Western DPS)					
<i>Colaptes chrysoides</i>	Gilded Flicker			S		2
<i>Columbina inca</i>	Inca Dove					2
<i>Corvus cryptoleucus</i>	Chihuahuan Raven					2
<i>Corynorhinus townsendii pallescens</i>	Pale Townsend's Big-eared Bat	SC	S	S		1
<i>Crotalus tigris</i>	Tiger Rattlesnake					2
<i>Cynanthus latirostris</i>	Broad-billed Hummingbird		S			2
<i>Empidonax wrightii</i>	Gray Flycatcher					2
<i>Eumops perotis californicus</i>	Greater Western Bonneted Bat					
<i>Falco mexicanus</i>	Prairie Falcon					2
<i>Falco peregrinus anatum</i>	American Peregrine Falcon					
<i>Falco sparverius</i>	American Kestrel					2
<i>Gastrophryne mazatlanensis</i>	Sinoloan Narrow-mouthed Toad					
<i>Glaucidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl					
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	CCA	S	S		1
<i>Heloderma suspectum</i>	Gila Monster					1
<i>Icterus bullockii</i>	Bullock's Oriole					2
<i>Icterus cucullatus</i>	Hooded Oriole					2
<i>Incilius alvarius</i>	Sonoran Desert Toad					2
<i>Kinosternon sonoriense sonoriense</i>	Desert Mud Turtle					
<i>Lanius ludovicianus</i>	Loggerhead Shrike	SC				2
<i>Lasiurus blossevillii</i>	Western Red Bat		S			2
<i>Lasiurus cinereus</i>	Hoary Bat					2
<i>Lasiurus xanthinus</i>	Western Yellow Bat		S			2
<i>Leptonycteris yerbabuenae</i>	Lesser Long-nosed Bat	SC				1
<i>Lepus alleni</i>	Antelope Jackrabbit					2
<i>Lithobates yavapaiensis</i>	Lowland Leopard Frog	SC	S	S		1
<i>Macrotus californicus</i>	California Leaf-nosed Bat	SC		S		2
<i>Megascops kennicottii</i>	Western Screech-owl					
<i>Melanerpes uropygialis</i>	Gila Woodpecker					2
<i>Melospiza lincolni</i>	Lincoln's Sparrow					2
<i>Melospiza aberti</i>	Abert's Towhee		S			2
<i>Micrathene whitneyi</i>	Elf Owl					
<i>Micruroides euryxanthus</i>	Sonoran Coralsnake					2
<i>Myadestes townsendi</i>	Townsend's Solitaire					2
<i>Myotis auriculus</i>	Southwestern Myotis					2
<i>Myotis velifer</i>	Cave Myotis	SC		S		2

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Myotis yumanensis	Yuma Myotis	SC				2
Notiosorex cockrumi	Cockrum's Desert Shrew					2
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Nyctinomops macrotis	Big Free-tailed Bat	SC				2
Parabuteo unicinctus	Harris's Hawk					2
Passerculus sandwichensis	Savannah Sparrow					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Phyllorhynchus browni	Saddled Leaf-nosed Snake					2
Poocetes gramineus	Vesper Sparrow					2
Progne subis hesperia	Desert Purple Martin					
Setophaga nigrescens	Black-throated Gray Warbler					2
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					
Terrapene ornata	Ornate Box Turtle			S		1
Thomomys umbrinus intermedius	Southern Pocket Gopher					2
Toxostoma bendirei	Bendire's Thrasher					2
Troglodytes pacificus	Pacific Wren					2

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

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

Project Type: Recreation Areas, Park and/or associated facilities, Creation/Construction of new facilities

Project Type Recommendations:

Fence recommendations will be dependent 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-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/>.

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-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/>.

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 the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at <https://www.invasivespeciesinfo.gov/unitedstates/az.shtml> and the Arizona Native Plant Society <https://aznps.com/invas> for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at <https://imap.natureserve.org/imap/services/page/map.html>.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select "See What's Here" for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

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

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

Minimize impacts to wildlife and wildlife habitat by staying on designated roads and trails, and by minimizing use during spring and summer breeding periods. Additional information concerning OHV use is located at <https://www.azgfd.com/OHV>.

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 (<https://azstateparks.com/>).

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 herpetofauna (snakes, lizards, tortoise) from entering ditches.

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

Consider incorporating project components that may allow for the inclusion to promote, enhance, create, or restore wildlife habitat. Contact Project Evaluation Program for further information and opportunities, PEP@azgfd.gov or (623) 236-7600 or <https://www.azgfd.com/agency/offices/>.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at PEP@azgfd.gov or at <https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/project-evaluation-program/> and <https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/>.

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

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at 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/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf> starts on page 44

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-conservation/planning-for-wildlife/planning-for-wildlife-identifying-corridors/>.

Please contact the Project Evaluation Program (pep@azgfd.gov) for specific project recommendations.

