

OV113-027

MERITAGE ON NARANJA

SITE ANALYSIS

03.10.2014

Property Owner

La Cholla 311 Property LLC
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Prepared By

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WLB No. 110028-B-001

The
WLB
Group **WLB**

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PART I – INVENTORY AND ANALYSIS

INTRODUCTION

This site analysis has been prepared in support of a proposed rezoning of a 49± acre property located just east of Ironwood Ridge High School, southwest of the intersection of La Cholla Boulevard and Naranja Drive. The subject property is bounded on two sides by wash corridors, which will be preserved as open space and will serve as visual and spatial buffers between this project and nearby land uses. We propose to rezone the property from R1-144 to R1-7, medium density residential use, utilizing the conservation subdivision option. The Town's General Plan designates this property as Medium Density Residential, suggesting that this rezoning request is appropriate.

I-A. Existing Land Uses

1. Site Location

The subject property is located within Township 12 South, Range 13 East, Section 9, Town of Oro Valley, Pima County, Arizona. It is bounded by Naranja Drive to the north, a wash, undeveloped land and La Cholla Boulevard to the east, a wash and Ironwood Ridge High School to the west, and the Casas Adobes Baptist Church to the south. The Pima County Tax Assessor designates the subject property as a portion of parcels 224-20-001 & 224-20-002.

Refer to *Exhibit A: Location Map* for a location map of the subject property and to *Exhibit B* for an aerial photograph of the subject property.

2. Existing Land Uses

The subject property is currently undeveloped and vacant.

The subject property is currently zoned R1-144 (Single-Family Residential District). Please refer to *Exhibit D: Existing Zoning*. The Town of Oro Valley General Plan designates the subject property as Medium Density Residential (MDR) with a portion of the subject property also located within the General Plan Significant Resource Areas Overlay District.

3. Existing Adjacent Zoning and Land Uses

a/b. Please refer to *Exhibit C: Existing Land Uses and Exhibit D: Existing Zoning*. The subject property is surrounded by the following existing zonings and land uses:

N:	Existing zoning: Existing land use:	R1-20 (Single-Family Residential). Vacant land.
NE:	Existing zoning: Existing land use:	R1-7 (Single-Family Residential). La Cholla Estates Subdivision.
E:	Existing zoning: Existing land use:	PAD (Planned Area Development). Catalina at Canada Hills Subdivision.
SE:	Existing zoning: Existing land use:	PAD (Planned Area Development). Canada Hills Golf Course.
S:	Existing zoning: Existing land use:	R1-144 (Single-Family Residential). Casas Adobes Baptist Church.
SW:	Existing zoning: Existing land use:	R1-144 (Single-Family Residential). Vacant land and unplanned development.
W:	Existing zoning: Existing land use:	R1-144 (Single-Family Residential). Ironwood Ridge High School.
NW:	Existing zoning: Existing land use:	R1-20 (Single-Family Residential). Vacant land & Single Family Residences.

c. Surrounding Building Heights

There are many two-story homes within one-quarter mile of the subject property, most of which are to the east. See *Exhibit C: Existing Land Uses*. While the Casas Adobes Baptist Church, directly south of the subject property, is technically single story, the buildings are more massive and visually more prominent than a typical single story home. Ironwood Ridge High School, directly west of the subject property, has several very large two story buildings which are visually more prominent than any other nearby structures.

d/e. Surrounding Rezoning

None.

f. Surrounding Subdivisions & Development Plans

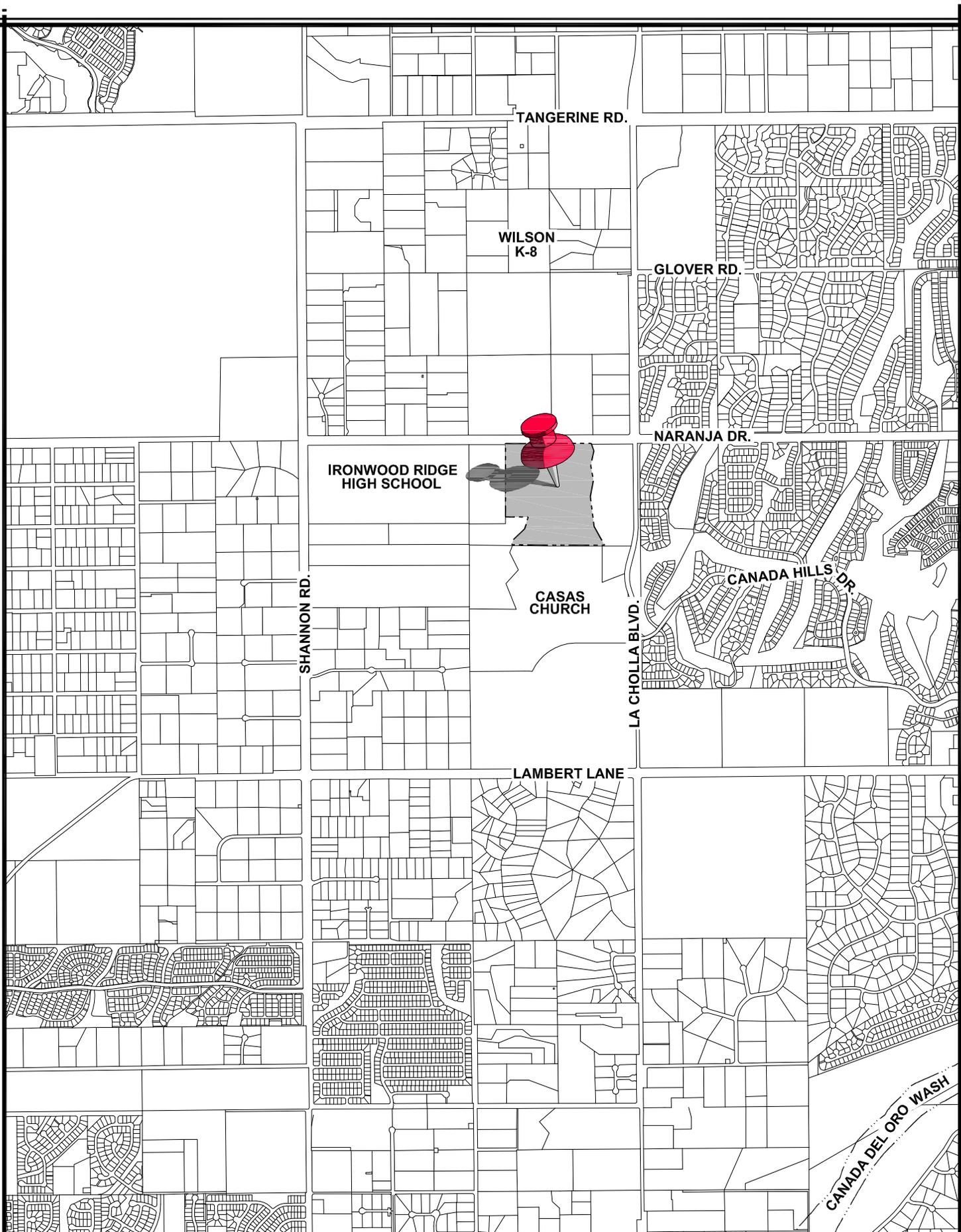
La Cholla Estates Subdivision (Bk. 50 Pg. 12)

Catalina at Canada Hills Subdivision (Bk. 47 Pg. 21)

Canada Hills Subdivision (Bk. 46 Pg. 64)

4. Location and Ownership of Wells/Well Sites Within 100 Feet of Site

According to the Arizona Department of Water Resources, there are no wells located within 100 feet of the project site.



TANGERINE RD.

WILSON
K-8

GLOVER RD.

NARANJA DR.

IRONWOOD RIDGE
HIGH SCHOOL

CASAS
CHURCH

CANADA HILLS DR.

SHANNON RD.

LA CHOLLA BLVD.

LAMBERT LANE

CANADA DEL ORO WASH



WILSON K-8

GLOVER RD.

LA CHOLLA BLVD.

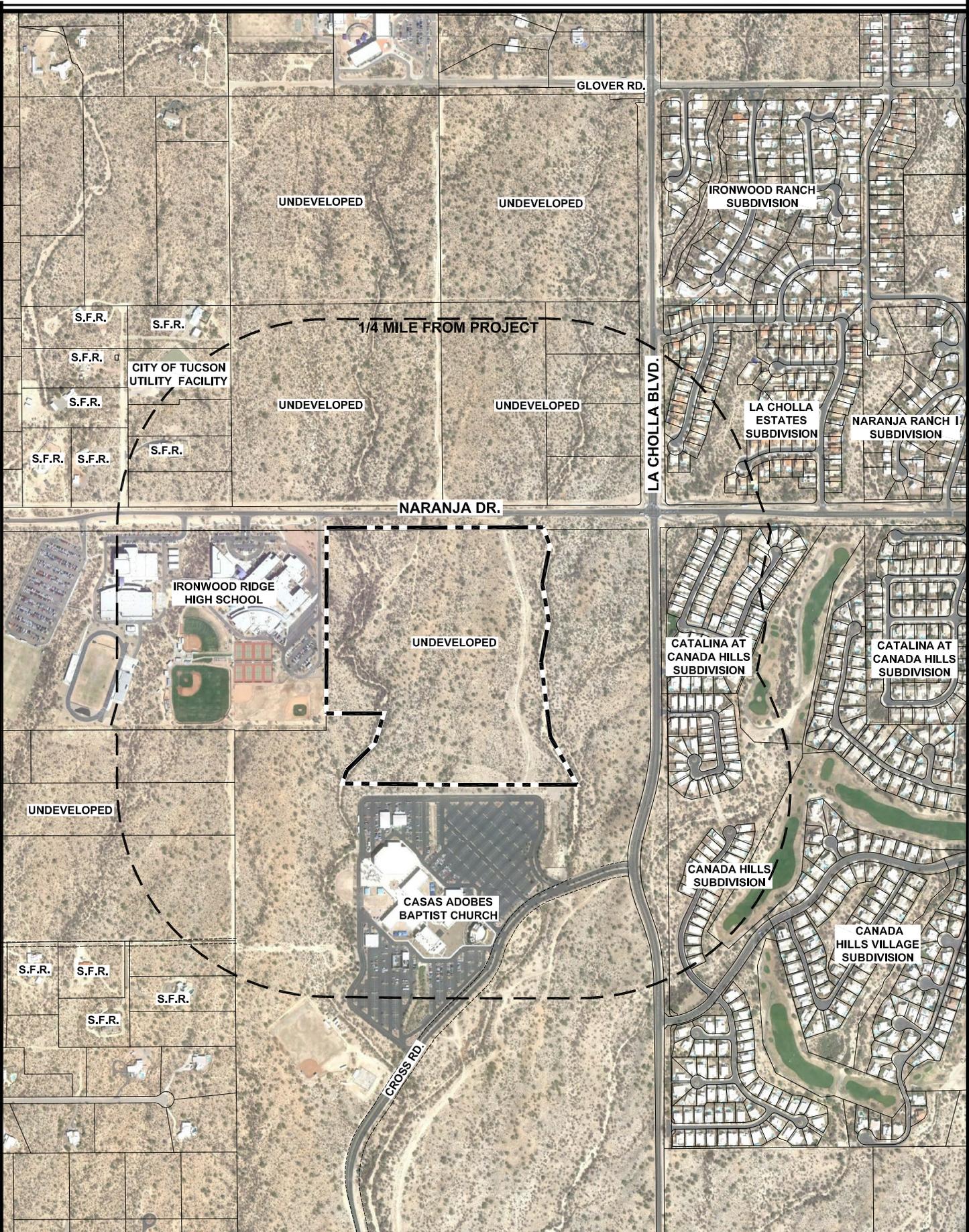
NARANJA DR.

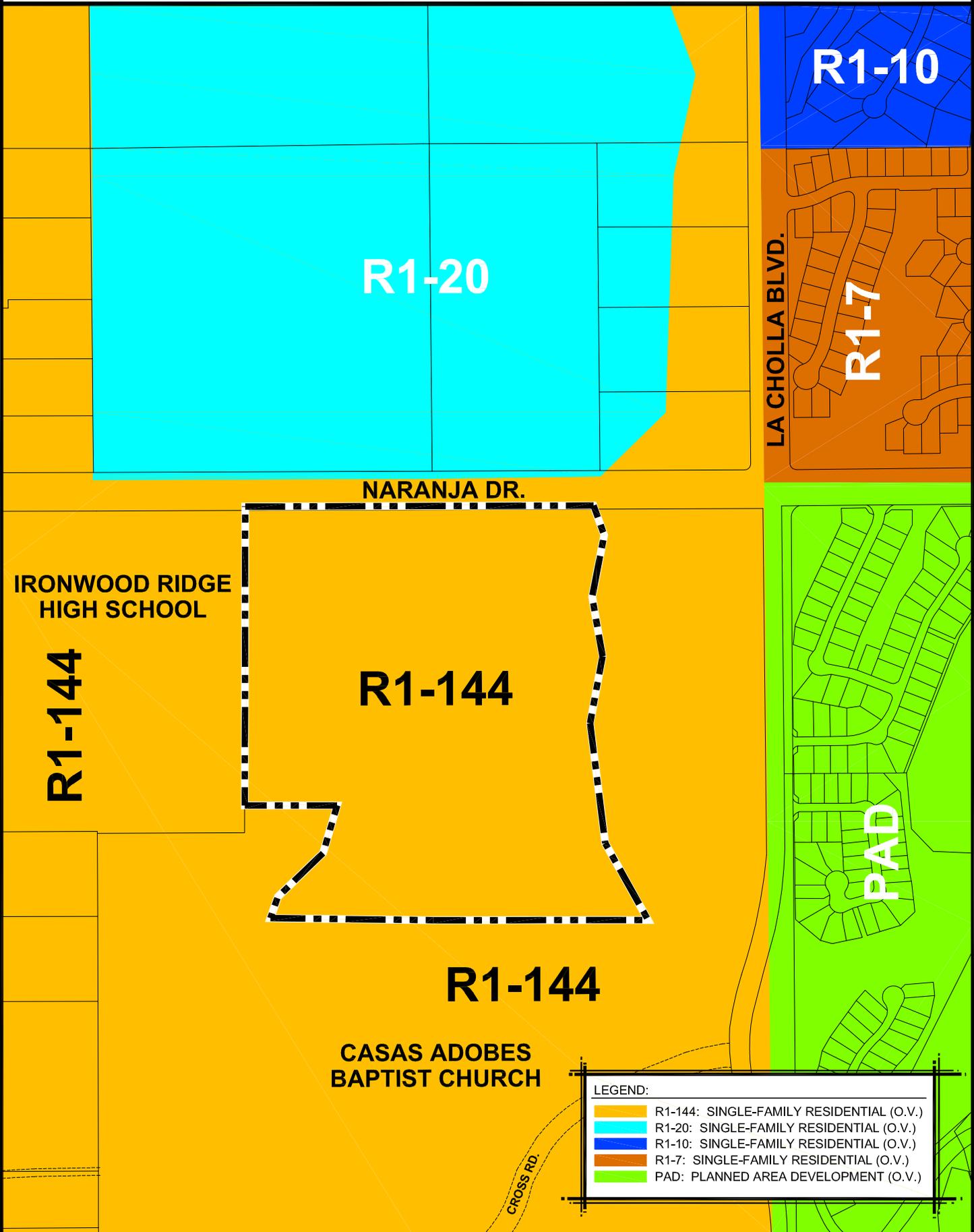
Ironwood Ridge High School

Casas Adobes Baptist Church

CROSS RD.

CANADA HILLS DR



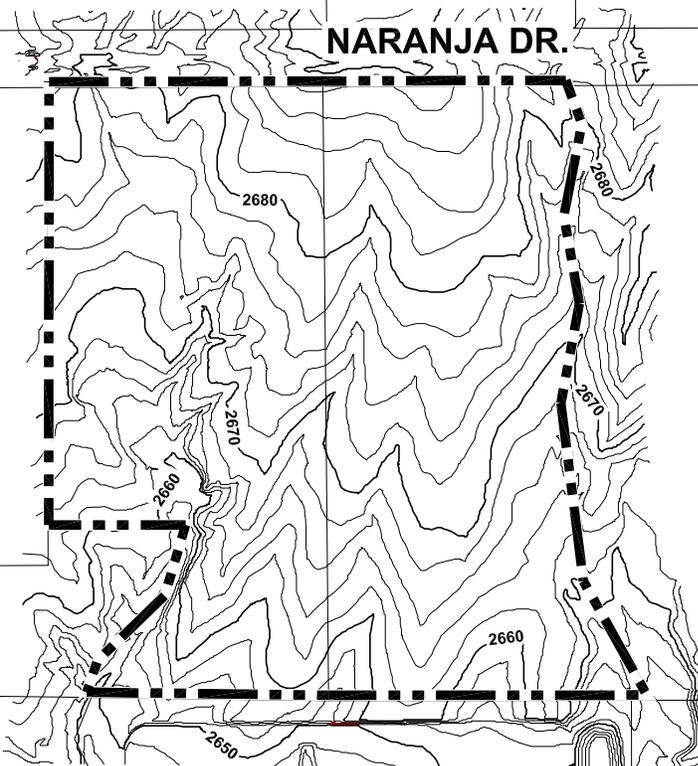


LEGEND:

	R1-144: SINGLE-FAMILY RESIDENTIAL (O.V.)
	R1-20: SINGLE-FAMILY RESIDENTIAL (O.V.)
	R1-10: SINGLE-FAMILY RESIDENTIAL (O.V.)
	R1-7: SINGLE-FAMILY RESIDENTIAL (O.V.)
	PAD: PLANNED AREA DEVELOPMENT (O.V.)

I-B. Topography

The topography of the subject property is characterized by relatively flat terrain and some undulating areas along the two onsite washes. The property generally slopes downward from north to south towards the Casas Adobes Baptist Church. Elevations range from approximately 2,688 feet at the highest point on the north side to 2,650 feet at the lowest point on the south side of the property. The site does not contain any regulated 15% slopes, restricted peaks/ridges, rock outcrops or other significant topographic features. No areas of this development are subject to the ESL Hillside Area Category. Refer to *Exhibit E: Topography* for a topographic map.



I-C. Hydrology

1. Description and map (aerial photograph) of perimeter of all off-site watersheds effecting, or affected by, the site, upstream and downstream. Please refer to *Exhibit F: Off-Site Watersheds*.

The off-site watersheds impacting the project site are subwatersheds of the La Cholla Wash, which is a medium sized, braided wash typical of the broader Tortolita Fan area. Two tributaries of the La Cholla Wash impact the project site along the eastern and western property boundaries. This area is designated as Zone 'X' per the FEMA Flood Insurance Rate Map (FIRM), Panel 04019C1070L, Revised June 16, 2011. The off-site terrain of the upstream watersheds is mostly native desert vegetation, with a number of roadway crossings and some residential development. The development in the upstream area appears to provide little, or no, detention, which is typical of unplanned suburban ranch development.

- a. Notation of all balanced and critical basins.

Per Town decree, the entire Town is classified as a critical basin.

2. Description of significant off-site features, natural or man-made, with above watersheds effected by, or affecting, the site.

Upstream of the site, the low density nature of existing development allows most drainage to flow naturally. The site is impacted by approximately 540 cfs and 670 cfs from two tributaries of the La Cholla Wash, respectively.

3. Acreage of upstream off-site watersheds.

The portion of the La Cholla Wash watershed that impacts the site is of approximately 790 acres. Please refer to *Exhibit F: Off-Site Watersheds*.

4. Description of characteristics of onsite hydrology.

Shallow, braided washes run along the eastern and western edges of the subject property. The bulk of the subject property between the two washes is typical of the upland desert biome, featuring a mix of cactus, mesquites, palo verde, and other species. Pima County GIS data describes the soils as a mixed hydrological soil group.

On-site hydrologic analysis has been performed with the Rational Method. The Runoff Coefficients were prepared using the Town of Oro Valley Drainage Criteria Manual, and are based on soil types noted in the National Resource Conservation Service soils study. The hydrologic soil type within the project boundary is comprised of 53% 'C' / 47% 'D'. The vegetative cover and density have been determined using recent aerial photographs and

field reconnaissance. The rainfall data was determined using the Generalized I-D-F Curves as found within Figure 3-3 of the TOV Drainage Criteria Manual.

- a. Approximate 100-year floodplains with discharges greater than, or equal to 50 c.f.s.

The project site contains three sub-basins with greater than 50 cfs discharge.

- b. Areas of sheet flooding and average depths.

The project site is not subject to sheet flooding based on the incised channel characteristics.

- c. Federally mapped floodways and floodplains

The site is free of any federally mapped floodways and floodplains as illustrated within the FEMA FIRM Panel: 04019C1070L.

- d. 100-year peak discharges exceeding 50 c.f.s.

The project site contains three sub-basins with greater than 50 cfs. discharge.

- 5. A qualitative description of existing drainage conditions along the downstream property boundary.

Existing drainage conditions along the downstream property boundary have been considered and handled appropriately by the landowner. Grading, culverts and channelization have been implemented to adequately protect the downstream property, the Casa Adobes Baptist Church, from the 100-year storm event.

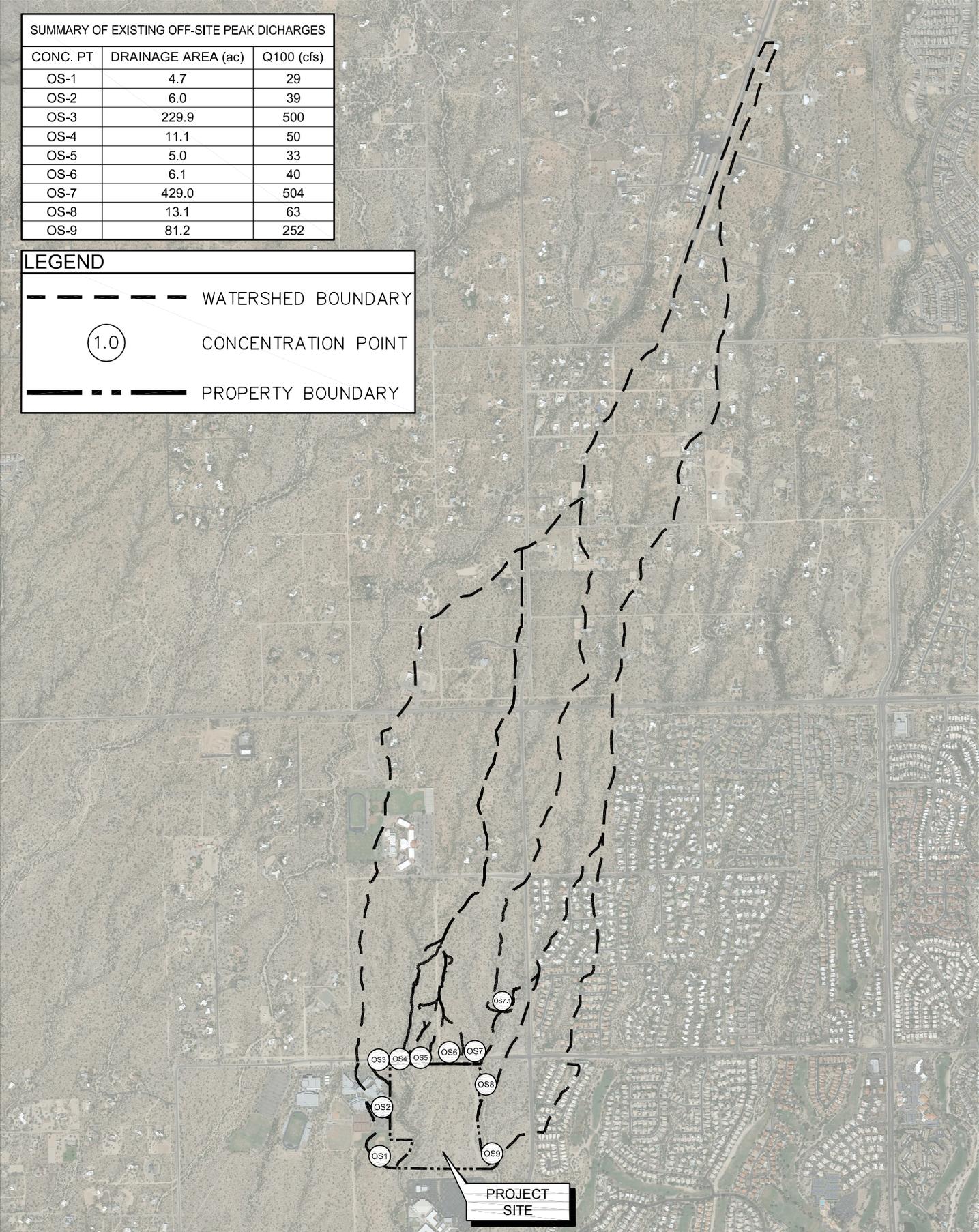
SUMMARY OF EXISTING OFF-SITE PEAK DICHARGES		
CONC. PT	DRAINAGE AREA (ac)	Q100 (cfs)
OS-1	4.7	29
OS-2	6.0	39
OS-3	229.9	500
OS-4	11.1	50
OS-5	5.0	33
OS-6	6.1	40
OS-7	429.0	504
OS-8	13.1	63
OS-9	81.2	252

LEGEND

--- WATERSHED BOUNDARY

(1.0) CONCENTRATION POINT

--- PROPERTY BOUNDARY

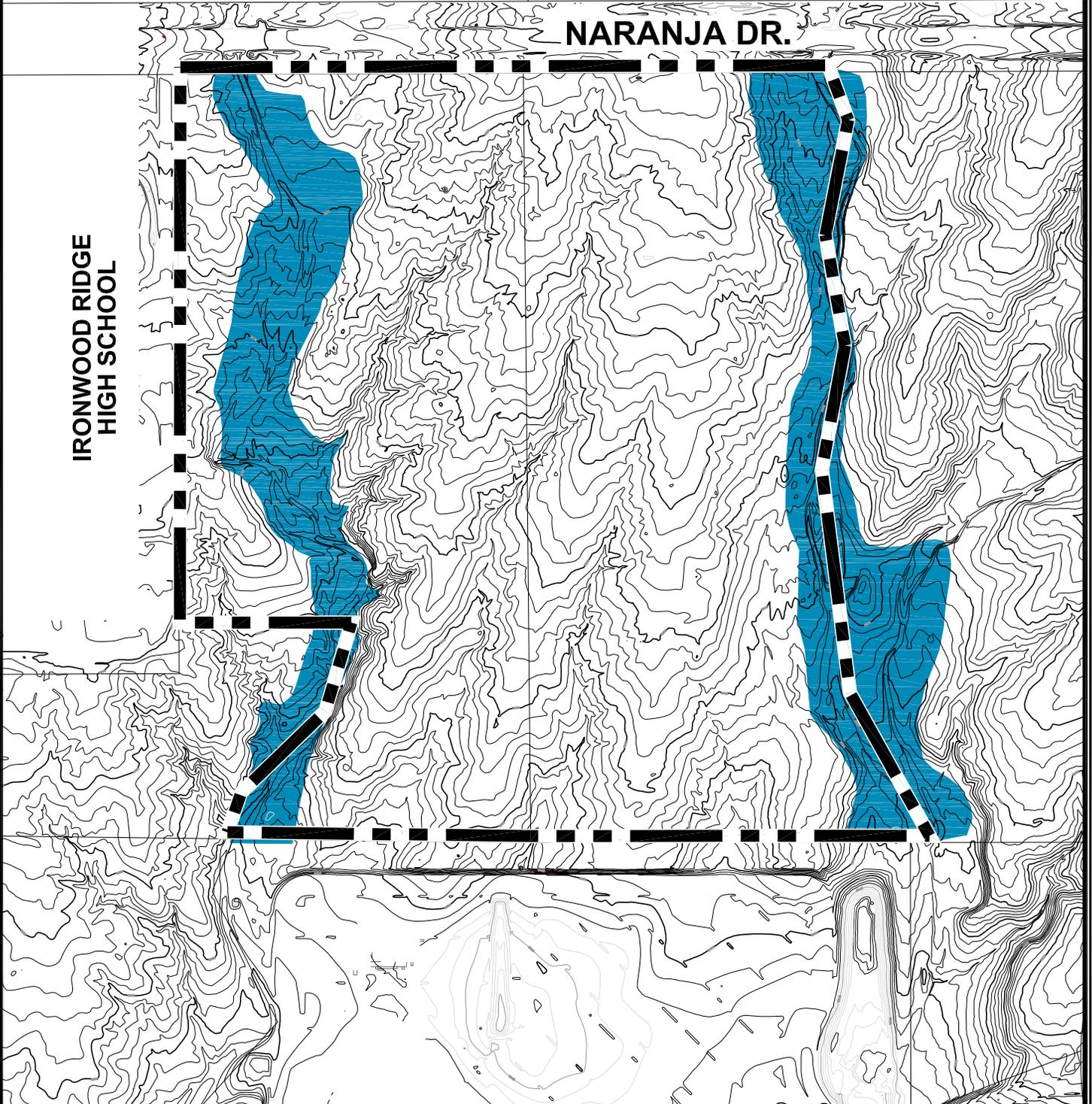


LEGEND:

ESTIMATED 100-YEAR FLOODPLAIN

NARANJA DR.

IRONWOOD RIDGE
HIGH SCHOOL



I-D. Vegetation

1. Vegetative Communities.

The vegetative community on the property is typical of the Sonoran Desert Scrub Region, Arizona Upland Subdivision, Palo verde-Cacti-Mixed Scrub Series (David E. Brown: Biotic Communities). Typical species found in this biome include Creosote (*Larrea tridentata*), White Bursage (*Ambrosia spp.*), Saguaro (*Carnegiea gigantea*), Foothills Palo Verde (*Cercidium microphyllum*), Velvet Mesquite (*Prosopis velutina*), Desert Hackberry (*Celtis pallida*), Ocotillo (*Fouquieria splendens*), and Barrel Cactus (*Ferocactus wislizenii*).

2. Significant cacti and groups of trees and Federally-listed threatened or endangered species.

The site's significant vegetation has been analyzed according to the requirements of the Oro Valley Town Code (Section 27.6), please refer to *Exhibit H: Vegetation*, for results of the analysis. The following significant plant species were found on the project site: Barrel Cactus (*Ferocactus wislizenii*), Engelmann Prickly Pear (*O. p. var. discata*), Foothills Palo Verde (*Cercidium microphyllum*), Blue Palo Verde (*Cercidium floridum*), Velvet Mesquite (*Prosopis velutina*), Creosote (*Larrea tridentata*), and Saguaro (*Carnegiea gigantea*). More dense and diverse vegetation occurs along the minor washes crossing the subject property. According to the Arizona Game and Fish Department, Tumamoc globeberry (*Tumamoca macdougalii*) is federally listed as sensitive and salvage restricted species occurring in the area.

3. Vegetative densities by approximate percentage of plant cover.

As determined by field reconnaissance and analysis of aerial photographs, the subject property is characterized by undisturbed native scrub vegetation. Two washes traverse the site from north to south. In some areas these washes contain mature but stressed vegetation. The density of the vegetation diminishes with distance from the wash. Please refer to *Exhibit H: Vegetation*.

LEGEND:

○ NURSE TREE

SAGUAROS:

■ >25' W/ 10+ ARMS

● >15' W/ ARMS

▲ <15' W/OUT ARMS

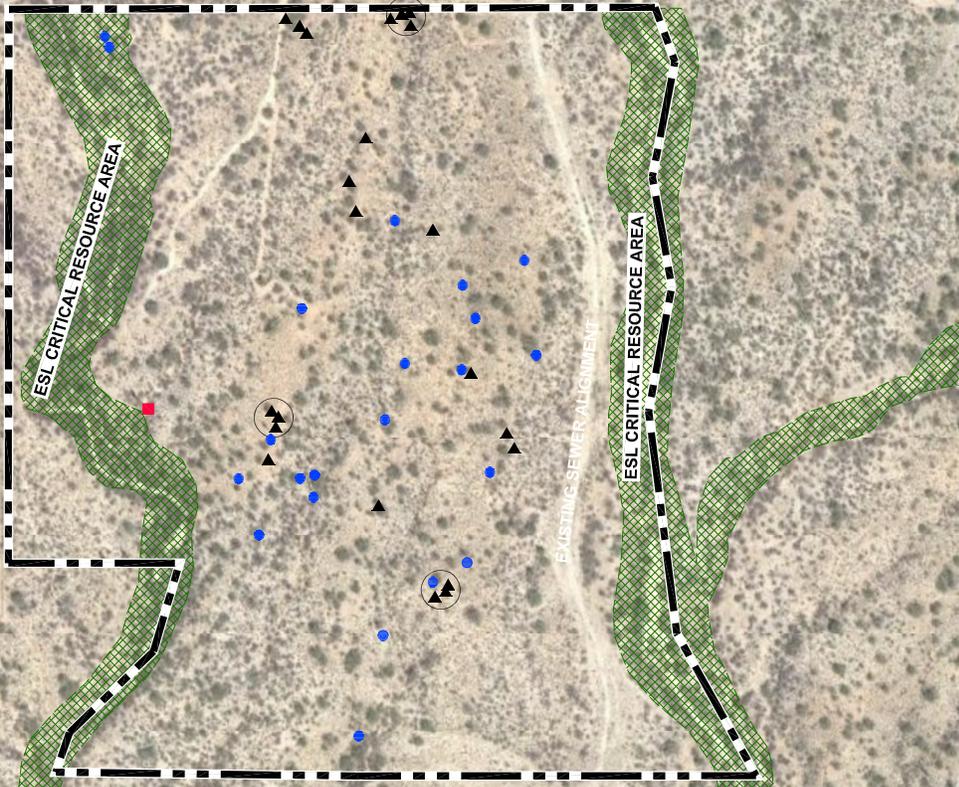
NOTES:

- NO ROCK OUTCROPS EXIST ON PROPERTY.
- ENTIRE PROPERTY IS R.M.A. TIER 2 EXCEPT AS NOTED.
- NO DISTINCTIVE NATIVE PLANT STANDS EXIST ON PROPERTY.

LA CHOLLA BLVD.

NARANJA DR.

Ironwood Ridge High School



Casas Adobes Baptist Church

I-E. Wildlife

Exhibit I: Arizona Game and Fish Department Letter

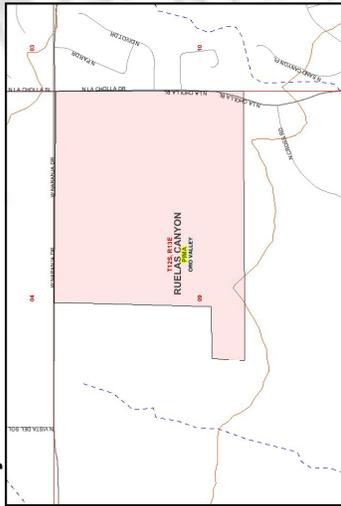
Arizona's On-line Environmental Review Tool

Search ID: 20130718020821

Project Name: naranja 43

Date: 7/18/2013 1:18:28 PM

Project Location



The Department appreciates the opportunity to provide in-depth comments and project review when additional information or environmental documentation becomes available.

Special Status Species Occurrences/Critical Habitat/Tribal Lands within 3 miles of Project Vicinity:

Name	Common Name	FWS	USFS	BLM	State
Aquila chrysaetos	Golden Eagle	BGA		S	
Glaucothlypis brasilianum castorum	Cactus Ferruginous Pygmy-owl	SC	S		WSC
Leptonycteris curasoae yerbabuena	Lesser Long-nosed Bat	LE			WSC
Tucson - Tortolita - Santa Catalina Mountains Linkage Design	Wildlife Corridor				
Tumamoca macdougalli	Tumamoc Globeberry		S	S	SR

Project Name: naranja 43
 Submitted By: Clay Goodwin
 On behalf of: CONSULTING
 Project Search ID: 20130718020821
 Date: 7/18/2013 1:18:23 PM
 Project Category: Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction
 Project Coordinates (UTM Zone 12-NAD 83): 498455.657, 3585567.596 meter
 Project Area: 93.809 acres
 Project Perimeter: 2732.606 meter
 County: PIMA
 USGS 7.5 Minute Quadrangle ID: 1683
 Quadrangle Name: RUELAS CANYON
 Project locality is not anticipated to change

Location 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 Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

Page 1 of 7 APPLICATION INITIALS: _____

Exhibit I: Arizona Game and Fish Department Letter (Continued)

Arizona's On-line Environmental Review Tool
Search ID: 20130718020821
Project Name: naranja_43
Date: 7/18/2013 1:18:28 PM

Please review the entire receipt for project type recommendations and/or species or location information and retain a copy for future reference. If any of the information you provided did not accurately reflect this project, or if project plans change, another review should be conducted, as this determination may not be valid.

Arizona's On-line Environmental Review Tool:

1. This On-line Environmental Review Tool inquiry has generated recommendations regarding the potential impacts of your project on Special Status Species (SSS) and other wildlife of Arizona. SSS include all U.S. Fish and Wildlife Service federally listed, U.S. Bureau of Land Management sensitive, U.S. Forest Service sensitive, and Arizona Game and Fish Department (Department) recognized species of concern.
2. These 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). These recommendations are preliminary in scope, designed to provide early considerations for all species of wildlife, pertinent to the project type you entered.
3. This receipt, generated by the automated On-line Environmental Review Tool does not constitute an official project review by Department biologists and planners. Further coordination may be necessary as appropriate under the National Environmental Policy Act (NEPA) and/or the Endangered Species Act (ESA).

The U.S. Fish and Wildlife Service (USFWS) has regulatory authority over all federally listed species under the ESA. Contact USFWS Ecological Services Offices: <http://arizonaes.fws.gov/>.

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

Tucson Sub-Office
201 North Bonita, Suite 141
Tucson, AZ 85745
Phone 520-670-6144
Fax 520-670-6154

Flagstaff Sub-Office
323 N. Leroux Street, Suite 101
Flagstaff, AZ 86001
Phone 928-226-0614
Fax 928-226-1099

Disclaimer:

1. 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.
2. The Department's 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.
3. 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. HDMS data contains information about species occurrences that have actually been reported to the Department.

Arizona Game and Fish Department Mission

To conserve, enhance, and restore Arizona's diverse wildlife resources and habitats through aggressive protection and

Exhibit I: Arizona Game and Fish Department Letter (Continued)

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management programs, and to provide wildlife resources and safe watercraft and off-highway vehicle recreation for the enjoyment, appreciation, and use by present and future generations.

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

Project Type Recommendations:

All degraded and disturbed lands should be restored to their natural state. 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.

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

Based on the project type entered; coordination with Arizona Department of Water Resources may be required (<http://www.water.az.gov/adwr/>)

Based on the project type entered; coordination with County Flood

Control districts may be required.

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

Based on the project type entered; coordination with U.S. Army Corps of Engineers may be required (<http://www.spl.usace.army.mil/regulatory/phonedir.html>)

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs.

Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found at <http://www.azgfd.gov/hgs/guidelines.aspx>.

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.

During planning and construction, minimize potential introduction or spread of exotic invasive species. Invasive species can be plants,

I-E. Wildlife (Continued)

Exhibit I: Arizona Game and Fish Department Letter (Continued)

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animals (exotic snails), and other organisms (e.g. microbes), which may cause alteration to ecological functions or compete with or prey upon native species and can cause social impacts (e.g. livestock forage reduction, increase wildfire risk). The terms noxious weed or invasive plants are often used interchangeably. Precautions should be taken to wash all equipment utilized in the project activities before and after project activities to reduce the spread of invasive species. Arizona has noxious weed regulations (Arizona Revised Statutes, Rules R3-4-244 and R3-4-245). See Arizona Department of Agriculture website for restricted plants <http://www.azda.gov/PSD/quarantine5.htm>. Additionally, the U.S. Department of Agriculture has information regarding pest and invasive plant control methods including: pesticide, herbicide, biological control agents, and mechanical control: <http://www.usda.gov/wps/portal/usdahome>. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information http://www.azgfd.gov/h_fhunting_rules.shtml.

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.

Hydrological considerations: 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. Aquatic wildlife considerations: reduce/minimize barriers to migration of amphibians or fish (e.g. eliminate falls). 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 at <http://www.azgfd.gov/hgjs/guidelines.aspx>.

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 (including 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.

Planning: consider impacts of lighting intensity on mammals and birds 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.

I-E. Wildlife (Continued)

Exhibit I: Arizona Game and Fish Department Letter (Continued)

Arizona's On-line Environmental Review Tool

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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.

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

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.

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.

Project Location and/or Species recommendations:

Heritage Data Management System records indicate that one or more listed, proposed, or candidate species or Critical Habitat (Designated or Proposed) have been documented in the vicinity of your project (refer to page 1 of the receipt). Please contact:

Ecological Services Office
US Fish and Wildlife Service
2321 W. Royal Palm Rd.
Phoenix, AZ 85021-4951
Phone: 602-242-0210
Fax: 602-242-2513

Heritage Data Management System 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 (refer to page 1 of the receipt). Please contact:

Arizona Department of Agriculture
1688 W Adams
Phoenix, AZ 85007
Phone: 602-542-4373

HDMS records indicate your project is in or near an identified wildlife habitat linkage corridor. Project planning and implementation efforts should focus on maintaining adequate opportunities for wildlife permeability. For information on the linkage assessment and wildlife species that may be affected refer to:

<http://www.corridoresign.org/arizona>. Contact your Arizona Game and Fish Department Regional Office for specific project recommendations: http://www.azgfd.gov/inside_azgfd/agency_directory.shtml

Recommendations Disclaimer:

1. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project.
2. These recommendations are proposed actions or guidelines to be considered during **preliminary project development**.
3. Additional site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.
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. The Department is interested in the conservation of all fish and

I-E. Wildlife (Continued)

Exhibit I: Arizona Game and Fish Department Letter (Continued)

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wildlife resources, including those Special Status Species listed on this receipt, and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
6. **Further coordination requires the submittal of this initiated and signed Environmental Review Receipt 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).**
7. Upon receiving information by AZGFD, please allow 30 days for completion of project reviews. Mail 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**

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I-E. Wildlife (Continued)

Exhibit I: Arizona Game and Fish Department Letter (Continued)

Arizona's On-line Environmental Review Tool

Search ID: 20130718020821
Project Name: naranja 43
Date: 7/18/2013 1:18:28 PM

Print this Environmental Review Receipt using your Internet browser's print function and keep it for your records. Signature of this receipt indicates the signer has read and understands the information provided.

Signature: _____

Date: _____

Proposed Date of Implementation: _____

Please provide point of contact information regarding this Environmental Review.

Application or organization responsible for project implementation

Agency/organization: _____

Contact Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

E-mail: _____

Person Conducting Search (if not applicant)

Agency/organization: _____

Contact Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

E-mail: _____

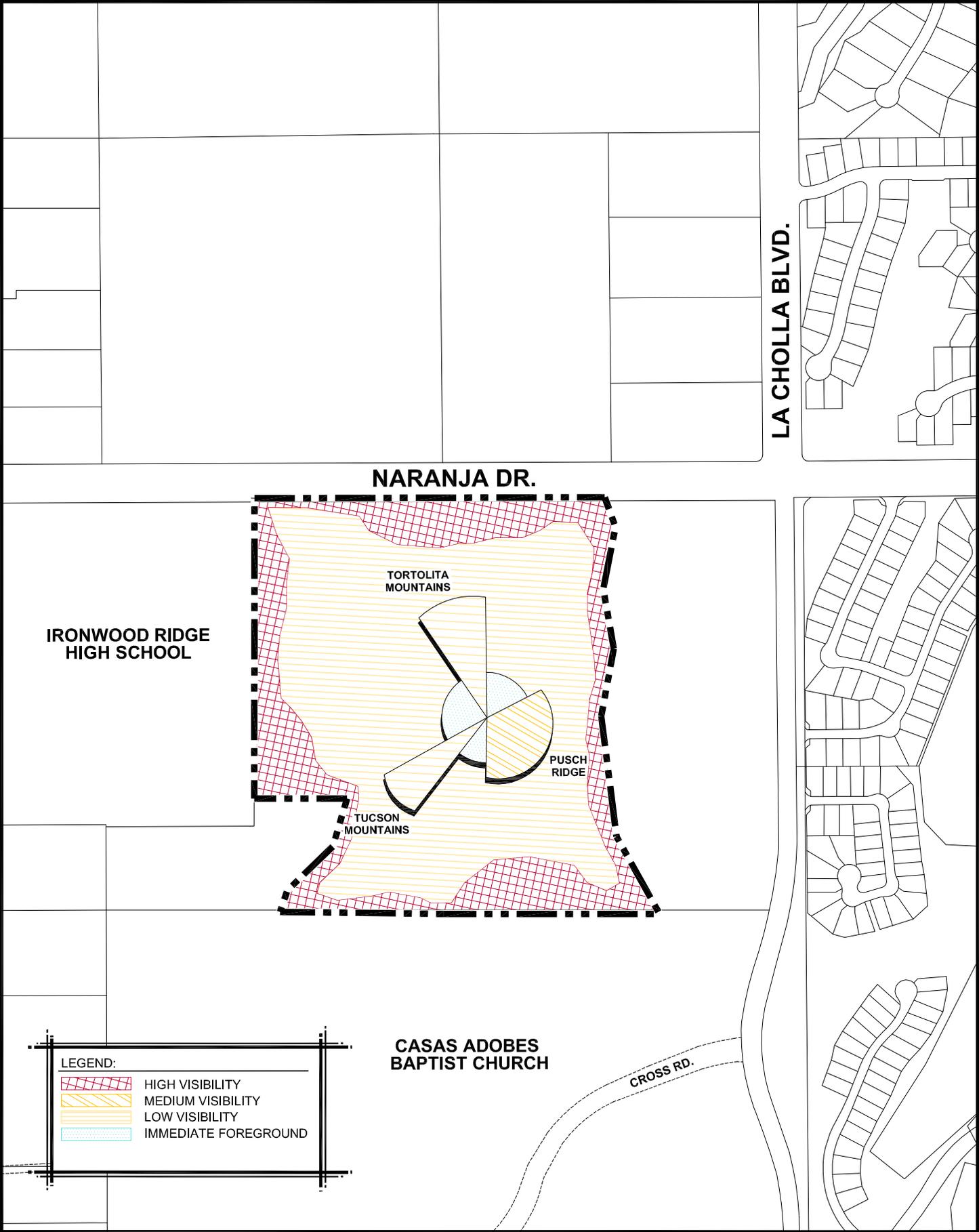
I-F. Viewsheds

1. Views onto and across the site from adjacent properties that may be blocked by development of the site.

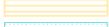
No mountain ranges are highly visible from or across the subject property. Please refer to *Exhibit J: Viewsheds and Site Visibility*.

2. Areas of high visibility from adjacent off-site locations.

Due to the relatively flat character of the vicinity, the perimeter areas of the subject property are the only locations of high visibility from adjacent roadways and properties. Higher vegetation densities in the western and eastern portions of the site reduce visibility into and across the property. Lower vegetation densities in the southern portions of the site provide higher visibility from the Casas Adobes Baptist Church along the property's southern edge. Please refer to *Exhibit J: Viewsheds and Site Visibility*.



LEGEND:

-  HIGH VISIBILITY
-  MEDIUM VISIBILITY
-  LOW VISIBILITY
-  IMMEDIATE FOREGROUND

I-G. Traffic

1. All existing and proposed off-site streets between the development and the nearest arterial streets.

Access to the subject property will be from Naranja Drive and La Cholla Boulevard.

2. All arterial streets within one mile of the project site.

Road	Section	Existing ROW	Ultimate ROW	Travel Lanes	Capacity	Speed Limit	ADT (PAG)	Surface Conditions	Scheduled Improvements
Tangerine Rd.	Shannon to La Cholla	100'	300'	2	14,900	45	11,200	Paved	RTA 2nd Period
	La Cholla to La Canada	100' - 250'	300'	2	14,900	45	13,300	Paved	RTA 2nd Period
Glover Rd.	Shannon to La Cholla	0' - 45'	95'	2		25 - 35	Unknown	Paved w/ sidewalk	None
	La Cholla to La Canada	0' - 85'	Varies	2		35	Unknown	Paved w/ multi-use path	None
Naranja Dr.	Shannon to La Cholla	150'	150'	2	14,900	35	6,000	Paved	2014
	La Cholla to La Canada	150'	150'	3	14,900	45	7,900	Paved w/ multi-use path	None
Shannon Rd.	Tangerine to Naranja	150'	150'	0	0	n/a	n/a	n/a	None
	Naranja to Lambert	150'	150'	2		45	3,200	Paved	None
La Cholla Blvd.	Tangerine to Naranja	65' - 105'	150'	2	14,900	45	2,800	Paved	None
	Naranja to Lambert	60' - 105'	150'	2	14,900	45	10,000	Paved w/ bike lanes	RTA 2nd Period
La Canada Dr.	Tangerine to Naranja	150'	150'	4		40	5,100	Paved w/ bike lanes, sidewalk & multi-use path	None
	Naranja to Lambert	150'	150'	4		40	10,800	Paved w/ bike lanes, sidewalk & multi-use path	None

3. Existing and proposed intersections on arterials within one mile of the site, most likely to be used by traffic from this site.

Arterial intersections within one mile of the site that will likely carry traffic generated by this development include Naranja Drive and La Cholla Boulevard, Glover Road and La Cholla Boulevard, Tangerine Road and La Cholla Boulevard, Naranja Drive and La Canada Drive, and Lambert Lane and La Cholla Boulevard. Please refer to *Exhibit K: Major Roads*.

4. Existing bicycle and pedestrian ways adjacent to the site and their connections with streets, parks, and schools.

A signed bike route with on-street bike lane extends from Naranja Drive north along La Cholla Boulevard to Tangerine Road. A multi use bicycle-pedestrian path system and on-street bike lane extends along Naranja Drive from La Cholla to La Canada Drive. The Town of Oro Valley is planning improvements in mid 2014 to Naranja Drive what will include a sidewalk, multi-use bicycle-pedestrian path system and on-street bike lane, extending west from La Cholla Boulevard towards Ironwood Ridge High School. These routes provide connectivity to Wilson K-8 School, Ironwood Ridge High School, the Oro Valley Library and the greater Oro Valley/Pima County bicycle-pedestrian path system.

TANGERINE RD.

GLOVER RD.

NARANJA DR.

SHANNON RD.

LA CHOLLA BLVD.

CANADA HILLS DR.

LA CANADA DR.

LAMBERT LANE



I-H. Recreation and Trails

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

La Cholla Boulevard is shown as Trail #33 on the Oro Valley Trails Plan. Trail #33 (a.k.a. Poppy Trail) is located along the west side of La Cholla Blvd., and is described in the plan as being intended to eventually allow pedestrian, bicycle and equestrian use. The trail provides access to the Cañada del Oro Riverfront Park, James D. Kriegh Park, and the Honey Bee Canyon Trailhead. Other than the golf course, there are no parks or recreation areas within one mile of the property.

2. Size and type of the parks and recreation areas identified.

Not applicable.

I-I. Cultural/Archaeological/Historic Resources

1. Determine whether the site has been field surveyed for cultural resources.

The subject property was intensively field surveyed for cultural resources by professional archeologists in 1981. An archaeological records check was requested from the Arizona State Museum, and their response letter follows this section. Please refer to *Exhibit L: Arizona State Museum Records Check Letter*.

2. Identify any previously recorded archaeological or historic resources known to exist on the property.

Pima County Cultural Resources notes that there are no archaeological sites located on the subject property. The Arizona State Museum recommends that the proposed development proceed as planned without any additional archaeological investigation.

3. State the probability that buried archaeological resources not visible from the surface would be discovered on the site.

The Sonoran Desert Conservation Plan identifies nearly all of Oro Valley as likely to contain archaeological resources. It is possible, however unlikely, that cultural resources may be uncovered during construction. In that unlikely event, the ASM recommends that the professional archaeologist evaluate the exposed material before any work continues in the area of the discovery. Any resources identified or discovered on the property will be treated according to State and local antiquities laws.

I-I. Cultural/Archaeological/Historic Resources (Continued)

Exhibit L: Arizona State Museum Records Check Letter



Arizona State Museum

P.O. Box 210026
Tucson, AZ 85721-0026
Tel: (520) 621-6302
Fax: (520) 621-2976

ARCHAEOLOGICAL RECORDS SEARCH RESULTS

E-mail Request Received: 7/22/2013

Records Search Completed: 8/7/2013

Requester Name and Title: Clay Goodwin, Land Planner
Company: The WLB Group, Inc.
Address: 4444 East Broadway
City, State, Zip Code: Tucson, AZ 85711-3508
Phone/Fax/or E-mail: (520) 881-7480

Project Name and/or Number: Naranja 43 LET-P / 110028B001 / Parcels 21420-001B & -002E
Project Description: Residential development on 43 ac
w/ 76.0 ac parcels
Project Area Location: SWC Naranja & La Cholla, Oro Valley, Pima County, Arizona.

Legal Description: a portion of the NE, S9, T12S, R13E, G&SR B&M, Town of Oro Valley, Pima County, Arizona.

Search Results: A records search of the archaeological site files retained at the Arizona State Museum (ASM) found that the subject project area was intensively surveyed by professional archeologists in 1981. Twenty-eight additional archaeological inspections were completed within a mile of the proposed project between 1979 and 2011. No cultural resources are identified within the proposed project area. Six archaeological properties have been recorded within a mile of the project area. A 2012 color orthophotograph of the proposed project area, enclosed, depicts an undeveloped ground surface covered with native vegetation. Two dry washes cross the parcels south to north. A dirt two-track road also crosses north to south; recreational dirt trails are also noted. The property is bounded by paved roads, a school, and a church.

Sites in Project Area: None.

Recommendations: The subject project area was intensively inspected for cultural resources in 1981 with no evidence of historically significant properties being identified in the parcels. One prehistoric site is recorded outside the current project boundary in another part of the section. The ASM recommends that the proposed development proceed as planned without any additional archaeological investigation.

Because significant cultural resources do exist in the region, it is possible, however unlikely, that cultural resources may be uncovered during construction. In that unlikely event, the ASM recommends that a professional archaeologist evaluate the exposed material before any work continues in the area of the discovery. In the event that buried deposits are exposed, you will need to consult with one of the qualified archaeological contractors whose contact information is posted on the ASM website at the following address: <http://www.statemuseum.arizona.edu/crservices/index.shtml>.

Pursuant to ARS §41-865, if any human remains or funerary objects are uncovered at any time during the project work, all effort will stop within the area of the discovered remains and Dr. Todd Pitezel, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4795.

If you have any questions concerning the results of this records search, please contact me at the letterhead address or at the e-mail address or phone number as follows.

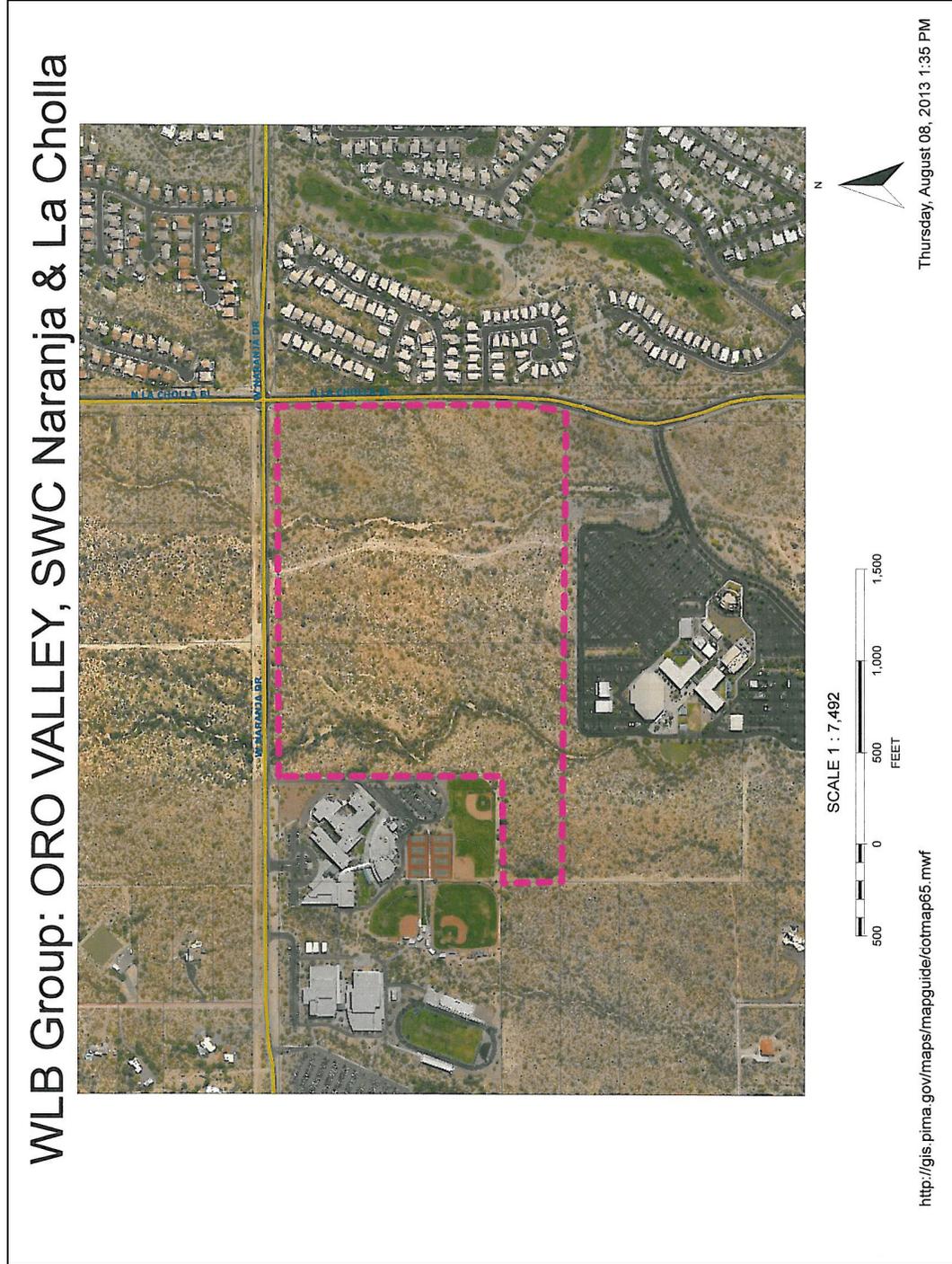
Sincerely,

Nancy E. Pearson
Assistant Permits Administrator
(520) 621-2096
nepearso@email.arizona.edu



I-I. Cultural/Archaeological/Historic Resources (Continued)

Exhibit L: Arizona State Museum Records Check Letter (Continued)



I-J. Schools

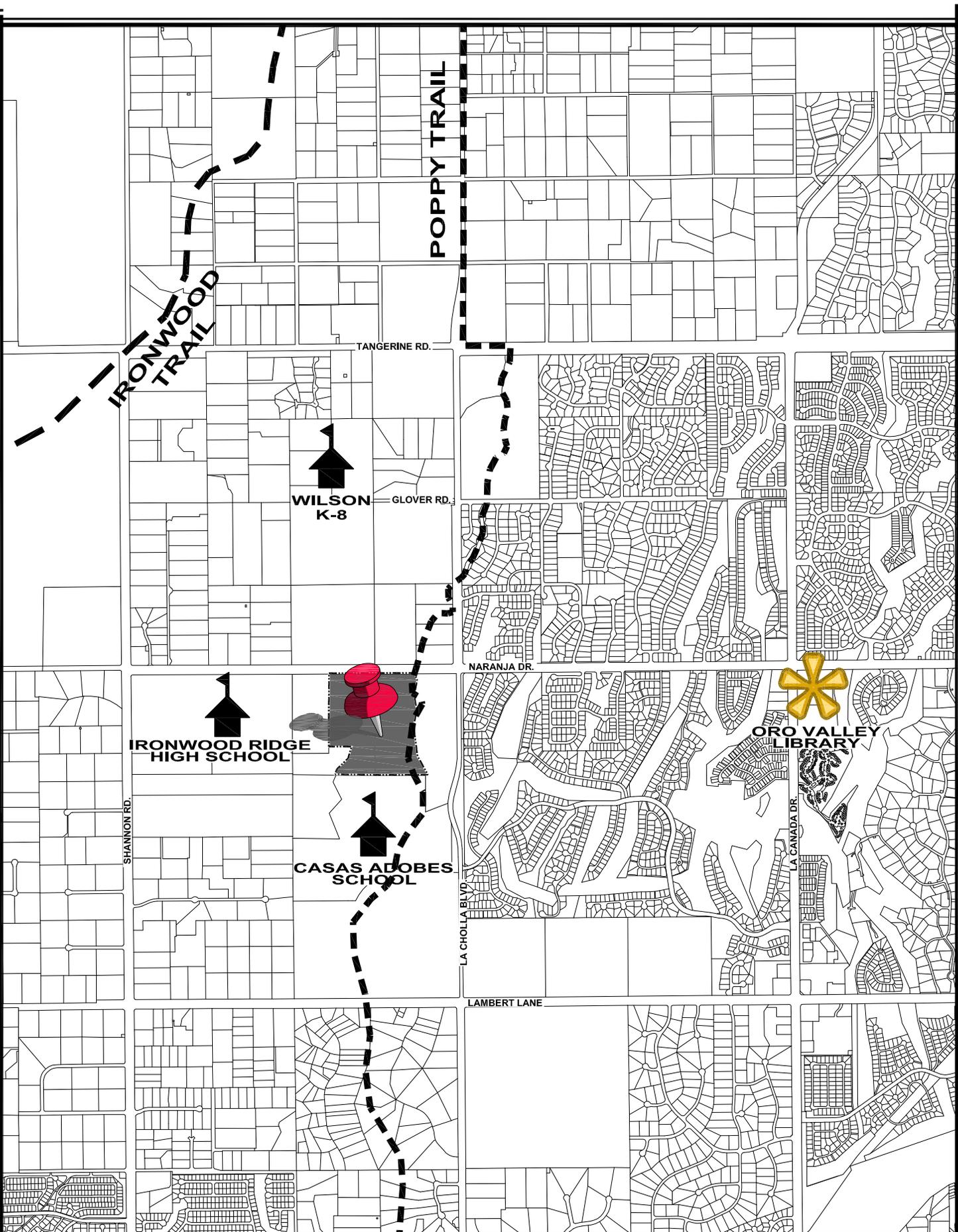
There are two schools within ½-mile of the proposed development. Wilson K-8 School is to the north and Ironwood Ridge High School is to the east of the site. Please refer to *Exhibit M: Schools, Trails, Etc.*

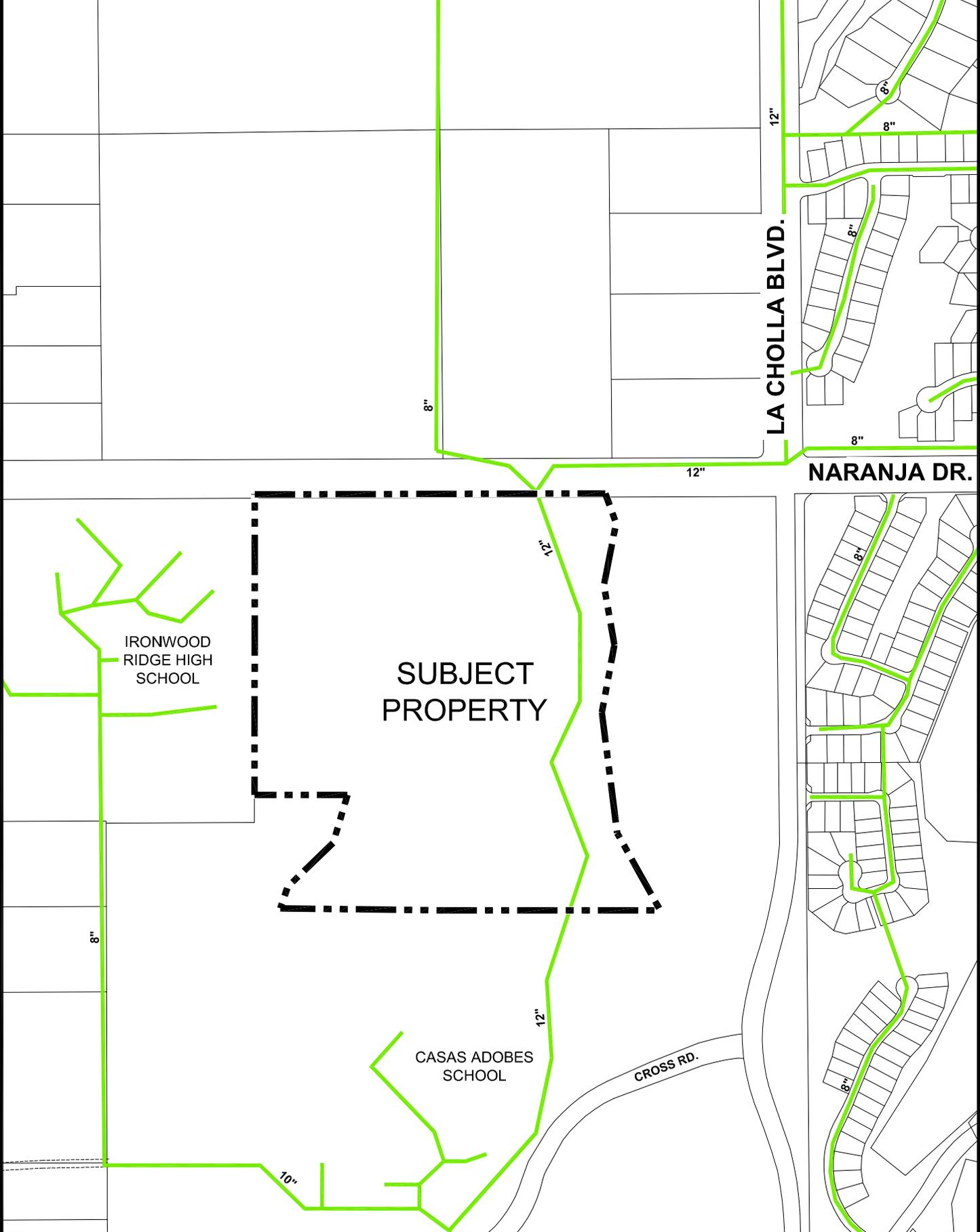
I-K. Water

Oro Valley Water is the service provider for this property. There is a 12" PVC water line that exists within the Naranja Drive R.O.W. Tucson Water is the service provider for Ironwood Ridge High School.

I-L. Sewers

A 12" sewer runs through the property. Please refer to *Exhibit N: Existing Sewer System* for a map of existing sewer alignments.





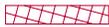
PART II – LAND USE PROPOSAL

PROJECT OVERVIEW

The proposed neighborhood will feature high quality single-family homes. Two minimum lot sizes are proposed, 6,600 square feet minimum for small lots, and 8,400 square feet for large lots. The 6,600 square foot lots are allowed within the R1-7 zone per lot reduction option, Table 27-10.6 of the Town of Oro Valley Zoning Code. This development will also provide active recreational areas of approximately 2.6 acres. Large portions of the site are preserved as open space common areas, including undisturbed riparian areas along the eastern and western boundaries of the site. The community has been designed to conform to Town development guidelines.

Landscaped buffers, both natural and enhanced, will provide a transition between the proposed development and surrounding properties. Large areas of undisturbed riparian areas on the eastern and western portions of the property will serve as excellent natural buffer areas between the proposed neighborhood and existing and future surrounding development.

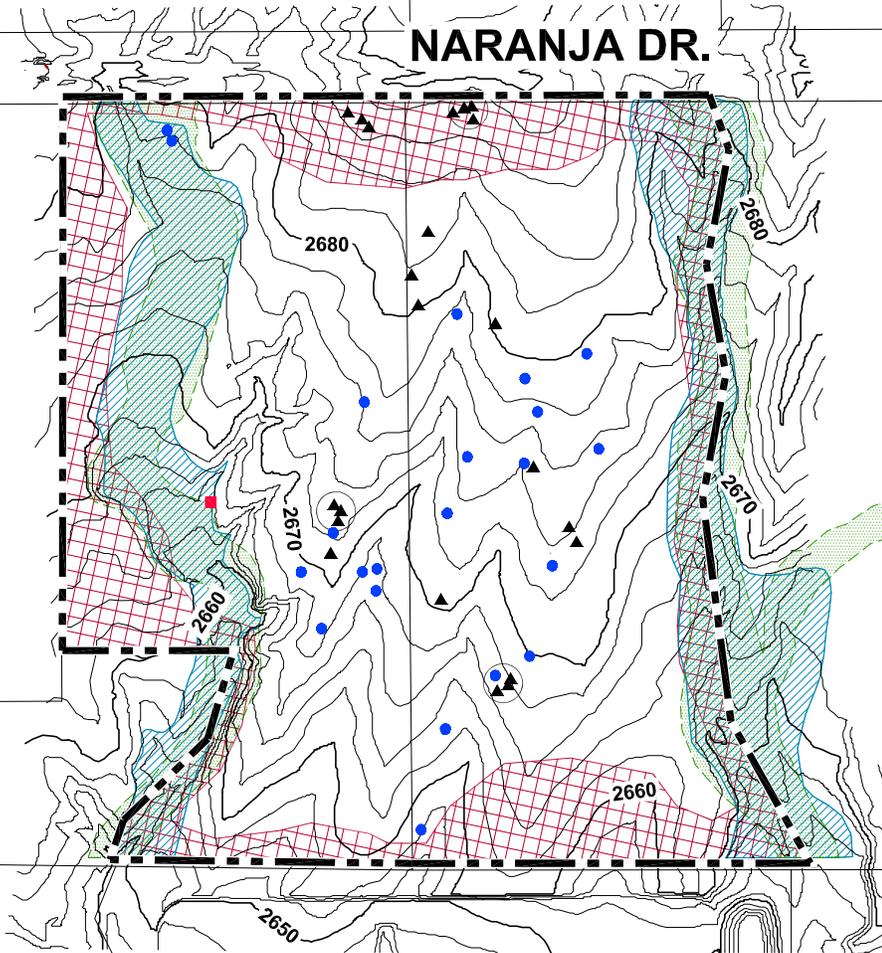
LEGEND:

-  AREAS OF HIGH SIGHT VISIBILITY
-  ESL CRITICAL RESOURCE AREAS
-  ESTIMATED 100 YR. FLOODPLAIN
-  NURSE TREE
-  SAGUAROS (25'+ WITH 10+ ARMS)
-  SAGUAROS (>15' WITH ARMS)
-  SAGUAROS (15' ARMLESS)

Ironwood Ridge
High School

NARANJA DR.

LA CHOLLA BLVD.



Casas Adobes
Baptist Church

NARANJA DR.

IRONWOOD RIDGE HIGH SCHOOL

Poppy Trail Alignment

Proposed Neighborhood Trail Alignment

LA CHOLLA BLVD.

CASAS CHURCH



PLAN SUMMARY
 Property Area = 49 ± Acres
 Open Space = 37% ±
 Total Lots = 120:
 ● 42 (70' x 120')
 ● 78 (55' x 120')



**EXHIBIT P:
TENTATIVE SITE PLAN**

Aerial Photo Date = 2012
 WLB No. 110028-B-001



E.S.O.S. CATEGORY	TOTAL AREA EXISTING (SF)	REQUIRED ESOS (SF)	PROVIDED ESOS (SF)
 CRITICAL RESOURCE AREA	326,503	310,178 (95%)	315,954 (97%)
 RESOURCE MGMT. AREA 2	1,798,140	449,535 (25%)	481,055 (27%)
TOTALS	2,124,643	759,713 (36%)	797,009 (37%)

E.S.L. CRITICAL RESOURCE AREAS

MINIMUM 25' BUFFER YARD

NARANJA DR.

E.S.L. R.M.A. TIER 2

IRONWOOD RIDGE HIGH SCHOOL

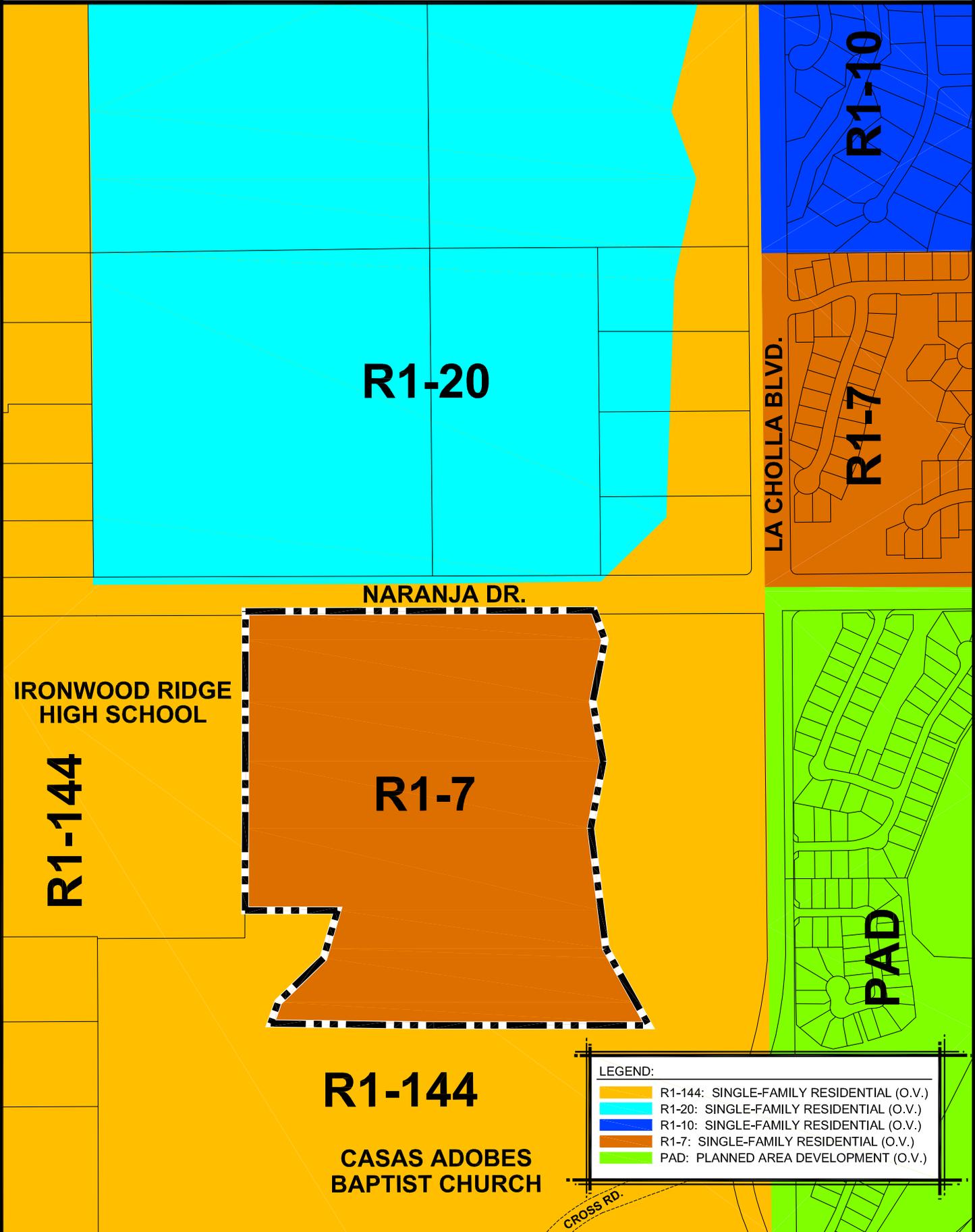
LA CHOLLA BLVD.

MINIMUM 20' BUFFER YARD

CASAS CHURCH

II-A. Land Uses

1. Refer to Exhibit R: Proposed Zoning.
2. The proposed development has no effect on existing onsite land uses since the land is currently vacant.



R1-20

R1-10

R1-7

LA CHOLLA BLVD.

NARANJA DR.

**IRONWOOD RIDGE
HIGH SCHOOL**

R1-144

R1-7

PAD

R1-144

**CASAS ADOBES
BAPTIST CHURCH**

CROSS RD.

LEGEND:

	R1-144: SINGLE-FAMILY RESIDENTIAL (O.V.)
	R1-20: SINGLE-FAMILY RESIDENTIAL (O.V.)
	R1-10: SINGLE-FAMILY RESIDENTIAL (O.V.)
	R1-7: SINGLE-FAMILY RESIDENTIAL (O.V.)
	PAD: PLANNED AREA DEVELOPMENT (O.V.)

II-B. Topography

The Tentative Site Plan avoids disturbance of on-site washes. Minor disturbance is proposed for utility/access crossings.

Approximately 75% of the site is proposed to be disturbed, graded and / or revegetated. Areas planned to remain as open space are located throughout the property, along Naranja Drive and within the two on-site washes. These areas can be seen on *Exhibit P: Tentative Site Plan* and *Exhibit S: Proposed Grading*.

II-C. Hydrology

1. A description of how the TDP responds to hydrologic characteristics described in Part I.

Drainage infrastructure will be designed to convey off-site storm water through the site, maintaining the current outlet points. Runoff will remain largely within the existing channels, with the only negligible impact coming from a single roadway crossing from the La Cholla entry gate. Increased runoff produced by the proposed development will be collected within the streets and collected into detention basins provided to mitigate the runoff to pre-development levels. The reduced runoff will then be discharged into the existing, natural channels and ultimately off-property in the existing manner.

2. Information and substantiation for encroachment/modification of drainage patterns.

There will be no significant change to the existing drainage patterns. The various off-site runoff will be accepted onto the site and conveyed south through the existing, natural channels to outlet at the property boundary, at the original historic location. Culverts will be required at several local crossings within the development.

3. Potential drainage impacts to off-site land uses upstream and downstream.

The potential drainage impact caused by the proposed development of this property will be negligible. The design will provide proper mitigation to pre-development discharge levels, and the existing drainage paths moving off-site will not be affected.

4. Description of engineering and design features to be used to mitigate drainage and erosion problems.

Drainage channels will be used as necessary throughout the development to accept increased development run-off from neighborhood streets. Erosion protection for any side slopes steeper than 3:1 and velocities greater than 5 fps will be dumped riprap and/or grouted riprap where flow velocities are erosive. Landscaping and revegetation will be required to reduce the amount of erosion and sediment displacement for any areas disturbed by the development. Any areas not impacted by the development will remain in their natural state.

5. Description of how the TDP conforms to area plans, basin management plans and Town policies.

Small, landscaped detention basins will be utilized throughout the neighborhood as necessary to reduce post-development flows according to Town policies and standards. The site does not lie within any federally mapped floodway or floodplain, and is subject to local jurisdictional requirements only.

II-D. Vegetation

Vegetation within the two primary wash corridors onsite will be preserved as Environmentally Sensitive Open Space (ESOS). These two wash corridors will help maintain connectivity of open space within and beyond the project site. Where development is proposed, native plants will be inventoried and viable specimens will be transplanted per the Town's Native Plant Preservation Ordinance.

II-E. Wildlife

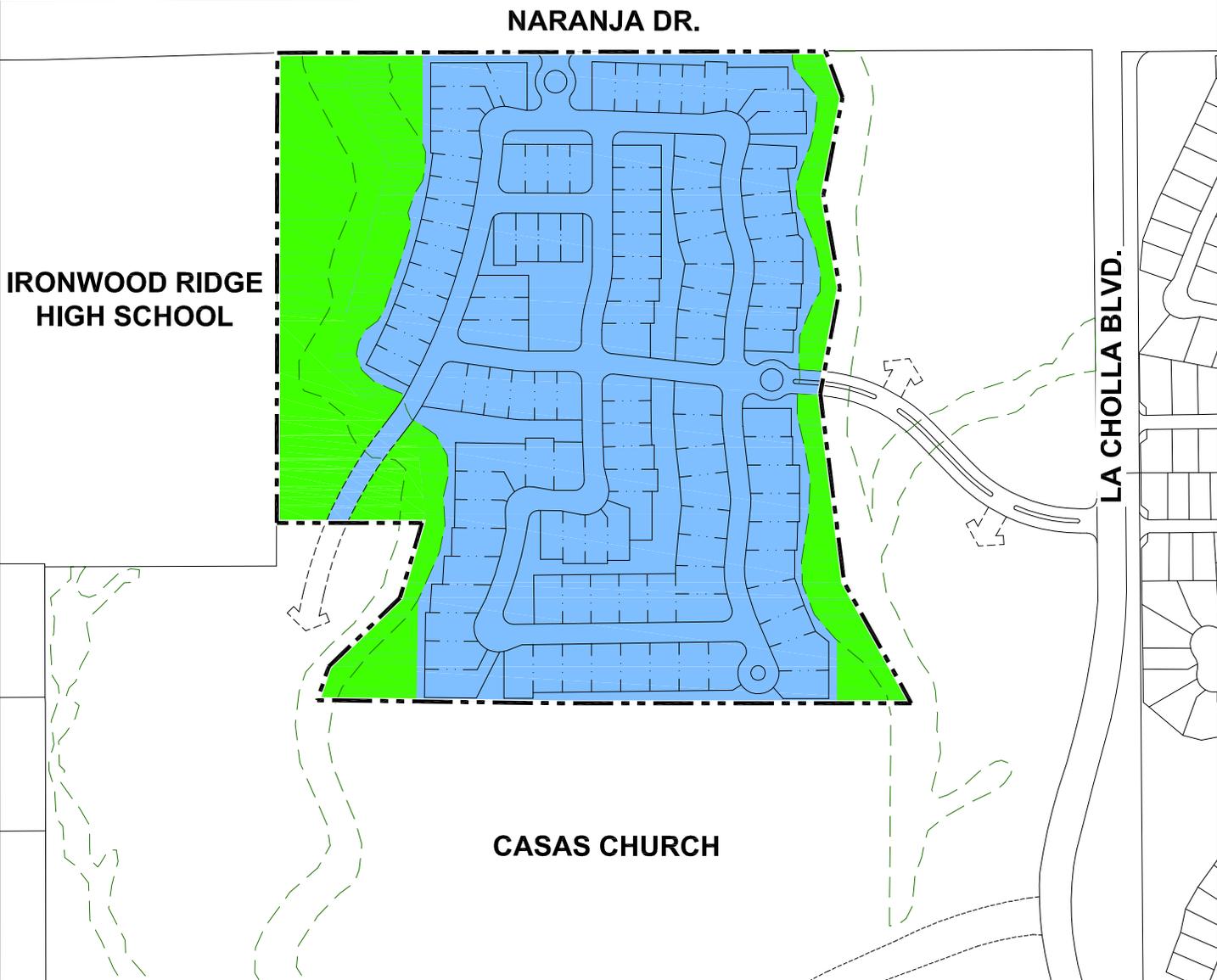
Wildlife movement is currently restricted upstream of the property by Naranja Drive. However, by preserving the two main onsite washes as open space, this project will not further restrict wildlife movement.

II-F. Buffers

A 25-foot minimum buffer yard will be provided along the northern edge of the property where the project is adjacent to Naranja Drive. A 20-foot minimum buffer yard will be provided along the southern edge of the property where the project is adjacent to the Casas Adobes Baptist Church. The riparian areas along the west and east sides of the property will be preserved and will act as natural buffer yards for Ironwood Ridge High School to the west and the existing subdivisions and future development to the east.

LEGEND:

	TOTAL AREA
 PROPOSED GRADED AREA	1,584,754 SF (75%)
 PROPOSED UNDISTURBED AREA	539,889 SF (25%)



II-G. Viewsheds

The project's relatively flat topography and long distance to regional mountain ranges creates a situation not often encountered in Oro Valley wherein the primary visual concern is looking into the project rather than beyond it to existing mountain vistas. In keeping with the quality of development found throughout the Town, this project will be well landscaped both internally and along its perimeter, incorporating a variety of plant species and screen walls where appropriate.

II-H. Traffic

Primary access to the subject property will be from La Cholla Boulevard with secondary access from Naranja Drive. The traffic generated by this neighborhood can be accommodated once the upcoming improvements are made to Naranja Drive, although some turn-lane improvements are anticipated to be required for this development. A Traffic Impact Memo prepared by Southwest Traffic Engineering indicates that a westbound right-turn lane should be built on Naranja Drive at this project's northern entrance. This turn lane improvement will be constructed by the developer of this project, and will be coordinated with the Town's upcoming Naranja Drive improvements. La Cholla Boulevard is on the list of upcoming major RTA roadway improvements.

II-I. Recreation & Trails

Three active recreational areas are proposed near the center of this neighborhood. These areas are envisioned to provide the neighborhood with ramadas, playground equipment, benches and tables, linear trails, and open green space. Pedestrian connections will be placed through the open spaces on the property and will connect to the planned multi-use path along Naranja Drive, the riparian areas on the west and east sides of the property, and eventually to the 'Poppy Trail' alignment located in the east wash. A permanent public recreation easement for non-motorized modes of transportation will be provided for the wash along the eastern boundary of the property.

II-J. Cultural/Archaeological/Historic Resources

1. Determine whether the site has been field surveyed for cultural resources.

The subject property was intensively field surveyed for cultural resources by professional archeologists in 1981. Twenty-eight additional archaeological inspections were completed within a mile of the proposed project between 1979 and 2011. No cultural resources are identified within the proposed project area.

2. Identify any previously recorded archaeological or historic resources known to exist on the property.

Per the Arizona State Museum, no prehistoric resources are recorded onsite.

3. State the probability that buried archaeological resources not visible from the surface would be discovered on the site.

Because significant cultural resources do exist in the region, it is possible, however unlikely, that cultural resources may be uncovered during construction. In that unlikely event, the ASM recommends that the professional archaeologist evaluate the exposed material before any work continues in the area of the discovery.

II-K. Schools

There are two schools within ½-mile of the proposed development, Wilson K-8 School is to the north and Ironwood Ridge High School is to the east of the site. We have met with representatives of Amphitheatre School District who indicated that sufficient capacity exists to serve this development. A letter has been requested, but has not yet been received.

II-L. Water

Oro Valley Water is the service provider for this property. This project will provide a looped connection to the 12' water line at the intersection of Naranja Drive and La Cholla Boulevard. The proposed looped water line for this project will also provide stub-outs for potential future loop connections to the east and southwest.

II-M. Sewers

Pima County Regional Wastewater Reclamation Department has indicated that this project can connect to the existing sanitary sewer system that runs through the proposed development. Please refer to *Exhibit T: Pima County Regional Wastewater Reclamation Department Capacity Response Letter*.

II-M. Sewers (Continued)

Exhibit S: Pima County Regional Wastewater Reclamation Dept. Capacity Response Letter



**Pima County
Regional Wastewater Reclamation Department**

Jackson Jenkins
Director

201 N. Stone Ave., 8th Floor
Tucson, Arizona 85701
(520) 724-6500

Website:
<http://www.pima.gov/wwm>

August 20, 2013

Linda Thompson
The WLB Group
4444 E. Broadway
Tucson, AZ 85711

Sewerage Capacity Investigation No. 13-166 Type I

RE: **Naranja 43, 121 Lots on Parcels # 224-20-001B & 224-20-002E.
Projected Flow 26,136 gpd.**

Greetings:

The above referenced project is tributary to the Ina Road Wastewater Reclamation Facility via the Cañada del Oro Interceptor.

Capacity is currently available for this project in the 12-inch public sewer G-90-033, downstream from manhole 5249-37.

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

If further information is needed, please feel free to contact us at (520) 724-6642.

Respectfully,

A handwritten signature in black ink, appearing to read "Ben Fyock".

Ben Fyock, P.E.
PCRWRD Planning Section

BF:ks

c: T12, R13, Sec. 09