

OV113-031

# Tucson Koi & Water Gardens

## REZONING SITE ANALYSIS

Third Submittal, 08.10.14

**Property Owners**

Walter & Jane Wong  
Family Investments, LLP  
5437 East 3rd Street  
Tucson, Arizona 85711

Tucson Koi and Water Gardens, LLC  
3372 North Dodge Boulevard  
Tucson, AZ 85716

**Prepared By**

The WLB Group, Inc.  
Contact: Paul Oland  
4444 East Broadway Boulevard  
Tucson, Arizona 85711  
520.881.7480

WLB No. 113036-A-001



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## PART I – INVENTORY AND ANALYSIS

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### INTRODUCTION

This site analysis has been prepared in support of a proposed rezoning of two lots totaling approximately 2.8 acres. The property is located on Oracle Road approximately 1,000 feet south of Magee Road and is further identified as Parcel Numbers 225-51-011A and 225-51-012A. The subject site is surrounded by development on four sides. Properties to the north, south, and west (across Oracle Road) are all designated by the General Plan, zoned for and contain commercial uses. The area to the east of the project site is an existing single family neighborhood. The proposal is to rezone the properties from the current designation of RS and R1-144 to CN Neighborhood Commercial in order to allow the development of a retail plant nursery and showcase garden.

The proposed rezoning is appropriate for the following reasons:

1. The Town's General Plan designates this property as Neighborhood Commercial/Office (NCO).
2. The General Plan further identifies this as a "Growth area."
3. The site is located on Oracle Road, with approximately 55,000 vehicles passing everyday.
4. Properties to the north, south and west are all designated and developed with commercial uses.
5. The proposed plant nursery and gardens are low-impact commercial uses that provide a good land use transition and buffer between Oracle Road and the existing Neighborhood to the east.

#### I-A. Existing Land Uses

##### 1. Site Location

The subject property is located within Township 12 South, Range 13 East, Section 36, Town of Oro Valley, Pima County, Arizona. It is bounded by Oracle Road to the west, a dirt alley to the east, and an alley easement to the north. Commercial developments exist to the north and south and an existing single family neighborhood to the east. The Pima County Tax Assessor designates the properties as parcels 225-51-012A and 225-51-011A.

*Refer to Exhibit A: Location Map and Exhibit B: Aerial Photograph.*

##### 2. Existing Land Uses on Site

The subject properties are currently undeveloped and vacant. A wash bisects the site and flows from east to west.

*Refer to Exhibit C: Existing Land Uses.*

3. Adjacent Property Information

a. Existing Zoning

Parcel 225-51-011A: RS, Residential Service District  
Parcel 225-51-012A: R1-144, Single Family Residential

North: C2, Regional Commercial  
South: RS, Residential Service District  
East: R1-36, Single Family Residential  
West: C2, Regional Commercial, CR-1, CR-5 (Pima County)

*Refer to Exhibit D: Existing Zoning.*

b. Existing Land Use

Parcel 225-51-011A: Vacant, undeveloped  
Parcel 225-51-012A: Vacant, undeveloped

North: Commercial Shopping Center (Plaza Escondido, including Marshalls, Panda Express, Trader Joes, two tire shops and numerous other retailers)  
South: Commercial Office/Retail Building complex  
East: Single Family Residential neighborhood  
West: Commercial Shopping Center (Oracle Crossings) across Oracle Road including Wal-Mart Neighborhood Market, KFC, Taco Bell, and numerous other restaurant and businesses

*Refer to Exhibit C: Existing Land Uses.*

c. Existing General Plan Designations

Parcel 225-51-011A: Neighborhood Commercial/Office (Growth area)  
Parcel 225-51-012A: Neighborhood Commercial/Office (Growth area)

North: Community/Regional Commercial (Growth area)  
South: Neighborhood Commercial/Office (Growth area)  
East: Low Density Residential (0.4 to 1.2 DU/acre)  
West: Community/Regional Commercial (Growth area)

The site is designated on the General Plan Land Use Map as Neighborhood Commercial/ Office and is located within the Oracle/Magee/Ina Growth area. The Growth areas are particularly suitable for planned multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses.

The Neighborhood Commercial designation is intended to provide services to the surrounding residents. According to the General Plan, these areas “*must be developed for commercial and office uses...*”

Due to the existing General Plan designation of NCO, the location of the property in the Oracle/Magee/Ina Growth area, and the surrounding General Plan designations, the rezoning of the property to CN is appropriate.

*Refer to Exhibit E: Existing General Plan.*

d. Surrounding Building Heights

The single family residences to the east are all single story homes approximately 20’ in height. The commercial office and retail complex to the south are single story with an overall height of approximately 20’. The rear of the commercial center to the north and adjacent tire shop are approximately 20’ as well. The parapets on the front of the center approach 30’, consistent with the shopping center across Oracle Road.



*Existing office/retail building to south*



*Tire shop located to the north of the site*

*Refer to Exhibit C: Existing Land Uses.*

e. Pending Rezonings

According to the Town of Oro Valley website, there are no pending rezonings in the vicinity of the project.

f. Conditionally Approved Zonings

According to the Town of Oro valley website, there are no conditionally approved zonings in the vicinity of the project.

g. Surrounding Subdivisions & Development Plans

North: Escondido Plaza (Bk. 27 Pg. 82)

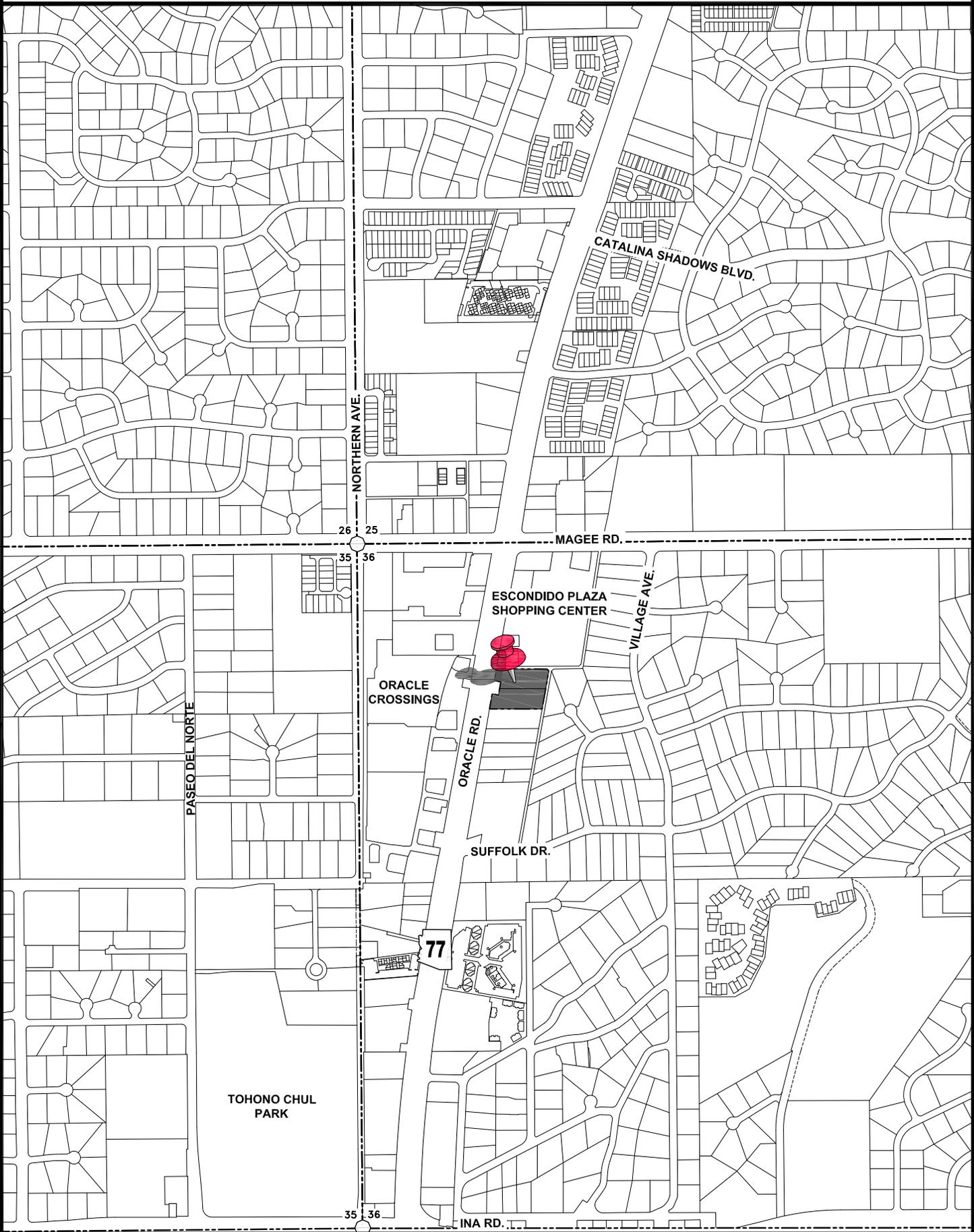
South: Suffolk Subdivision (Bk. 13 Pg. 18)

East: Suffolk Subdivision (Bk. 13 Pg. 18)

West: Oracle Crossings (Bk. 61 pg. 39), Bonita Acres (bk. 24, pg. 25)

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.



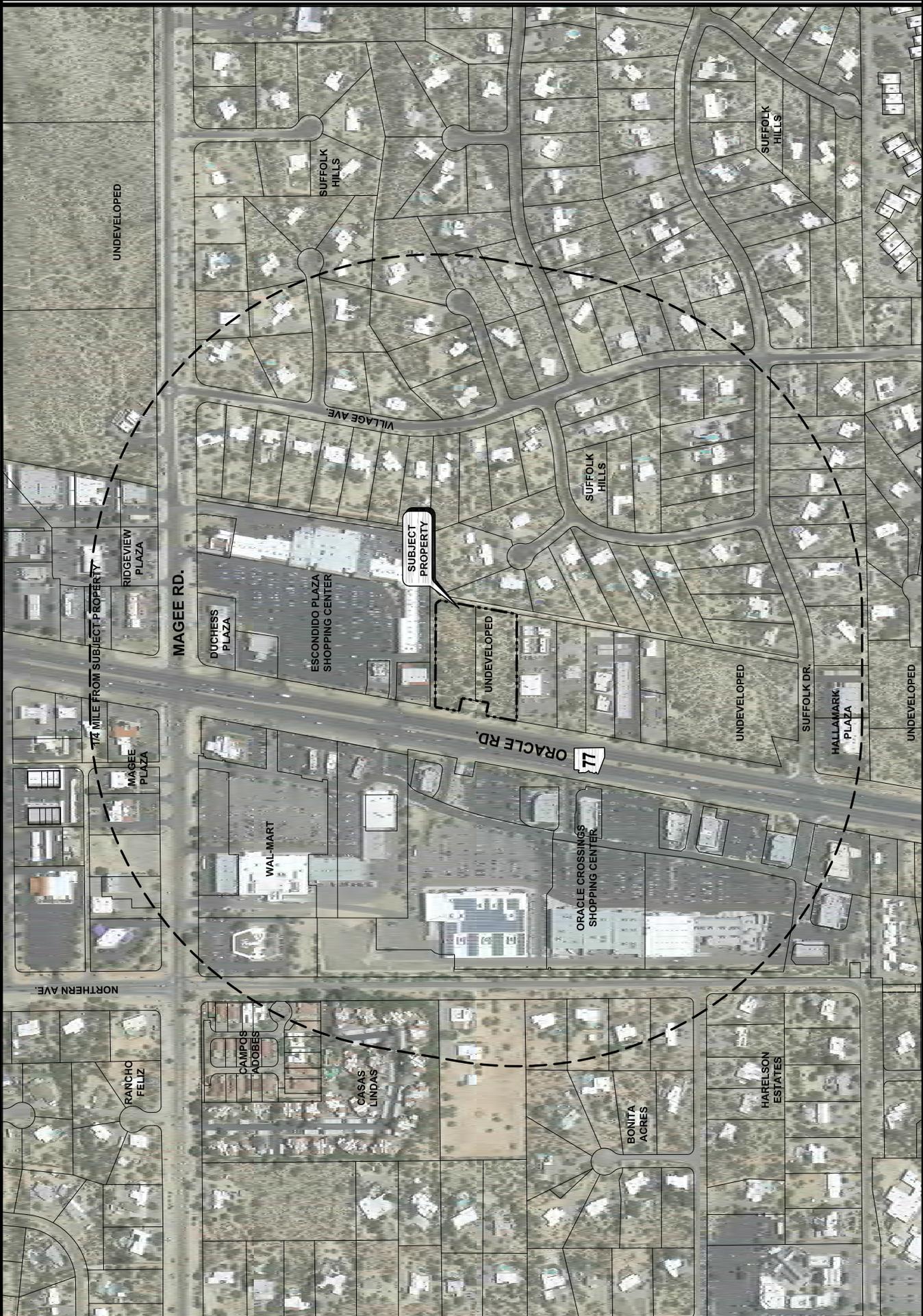


ESCONDIDO PLAZA  
SHOPPING CENTER

SUBJECT  
PROPERTY

ARUNDEL CT.

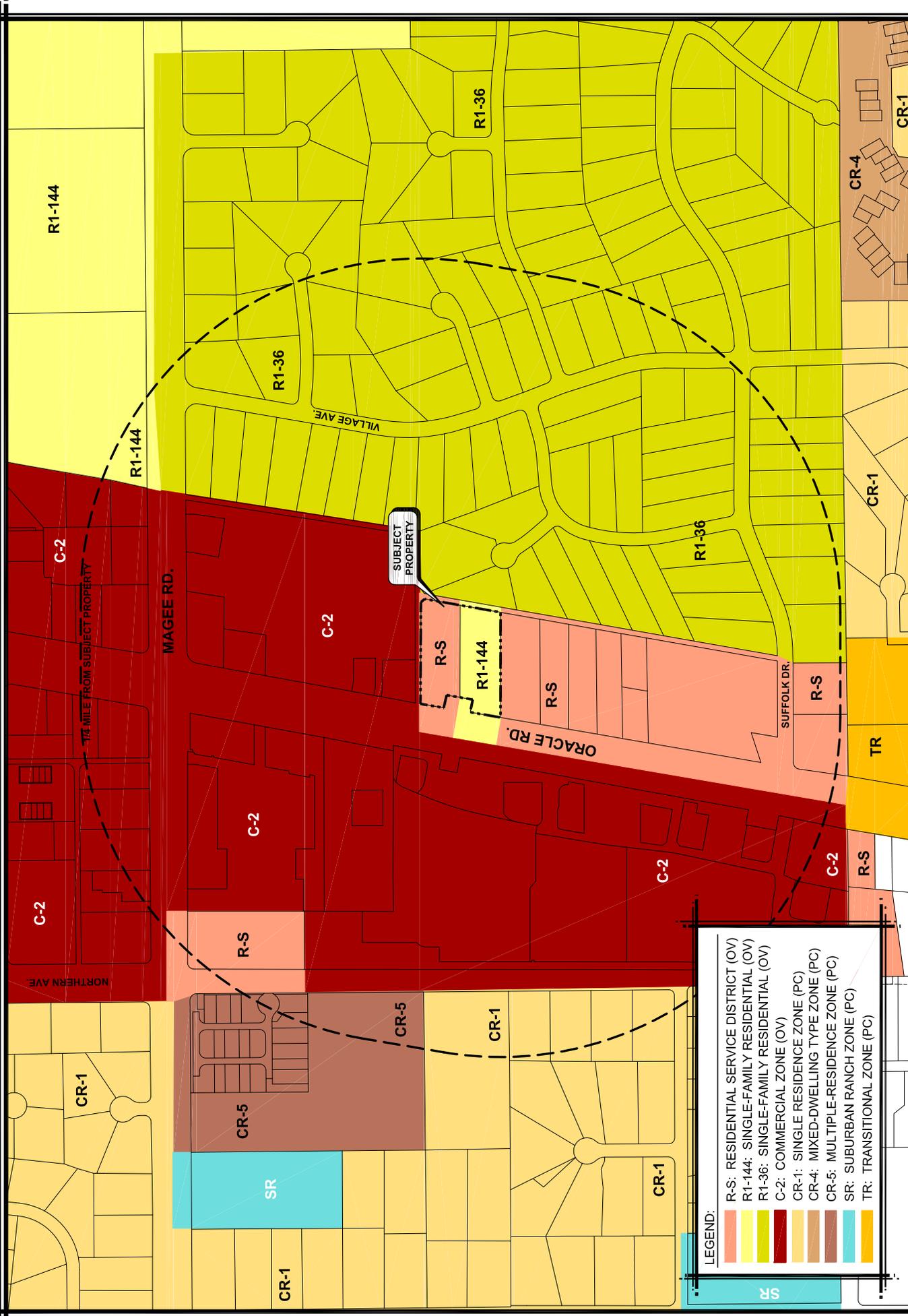
ORACLE RD.



**TUCSON KOI & WATER GARDENS  
EXHIBIT C: EXISTING LAND USES**

2014.08.08  
Aerial Photo Date = 2013  
WLB No. 113036-A-001





SUBJECT PROPERTY

1/4 MILE FROM SUBJECT PROPERTY

**LEGEND:**

R-S	RESIDENTIAL SERVICE DISTRICT (OV)
R1-144	SINGLE-FAMILY RESIDENTIAL (OV)
R1-36	SINGLE-FAMILY RESIDENTIAL (OV)
C-2	COMMERCIAL ZONE (OV)
CR-1	SINGLE RESIDENCE ZONE (PC)
CR-4	MIXED-DWELLING TYPE ZONE (PC)
CR-5	MULTIPLE-RESIDENCE ZONE (PC)
SR	SUBURBAN RANCH ZONE (PC)
TR	TRANSITIONAL ZONE (PC)

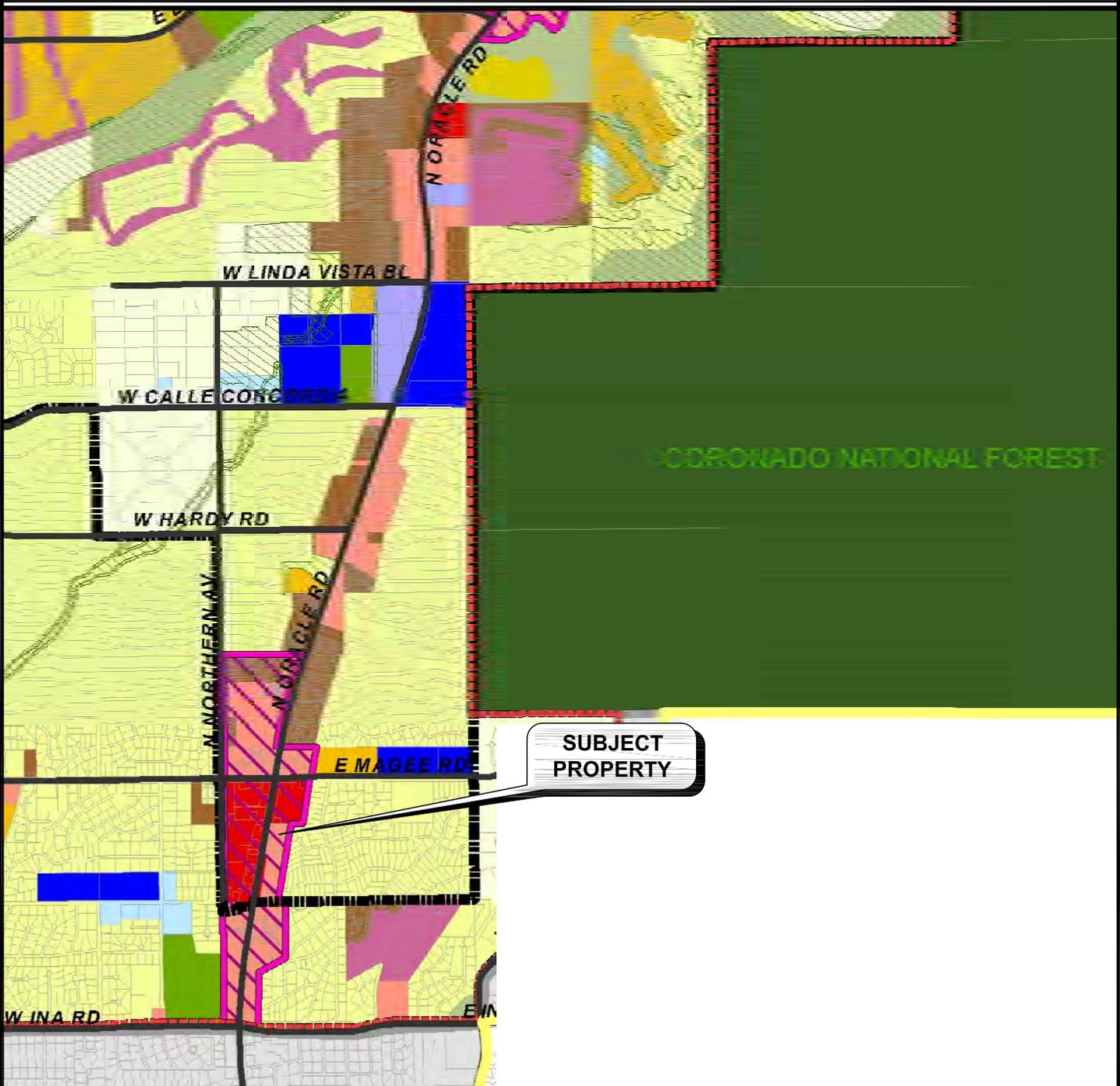


2014.08.08  
WLB No. T13036A-001

# TUCSON KOI & WATER GARDENS

## EXHIBIT D: EXISTING ZONING





**SUBJECT  
PROPERTY**

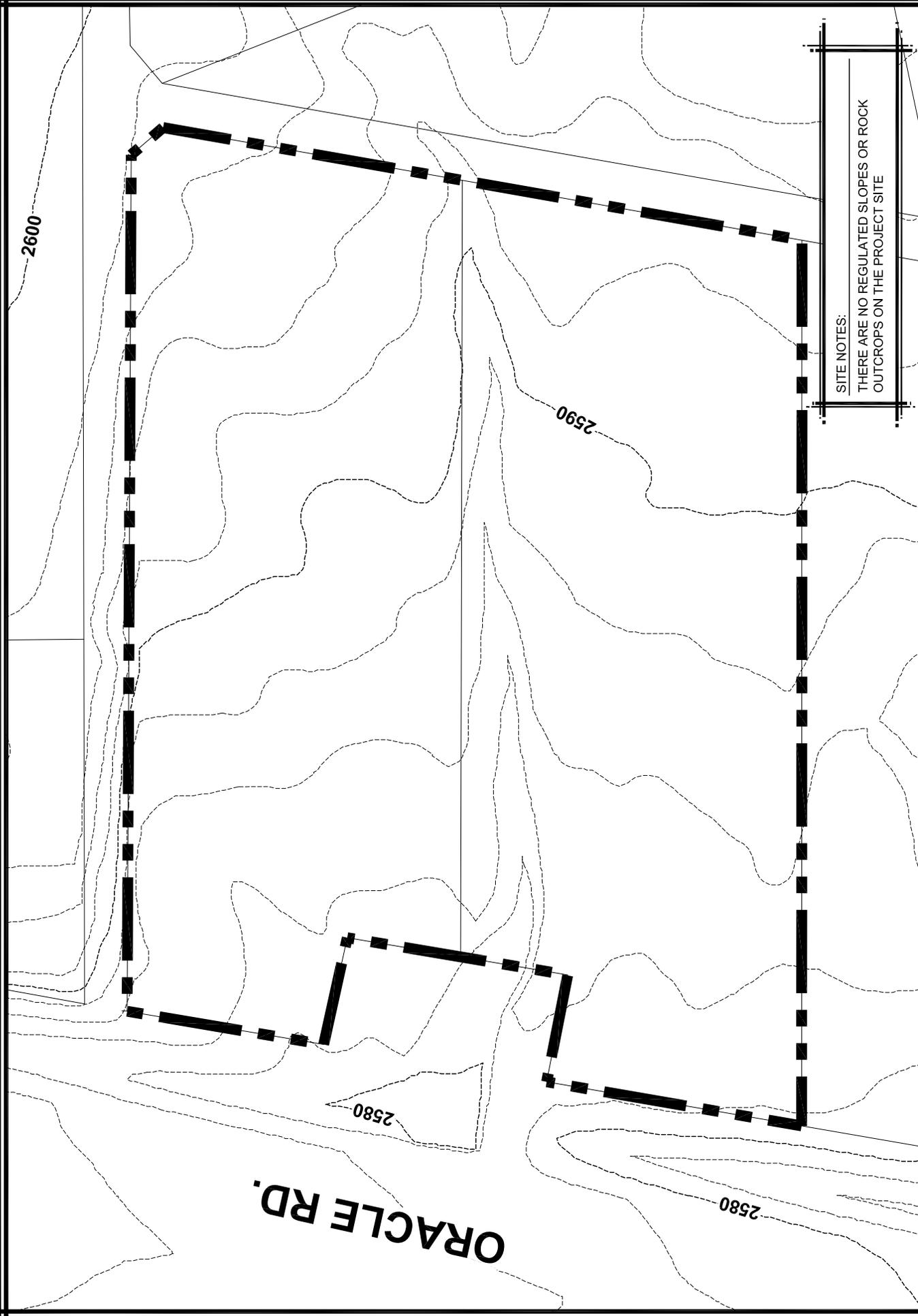
### Town of Oro Valley General Plan

	Oro Valley Limits		Master Planned Community
	General Plan Planning Area		Resort / Golf Course
	Arroyo Grande Planning Area		Neighborhood Commercial / Office
	Growth Area		Public / Semi-Public
	Urban Services Boundary		Community / Regional Commercial
	General Plan Significant Resource Area		Commerce / Office Park
	Rural Low Density Residential (0 - 0.3 DU/AC)		School
	Low Density Residential (0.4 - 1.2 DU/AC)		Open Space
	Low Density Residential (1.3 - 2.0 DU/AC)		Park
	Medium Density Residential (2.1 - 5 DU/AC)		National Forest
	High Density Residential (5+ DU/AC)		Undesignated Area

**I-B. Topography**

The topography of the site is characterized by a gentle slope from east to west. A small wash bisects the property. The high point is near the northeastern corner at 2596' and the low point is at Oracle Road and the box culvert at 2580', a drop in elevation of approximately 16 feet, or roughly a 4% average slope. 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 F: Topography*.



2600

2590

2580

2580

ORACLE RD.

SITE NOTES:  
THERE ARE NO REGULATED SLOPES OR ROCK  
OUTCROPS ON THE PROJECT SITE



2014.08.08  
Contour Interval = 2 Ft.  
WLB No. 113036-A-001

**TUCSON KOI & WATER GARDENS**  
**EXHIBIT F: TOPOGRAPHY**



**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.

The site is designated as Zone 'X' per the FEMA Flood Insurance Rate Map (FIRM), Panel 04019C1680L, Revised June 16, 2011. However, the wash carries approximately 1,035 cfs and thereby, is locally regulated by the Town of Oro Valley. The off-site terrain of the upstream watersheds is mostly native desert vegetation, with a number of roadway crossings and residential development. The development in the upstream area was platted in the 1950s and therefore provides little, or no, detention.

*Refer to Exhibit G: Off-Site Hydrology.*

- 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 1,035 cfs from the neighborhood to the east.

3. Acreage of upstream off-site watersheds.

The upstream watershed that impacts the site is of comprised of approximately 90 acres.

*Refer to Exhibit G: Off-Site Hydrology.*

4. Description of characteristics of onsite hydrology.

A shallow wash bisects the project site running east to west. The bulk of the subject property 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 cfs.

The wash that bisects the project site discharges approximately 1,035 cfs.

- 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

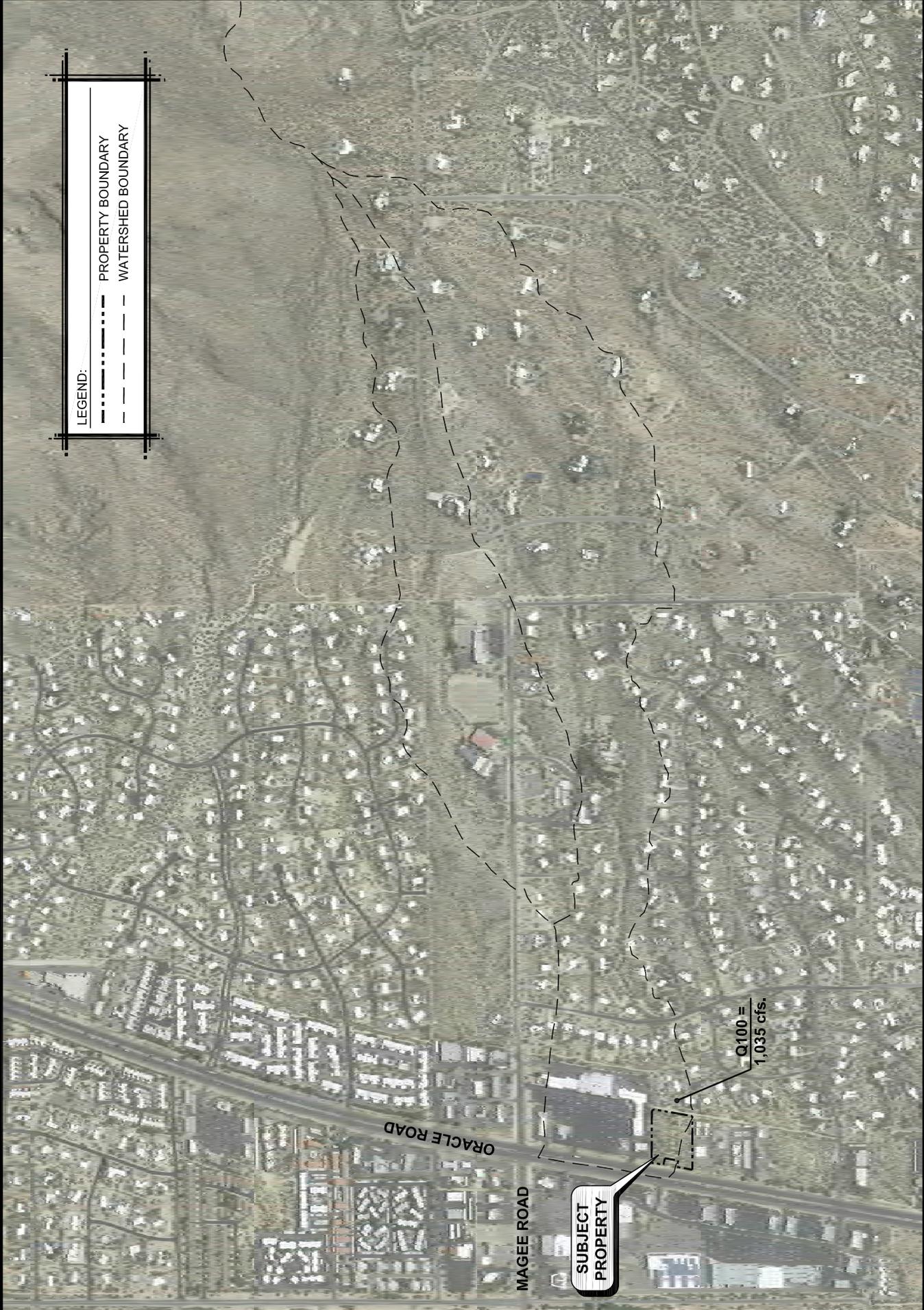
The site is free of any federally mapped floodways and floodplains as illustrated within the FEMA FIRM Panel: 04019C1070L. The site is locally regulated by the Town of Oro Valley.

- d. 100-year peak discharges exceeding 50 cfs.

The wash that bisects the project site discharges approximately 1,035 cfs.

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

Oracle Road (ADOT) bounds the entire downstream property line. A 24 foot wide by 42 inch tall box culvert collects the drainage from the site and directs it under Oracle Road, west to the existing drainage facilities within the Oracle Crossings Shopping Center,



LEGEND:

- — — — — PROPERTY BOUNDARY
- - - - - WATERSHED BOUNDARY

**SUBJECT  
PROPERTY**

**Q100 =  
1,035 cfs.**

**ORACLE ROAD**

**MAGEE ROAD**

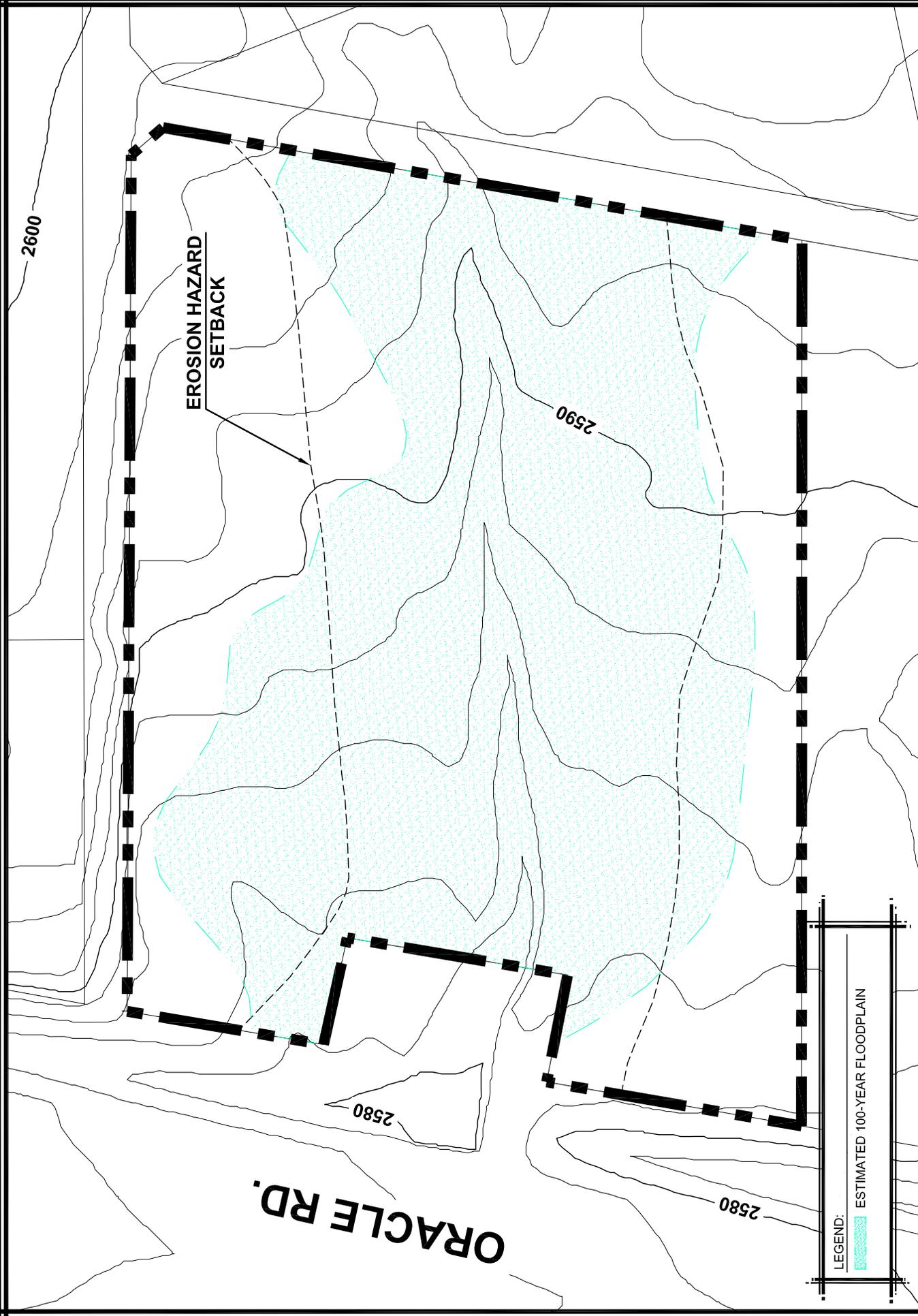


**TUCSON KOI & WATER GARDENS  
EXHIBIT G: OFFSITE HYDROLOGY**

2014.08.08  
Aerial Photo Date = 2013  
WLB No. 113036-A-001



1000'



EROSION HAZARD  
SETBACK

ORACLE RD.

LEGEND:  
ESTIMATED 100-YEAR FLOODPLAIN

**WLB**  
The  
WLB  
Group

**TUCSON KOI & WATER GARDENS**  
**EXHIBIT H: ONSITE HYDROLOGY**

2014.08.08  
Contour Interval = 2 Ft.  
WLB No. 113036-A-001



Lt113036 Tucson Koi/A-001 Planning/Exhibits/Exn H, Onsite Hydro.dwg Plotted: Aug. 08, 2014

## 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*), and Barrel Cactus (*Ferocactus wislizenii*). Other species onsite include *Cercidium floridum*, *acacia greggii*, *acacia constricta*, and *mammillaria microcarpa*,

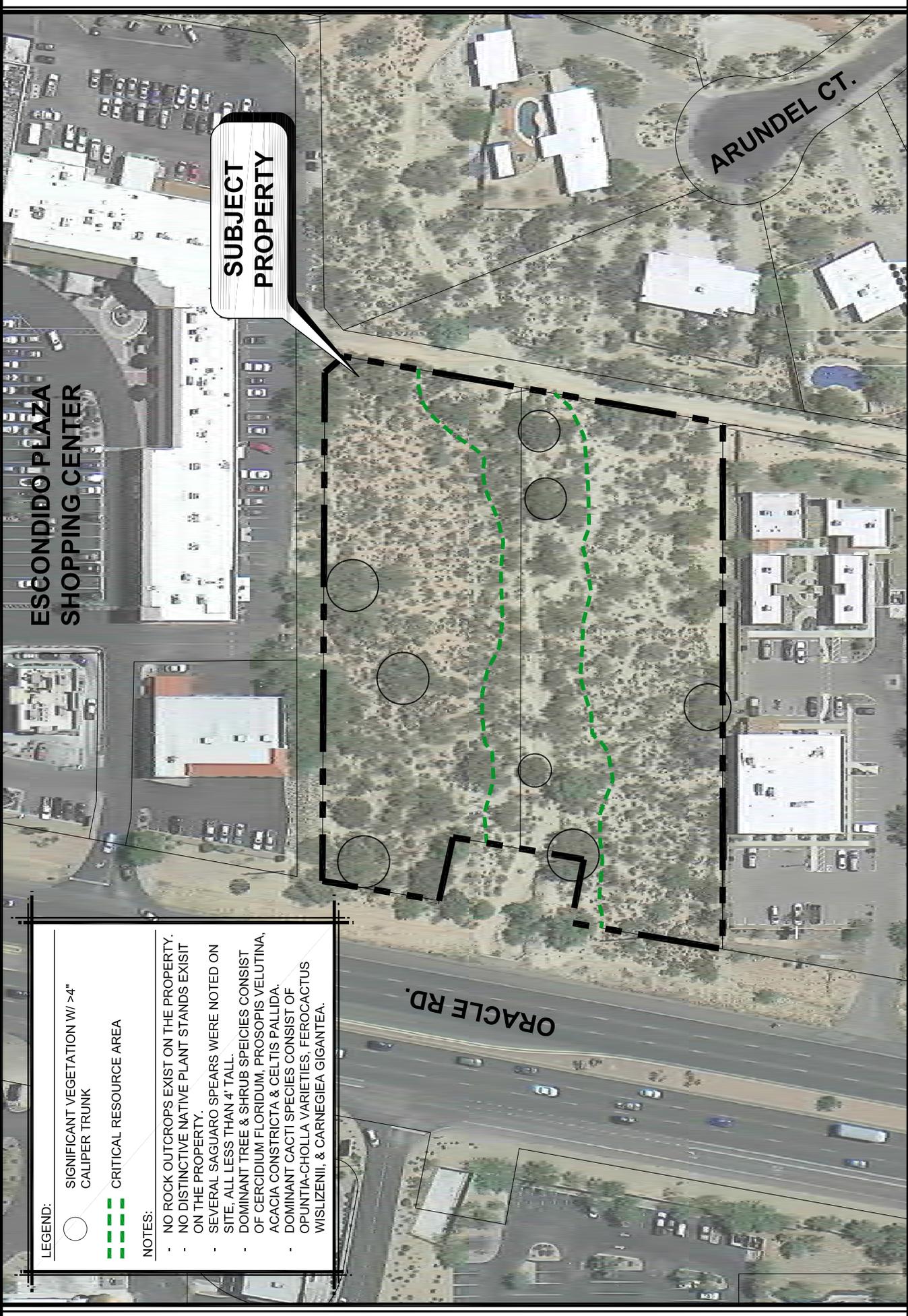
### 2. Significant cacti and groups of trees and Federally-listed threatened or endangered species.

The site's significant vegetation has been analyzed according to the requirements of the Oro Valley Town Code (Section 27.6). The site was inspected on February 11, 2014. 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*), Blue Palo Verde (*Cercidium floridum*), Velvet Mesquite (*Prosopis velutina*), and Saguaro (*Carnegiea gigantea*). More dense and diverse vegetation occurs along the minor washes crossing the subject property.

### 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. A wash traverses the site from east to west. In some areas the wash contains mature vegetation. The density of the vegetation diminishes with distance from the wash.

Refer to *Exhibit I: Vegetation*.



**SUBJECT  
PROPERTY**

**LEGEND:**

- SIGNIFICANT VEGETATION W/ >4" CALIPER TRUNK
- CRITICAL RESOURCE AREA

**NOTES:**

- NO ROCK OUTCROPS EXIST ON THE PROPERTY.
- NO DISTINCTIVE NATIVE PLANT STANDS EXIST ON THE PROPERTY.
- SEVERAL SAGUARO SPEARS WERE NOTED ON SITE, ALL LESS THAN 4' TALL.
- DOMINANT TREE & SHRUB SPECIES CONSIST OF CERCIIDIUM FLORIDUM, PROSOPIS VELUTINA, ACACIA CONSTRICTA & CELTIS PALLIDA.
- DOMINANT CACTI SPECIES CONSIST OF OPUNTIA-CHOLLA VARIETIES, FEROCACTUS WISLIZENII, & CARNEGIEA GIGANTEA.

**ESCONDIDO PLAZA  
SHOPPING CENTER**

**ORACLE RD.**

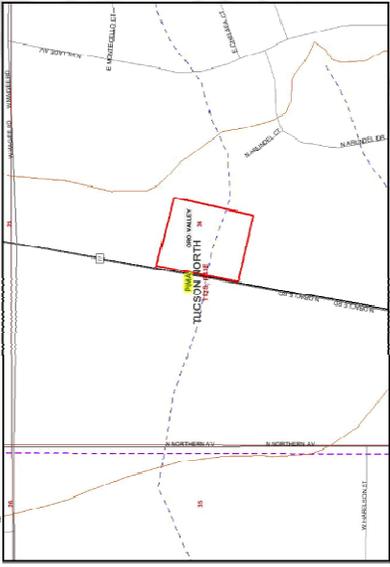
**ARUNDEL CT.**

J. Wildlife

Exhibit J: Arizona Game and Fish Department Environmental Review Tool

**Arizona's On-line Environmental Review Tool**  
 Search ID: 20140207022450  
 Project Name: 113036 Tucson koi  
 Date: 2/7/2014 12:07:15 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
<i>Abutilon parvifolii</i>	Pima Indian Mallow	SC	S	S	SR
<i>Choeronycteris mexicana</i>	Mexican Long-tongued Bat	SC	S	S	W6C
<i>Leptonycteris curasoae yerbabuena</i>	Lesser Long-nosed Bat	LE			W6C
<i>Opuntia versicolor</i>	Stag-horn Cholla				SR
<i>Tumamoca macdougalii</i>	Tumamoc Globeberry		S	S	SR

**Project Name:** 113036 Tucson koi  
**Submitted By:** Robert Kirschmann  
**On behalf of:** OTHER  
**Project Search ID:** 20140207022450  
**Date:** 2/7/2014 12:07:07 PM  
**Project Category:** Development Within Municipalities (Urban Growth), Commercial/Industrial (mail) and associated infrastructure, New construction  
**Project Coordinates (UTM Zone 12-NAD 83):** 502374.153, 3579104.468 meter  
**Project Length:** 530.097 meter  
**County:** PIMA  
**USGS 7.5 Minute Quadrangle ID:** 1728  
**Quadrangle Name:** TUCSON NORTH  
**Project locality is currently being scoped**

**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 J: Arizona Game and Fish Department Environmental Review Tool (Continued)

**Arizona's On-line Environmental Review Tool**

Search ID: 20140207022450  
Project Name: 113036 Tucson koi  
Date: 2/7/2014 12:07:15 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**

Page 2 of 7 APPLICATION INITIALS: \_\_\_\_\_

J. Wildlife (Continued)

Exhibit J: Arizona Game and Fish Department Environmental Review Tool (Continued)

Arizona's On-line Environmental Review Tool

Search ID: 20140207022450  
Project Name: 113036 Tucson koi  
Date: 2/7/2014 12:07:15 PM

*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), Commercial/Industrial (mall) and associated infrastructure, New construction**

**Project Type Recommendations:**

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/adwri/>)

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/hgis/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, 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

J. Wildlife (Continued)

Exhibit J: Arizona Game and Fish Department Environmental Review Tool (Continued)

<p><b>Arizona's On-line Environmental Review Tool</b></p>	<p>Search ID: 20140207022450 Project Name: 113036 Tucson koi Date: 2/7/2014 12:07:15 PM</p>	<p>website for restricted plants <a href="http://www.azda.gov/PSDI/quarantine5.htm">http://www.azda.gov/PSDI/quarantine5.htm</a>. 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: <a href="http://www.usda.gov/wps/portal/usdahome">http://www.usda.gov/wps/portal/usdahome</a>. The Department regulates the importation, purchasing, and transportation of wildlife and fish (Restricted Live Wildlife), please refer to the hunting regulations for further information <a href="http://www.azgfd.gov/h_f/hunting_rules.shtml">http://www.azgfd.gov/h_f/hunting_rules.shtml</a>.</p>	<p>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.</p>	<p>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,</p>	<p>wetlands, streams, springs, and/or riparian habitats.</p>	<p>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.</p>	<p>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.</p>	<p>The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly.</p>	<p>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.</p>	<p><b>Project Location and/or Species recommendations:</b></p>	<p>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</p>
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J. Wildlife (Continued)

Exhibit J: Arizona Game and Fish Department Environmental Review Tool (Continued)

**Arizona's On-line Environmental Review Tool**

Search ID: 20140207022450  
Project Name: 113036 Tucson koi  
Date: 2/7/2014 12:07:15 PM

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

(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**

**Terms of Use**

By using this site, you acknowledge that you have read and understand the terms of use. Department staff may revise these terms periodically. If you continue to use our website after we post changes to these terms, it will mean that you accept such changes. If at any time you do not wish to accept the Terms, you may choose not to use the website.

1. This Environmental Review and project planning website was developed and intended for the purpose of screening projects for potential impacts on resources of special concern. By indicating your agreement to the terms of use for this website, you warrant that you will not use this website for any other purpose.
2. Unauthorized attempts to upload information or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.
3. The Department reserves the right at any time, without notice, to enhance, modify, alter, or suspend the website and to terminate or restrict your access to the website.
4. This Environmental Review is based on the project study area that was entered. The review must be redone if the project study area, location, or the type of project changes. If additional information becomes available, this review may need to be reconsidered.

**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 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 initialed 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

Page 5 of 7 APPLICATION INITIALS: \_\_\_\_\_

J. Wildlife (Continued)

Exhibit J: Arizona Game and Fish Department Environmental Review Tool (Continued)

**Arizona's On-line Environmental Review Tool**  
Search ID: 20140207022450  
Project Name: 113036 Tucson koi  
Date: 2/7/2014 12:07:15 PM

5. A signed and initialed copy of the Environmental Review Receipt indicates that the entire receipt has been read by the signer of the Environmental Review Receipt.

**Security:**

The Environmental Review and project planning web application operates on a complex State computer system. This system is monitored to ensure proper operation, to verify the functioning of applicable security features, and for other like purposes. Anyone using this system expressly consents to such monitoring and is advised that if such monitoring reveals possible evidence of criminal activity, system personnel may provide the evidence of such monitoring to law enforcement officials. Unauthorized attempts to upload or change information; to defeat or circumvent security measures; or to utilize this system for other than its intended purposes are prohibited.

This website maintains a record of each environmental review search result as well as all contact information. This information is maintained for internal tracking purposes. Information collected in this application will not be shared outside of the purposes of the Department.

If the Environmental Review Receipt and supporting material are not mailed to the Department or other appropriate agencies within six (6) months of the Project Review Receipt date, the receipt is considered to be null and void, and a new review must be initiated.

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: \_\_\_\_\_

APPLICATION INITIALS: \_\_\_\_\_

J. Wildlife (Continued)

Exhibit I: Arizona Game and Fish Department Environmental Review Tool (Continued)

Arizona's On-line Environmental Review Tool  
Search ID: 20140207022450  
Project Name: 113036 Tucson koi  
Date: 2/7/2014 12:07:15 PM

Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

APPLICATION INITIALS: \_\_\_\_\_



**I-F. Viewsheds**

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

The views onto the site include the desert native vegetation and wash area. The site will leave areas around the wash undisturbed and provide landscaping consistent with the desert environment.

The prominent view across the site is to the northwest of Pusch Ridge. This is visible traveling north on Oracle Road. The view is partially obstructed by the large commercial development to the north, power lines and existing vegetation. The secondary view across the site is from the single family homes south west towards the Tucson Mountains. This view is obstructed by the existing vegetation on the site and the commercial development across Oracle road.



*Tucson Mountains to the southwest across site from the loading area to the north*



*Northeast to Pusch Ridge across site*

The proposed development will be small in scale and include the use of landscaping to help mitigate any impacts. No significant impacts to the view shed are anticipated as a result of this project.

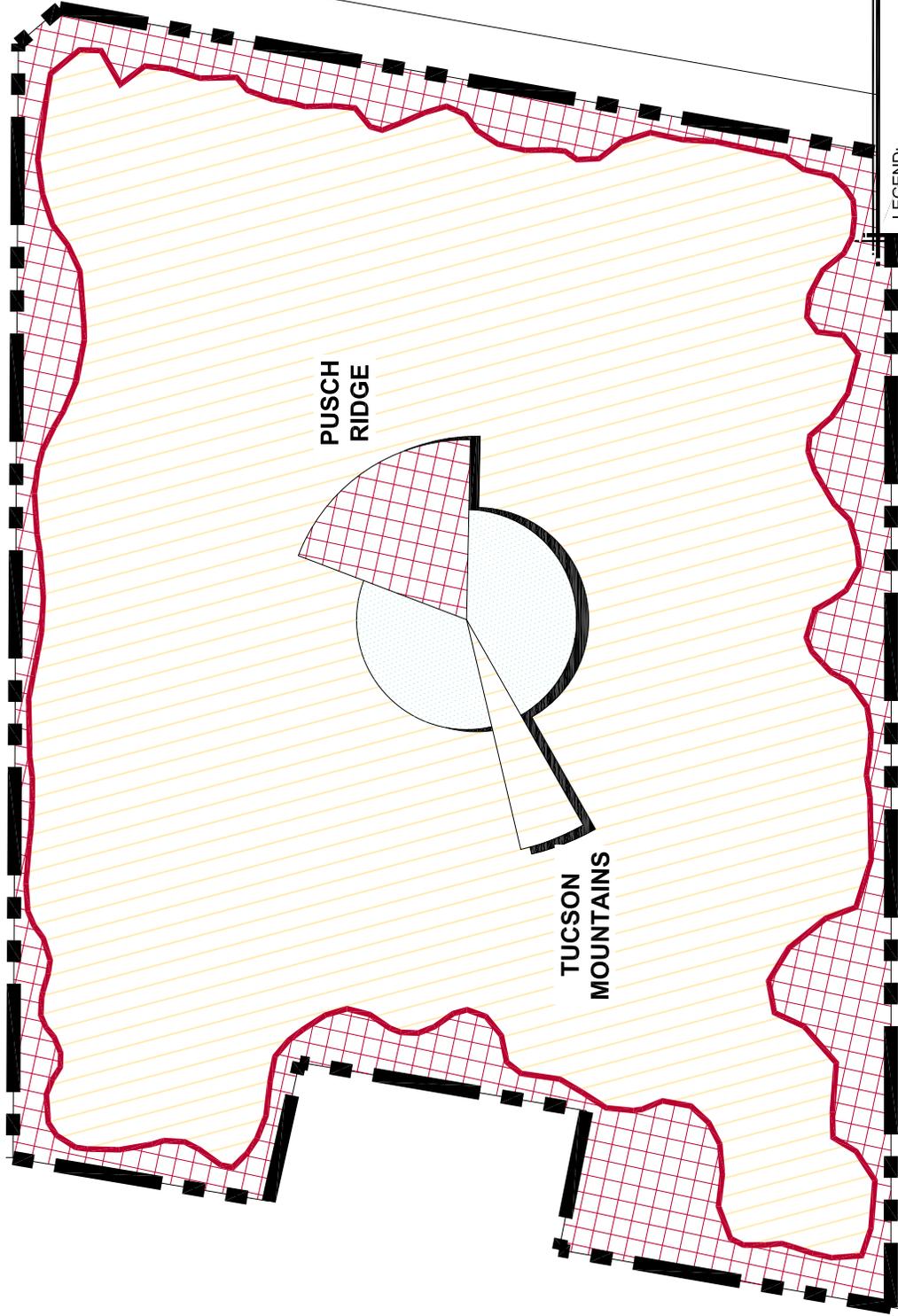
*Refer to Exhibit K: Viewsheds and Site Visibility.*

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

The site is located between two commercial centers with heights ranging from approximately 20' to 30' in height. In addition, the property to the north sits elevated above the project site. The sites gradient is consistent with Oracle Road and the existing neighborhood to the east making much of the site minimally visible from offsite locations other than from the rear of the commercial to the north.

*Refer to Exhibit K: Viewsheds and Site Visibility.*

ORACLE RD.



PUSCH  
RIDGE

TUCSON  
MOUNTAINS

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.

No streets are proposed with the project. Access to the property will be from a new driveway connecting to Oracle Highway.

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
Oracle Rd.	Magee Rd. to Ina Rd.	180-200'	200'	6	45,000	50	55,000	Paved	None
	Magee Rd. to Hardy Rd.	180'-200'	200'	6	45,000	50	46,000	Paved	None
Magee Rd.	Oracle Rd. to La Canada	varies	150'	2,4	15-30,000	35-45	14,146	Paved w/ sidewalk	Under construction
	Oracle to Christie Dr.	150'	150'	2	15,000	25	1,893	Paved	Completed
N. Northern Rd.	Ina to Hardy	150'	150'	2	15,000	35	8,782	Paved	None
La Canada Dr.	Magee Rd to Ina Rd	150'	150'	4	30,000	25	7,869	Paved w/ sidewalk	Completed
	Magee Rd. to Overton Rd.	150'	150'	4	30,000	25	7,213	Paved w/ sidewalk	Completed

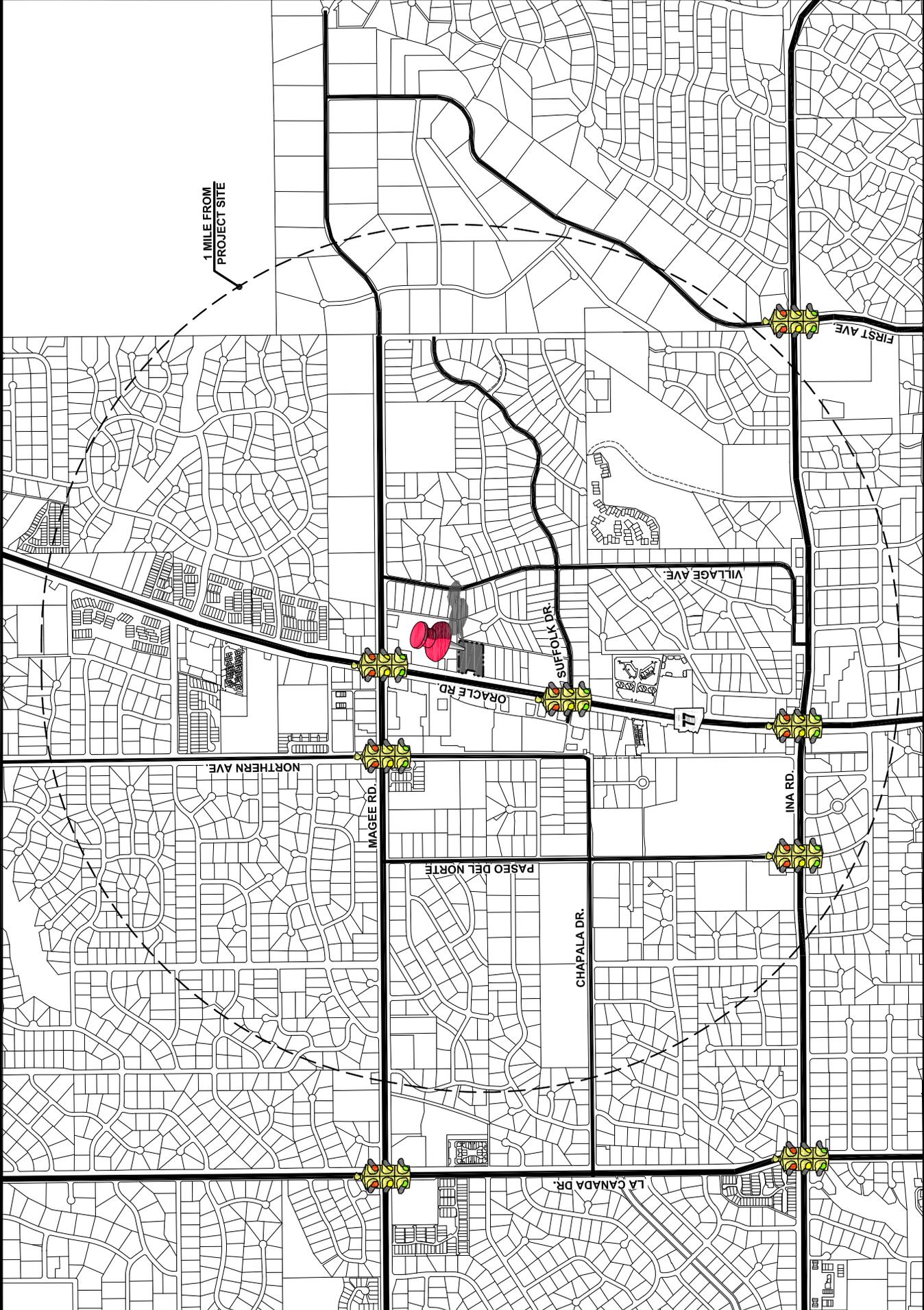
3. Existing and proposed intersections on arterials within one mile of the site, most likely to be used by traffic from this site.

The intersections of Oracle Road and Magee Road and Oracle Road and Ina Road will be utilized the most by traffic from this project.

*Refer to Exhibit L: Major Roads.*

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

A striped, 10' wide paved shoulder is available to bicyclists and pedestrians along Oracle Road. No sidewalks or multi-use paths occur north or south of the project site due to the fact that ADOT discourages pedestrian facilities within their rights-of-way.



1 MILE FROM PROJECT SITE



2014.08.08  
WLB No. 113036-A-001  
N.T.S.

**TUCSON KOI & WATER GARDENS**  
**EXHIBIT L: MAJOR ROADS**



**I-H. Recreation and Trails**

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

The Town of Oro Valley Bikeways map shows an existing paved shoulder along Oracle Road. The paved shoulder is approximately 10' in width. No changes are proposed as a result of this project. The Tohono Chul Park is located approximately 0.50 miles south west of the site.

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

The Tohono Chul Park is a 49-acre desert preserve that hosts a museum, tea room, and special events.

*Refer to Exhibit N: Schools and Trails*

**I-I. Cultural/Archaeological/Historic Resources**

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

The site has not been field surveyed. In compliance with the Arizona State Museum recommendations, the site will be surveyed prior to any ground disturbing activity.

*Refer to Exhibit M: Arizona State Museum Records Check Letter.*

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

The site has not yet been surveyed for cultural resources. The Arizona State Museum states that four historic properties exist within one mile of the site and "significant cultural resources are recorded in the region" As the site is surrounded by development on three sides it is unlikely that any significant finds will be made.

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. Should items be discovered, a professional archaeologist will evaluate the resources identified and treated them according to State and local antiquities laws.

M. Cultural/Archaeological/Historic Resources (Continued)

Exhibit M: 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 SITE RECORDS SEARCH RESULTS**

E-mail Request Received: 12/30/2013

Search Completed: 2/6/2014

**Requester Name and Title:** Clay Goodwin, Land Planner  
**Company:** The WLB Group, Inc.  
**Address:** 4444 East Broadway Boulevard  
**City, State, Zip Code:** Tucson, Arizona 85711  
**Phone/Fax/or E-mail:** 881.7480

**Project Name and/or Number:** Tucson Koi / 113036-A-001/ Parcel 22512-011A & -012A  
**Project Description:** Retail plant nursery & demo garden on ~2.79 ac

**Project Area Location:** SEC Oracle & Magee Rds, Town of Oro Valley, Pima County, Arizona.

**Legal Description:** a portion of N½, NW, S36, T12S, R13E, G&SR B&M, Oro Valley, Pima County, AZ.

**Search Results:** A search of the archaeological site files retained at the Arizona State Museum (ASM) found that the proposed project area has not been inspected for historic properties. No historic properties are recorded in the project area; four historic properties are recorded within a mile radius. Thirty-six archaeological inspections were completed between 1981 and 2012 within a mile of the project area. A color orthophotograph taken in 2012 depicts an unmodified ground surface covered with native vegetation. Paved roads and commercial and residential property developments surround the project area. A small natural drainage bisects the project area from east to west.

**Sites in Project Area:** Unknown; without an intensive inspection of the ground surface in the proposed project area, it is impossible to ascertain the presence or absence of historic properties.

**Recommendations:** Because the subject parcel has not been inspected for cultural resources and because significant cultural resources are recorded in the region, the ASM recommends that the parcel be inspected by a qualified archaeological professional in advance of any ground-disturbing construction. A professional archaeological contractor will conduct a thorough pedestrian inspection of the ground surface in the area of the proposed development, looking for evidence of significant historic or prehistoric remains, and will provide you with a report of the results of the inspection. The report will also contain the archaeological contractor's recommendations for additional archaeological work, if any, that may be needed in the project area. A list of qualified archaeological contractors is maintained on the ASM website posted at the following address: <http://www.statemuseum.arizona.edu/cservices/permits/index.shtml>.

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

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

Sincerely,

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



M. Cultural/Archaeological/Historic Resources (Continued)

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



**I-J. Schools**

There are a total of six schools located within one mile of the proposed rezoning:

Immaculate Heart Academy:	0.4 miles to the northeast of the site on Magee Road
Immaculate Heart High School:	0.4 miles to the northeast on Magee Road
The Learning Lab North:	0.4 miles to the south of the site on Oracle Road
Edge High School Northwest:	1 mile south of the site on Giaconda Way
Harelson Elementary School:	0.5 miles to the south west of the site on Chapala Drive
Cross Middle School:	0.8 miles to the southwest on Chapala Drive

The proposed rezone will not have any impact on the local schools. The proposed project will rezone property allowing commercial development. No students will be added to the schools as a result of this project. Further, this project will not add any additional traffic impacts to the streets where the schools are located.

*Refer to Exhibit N: Schools and Trails.*

**I-K. Water**

Tucson Water is the service provider for this property. A “will serve” letter was received on April 23, 2014. There is an 8” PVC water line within the alley to the rear (east) of the property.

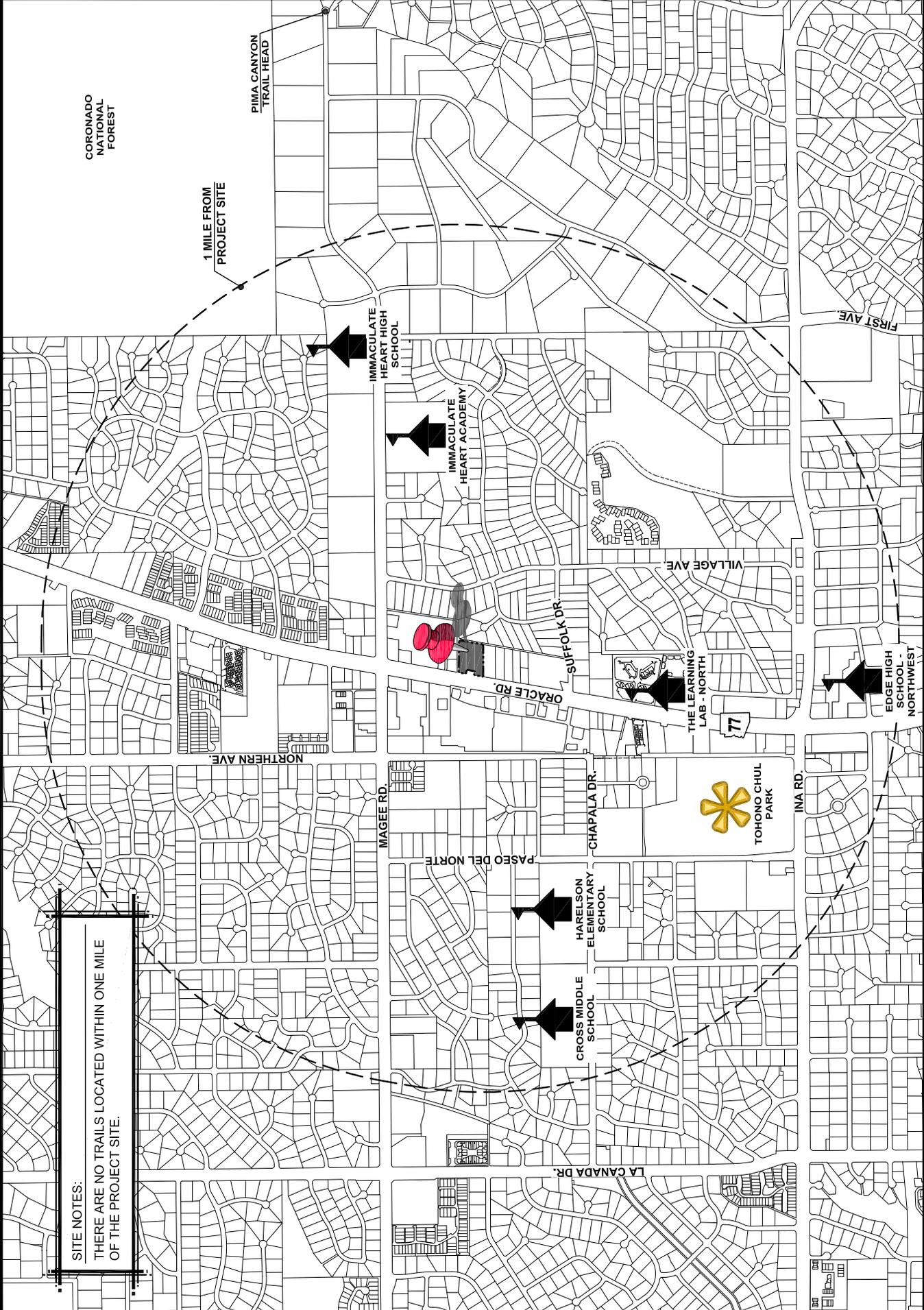
*Refer to Exhibit O Water Availability Letter*

**I-L. Sewers**

An 8” VCP sewer line runs in the alley to the rear (east) of the property. A manhole, identified as IMS 8662-10 is located in the alley at the wash.

*Refer to Exhibit P: Existing Sewer System*

**SITE NOTES:**  
 THERE ARE NO TRAILS LOCATED WITHIN ONE MILE  
 OF THE PROJECT SITE.



# Water Availability Letter



CITY OF  
TUCSON  
TUCSON WATER  
DEPARTMENT

April 23, 2014

WLB Group  
4444 E Broadway Blvd  
Tucson, AZ 85711

Attn: Linda Thompson

**SUBJECT: Water Availability for project: Tucson Koi & Water Garden , APN: 22551012A, 22551011A, Case #: WA1563, T-12, R-13, SEC-36, Lots: 99999999, Location Code: ORO, Total Area: 2.8ac Zoning:R1-144**

### WATER SUPPLY

*Tucson Water will provide water service to this project based on the subject zoning of the above parcels. Tucson Water has an assured water supply (AWS) designation from the State of Arizona Department of Water Resources (ADWR). An AWS designation means Tucson Water has met the criteria established by ADWR for demonstration of a 100-year water supply – it does not mean that water service is currently available to the subject project.*

### WATER SERVICE

The approval of water meter applications is subject to the current availability of water service at the time an application is received. The developer shall be required to submit a water master plan identifying, but not limited to: 1) Water Use; 2) Fire Flow Requirements; 3) Offsite/Onsite Water Facilities; 4) ~~Loops and Proposed Connection Points to Existing Water System;~~ and 5) Easements/Common Areas.

Any specific area plan fees, protected main/facility fees and/or other needed facilities' cost, are to be paid by the developer. *If the existing water system is not capable of meeting the requirements of the proposed development, the developer shall be financially responsible for modifying or enhancing the existing water system to meet those needs.*

*This letter shall be null and void two years from the date of issuance.*

**Issuance of this letter is not to be construed as agency approval of a water plan or as containing construction review comments relative to conflicts with existing water lines and the proposed development.**

If you have any questions, please call New Development at 791-4718.

Sincerely,

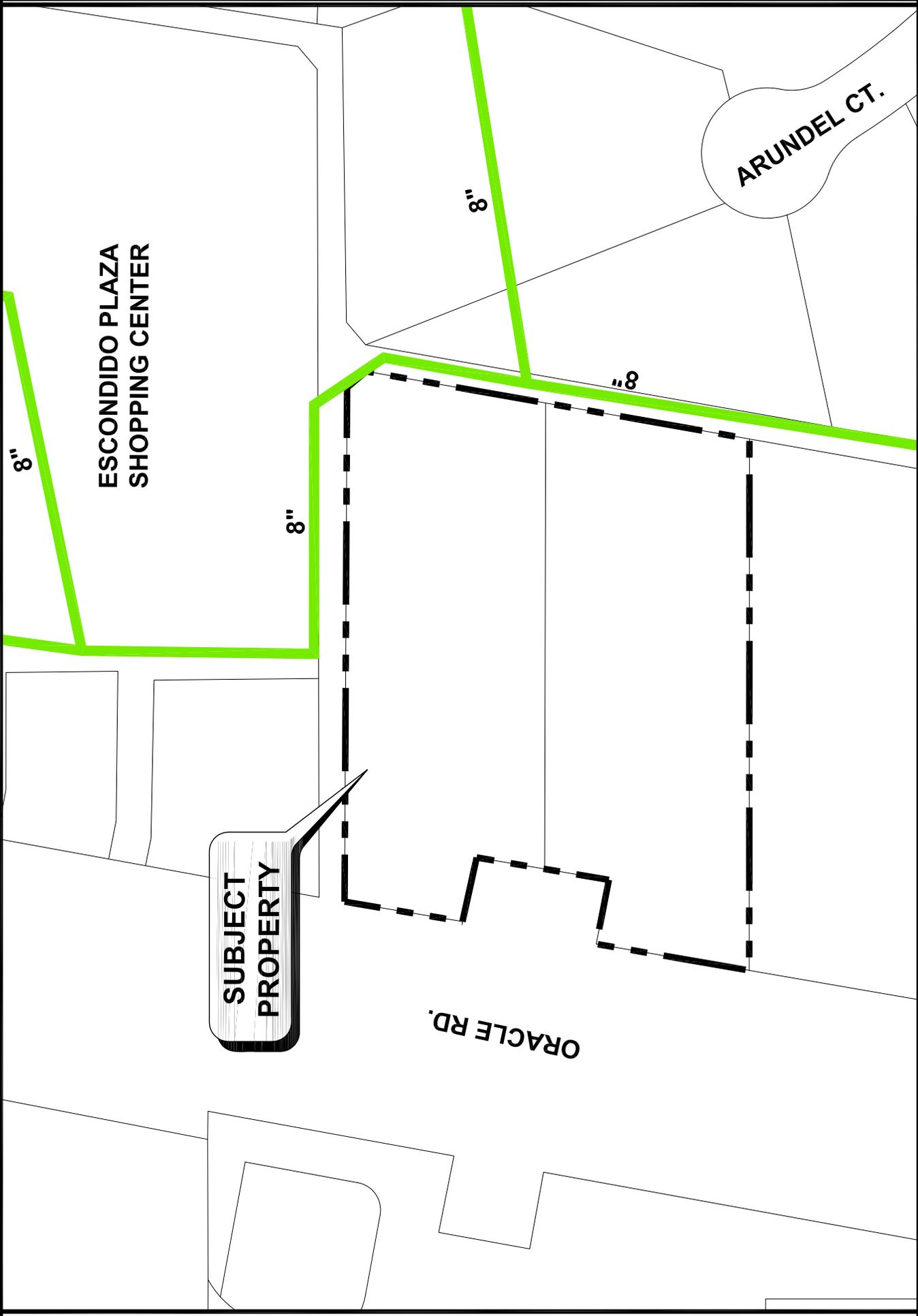
Scott Schladweiler, P.E.  
Engineering Manager  
Tucson Water Department

SS:ka

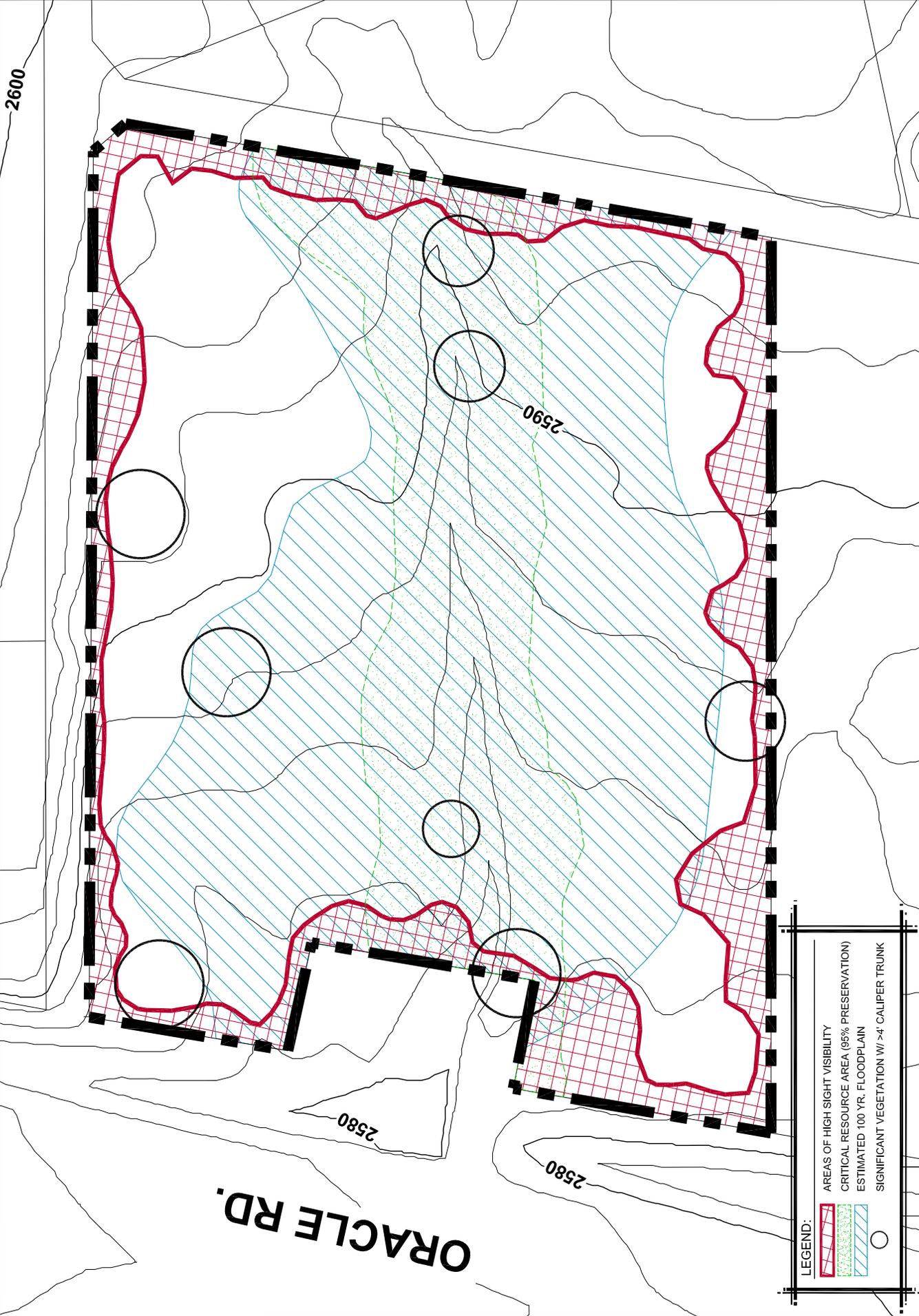
CC:File

NEW DEVELOPMENT • P.O. BOX 27210 • TUCSON, AZ 85726-7210  
(520) 791-4718 • FAX (520) 791-2501 • TTY (520) 791-2639 • www.cityoftucson.org





2600



ORACLE RD.

2580

2580

2590

**LEGEND:**

-  AREAS OF HIGH SIGHT VISIBILITY
-  CRITICAL RESOURCE AREA (95% PRESERVATION)
-  ESTIMATED 100 YR. FLOODPLAIN
-  SIGNIFICANT VEGETATION W/ >4" CALIPER TRUNK



**TUCSON KOI & WATER GARDENS  
EXHIBIT P: COMPOSITE MAP**

2014.08.08  
Contour Interval = 2 Ft.  
WLB No. 113036-A-001



## **PART II – LAND USE PROPOSAL**

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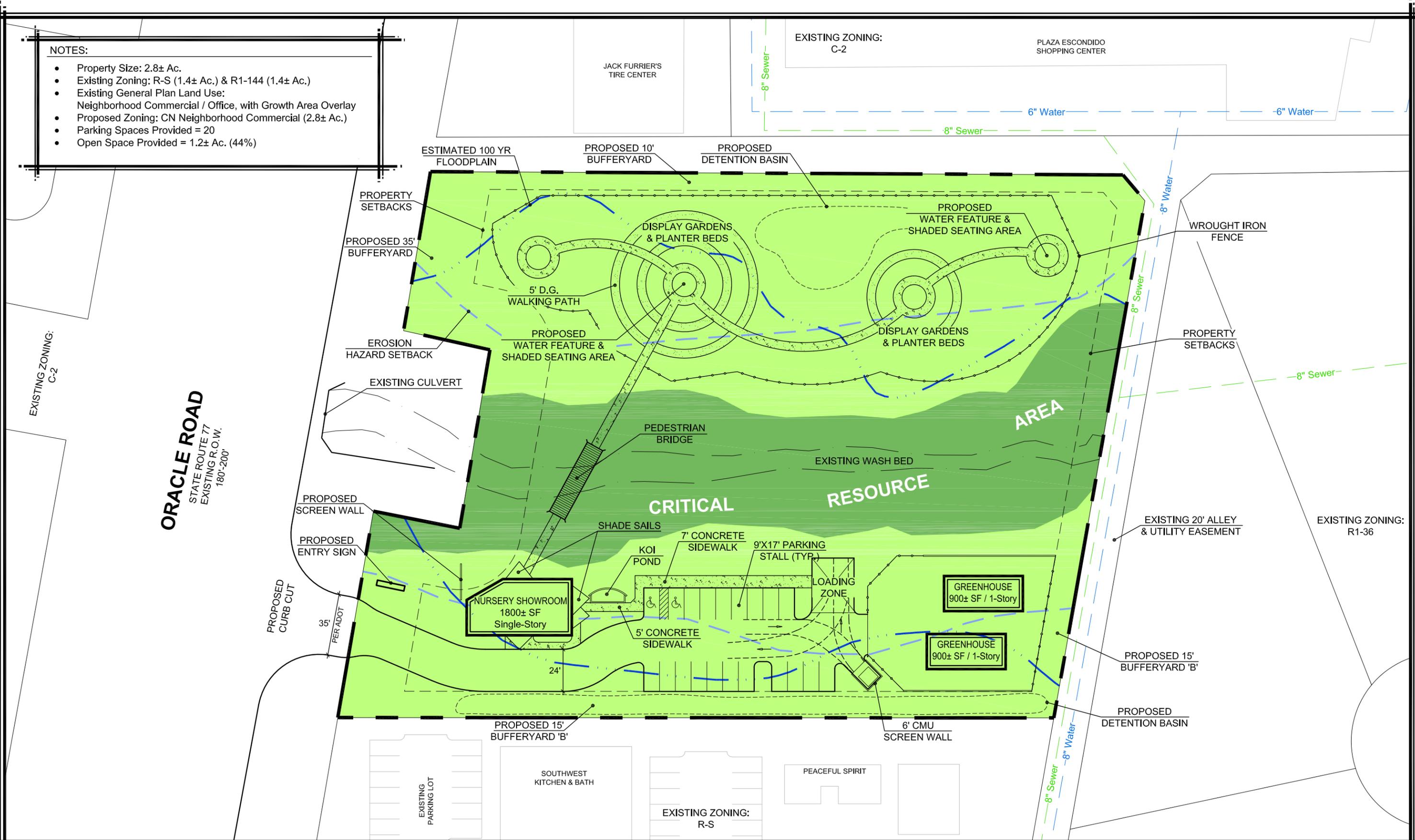
### **PROJECT OVERVIEW**

The proposed project will consist of a retail landscaping business offering koi fish, nursery stock and related items. A small office and show room will be constructed on the southern property along with outdoor plant storage and sales. The northern lot will include a gazebo, plants and koi ponds and landscaping showcase/demonstration garden. The wash is proposed to remain undisturbed and a small foot bridge constructed over it connecting the two lots. Access will be from Oracle Road in the southwest corner of the project site. Approximately 18 parking stalls will be provided.

Landscaped buffers, both natural and enhanced, will provide a transition between the proposed development and surrounding properties. The project proposed 1.5± or 53% of the site to remain as open space. The proposed project as a whole will provide an aesthetically pleasing, low impact transition between Oracle Road and the existing residential neighborhood to the east.

**NOTES:**

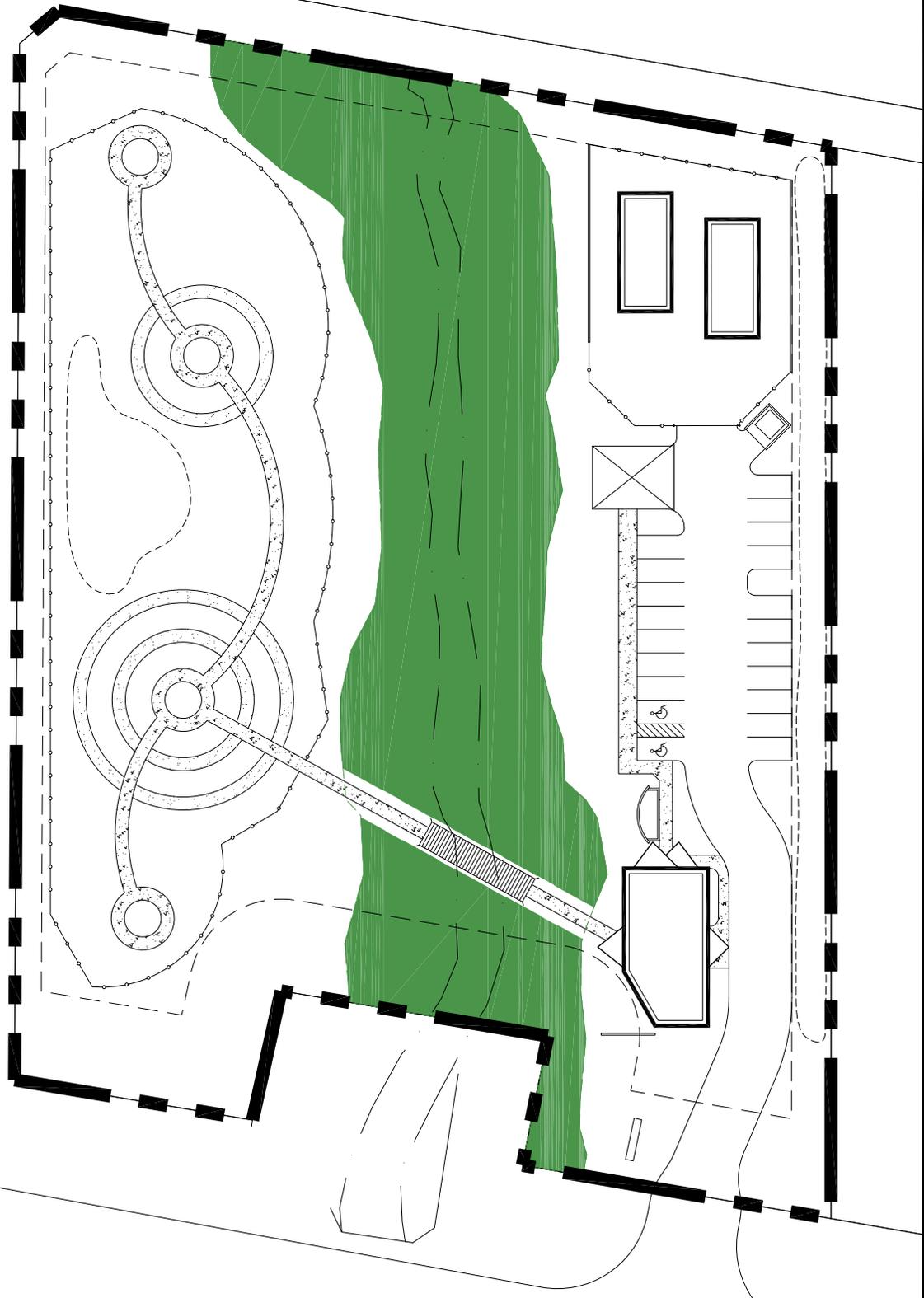
- Property Size: 2.8± Ac.
- Existing Zoning: R-S (1.4± Ac.) & R1-144 (1.4± Ac.)
- Existing General Plan Land Use: Neighborhood Commercial / Office, with Growth Area Overlay
- Proposed Zoning: CN Neighborhood Commercial (2.8± Ac.)
- Parking Spaces Provided = 20
- Open Space Provided = 1.2± Ac. (44%)



E.S.O.S. CATEGORY	TOTAL AREA EXISTING (SF)	REQUIRED ESOS (SF)	PROVIDED ESOS (SF)
CRITICAL RESOURCE AREA	30,770	29,232 (95%)	29,396 (95%)



ORACLE RD.

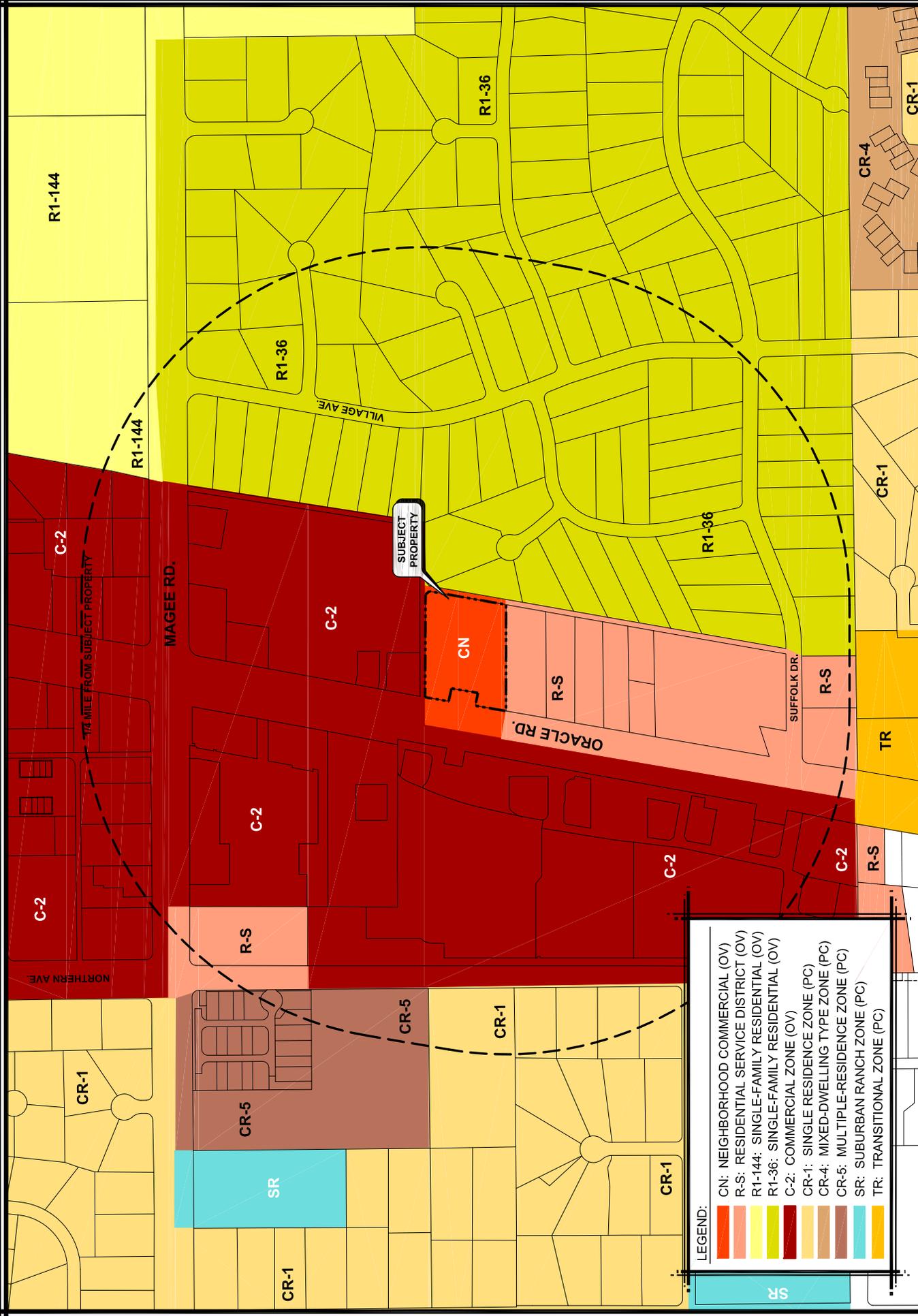


## II-A. Land Uses

1. The proposed rezoning includes two properties, 225-51-011A and 255-51-012A. The northern property, 255-51-011A is designated as RS, Residential Service district. The southern property, 255-51-012A is designated as R1-144, Single Family Residential. The underlying General Plan designation is Neighborhood Commercial/Office (NCO) and is identified as the Oracle/Magee/Ina Growth Area.

The site is currently vacant but surrounded by development on four sides. There are commercial centers to the north, south and west across Oracle Road.

2. The proposed development will have a positive impact on the surrounding land uses. The retail component will complement the surrounding business activity. The low impact of a landscape nursery and koi garden will provide a gentle transition to the neighboring residential uses. In addition the project proposes to leave the wash area and most of the perimeter landscaping undisturbed.



**LEGEND:**

	CN: NEIGHBORHOOD COMMERCIAL (OV)
	R-S: RESIDENTIAL SERVICE DISTRICT (OV)
	R1-144: SINGLE-FAMILY RESIDENTIAL (OV)
	R1-36: SINGLE-FAMILY RESIDENTIAL (OV)
	C-2: COMMERCIAL ZONE (OV)
	CR-1: SINGLE RESIDENCE ZONE (PC)
	CR-4: MIXED-DWELLING TYPE ZONE (PC)
	CR-5: MULTIPLE-RESIDENCE ZONE (PC)
	SR: SUBURBAN RANCH ZONE (PC)
	TR: TRANSITIONAL ZONE (PC)

## II-B. Topography

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

Grading of the site will generally follow the existing terrain, not requiring extensive alteration of the natural topographic character of the site.

*Exhibit Q: Tentative Site Plan and Exhibit T: 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 stormwater through the site, maintaining the current outlet points. Runoff will remain largely within the existing channel. Increased runoff produced by the proposed development will be minimal and directed into detention basins provided to mitigate the runoff to pre-development levels. The reduced runoff will then be discharged into the existing, natural channel and ultimately off-property in the existing manner. Additionally Tucson Koi and Water Garden plans to showcase rainwater harvesting devices which to a smaller degree provide for additional stormwater runoff mitigation.

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

There will be no significant change to the existing drainage patterns. Off-site runoff will be accepted onto the site and conveyed west within the existing, natural channel to the box culvert under Oracle Road. The existing box is approximately 24' feet wide by 42" tall.



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. 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 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 wash area onsite will be left undisturbed. 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**

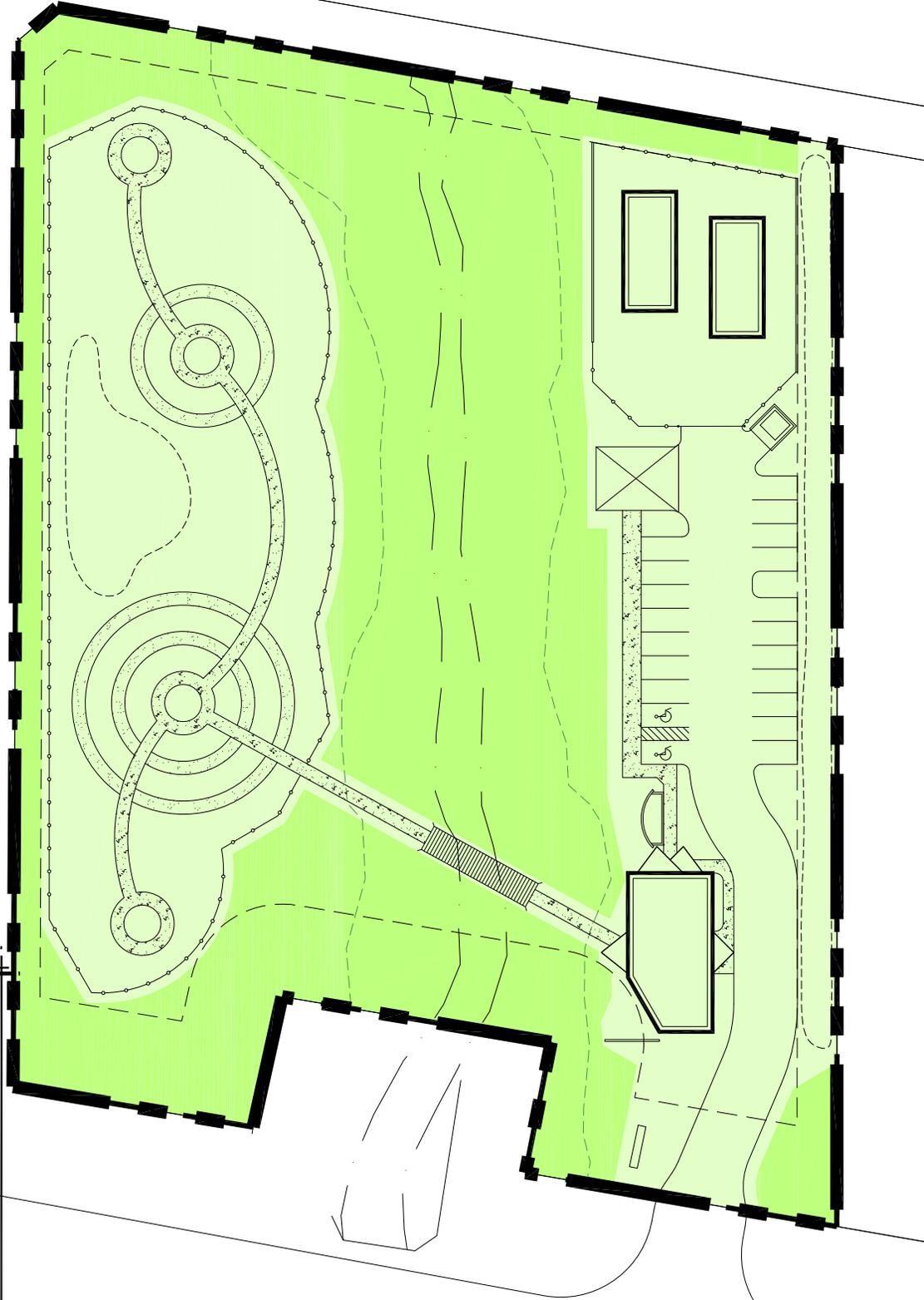
The project site is surrounded by development on all sides. The wash flows through the site from east to west. Upstream the wash continues through the residential neighborhood where some illegal dumping and channel alterations have occurred. To the west the wash travels under Oracle Road and continues to the commercial property on the west side of Oracle. The wash flows under the parking lot of the commercial center before day lighting in a retention basin on the north western portion of the shopping center. The existing commercial shopping center limits the amount of wildlife activity on the site. The site proposes to leave the wash largely undisturbed. This project will not further restrict wildlife movement.

#### **II-F. Buffers**

A buffer yard "B", 15-foot minimum is provided along the southern and eastern property lines. A 30-foot buffer is required along Oracle Road and although not required a 10' buffer yard will be provided along the northern portions of the property.

LEGEND:		TOTAL AREA	
	PROPOSED GRADED AREA	67,574 SF (56%)	
	PROPOSED UNDISTURBED AREA	53,213 SF (44%)	

ORACLE RD.



## II-G. Viewsheds

The prominent view across the site is Pusch Ridge to the northwest. This is visible traveling north on Oracle Road. The view is partially obstructed by the large commercial development to the north, power lines and existing vegetation. The secondary view across the site is from the single family homes south west towards the Tucson Mountains. This view is obstructed by the existing vegetation on the site and the commercial development across Oracle road.

The proposed development will be small in scale and include the use of landscaping to help mitigate any impacts. The height of the primary structure will be 25± feet and the greenhouses will not exceed 18 feet. No significant impacts to the view shed are anticipated as a result of this project.

## II-H. Traffic

The site will be accessed via a new driveway constructed on the southern property, connecting to Oracle. The driveway will be approximately one quarter of a mile south of the signalized intersection of Magee and Oracle Roads, and one quarter of a mile north of the signalized intersection of Suffolk Drive and Oracle Road.

As required by ADOT, the entrance driveway approach will be a minimum of 35-feet, with 35 foot radii. The driveway will taper down to 24-feet as required by Oro Valley. A total of 18 parking stalls will be provided. A maximum of three to five employees are expected to be on the site at anytime. Assuming that each employee drove to work, that would leave 13 parking stalls open to the general public.

To comply with Oro Valley code Section 23.8.B.6.c all parking has been relocated behind the primary structure. However, parking will still be screened from the adjacent residential uses to the east by two greenhouses and the required landscape buffer.

### ***Conditions of Approval***

- Engineering Condition #1  
An easement and in-lieu fee will be made for the future construction of the sidewalk along Oracle Road. Should the money not be utilized in 10 years, the applicant will be refunded the amount deposited.
- Engineering Condition #2  
The Tentative Development plan has been modified to provide adequate onsite maneuvering areas.
- Engineering Condition #3  
The Tentative Development Plan has been modified to provide a 4-foot free and clear sidewalk.
- Engineering Condition #4  
Access to the project will be off Oracle Road, references to shared access to the south have been removed.

**II-I. Recreation and Trails**

A striped 10' wide striped shoulder exists along Oracle Road, and is included on the Oro Valley Bikeways Map. No changes are proposed to the shoulder.

As required, by Oro Valley Code, Section 27.7.F.2 two bicycle class one facilities will be provided.

**II-J. Cultural/Archaeological/Historic Resources**

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

The subject property has not been surveyed for cultural resources, however as recommended by the Arizona State Museum, the site will be surveyed prior to any ground disturbing activity.

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

There are no known recorded archaeological or historic resources that exist on the site. However, as recommended by the Arizona State Museum, the site will be surveyed prior to any ground disturbing activity.

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.

***Condition of Approval***

- Planning #1  
A Cultural Resource survey will be completed prior to the Final Site Plan.

**II-K. Schools**

The proposed rezone will not have any impact on the local schools. The proposed project will rezone property allowing commercial development. No students will be added to the schools as a result of this project. Further, this project will not add any additional traffic impacts to the streets where the schools are located.

*Refer to Exhibit N: Schools, Parks and Trails*

**II-L. Water**

Tucson Water is the service provider for this property. An 8" PVC main runs north and south in the alley. The project will make connection with this main.

## II-M. Sewers

Due to the small scope of this project, Pima County Regional Wastewater Reclamation Department indicated that the project will not have a significant impact on the system and provided a waiver, Exhibit U. An 8" VCP sewer line runs in the alley to the rear (east) of the properties. An existing manhole is located in the alley at the wash.

*Refer to Exhibit U: Pima County Regional Wastewater Reclamation Department Capacity Response Letter.*

II-M. Sewers (Continued)

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



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

JACKSON JENKINS  
DIRECTOR

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

**Sewer Capacity Waiver** *2014-4*

Purpose: This document shall serve as an accounting of sewage flow estimates and will be associated with permitting Building Plans, Tentative Plats, Development Plans, and Site Plans.

Date:	1/22/2014
Project Name:	Tucson Koi and Cactus Nursery
Parcel Numbers:	22551011A, 22551012A
Total ADWF (gpd):	210
Existing Sewer Number:	S-125
IMS Manhole Number:	8662-10
Contact's Name:	Linda Thompson
E-Mail Address:	lthompson@wlbgroup.com
Name of Contact's Firm:	The WLB Group, Inc.
Phone Number:	520-390-1086

Sewer Waiver Approved By: *Kurt Stearns* Date: 1-22-2014

**Conditions of Waiver:**

1. Proposed Estimated flows will not have significant effects on sewer system.
2. Proposed plans do not require ADEQ/PDEQ review based on the following:
  - Total ADWF is less than 3,000 gpd.
  - Sewage collection system does not include a manhole.
  - Sewage collection system does not include a force main or lift station.