



PIMA COUNTY

SITE ANALYSIS REQUIREMENTS

ADOPTED BY THE BOARD OF SUPERVISORS
JULY 2, 1985

Amended on March 3, 1987
June 22, 1988
April 4, 1989
May 16, 1995
October 2, 1996
March 3, 1998

Pima County Development Services Department

NOTICE TO REZONING APPLICANTS

RE: SITE ANALYSIS POLICY

Planning staff recommends that the site analysis document also include information, as applicable, in *Part I. Site Inventory*, and *Part II. Land Use Proposal*, on the following topics that are not specified within the current Site Analysis Policy, but may be applicable to the rezoning application:

- \$ Evaluation of the site as potential *cactus ferruginous pygmy owl habitat*, as specified within the Rezoning Impact Statement.
- \$ Evaluation of the site development for conformance with the performances standards of the *Buffer Overlay Zone*, as specified in ' 18.67.050 of the zoning code.
[Note: special review procedures are required for the rezoning of land subject to the Buffer Overlay Zone]
- \$ Evaluation of the site development for conformance with the *Hillside Development Overlay Zone*, specifically, the development mitigation and performance standards (' 18.61.050) and requirements for development review adjacent to protected peaks or ridges (' 18.61.060.B).
- \$ Evaluation of the site and planned development for compliance with the *Watercourse and Riparian Habitat Protection and Mitigation Requirements* as specified by Article X of the Pima County Floodplain and Erosion Hazard Management Ordinance.
- \$ Conformance with the planned land use category and applicable special area plan policies of the *Pima County Comprehensive Plan*.
- \$ Evaluation of the site development for conformance with the *Gateway Overlay Zone*, as specified in ' 18.78.010 of the zoning code.
- \$ Conformance with the submittal deadlines established before the Planning & Zoning Commission Hearings (attached).
- \$ Please submit seven (7) copies of each site analysis (see requirements in D.3.).
- \$ Pre-application meetings with staff are held on the third (3rd) Wednesday of each month (see D.1.).



PIMA COUNTY
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
 201 North Stone Avenue, 2nd Floor
 Tucson, Arizona 85701-1207

PHONE: (520) 740-6800
 FAX: (520) 623-5411

REVISED APPLICATION DEADLINES, OCTOBER - DECEMBER 2005
PLANNING AND ZONING COMMISSION PUBLIC HEARINGS

FOR REZONINGS, SUBSTANTIAL CHANGES, AND PLATTING REQUIREMENT WAIVERS

| PLANNING AND ZONING COMMISSION HEARING DATE | Rezoning with site analyses | Substantial change requests | Site analysis not required | NEEDS TO BE FOUND COMPLETE BY: |
|--|------------------------------------|------------------------------------|-----------------------------------|---------------------------------------|
| October 27, 2004 | July 15, 2004 | July 22, 2004 | July 29, 2004 | September 2, 2004 |
| November 23, 2004 | August 19, 2004 | August 26, 2004 | August 26, 2004 | October 6, 2004 |
| December 29, 2004 | September 16, 2004 | September 23, 2004 | September 23, 2004 | November 4, 2004 |
| January 26, 2005 | October 21, 2004 | October 28, 2004 | October 28, 2004 | December 2, 2004 |
| February 23, 2005 | November 18, 2004 | November 25, 2004 | November 25, 2004 | January 6, 2005 |
| March 30, 2005 | December 16, 2004 | December 23, 2004 | December 23, 2004 | February 3, 2005 |
| April 27, 2005 | January 20, 2005 | January 27, 2005 | January 27, 2005 | March 3, 2005 |
| May 25, 2005 | February 17, 2005 | February 24, 2005 | February 24, 2005 | April 7, 2005 |
| June 29, 2005 | March 17, 2005 | March 24, 2005 | March 31, 2005 | May 5, 2005 |
| July 27, 2005 | April 21, 2005 | April 28, 2005 | April 28, 2005 | June 2, 2005 |
| August 31, 2005 | May 19, 2005 | May 26, 2005 | May 26, 2005 | July 7, 2005 |
| September 28, 2005 | June 16, 2005 | June 23, 2005 | June 30, 2005 | August 4, 2005 |
| October 26, 2005 | July 21, 2005 | July 28, 2005 | July 28, 2005 | September 1, 2005 |
| November 30, 2005 | August 18, 2005 | August 25, 2005 | August 25, 2005 | October 6, 2005 |
| December 28, 2005 | September 15, 2005 | September 22, 2005 | September 27, 2005 | November 3, 2005 |

NOTE: Although all reasonable attempts will be made by staff to schedule a request for the indicated public hearing date, please note that submittal of an application by an above-noted date does not guarantee that the request will be scheduled for the indicated public hearing date. The scheduling of a request for public hearing is dependent upon the completeness of the submittal, the resolution of any technical problems associated with the request, the anticipated length of the Commission's public hearing agenda, or other similar factors.

PIMA COUNTY SITE ANALYSIS REQUIREMENTS

A. PURPOSE

This document establishes the requirements for those applications for rezoning required by policy to submit a site analysis. The site analysis is to serve as a tool that will enable the public, elected officials, the Planning and Zoning Commission, staff and developers to comprehensively evaluate the development. The report shall have two parts: the site analysis, and the land use proposal.

B. GENERAL REQUIREMENTS

1. The site analysis shall be submitted for rezoning of any parcel that is:
 - a. **Greater than one acre in size to be developed for nonresidential uses;**
 - b. **Greater than one acre in size to be developed at a residential density of four or more residences per acre; or**
 - c. **Greater than five acres in size.**
2. Exception: Residential rezonings up to six acres shall not require a site analysis if the parcel is to be divided into no more than five parcels with not more than one residence on each parcel except when rezoning to SH (Suburban Homestead) for no more than two residences per acre. The site analysis may be waived by the Zoning Administrator for such residential development between six and ten acres, subject to the criteria for an amended site analysis.
3. In certain circumstances, staff may work with the applicant to develop amended guidelines for the site analysis before the report is submitted. The site analysis requirement will not be waived. The applicant shall submit detailed information on individual sections, and the final determination of the sections to be included shall be made by staff. The Planning and Zoning Commission, and the Board of Supervisors may request additional information of those sections that were omitted.

An amended site analysis is possible for rezonings involving one or more of the following:

- a. Redevelopment of a parcel:
 - 1) where a new use is proposed for existing buildings, which may include some modifications to those buildings;
 - 2) where natural features have been destroyed by the "historic" use of the property, and that within recent years at least 75% of the property has been cleared or graded for that other use;
- b. A rezoning area between one and five acres in size to be developed for nonresidential uses or at a residential density of four or more residences per acre;
- c. A rezoning area between one and ten acres, where at least 75% of the property area within 300 feet of the rezoning boundary currently has equal or less restrictive zoning than that being requested;

- d. A rezoning area between five and ten acres to be developed at a density of one residence per acre or less;
 - e. Similar situations that are not included in letters a. through d. above, but are determined by the Zoning Administrator to represent less intense uses than those listed above, based on the restrictiveness of zones established by the Zoning Code. This is meant to cover extraordinary circumstances, and will be very rarely used.
4. For any case where staff waives certain requirements of the site analysis, staff shall present to the Planning and Zoning Commission, at the hearing on the rezoning, the reasons particular sections were waived. The Commission may either accept the shortened site analysis or ask that additional requirements be completed before they take action on the case.
 5. The Preliminary Development Plan required for rezoning hearings is included in the second half of the site analysis. Items to be shown on that plan are listed in the Zoning Code (18.91.030.E.2) and also in a code excerpt available from staff. Any substantial change to the preliminary development plan, as approved by the Board of Supervisors, will require a public hearing as a waiver request before both the Planning and Zoning Commission and the Board of Supervisors; therefore, the Board of Supervisors recommends that the site analysis be professionally prepared by land use planners, landscape architects, architects, and/or engineers.
 6. A site analysis not addressing all of the required elements as set forth in this document shall be determined incomplete. Descriptions and/or maps for those requirements of this document relating to characteristics of the site or development that are insignificant or absent may be deleted if so determined. A statement to this effect, along with supporting rationale, shall be provided in the applicable section.
 7. A site analysis shall also be determined incomplete if it is in gross noncompliance with existing ordinances or adopted policies, such that the development proposed cannot proceed to the hearing without significant changes to achieve compliance.
 8. No rezoning shall be scheduled for any required hearing until the site analysis is determined complete.
 9. A determination of completeness does not represent Pima County staff's endorsement or approval of the requested rezoning or of the project design.

C. CONCURRENT SITE ANALYSIS-TENTATIVE PLAT/DEVELOPMENT PLAN OPTION

1. For rezoning requests where a site analysis is required and a tentative plat or development plan will be submitted later in the process, if conditional approval

is granted for the rezoning, the applicant has the option of submitting the development plan or plat concurrently with the site analysis, prior to rezoning hearings. The plat or development plan will then receive its first review by the Subdivision Development Review Committee (SDRC) prior to the first hearing on the rezoning by the Planning and Zoning Commission.

Standard SDRC procedures shall be used in this review, except that the full committee meeting will not occur at this stage. Only the written comments will be given to the applicant before the rezoning hearings. Site analysis review proceeds concurrently, following the procedures set out in subsection D. below.

2. Before the concurrent submittal option is chosen, the applicant shall meet with staff to discuss the rezoning proposal.
3. Where the concurrent submittal option is used, a strict "hold harmless" clause shall be prepared by Pima County, and signed by the applicant, stating that:
 - a. the plat or development plan submittal does not in any way increase the applicant's chances of obtaining the rezoning, or diminish the Board of Supervisor's authority to adopt rezoning conditions which may cause revision of the submittal, and
 - b. in the event that the rezoning is denied, the applicant has no recourse against Pima County for costs incurred in preparing the plat or development plan, or in revising it to meet rezoning conditions adopted by the Board of Supervisors.
4. All comments made in the first SDRC review shall be subject to approval of the rezoning by the Board of Supervisors and adherence to all adopted rezoning conditions.
5. If substantial design changes are necessary after the first review by the SDRC, the applicant should revise and resubmit the tentative plat, meeting first with the Subdivision Coordinator to discuss procedures and timing of resubmittal.
6. If the Board of Supervisors grants rezoning approval, the Subdivision Coordinator and Zoning Administrator together shall determine whether tentative plat or development plan changes required by adopted rezoning conditions are substantial enough to require full resubmittal of the plat or plan, requiring a three weeks review time. If the changes are determined not to be substantial, the SDRC meeting may be held as soon as 10 days after the Board hearing if the applicant resubmits within two days of that hearing, adhering to all adopted conditions. "Substantial changes" as determined by the Subdivision Coordinator and Zoning Administrator in this context do not have to match the zoning code definition of "substantial change".

D. REVIEW PROCEDURES

1. Prior to submittal of the site analysis, it is strongly recommended that the applicant meet with Pima County Planning staff to discuss the concept and requirements of the site analysis.

2. As an option, the applicant may submit for review the inventory section of the site analysis up to two months before submittal of the entire report. This is an opportunity for the applicant to receive staff input on site concerns prior to the completion of the preliminary development plan.
3. Five copies of the complete site analysis shall be submitted at the time of application for rezoning. Twenty-two copies or more, as determined necessary by the Executive Secretary of the Planning and Zoning Commission, of the final approved document shall be required two weeks prior to the scheduled date of the Commission public hearing.
4. Site analyses will be reviewed by the Pima County Planning Department, Department of Transportation and Flood Control District, Wastewater Management Department, and other departments and public agencies determined necessary by staff.
5. All review will be completed within one month of the date of the submittal, for either a first submittal or a revised report.
6. When a site analysis is determined to be incomplete, the applicant will receive a written list of the additional information and/or materials needed to bring the site analysis into compliance. The applicant should consult with staff to discuss items on the list before revising the site analysis. Revised reports shall be submitted to the Planning Department, even if it was another department that found the document to be incomplete.

E. WRITTEN FORMAT

1. The preferred format of the site analysis is 8 1/2" x 11", bound so as to open flat for review (i.e. spiral binding is preferred over "vello" or staples). Maps may be a larger size, as discussed below.
2. The site analysis shall be written in the same order as the requirements, and all discussions and answers shall use the same numbering symbols as the requirements. Page numbers must be provided on all pages, including the maps.
3. The site analysis shall include a table of contents which includes the page numbers of all map exhibits. A bibliography shall also be provided of all contributors and literature referenced in the writing of the report.
4. The name, address, and phone number of a designated contact person shall be provided at the beginning of the report.

F. MAP AND ILLUSTRATION GUIDELINES

1. All maps and illustrations shall be clearly identified with descriptive legends, titles, north arrow, scale, dimensions, and contour intervals.
2. All aerial photographs used shall be current within two years of submittal and include the scale, the date the photograph was taken, and the north arrow.

3. Topographic maps shall be prepared using either one-foot or two-foot contour intervals; the applicant may choose which interval to use.
4. Maps shall be located at the end of the subsections in which they are discussed. (e.g. topography, hydrology)
5. The size of maps and illustrations may be determined by the applicant. However, all exhibits must be a consistent size throughout to facilitate review of the complete document. (8 1/2" x 11", or 11" x 17" maps with title and number visible when folded, are preferable if adequate detail can be provided; 18" x 24" maps provide good detail on larger projects, so long as a preliminary development plan overlay of the same size is provided. Any larger "accordion" exhibits are discouraged, unless the applicant wishes to provide a large extra copy of the preliminary development plan for staff review.
6. Map scale may also be determined by the applicant. However, all maps shall be represented at the largest scale possible to clearly identify those characteristics of concern. Those maps not providing a legible resolution of detail, as determined by staff, shall be determined incomplete.
7. Table of Required Maps:
 - a. "PDP" scale means the map is to be the same size and scale as the preliminary development plan overlay. "Variable scale" means another scale may be used.
 - b. "Topo" means topographic contours are to be shown.
 - c. Maps from the following subsections may be combined:
 - Site Analysis section
 1. Vegetation (I-D) and Wildlife (I-E)
 2. Traffic (I-H), Sewers (I-I), Schools (I-J). and Recreation (I-K)
 - Land Use Proposal
 1. Vegetation (II-F) and Wildlife (II-G)
 2. Buffer Plan (II-I) and Viewsheds (II-J)
 - d. Required Maps:

PART I - SITE INVENTORY

- | | |
|------------------------|--|
| (1) Existing Land Uses | A.1 (variable scale, non-topo) A.2 (PDP scale, non-topo) A.3/A.4 (variable scale, non-topo) |
| (2) Topography | B.1 (PDP scale, topo) |
| (3) Hydrology | C.1 (variable scale, non-topo, aerial photograph) C.4 (PDP scale, topo) |
| (4) Vegetation | D.1 (PDP scale, topo) D.2 (PDP scale, topo) |
| (5) Wildlife | E.3 (PDP scale, topo) |
| (6) Viewsheds | G.1 (variable scale, non-topo) G.2 (PDP scale, topo) |
| (7) Traffic | H.1 (variable scale, non-topo) |

| | |
|-----------------|---------------------------------------|
| (8) Sewers | I.2 (Variable scale, non-topo) |
| (9) Schools | J.1 (variable scale, non-topo) |
| (10) Recreation | K.1 (variable scale, non-topo) |
| (11) Cultural | L.1 (PDP scale, topo) |
| (12) Composite | N. (PDP scale, topo) |

PART II - LAND USE PROPOSAL

| | |
|----------------------------------|--|
| (1) Project Overview | A.1 (variable scale, non-topo) |
| (2) Preliminary Development Plan | B.1 (overlay, <u>must be topo</u>) |
| (3) Topography | D.2/D.3/D.4/D.5 (PDP scale, topo) |
| (4) Hydrology | E.3/E.5 (PDP scale, topo) |
| | E.4 (variable scale, non-topo) |
| (5) Vegetation | F.1 (PDP scale, topo) |
| (6) Wildlife | G.1 (PDP scale, topo) |
| (7) Buffer Plan | I.1 (PDP scale, topo) |
| (8) Viewsheds | J.1 (PDP scale, topo) |
| (9) Sewers | I.3 (PDP scale, topo) |
| (10) Schools | N.2 (PDP scale, non-topo) |
| (11) Recreation | O.3 (variable scale, non-topo) |

NOTE: The Preliminary Development Plan must be prepared on clear transparent material, be removable from the report, and be labeled with the applicant's name and the name of the development.

G. CONTENT OF THE SITE ANALYSIS

PART I - SITE INVENTORY

The site inventory serves to identify and describe existing characteristics and conditions of the site. This step in the process will identify both development constraints and development opportunities of the site prior to the actual site design process.

I-A. Existing Land Uses

1. Describe and map the site location in a regional context.
2. If there are any, describe and map the existing lands uses on the site.
3. For all property within a one-quarter mile radius of the site, describe and map:
 - a. Existing zoning;
 - b. Existing land use, including approximate density of residential uses and type of business for commercial or industrial uses;
 - c. Number of stories of existing structures;
 - d. (optional) Pending or conditionally-approved rezonings and subdivision and/or development plans under review.
4. On the same map, locate and identify the ownership of existing wells or well sites within 100 feet of the site.

I-B. Topography

1. Describe and map the topographic characteristics of the site, including the following elements:
 - a. Restricted peaks and ridges;
 - b. Rock outcrops;
 - c. Slopes of 15% or greater, and
 - d. Any other significant topographic features.
2. State the predevelopment average cross slope of the total site and show all calculations and values used in its determination as set forth by the Hillside Development Zone, Chapter 18.61 of the Pima County Zoning Code.

I-C. Hydrology

1. Describe and map on an aerial photograph the perimeter of all off-site watersheds that affect or are affected by the site, both upstream and downstream to their logical conclusion, and note all balanced and critical basins.
2. Provide a description of any significant off-site natural or man-made features located within the above watersheds (as mapped in question #1 above) that may affect or be affected by the site.
3. Indicate the area in acres for those upstream off-site watersheds (as mapped in question #1 above) with one-hundred-year discharges greater than 100 cubic feet per second (cfs).
4. Describe and map the characteristics of the on-site hydrology. Include all of the following:
 - a. Approximate 100-year floodplains with a discharge greater than or equal to 100 cfs;
 - b. Sheet-flooding areas with their average depths;
 - c. Federally-mapped floodways and floodplains;
 - d. Peak discharges both entering and leaving the site for 100-year events which exceed 100 cfs using approximate methods such as the regional area versus discharge graphs.
5. Provide a qualitative description of existing drainage conditions along the downstream property boundary.

I-D. Vegetation

1. Inventory, map and describe the following:
 - a. Vegetative communities and associations on the site;
 - b. Federally-listed threatened and endangered species, saguaro, and other visually-prominent cacti, and significant individual or groups of trees;
 - c. Any areas where vegetation is especially important for scenic value, screening and/or buffering, and soil stabilization.

2. Describe and map the vegetative densities in terms of approximate percentages of plant cover. Define the methodology used in determining these densities.

I-E. Wildlife

1. Provide a letter of confirmation from the habitat specialist of the Arizona Game and Fish Department Tucson Regional Office in regard to the following characteristics and any other topics of concern:
 - a. State-listed threatened or endangered species (see Threatened Native Wildlife in Arizona, an Arizona Game and Fish Department publication);
 - b. High densities of a given species' population, based on AZ Game and Fish Dept. data, or an unusually high diversity of species; and
 - c. Aquatic or riparian ecosystems.
 - d. If any significant habitat or areas of concern are noted, map these portions of the site involved.

I-F. Soils

1. State whether soils testing has been done for the site, either for the subject proposal or a previous development.
2. When applicable, describe soil suitability for septic use.

I-G. Viewsheds

1. Looking onto and across the site from areas around the site, describe and map the following:
 - a. Views and vistas from adjacent properties that may be blocked or impaired by development of the site;
 - b. Views and vistas from areas beyond adjacent properties which may be noticeably affected (though not necessarily impaired) by development of the site. This will include views and vistas from existing scenic routes within one mile of the site.
2. Describe and map areas of high, medium, and low visibility on the site as seen from nearby off-site locations, including visibility from any existing scenic routes within one mile of the site. Define the criteria used in determining high, medium, and low areas of visibility.

NOTE: This section should not include views from the site itself to off-site features, such as the Santa Catalina Mountains.

I-H. Traffic

1. Map the existing and proposed off-site streets, onto which the site will have access, to their intersection with a major route as shown on the Major Streets and Scenic Routes Plan. If the access street(s) does not

intersect with a major route, map the access street(s) to its intersection with a street that will connect with a major route, as well as the connecting street to its intersection with a major route. Also, map all major routes within one mile of the project site, denoting those that are existing scenic routes. For those streets identified, provide the following general information:

- a. The existing rights-of-way;
- b. Whether these rights-of-way meet Pima County width standards;
- c. Whether the rights-of-way are continuous or whether they shift from one side to the other;
- d. The rights-of-way for all proposed off-site roads;
- e. The number of travel lanes, capacity, and posted speed limit on existing roads and proposed off-site streets;
- f. The present Average Daily Trips (ADT) for existing streets;
- g. If there are existing bicycle and pedestrian ways; and
- h. When roadway improvements are scheduled for completion.

NOTE: Information for Traffic, Sewers, Schools, and Recreation should be shown on one map when possible.

I-I. Sewers

1. Provide a copy of the capacity response letter from the Pima County Department of Wastewater Management.
2. Map the location of the existing public sewers in relation to the project site.

I-J. Schools

For residential developments,

1. Map and identify all existing and proposed public schools within one mile of the site.
2. Describe the location of all public elementary, junior, and senior high schools that will serve the site, if not within the one mile radius of the site.
3. State the current capacity and enrollment for those elementary, junior, and senior high schools that will serve the site.

I-K. Recreation and Trails

1. Describe and map all parks, recreation areas, and adopted public trails on and within one mile of the site.
2. Describe and map proposed trail rights-of-way from the "Eastern Pima County Trail System Master Plan", as amended.

I-L. Cultural Resources: Archaeological and Historic Sites

1. Provide a letter report from either the Arizona State Museum, the State Historic Preservation Office, or a qualified archaeologist that reviews all of the available information for the site. This record check shall:
 - a. determine whether the site has been field surveyed for cultural resources;
 - b. identify any previously-recorded archaeological or historic resources known to exist on the property;
 - c. state the probability of that buried archaeological resources not visible from the surface would be discovered on the site;
 - d. make an informed recommendation as to whether an archaeological survey of the site is needed.
2. Describe and map archaeological and historic sites identified on the property in either the records check or a subsequent field survey. Detailed location maps of such sites should not be included in the site analysis, but should be available from the archaeologist or consultant for staff review as necessary.
3. If a field survey has been recommended and/or there is a high probability for the discovery of archaeological resources, a field survey shall be completed by a qualified archaeologist and the results shall be submitted with the development plan or tentative plat submittal. Any cultural resources identified shall be entered into the Arizona State Museum site file system. At the applicant's option, the recommended survey and report may be completed as part of the site analysis preparation, or may be submitted at any time before the development plan/tentative plat submittal.

I-M. Air Quality

1. For certain proposed industrial facilities, the Department of Environmental Quality (DEQ) may require a description of the general wind flow pattern to demonstrate how emissions will affect surrounding areas within three miles. Please contact DEQ regarding their requirements early in the site analysis preparation.

NOTE: Any air quality data previously collected is available at the Department of Environmental Quality (DEQ), Air Quality Analysis and Monitoring Division (740-3376).

I-N. Composite Map

The composite map is intended to show the cumulative number of characteristics (as described in the previous sections) that apply to specific locations on the site. It is used to identify areas that may require special evaluation in regards to proposed development, due to the existence of several potential site constraints. Graphics used on the map may be determined by the applicant (examples include lines, dots, shading, and/or cross-hatching); however, all graphics must be legible. Also, any area in which disturbance

would be prohibited by any adopted Pima County ordinance or policy must be shaded black.

Characteristics to be included are the following:

1. Topography
 - a. Restricted peaks and ridges;
 - b. Rock outcrops, and
 - c. Slopes 15% or above.
2. Hydrology
 - a. 100-year floodplain with a discharge greater than or equal to one foot;
 - b. Sheet flooding areas with foot depths greater than or equal to one foot, and
 - c. Federally-mapped floodways and floodplains.
3. Vegetation
 - a. Areas of high vegetative densities, and
 - b. Areas where vegetation is needed for soils stabilization.
4. Wildlife

Wildlife habitats as mapped in requirement I-E.1.a-c.
5. Viewsheds

Areas on site that are highly visible from off-site locations, as identified in requirement I-G.2.

Explanation of Composite Map

Any of the features listed under the general subsection (i.e. topography, hydrology, vegetation, wildlife, soils and viewsheds) shall be combined under that general subsection as one characteristic. For example, the existence of a rock outcrop and 15% slopes on a particular area shall be considered as one "topographic" characteristic.

The composite map shall show either specific characteristics (i.e. hydrology, topography) which are represented differently and overlaid for those areas exhibiting multiple characteristics, or simply the number of characteristics that are found in a given location. For example, if an area contains both topographic and vegetative characteristics, it would receive a graphic that represents two characteristics. An area that contains 15% slopes (topographic), wildlife habitat (wildlife), high visibility (viewsheds) and federally-mapped floodways (hydrology) would be marked with a different graphic that represents four characteristics. Note again that any area where site disturbance is prohibited by adopted Pima County ordinance or policy (such as protected peaks and ridges) shall be shaded black.

Part II - Land Use Proposal

The land use proposal enables the developer to set forth design concepts derived from the analysis of the site's characteristics, and to present sensitive design and mitigation

techniques that respond to unique site characteristics and the character of the surrounding neighborhood.

II-A. Project Overview

1. Provide a map of requested zoning boundaries for the development.
2. Describe the characteristics (including use and type) of the proposed development.

II-B. Preliminary Development Plan (PDP)

1. Provide a removable overlay map of the preliminary development plan (PDP) that includes all items required by Section 18.91.030.E of the Zoning Code, except for the following (which are provided elsewhere in the site analysis):
 - a. Natural drainage features. (Proposed drainage features must be shown)
 - b. Areas where the natural grade of the site will be changed more than five feet.
 - c. Wells or well sites within 100 feet of the site.
 - d. Land uses and number of building stories within 300 feet of the site.

NOTE: The PDP must include topographic contours. If, for purposes of clarity, an overlay without topographic contours is desired, a separate map (non-overlay) that includes topography should be included in the report.

2. Provide all written support data required in Section 18.91.030.E, except for the following (which are provided elsewhere in the site analysis):
 - a. Hydrologic data;
 - b. Statement of water service availability.

II-C. Existing Land Uses

1. Describe the effect the proposed development will have on existing land uses on the site.
2. Compare development characteristics described in II-A.2 to the existing and proposed land uses within one-quarter mile of the site boundaries.

II-D. Topography

1. If any features of the development as shown on the PDP (roads, structures, lots, walls, etc.) will be located on individual slopes of 15% or greater, with a ten-foot or greater natural fall, explain why these slopes were not avoided in planning the development, and state measures that will be used to minimize development impacts such as erosion, degraded views of slopes, etc.

2. If areas are to be left natural in order to take advantage of the allowances provided for under the Hillside Development Zone, map the perimeter of these areas. State the new average cross slope and show all calculations used in its determination.
3. Describe, map and state the percentage of the site that is to be graded, disturbed, and revegetated. Label any areas to be natural open space.
4. Map areas where the natural grade will be changed more than five feet by cut or fill. State the maximum change in natural elevation that will result from grading for both cut and fill.
5. Describe and map the approximate location of engineering and design features used to mitigate impacts from site disturbance and new slopes near the project perimeter and in medium or high visibility areas. (Examples include riprapping, use of retaining walls, grading techniques, building placement, revegetation, and a discussion of how excess material will be disposed of.)
Describe the use of such features on the remainder of the site. Provide cross-sections that illustrate proposed grading techniques and slope stabilization in areas of slopes addressed in D.1.
6. Optional: Provide a preliminary grading plan that shows preliminary finished elevations of lots, detention/retention basins, etc. This map shall show in greater detail the results of grading concepts explained in the report, for evaluation by the Planning and Zoning Commission and the Board of Supervisors.

II-E. Hydrology

1. Describe how the PDP responds to the hydrologic characteristics identified in the site inventory. Examples may include building setback, density restrictions, building placement, location of open space and recreation areas. Describe the overall effect of the development on the drainage pattern of the site.
2. Explain why it is not possible to avoid encroachment (of lots, structures, roads) into 100-year floodplain, if applicable. State the specific measures that will be used to mitigate the impacts of increased discharge or flow velocity, erosion hazards, etc.
3. Quantify and map post-development water discharge flowing onto and leaving the site.
4. Describe and map potential drainage impacts to off-site land uses both upstream and downstream of the proposed development.
5. Describe and map the approximate location of engineering and design features that will be used to mitigate drainage and erosion problems. Examples may include retention/detention, riprapping, revegetation, and the preservation of channels in their natural state.

6. Describe how the PDP conforms to all applicable area plan policies, basin management policies, and any other applicable Pima County policies relating to flood control.

II-F. Vegetation

1. If any features of the development encroach upon areas of high vegetative density, threatened or endangered species, or riparian environment, explain why these areas were not avoided in planning for the development, and state measures that will be used to minimize development impacts in these areas.
2. Describe mitigation measures to be utilized with respect to vegetation. Measures may include: a) the designation of undisturbed open space; b) preservation of certain individual plants, in place or transplanted for utilization of site; c) offering of remaining vegetation free to the public; d) landscaping yards with container-grown nursery stock of the same native varieties.

II-G. Wildlife

1. If any features of the development are located in areas mapped in requirement I-E.1, explain why it was not possible to avoid these areas in planning the development, and state specific measures that will be used to minimize development impact, such as loss of habitat, displacement of a threatened species. etc.

II-H. Soils

1. When applicable, describe how the PDP responds to Pima County Health Department requirements for septic use.

II-I. Buffer Plan

1. Map the locations where bufferyards will be utilized in compliance with Chapter 18.73 of the Zoning Code.
2. Optional: Provide cross-section illustrations that show elements of buffers that will be used where new development is to be located adjacent to a major street or existing residential development.

II-J. Viewsheds

1. State specific measures that will be used in particular locations of concern in order to minimize visual impacts from structures and other development features (including graded areas) to:
 - a. Views and vistas from off-site as identified in requirement I-G.1; and
 - b. Areas of high and medium visibility as identified in requirement I-G.2.

Mitigation measures may include the location of structures, natural areas and open space, the height of structures, the use of landscaping, areas of lower intensity land use, and restrictions on light reflectance rating of structures.

2. Optional: Provide realistic illustrations that show how the proposed development will look from off-site locations discussed in I-G.1 that were determined to be noticeably affected by the development.

II-K. Traffic

1. Describe the proposed access points for the project, their location and the rationale for their placement in terms of circulation, congestion, and impacts to surrounding properties.
2. If the preliminary development plan depends on future off-site road improvements for access, identify these and state the projected completion date, and the agency responsible for the completion of the project.
3. Discuss the change to ADT and level of service to all streets discussed in requirement I-H.1 of the Inventory and Analysis.
4. Describe how traffic impacts on local streets will be minimized by the preliminary development plan.
5. If used, describe bicycle and pedestrian pathways within the development.
6. Describe proposed on-site road rights-of-way, indicate whether streets are public or private, and show typical roadway sections.

II-L. Sewers

1. Describe the method of providing sewer service.
 - a. If on-lot sewage disposal is proposed, state the reasons for not utilizing public sewer service.
 - b. If public sewer conveyance capacity is available, state whether or not off-site easements or rights-of-way must be obtained in order to gain legal access to the public sewers.
 - c. If public sewer conveyance capacity does not exist, describe the actions the applicant must take to provide public sewer conveyance capacity.
2. If collection sewers (not house connection sewers) are to be located in areas other than paved public or private rights-of-way, state the reasons.
3. Map any sewers proposed to be located in natural areas or along washes greater than 500 cubic feet per second.

II-M. Water

1. Provide a statement of water service provision and availability. If the proposed development is not to be serviced by a water company with a 100-year water supply, provide a letter from a qualified hydrologist or

the Arizona Department of Water Resources indicating (based on preliminary review) an estimation of the probability that an assured 100-year supply is available.

II-N. Schools

For residential developments,

1. If required, state the projected increase to the affected school's tax base.
2. Describe and map how access will be provided to any schools that abut the site.
3. Provide an estimate of the number and percentage of students that are expected to be educated outside of the public school system (i.e., private, parochial or home schooling). Identify the source of this estimate.
4. Provide a school capacity analysis response letter from the applicable school district that addresses the following topics (an exhibit which depicts the service area of each school should accompany the response letter):
 - a. The present and official projected enrollments of the elementary, middle and high schools which are expected to serve the proposed residential development;
 - b. The anticipated increase in enrollment at each school resulting from the proposed residential development (include the multipliers used by the school district);
 - c. Tabulation of the under(over) capacity, by number and percentage, of each school's enrollment as a result of the proposed residential development's anticipated school enrollment;
 - d. Tabulation of the projected enrollment and under(over) capacity, by number and percentage, of each school based on residentially zoned land located within the school's service area. The calculation is to include approved rezonings, as applicable;
 - e. School facilities improvements affecting the above service area enrollment calculations, as identified by the school district within its adopted capital improvements program.

If no written response to the capacity analysis request is received within 90 days of submittal of the letter to the school district, provide a reasonable estimate of the above factors.

II-O. Recreation and Trails

1. Describe and quantify the size of all recreation areas to be provided. Include those recreation areas provided in accordance with 18.09.080 (Small Lot Option), if applicable.
2. Describe the proposed ownership of natural and modified open space within the development, (i.e. whether through homeowners associations, or individual lot owners).
3. Describe and map any proposed trails within the development and demonstrate how such trails comply with the "Eastern Pima County Trails System Master Plan", or if not, why such compliance is not required.

II-P. Cultural Resources: Archaeological and Historic Sites

1. Describe the mitigation measures to be used for the protection of any archaeological and historic resources that are known to exist on the site, based on either the records check or a subsequent field survey.
2. If an archaeological survey has been recommended and/or there is a high probability for the discovery of archaeological resources, state what measure will be taken in this regard.
3. If cultural resources have been found through the records check or field survey, a cultural resources mitigation plan shall be submitted as part of the tentative plat or development plan submittal. This plan shall:
 - a. outline a resource assessment program to evaluate the significance of those resources to be affected by the proposed land use;
 - b. outline an effective preservation plan or data recovery and documentation plan for those resources determined to have significant research or other value;
 - c. provide a schedule for the implementation of the accepted mitigation plan (Note: calendar dates for the mitigation work are not required)

The mitigation plan shall be reviewed by the Pima County Archaeologist and the State Historic Preservation Office. Review shall be completed within thirteen working days after the time of submittal, as is standard for tentative plats and development plans scheduled for a Subdivision and Development Review Committee (SDRC) meeting.

II-Q. Air Quality

1. Describe methods and plans for controlling dust pollution during the construction of the project and thereafter. Also, describe plans for assuring that all newly created roads are paved or permanently dust-stabilized to County standards.
2. If the planned facility will emit 100 tons or more per year of any air pollutant besides that created by vehicular traffic emissions, present

descriptions of methods and equipment planned to control the emissions, during regular use and during emergencies. Please contact the Department of Environmental Quality for more information.

3. If the planned facility will emit, or has the potential to emit, any smelly or offensive gases, describe the methods and equipment planned to minimize the emissions. State the approximate distance of any residences, hotels, schools, hospitals, or nursing homes within three miles. Also describe the planned land uses, according to Pima County adopted land use plans, within three miles of the site.
4. Identify and describe the maximum daily quantities of any toxic chemicals, explosive, flammable, reactive, or corrosive materials which are planned to be used or manufactured at the site. Also identify the planned maximum storage quantities of such chemicals and hazardous materials.

II-R. Other

1. State whether the preliminary development plan provides for water harvesting on the site. If so, describe water harvesting methods that will be used, and their location.
2. State if and how the preliminary development plan will facilitate the use of active and/or passive solar systems and access. If it does not facilitate such use, explain why not.
3. Discuss any other site amenities that will be incorporated into the design of the development.
4. Describe and delineate any other impacts the development will have on both on-site and off-site properties.
5. Provide information concerning specific agreements made with neighboring properties (e.g. bufferyard agreements, height limitations, walls, etc.)

PIMA COUNTY DEVELOPMENT SERVICES BIOLOGICAL IMPACT REPORT GUIDELINES

(April 2003)

With the Board of Supervisors' approval of Ordinance No. 2001-103 in July 2001, Chapter 18.91 of the Zoning Code was amended to require that a Biological Impact Report be included as part of the documentation submitted for rezoning applications, Type 2 and Type 3 conditional use permits, zoning plan plat waivers, modification to or waiver of rezoning conditions, and requests for rezoning time extensions. The Biological Impact Report is a tool which staff will use to facilitate an assessment of the proposed project's potential to impact sensitive biological resources. A project's design should, to the greatest extent possible, seek to conserve these important resources. The Biological Impact Report should, at a minimum, include responses to all the questions set forth below.

A significant amount of the information requested below is available on Pima County's MapGuide. To access the MapGuide version that displays the appropriate SDCP information, go to www.dot.co.pima.az.us/gis/maps and click on the Preliminary Sonoran Desert Conservation Plan Maps under the Maps From Others section. Then activate the View Interactive MapGuide Map. If you don't readily find the data layer referenced in the following questions, continue to zoom in until the desired data layer appears in the menu box.

Should you have specific questions about compiling the Biological Impact Report or any of the information being requested, please contact Sherry Ruther, Environmental Planning Manager, at 520/740-6800.

Landscape Resources

1. Identify whether the proposed project site occurs within any Conservation Lands System (CLS) Category or contains any portion of an Important Riparian Area or any wash with a discharge of 250 cubic feet per second or greater. (NOTE: Any wash with a discharge value of 250 cubic feet per second or greater, regardless of whether the wash is designated as an Important Riparian Area or lies within or outside the CLS boundaries, is considered to be part of the CLS. Such washes have an associated conservation level of 95% as identified in the Comprehensive Plan.)
2. For each CLS Category identified in the response to Question No.1, explain how the proposed project accomplishes the associated level of conservation per the Comprehensive Plan.

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(CLS Category information is viewable on MapGuide; information on the discharge of a wash is not viewable on MapGuide. Discharge information is available from Floodplain Management. Call 740-6350 or visit their offices at 201 N. Stone, 4th Floor.)

NOTE: If you are preparing a Biological Impact Report in support of a rezoning application that must comply with the Site Analysis Requirements, you must depict any area(s) to be set aside for conservation purposes on your Preliminary Development Plan.

3. Identify any Special Elements that may occur on or in the immediate vicinity of the project site. Explain the nature of any impacts to these resources and any mitigation measures taken to reduce these impacts.

"Special Elements" are a definitive list of certain landscape features and vegetation communities that make significant contributions to retaining our biodiversity. These resources are identified and discussed in a March 18, 2002 report titled Special Elements that was prepared by Pima County as part of the Sonoran Desert Conservation Plan planning process. (A copy of this report is available from Pima County Graphic Services – 520/205-8300. Special Elements are also viewable on MapGuide.)

4. Identify whether the proposed project occurs in the vicinity of any of the six general areas identified as Critical Landscape Linkages. (Critical Landscape Linkages are not viewable on MapGuide. Textual descriptions of these 6 general areas can be found on a hardcopy of the Conservation Lands System Map and are included as Attachment A.)

Federally Listed Threatened/Endangered Species

Cactus Ferruginous Pygmy-owl:

1. Does the proposed project site occur within Survey Zone 1 for the cactus ferruginous pygmy-owl?
2. In 2002, the U.S. Fish and Wildlife Service proposed Critical Habitat and draft Recovery Areas for the cactus ferruginous pygmy-owl. Does the proposed project site occur in an area identified as Proposed Critical Habitat (11/27/02) or Draft Recovery Area for the cactus ferruginous pygmy-owl? Please specify which area(s) the proposed project site occurs in. (Proposed Critical Habitat -11/27/02 and Draft Recovery Areas are viewable on MapGuide.)

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3. Has the proposed project site been surveyed for pygmy-owls?
 - a. If yes, disclose the dates when surveys were done and provide a summary of the results.
 - b. If no, are surveys planned in the future?
4. If your proposed project occurs within Survey Zone 1, Proposed Critical Habitat, or a Draft Recovery Area, please explain how your project design conserves resources important to the cactus ferruginous pygmy-owl's nesting habitat and dispersal activities.

Pima Pineapple Cactus:

1. Does the proposed project site occur within Modeled Potential Habitat for the Pima pineapple cactus? (This information is viewable on MapGuide.)
2. Have Pima pineapple cactus been found on the proposed project site?
3. Has the proposed project site been surveyed for Pima pineapple cactus?
 - a. If yes, disclose the date when surveys were done and provide a summary of the results.
 - b. If no, are surveys planned in the future?

ATTACHMENT A

Conservation Lands System Critical Landscape Linkages

By definition, Critical Landscape Linkages are areas where habitat loss and fragmentation by roads and other infrastructure pose major challenges to wildlife movement.

Critical Landscape Linkage No. 1. Across the Interstate 10/Santa Cruz River corridors in the northwest.

Critical Landscape Linkage No. 2. Through Oro Valley, between the Catalina and Tortolita Mountains.

Critical Landscape Linkage No. 3. Across the Interstate 10 corridor along Cienega Creek in the east.

Critical Landscape Linkage No. 4. Across the Interstate 19 and Santa Cruz River corridors in southern Pima County.

Critical Landscape Linkage No. 5. Across the Garcia Strip extension of the Tohono O'odham Reservation.

Critical Landscape Linkage No. 6. The CAP Canal in Avra Valley.