Twin Peaks Oasis
-Specific Plan-

Town of Marana
June 2016
Case No. PCZ1606-001
Twin Peaks Oasis
Specific Plan
Marana, Arizona

Submitted to:

Town of Marana
Planning Department
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June 2016
Town of Marana Case No. PCZ1606-001
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I. Introduction
A. Background

The Twin Peaks Oasis Specific Plan, referred to as “Twin Peaks Oasis”, is a planned development located in the Town of Marana, northwest of Tucson and southwest of the Tortolita Mountains. The site is located between Twin Peaks Road and vacant land (north), Twin Peaks Road (west), unsubdivided single-family residential development (east), and Oasis Road (south). Land to the east of the site is located within Pima County. In total, the specific plan includes approximately 36.79-acres.

The property has been annexed into the Town of Marana with a translational zoning designation of “R-144”, Single Family Residential, which allows for one home per 144,000 feet of land. A zoning designation of “F”, Specific Plan is requested in order to develop the site in an environmentally conscious, yet economically responsible, way by utilizing the specific plan as a mechanism to modify the development standards to fit the characteristics of the site and its surroundings. Additionally, there are existing FEMA floodplain delineation challenges that will require a CLOMR/LOMR to develop the site.

The Twin Peaks corridor is a unique desert setting that should be purposefully built-out and cherished for generations to come, capitalizing on the best attributes of its desert environment and the fantastic investment in transportation infrastructure to improve Twin Peaks Road.

See Exhibit I.A.1: Regional Context.
II. Development
Capability Report
A. Existing Land Uses

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

1. Site Location

The project is situated in the East-Central portion of the Town of Marana near the middle of Section 14, Township 12, Range 12 East at the northeast corner of Twin Peaks Road & Oasis Road. The property lies approximately 1.2 miles east of Interstate 10. In total, the site area is approximately 36.79-acres. See Exhibit II.A.1: Site Location.
Exhibit II.A.1: Site Location

LEGEND

- Specific Plan Boundary
- Township, Range & Section
- Jurisdictions

Notes:

Project Site is located at:
Township 12S, Range 12E, and Section 14
Site Acreage: Approx. 36.79 AC
Parcel ID #: 216-32-057M

FILE NAME: location_6x8_PUL-25.mxd
SOURCE: Pima County GIS, 2013
2. Existing On-Site Land Use and Zoning

The site is currently vacant with no existing structures on-site. There is a concrete culvert along the western boundary adjacent to Twin Peaks Road and two large concrete and riprap drainage inlets at the northeast corner of Twin Peaks Road and Oasis Road. An existing 20'x20' utility box located at the northeast corner of Twin Peaks Road and Oasis Road is located within the site boundary, but is listed under a separate assessor’s parcel tax code. The site was recently annexed into the Town and the current zoning designation on the property is “R-144,” Single Family Residential. See Exhibit II.A.3.a: Existing Zoning.

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

   a. Zoning

   The zoning designations of surrounding properties, as depicted in Exhibit II.A.3.a: Existing Zoning are as follows:

   North: Pima County SR (Suburban Ranch Zone) and GR-1 (Rural Residential Zone)
   South: Pima County SR (Suburban Ranch Zone) and Town of Marana F (Cascada Specific Plan)
   East: Pima County SR (Suburban Ranch Zone)
   West: Pima County SR (Suburban Ranch Zone) and GR-1 (Rural Residential Zone)

   b. Land Use

   The land uses of surrounding properties within one-quarter mile, as depicted in Exhibit II.A.3.b: Existing Land Uses are as follows:

   North: Vacant
   South: Oasis Hills I & II (Single-Family Residential Subdivisions)
   East: Single Family Residential
   West: Vacant & Single-Family Residential

   Also, as shown on Exhibit II.A.3.b: Existing Land Uses, there is one planned single family residential subdivision, Camino Vaquero, approximately 0.5 miles north of the site with 56 lots and a gross density of 2.15 residences per acre (RAC), #PCZ-12026.
c. Number of Stories of Existing Structures

There are no existing structures currently on the site. South of the site, the Oasis Hills is developing with one- and two-story homes. However, more two-story development is possible within the Cascada Specific Plan. All other homes within one-quarter mile of the site are single-story.

d. Pending and Conditional Rezonings

According to the Town of Marana’s Planning and Zoning Activity most recent map dated January 2013, there are no pending or conditional rezonings within a one-quarter mile radius of the project site. Two rezonings along Twin Peaks Road are located approximately 0.5 miles north of the site, Camino Vaquero Specific Plan and Twin Peaks 100 Specific Plan.

e. Subdivision/Development Plans Approved

There are three subdivision plats approved within a one-quarter mile radius of the project site: Oasis Hills (lots 1-90), Oasis Hills II (lots 1-40) and Cascada Village I (lots 1-430).

f. Architectural Styles of Adjacent Development

Homes to the west of the site are a mixture of manufactured and site-built homes. Homes in the Oasis Hills I & II subdivision, south of the site, are currently under construction by TJ Bednar Homes and DR Horton Homes.

4. Well Sites within 100 Feet of the property

According to Pima County Geographic Information Systems and the Arizona Department of Water Resources, well #807934 is located near the center of the southern property boundary within 100 feet of the property. There are no other wells located on or within 100 feet of the property. See Exhibit II.A.3.b: Existing Land Uses.
Exhibit II.A.3.b: Existing Land Uses

Legend:
- Site Boundary
- Approved Subdivision Plat
- 100 Foot Radius
- 1/4 Mile Radius
- Washes
- Well (Registry ID Number labeled)

Source: Pima County GIS, 2013
B. Topography and Slope

The elevations on the property range from approximately 2314 feet at the northeastern corner to approximately 2260 feet at the southwestern corner. An un-named wash enters the property along the northeast corner with flows between 500 and 600 CFS. An additional un-named wash enters the property along the eastern boundary with flows between 1000 and 2000 CFS. Existing topography at 2’ contour intervals is shown on Exhibit II.B.1: Topography and Slope.

1. Hillside Conservation Areas

There are no Hillside Conservation areas on the subject property.

2. Rock Outcrops

There are no rock outcrops on the subject site.

3. Slopes of 15% or Greater

There are only small areas adjacent and immediate to the washes that have 15% or greater slopes. The surface slope of the property is shown on Exhibit II.B.1: Topography and Slope.

4. Other Significant Topographic Features

There are no other significant topographic features such as peaks or ridges on the project site.

5. Pre-Development Cross-Slope

The average cross-slope of the property is approximately 7.1% from the northeast boundary of the site to the southwest corner.

The pre-development cross slope calculation and values used are as follows:

\[
\text{Cross-slope} = \frac{(I \times L \times 0.0023)}{A}
\]

Where:

- \( I \) = contour interval (2')
- \( L \) = total length of contours (56,674'}
- \( 0.0023 \) = conversion of “square feet” into “acres x 100”
- \( A \) = total site area in acres (36.79 AC)
Exhibit II.B.1: Topography and Slope

LEGEND
- Specific Plan Boundary
- Adjacent Parcels
- 2' Elevation Contours
- 0 - 15% slopes
- 15-25% slopes
- greater than 25% slopes

FILE NAME: topo_slope_5x8_PUL-25.mxd
SOURCE: Pima County GIS, 2013
C. Hydrology, Water Resources and Drainage

The following site hydrology information was analyzed and prepared by APEX Development Consultants, PC.

1. Off-Site Watersheds

There are four watersheds affecting the site discharging to two primary washes. Wash A and Wash C traverse the site and carry the flows of OFF 1 and OFF 2 in Wash A and OFF 3 in Wash C. OFF 4 is sheet flow through the site and drains into Wash C. OFF 1 watershed discharges onto the north property line into a well-defined wash. Total area is 45.7 acres and 100 year discharge is 294 cfs. OFF 2 watershed discharges to the northeast corner of the property in a braided wash area. Total area is 42.0 acres and 100 year discharge is 272 cfs. OFF 3 watershed begins at the base of the Tortolita Mountains and discharges to the east property line of the site in a well-defined wash. Total area is 797 acres and 100 year discharge is 1,198 cfs. OFF 4 watershed is directly east of the site and discharges within a braided wash area along the eastern boundary of the site. Total area is 45 acres and 100 year discharge is 164 cfs. Q's were calculated using the Pima County Hydrologic Data calculator PC-Hydro. Please see Exhibit II.C.1.a and Exhibit II.C.1.b.

Acreage of Upstream Off-site Watersheds with 100-year Discharge Greater Than 100 CFS

Table II.C.1: Off-Site Watersheds

<table>
<thead>
<tr>
<th>Off-Site</th>
<th>Calculated Flow (cfs)</th>
<th>Drainage Area (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>OFF1</td>
<td>294</td>
<td>45.7</td>
</tr>
<tr>
<td>OFF2</td>
<td>272</td>
<td>42</td>
</tr>
<tr>
<td>OFF3</td>
<td>1,198</td>
<td>797</td>
</tr>
<tr>
<td>OFF4</td>
<td>164</td>
<td>45</td>
</tr>
</tbody>
</table>

1. Off-Site Natural and Man-made Features

Upstream

Offsite features include the continuation of Wash A and Wash C from the site. The features of these washes directly affect the site development through the floodplain created across the site. These washes are currently natural washes with well-defined flow patterns. The upstream offsite watersheds were considered as suburban-valley with less than 1 house/acre with desert brush cover and soils from group B and C. The watershed slope is approximately 2.1%. OFF 1 and OFF 2 are accepted into Wash A and OFF 3 and 4 are accepted into Wash C. Wash A has a previously
accepted Q100 of 566 CFS at the 8.5’ x 28’ con arch beneath Twin Peaks Road. This value is being accepted for the purpose of this plan.

**Downstream**

Wash A and C discharge to an arch culvert under Twin Peaks Road and a dip crossing in Oasis Road respectively. The culvert is an 8.5’x28’ arch culvert. The remaining onsite watersheds discharge to 3 24” RCP’s under Oasis Road on the southwest corner and 2 30” RCP’s under Oasis Road on the southern portion of the site. The 24” RCP’s discharge to a man-made channel. The 30” RCP’s discharge to a large undevelopable ravine.

A full drainage report and analysis will be necessary to show the existing downstream culverts at Oasis Road and Twin Peaks Road have sufficient capacity to convey flows from this project. This study must show that the downstream properties are not impacted by more than a tenth of a foot of cumulative water surface elevation rise due to the development of this project or supply proof of offsite mitigation and/or development agreements with offsite property owners.

2. **On-Site Hydrology**
   
a. **On-site drainage flow conditions are characterized by:**

   The onsite drainage exhibit represents the onsite watersheds. These watersheds are broken into four sub watersheds. ON1E is 5.5 acres and produces 31 cfs. ON2E is 12.1 acres and produces 68 cfs during the 100 year event. This area is isolated and does not accept any flows from offsite and discharges through Wash B. This area terminates at the southwest corner of the site into three 24” Reinforced Concrete Pipes (RCP’s) under Oasis Road and then into a constructed channel. ON3E is 6.5 acres and produces 37 cfs during the 100 year event. This area terminates into two 30” RCP’s under Oasis Road that discharge into a large natural ravine adjacent to the Oasis Hills subdivision. ON4E is 12.6 acres and produces 71 cfs in the 100 year event. This area accepts flows from OFF3 and OFF 4. ON4E discharges in a large well-defined wash at Oasis Road with a total Q100 of 1,224 cfs. Please see Exhibit II.C.2.a: On-Site Hydrology.

b. **Federally Mapped Floodways and Floodplains:**

   The property is located within FEMA Insurance Rate Map 04019C1065L. The site is heavily affected by an AO non-studied, general floodplain with depths of 1’ and velocities of 4 fps. Please see Exhibit II.C.2.b
c. Areas of Sheet Flooding with Average Depth:

The FEMA AO zone designates a large portion of the site as sheet flooding. The reality is that there are well-defined washes within the site that need detailed studies to be performed.

d. 100-Year Peak Discharge Exceeding 50 cfs:

Wash A, B and C will be regulated flood plains. ON2E and ON4E both produce 100-year event discharge above the 50 cfs which is the Marana threshold for regulatory discharge. All on-site existing discharges are tabulated in Table II.C.2.d.

<table>
<thead>
<tr>
<th>On-site</th>
<th>Calculated Flow (cfs)</th>
<th>Drainage Area (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ON1E</td>
<td>31</td>
<td>5.5</td>
</tr>
<tr>
<td>ON2E</td>
<td>68</td>
<td>12.1</td>
</tr>
<tr>
<td>ON3E</td>
<td>37</td>
<td>6.5</td>
</tr>
<tr>
<td>ON4E</td>
<td>71</td>
<td>12.6</td>
</tr>
</tbody>
</table>

See Exhibit II.C.2.a

3. Existing Drainage Conditions along Downstream Property Boundary

The downstream concentration points are defined as CP5, 6, 7, and 8. Wash A and ON1E discharges to CP8 at an 8.5x28’ arch culvert. ON2E discharges to CP7 which is three 24” RCP’s under Oasis Road. ON3E discharges to CP6 to 2 30” RCP’s under Oasis Road. Wash C and ON4E discharge to CP5 which is a dip section in Oasis Road. Downstream concentration point flows are delineated in Table II.C.3.

<table>
<thead>
<tr>
<th>On-site</th>
<th>Calculated Flow (cfs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CP 5</td>
<td>1224</td>
</tr>
<tr>
<td>CP 6</td>
<td>37</td>
</tr>
<tr>
<td>CP 7</td>
<td>68</td>
</tr>
<tr>
<td>CP 8</td>
<td>566</td>
</tr>
</tbody>
</table>
Exhibit II.C.1.a: Off-Site Watersheds
Exhibit II.C.2.a: On-Site Hydrology

Legend:
- **WS ON1**, **WS ON2**, **WS ON3**, **WS ON4**
- **Erosion Hazard**
- **Floodplain**

Table:

<table>
<thead>
<tr>
<th>Code</th>
<th>Area (ac)</th>
<th>Q100</th>
</tr>
</thead>
<tbody>
<tr>
<td>ON1E</td>
<td>5.5</td>
<td>31 CFS</td>
</tr>
<tr>
<td>ON2E</td>
<td>12.1</td>
<td>68 CFS</td>
</tr>
<tr>
<td>ON3E</td>
<td>6.5</td>
<td>37 CFS</td>
</tr>
<tr>
<td>ON4E</td>
<td>12.6</td>
<td>71 CFS</td>
</tr>
</tbody>
</table>

**Designated Points (PT):**
- PT 100

**Other Points:**
- CP5: 1,224
- CP6: 37 CFS
- CP7: 68 CFS
- CP8: 566 CFS

Scale: 1 inch = 200 ft

**Onsite Drainage**

*Apex Development Consultants, Inc.*

Civil Engineering & Land Surveying

PIMA COUNTY TOPOGRAPHY 2300 NAVD 88 2'
Exhibit II.C.2.b: FEMA Floodplain
D. Vegetation

1. Vegetative Communities and Associations On-Site

The property is located on the Tortolita Fan approximately 4.5 miles from the nearest slopes of the Tortolita Mountains. Site drainage is from the northeast to the southwest, with a low ridge crossing from the northeast to southwest corners of the property. Several wash channels cross the property, including a braided system along the northwestern toe of the ridge, another braided channel along the southeastern toe of the ridge, a smaller pair of channels further southeast from this braided channel, and a channel that develops on the ridge near the center of the property and discharges at the southwest corner.

The area is within the Arizona Upland subdivision of the Sonoran Desertscrub biotic community (Brown and Lowe 19801), and the property contains native vegetation that is typical of that found in Arizona’s Sonoran Desert. Overall vegetation density and diversity on the property is moderate. The Pima County GIS (2013) identifies three vegetation types on the property; Palo Verde – Mixed Cacti in the uplands; Sonoran Riparian Scrub along the northern and southeastern washes, not including the wash that develops on the property; and a mix of the two communities in the southeast corner of the property. See Exhibit II.D.1.a: SDCP Vegetative Communities, Associations and Densities

a. Arizona Upland Subdivision, Palo Verde-Mixed Cactus series:
A Site Resource Inventory was completed in accordance with Town of Marana requirements (See Exhibit II.D.2). Dominant species on the uplands include foothill palo verde (Parkinsonia microphylla), creosotebush (Larrea tridentata), triangle-leaf bursage (Ambrosia deltoidea), burroweed (Isocoma tenuisecta), and saguaro (Carnegiea gigantea). Smaller numbers of blue palo verde (Parkinsonia florid) and desert ironwood (Olneya tesota) trees are also present. Few healthy, mature ironwoods were noted on the property. Numerous species of cacti were recorded on the property, but aside from saguaros, they were generally not prominent in the vegetation community.

b. Sonoran Riparian Scrub vegetation:
Sonoran Riparian Scrub vegetation is associated with the northern and southeastern ephemeral washes running through the property (Pima County GIS 2013). The wash that develops near the center of the property and discharges at the southwest corner also supports xeroriparian vegetation distinct from the upland vegetation, although Pima County GIS does not map it as Sonoran Riparian Scrub. The community along these washes has denser and more diverse vegetation than on the adjacent uplands. Palo verde and desert ironwood trees are found at higher density along the washes than on the uplands, and several other species are found almost exclusively in the vicinity of the washes, including velvet mesquite (Prosopis velutina), whitethorn acacia (Vachellia constricta), desert hackberry (Celtis pallida) and catclaw acacia (Senegalia greggii). The wash that develops near the center of the property supports the largest stand of ironwood trees. These trees have not reached full maturity.

Table II.D.1 presents a list of plants observed during an April 2013 site visit. Also observed, but not listed, were various bunch grasses and forbs.

<table>
<thead>
<tr>
<th>SCIENTIFIC NAME</th>
<th>COMMON NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ambrosia ambrosioides</td>
<td>Canyon ragweed</td>
</tr>
<tr>
<td>Ambrosia deltoidea</td>
<td>Triangle-leaf bursage</td>
</tr>
<tr>
<td>Carnegiea gigantea</td>
<td>Saguaro cactus</td>
</tr>
<tr>
<td>Celtis pallida</td>
<td>Desert hackberry</td>
</tr>
<tr>
<td>Echinocereus sp.</td>
<td>Hedgehog cactus</td>
</tr>
<tr>
<td>Ferocactus walzienii</td>
<td>Barrel cactus</td>
</tr>
<tr>
<td>Hymenoclea salicola</td>
<td>Cheeseweed</td>
</tr>
<tr>
<td>Isocoma tenuisecta</td>
<td>Burroweed</td>
</tr>
<tr>
<td>Jatropha cardiophylla</td>
<td>Limberbush</td>
</tr>
</tbody>
</table>

Larrea tridentata  Creosotebush
Mammillaria microcarpa  Pincushion cactus
Olneya tesota  Desert ironwood
Opuntia engelmannii  Prickly pear cactus
Opuntia fulgida  Chain fruit cholla
Opuntia leptocaula  Christmas cholla
Opuntia versicolor  Slaghorn cholla
Parkinsonia microphylla  Foothills palo verde
Parkinsonia floridana  Blue palo verde
Prosopis velutina  Velvet mesquite
Senegalia greggii  Catclaw acacia
Vachellia constricta  White thorn acacia
Ziziphus obtusifolia  Graythorn

2. Significant Cacti and Groups of Trees

The saguaro population appears typical for the area, with a stable age structure ranging from many young plants scattered throughout the site to plants well over 30 feet in height. The wash that develops near the center of the property was noted to support the most ironwoods on the property, but did not appear to be especially unique or significant relative to other open lands noted in the vicinity.

3. Special-Status Plant Species

The U.S. Fish and Wildlife Service (USFWS) identifies four plant species in Pima County that have protection under the Endangered Species Act (ESA), one plant species that has been proposed for listing and protection under the ESA, and one plant species that has a conservation agreement in place to preclude it from listing (Table II.D.3.a). Based on past experience working in the vicinity of the property, none of these species are expected to occur on the property.

The Arizona Game and Fish Department’s (AGFD) Heritage Data Management System (HDMS) was accessed via their On-line Environmental Review Tool, to search for records of occurrence of these species within 3 miles of the property. The HDMS also includes records for numerous other species that do not have ESA protection (special-status species), and of lands of environmental concern, such as critical habitat for species with ESA protection and wildlife linkage corridors. In support of the assertion that these six species are not expected to occur on the property, the HDMS report for the property does not include records for any of the six plant species (Table II.D.3.b). The summary page from the HDMS review has been included as Exhibit: II.E.1: AGFD Online Environmental Review.

The HDMS does identify one plant species within 3 miles of the property; the Tumamoc globeberry (Tumamoca macdougallii). The species has no status under the ESA, but is salvage restricted under the Arizona Native Plant Law.

Marana’s draft Habitat Conservation Plan (HCP) (2009) does not include any plant species to consider.

---

2 http://www.fws.gov/southwest/az/county/Lists/Pima.pdf
### Table II.D.3.a: USFWS List of Special-Status Plant Species for Pima County

<table>
<thead>
<tr>
<th>Common and Scientific Name</th>
<th>ESA Status</th>
<th>AGFD HDMS Records within 3 Miles of the Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acuña cactus (Echinomastus erectocentrus var. acunensis)</td>
<td>Proposed Endangered</td>
<td>No</td>
</tr>
<tr>
<td>Goodding's onion (Allium gooddingii)</td>
<td>Conservation Agreement</td>
<td>No</td>
</tr>
<tr>
<td>Huachuca water umbel (Lilaepogis schaffneriana ssp. recurva)</td>
<td>Endangered</td>
<td>No</td>
</tr>
<tr>
<td>Kearney's blue star (Amsonia kearneyana)</td>
<td>Endangered</td>
<td>No</td>
</tr>
<tr>
<td>Pima pineapple cactus (Coryphantha scheeri var. robustispina)</td>
<td>Endangered</td>
<td>No</td>
</tr>
<tr>
<td>Nichol Turk's head cactus (Echinocactus horizontalionus var. nicholii)</td>
<td>Endangered</td>
<td>No</td>
</tr>
</tbody>
</table>

### Table II.D.3.b: Special Status Species

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
<th>FWS</th>
<th>USFS</th>
<th>BLM</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquila chrysaetos</td>
<td>Golden Eagle</td>
<td>BGA</td>
<td>S</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coyote - Ironwood - Tucson Linkage Design</td>
<td>Wildlife Corridor</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dendrocyna bicolor</td>
<td>Fulvous Whistling-Duck</td>
<td></td>
<td></td>
<td>SC</td>
<td></td>
</tr>
<tr>
<td>Glaucecidium brasiliannum cactorum</td>
<td>Cactus Ferruginous Pygmy-owl</td>
<td></td>
<td>SC</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Tucson - Tortolita - Santa Catalina Mountains Linkage Design</td>
<td>Wildlife Corridor</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tumamoc macrofugalii</td>
<td>Tumamoc Globeberry</td>
<td></td>
<td>S</td>
<td>S</td>
<td>SR</td>
</tr>
</tbody>
</table>
4. Vegetative Densities by Percentage of Plant Cover

The Pima County GIS (2013) categorizes the upland, Palo Verde – Mixed Cactus vegetation on the property as medium density, and both the Sonoran Riparian Scrub vegetation along the washes and the combined Palo Verde – Mixed Cactus and Sonoran Riparian Scrub vegetation in the southeast corner of the property as high density. On the site, the high density vegetation appeared restricted to the edge of the drainage channels. Exhibit II.D.3: Vegetation Densities, illustrates the vegetative community densities found on the property.
Exhibit II.D.2: Site Resource Inventory
E. Wildlife

1. Letter from Habitat Specialist

The USFWS identifies 12 animal species in Pima County that have protection under the ESA, and another eight species that do not have protection but are included on their list as either candidates for listing, having a conservation agreement in place to preclude their listing, or having been delisted (Table II.E.1). The following review of these species does not constitute a determination of potential for the species to occur on the property, but only a preliminary evaluation: analysis for the potential of these species to occur on the property included only a search of the AGFD HDMS to locate records of occurrence, experience working on other properties in the vicinity, and review of Marana’s draft Habitat Conservation Plan (HCP) modeled habitat (2009) available for some of the species. Although the property is not currently within Marana, and was not included in modeled habitat analysis in the HCP, the property is adjacent to Marana lands that were included in the modeled habitat analysis.

The AGFD HDMS was accessed via their On-line Environmental Review Tool, to locate records of occurrence of wildlife species within 3 miles of the property. The HDMS also includes records for species with ESA protection, as well as numerous species that do not have ESA protection (special-status species), and of lands of environmental concern, such as critical habitat for species with ESA protection and wildlife linkage corridors. The summary page from the HDMS review has been included as Exhibit: II.E.1: AGFD Online Environmental Review.

There are no records in the HDMS of occurrence of any of the 12 species with ESA protection within 3 miles of the property, but there is a record for one of the delisted species on the USFWS list for Pima County: the cactus ferruginous pygmy-owl (*Glaucidium brasilianum cactorum*) (Table II.E.1). Habitat on the property is potentially suitable for the cactus ferruginous pygmy-owl. Modeled habitat for the cactus ferruginous pygmy-owl is adjacent to the south of the property, and when the species was listed, several projects in the vicinity of the property went through consultation for the species with the USFWS. Although not protected by the ESA, as with most bird species in the United States, the cactus ferruginous pygmy-owl receives the protections provided by the Migratory Bird Treaty Act (MBTA).

The HDMS includes a record for two species that are not on the USFWS list for Pima County: the golden eagle (*Aquila chrysaetos*), and the fulvous whistling duck (*Dendrocygna bicolor*). The golden eagle has federal protection under the Bald and Golden Eagle Protection Act, and both species are protected under the MBTA.

However, there is little potential for the golden eagle to use habitat on the property, and no potential for the fulvous whistling duck to occur on the property.

Aside from the HDMS, from past experience on projects in the vicinity of the property, only one of the 12 wildlife species with ESA protection is expected to have reasonable potential to occur on the property. The lesser long-nosed bat (*Leptonycteris curasoae yerbabuenae*), listed endangered, may forage on saguaros at the property. In addition, Marana’s draft HCP (2009) depicts modeled habitat for the lesser long-nosed bat within Marana’s boundaries adjacent to the south of the property.

Of the species that are on the USFWS list for Pima County, but do not have ESA protection, the Sonoran desert tortoise (*Gopherus morafkai*), a candidate for ESA protection, has the potential to be found on the property. Although the HDMS search did not find any records of the species within 3 miles of the property, and Marana’s draft HCP (2009) does not include modeled habitat for the species within Marana’s lands adjacent to the property, it is a resident of the Tortolita Mountains, approximately 4.5 miles away, and is known to wander down the Tortolita Fan. While there is potential for desert tortoises to use the property, their occurrence at the property would likely be rare and transient.

Marana’s draft HCP (2009) includes six species that are not on the USFWS list for Pima County (Table II.E.1). Those six species are listed in Table II.E.1 as “None” under the ESA Status column. This document does not consider the potential for those species to occur on the property beyond review of the draft HCP maps depicting modeled habitat for those species. Modeled habitat is depicted on Marana’s lands adjacent to the property for one of these species, the pale Townsend’s big-eared bat (*Corynorhinus townsendii pallescens*), and modeled habitat for the Marriam’s mesquite mouse (*Peromyscus merriami*) is depicted on Marana’s lands within a few hundred feet to the south of the property.
<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
<th>ESA Status</th>
<th>Marana Draft HCP Status</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Invertebrates</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Xavier talussnail</td>
<td>Sonorella eremita</td>
<td>Conservation Agreement</td>
<td>Not Covered</td>
</tr>
<tr>
<td>Talussnail</td>
<td>Sonorella spp.</td>
<td>None</td>
<td>Covered</td>
</tr>
<tr>
<td><strong>Fish</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Desert pupfish</td>
<td>Cyprinodon macularius</td>
<td>Endangered</td>
<td>Not Covered</td>
</tr>
<tr>
<td>Gila chub</td>
<td>Gila intermedia</td>
<td>Endangered</td>
<td>Not Covered</td>
</tr>
<tr>
<td>Gila topminnow</td>
<td>Poeciliopsis occidentalis occidentalis</td>
<td>Endangered</td>
<td>Not Covered</td>
</tr>
<tr>
<td><strong>Reptiles</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground snake (valley form)</td>
<td>Sonora semiannulata</td>
<td>None</td>
<td>Covered</td>
</tr>
<tr>
<td>Northern Mexican gartersnake</td>
<td>Thamnophis eques megalops</td>
<td>Candidate</td>
<td>Covered</td>
</tr>
<tr>
<td>Sonoran desert tortoise</td>
<td>Gopherus morafkai</td>
<td>Candidate</td>
<td>Covered</td>
</tr>
<tr>
<td>Sonoyta mud turtle</td>
<td>Kinostemon sonoriense longifemorale</td>
<td>Candidate</td>
<td>Not Covered</td>
</tr>
<tr>
<td>Tucson shovel-nosed snake</td>
<td>Chionactis occipitalis klauberi</td>
<td>Candidate</td>
<td>Covered</td>
</tr>
<tr>
<td><strong>Amphibians</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lowland leopard frog</td>
<td>Lithobates [Rana] yavapaiensis</td>
<td>None</td>
<td>Covered</td>
</tr>
<tr>
<td>Chiricahua leopard frog</td>
<td>Lithobates [Rana] chiricahuensis</td>
<td>Threatened</td>
<td>Not Covered</td>
</tr>
<tr>
<td><strong>Birds</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>American Peregrine Falcon</td>
<td>Falco peregrinus anatum</td>
<td>Delisted</td>
<td>Not Covered</td>
</tr>
<tr>
<td>Cactus ferruginous pygmy-owl</td>
<td>Glaucidium brasilianum cactorum</td>
<td>Delisted</td>
<td>Covered</td>
</tr>
<tr>
<td>California least tern</td>
<td>Sterna antillarum browni</td>
<td>Endangered</td>
<td>Not Covered</td>
</tr>
<tr>
<td>Masked bobwhite</td>
<td>Colinus virginianus ridgwayi</td>
<td>Endangered</td>
<td>Not Covered</td>
</tr>
<tr>
<td>Mexican spotted owl</td>
<td>Strix occidentalis lucida</td>
<td>Threatened</td>
<td>Not Covered</td>
</tr>
<tr>
<td>Southwestern willow flycatcher</td>
<td>Empidonax traillii extimus</td>
<td>Endangered</td>
<td>Covered</td>
</tr>
<tr>
<td>Western Burrowing Owl</td>
<td>Athene cunicularia hypugaea</td>
<td>None</td>
<td>Covered</td>
</tr>
<tr>
<td>Yellow-billed cuckoo</td>
<td>Coccyzus americanus</td>
<td>Candidate</td>
<td>Covered</td>
</tr>
<tr>
<td><strong>Mammals</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jaguar</td>
<td>Panther onca</td>
<td>Endangered</td>
<td>Not Covered</td>
</tr>
<tr>
<td>Lesser long-nosed bat</td>
<td>Leptonycteris curasoae yerbabuenae</td>
<td>Endangered</td>
<td>Covered</td>
</tr>
<tr>
<td>Merriam’s mesquite mouse</td>
<td>Peromyscus merriami</td>
<td>None</td>
<td>Covered</td>
</tr>
<tr>
<td>Ocelot</td>
<td>Leopardus pardalis</td>
<td>Endangered</td>
<td>Not Covered</td>
</tr>
<tr>
<td>Pale Townsend’s big-eared bat</td>
<td>Corynorhinus townsendii pallescens</td>
<td>None</td>
<td>Covered</td>
</tr>
<tr>
<td>Sonoran Pronghorn</td>
<td>Antilocapra americana sonoriensis</td>
<td>Endangered</td>
<td>Not Covered</td>
</tr>
</tbody>
</table>
2. **High Densities of Wildlife Species**

   There is no evidence that unusually high densities of any wildlife species occur on the property.

3. **High Densities of a Given Species**

   There is no evidence that high densities of a given species exist within the project area.
Exhibit II.E.1: AGFD Online Environmental Review

Arizona's Online Environmental Review Tool
Search ID: 20130501020271
Project Name: PUL-25
Date: 5/1/2013 8:29:36 AM

Project Location

Project Name: PUL-25
Submitted By: Brian Underwood
On behalf of: CONSULTING
Project Search ID: 20130501020271
Date: 5/1/2013 8:29:36 AM
Project Category: Development Within Municipalities (Urban Growth), Residential subdivision and associated infrastructure, New construction
Project Coordinates (UTM Zone 12 NAD 83): 491689.053, 3583643.103 meter
Project Area: 45.945 acres
Project Perimeter: 1860.339 meter
County: PIMA
USGS 7.5 Minute Quadrangle ID: 1683
Quadrangle Name: Ruelas Canyon
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.

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Common Name</th>
<th>FWS</th>
<th>USFS</th>
<th>BLM</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ardea cinerea</td>
<td>Great Egret</td>
<td></td>
<td></td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Coccyzus caudatus</td>
<td>White-crowned Crane</td>
<td></td>
<td></td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Contopus atratus</td>
<td>White-throated Doves</td>
<td></td>
<td></td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Cygnus olor</td>
<td>Tundra Swan</td>
<td></td>
<td></td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Cygnus buccinator</td>
<td>Trumpeter Swan</td>
<td></td>
<td></td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Synthyraphia guttata</td>
<td>Common Loon</td>
<td></td>
<td></td>
<td>6</td>
<td></td>
</tr>
</tbody>
</table>

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

1. Viewsheds Onto and Across the Site

The Twin Peaks Oasis project area is located in a developing area within the Town of Marana limits. Residential development exists south and east of the site. Topography within the project area is gently sloping to the southwest. There are no steep hills or significant topographic features on the site. The general landscape is dominated by natural desert upland vegetation with two braided washes, varying in width from 6-40 feet, crossing the project area. Viewsheds onto and across the site are dominated by mature native trees, cacti, and shrubs. Views of the middle ground are partially obstructed by vegetation in the foreground. Views of the background (greater than eight miles) include the Tortolita, Tucson, and Catalina Mountains.

See Exhibit II.F.1.a: Photo Key Map and Exhibit II.F.1.b: Site Photos.

2. Area of High Visibility from Adjacent Off-Site Uses

The areas of high visibility from adjacent off-site uses are mainly along the boundaries. The main areas of high off-site visibility are along the western boundary when travelling Twin Peaks Road. Twin Peaks Road is slightly higher than the elevation of the site and therefore you can see along the site frontage. The topographical changes along the southern half of the site prohibit high visibility with the exception of the immediate site property lines. The native trees and topography changes significantly reduce views across the site.

See Exhibit II.F.2: Visibility.
Exhibit II.F.1.b: Site Photos

Photo 1: View looking north onto the site from Crook Lane and Oasis Road near the southwest corner of the property.

Photo 2: View looking northeast along Twin Peaks Road from the southwest corner of the site.

Photo 3: View looking north onto the site at a large wash along the southern property boundary.

Photo 4: View looking southeast along the southern property boundary near the southwest corner of the site.

Photo 5: View looking northeast at a large wash from Twin Peaks Road near the northwest corner of the site.

Photo 6: View looking northeast onto the site at a concrete culvert located towards the southwest corner of the site.
Exhibit II.F.1.b: Site Photos, continued

Photo 7: View looking south from the middle of the southern property boundary.

Photo 8: View looking northwest at a home near the southeast corner of the site.

Photo 9: View looking northwest from the northwest corner of the site.

Photo 10: View looking west from the southeast corner of the site.
G. Traffic Circulation and Road System

A Twin Peaks Oasis Traffic Impact Analysis by Kimley-Horn & Associates, Inc. has been submitted under separate cover.

1. Existing and Proposed Off-Site Streets

Twin Peaks Road is adjacent to the western boundary of the project area. Oasis Road intersects Twin Peaks Road, providing access to the site from the south.

No off-site roads are proposed as a part of this project.Existing roadways within the project area are shown on Exhibit I.G.1: Traffic.

Twin Peaks Road
Twin Peaks Road is a 4-lane principal arterial with a 150’ right-of-way (R-O-W). The posted speed limit is 45 MPH. The current average daily trip (ADT) generation is approximately 12,000 with a projected ADT of 28,500 in the year 2040. It would be expected that the Town of Marana would have already evaluated future development immediate to the proposed site, and therefore, would have accounted for the impact associated with the site. It is anticipated that no additional studies are necessary.

Oasis Road
Oasis Road is a 2-lane street with a 60’ R-O-W.
2. **Existing Access and Rights-of-Way**

A roadway inventory was conducted to obtain the following information:

- Existing and Proposed Right-of-Way;
- Whether or not said widths conform to minimum requirements;
- Ownership;
- Whether or not rights-of-way jog or are continuous;
- Number of travel lanes and theoretical capacity and design speed for existing roads;
- Present average daily traffic for existing streets; and
- Based on a preliminary visual assessment, a description of the surface conditions of existing roadways providing access to the site:

<table>
<thead>
<tr>
<th>Table II.G.2: Roadway Inventory</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Twin Peaks Road</strong></td>
</tr>
<tr>
<td>Major Routes Classification</td>
</tr>
<tr>
<td>Existing R.O.W. (Feet)</td>
</tr>
<tr>
<td>Future R.O.W. (Feet)</td>
</tr>
<tr>
<td>Current Number of Lanes (proposed)</td>
</tr>
<tr>
<td>Speed Limit</td>
</tr>
<tr>
<td>Ownership</td>
</tr>
<tr>
<td>ADT (Source, Year)</td>
</tr>
<tr>
<td>Capacity (Florida Dept. of Transportation, 2002)</td>
</tr>
<tr>
<td>Conforms to Width Standards</td>
</tr>
<tr>
<td>Surface Conditions</td>
</tr>
</tbody>
</table>

Source: Pima Association of Governments (PAG), Town of Marana General Plan, and Site Visit – 3.11.13
3. **Roadway Improvements**

There are two projects listed in the adopted 2040 Pima Association of Governments Regional Transportation Plan (PAG RTP) within the project area. One project is for improvements to Camino De Mañana, which has recently been completed, while the remaining project is for the Linda Vista Boulevard. These projects are:

- Camino De Mañana/Dove Mountain Extension - Interstate 10 to Tangerine Road, Widen roadway to 4-lanes, add bike lanes and drainage, Early Timeframe (2010-2020), Marana, $26,480,000 - COMPLETED
- Linda Vista Boulevard – Camino De Mañana (Twin Peaks Road) to eastern town limits, Widen to 4-lane divided roadway, add curbs and sidewalks, Middle Timeframe (2020-2030), Marana, $8,793,000

4. **Existing and Proposed Intersections on Arterials within One Mile and Most Likely to be Used by Traffic from this Site**

Twin Peaks Road at Oasis Road will be used by vehicles generated by the project. From there, traffic is expected to be distributed 80% south on Twin Peaks Road, 15% north along Twin Peaks Road and 5% east on Oasis Road.

5. **Existing Bicycle and Pedestrian Ways Adjacent to the Site and Their Connections with Arterial Streets, Parks and Schools**

Three of the project area roads that are within one mile of the project site are designated on the Tucson Bike Map as bike routes. Twin Peaks Road has a shared-use path and a bike route with a striped shoulder that connects to Linda Vista Boulevard which is listed as a key connecting street. The Linda Vista Boulevard bike route leads to a bike route on Hartman Lane also listed as a key connecting street.

*See Exhibit II.G.1: Traffic.*
H. Recreation and Trails

1. Open Space, Recreation Facilities, Parks and Trails

According to Pima County GIS and as shown in Exhibit II.H.1, there are no existing parks within one-mile of the project site. However, there is a newly built neighborhood park located at the southern end of the Oasis Hills subdivision. There are four small neighborhood parks proposed for the Cascada Specific Plan, located to the west, that are within a one-mile radius of the project site. These four parks are intended to be connected via trails, and will provide areas for both active and passive recreation. Additionally, the proposed Cascada District Park is located approximately one-mile southwest of the project area. According to the Cascada Specific Plan, the district park will include sports fields, park amenities such as picnic areas and an integrated system of nature study, archaeological interpretation, mountain biking and hiking trails providing connectivity to the regional trail system. The Tortolita State Land Reform Addition, located north of the site, is a proposal to set aside 12,470 additional acres of park land between the Tortolita Mountains and the Central Arizona Project (CAP). This proposed park space is located approximately 1.25-miles north of the project area.

According to the Town of Marana’s Comprehensive Parks, Recreation, Trails and Open Space Master Plan, there are no existing trails within one-mile of the project site. West of Interstate 10 and southwest of the project site, is a completed portion of the Multi-Use Anza Trail. There is also a proposed greenway trail along Camino De Mañana. Additional unpaved trails are planned for Potvin Lane, Twin Peaks Road north of the intersection with Camino De Mañana as well as several other singletrack trails that do not follow any roads or boundaries. The Pima Regional Trail System Master Plan, revised May 2012, shows the proposed Scottie’s Loop Trail (Pima County Trail #164) crossing onto the site along a wash in the southeastern portion of the property and connecting to the proposed El Camino de Mañana Wash Trail (Pima County Trail #158). A trail easement with signage at both boundaries of the trail will be provided by the developer.

See Exhibit II.H.1: Recreation and Schools.
Exhibit II.H.1: Recreation and Schools
I. Cultural Resources

1. Location of Resources On-Site

As shown in Exhibit II.1.1, The Arizona State Museum (ASM) Archaeological Records Search on the site did not identify any archaeologically significant resources located within the rezoning parcel.

However, WestLand surveyed the site for cultural resources on May 17, 2013. Two new sites and 11 isolated archaeological occurrences were recorded during the survey. The two sites, AZ AA:12:1137(ASM) and AZ AA:12:1138(ASM), are recommended eligible for inclusion in the National Register of Historic Places (NRHP). The 11 isolated occurrences are all recommended ineligible for inclusion in the NRHP.
Exhibit II.I.1: Archaeological Records Search

**PIMA COUNTY ARCHAEOLOGICAL SITE RECORDS SEARCH RESULTS**

*This report documents the results of an archaeological site records check. It does not constitute a cultural resources clearance.*

**E-mail Request Received:** 5/9/2013  
**Search Completed:** 5/17/2013

**Requester Name and Title:** Brian Underwood, Planner  
**Company:** The Planning Center  
**Address:** 110 South Church, Suite 6320  
**City, State, Zip Code:** Tucson, AZ 85701  
**Phone/FAX or E-mail:** 023-0140

**Project Name and/or Number:** PUL-25 Twin Peaks & Oasis / Parcel 216-32-057M  
**Project Description:** Residential development on 37 acres

**Project Area Location:** NEC of Linda Vista Blvd & Twin Peaks Rd, Pima County, Arizona.

**Legal Description:** a portion of the S1/2, N1/2, S14, T12S, R12E, G&S B&M, Pima County, Arizona.

**Search Results:** According to a search of the archaeological site files and records retained at the Arizona State Museum (ASM), the project area was inspected for historic properties in 1981. No historic properties are identified within the project area. Ten additional archaeological inspections were completed within a mile radius of the project area between 1979 and 2005. Ten archaeological properties are identified within a 1-mile radius of the project area. A color orthophotograph taken of the proposed project area in 2012, enclosed, depicts an undeveloped parcel that is covered with native vegetation. Dirt trails and a dry wash crisscross the property.

**Sites in Project Area:** None

**Recommendations:** Because Pima County has jurisdiction in this project area, the county will make recommendations for archaeological mitigation in the project area using its own search results and it may use the ASM’s search results and / or others. Should the county require additional archaeological work in this parcel, you will need to contact a qualified archaeological contractor whose name is maintained on a list posted on the ASM website at the following link: http://www.statemuseum.arnso.edu/crmservices/permits/index.shtml.

Pursuant to Arizona Revised Statutes §41-386 et seq., if any human remains or funerary objects are discovered during your project work, all effort will stop within the area of the remains and Dr. Todd Pfitzel, 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) 621-2098  
neperson@email.arizona.edu
J. McHarg Composite Map

Information regarding topography, hydrology, vegetation, wildlife and views has been combined to form the McHarg Composite Map, displayed as Exhibit II.J.1. The purpose of the McHarg Composite Map is to highlight areas that are available for development. Refer to Section III Development Plan for more information on how the site plan responds to the site’s physical constraints.
Exhibit II.J.1: McHarg Composite Map
III. Development Plan
A. Purpose and Intent

The Twin Peaks Oasis Specific Plan, referred to as “Twin Peaks Oasis”, establishes the framework for the development of a 36.79-acre residential community within the Town of Marana, Pima County, Arizona. The Specific Plan provides a method for applying standards and guidance to ensure that this development meets the needs of the community while appropriately responding to and considering adopted plans, adjacent development, the environment and site-specific conditions.

This Development Plan responds to the site analysis, technical research, and community values through the use of regulations or controls to resolve any potential development-related issues. Once approved, the Specific Plan describes the planning considerations for parcels, imposes controls on the development of such parcels and is detailed accordingly in the final plat. The boundaries of this Specific Plan are shown on Exhibit III.D.1.

B. Relationship to Adopted Plans

1. Marana General Plan

The proposed Specific Plan will conform to the Town of Marana General Plan and the recommendations set forth by regulatory agencies involved in permitting.

Twin Peaks Oasis is located within the Planning Area boundary of the Town’s General Plan. Designed to help meet the current and future needs of the Town, the Specific Plan establishes goals and polices that are in line with the Town’s General Plan and Strategic Plan.

The Twin Peaks Oasis Specific Plan is in agreement with the overall General Plan, including the following highlighted goals, policies and actions:

General Plan Goal, Land Use and Growth Element: Adopt sustainable development as a unifying goal to secure Marana’s future

Marana’s quality of life must be sustained for many generations to come. This can be accomplished through the preservation of open space and natural resources that provide valuable scenic and recreational amenities to residents in the community. Often this means protecting native plant species, especially in areas of denser riparian habitat. Safeguarding the community’s natural resources also plays a vital role in minimizing urban heat island effect and promoting water conservation and land stewardship.

General Plan Policy: Preserve and protect our natural resources in order to promote a sustainable community.

General Plan Action: Preserve the Sonoran Desert character by evaluating appropriate site disturbance standards and preserving native plants.
General Plan Action: Provide opportunities for both onsite and offsite riparian habitat restoration.

Specific Plan Conformance: The Twin Peaks Oasis Specific Plan leaves a considerable amount of the site in a natural state, preserving nearly 35% of the native vegetation on-site and minimizing the impact on washes. Development of the property will occur in between washes, avoiding the northwest corner and wash corridors in the southeast corner of the property.

General Plan Goal, Land Use and Growth Element: Provide opportunities for diverse developments that maximize the benefits to the community
The provision of a range of housing types and affordability is necessary to create a thriving community that can accommodate residents of any socio-economic class. By providing a variety of housing types for residents of all income levels, land uses such as industrial, commercial and office space are complemented with both a diverse and skilled workforce; thus, attracting future development and employment opportunities in the Town.

General Plan Policy: Promote new development that is compatible with existing land uses.
General Plan Action: Establish appropriate land development designations with densities and intensities that complement existing natural conditions and residential areas.
General Plan Action: Develop guidelines for enhancing new development and mitigating potential impacts on existing neighborhoods.

General Plan Policy: Provide opportunities for a variety of housing types and economic levels.
General Plan Action: Designate a wide range of residential development densities from low density rural to multifamily urban.

Specific Plan Conformance: Twin Peaks Oasis is located within the designated Planning Area Boundary of the Town of Marana’s 2010 General Plan in the Northeast Growth Area and is listed as Low Density Residential, 0.5-2.0 residences per acre (RAC). The proposed RAC for Twin Peaks Oasis is 2 dwelling units per acre. Marana’s 2010 General Plan states that a two-step increase change of the current land use designation will result in a major amendment to the General Plan. The 2 RAC for Twin Peaks Oasis changes the land use designation on the property to Medium Density Residential, 2.0-8.0 RAC, which is a one-step increase change of the current land use designation and is therefore considered a minor amendment to the General Plan.

Twin Peaks Oasis will feature high-quality design and development that is compatible with what exists in the area, as well as, a variety of housing types and economic levels. The site is positioned between unsubdivided low density single-
family residences to the east and west and directly north of new, currently under construction, one- and two-story single-family low density residential (LDR) development in the Oasis Hills I subdivision which includes 90 residential units with 1.51 residences per acre. Oasis Hills II will feature medium density residential (MDR) development with 4.04 RAC and 40 single-family residential units. In addition, according to the 2010 General Plan there is Low Density Residential planned north, east and west of the site and Master Planned Areas expected south and further west of the site as part of the Cascada Specific Plan. Cascada includes a variety of residential densities that range from Low Density Residential (LDR) with a proposed 1 RAC, Medium Density Residential (MDR) with a target RAC of 5, Medium-High Density Residential (MHDR) with a proposed 7 RAC, High Density Residential (HDR) with a target RAC of 10 and Village Center (VC) with a proposed 20 RAC. LDR single-family detached large lot development is located north of the Lambert Lane alignment and is the largest acreage land use included in the Cascada Specific Plan.

General Plan Goal, Open Space and Trails Element: Protect and preserve natural open space.
The vast array of wildlife species that persist along the Tortolita Fan of the Sonoran Desert help to create the unique desert landscape so beloved by those in the Town of Marana. Maintaining critical wildlife habitat and linkages for species movement is an important part of their persistence in the future, especially considering that each species has its own unique habitat requirements, migration patterns and range.

General Plan Policy: Develop a connected system of natural open space preserves that protect wildlife habitat, wildlife linkages, and cultural resources.
General Plan Action: Preserve, protect, or conserve areas of high-value habitat and wildlife movement linkages as identified in the Marana Draft Habitat Conservation Plan (HCP) and the Marana Parks, Recreation, Trails, and Open Space Master Plan.
General Plan Action: Preserve Natural Undisturbed Open Space (NUOS) to maintain wildlife access and movement within and through development sites that are subject to discretionary land use actions, as described in the Draft HCP.
General Plan Action: Preserve and protect existing natural drainage systems as identified in the Marana Draft HCP riparian map.

General Plan Policy: Create protected continuous open space linkages and viable wildlife corridors throughout the community.
General Plan Action: Protect the viability of wildlife corridors mapped in the Draft HCP, using innovative site planning and design.

Specific Plan Conformance: Twin Peaks Oasis is a residential cluster design with lots situated in between two on-site washes in order to protect the densest pockets of native vegetation and provide open space amenity to residents. Therefore, large concentrations of natural vegetation are being preserved on-site, as shown on
Twin Peaks Oasis Specific Plan

Exhibit III.D.1: Tentative Development Plan. The total amount of natural undisturbed open space in Twin Peaks Oasis is 41.8%.

2. Twin Peaks Corridor Study
The proposed Specific Plan reflects the following guidelines set forth in the Twin Peaks Corridor Study:

Recreation

Guideline #2 – Trail alignments may be located in landscape buffer yards so long as the required screening can be achieved and access easements are obtained.

- A 10-foot wide trail easement with signage at both boundaries of the trail will be provided along the wash in the southeast portion of the site to accommodate future development of the proposed Scottie’s Loop Trail (Pima County Trail #164). Additionally, a trail will be provided along the wash in the northwest portion of the site to connect to the sidewalk and bicycle lane along the east side of Twin Peaks Road. A trail will then connect to the proposed on-site park through a small Reflection Area fronting onto Twin Peaks.

Guideline #3 – Paved access from each new development shall connect with the existing pedestrian improvements (sidewalk, multi-use path) along Twin Peaks Road.

- A primary paved access with sidewalk along both sides will be located off Twin Peaks Road and will connect to the existing sidewalk on the east side of the Twin Peaks ROW.

Guideline #4 – Recreation features should be designed to front onto Twin Peaks Road.

- A neighborhood park will be provided for the residents of this 36.79-acre community. The proposed 1.1-acre park was designed along the perimeter of the development in order to allow the lifestyle component of the project to be visible from Twin Peaks Road and provide a break in the housing along Twin Peaks.

- A small Reflection Area with bench seating and landscape plantings will front onto Twin Peaks Road in the mid-western portion of the site and will connect to the neighborhood park within Twin Peaks Oasis via a proposed 10-foot wide trail alignment. The Reflection Area will offer a respite for those recreating along the Twin Peaks Corridor. Since the proposed Reflection Area is a private improvement within the public Twin Peaks right of way, an approved License Agreement that includes a planting, irrigation and maintenance plan shall be required.
Monument Signage

Overall Guideline – Monument entry signage shall be comprised of a combination of natural, desert themed materials and should be designed to complement the natural desert surroundings. Monument design shall be approved by the Planning Director prior to construction.

- Developer will dedicate land at the southwest corner of the development for the purpose of siting the Twin Peaks Gateway Monument, approximate location depicted on Exhibit III.D.1: Tentative Development Plan.
- Developer will be responsible for the construction of the Twin Peaks Gateway Monument.

Wildlife Linkages/Open Space

Guideline #1 – Development shall incorporate open space that avoids interference with and maintains functionality of wildlife crossings.

Guideline #2 – Development shall incorporate continuous open space within developments and with adjacent properties and/or developments.

- The proposed layout was designed to minimize impacts to on-site washes by clustering development in the central portion of the site to protect the major washes in the northwest and southeast portions of the property as important wildlife corridors. The preservation of these washes will allow for species migration and linkages to planned wildlife crossings to the north and will help to ensure future persistence of wildlife in the area. Large lot development to the north, and east of Twin Peaks Road, provides continuous open space for wildlife habitat.

Landscaping

Guideline #1 – Landscaped buffer yards shall be a minimum depth of twenty (20) feet with a target screening effect of approximately seventy-five percent of the objects behind the buffer yard.

- Only four to five lots will sit within 25 feet of the property boundary. Several perimeter lots will sit as far away as 350 feet from the closest property boundary. Future residences will also be screened by 5-foot patio walls and canopy trees on the lots.

Guideline #2 – Plants, shrubs and trees shall be of substantial enough size such that the desired screening effect can be achieved in a reasonable amount of time.

- Minimum sizes for trees, shrubs and ground cover plants have been set to ensure that new homes will be adequately screened in a timely manner, especially for those homes closest to the property boundary and existing residential development. Please see sections III.I: Landscaping & Buffering,
IV.C.2 and IV.C.3 for information on proposed landscaping and screening as well as details on required landscape standards and materials.

**Color Treatments**

*Guideline #1 – The maximum LRV for perimeter walls, utility cabinets and perimeter houses shall not exceed 35%.*

- Screening will be accomplished through 5 foot masonry walls which will either be painted, stained or contain integral color that do not exceed 35% light reflectivity value.

*Guideline #2 – The color palette used to achieve the LRV limit shall be earth tone colors. Trim colors shall not exceed an LRV of 40%.*

- Homes within Twin Peaks Oasis will consist of earth tone colors that reflect the plant palette and appearance of the native desert so as to blend new development into the natural landscape.

**C. Compatibility with Adjoining Development and Location Restrictions**

1. **Adjoining Development Compatibility**

   Historically, development in the Town of Marana and unincorporated Pima County has largely been single-family homes on large lots. Today, the region is undergoing a significant growth change, especially in the southern and eastern parts of the Town. For instance, the Cascada Specific Plan, located to the south and west of Twin Peaks Oasis, is a planned 1,454-acre mixed-use development with 3,806 proposed residential units and a gross density of 2.6 residences per acre. Cascada features a variety of land uses and intensities. In terms of residential land uses, it consists of Low Density Residential (LDR) up to High Density Residential (HDR) and Village Center (VC) which is intended to be a mixed-use zone with community-oriented commercial, retail, employment, residential, live/work units, civic, cultural, entertainment, daycare and recreational uses connected by pedestrian walkways, gathering places and courtyards. Cascada also features an Employment Center land use designation and large areas of open space. The density/intensity of development within Cascada gradually increases as it approaches the mixed-use village center.

   Twin Peaks Oasis is located on vacant land with a 4-lane major arterial, Twin Peaks Road, directly adjacent to the western property boundary. Oasis Road is a minor collector street located along the southern property boundary. There is single-family residential development in the Oasis Hills I & II subdivision, currently under construction, to the south of the property (Cascada Specific Plan, one- and two-story) as well as unsubdivided single-family residential development. Land to the west and north is primarily vacant with a few scattered single-family residences. Additional
unsubdivided single-family residential development is located along the eastern property boundary.

D. Land Use Concept Plan

The Twin Peaks Oasis land use concept plan responds to site-specific conditions and environmental constraints as identified in the site analysis. The plan consists of 74 single family residential units with a density of 2 designated units per acre (See Exhibit III.D.1: Tentative Development Plan). Lot sizes will vary slightly, but the typical lot size is 7,200 square feet with dimensions of 60’x120’. Lots will accommodate both one- and two-story homes. All homes along the perimeter of the site will be single story. Exhibit III.D.2: Homesite Lotting, depicts how proposed homesites will be positioned on each lot.

The site for Twin Peaks and Oasis consists of two large washes with designated riparian areas. The proposed development of Twin Peaks Oasis includes setting aside a large portion of land, over 15-acres or 41.8% of the site; the total open space value is 53.03% including the functional open space, park and 10’ trail area. This development has been designed such that the washes running through the site will be avoided, thus preserving the densest and most diverse pockets of native vegetation. Native vegetation along the washes will remain undisturbed and will be the responsibility of the Homeowner’s Association to ensure future preservation. Native plant species left intact will serve as prime habitat for Sonoran Desert fauna while also providing visual amenity to residents in Twin Peaks Oasis. Most lots will have their backyards facing natural desert open space. This is important because backyards facing a more open and natural environment give residents a sense of place, in addition to staying cooler during warmer parts of the year. These open space areas along the backs of homes also allow for species migration and opportunities for wildlife viewing.

The community will feature two access points; one along Oasis Road at the Niobrara Way alignment and one along Twin Peaks Road near the middle of the western property boundary. The majority of the site traffic will drive towards Twin Peaks Road, away from existing residences. In doing so, Twin Peaks Oasis residents will have direct access to Interstate 10 (west) and other east-west and north-south major arterials, providing a range of alternate routes for shopping, work, and leisure activities.

Homes in Twin Peaks Oasis will be designed with features that can lower utility use and save residents money. Homesites will be up to 30 percent more energy efficient than the average existing home. In order to improve home energy-efficiency, new homes will be designed with features, construction techniques and materials to help reduce energy usage. Some examples may include: the installation of high-efficiency HVAC systems, programmable thermostats, compact fluorescent lights, and home care guides. Features listed above may be included with the home, may be an option that is available for an additional cost, or may not be available on all homes. However, all homes will be built to meet or exceed current energy-efficiency requirements in the Town code.
Exhibit III.D.2: Homesite Lotting

Setbacks:
- Front Yard: 18 feet from back of sidewalk to face of garage;
- Side Yard: 5 feet
- Street Side Yard: 10 feet
- Rear Yard: 15 feet

Max. Building Ht.: 30 feet
Max. Lot Coverage: 70%
E. Circulation Plan

Ingress/Egress will be provided via two locations; the first at the intersection of Oasis Road and Niobrara Way and the second along Twin Peaks Road. The development will be serviced by Twin Peaks Road northeast and southwest of the site. Interstate 10 is approximately 1.25 miles southwest of the site. East/west movements can be made by utilizing Tangerine Road and Linda Vista Boulevard, north and south of the project area respectively. North/south movements can be made by utilizing Camino de Mañana and Thornydale Road.

The internal streets are considered public and will be maintained by the Town of Marana. The total width is 46 feet with two 16-foot travel lanes, 2-foot roll curbs, 5-foot sidewalks and 10-foot public utility, roadway maintenance and signage easement on each side of the public roadway. In the event the developer builds a gated community, the interior roadways shall be private and maintained by the homeowner’s association.

A Traffic Impact Study prepared by Kimley-Horn & Associates, Inc. and submitted under separate cover is intended to support the land-use proposal for this rezoning project. The study addresses the potential traffic impacts associated with the proposed Twin Peaks Oasis. Any roadway improvements required by the Town based on the findings of the Traffic Impact Study (as approved by the Town) will be the responsibility of the developer.
F. Grading Element

Grading will take place on selected areas in order to preserve the sensitive areas of the site. Portions of the property will be left in their natural state, and grading will occur on approximately 47% of the site. The following indicates the size of each area graded and the percentage of the site. The overall allowable grading and related disturbance includes internal roadways and their right-of-way, building pads, driveways, accessory structures, utility crossings of natural washes, emergency access and other areas needed for infrastructure and utilities. Barriers such as temporary silt fencing will be provided for machinery in order to ensure that the grading limits will not be exceeded. In addition, the grading will be done in conformance with the Land Use Concept Plan and the Development Regulations of Twin Peaks Oasis. In accordance with Title 25 of the Town of Marana Land Development Code, a Stormwater Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) to ADEQ for coverage under the Arizona Pollution Discharge Elimination System (AZPDES) Construction General Permit is required to be submitted to the Town for review and acceptance prior to commencement of grading activities.

<table>
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<th>Area Description</th>
<th>Area (acres)</th>
<th>Percent Area</th>
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<tbody>
<tr>
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<tr>
<td>Residential Lots</td>
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<td><strong>OPEN SPACE</strong></td>
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<tr>
<td>• Functional Open Space</td>
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<tr>
<td>• 10’ Trail Area</td>
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<tr>
<td>Public Streets</td>
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G. Post Development Hydrology

1. Tentative Development Plan Response to Hydrologic Characteristics

The proposed development is planned to minimize impacts to the main wash areas and 100-year flood prone areas. Detention and retention is a requirement for the site. Marana code allows an in depth study to propose an in lieu of fee to meet this requirement, but a study showing no downstream impact must be completed. A preliminary analysis has shown that the offsite watersheds have large times to peaks, the flow from the subdivision will be passed downstream prior to the primary peaks.
flowing through the site. The downstream channels have capacity for any minor increase that the subdivision will create for the peaks.

The developed site has been split into four watersheds; ON1D is 8.8 acres and has an impervious percentage of 15% and total discharge of 55 cfs. ON2D is 8.1 acres and has an impervious percentage of 40% and has a total discharge of 58 cfs. ON3D is 8.7 acres, has an impervious percentage of 40% and total discharge of 63 cfs. ON4D is 11.2 acres, has an impervious of 15% and total discharge of 69 cfs. A full study will be required to ensure that there is not a potential for any downstream complications because of development as required by Marana Ordinance. See Exhibits II.C.1.a II.C.1.b, II.C.2.a and II.C.2.b.

Culverts at the entry of Street A are proposed to carry drainage. This culvert, CL 1 is proposed to be three 30” reinforced concrete pipes. In the event the interior roadway becomes private, alternative HDPE pipes may be utilized.

A portion of this site is located within FEMA Floodplain AO and a CLOMR/LOMR will be required to develop the site. This amendment will require improvements to the Wash A and B. A detailed study will be required to ascertain the nature of these improvements. (See Exhibit III.G.1: Post Development Hydrology)

<table>
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<th>Calculated Flow (cfs)</th>
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<tr>
<td>ON4D</td>
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2. Information and Substantiation for Encroachment/Modification of Drainage Patterns

The proposed lots and grading encroach into a previously recorded drainage easement adjacent to Twin Peaks Road. The developer will be required to analyze the flows from the existing culvert and to abandon the appropriate portions of said easements during the Final Plat process.
Exhibit III.G.1: Post Development Hydrology

<table>
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<tr>
<th>Da</th>
<th>Area (ac)</th>
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<th>q</th>
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</table>

CP5  1224 CFS  
CP6  66 CFS  
CP7  43 CFS  
CP8  323.8 CFS
H. Environmental Resources

1. Waters of the United States

The applicant is currently preparing a request to the U.S. Army Corps of Engineers (Corps) for a preliminary jurisdictional determination (PJD) under Regulatory Guidance Letter (RGL) 08-02, in which the Corps determines only which features have the potential to be waters of the U.S. (Waters), and does determine the jurisdictional status of those features.

In the event the project requires a 404 Clean Water permit, the project will have a federal nexus which may necessitate consultation with the U.S. Fish & Wildlife Service for the lesser long-nosed bat, which is listed as an endangered species.

2. Habitat Conservation Plan

The Town of Marana’s Habitat Conservation Plan (HCP) maps endangered species and outlines conservation and mitigation strategies. The overall objectives of the HCP include:

- Facilitating compliance with the Endangered Species Act for planned urban development and capital improvement projects;
- Promoting achievement of regional economic objectives including the orderly and efficient development of certain lands, while recognizing property rights and legal and physical land use constraints; and
- Complementing other regional conservation planning efforts such as Pima County’s Sonoran Desert Conservation Plan and the City of Tucson’s HCP project.

A draft of the HCP became available for public review in 2009. It is currently under revision, and we are not aware of an expected date for finalization of the HCP. However, the Town of Marana is currently implementing portions of the plan.

3. Wildlife

The search of the AGFD HDMS identified the presence of the Tucson – Tortolita – Santa Catalina Mountains Link and the Coyote – Ironwood – Tucson Link as wildlife corridors within 3 miles of the property. This link is depicted by Beier et al. (2006)4 as covering broad areas, without specific paths through the areas defined. Marana’s draft Habitat Conservation Plan (2009) does not define a wildlife corridor on the property.

Due to the AZ Game & Fish Department’s identification of several desert tortoises in the area, a 100% area survey for the Sonoran Desert Tortoise must be completed by
a qualified wildlife biologist at least 30 days prior to commencement of grading. A copy of the survey form must be sent to the Town prior to issuance of a grading permit.

I. Landscape & Buffering

The overall landscape theme for Twin Peaks Oasis will reflect the best attributes of the Sonoran Desert and the site’s surrounding environment. Native and desert-adapted plant material as well as regionally appropriate hardscape materials will be used within the landscape buffers, and common areas. Nearly 42 percent of the site will be preserved as natural undisturbed open space while the total open space within Twin Peaks Oasis is over 53%. Buffers and common areas will reflect the plant palette and appearance of the native desert that dominates the site. A 30’ landscape buffer currently exists between the western site boundary and the Twin Peaks Road alignment.

The conservation of water will be an important priority with the landscape design. Underground drip irrigation will serve the low water use plants within the common areas. Some common and buffer areas will utilize native plants requiring no additional irrigation and meet their water needs through rain water harvesting.

Along the perimeter of the community where native vegetation will not already be preserved, particularly along Twin Peaks and Oasis Roads where homes are proposed closest to the property boundary or existing residential development, trees and ground cover plantings will be used to blend Twin Peaks Oasis into the desert environment. An opportunity also exists to screen the homes nearest Oasis Road to minimize the visual impact on the existing residences to the south, reflect the best attributes of our desert setting and provide aesthetic appeal from the roadway while transitioning smoothly from the natural desert that will be preserved along the eastern portion of the boundary.

Screening will be accomplished through 5’ masonry walls, new low water use vegetation and existing native vegetation that will remain on the site. Homes backing up to natural areas will have the option of installing view fences along the rear of the lot, with the exception of lots whose backyards face Twin Peaks Road. Landscape buffers will consist of natural desert enhanced with new low water use plants or new native plants with rain water harvesting.

1. Native Plant Preservation

A Native Plant Preservation Plan (NPPP) shall be prepared in accordance with the provisions set forth in the Town of Marana Land Development Code. Since over 35 percent of the site will be preserved as Natural Undisturbed Open Space (NUOS), the Set Aside Methodology will likely be used for the NPPP. The site layout has been designed with concern for the site’s topography, hydrology, and the washes running through the site.
J. Cultural Resources

WestLand surveyed the site for cultural resources on May 17, 2013. Two new sites and 11 isolated archaeological occurrences were recorded during the survey. The two sites, AZ AA:12:1137(ASM) and AZ AA:12:1138(ASM), are recommended eligible for inclusion in the National Register of Historic Places (NRHP). The 11 isolated occurrences are all recommended ineligible for inclusion in the NRHP.

Avoidance of sites AZ AA:12:1137(ASM) and AZ AA:12:1138(ASM) is recommended. If avoidance is not feasible, it is recommended that the developer take actions to resolve the adverse effects of the planned residential development on AZ AA:12:1137(ASM) and AZ AA:12:1138(ASM). Given the nature of the proposed undertaking, if avoidance is not feasible, data recovery is recommended as the appropriate treatment, with preparation of a Historic Properties Treatment Plan (HPTP) prior to the proposed activities.

K. Utilities

1. Water

The project site is located outside the Town of Marana Water Department Water Service Area, but it is expected that the Town of Marana Water Department will provide water service for the project. A Water Service Agreement is required to establish service to the property. Please see Exhibit III.K.1: Water Service Letter.

As shown on Exhibit II.B.2 Existing Land Uses, there is one well located within 100-feet of the site. There are no wells are located on-site.

As stated above, the water supply for the Twin Peaks Oasis will be provided by the Town of Marana Water Department which has been designated by the State of Arizona Department of Water Resources as having an assured water supply, therefore water supply is assured. Off-site improvements to connect to the existing system to the south from the Oasis Hills I & II subdivision along Oasis Road, oversizing on mains to accommodate regional requirements, well sites and storage tanks will need to be considered along with the infrastructure to serve the proposed development. Additionally, an 8" water line is available from Twin Peaks Road at the southwest corner of the property.
March 15, 2013

Derek M. Roberts, P.E.,
Apex Development Consultants P.C.
2141 N Alvernon Way Ste C
Tucson, AZ 85712

Project: AJS Oasis LLC
950 W. Calle Catarinos
Tucson, AZ 85704-4009
Parcel number 216-32-057M

Dear Mr. Roberts:

WATER SUPPLY

The Town of Marana has been designated by the State of Arizona, Department of Water Resources, as having an assured water supply. This does not mean that water service is currently available to the proposed development.

The development lies within the intended boundary of the Town of Marana water service area. Once the development has been annexed into the Town of Marana water supply is assured.

WATER SERVICE

The approval of water meter applications is subject to the availability of water service at the time an application is made. The developer shall be required to submit a water development agreement identifying water use, fire flow requirements, and all major on-site and off-site water facilities.

The developer shall construct a water distribution system to serve the development and transfer title of the system to the Town of Marana. In consideration the Town of Marana shall operate, maintain and service the system. The developer shall have the cost responsibility to construct both the on-site and off-site facilities required to serve the potential water and fire protection demands for your development.

The comments herein made are valid for a period of one year only. If you have any questions, please call our office at 520-382-2570.

Sincerely,

[Signature]
John Kniec
Utilities Director
2. **Wastewater**

The plan is to be served by public sewer. The project site is tributary to the Ina Road Wastewater Reclamation Facility via the Continental Ranch Interceptor. An 8” gravity main sewer line, G-2005-042, connects to the project site from the south at Oasis Road and Crook Lane.

A Sewer Service Agreement will be needed prior to development, see Exhibit III.K.2.a: Existing Sewer Facilities and Exhibit III.K.2.b: Wastewater Capacity Response.

3. **Other Utilities**

Electricity and telecommunications will be extended to the project site at the time of development through agreements with individual utility companies. The following utility companies currently serve this area:

- **Electricity:** Tucson Electric Power
- **Natural Gas:** Southwest Gas Corporation
- **Telephone:** Century Link
- **Cable:** Comcast

Tucson Electric Power (TEP) provides electricity to this area of Pima County. It is anticipated that TEP will provide power to the site.

It is anticipated that Century Link will extend phone service to the site. Alternatively, the site may use wireless communications that can be provided by any number of service providers.

Natural gas service will not be required at the site. Should natural gas service be required in the future, it is anticipated that service would be provided by Southwest Gas located within the Oasis Road right of way.

4. **Sanitation and Recycling Services**

A number of private sanitation service providers may be contracted to serve the site with comprehensive trash and waste removal, recycling and environmentally safe waste management services.
Exhibit III.K.2.a: Existing Sewer Facilities

LEGEND
- Specific Plan Boundary
- Manholes
- Sewer Network

FILE NAME: utilities_6x8_PUL-25.mxd
SOURCE: Pima County GIS, 2013
Derek Roberts  
Apex Development Consultants  
2141 N. Alvernon Way, Suite C  
Tucson, AZ 85712

Sewerage Capacity Investigation No. 13-031  Type I

RE: Twin Peaks and Oasis, 89 Residential Lots on Parcel # 216-32-057M.  
Estimated Flow 19,224 gpd (ADWF).

Greetings:

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

Capacity is currently available for this project in the 6-inch public sewer G-2005-042, downstream from manhole 3494-17.

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

Note: Conditions within the public sewer system constantly change. An update to this letter must be obtained to verify that capacity exists in the downstream public sewer system just prior to submitting the development plan or subdivision plat for review and approval.

If further information is needed, please feel free to contact us at (520) 740-6534.

Respectfully,

Ben Fyock, P.E.  
PCRWRD Planning Section

MH:ks  
c: T12, R12, Sec. 14
O. Public Services

1. Police Service

The project site will utilize the Town of Marana’s police service. The nearest Town of Marana police station is the Town of Marana Police Headquarters located approximately 8.1 miles northwest of the project site at 11555 West Civic Center Drive.

2. Schools

There are no schools located within one-mile of the project site. See Exhibit II.H.1: Recreation and Schools. The nearest school, DeGrazia Elementary School, is a K-6 public school approximately 1.4 miles southeast of the site at 5051 West Overton Road. The nearest public middle and high schools in the Marana Unified School District are Tortolita Middle School, approximately 2.7 miles southeast of the site at 4101 West Hardy Road, Mountain View High School, approximately 2.5 miles west-southwest of the site at 3901 West Linda Vista Boulevard.

<table>
<thead>
<tr>
<th>School</th>
<th>Capacity</th>
<th>Current Enrollment (2012-2013)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mountain View High School</td>
<td>1900-2200</td>
<td>1760</td>
</tr>
<tr>
<td>Tortolita Middle School</td>
<td>1100</td>
<td>960</td>
</tr>
<tr>
<td>DeGrazia Elementary School</td>
<td>1100</td>
<td>550</td>
</tr>
</tbody>
</table>

It is anticipated that this project will generate approximately 74 residential units if fully developed at the target residential densities. Twin Peaks Oasis is located within the Marana Unified School District (MUSD).

MUSD provided the following multipliers to use for student enrollment projections. (MUSD multipliers do not distinguish between different housing products):

Elementary: 0.25 students per home (0.25 x 74) = 18 students
Junior High & High School: 0.10 students per home (0.10 x 74) = 7 students

The site will be served by Mountain View High School, Tortolita Middle School and DeGrazia Elementary School. In the future, other school sites could serve the Twin Peaks Oasis.

Per preliminary discussions with the MUSD, there are plans for a school site in the Dove Mountain area and/or along the Tangerine Road Corridor. MUSD is also
considering the establishment of a district sponsored charter school to help serve the need for quality schools in this growing area of town. There is adequate existing school capacity within Ironwood Elementary School and the DeGrazia Elementary School site. Additionally, there is capacity available within Tortolita Middle School and Mountain View High School; therefore, no middle school or high school sites are warranted within the site boundaries.

3. **Fire Service**

The entire project site is currently within the Mountain Vista Fire District. The Mountain Vista Fire District serves areas to the north, east and west of the project area. The Northwest Fire District serves immediately adjacent areas south of the site and further west in the master planned community, Cascada.

As depicted in *Exhibit III.O.3: Fire Service*, there are no fire stations within one mile of the project site. The nearest fire station (Mountain Vista Fire District Station #620) is located at 9310 North Shannon Road, approximately 3.7 miles east of the site.
IV. Development Regulations & Design Standards
A. **Purpose and Intent**

These regulations will serve as the primary mechanism for the implementation of the Twin Peaks Oasis Specific Plan. The Twin Peaks Oasis Specific Plan Development Regulations apply to the development of buildings, landscape borders and performance criteria for all permitted uses within the Specific Plan. The regulations contained within this section provide visual mitigation strategies to ensure appropriate transitioning to surrounding development.

These development regulations apply to the 36.79 acres of land in the Twin Peaks Oasis Specific Plan. Land use designations within the Specific Plan shall be as follows:

- Residential Area (RA)
- Open Space (OS)

The development regulations will govern and provide regulatory zoning provisions for the land use intensities and location criteria within the Twin Peaks Oasis Specific Plan. This section includes standards related to land use, building setbacks, height restrictions and lot coverage. The intent of these standards is to establish clear minimum development regulations, allow for the orderly progression of development, and to provide flexibility over time without compromising the goals and objectives for this specific plan.

B. **General Provisions**

1. **Applicable Codes**

If an issue, situation, or condition arises that is not addressed by this Specific Plan, the applicable portions of the Town of Marana *Land Development Code* that are in place at the time of development shall apply.

All construction and development within the Specific Plan area shall comply with applicable provisions of various codes and regulations adopted by the Town of Marana including, but not limited to, mechanical codes, electrical codes, plumbing codes, fire codes, and grading and excavation codes current at the time of development.

The Town of Marana has performed an extensive development design study along the Twin Peaks Road corridor between the I-10 interchange and Tangerine Road. The study considered various design elements such as color and reflective values of buildings, roof materials, and perimeter screen walls, as well as design elements of features common to the development including entry monumentation, and site landscaping. The Marana Mayor and Town Council adopted Resolution 2014-013 on February 18, 2014 approving the Twin Peaks Corridor Study, which defines development and design standards and guidelines applicable to new development.
along the Twin Peaks corridor. The Twin Peaks Oasis development will be subject to the standards and guidelines defined within the Twin Peaks Corridor Study.

2. Additional Uses

Whenever a use has not been specifically listed as being a permitted use in the particular zone classification within the Specific Plan, it shall be the duty of the Town Planning Director to determine if said use is consistent with the intent of the designation and compatible with other listed permitted uses.

C. Development Standards

1. Land Use Standards

a. Residential Area Designation (RA)

Residential Area regulations shall apply to the Residential Area Designation (total land outside of the open space (OS) Area). The lands within the Residential areas may be developed with the following permitted uses.

Permitted Uses:
- Site Built Residential Dwelling Units
- Community Recreation Facilities
- Parking
- Utilities
- Emergency Access Drive
- Lift Station

Accessory Uses:
Accessory buildings located on the same lot within the permitted dwelling, provided that any permanent building or structure shall be harmonious with the architectural style of the main building and further provided that all residential uses are compatible with the residential character of the neighborhood.
- Children’s Playhouse
- Greenhouse
- Non-commercial hobby shops
- Patios and cabanas
- Swimming pools, spas and related structures
- Tool sheds

Project Accessory Uses:
- Community recreation uses
- One temporary nursery
Neighborhood Park

Development Standards — Residential

- Minimum Lot Area: 6,000 sf
- Minimum Lot Width: 50 feet
- Minimum Lot Depth: 110 feet

- Setbacks:
  - Front yard: 20 feet from the back of sidewalk to face of garage; 10 feet for side entry garages and/or live-able and architectural components
  - Side yard: 5 feet
  - Street side yard: 10 feet
  - Rear yard: 15 feet

- Maximum Building Height: 30 feet
- Maximum Building Height for Single Story Homes: 20 feet
- Homes on lots 1-7, 22, 23, 37-58, 68, 69 and 74 of Exhibit III.D.1: Tentative Development Plan will be single story.
- Maximum Lot Coverage: 70%

The Town of Marana Land Development Code defines Lot Coverage as “the area of a site occupied by buildings, storage areas, and areas allocated to vehicular parking, maneuvering, and service.”

Development Standards — Accessory Uses

- Setbacks:
  - Front yard: 20 feet
  - Side yard: 5 feet
  - Street side yard: 5 feet
  - Rear yard: 5 feet

b. Open Space (OS)

  Open Space regulations shall apply to the Open Space Designation (total land outside of the developed portion of the RA Area). The lands within the Open Space areas shall be preserved as natural areas.

Permitted Uses:

- Trails
- Stormwater Basin
- Landscaping
- Utility Crossings
Environmental Standards

- The Open Space land use designation shall be preserved for habitat mitigation.
- All disturbed areas will be landscaped and re-vegetated in accordance with the Twin Peaks Oasis Landscape Preservation Plan.
- Natural Undisturbed Open Space Areas of vegetation designated to be preserved shall be protected during grading and construction activities by fencing and flagging and in accordance with the Twin Peaks Oasis Landscape Preservation Plan.

Maintenance

- A Homeowners Association regulated by CC&R’s shall manage all Open Space areas and undeveloped Residential Areas to ensure continued preservation of these lands.

Development Standards - Open Space

- Minimum Lot Area: None
- Minimum Lot Depth: None
- Minimum Lot Width: None
- Maximum Lot Coverage: None

2. Landscaping & Screening

Natural Undisturbed Open Space (NUOS) will cover nearly 42 percent of the site. The majority of the Landscape Buffers will be comprised of Natural Desert. Disturbed areas will be revegetated with native and low water use plants. Landscape Buffers may not require supplemental irrigation based upon the plant species installed within the disturbed areas. A 5’ masonry wall or view fence will be constructed on the sides and rear of each residential lot. However, view fencing is prohibited on the rear of residential lots facing Twin Peaks Road.

a. Landscape Buffers will be comprised of Natural Undisturbed Open Space (NUOS) and natural desert.

b. Due to the irregular shape of the property, natural site constraints, and layout of the site design, the Natural Undisturbed Open Space (NUOS) around the perimeter of the site will function as natural landscape buffer between developable lots and the property boundary. Natural vegetation
will remain in place, and may be augmented with mitigation plantings for protected native plant species. Several unnamed washes will remain in their natural state throughout the site and will enhance buffering between developable lots and the property boundary.

c. Any disturbed areas will be revegetated with native plants or desert adapted plants. Disturbed areas shall be planted with (2) plants per 100 square feet. Plants shall be a minimum of 5 gallons in size.

d. All walls and fences shall be painted, stained, or contain integral color. Uncolored gray block walls will not be permitted.

3. Landscape Standards

   a. Minimum plant sizes shall be - trees: 15 gallon, shrubs & accents: 5 gallon, ground covers: 1 gallon.

   b. All plants shall be drought tolerant and low water use.

   c. Plants requiring irrigation shall be irrigated via an underground drip irrigation system.

4. Parking Standards

Parking in the Twin Peaks Oasis will provide at a minimum a two car garage and driveway parking. Parking will also be accommodated along both sides of the street in accordance with the Land Development Code, Title 22 Off-Street Parking.

5. Lighting

Lighting at the Twin Peaks Oasis shall comply with the Town of Marana Outdoor Lighting Code.

6. Signage

   a. All signage will comply with Title 16 of the Town of Marana Land Development Code.

   b. Developer will be responsible for the construction of the Twin Peaks Gateway Monument.

   c. Developer will work with the Planning Director to design the Twin Peaks Gateway Monument. Said monument will have an approximate dimension
of 6 feet in height, 15 feet in length and use a combination of materials as permitted in the Twin Peaks Corridor Study.

D. **Single Family Residential Detached Housing Design Standards**

The Residential Design Standards contained within the Town of Marana Land Development Code for all single family residential lots measuring 16,000 square feet or smaller shall apply.

E. **Minimum Roadway Development Standards**

1. **Application**

   These minimum street standards are per Town of Marana street standards. All internal roadways shall be public roadways and maintained by the Town of Marana. In the event the site becomes a gated community, the roadways will be private and shall be maintained by the homeowner’s association.

2. **Cul-de-sacs**

   Restrictions on the length of cul-de-sacs contained within the Town of Marana Street Standards do not apply to Twin Peaks Oasis. There is no restriction on cul-de-sac length. The minimum turnaround right-of-way radius shall be 48 feet to the back face of roll curb. “T” and “Y” shaped turnarounds may be used without curbs.

3. **Curbing and Sidewalks**

   Roadways layouts in Twin Peaks Oasis should have minimum effect on existing drainage patterns in either sheet flow areas or defined channels. Roll curbs are appropriate for Twin Peaks Oasis and will be a minimum of 1.0 foot wide. Five-foot sidewalks are planned along both side of the internal roadway for this development. Landscape or revegetation in accordance with the Twin Peaks Oasis landscape Preservation Plan shall be employed to revegetate back to the edge of curb.

4. **Travel Lanes**

   The internal street section shown on *Exhibit IV.E.4: Public Street Section* is considered a public street and will be maintained by the Town of Marana. In Twin Peaks Oasis, vehicular travel lanes are to a minimum 16.0 feet pavement section with 2-foot roll curbing, 5-foot sidewalks for a total width of 46 feet.
Exhibit IV.E.4: Public Street Section
V. Implementation and Administration
A. Purpose

This section of the Specific Plan is intended to provide regulatory procedures designed to guide the implementation for the Specific Plan throughout the duration of the project. This section also provides guidance regarding the general administration of amendment procedures to the Specific Plan. The Provisions below shall apply to the entire project site as defined in this Specific Plan.

1. Extent of the Specific Plan to Supplement or Supersede Adopted Town Zoning Regulations

The Development Regulations section of the Specific Plan addresses only those areas that differ from the Town of Marana Land Development Code. If an issue, condition or situation arises that is not covered or provided for in this Specific Plan, those regulations of the Town of Marana Land Development Code that are in place at the time of development shall be used by the Planning Director as the guidelines to resolve the unclear issue, condition or situation.

Appeals to the Planning Director’s interpretation may be made to the Board of Adjustment within 15 days of the date of interpretation.

2. General Implementation Responsibilities

The implementation of the Twin Peaks Oasis Specific Plan is the responsibility of the Master Developer and the Town of Marana.

The Master Developer is the entity responsible for providing the basic infrastructure needs, including roads and utilities, buildings, improvements and site development.

At any time, the Master Developer may relinquish its rights and assign any or all rights to one or more successors. Associated responsibilities of the Master Developer would also be transferred to the future Homeowner’s Association at that time.

The Town of Marana Development Services Department will be responsible for ensuring all policies and standards laid out in the Specific Plan are adhered to during the review of all development in the Specific Plan.

3. Interpretation

The Planning Director shall be responsible for interpreting the provisions of this Specific Plan. Appeals to the Planning Director’s interpretation may be made to the Town Council within fifteen (15) days from the date of the interpretation.
4. Development Review Procedures

All development shall be conducted substantially in accordance with the development regulations outlined in Section IV of this document. All development plans and subdivision plats for Twin Peaks Oasis shall be subject to and implemented through the review and approval process adopted by the Town of Marana Land Development Code. In addition, all development is subject to the building permit process as outlined by the Town of Marana.

5. Specific Plan Amendments

Amendments to the Twin Peaks Oasis Specific Plan may become necessary for various reasons including but not limited to responding to changes resulting from new development conditions, financial conditions, and/or to respond to the requirements of potential users or builders of the property. The Master Developer, the Town of Marana, other developers, or agents representing either may request amendments to the approved Specific Plan.

6. Administrative Change

Certain changes to the explicit provisions in the Specific Plan may be made administratively by the Town of Marana Planning Director, provided such changes are not in conflict with the overall intent as expressed in the Twin Peaks Oasis Specific Plan.

The Planning Director’s decision regarding administrative changes and determination of substantial change, as outlined below, shall be subject to appeal to the Town Council. Categories of administrative changes include, but are not limited to:

- The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines, as interpreted by the Planning Director;
- Changes to infrastructure, such as drainage and utilities, which do not change the overall intent of the Specific Plan.
- Any comparable interpretations of the list of permitted and temporary uses of the property set forth in the Specific Plan.
- Changes in land use designation boundaries, division of plan areas or combinations of areas.
- Minor modifications or adjustments to intrusions, encroachments, easements, rights-of-way, or open spaces, so long as the modifications do not conflict with the overall intent of the Specific Plan.
7. **Substantial Change**

This Specific Plan may be substantially amended by the procedure outlined in the Town of Marana *Land Development Code*, Title 17 Section 05.06.07, Specific Plan Changes. The owner or agent of the property may submit to the Planning Director a written application to amend one or more of the Specific Plan regulations. Depending on the type of request, the Planning Director may determine the request to be a substantial change to the Specific Plan. A substantial change requires the applicant to submit all sections or portions of the Twin Peaks Oasis Specific Plan that are affected by the change(s). After review, the Planning Director shall refer the request to amend with his recommendations to the Planning Commission for noticed public hearing. The Planning Commission shall make its recommendation to the Town Council which, after public hearing, shall approve, reject, or modify the proposed amendment.
B. Bibliography


Town of Marana Land Development Code, Title 8 - General Development Regulations, revised May 2011.

Town of Marana Land Development Code, Title 6 - Subdivision Requirements, revised March 2011.

Town of Marana Land Development Code, Title 5 - Zoning, revised May 2011.

Town of Marana General Plan, 2010.

Town of Marana Parks, Recreation, Trails, and Open Space Master Plan, 2010.

FEMA Flood Insurance Rate Map, Pima County, Arizona.


MapGuide, Pima County Department of Transportation, 2013.