Oracle/Suffolk

Rezoning

Town of Oro Valley



October 9, 2026

Law Offices of Lazarus & Silvyn, P.C.

Project Team

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Appendices

Appendix A: Site Resource Inventory

Appendix B: AGFD Environmental Review Report

Appendix C: Traffic Impact Analysis

I. Project Overview

LaiDar Developments, LLC ("LaiDar"), a local family raising children in the area, recently purchased 4.7 acres of property at the northeast corner of N. Oracle Road and W. Suffolk Drive, APNs 225-51-018A & 225-51-4720 (the "Property") within the Town of Oro Valley ("Town"). The Property is vacant and currently zoned Residential Service District "R-S". Acknowledging the lack of indoor play space for children of all ages, especially during summertime, LaiDar is proposing to develop a family-oriented commercial center featuring an indoor youth recreation/playground use, as well as complementary restaurant and retail/service uses (the "Project") on the Property. LaiDar for Kids, LLC will be the franchisee of KTR, an indoor action sports and playground facility founded in Arizona by a father looking for a safe place for his young children to play, learn and compete in various sports activities.

The Project's indoor recreation component falls under the Oro Valley Zoning Code's ("OVZC") definition of Private Recreation use, which, while not permitted in the R-S zone, is permitted within the Town's Neighborhood Commercial "C-N" zone. In order to develop the Project, the Property will need to be rezoned to C-N. Because KTR is expected to have a gross floor area ("GFA") of approximately 25,000 square feet ("SF"), a Conditional Use Permit ("CUP") is required to exceed C-N's maximum 5,000-square-foot GFA limitation on any individual use. LaiDar is pursuing a rezoning to C-N, as well as a CUP to permit the Project.

The Town's C-N zone is intended to support a neighborhood activity center with multiple, smaller uses rather than a single, large use and designed to physically and functionally integrate that combination of uses. The Project aims to accomplish the following goals:

- Provide a much-needed, high-quality, indoor sports/playground facility designed to provide a safe place for children of all ages and athletic abilities to learn and play year-round.
- Create a vibrant, family-friendly, mixed-use center with compatible shopping, restaurant, and commercial service uses around an open-air plaza.
- Strengthen Oro Valley's tax base by developing new infill commercial along Oracle Road that generates revenue for the Town and serves local families.
- Be a respectful neighbor by committing to a quiet outdoor environment, including no outdoor speakers or ambient amplified music within the Project.

II. Site Inventory Analysis

A. Existing Land Uses

1. Regional Context

The Property is located along an established commercial corridor at the northeast corner of Oracle Road and Suffolk Drive. The vacant, undeveloped Property is made up of two parcels, APNs 225-51-018A & 225-51-4720, and is approximately 4.7 acres in size.

See *Exhibit II.A.1.a: Regional Context* and *Exhibit II.A.1.b: Location Map*.

2. Existing Onsite Land Uses, Zoning & General Plan

a. Land Use & Zoning

The Property is zoned R-S (Residential Service District) and abuts a childcare center and professional offices to the north. To the east, the Property is separated from existing single-family homes by a 20-foot public alley. Professional offices are located on the opposite side of Suffolk Drive to the south. Across Oracle Road to the west is the Oracle Crossings regional shopping center. (See *Exhibit II.A.2.a: Existing Land Use & Zoning Map*.)

The Property includes a segment of Nanini Wash that runs east to west through the southern portion of the site. The intersection of Suffolk Drive and Oracle Road already has a traffic light, and Arizona Department of Transportation ("ADOT") recently made improvements to Oracle Road adjacent to the Property, including a new sidewalk with protective railing, drainage infrastructure, and a bus pull-out for northbound transit services. A "Welcome to Oro Valley" monument sign is also located within the adjacent Oracle Road right-of-way and will remain in place.

b. General Plan

The Property is designated Neighborhood Commercial and Office ("NCO") on the Town's General Plan, *Your Voice, Our Future,* land use map. (See *Exhibit II.A.2.b.)* Areas designated NCO represent *"commercial and office areas with good access to major roadways (i.e. at the intersections of arterial roadways or along Oracle Road) that are close to residential areas."* NCO supports a maximum floor area ratio ("FAR") of 0.30.

Exhibit II.A.1.a: Regional Context

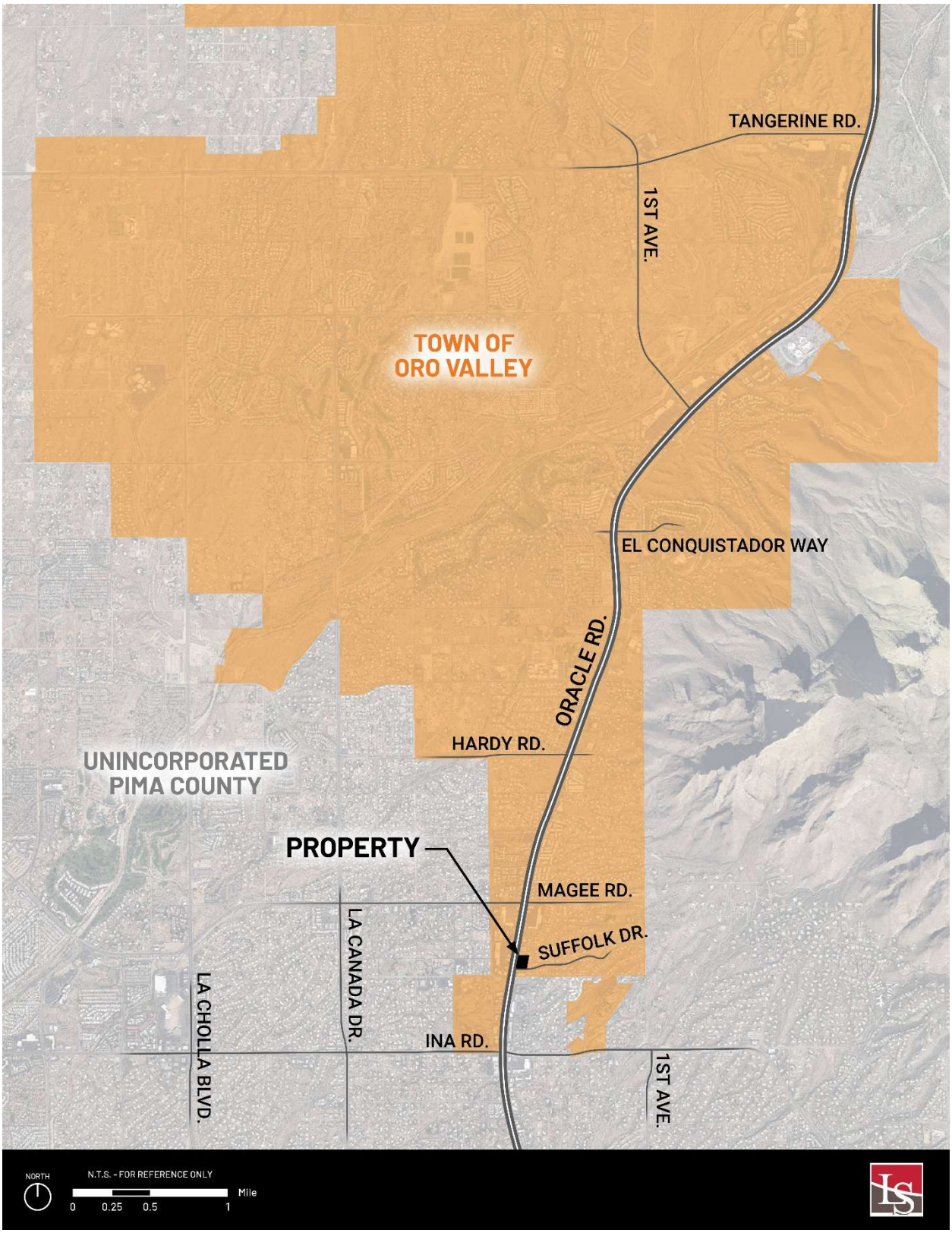


Exhibit II.A.1.b: Location Map

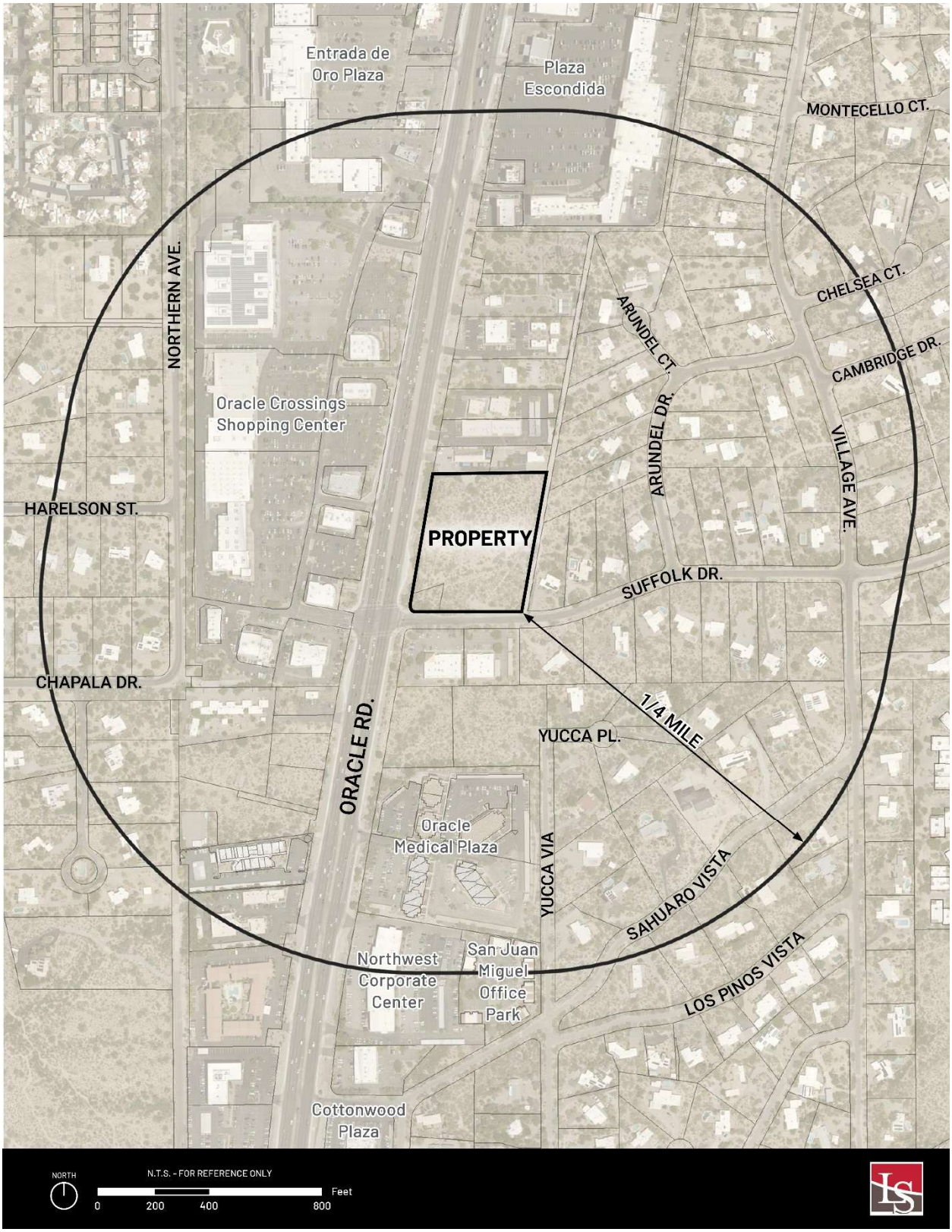


Exhibit II.A.2.a: Existing Zoning & Land Use Map

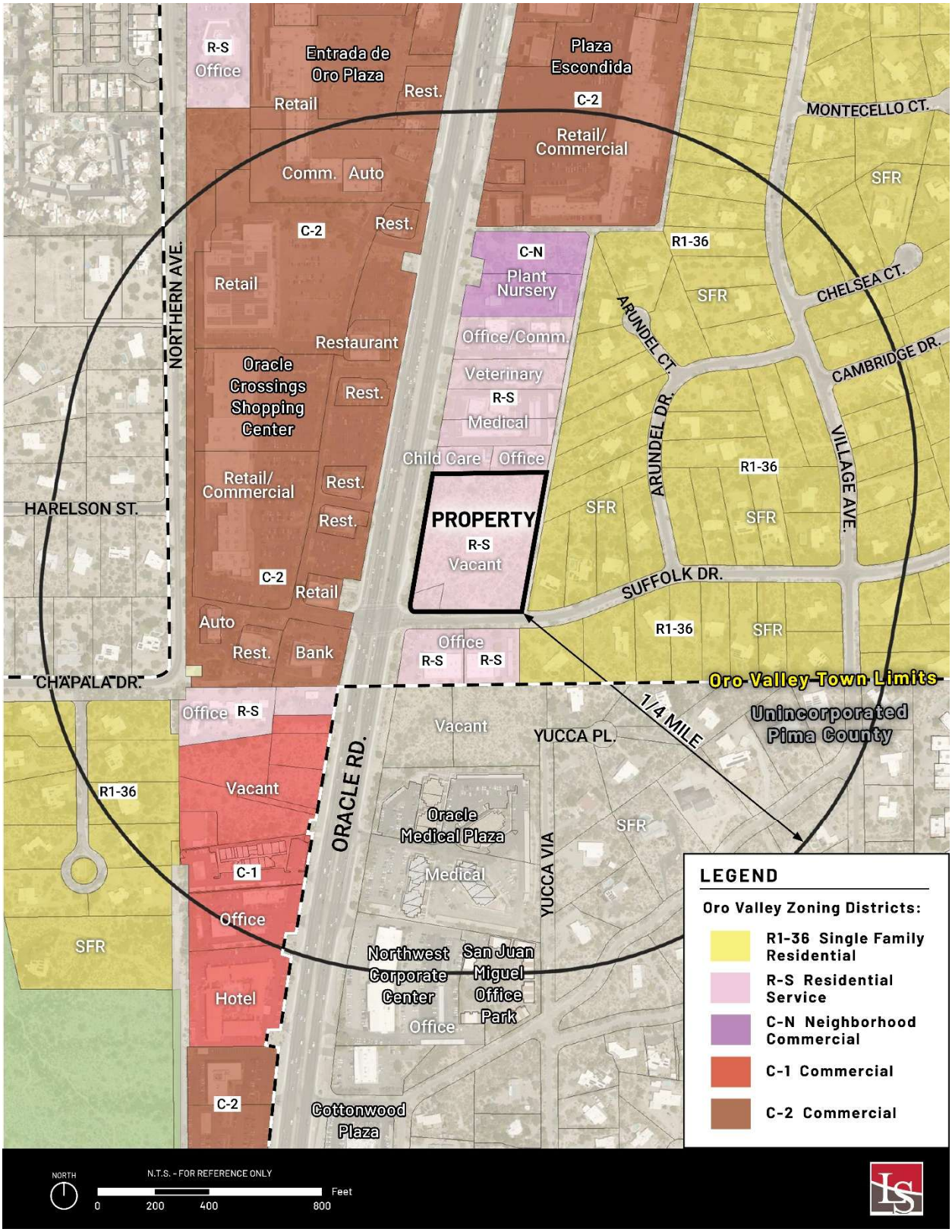
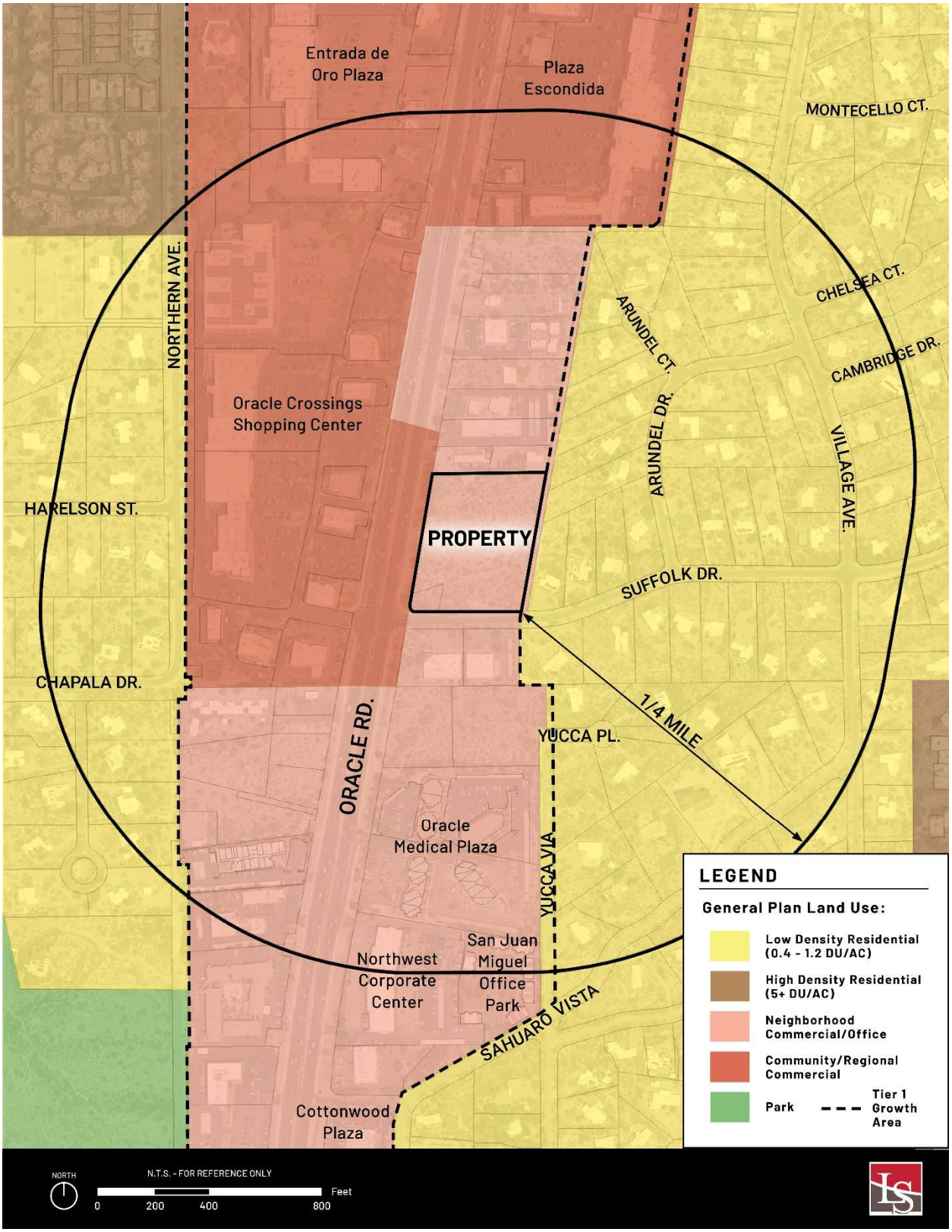


Exhibit II.A.2.b: General Plan Land Use Map



3. Existing Offsite Land Use, Zoning & Development Conditions

a. Surrounding Zoning & Land Uses

Surrounding properties' zoning designations and land uses are provided in Table II.A.3.a, below.

Table II.A.3.a: Surrounding Development

	Zoning	Land Use
North	R-S	Professional Offices and Child Care Center
South	R-S	W. Suffolk Drive; Professional Offices
East	R1-36	20-foot Public Alley; Single-Family Residential
West	C-2	N. Oracle Road; Commercial Services/Retail/Restaurants

b. Surrounding Building Heights

As shown in *Table II.A.3.b* and *Exhibit II.A.3.b,* buildings within ¼ mile of the Property vary between one and three stories, and between 10 and 35 feet in height.

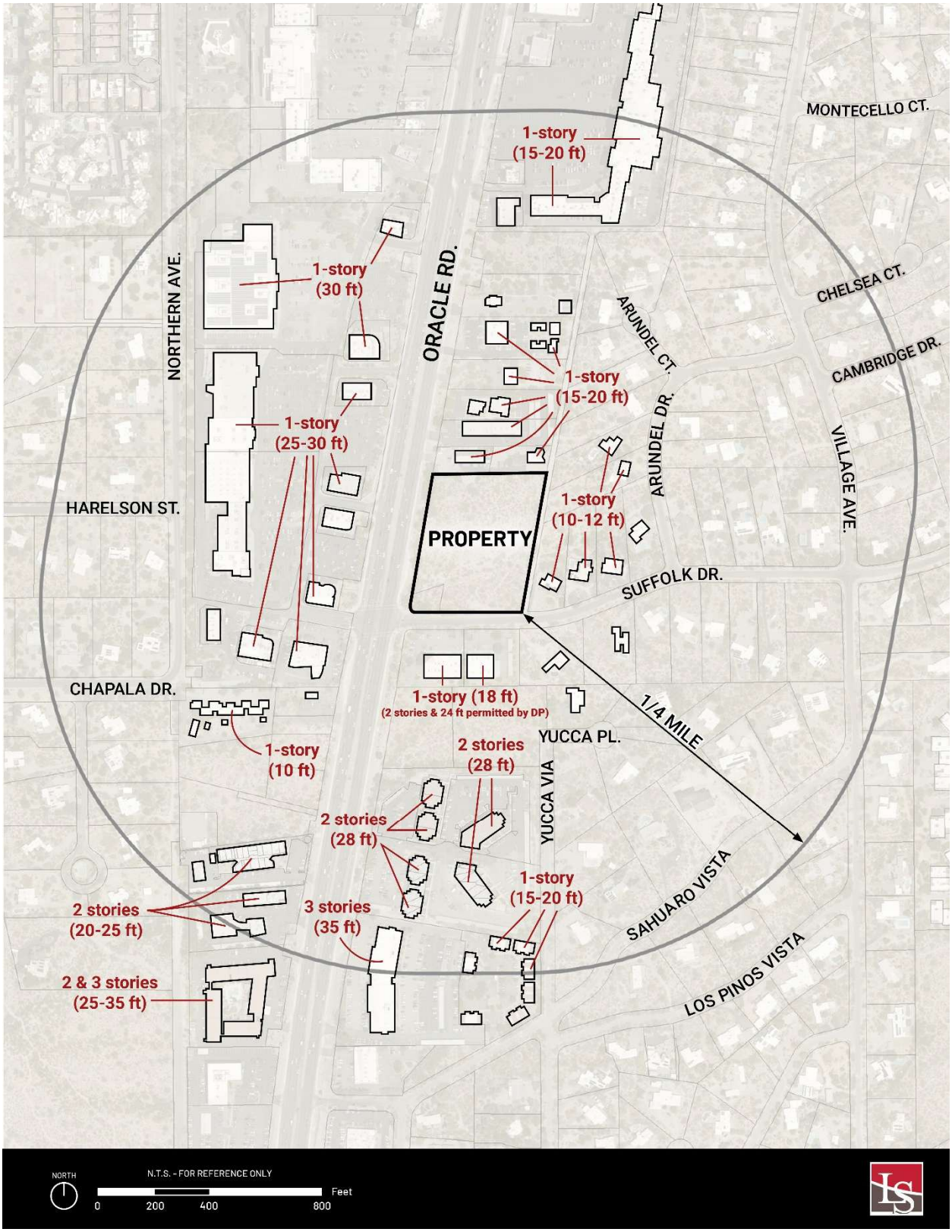
Table II.A.3.b: Surrounding Building Heights

	Land Use	Approx. Building Heights
North	Professional/Medical Offices, Child Care, Commercial/Retail	1-story *(15-20 feet)*
South	Professional/Medical Offices	1-story *(15-20 feet)* 2-stories *(28 feet)* 3-stories *(35 feet)*
East	Single-Family Residential	1-story *(10-12 feet)*
West	Commercial/Retail, Restaurant, Automotive, Professional Offices, Lodging	1-story *(25-30 feet)* 2-stories *(20-25 feet)* 3-stories *(25-35 feet)*

c. Pending & Conditionally-Approved Rezonings

There are no pending or conditionally-approved rezonings within ¼ mile of the Property.

Exhibit II.A.3.b: Surrounding Building Heights



d. Approved Subdivisions & Development Plans

The Property is part of the Suffolk Hills (1-44, 1A, 1B, BLKS A, B) subdivision, recorded in 1958. Subdivisions and development plans with ¼ mile of the Property are shown on *Exhibit II.A.3.e.(1): Existing Subdivisions* and *Exhibit II.A.3.e.(2): Existing Development Plans*, respectively.

e. Architectural Styles of Adjacent Properties

The adjacent residential properties in the Suffolk Hills neighborhood were constructed during the 1950s and 1960s. The area is characterized by large-lot, mid-century ranch-style architecture integrated into the natural desert setting. Homes are generally oriented toward the northeast to take advantage of the mountain views. Typical materials from this period include wood frame and concrete block construction, stucco and red brick finishes, and predominantly flat roof forms.

The architectural styles of adjacent commercial properties along Oracle Road are varied, as many were constructed in unincorporated Pima County prior to Town annexation in 2003, including the offices south of Suffolk Drive and childcare center and office building to the north. Commercial development in the area generally responds to the natural desert landscape using decorative stone or block veneer, neutral or earth-tone color palettes, and varied exterior wall planes, roof forms, and textures. Building form is generally rectilinear with complementary curvilinear elements interspersed to provide visual relief and mimic the undulating topography of the area. Photos of surrounding architecture are provided in *Exhibit II.A.3.f: Architecture Styles of Adjacent Properties*.

Exhibit II.A.3.e.(1): Existing Subdivisions

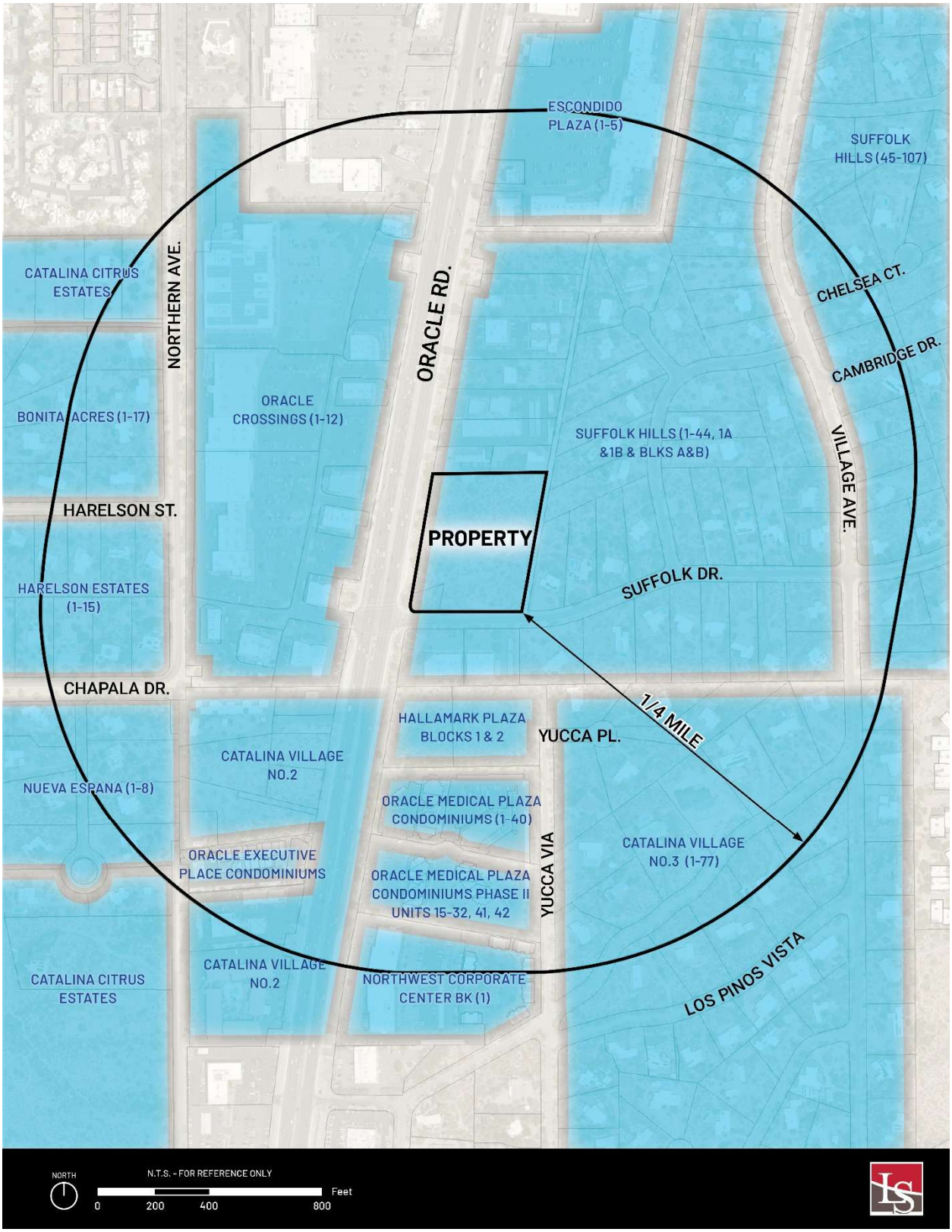


Exhibit II.A.3.e.(2): Existing Development Plans

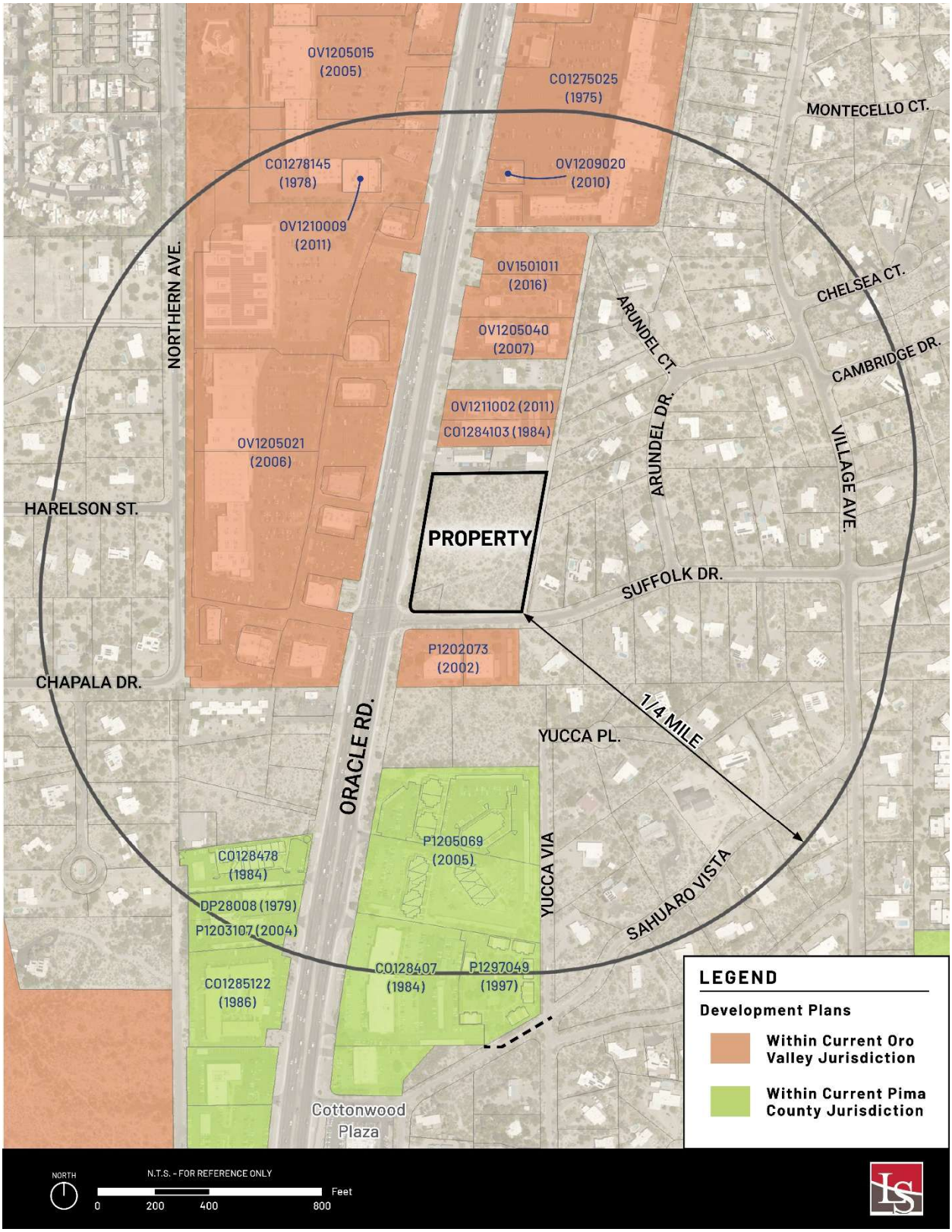
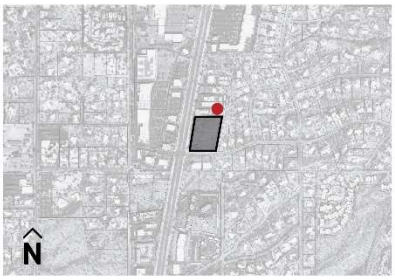


Exhibit II.A.3.f: Architectural Styles of Adjacent Properties

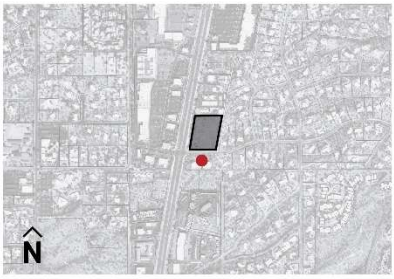


Office Building
7720 N. Oracle Road



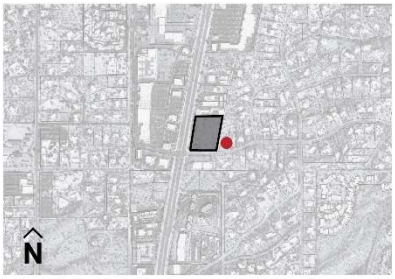


Office Complex
7630 and 7636 N. Oracle Road



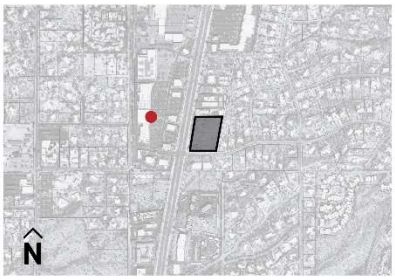


Suffolk Hills Neighborhood Residence
142 W. Suffolk Drive



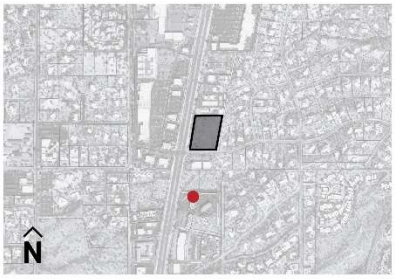


Oracle Crossings Shopping Center
7665 N. Oracle Road



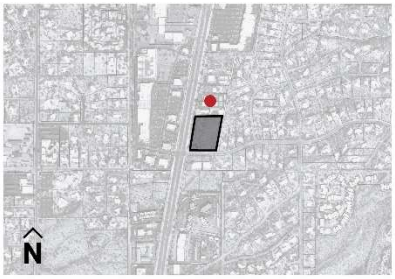


Oracle Medical Plaza
7470 - 7530 N. Oracle Road





Hospice Care
7740 N. Oracle Road



B. Environmentally Sensitive Lands

The Property is designated Developed Area (Non-Wildlife Permeable) on the Town's Environmentally Sensitive Lands ("ESL") Planning Map. (See *Exhibit II.B.*) The Property is surrounded by other properties also designated as Developed Area. There are no other ESL-designated areas within 500 feet of the Property.

There are no major or minor rock outcrops, distinctive habitat resources, distinctive native plant stands, distinctive individual native plants, or distinctive individual native plants on the Property.

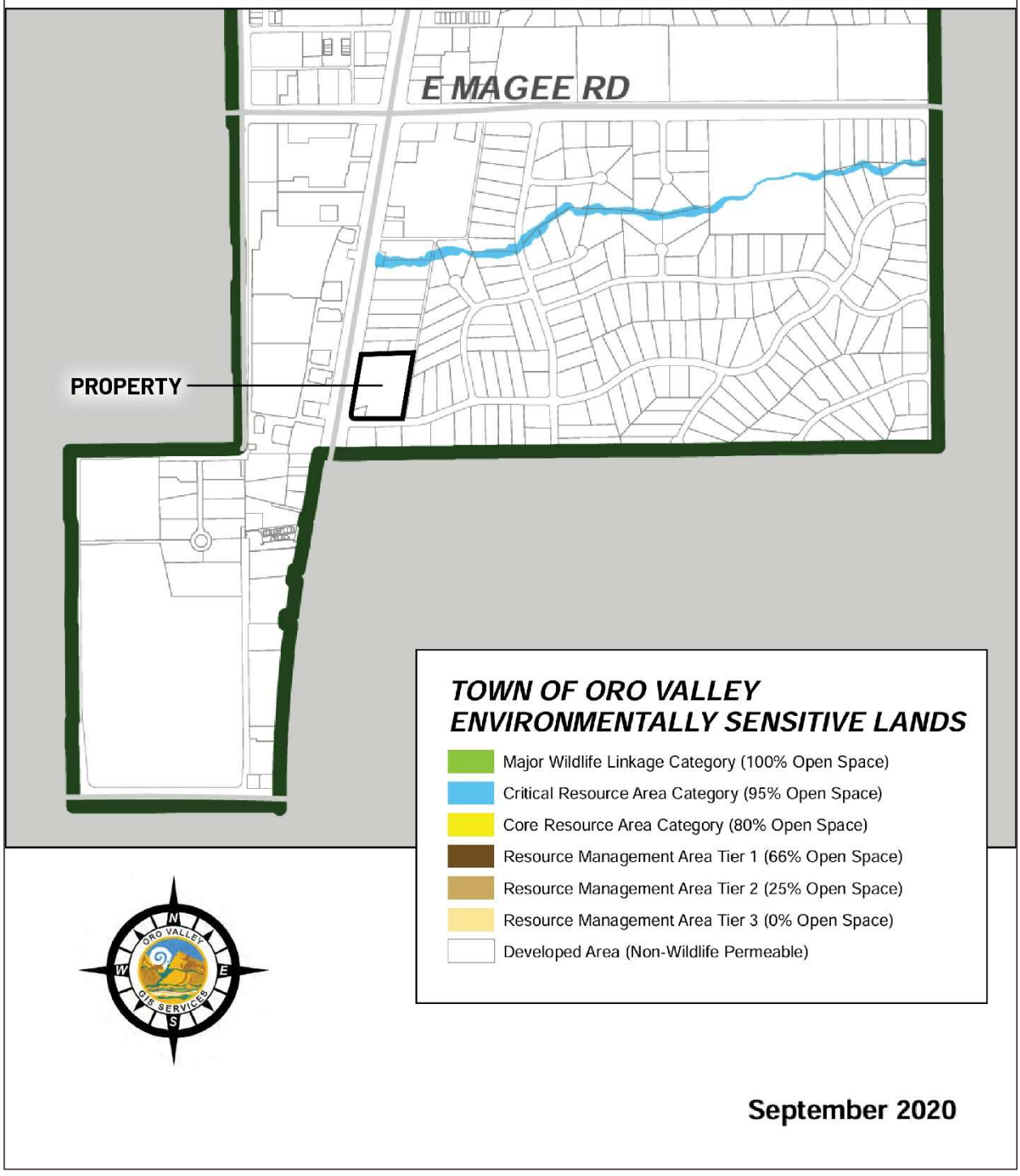
Table II.B.3 provides a breakdown of ESL conservation categories on the Property.

Table II.B: ESL Conservation Categories

Conservation Category	Acreage
Major Wildlife Linkage	0
Critical Resource Area	0
Core Resource Area	0
Resource Management Area (Tiers 1,2, and 3)	0
Developed Area (Non-Wildlife Permeable)	4.7

Exhibit II.B: Environmentally Sensitive Lands

Screenshot of subject property from Town ESL Planning Map



C. Topography

As shown in *Exhibit II.C: Existing Topography*, the Property slopes southwesterly with an average slope of approximately 4.0%, from an elevation of 2580 (above mean sea level) at the northeast corner of the Property to an elevation of 2553 at the southwest corner, over the diagonal distance of approximately 700 feet.

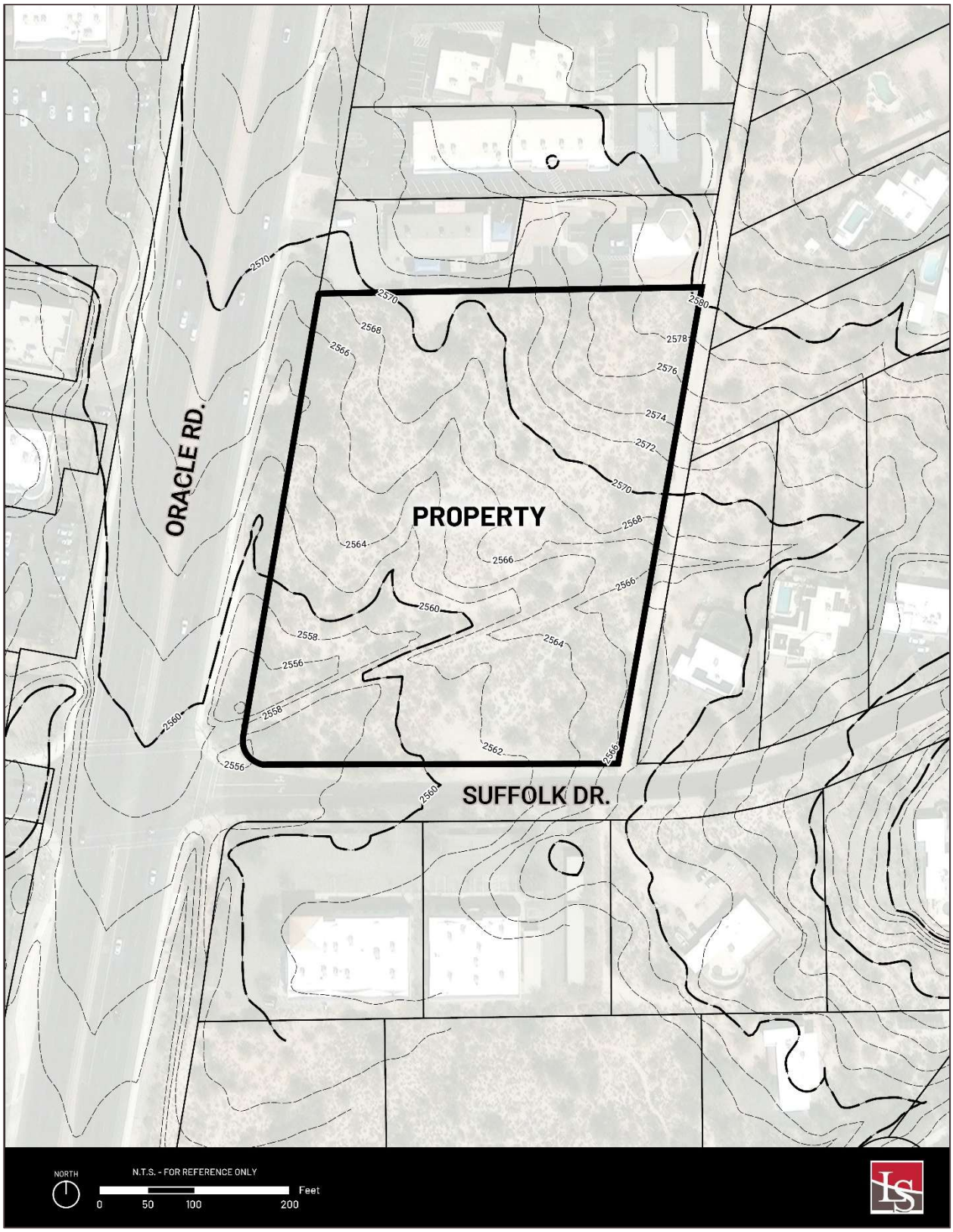
The Property is not subject to the Hillside Development Zone ("HDZ"), and there are no slopes equal to or greater than 15% on the Property.

Topographic contours with 1-foot interval are shown on *Exhibit III.A: Tentative Development Plan* in Section III of this document.

D. Cultural Resources

WestLand Resources, Inc. conducted a field survey of the Property and prepared a Cultural Resources Inventory Report provided under separate cover as part of this application. No archaeological sites or significant occurrences of cultural materials were identified on the Property.

Exhibit II.C: Existing Topography



E. Hydrology & Drainage

1. Offsite Hydrology & Watersheds

The areas surrounding the Property are largely developed. Based on the review of aerial photos and topographic information, the Property is impacted by both local regulatory and non-regulatory offsite flows. The regulatory offsite flows (i.e., Q100 ≥ 100 cfs) impact the Property from the east while non-regulatory flows impact the Property from the east and north. Regulatory flows are conveyed through the Property by Nanini Wash. The 100-year peak flow conveyed by the Wash estimated at the east property line is approximately 422 cfs. There is an existing onsite earthen berm that directs the regulatory flows southwestward into an existing cross-drainage culvert under Oracle Road. Pima County Regional Flood Control District's ("RFCD") web-based PC-Hydro Version 7.4 was used to estimate both onsite and offsite flows. Latest aerial imagery (2024 PAG Pictometry orthophoto) was used to estimate existing impervious cover within the contributing offsite watershed areas. The topographic data used to delineate the contributing offsite watershed areas is USGS 1m resolution DEM developed from Pima County Association of Governments (PAG) 2021 LiDAR data. The contributing offsite watershed areas are delineated into three sub-watersheds: O1, O2, and O3. Sub-watersheds O1 and O2 impact the Property from north and east, respectively, and the offsite flows are conveyed through the Property into the existing 5'x6' reinforced concrete box culvert under Oracle Road. Sub-watershed O3 impacts the Property from the east, and flow is conveyed westward and ultimately southward via existing 1-24" CMP cross-drainage culvert under Suffolk Drive. The Property does not receive any pavement drainage from the adjacent streets as street runoff from Oracle Road is conveyed within the existing drainage infrastructure and roadside swale into the existing 5'x6' reinforced concrete box culvert under Oracle Road. Exhibit II.E.1: Offsite and Onsite Watersheds shows the contributing offsite flows. The estimated peak flows are summarized below:

Table II.E.1: Summary of Offsite Peak Flows

Watershed ID	Area (acres)	Impervious Cover (%)	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)
O1	2.86	47	8.2	14.4	24.5
O2	66.2	20	94.1	213.5	421.8
O3	1.49	30	3.7	6.8	12.0

2. Balanced & Critical Basins
   The Property is part of Nanini Wash watershed and, therefore, is a designated balanced basin per Pima County Critical Basin Map. Per RFCD's *Design Standards for Stormwater Detention and Retention (DSSDR) Manual, November 2015* , onsite detention/retention basins must be provided to ensure that the post-development 2-year, 10-year and 100-year peak discharges will not exceed pre-development peak discharge levels.

   As shown on the Tentative Development Plan in Section III, multiple basins are proposed to be provided throughout the Project to provide first flush retention as well as post-development peak discharge reduction. The onsite storage basins shall be designed to ensure that existing public drainage infrastructure is not adversely impacted.

3. Area of Upstream Watersheds Greater than 100 cfs
   As indicated above, the regulatory offsite watershed area of Nanini Wash at the east Property line is approximately 66.2 gross acres, and the 100-year estimated flow is approximately 422 cfs. The existing 100-year local floodplain of Nanini Wash within the Property is shown on *Exhibit II.E.1: Offsite & Onsite Watersheds*.

4. Location & Ownership of Nearby Wells
   There are no known registered wells onsite per the Arizona Department of Water Resources well registry website.

5. Onsite Hydrology Characteristics & Drainage Features
   The Property is undeveloped and covered by natural desert vegetation, with a cover density estimated to be ≥20%. Under existing drainage conditions, all onsite-generated stormwater runoff flows away from the Property in a southwesterly direction predominantly as overland sheet flow and low-flow concentrated flow into the two existing historical outfalls that are separated by the exiting earthen berm.

   Nanini Wash conveys the regulatory flows through the Property. Per Pima County Hydrologic Soils Group (HSG) Map, the predominant soil type found within the project site is Palos Verdes-Jaynes complex (100%; HSG D). The assumed impervious cover for the whole site in existing conditions is 5%. The Property is delineated into two sub-watersheds: E1 and E2. *Exhibit II.E.1: Offsite & Onsite Watersheds* shows the contributing offsite flows as well as onsite existing watershed areas. The estimated peak flows are summarized in Table II.E.2, below:

Table II.E.2: Summary of Existing Onsite Peak Flows

Watershed ID	Area (acres)	Impervious Cover (%)	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)
E1	3.59	5	6.9	14.1	26.1
E2	1.19	5	2.3	4.7	8.7
E1 (including O1 & O2)	72.65	20	89.8	209.7	429.6
E2 (including O3)	2.68	19	5.9	11.5	20.7



SCALE 1"=120'
C.I. = 2 ft

LEGEND

- OFFSITE WATERSHED BOUNDARY
- ONSITE WATERSHED BOUNDARY
- FLOW DIRECTION
- O1 WATERSHED DESIGNATOR
- EXISTING CULVERTS

Summary of Offsite Flows				
Watershed IDs	Area (ac)	Peak Discharges		
		Q2 (cfs)	Q10 (cfs)	Q100 (cfs)
O1	2.86	8.2	14.4	24.5
O2	66.2	94.1	213.5	421.8
O3	1.49	3.7	6.8	12

Summary of Onsite and Offsite Flows				
Watershed IDs	Area (ac)	Peak Discharges		
		Q2 (cfs)	Q10 (cfs)	Q100 (cfs)
E1	3.59	6.9	14.1	26.1
E2	1.19	2.3	4.7	8.7
E1 (incl. O1 and O2)	72.65	89.8	209.7	429.6
E2 (incl. O3)	2.68	5.9	11.5	20.7

DATA SOURCE & COORDINATE SYSTEMS

AERIAL IMAGERY: GOOGLE IMAGERY
TOPOGRAPHY: PAG 2021 TOPOGRAPHIC DATA

VERTICAL DATUM: NAVD88
HORIZONTAL DATUM: NAD83
PROJECTION: ARIZONA STATE PLANE, CENTRAL ZONE

RICK
3945 E FORT LOWELL RD #111
TUCSON, AZ 85712
520-795-1000
rickengineering.com

DRAWN BY: AJH
DATE: 4/20/2026
PROJECT NO: T5732

EXHIBIT II.E.1
OFFSITE AND ONSITE WATERSHED MAP
for
ORACLE AND SUFFOLK

F. Vegetation

The Property is undeveloped and contains natural desert vegetation with small areas of disturbance. There is no ESL-designated conservation vegetation. Greater quantities of vegetation exist around the portion of Nanini Wash running through the Property and within the channelized area along the western Property boundary near recent ADOT drainage improvements on Oracle Road.

Vegetation onsite is representative of the Arizona Upland Subdivision of Sonoran Desertscrub, Palo Verde-Mixed Cacti Series. Plant density is medium and generally uniform across the Property. (See *Exhibit II.F: Existing Vegetation*.) No significant cacti or groups of trees are present although there are individual trees that meet the Town's criteria for Significant Vegetation. These are identified on the Site Resource Inventory, included as *Appendix A*.

G. Wildlife

The Arizona Game & Fish Department's ("AGFD") online Environmental Review Report was generated for this site analysis. (See *Appendix B*.) The report indicates certain federally listed species intersect with the Property boundary and surrounding vicinity.

H. Viewsheds

The Property's predominant views are of the Catalina Mountains to the northeast, with small pockets of distant views of the Tucson Mountains to the southwest, Santa Rita Mountains to the south and Rincon Mountains to the east. The Property sits at a slightly higher elevation than the surrounding roadways. Thus, the Property generally overlooks Oracle Road, Suffolk Drive and the Oracle Crossings Shopping Center.

The Property is located outside of the Oracle Road Scenic Corridor Overlay District.

A viewshed analysis of the Property is provided in *Exhibit II.H.1: Visibility.* Photographs of the Property and adjacent uses from various vantage points are provided below in *Exhibit II.H.2: Viewshed Photographs*.

Exhibit II.F: Existing Vegetation

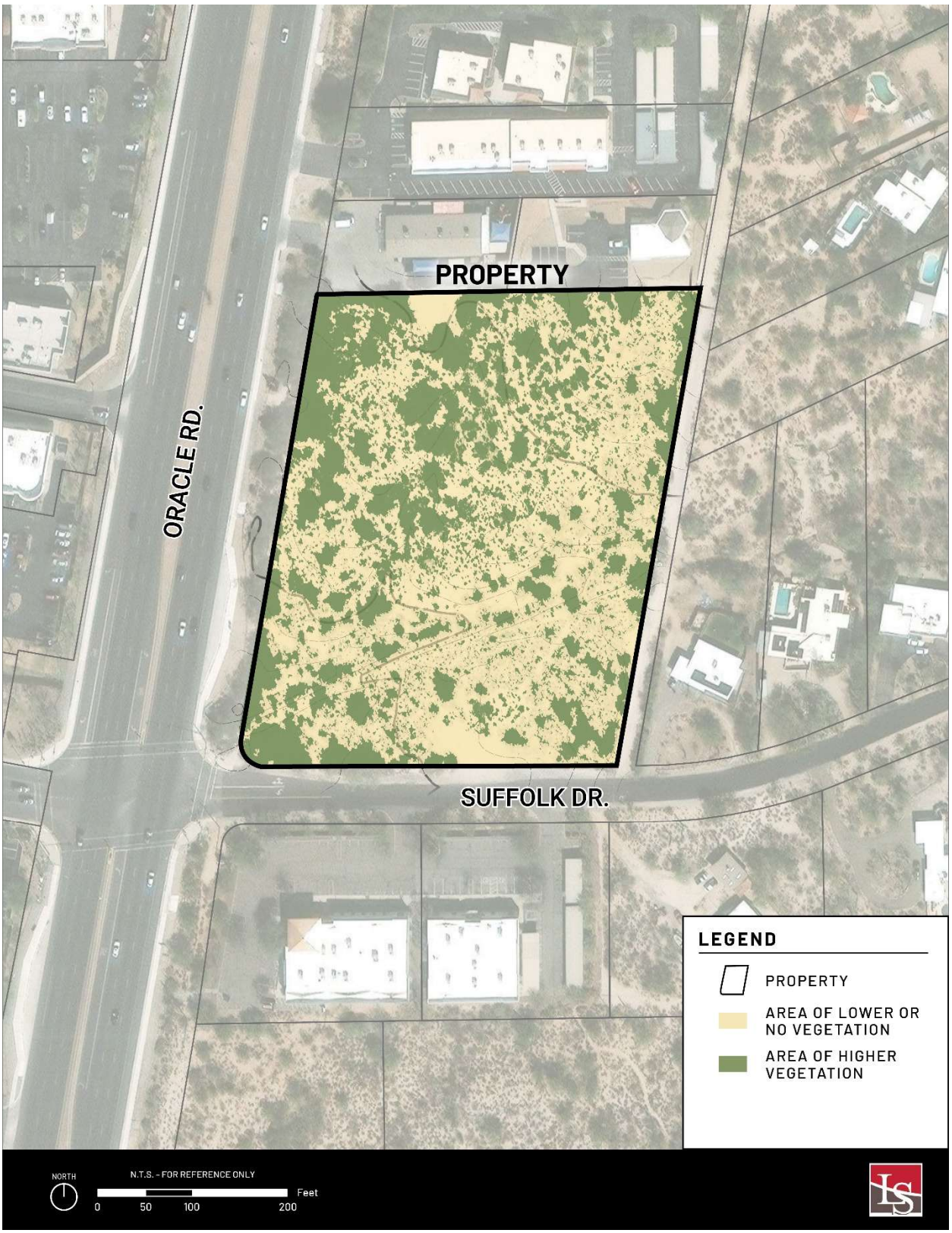


Exhibit II.H.1: Visibility

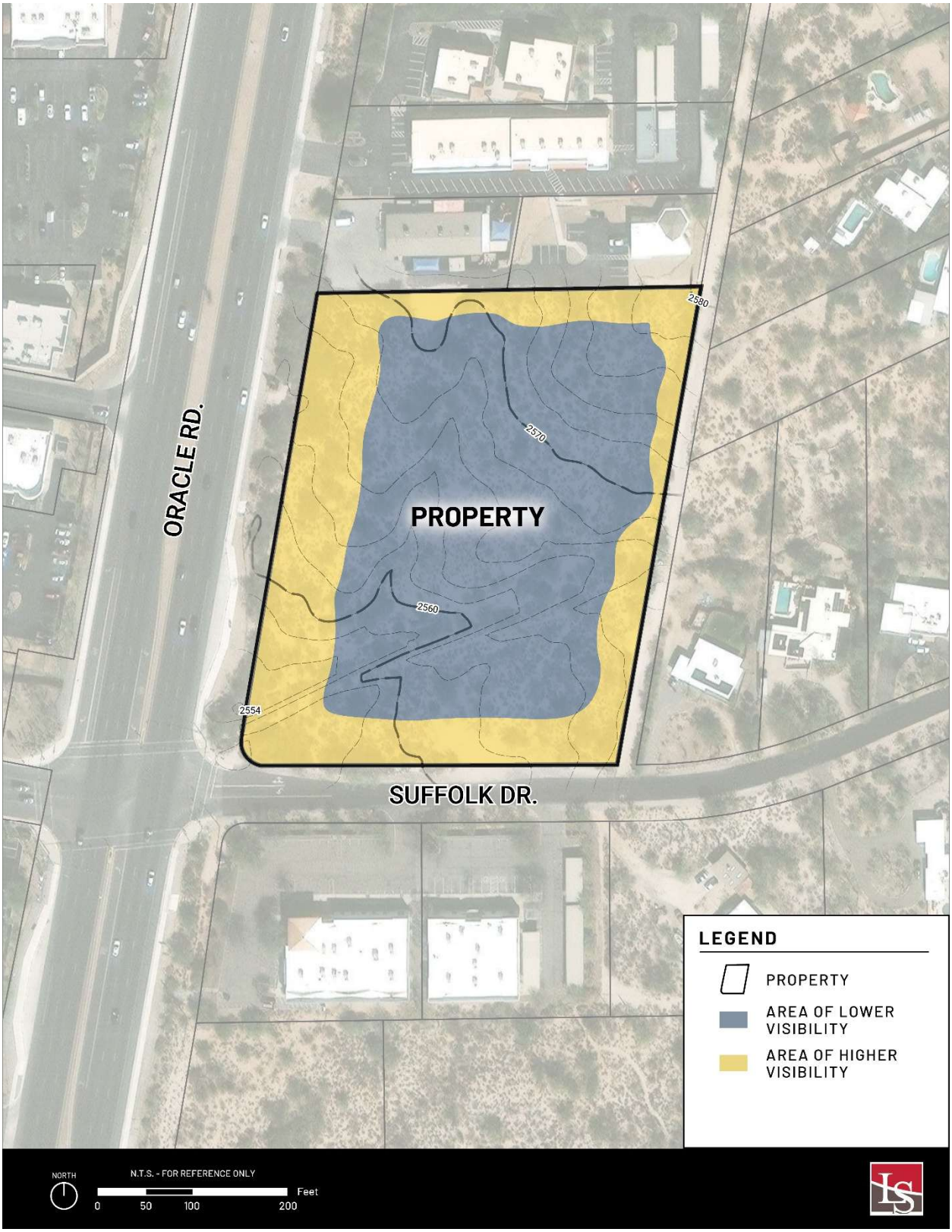
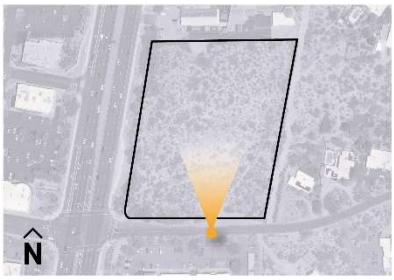


Exhibit II.H.2: Viewshed Photographs

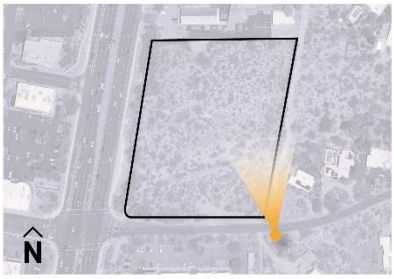


Looking north across site from Suffolk Drive south of Property.



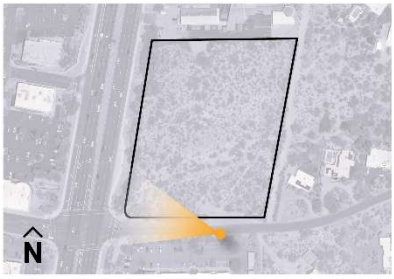


Looking north at southeast corner of Property from Suffolk Drive.



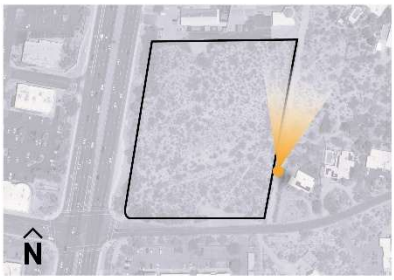


Looking west across Suffolk Drive and south side of Property from office complex south of Property.



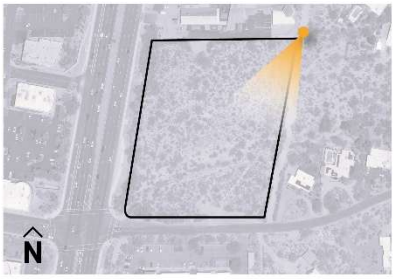


Looking north at adjacent public alley with Nanini Wash in foreground and adjacent office in background.



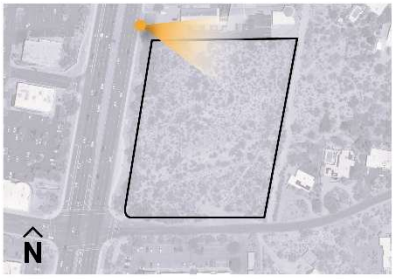


Looking south at northeast corner of Property and adjacent public alley from northeast corner of Property.



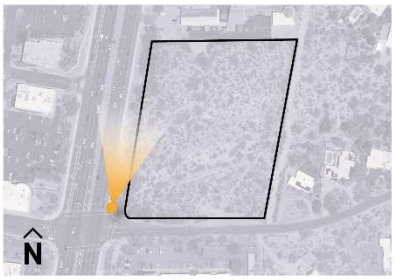


Looking east across northern Property boundary and adjacent childcare center from Oracle Road.





Looking north at culvert and bus pull-out along western Property boundary from Oracle/Suffolk intersection.



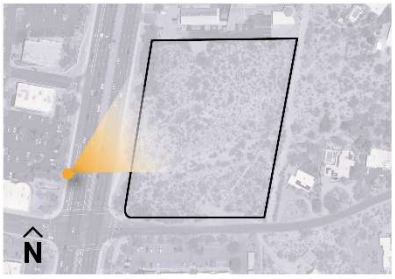


Looking north at Welcome to Oro Valley monument sign in public right-of-way adjacent to Property.



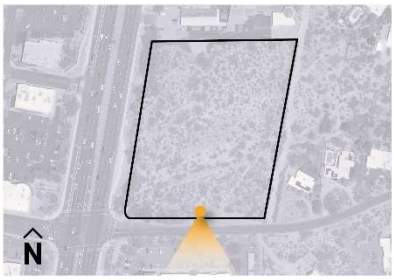


Looking northeast across Oracle Road at west side of Property from Oracle Crossings Shopping Center.



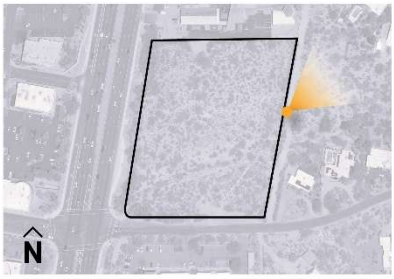


Looking south across Suffolk Drive at nearby office complex from southern Property boundary.





Looking east at homes northeast of Property from public alley east of Property.



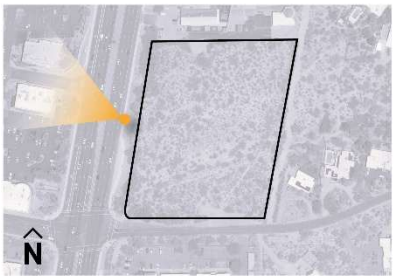


Looking south at homes southeast of Property from public alley east of Property.



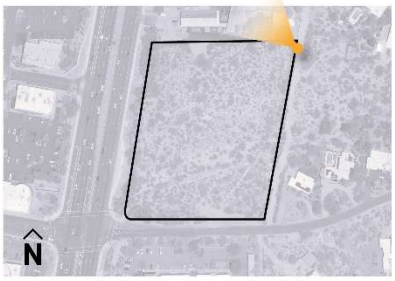


Looking west across Oracle Road at Oracle Crossings Shopping Center from west side of Property.



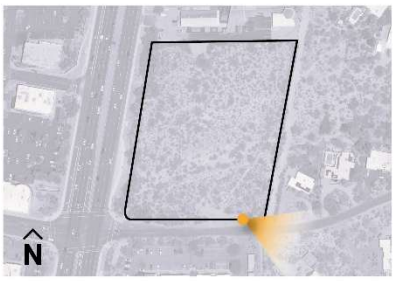


Looking northwest at adjacent office north of Property from northeast corner of Property.





Looking east across Suffolk Drive from southeast corner of Property.



I. Traffic Circulation

This infill Property is located in a developed area of the Town on the northeast corner of Oracle Road and Suffolk Drive. Oracle Road is also State Route 77 ("SR 77"). Both Oracle Road and Suffolk Drive are public roadways. The Property also abuts a 20-foot-wide public alley to the east.

1. Existing & Proposed Offsite Streets

   Oracle Road (SR 77): Oracle Road/SR 77 is a public, six (6) lane, divided urban arterial along the frontage of the Property. Oracle Road adjacent to the Property contains a curbed sidewalk with a posted speed limit of 50 mph. Daily volumes on Oracle Road are about 54,000 vehicles per day ("vpd") in the vicinity of the Property. The level of service D ("LOS D") capacity of a six-lane arterial is approximately 56,800 vpd, per *FDOT 2023 Multimodal Quality/Level of Service Handbook* guidelines for State Highways within an "urban general" context. There are bus routes and bike lanes on Oracle Road, including a new bus pull-out adjacent to the Property. The existing right-of-way on Oracle Road/SR 77 is generally 200 feet in the vicinity of the Property.

   Suffolk Drive: Suffolk Drive is a two (2) lane undivided, local public roadway east of Oracle Road/SR 77. The western leg of the Oracle/Suffolk intersection is an entrance to the Oracle Crossings Shopping Center. The posted speed limit is 25 mph. Daily volumes on Suffolk Drive are about 770 vpd east of Oracle Road/SR 77. The capacity of a two-lane roadway is about 15,840 vpd for a two-lane road in an "urban general" context, per *FDOT 2023 Multimodal Quality/Level of Service Handbook* guidelines. There are no bus routes or sidewalks on Suffolk Drive. The existing right-of-way on Suffolk Drive east of Oracle Road and adjacent to the Property is 60 feet.

   No offsite streets are proposed as part of this Project.

2. Arterial Streets within One Mile of the Property

   All traffic generated by this Project will be accommodated by Oracle Road and Suffolk Drive. An analysis of capacity by M Esparza Engineering is included as *Appendix C*.

   Existing arterial streets within one mile of the Property are depicted in *Exhibit II.I.2: Major Roadways*. *Table II.I.2: Daily Traffic Volumes – Major Streets within One Mile* shows specific features of existing roads within one mile of the Property, including roadway classification, daily traffic volumes, and daily capacity at LOS D.

3. Existing & Proposed Arterial Intersections within One Mile of the Property
   Arterial intersections within one mile of the Property include Oracle Road/Magee Road to the north, Oracle Road/Ina Road to the south, and Ina Road/1st Avenue to the southeast. Surface conditions on existing streets providing access to the Property are satisfactory.

   No arterial intersections are proposed as part of this Project.

4. Alternative Modes and Connections
   There are existing bike routes with striped shoulders along Oracle Road north and south of Suffolk Drive. There are no delineated bike routes on Suffolk Drive; however, Suffolk Drive is categorized as a bikeable residential street.

   There is a bus pull-out and unsheltered stop on Oracle Road along the western Property frontage. The Property is served by Sun Tran Route 107X (Sun Tran Oro Valley Downtown Express). Sun Shuttle Route 401 also travels along Oracle Road and stops at Magee Road and Ina Road north and south of the Property, respectively. The Oro Valley Sun Shuttle Dial-A-Ride also provides transit services to/from the Property.

   Roads, bike and transit routes, and bus stops are depicted in *Exhibit II.I.4: Bicycle & Transit Routes*.

5. Surface Conditions
   Suffolk Drive is distressed with many cracks and potholes in the vicinity of the Property. SR 77 has fair surface conditions, and ADOT has recently completed a pavement preservation project for SR 77 from Calle Concordia to River Road.

Exhibit II.I.2: Major Roadways

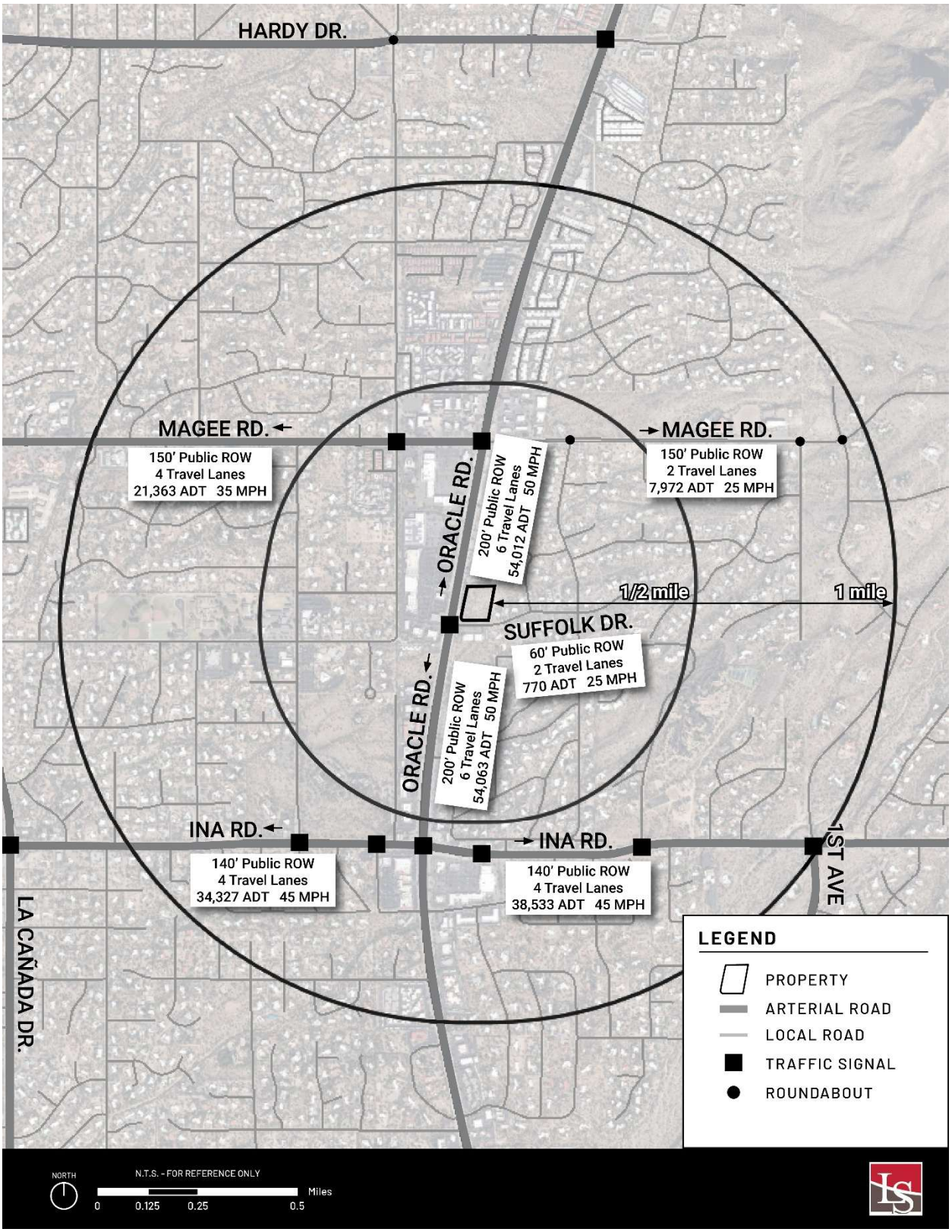


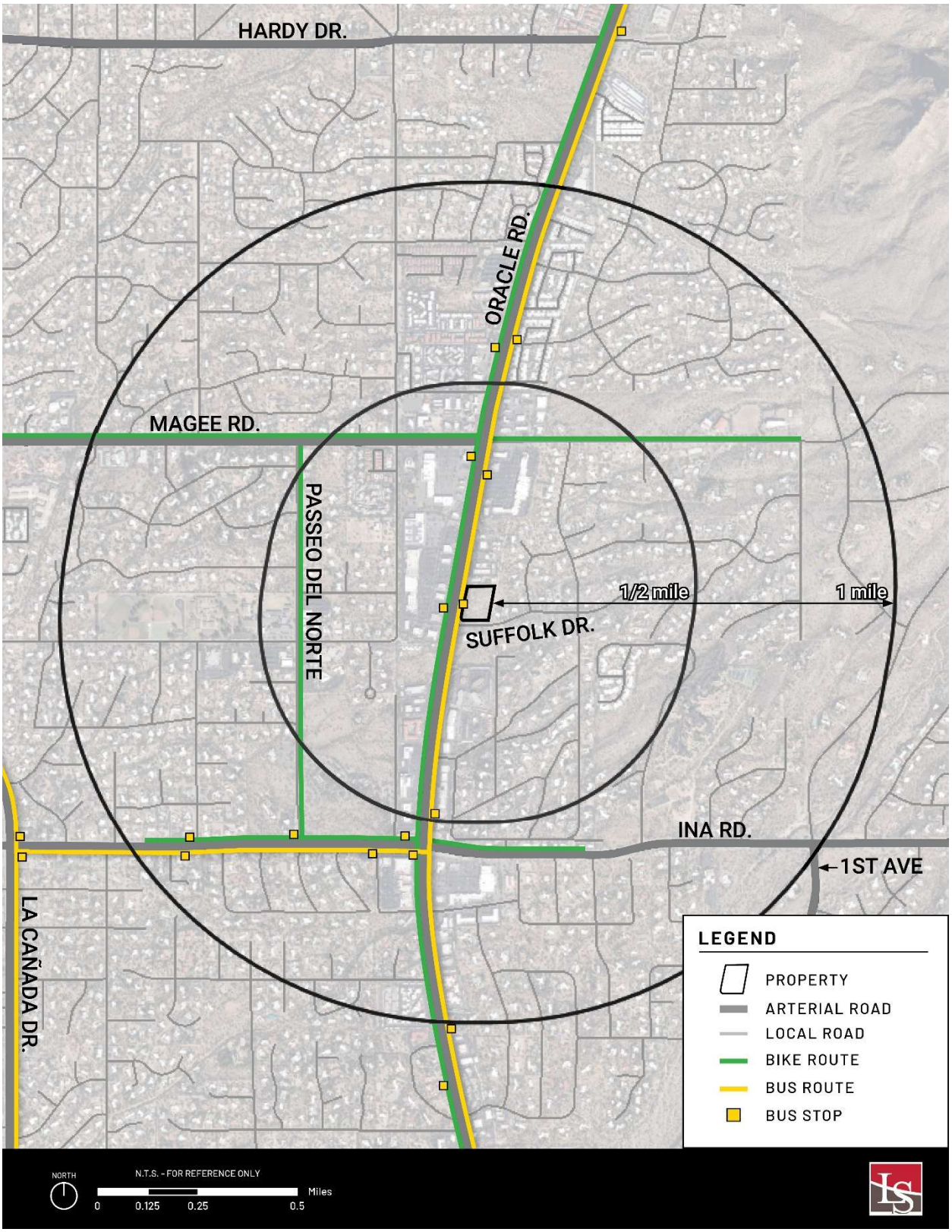
Table II.I.2: Daily Traffic Volumes – Major Streets within One Mile

Roadway[1]	Average Daily Trip (ADT) Volume	Data Source	Data Year	Roadway Classification	ROW Width (ft)	Travel Lanes	Daily Capacity (vpd)[2]	Speed Limit	Bike Facilities[3]	Pedestrian Facilities
Oracle Road (SR 77), north of Suffolk Drive	54,012	FDS	2025	Major Arterial	200	6	56,800	50	Signed Bike Route	Sidewalk, Both Sides
Oracle Road (SR 77), south of Suffolk Drive	54,063	ADOT	2024	Major Arterial	200	6	56,800	50	Signed Bike Route	Sidewalk, Both Sides
Suffolk Drive, from Oracle Road to 1st Avenue	770	FDS	2025	Local Street	60	2	15,840	25	No	None
Magee Road, west of Oracle Road	21,363	Est.	2024	Minor Arterial	150	4	32,490	35	Signed Bike Route	Sidewalk, South Side
Magee Road, east of Oracle Road	7,972	Est.	2024	Major Collector	150	2	15,840	25	Signed Bike Route	Sidewalk, South Side
Ina Road, west of Oracle Road	34,327	PAG	2024	Major Arterial	140	4	32,490	45	Signed Bike Route	Sidewalk, Both Sides
Ina Road, east of Oracle Road	38,533	PAG	2024	Major Arterial	140	4	32,490	45	Signed Bike Route	Sidewalk, Both Sides

[1] The ownership of all listed roadways is public (Oro Valley, ADOT or Pima County).
[2] LOS D capacities from *Florida 2023 Multimodal Quality/Level of Service Handbook*, General Urban Context Tables.
[3] Designations from *2020 Oro Valley Bike Map*.

Note: Some volumes estimated from intersection peak hour volumes via Pima Association of Governments (PAG).

Exhibit II.I.4: Bicycle & Transit Routes



J. Recreation & Trails

There are no parks abutting the Property. The nearest parks to the Property are:

- **Tohono Chul Park** (private) - ¼ mile southwest
- **Coronado National Forest** (public/Federal) – 1 mile northeast, with the closest publicly accessible trailhead (Iris Dewhirst Pima Canyon Trailhead) near the intersection of Magee Road and Christie Drive approximately 1.6 miles northeast.
- **James D. Kriegh Park** (public/Town of Oro Valley) – 1.9 miles north

Trails, parks, and recreation areas within the vicinity of the Property are depicted in *Exhibit II.J: Schools, Recreation & Trails*. Additional information is included in *Table II.J: Recreation & Trails* below.

Table II.J: Recreation & Trails

Park Name	Approx. Area	Park Type	Amenities
Tohono Chul Park (private)	49 acres	Active & Passive	Walking trails, private events
Coronado National Forest (public)	400 sq. miles	Passive	Hiking trails
James D. Kriegh Park (public)	20 acres	Active & Passive	Sports fields/courts, trails, playground, swimming pool

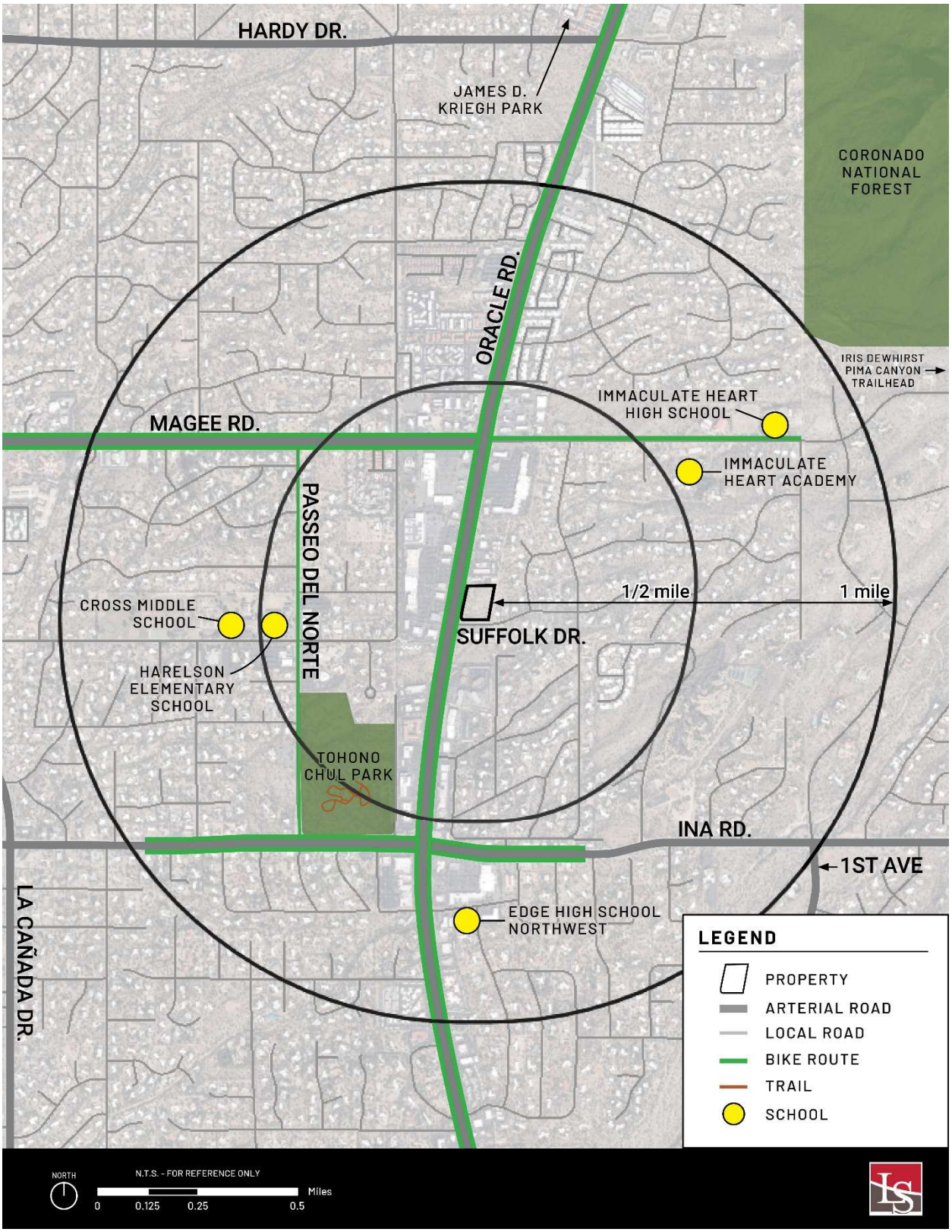
K. Schools

There are no schools abutting the Property. The Property is adjacent to a private childcare center to the north. The nearest schools to the Property are:

- Harelson Elementary School (public) – ½ mile west
- Cross Middle School (public) – ½ mile west
- Immaculate Heart Academy (private) – ½ mile northeast
- Immaculate Heart High School (private) – ¾ mile northeast
- Edge High School – Northwest – ¾ mile south

All schools within one mile of the Property are mapped in *Exhibit II.J: Schools, Recreation & Trails*.

Exhibit II.J: Schools, Recreation & Trails



L. Water

The Property is located within the Tucson Water ("TW") Obligated Service Area. There is an existing 6-inch public water main, PN 169-1980, in the alley along the east Property line and a 4-inch public water main, FN 2764, in Suffolk Drive to the south.

Metro Water serves the property across the Suffolk Drive to the south with an 8-inch water main.

M. Sewers

Pima County Regional Wastewater Reclamation Department ("PCRWRD") will provide sewer service to the Property. There is an existing 8-inch VCP public sewer line (Plan Number S-125) located in Suffolk Drive. The existing sewer main is approximately 5 feet deep and on the downstream side of the Property. Connection will not be an issue. See *Exhibit II.M: Existing Sewer Infrastructure*.

N. McHarg Composite Map

Existing site topography, hydrology, vegetation and viewsheds are shown in *Exhibit II.N: McHarg Composite Map*.

Exhibit II.M: Existing Sewer Infrastructure

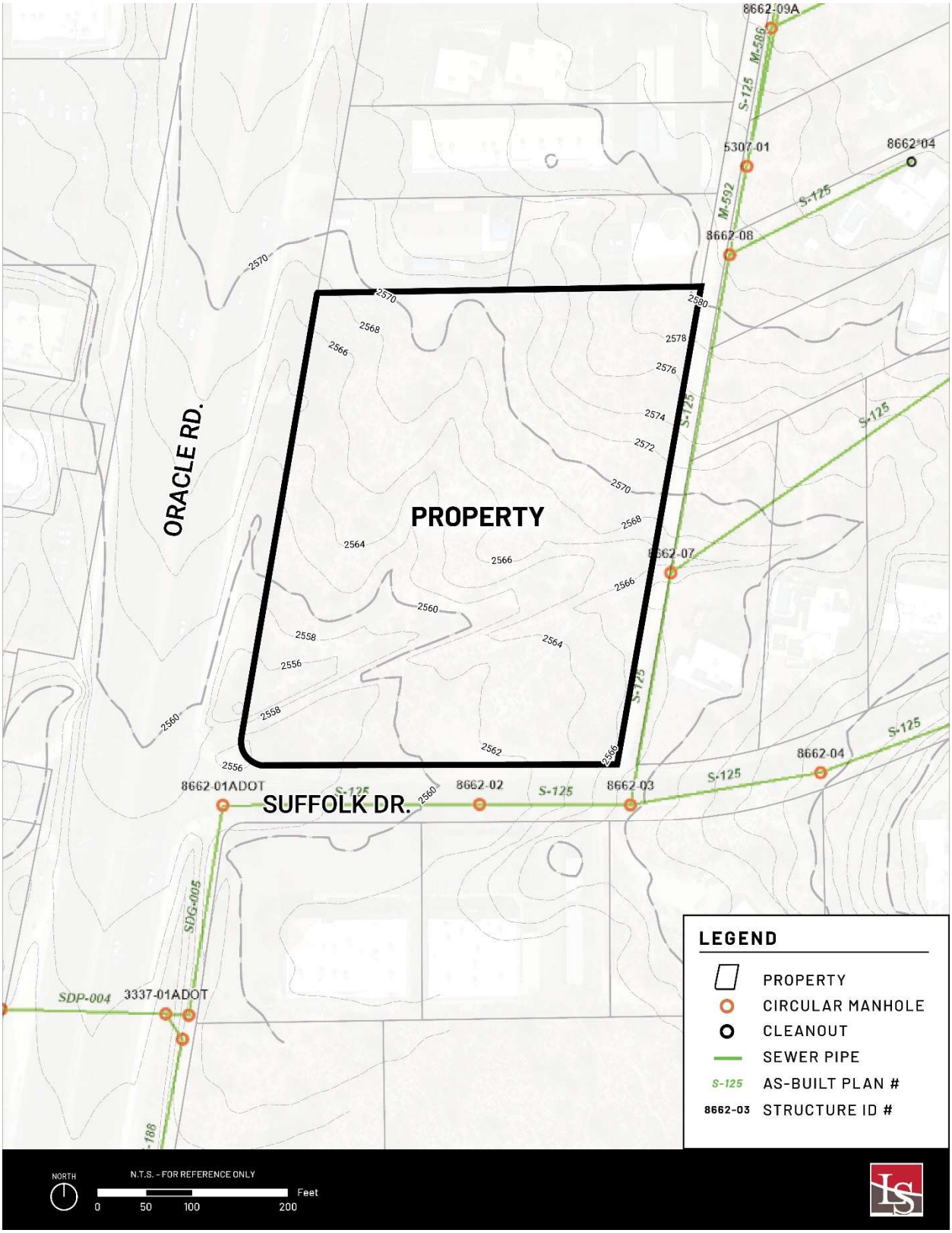
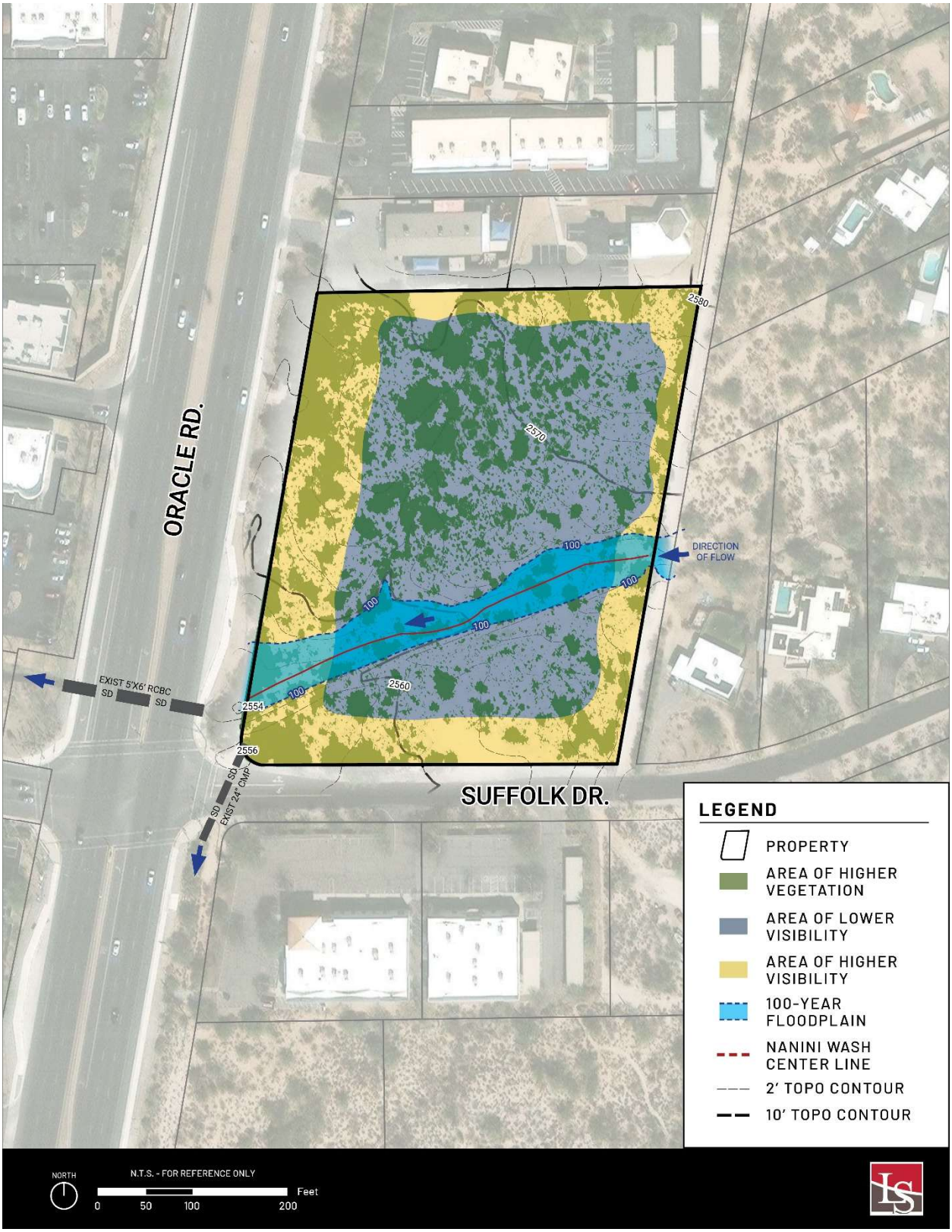


Exhibit II.N: McHarg Composite Map



III. Land Use Proposal

A. Project Overview

1. Project Description

LaiDar proposes to develop a new, family-friendly, mixed-use plaza on a vacant infill Property at the northeast corner of Oracle Road and Suffolk Drive. The Property is located within an existing commercial corridor and surrounded by office and commercial/retail uses. The Project includes an indoor youth recreation area and playground (a KTR franchise) with complementary restaurant and commercial retail/service uses situated around an activated outdoor plaza. LaiDar is simultaneously processing a rezoning to C-N to permit KTR's Private Recreation use and a CUP to allow KTR's proposed building square footage. As demonstrated on *Exhibit III.A: Tentative Development Plan* ("TDP"), the Project complies with all C-N development standards and use-specific requirements for the proposed commercial uses.

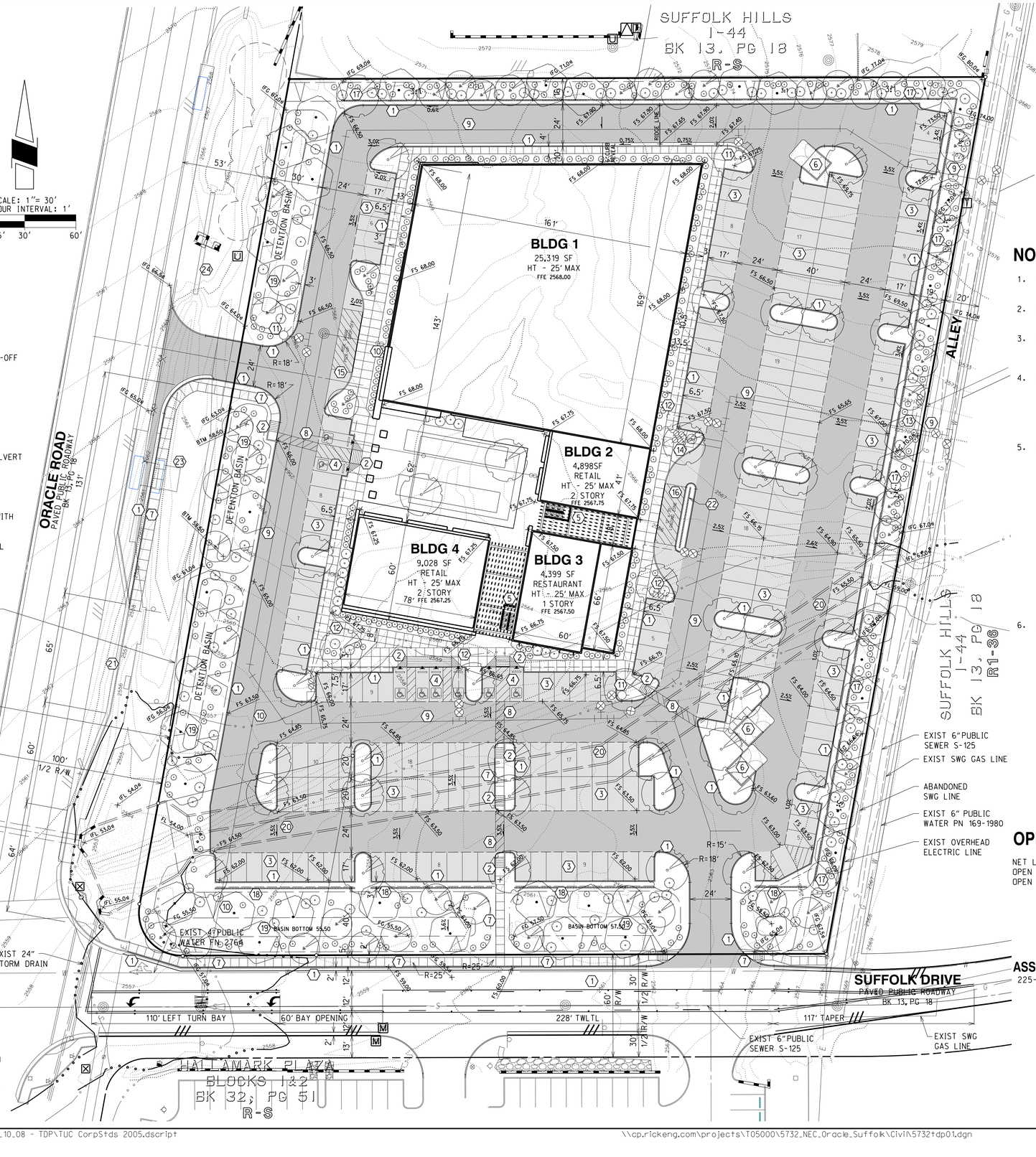
The Project's proposed uses have been thoughtfully selected to be compatible with surrounding residential and nonresidential uses, as well as the area's natural desert environment. The Project represents an appropriate land use transition between the lower-intensity Suffolk Hills Neighborhood to the east, Oracle Road and Oracle Crossings Shopping Center to the west and surrounding office and commercial to the north and west along Oracle Road.

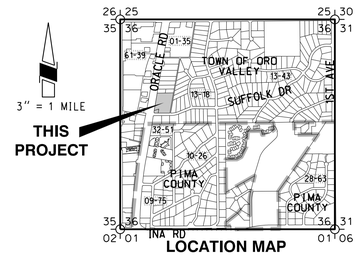
LaiDar's vision for the Project closely resembles other popular commercial plazas along Oracle Road and throughout Tucson, such as those featuring central courtyards set back from streets and parking areas with primarily dining, retail and leisure-oriented uses (e.g., Casas Adobes Plaza, Cottonwood Plaza, St. Philip's Plaza, etc.). Although still in the process of identifying potential end-users other than KTR, LaiDar is working to attract compatible tenants that are appealing to surrounding neighbors, KTR customers and the community at-large. These uses may include, but are not limited to, a coffee and/or tea shop, a restaurant with a local or regional presence, an ice cream/gelato shop, boutique retailers, a yoga and fitness studio, a spa or salon and/or a bookstore.

KEYNOTES

1. NEW 6" TYPE 2 VERTICAL CURB PER PAG SD 209 (TYP)
2. CURB ACCESS RAMP PER PAG SD 207 WITH TRUNCATED DOMES PER ADA STANDARDS (TYP)
3. STANDARD PARKING SPACE, 9' X 20' (TYP)
4. ADA ACCESSIBLE PARKING SPACE, 8' X 20' WITH ACCESS AISLE
5. BICYCLE PARKING (TYP)
6. TRASH ENCLOSURE W/72" SCREEN WALL AND SELF-CLOSING, SELF-LATCHING GATE (TYP)
7. 5' WIDE MINIMUM CONCRETE SIDEWALK PER PAG SD 200 (TYP)
8. 5' WIDE MINIMUM PEDESTRIAN CROSSWALK, TO BE EXPOSED AGGREGATE CONCRETE (TYP)
9. PROPOSED 8-INCH PUBLIC WATER MAIN
10. PROPOSED 8-INCH PRIVATE SEWER MAIN
11. PROPOSED FIRE HYDRANT
12. PROPOSED DOMESTIC WATER SERVICES (TYP)
13. PROPOSED IRRIGATION SERVICE
14. PROPOSED FIRE SERVICE (TYP)
15. MULTI-USE AREA FOR RIDE SHARED / LOADING / PICK-UP / DROP-OFF
16. LOADING ZONE
17. 5 FEET HIGH MINIMUM SCREEN WALL
18. 3.5 FEET HIGH MINIMUM SCREEN WALL
19. PROPOSED DETENTION BASIN AREA
20. PROPOSED 2 CELLS - 4' H x 10' W REINFORCED CONCRETE BOX CULVERT
21. EXISTING BUS BAY TO REMAIN
22. 8' HIGH SCREEN WALL AT LOADING ZONE
23. EXIST CURB INLET AND DRAINAGE DITCH TO BE RECONSTRUCTED WITH THE PROPOSED RIGHT-TURN-LANE IMPROVEMENTS
24. EXIST TOWN OF ORO VALLEY MONUMENT SIGN TO REMAIN AND WILL BE PROTECTED IN PLACE

SCALE: 1"= 30'
CONTOUR INTERVAL: 1'
0' 15' 30' 60'





LOCATION MAP
A PORTION OF SECTION 36,
T 12 S, R 13 E, G & SRM
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

NOTES & TABULATIONS

1. GROSS AREA: 4.77 AC (207,970.32 SF)
   AREA OF THIS DEVELOPMENT IS: 4.77 AC (207,970.32 SF)
2. EXISTING ZONING IS R-S - RESIDENTIAL SERVICES DISTRICT
   PROPOSED ZONING IS C-N - NEIGHBORHOOD COMMERCIAL DISTRICT
3. EXISTING USE: VACANT
   PROPOSED USE: FITNESS/RECREATION CENTER 25,319 SF
   GENERAL RETAIL
   RESTAURANT
4. BUILDING AREAS

FITNESS/RECREATION CENTER	25,319 SF
GENERAL RETAIL	13,926 SF
RESTAURANT	4,399 SF
TOTAL	43,644 SF

5. DEVELOPMENT STANDARDS

	REQUIRED/ALLOWED	PROPOSED
MINIMUM LOT AREA	NONE	4.77 AC
MINIMUM LOT WIDTH	NONE	400'
BUILDING HEIGHT	25' MAX	25'
NUMBER OF STORIES		2 STORIES
MINIMUM SETBACK		
NORTH - R-S, SIDE YARD	25'	50'
WEST - ORACLE ROAD, FRONT YARD	20'	80'
SOUTH - SUFFOLK DRIVE, SIDE YARD	20'	175'
EAST - R1-36, REAR YARD, 3*H	75'	153'
LANDSCAPE BORDER:		
NORTH - R-S, SIDE YARD	15' TYPE "B" WITH 5.0' SCREEN WALL	
WEST - ORACLE ROAD, FRONT YARD	30' TYPE "B" WITH 3.5' SCREEN WALL	
SOUTH - SUFFOLK DRIVE, SIDE YARD	30' TYPE "B" WITH 3.5' SCREEN WALL	
EAST - R1-36, REAR YARD	15' TYPE "B" WITH 5.0' SCREEN WALL	

6. PARKING REQUIREMENTS

	PARKING REQUIRED	PARKING PROVIDED
VEHICLE:		
FITNESS/RECREATION CENTER (25,319 SF)		
4.5 SPACES / 1,000 SF * 25,319 SF =	114 SPACES	
GENERAL RETAIL (13,926 SF)		
4.0 SPACES / 1,000 SF * 13,926 SF =	56 SPACES	
RESTAURANT (4,399 SF)		
10 SPACES / 1,000 SF * 4,399 SF =	44 SPACES	
TOTAL =	214 SPACES	236 SPACES
ADA PARKING PER IBC TABLE 1106.1		
201 - 300 PARKING SPACES	7 SPACES	8 SPACES 2 VAN ACCESSIBLE
BICYCLE:		
1 PER 20 VEHICULAR SPACES	12 SPACES (10% CLASS I)	12 SPACES 2 CLASS I, 10 CLASS II
LOADING:		2 SPACES

OPEN SPACE CALCULATIONS

NET LOT AREA: 207,970 SQ. FT.
OPEN SPACE REQUIRED: 51,993 SQ. FT. (25% OF NET LOT AREA)
OPEN SPACE PROVIDED: 55,090 SQ. FT. (26% OF NET LOT AREA)

ASSESSOR PARCEL NUMBER
225-51-018A & 225-51-4720 (2 PARCELS)

EXHIBIT III.A
TENTATIVE DEVELOPMENT PLAN FOR

NEC ORACLE & SUFFOLK

THE SOUTHERLY 520 FEET OF BLOCK B, SUFFOLK HILLS M&P BOOK 13, PAGE 18.
A PORTION OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

SHEET 1 OF 1

520-795-1000
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J-5732
RICK
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

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As shown on the TDP (*Exhibit III.A*), the Project proposes a cluster of four buildings with two stories of activated patio/balcony space situated around an outdoor, multi-functional central plaza. The Project will comply with the C-N zone's maximum building height of 25 feet or two stories, which is the same maximum building height required by the Property's current R-S zone. The site layout is designed so that all commercial activity is directed inward, using the surrounding landscaped parking areas as both a screen and buffer from adjacent residences. Additionally, the Project's building massing was pushed towards Oracle Road as much as possible to ensure residential neighbors to the east are provided with a sizable building setback that doubles the minimum required rear yard of 3:1 (setback to building height).

KTR will occupy the largest and northernmost building, and three additional retail and restaurant buildings will be located south of KTR. LaiDar envisions the plaza becoming a flexible outdoor space that can serve multiple functions, such as accommodating small gatherings, morning yoga classes and Easter egg hunts, and will be a safe and carefree outdoor space where toddlers can roam and play. The plaza will be largely enclosed by the surrounding buildings on the north, south, and east sides. The west side facing Oracle Road will remain open, and large concrete planters will serve as a barrier protecting plaza-goers from vehicles in the parking area while visually limiting the area for plaza activities.

See *Table III.B: Proposed Structures* for additional details regarding the Project.

Table III.B: Project Description

Buildings/Spaces	Building Height (ft)	# of Stories	Building Area (sf)	Floor Area Ratio (FAR)
KTR	25	1+ internal mezzanine	25,319	0.12
Retail Space (connected to KTR building)	25	2	4,898	0.02
Retail Building (separate from KTR building)	25	2	9,028	0.04
Restaurant Building (separate from KTR building)	25	2	4,399	0.02
Totals:			**43,644 sf**	**0.21**

2. General Plan Conformance

   The Project complies with its NCO future land use designation within the Oro Valley General Plan, *Your Voice, Our Future*. Areas designated NCO represent "commercial and office areas with good access to major roadways (i.e. at the intersections of arterial roadways or along Oracle Road) that are close to residential areas." Properties designated as NCO are restricted to a maximum floor area ratio ("FAR") of 0.30 (which in this case is further restricted by the C-N zone's maximum permitted FAR of 0.25). The Project's FAR of 0.21 complies with these restrictions. The Project, as proposed with this concurrent rezoning and CUP, conforms to the Town's General Plan.

   See *Exhibit II.A.2: General Plan Land Use Map*.

B. Impact on Existing Land Uses

The Project's uses are not expected to have significant impacts on existing offsite land uses. This Project will be located on an undeveloped piece of infill Property on Oracle Road. Access will be limited to a single driveway on Oracle Road and another on Suffolk Drive. There will be no cross-access designed or permitted to adjacent commercial properties to the north or to the public alley to the east. The Project aims to attract true neighborhood commercial uses (e.g., restaurants, cafés, small shops, etc.) that are family-friendly in nature and generally innocuous to neighbors. The Project will not contain any nuisance-prone uses such as drive-through restaurants or gas stations/convenience stores.

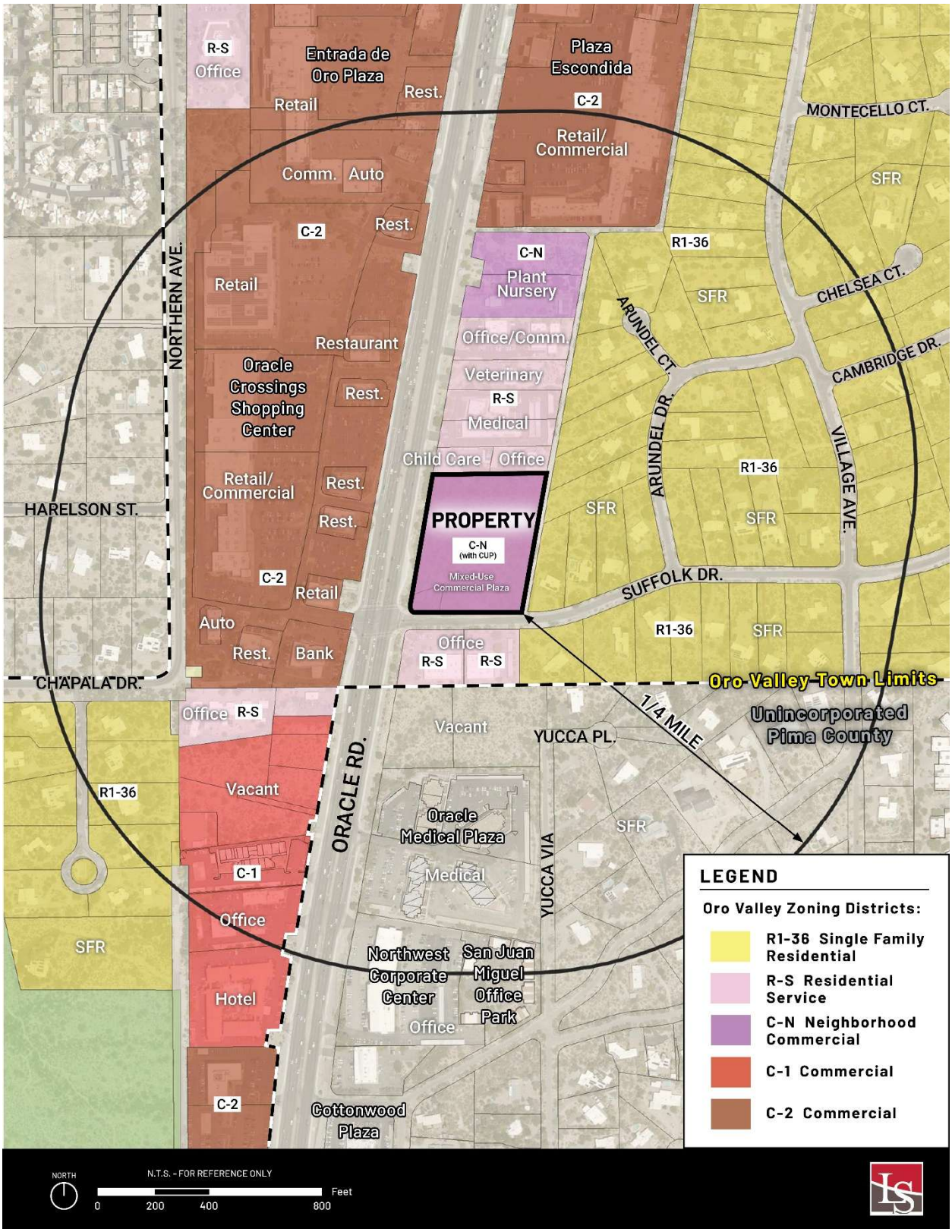
The Project has been designed with substantial buffers to the east. The building has been sited to maximize the distance between new development and existing homes with a proposed building setback of 153 feet. The intervening public alley provides an additional 20 feet of separation. The bufferyard along eastern Property line will feature a 15-foot landscaped border, along with a 5-foot masonry wall, which will provide ample screening of the Project.

See *Exhibit III.B: Zoning Boundaries & Land Uses*.

C. Environmentally Sensitive Lands

As shown in *Exhibit II.B.1: Environmentally Sensitive Lands*, the Property is designated as a Developed Area (Non-Wildlife Permeable) on the Town's ESL Planning Map. The Property is surrounded by other properties also designated as Developed Area, and there are no ESL-designated areas within 500 feet of the Property.

Exhibit III.B: Zoning Boundaries & Land Uses



D. Topography

As shown on the TDP (Exhibit III.A), the conceptual grading maintains a slope from the northeast to the southwest following the existing topography. However, the proposed slope is more gradual than the existing topography for ADA accessibility. The proposed onsite elevations vary from 2574 (above mean sea level) at the northeast property corner of the Property to an elevation of 2561.3 at the southwest corner over a diagonal distance of approximately 600 feet.

The entire 4.77-acre Property will be grubbed, cleared and graded for the Project. Disturbed areas, other than buildings, vehicular use area and detention basins, will be stabilized with landscape covers, such as decomposed granite or hydroseeding.

E. Cultural/Archaeological/Historic Resources

WestLand Resources, Inc. conducted a field-survey of the Property and prepared a Cultural Resources Inventory Report provided under separate cover as part of this application. No archaeological sites or significant occurrences of cultural materials were identified on the Property.

If cultural remains are discovered during ground-disturbing activities, the Town Planning & Zoning Department and/or appropriate Historic Preservation or Cultural Resources officials will be notified.

F. Post-Development Hydrology

The proposed grading scheme follows existing drainage patterns. The existing earthen berm is proposed to be removed/re-graded. The regulatory offsite flow is proposed to be intercepted along the east Property line and conveyed to its historical outfall via a proposed 2-10'X4' RCBC. The proposed culvert is rated to convey 1% annual chance peak flow within the culvert structure. As shown on *Exhibit III.A: Tentative Development Plan*, multiple onsite detention/retention basins, as well as stormwater harvesting basins, are proposed to ensure that post-development runoff from the Property is reduced to existing peak discharge levels for 2-year, 10-year, and 100-year return levels.

The conceptual grading and post-development drainage plan are shown on *Exhibit III.A: Tentative Development Plan*.

G. Vegetation

Native vegetation onsite will be inventoried, and viable specimens will be transplanted or mitigated per the Town's native plant preservation ordinance. Significant vegetation that meets the Town's transplant requirements, and significant vegetation to be preserved in place, if feasible, are documented in the Site Resource Inventory, provided as A*ppendix B*.

Native plants will be reintroduced throughout the development in accordance with the Town's landscape design guidelines. Landscaping will be installed within the required bufferyards along the perimeter of the Property. All installed landscaping will be drought tolerant per Town requirements. Native plants are drought tolerant and uniquely suited for the local climate and will help to create a more sustainable and environmentally sensitive Project.

H. Wildlife

This is an infill property surrounded by development, and as a result, the Property is not part of any regional or local wildlife corridor. The drainage culvert proposed to run through the middle of the Property along the current wash path can provide a safe passageway for wildlife movement underneath both the Project and Oracle Road via other drainage culverts located near the Project. Culvert design will account for animal movement preferences, provided such designs are compatible with Project drainage requirements.

See *Appendix B: AGFD Environmental Review Report*.

I. Viewsheds

This Project will have minimal to no impact on existing viewsheds of surrounding commercial and residential areas. This is an infill property located near other similarly-scaled commercial developments, as demonstrated in the site photos provided as *Exhibit II.H.2: Viewshed Photographs*. The Project is located such that nearly all adjacent uses direct their views away from the Property (i.e., the fronts of these uses do not face the Property). Most, if not all, residential viewsheds within the Project's vicinity face northeast towards the Catalina Mountains.

The Project is not located within either the Tangerine Road Corridor Overlay District ("TRCOD") or the Oracle Road Scenic Corridor Overlay District ("ORSCOD"). The ORSCOD begins approximately one mile north of the Property past Magee Road at Catalina Shadows Boulevard, traveling northward from there along Oracle Road.

J. Traffic

1. Traffic Impact Analysis

M Esparza Engineering prepared a Traffic Impact Analysis ("TIA") for this Project, provided as *Appendix C* to this application.

a. Proposed Internal Circulation and Access to/from Arterial Roads

The Property will have two access points: one on Oracle Road north of the existing bus pullout and one on Suffolk Drive that aligns with an existing driveway for the office complex to the south. The Oracle Road/SR 77 access is to be right-in/right-out only because of the raised median on SR 77. The driveway on Suffolk Drive will be a full access driveway directly opposite a driveway for the office complex directly south of the Property.

The corner clearance from Suffolk Drive to the Oracle Road/SR 77 driveway is about 325 feet, and the corner clearance from this driveway to the next driveway to the north is about 210 feet.

The driveway on Suffolk Drive is opposite an existing driveway on the south side of Suffolk Drive. The corner clearance from Oracle Road/SR 77 is approximately 325 feet and meets Pima County's corner clearance guidelines for a 25-mph roadway (150 feet minimum spacing). Alignment with the eastern driveway on the south side of Suffolk Drive was chosen to ensure sufficient storage for the two-way left turn movements.

No cross access between the Property and adjacent uses to the north is proposed, nor is direct access proposed to the public alley to the east.

As shown in *Exhibit III.A: Tentative Development Plan*, the Project provides internal circulation for two-way traffic using a looped Parking Area Access Lane ("PAAL") around the buildings. The Project provides parking in excess of OVZC requirements: 227 spaces are required, and 244 spaces are provided. Project parking is located around the Project buildings to the west, south, and east. ADA-compliant parking is located directly south of the buildings. Pedestrian access to the plaza and buildings will be provided from the public right-of-way and from the surrounding parking areas.

b. Offsite Road Improvements

A northbound right-turn lane is warranted at the Project's Oracle Road/SR 77 driveway based on ADOT turn lane warrant guidelines.[1] This turn lane will be shared with an existing bus bay that will be extended northward as part of the right-turn lane. The existing curb inlet and drainage ditch will be reconstructed with Project improvements.

A left-turn lane is warranted at the Project's Suffolk Drive driveway. This turn lane should be 110 feet in length based on Town guidelines, or as close to this length as possible given the proximity to the westbound left turn lane at the intersection of Oracle Road/SR 77 and Suffolk Drive.

The Project TIA also recommends removing one of the eastbound left turn lanes at the Oracle/Suffolk intersection. This, along with optimizing the signal cycle length and revising the east/west phasing to protected/permitted phasing from split phasing will improve operations and reduce queue lengths on some of the approaches. Removal of one of the eastbound turn lanes will make it possible to better align the east and west approaches.

The time frame for improvements will be based on the preparation and acceptance of the Project development plan.

c. Projected ADT for Internal Circulation System at Build Out & Level of Service to all Streets

Project traffic was estimated using trip rates contained in the Institute of Traffic Engineers' ("ITE") *Trip Generation Manual, 12th Edition*. As shown in *Table III.J.1.c: Trip Generation Calculations* below, trip generation estimates indicate the Project will produce approximately 94 trips in the AM peak hour and 166 trips in the PM peak hour, with a total of 1,594 daily average weekday trips. (See *Appendix C* for details.) Because this is a mixed-use Project, some level of internal trip-making is anticipated. For example, parents may escort their children into KTR and then patronize the onsite stores or restaurants, or patrons may visit multiple uses within this Project. As a result, this behavior reduces the overall number of calculated site trips.

[1] See *ADOT Traffic Engineering Guidelines and Processes* ("TGP"), Subsection 245 – Turn Lane Warrants.

The analysis results indicate that there are LOS E and LOS F conditions during the morning and afternoon peak hours under existing and future "without project" conditions for some of the turning movements. The addition of site trips for the years 2027 and 2030 will moderately increase vehicle delays at each intersection.

Table III.J.1.c: Trip Generation Calculations

				Trip Generation Average Rates					
Land Use	*Unit*	*No. Units*	*ITE Categ.*	*Weekday AM*		*Weekday PM*		*Avg Weekday*	
				In	*Out*	*In*	*Out*	*In*	*Out*
Trampoline Park	1000 SF	25.319	436	N/A		1.50		15.0	
				N/A	N/A	48%	52%	50%	50%
High Turnover Restaurant	1000 SF	4.399	932	8.97		9.18		103.75	
				55%	45%	61%	39%	50%	50%
Strip Retail Plaza (<40K SF) Separate from KTR	1000 SF	9.028	822	3.93		6.29		54.45	
				55%	45%	50%	50%	50%	50%
Strip Retail Plaza (<40K SF) Connected to KTR	1000 SF	4.898	822	3.93		6.29		54.45	
				55%	45%	50%	50%	50%	50%
		13.926							

				Trip Generation					
Land Use	*Unit*	*No. Units*	*ITE Categ.*	*Weekday AM*		*Weekday PM*		*Avg Weekday*	
				In	*Out*	*In*	*Out*	*In*	*Out*
Trampoline Park	1000 SF	25.319	436	N/A		38		380	
				N/A	N/A	18	20	190	190
High Turnover Restaurant	1000 SF	4.399	932	39		40		456	
				22	18	25	16	228	228
Strip Retail Plaza (<40K SF) Separate from KTR	1000 SF	9.028	822	35		57		492	
				20	16	28	28	246	246
Strip Retail Plaza (<40K SF) Connected to KTR	1000 SF	4.898	822	19		31		267	
				11	9	15	15	133	133
Totals		*13.926*		*94*		*166*		*1,594*	
				52	*42*	*87*	*79*	*797*	*797*

NOTE: There are no AM Peak Rates for Trampoline Park and other KTR facilities open after 9:00 AM on weekdays. The Weekday Rate for "Trampoline Park" was estimated by multiplying the PM Peak Rates by ten.

	External Trip Generation			
Internal Trip Reductions	*Weekday AM*		*Weekday PM*	
	In	*Out*	*In*	*Out*
Internal Trip %	9%	11%	16%	17%
Internal Trips	5	5	14	13
External Trips	47	38	73	66

d. Impact to Existing Development & Abutting Offsite Streets

The Project is not expected to have substantial impacts to existing development and offsite streets. The driveway on Suffolk Drive will be opposite an existing driveway for the office building on the south side of Suffolk Drive, aligned with the easternmost driveway farther from the neighbors. LaiDar will work with the Town and Suffolk Hills Property Association leadership to mitigate traffic going east into the neighborhood. The location of the driveway on SR 77 will be approximately 220 feet from the next driveway to the north.

e. Capacity and Level of Service Analyses for Proposed Internal & Offsite Streets

There are no proposed internal streets as part of this Project. A summary of ADT and daily volume capacity thresholds (LOS D) of roadway segments with and without the Project in 2027 and 2030 is provided below in *Table III.J.1.f: Daily Volume Projects – 2027, 2030, With & Without Project.* The table shows roadway segments on Suffolk Drive and Magee Road will not exceed the theoretical daily service volume LOS D capacities with the Project through 2030. The daily volumes on Ina Road will continue to exceed the LOS D capacity.

Intersections along Oracle Road/SR 77 near the Project will operate at the same LOS under the 2030 "With Project" condition as the 2030 "No Project" condition during peak hours. Project impacts to these intersections are proportionally low compared to background/existing, or "No Project" volumes in 2030. The westbound right turn movement at the Oracle/SR 77 driveway will operate at LOS E during the afternoon peak hour through 2030. All other driveway movements will operate at LOS D or better. Drivers entering major arterials from a driveway or minor roadway typically experience longer delays. See *Appendix C: Traffic Impact Analysis*.

Table III.J.1.f: Daily Volume Projections – 2027, 2030, With & Without Project

Roadway	2027 Without Project	2030 Without Project	Site Trips	2027 With Project	2030 With Project	LOS D Daily Volume Threshold (vpd)*
Oracle Road (SR 77), north of Suffolk Drive	56,194	59,634	1,275	57,469	60,909	56,800
Oracle Road (SR 77), south of Suffolk Drive	57,372	60,884	797	58,169	61,681	56,800
Suffolk Drive, Oracle Road to 1st Avenue	801	850	159	961	1,010	15,840
Magee Road, west of Oracle Road	22,671	24,058	159	22,830	24,218	32,490
Magee Road, east of Oracle Road	8,460	8,978	80	8,540	9,057	15,840
Ina Road, west of Oracle Road	36,428	38,658	239	36,667	38,897	32,490
Ina Road, east of Oracle Road	40,892	43,394	319	41,210	43,713	32,490

*LOS D capacities from *Florida 2023 Multimodal Quality/Level of Service Handbook*, General Urban Context Tables.

f. Required Improvements for Offsite Streets

The signal timing at the Oracle Road/Suffolk Drive intersection may need to be adjusted to optimize safe operating conditions. The split phasing on the east and west approaches will be removed, and one of the left turn lanes on the west leg of the intersection will be removed. The construction of a currently warranted right-turn lane on the northbound Oracle Road approach may also be required.

A northbound right-turn lane is warranted at the Project's Oracle Road/SR 77 driveway based on ADOT turn lane warrant guidelines. This turn lane will be shared with an existing bus bay that will be extended northward as part of the right-turn lane. The existing curb inlet and drainage ditch will be reconstructed with Project improvements.

The developer will be required to share in the costs of the recommended improvements.

g. Turning Movement Safety Standards

Turn lane queues at the Project driveways and at Oracle Road/Suffolk Drive can be accommodated by the planned or existing turn lane storage lengths.

A 110-foot left-turn bay will be constructed on Suffolk Drive, westbound onto Oracle Road. The bay will have a 60-foot opening, a two-way left-turn lane for 228 feet and a 117-foot taper.

2. Proposed Rights-of-Way
   No new public rights-of-way are proposed for this Project.

3. Proposed Bicycle & Pedestrian Circulation
   The Project will accommodate bicycle, pedestrian, and transit activity in the area. Existing bicycle routes to and from the Property will be maintained. Existing sidewalks within the public right-of-way on Oracle Road will be retained or modified to accommodate the western Project driveway in accordance with ADOT and Town standards. New sidewalks will be installed on Suffolk Drive along the southern Property boundary to facilitate public access from existing sidewalks on Oracle to the Project. Pedestrian crossings through the Project parking lot will be provided from the public sidewalks on Oracle Road and Suffolk Drive in accordance with OVZC requirements. The existing bus stop and pull-out on Oracle Road/SR 77 will be retained and modified to create a new northbound right-hand turn lane into the Project, as warranted by this Project's TIA, in accordance with ADOT and Town standards.

K. Recreation & Trails

No natural open space is required or provided for this Project. All landscaped open space will be privately owned, unless located within public right-of-way. The plaza at the center of the Project will serve as functional open space and be privately owned and maintained.

No access to existing trails is provided, as the Project is not located near any existing trails. No new trails are proposed as part of this development.

L. Schools

This is a nonresidential Project. The Project will not generate new students for area schools. No other impacts to area schools are expected.

M. Water

TW will provide water service to the Property. (See *Exhibit III.M*.) There is an existing 6-inch public water main, PN 169-1980, in the alley along the east Property line and a 4-inch public water main, FN 2764, in Suffolk Drive to the south. This Project will connect to the existing 6-inch public water main located in the alley to the east and the 4-inch public water main in Suffolk Drive.

A looped water system will be required through the Property to provide adequate fire flow for the Project. The proposed looped water system with fire hydrants, fire services lines, domestic water meters and an irrigation meter are shown on the TDP (Exhibit III.A).

A two-inch water service meter is proposed for each of the proposed buildings. The two retail buildings might have lower water demand and use a smaller meter. The two-inch meter is expected to deliver a maximum flow rate of 160 gallons per minute or 258 acre-feet per year.

N. Sewer

The Property will be served by the existing PCRWRD 8-inch VCP public sewer line, Plan Number S-125, in Suffolk Drive. The existing sewer main is approximately 5 feet deep and on the downstream side of the Project. Connection will not be an issue.

Exhibit III.M: Water Service Capacity Letters

May 21, 2026

Rick Engineering Company
3945 E Fort Lowell Road Suite 111
Suite 111
Tucson, AZ 85712
Attn: Austin Miller

SUBJECT: **Water Availability for Project: NEC Oracle & Suffolk, Rick Engineering Job Number: J-5732, APN: 22551018A (4.5042 ac), Case#: TW-WAV-0426-00065, 12S13E36, Location Code: ORO VALLEY, Total Area: 4.70842174ac**

Water Supply

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

Water Service

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

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

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

If you have any questions, please call New Development at (520) 791-4718.

Sincerely,

Richard A. Sarti

Richard Sarti
Water Administrator New Area
Development
Professional Civil Engineer

P.O.BOX 27210 ● TUCSON, AZ 85726-7210
(520) 791-4718 ● www.tucsonaz.gov/water

May 21, 2026

Rick Engineering Company
3945 E Fort Lowell Road Suite 111
Suite 111
Tucson, AZ 85712
Attn: Austin Miller

SUBJECT: **Water Availability for Project: NEC Oracle & Suffolk, Rick Engineering Job Number: J-5732, APN: 225514720 (0.2044 ac), Case#: TW-WAV-0426-00065, 12S13E36, Location Code: ORO VALLEY, Total Area: 4.70842174ac**

Tucson Water is unable to provide water service to this parcel due to the fact that it does not conform to the requirements of the Tucson Water Service Area Policy. Please contact the Arizona Coporation Commission at 520-628-6550 for information regarding other potential water sources.

If you have any questions, please call New Development at (520) 791-4718.

Sincerely,

Richard A. Sarti

Richard Sarti
Water Administrator New Area
Development
Professional Civil Engineer

P.O.BOX 27210 ● TUCSON, AZ 85726-7210
(520) 791-4718 ● www.tucsonaz.gov/water

Exhibit III.N: Sewer Service Letter

PIMA COUNTY
WASTEWATER RECLAMATION
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

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

April 16, 2026

Austin Miller
Rick Engineering
3945 E Fort Lowell Road, Suite 111
Tucson, AZ 85712

Capacity Response No. P26WC00095 Type II

RE: **NEC Oracle & Suffolk, Parcels 22551018A, 225514720**
Estimated Flow 4,800 gpd (ADWF)

Greetings:

The above referenced project is tributary to the Tres Rios Water Reclamation Facility via the Canada Del Oro Interceptor.

Capacity is currently available for a project this size in the public sewer S-125, downstream from manhole 8662-02.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date. Allocation of capacity is made by the Type III Capacity Response.

If you need further information, please feel free to contact me at (520) 724-6539.

Reviewed by: John Szpisjak, Administrative Specialist II

O. Buffer Yards

As shown on *Exhibit III.A: Tentative Development Plan* and illustrated on the cross-sections provided as *Exhibit III.O, a* 15-foot wide landscape bufferyard and 5-foot masonry wall will be provided onsite along the eastern Property boundary adjacent to the 20-foot-wide public alley. This landscaping and screening serves to create a visually appealing edge to the Project, screening and separating adjacent neighbors from the Project.

A 15-foot wide landscape bufferyard with a 5-foot masonry screen wall will be provided along the northern Property boundary adjacent to the childcare center and offices.

The Project provides 30-foot wide landscape bufferyards and 3½-foot screen walls adjacent to Oracle Road and Suffolk Drive, in accordance with ADOT and Town standards. The "Welcome to Oro Valley" monument sign located within public right-of-way on Oracle Road adjacent to the Property will remain.

Landscaping in the proposed bufferyards will contain a drought-tolerant mix of native trees, shrubs and/or groundcover in accordance with Town requirements. Proposed landscaping will be designed to blend into the surrounding natural desert environment. Trees will be planted along the eastern landscape bufferyard, which, at maturity, will further screen the Project from view.

This Project is committed to "Dark Skies" principles and compliance with the Town's Outdoor Lighting Code ("OLC"), which requires shielded lighting that does not spill over onto adjacent properties. Monument or wall signage lighting will conform with Town OLC and Sign Code requirements. Parking lot and building lighting will be installed per Town requirements and will be designed so as not to cause disturbance to or create new sources of light spillover onto neighboring properties. Any LED security lighting installed to deter criminal activity will be OLC-compliant.

See *Exhibit III.O.1 : Bufferyards* and *Exhibit III.O.2: Bufferyard Cross Sections.*

Exhibit III.O.1: Bufferyards

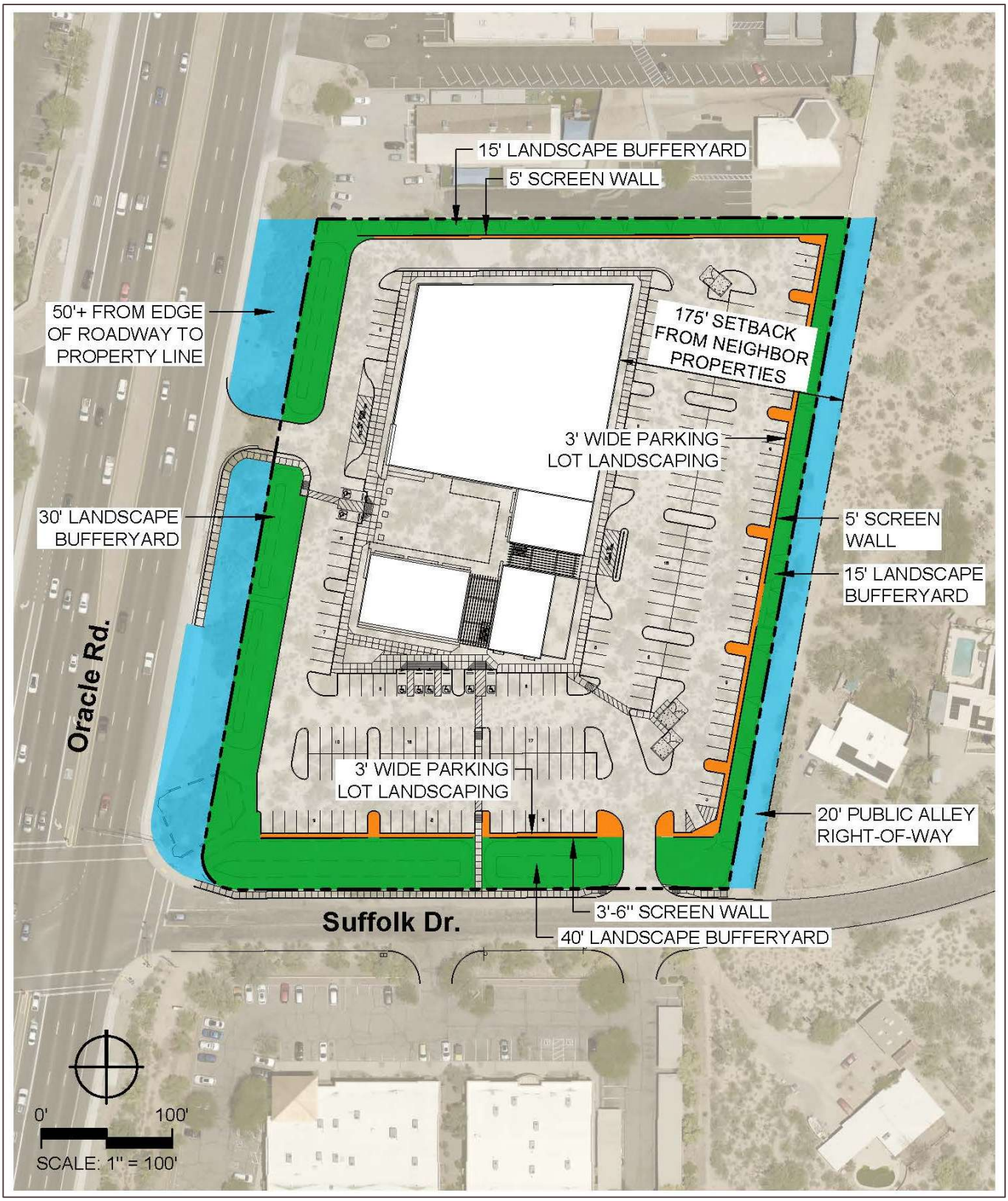
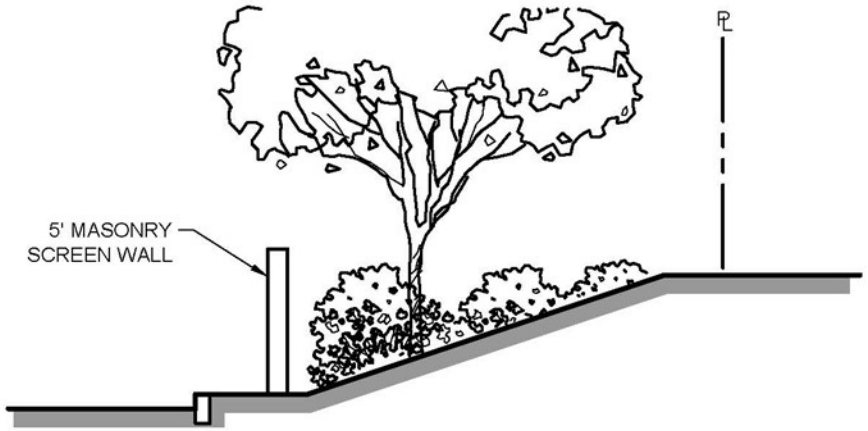
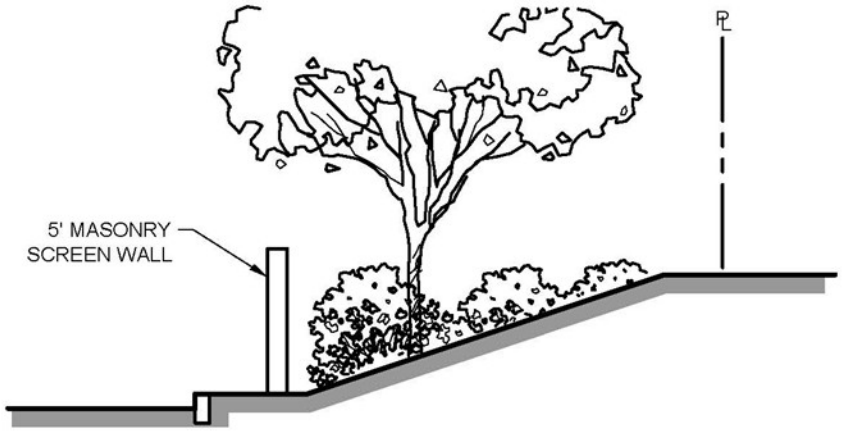


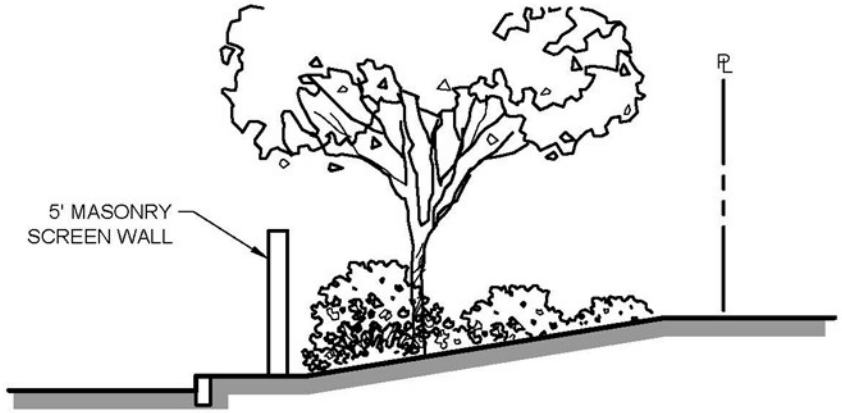
Exhibit III.O.2: Bufferyard Cross-Sections



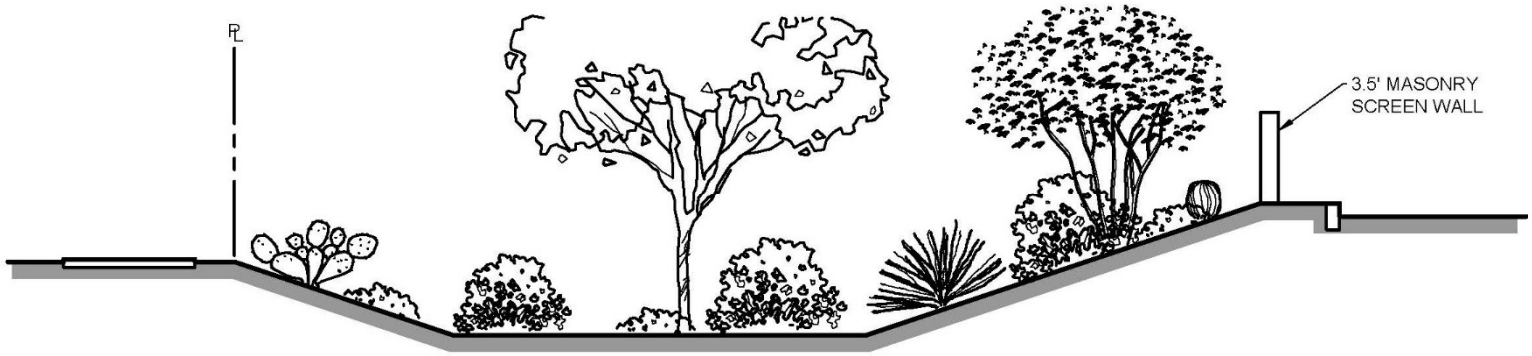
NORTH LANDSCAPE BUFFERYARD - 15' TYPE 'B'



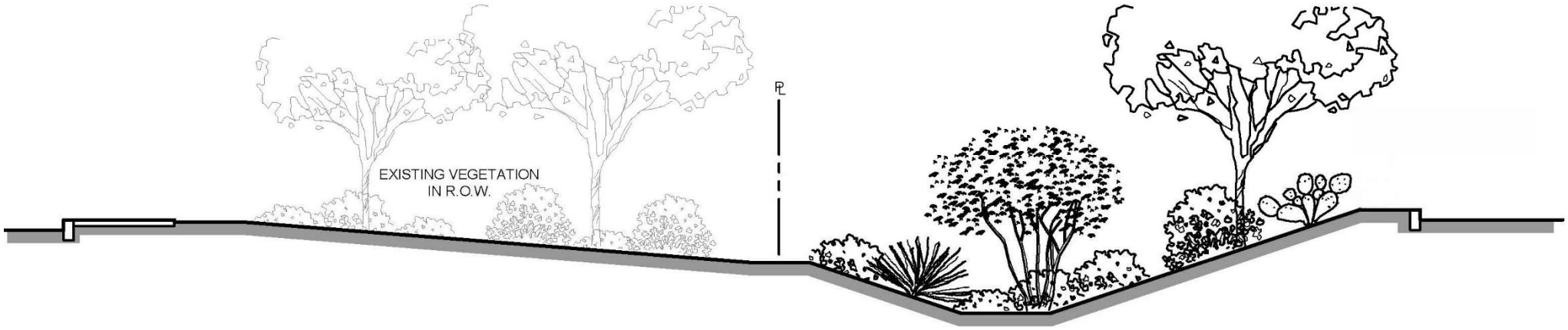
EAST LANDSCAPE BUFFERYARD (NORTHERN END) - 15' TYPE 'B'



EAST LANDSCAPE BUFFERYARD (SOUTHERN END) - 15' TYPE 'B'



SOUTH LANDSCAPE BUFFERYARD - 30' TYPE 'B'



WEST LANDSCAPE BUFFERYARD - 30' TYPE 'B'

IV. Conditional Use Permit

Acknowledging the lack of indoor play space for children of all ages, especially during summertime, LaiDar is proposing to develop a family-oriented commercial center featuring an indoor youth recreation/playground use, as well as complementary restaurant and retail/service uses on the Property (the "Project"). KTR is an indoor playground facility that provides a safe place for children to be active, learn and play.

Because KTR is expected to have a gross floor area ("GFA") of approximately 25,000 square feet ("SF"), LaiDar is pursuing a rezoning to C-N, as well as a Conditional Use Permit ("CUP") to permit the Project. While the rezoning to C-N permits the KTR use (Private Recreation), a CUP is required to exceed C-N's maximum 5,000-square-foot GFA limitation for an individual commercial use.[2] As described below, this Project complies with the OVZC's CUP approval criteria[3] and has been designed to be compatible with, and complementary to, surrounding uses and posed no threats to the community.

A. Public Health, Safety, & Welfare

The granting of a CUP for this Project will not prove materially detrimental to public health, safety or welfare. The Project is not expected to damage or generate nuisances arising from noise, smoke, odor, dust, vibration, or illumination; nor hazards to persons and property from possible explosion, contamination, fire or flood; nor unusual volume or character of traffic. The Project proposes a set of neighborhood commercial uses compatible with other land uses in the area. LaiDar believes the Project's proposed uses will be desirable for residential and nonresidential neighbors, as well as the community at-large.

B. Compatibility and Sufficient Mitigation

This Project will be located on an undeveloped piece of infill Property on Oracle Road. Access will be limited to a single driveway on Oracle Road and another on Suffolk Drive. There will be no cross-access designed or permitted to adjacent commercial properties to the north or to the public alley to the east.

[2] See OVZC Table 23-2B and Section 23.8.B.
[3] See OVZC Section 22.5.A.

The Project aims to attract true neighborhood commercial uses (e.g., restaurants, cafés, small shops, etc.) that are family-friendly in nature and generally innocuous to neighbors. The characteristics of this Project's uses are reasonably compatible with the uses that exist in the surrounding area (i.e., single-family residential homes, offices, childcare, and other commercial retail/services). The Project will not contain any nuisance-prone uses such as drive-through restaurants or gas stations/convenience stores and will meet or exceed all Town development standards.

As demonstrated on the TDP (Exhibit III.A), sufficient mitigation measures have been employed to minimize impact on adjoining properties, including generous setbacks (double the minimum required on the east closest to residential uses), outdoor plaza activities shielded by buildings and the incorporation of code-compliant screening and buffering techniques.

Security cameras will monitor the premises, and sufficient lighting will be provided to ensure customer safety surrounding the buildings and within the parking areas while still complying with the Town's outdoor lighting code. No illuminated signage will be installed on the east side of the building façade facing the existing residences.

C. Consistency with General Plan Goals & Policies

The Project complies with its NCO future land use designation within the Oro Valley General Plan, *Your Voice, Our Future*. Areas designated NCO represent "commercial and office areas with good access to major roadways (i.e. at the intersections of arterial roadways or along Oracle Road) that are close to residential areas." Properties designated as NCO are restricted to a maximum floor area ratio ("FAR") of 0.30 (which in this case is further restricted by the C-N zone's maximum permitted FAR of 0.25). The Project's FAR of 0.21 complies with these restrictions.

Notably, the Project is consistent with and actively promotes several of the General Plan's stated guiding principles[4], including:

- Create a complete community with a broad range of shopping, dining and places to gather.
- Keep Oro Valley a family-friendly community.
- Provide more parks, recreation and cultural opportunities for all ages.

[4] See Oro Valley General Plan *Your Voice, Our Future 2016*, pp. 8-9.

D. Reasonable Hours of Operation

The Project's hours of operation will align with those of other commercial uses along Oracle Road and throughout the Town's commercial shopping centers. KTR is expected to open 9:00am to 9:00pm daily with the possibility of closing at 10:00pm on Friday and Saturday nights. Given the Property's location directly on Oracle Road, the Project's business hours will not adversely impact neighboring properties.

Appendix A: Site Resource Inventory

[See next page.]

SITE RESOURCE INVENTORY FOR:

NEC ORACLE AND SUFFOLK

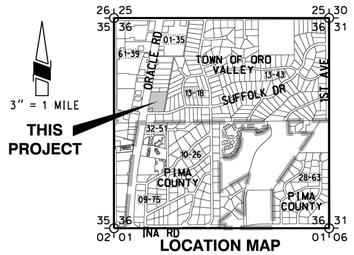
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GENERAL NOTES

1. GROSS AREA OF DEVELOPMENT: 4.77 AC.
2. TOTAL ACRES OF GRADED AREA: 4.77 AC.
3. TOTAL ACRES OF UNDISTURBED AREA: 0 AC.
4. TAG COLORS REPRESENTING PLANTS SCHEDULED TO BE:
   PRESERVED IN PLACE - WHITE
   TRANSPLANTED ON-SITE - BLUE
   REMOVED FROM SITE - YELLOW
5. ANY SPADED OR BOXED TREE TRANSPLANTED ON SITE THAT DIES DUE TO NEGLECT OR LACK OF MAINTENANCE SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF THE ORIGINAL SALVAGED TREE, AS REQUIRED BY THE SALVAGE PLAN.
6. NO SALVAGE OF PLANTS REGULATED BY THE ENDANGERED SPECIES ACT AND/OR THE ARIZONA NATIVE PLANT LAW MAY OCCUR WITHOUT THE ISSUANCE OF THE APPROPRIATE PERMIT BY THE STATE DEPARTMENT OF AGRICULTURE.
7. SALVAGE OF OPERATIONS SHALL NOT COMMENCE UNTIL THE ZONING INSPECTOR HAS PERFORMED AN INSPECTION AND GIVEN APPROVAL TO BE SALVAGED.
8. MITIGATION OF SIGNIFICANT VEGETATION, IF REQUIRED, SHALL BE IN ACCORDANCE WITH TABLE 27-1 MITIGATION OF SIGNIFICANT VEGETATION
9. ANY PLANT THAT MEETS THE SALVAGE CRITERIA IN SECTION 27.6.B.4 SHALL BE PRESERVED IN PLACE OR TRANSPLANTED ON-SITE. ANY PLANTS THAT MEET THE SALVAGE CRITERIA THAT ARE DESTROYED SHALL BE REPLACED ON A ONE-TO-ONE RATIO OF THE SAME SPECIES AND SIZE AS THAT DESTROYED. FIVE UNDERSTORY PLANTS FROM THE SUPPLEMENTAL ARIZONA DEPARTMENT OF WATER QUALITY NATIVE PLANT LIST WILL BE PLANTED FOR EVERY MITIGATED TREE.
10. THE LIMITS OF GRADING SHALL BE STAKED IN THE FIELD, IN ACCORDANCE WITH SECTION 27.6.B.7.C.II. DISTURBANCE OUTSIDE THE APPROVED GRADING LIMITS SHALL NOT BE PERMITTED.



80 40 0 80 160 240
GRAPHIC SCALE: 1"=80'



LOCATION MAP
A PORTION OF SECTION 36,
T 12 S, R 13 E, G & SRM
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SIGNIFICANT VEGETATION MITIGATION

SIGNIFICANT VEGETATION: 3,750 +/- SF GROUND COVER AREA

AMOUNT OF SV DISTURBED: 3,750 +/- SF (100%)

SV TREES TO BE DESTROYED: 17

REQUIRED MITIGATION: (3) 36" BOX CERCIFDIUM MICROPHYLLUM/FOOTHILLS PALO VERDE
(3) 48" BOX CERCIFDIUM MICROPHYLLUM/FOOTHILLS PALO VERDE
(30) SUPPLEMENTAL PLANTS

SPECIES BOTANICAL/COMMON NAME	TOTAL # INVENTORIED **	TOTAL # NON-VIABLE/ NON-SALVAGEABLE	TOTAL # VIABLE/ SALVAGEABLE	DISPOSITION *			# OF MITIGATION PLANTS REQ'D.		# OF SUPPLEMENTAL PLANTS REQ'D.
				PIP	TOS	RFS	36" BOX	48" BOX	
CERCIDIUM FLORIDUM/BLUE PALO VERDE	3	3	0	0	0	0	0	0	0
CERCIFDIUM MICROPHYLLUM/FOOTHILLS PALO VERDE	12	9	3	0	0	3	3	3	30
PROSOPIS VELUTINA/VELVET MESQUITE	2	2	0	0	0	0	0	0	0

* DISPOSITION FIGURES REFLECT ONLY THOSE SPECIMENS DEEMED VIABLE/SALVAGABLE

** REFLECTS SPECIMENS THAT MEET SIZE CRITERA FOR SIGNIFICANT VEGETATION, BUT ARE NOT NECESSARILY IN GOOD HEALTH

OWNER/DEVELOPER
LAIDAR DEVELOPMENTS, LLC
7406 NORTH SECRET CANYON DR.
ORO VALLEY, AZ 85718
CONTACT: FIRISHTA CUBILLO
(602) 516-4226
firishta.gheyasi@gmail.com

LANDSCAPE ARCHITECT
RICK ENGINEERING COMPANY, INC.
3945 EAST FORT LOWELL ROAD, SUITE 111
TUCSON, AZ 85712
CONTACT: MARK FELLINGER
(520) 795-1000
mfellinger@rickengineering.com

CIVIL ENGINEER
RICK ENGINEERING COMPANY, INC.
3945 EAST FORT LOWELL ROAD, SUITE 111
TUCSON, AZ 85712
CONTACT: TRI MILLER
(520) 795-1000
tmiller@rickengineering.com

ARCHITECT
SEAVER FRANKS ARCHITECTURE
2552 NORTH ALVERNON WAY
TUCSON, ARIZONA 85712
CONTACT: RICK HUCH
(520) 795-4000
rickhuch@seaverfranks.com

SHEET INDEX

SHT.	NAME
SRI01	COVER SHEET
SRI02	SITE RESOURCE INVENTORY

APPROVAL

PLANNING AND ZONING ADMINISTRATOR — DATE

SRI01

NO.	BY	DATE	REVISION

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
CERTIFICATE NO.
36734
MARK E. FELLINGER
10/1/26
REGISTERED LANDSCAPE ARCHITECT
ARIZONA USA
SEAL

RICK
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER
520-795-1000
rickengineering.com
3945 E FORT LOWELL RD #111
TUCSON, AZ 85712

DRAWN/DESIGNED BY: MEF
CHECKED BY:

PROJECT NO: 5732
DATE: 10/2026

SITE RESOURCE INVENTORY FOR:
NEC ORACLE AND SUFFOLK
THE SOUTHERLY 520 FEET OF BLOCK B, SUFFOLK HILLS M&P BOOK 13, PAGE 18.
A PORTION OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 13 EAST GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

cover sheet

2600991

RELATED CASE: 2502032

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

DRAWING NO.
SHEET NO. 1 OF 2

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SIGNIFICANT VEGETATION INVENTORY LISTS

CERCIDIUM FLORIDUM (BLUE PALO VERDE)

#	SYMBOL	CALIPER (IN.)	HEIGHT >12'	VIABILITY	LOW VIABILITY JUST.	TRANS-PLANTABILITY	LOW TRANSPLANT JUST.	CRITERIA FOR REMOVAL	DISPOSITION
120	CF	12	YES	Low	Health	Low	Context	A ,F	RFS
244	CF	12	YES	Low	Health	Medium	-	A ,F	RFS
271	CF	12	YES	Low	Health	Low	Context	A ,F	RFS

CERCIDIUM MICROPHYLLUM (FOOTHILLS PALO VERDE)

#	SYMBOL	CALIPER (IN.)	HEIGHT >12'	VIABILITY	LOW VIABILITY JUST.	TRANS-PLANTABILITY	LOW TRANSPLANT JUST.	CRITERIA FOR REMOVAL	DISPOSITION
28	CM	12	YES	Low	Health	Medium	-	A	RFS
32	CM	12	YES	Low	Health	Low	Context	A, F	RFS
37	CM	12	YES	Low	Health	Medium	-	A	RFS
72	CM	12	YES	Low	Health	Medium	-	A	RFS
140	CM	14	YES	Low	Health	Medium	-	A	RFS
155	CM	14	YES	Low	Health	Low	Context	A, F	RFS
168	CM	12	YES	Low	Health	Low	Context	A, F	RFS
195	CM	12	YES	Low	Health	Medium	-	A	RFS
213	CM	12	YES	Low	Health	Medium	-	A	RFS
335 *	CM	12	YES	Medium	-	Low	-		RFS
379 *	CM	12	YES	Medium	-	Low	-		RFS
419 *	CM	12	YES	Medium	-	Low	-		RFS

PROSOPIS VELUTINA (VELVET MESQUITE)

#	SYMBOL	CALIPER (IN.)	HEIGHT >12'	VIABILITY	LOW VIABILITY JUST.	TRANS-PLANTABILITY	LOW TRANSPLANT JUST.	CRITERIA FOR REMOVAL	DISPOSITION
11	PV	12	YES	Low	Health	Low	Context	A, F	RFS
302	PV	12	YES	Low	Form	Low	Topo	G, E	RFS

NOTE: ASTERISK AFTER PLANT INVENTORY NUMBER IN TABLES INDICATES SIGNIFICANT VEGETATION DESIGNATION.

CRITERIA FOR REMOVAL

PLANTS DESIGNATED AS TO BE REMOVED/DESTROYED HAVE ONE OR MORE OF THE FOLLOWING CONDITIONS.

A. PLANT HEALTH IS POOR TO MEDIUM WITH INFESTATIONS OR APPARENT DISEASES.

B. PLANT AGE SUGGESTS UNLIKELY CHANCE OF TRANSPLANT SURVIVAL.

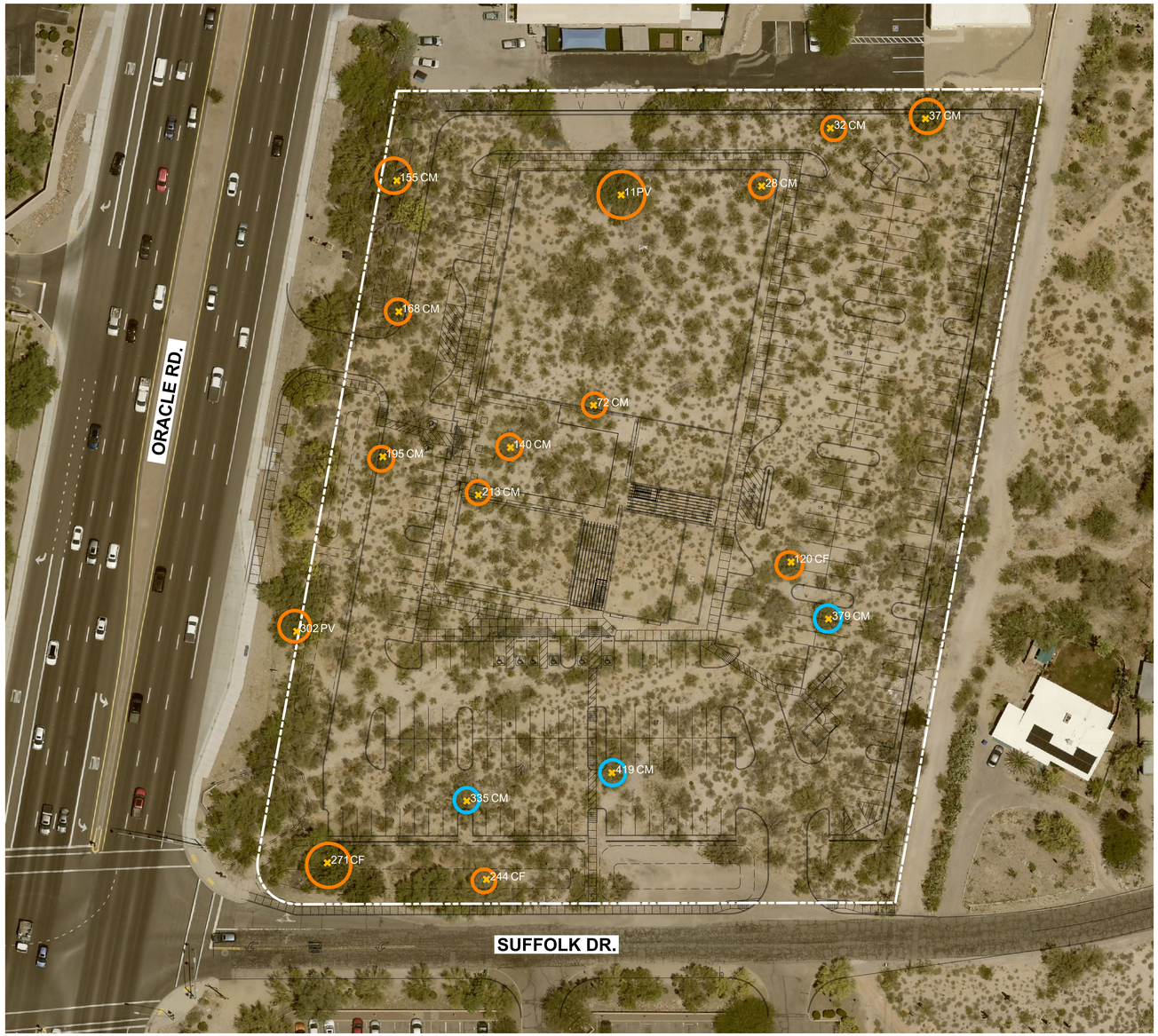
C. PLANT IS DAMAGED AND IS NOT CONDUCIVE TO BOX OR SPADE TRANSPLANTING (IRREGULAR BRANCHING).

D. SOILS CANNOT BE EXCAVATED AND ARE NOT CAPABLE OF SUPPORTING A BOXED OR SPADED ROOT BALL.

E. SURROUDING TOPOGRAPHY DENIES ACCESS WITH THE APPROPRIATE EQUIPMENT NEEDED TO BOX OR SPADE AND REMOVE PLANT.

F. ADJACENT PLANTS POSE A LIKELY INTERFERENCE WITH ROOT SYSTEMS OR INTERFERE WITH PLANT REMOVAL.

G. THE OVERALL FORM AND CHARACTER IS NOT REPRESENTATIVE OF THE SPECIES AND IS NOT A VALUABLE SPECIMEN FOR LANDSCAPE OR HABITAT PURPOSES.



SIGNIFICANT VEGETATION

TREE SPECIMEN MEETING SIGNIFICANT VEGETATION SIZE CRITEREA AND IN GENERALLY GOOD HEALTH

TREE SPECIMEN MEETING SIGNIFICANT VEGETATION SIZE CRITEREA AND IN GENERALLY POOR HEALTH (MISTLETOE INFESTATION, BRANCH DIEBACK, BORER INFESTATION, TRUNK DAMAGE)

NO SAGUAROS ON SITE MEET SIGNIFICANT VEGETATION CRITEREA.

40 20 0 40 80 120

GRAPHIC SCALE: 1"=40'

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\\cp.rickeng.com\projects\T05000\5732_NEC_Oracle_Suffolk\Landscape\5732-L-SRI.dwg Plotted: Oct. 07, 2026

NO.	BY	DATE	REVISION

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
CERTIFICATE NO.
36734
MARK E. FELLINGER
10/1/26
REGISTERED
ARIZONA USA

SEAL

RICK
520-795-1000
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3945 E FORT LOWELL RD #111
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DRAWN/DESIGNED BY: MEF
CHECKED BY:

PROJECT NO: 5732
DATE: 10/2026

SITE RESOURCE INVENTORY FOR:

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site resource inventory

2600991

RELATED CASE:
2502032

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

DRAWING NO.

SRI02

SHEET NO. 2 OF 2

Appendix B: AGFD Environmental Review Report

[See next page.]

Arizona Environmental Online Review Tool Report

Arizona Game and Fish Department Mission
To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.

The Department requests further coordination to provide project/species specific recommendations. Please use the Project Evaluation Form to submit your project to the Project Evaluation Program at PEP@azgfd.gov.

Project Name:
Oro Valley Rezoning - LDD

Project Type:
Habitat Conservation and Restoration, Land Use Planning

Project ID:
HGIS-27981

User Project Number:
n/a

Project Description:
Mixed-use retail/recreation project at northeast corner of Oracle Rd. & Suffolk Dr.

Contact Person:
Jackson Cassidy

Organization:
Lazarus & Silvyn P.C.

On Behalf Of:
PRIVATE

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. Arizona Wildlife Conservation Strategy (AWCS), specifically Species of Greatest Conservation Need (SGCN), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

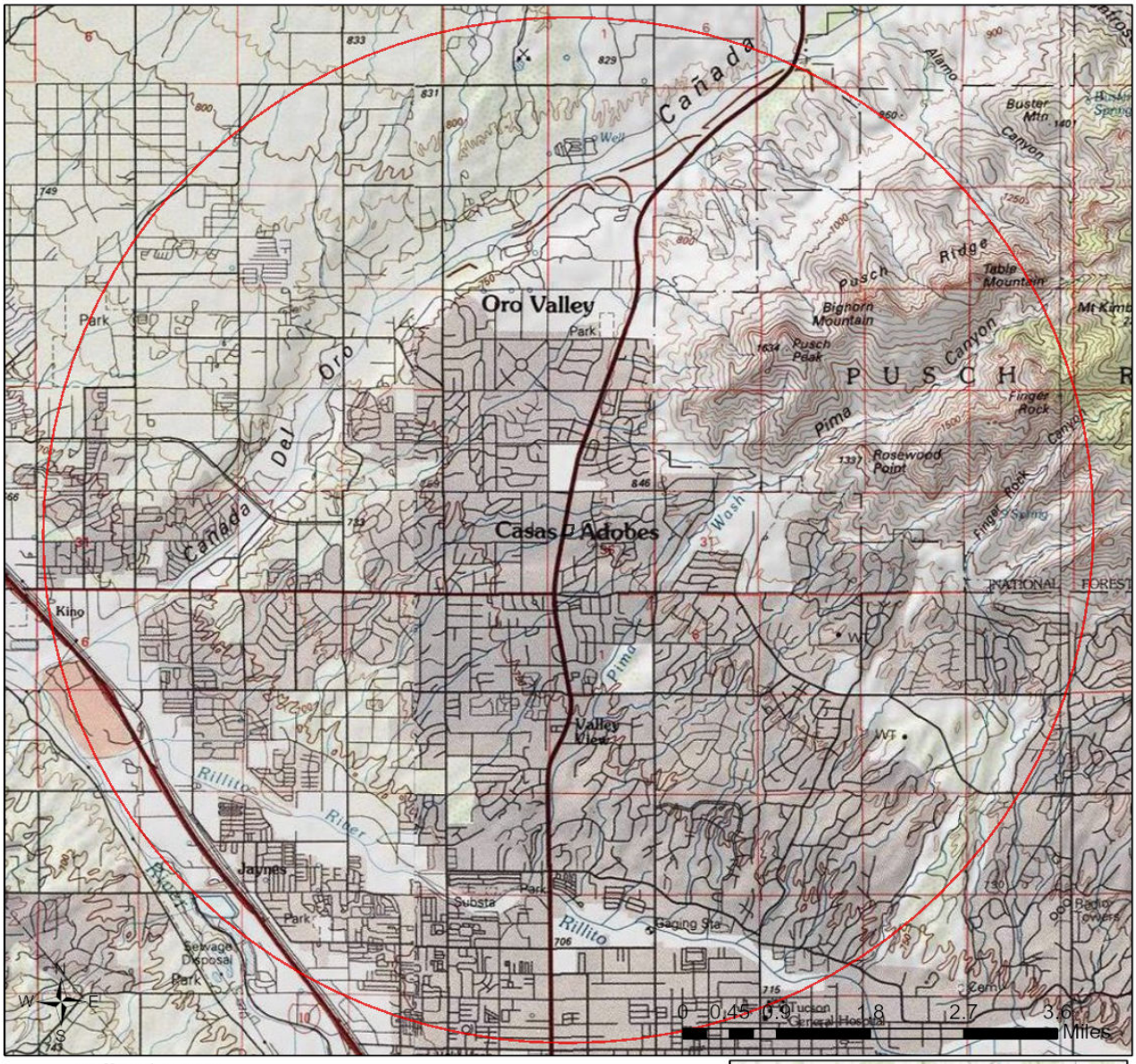
Locations Accuracy Disclaimer:
Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:
   Project Evaluation Program, Habitat Branch
   Arizona Game and Fish Department
   5000 West Carefree Highway
   Phoenix, Arizona 85086-5000
   Phone Number: (623) 236-7600
   Fax Number: (623) 236-7366
   Or
   PEP@azgfd.gov
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.

Oro Valley Rezoning - LDD

USA Topo Basemap With Locator Map



Buffered Project Boundary

Project Boundary

Project Size (acres): 5.31

Lat/Long (DD): 32.3460 / -110.9752

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T12S, R13E

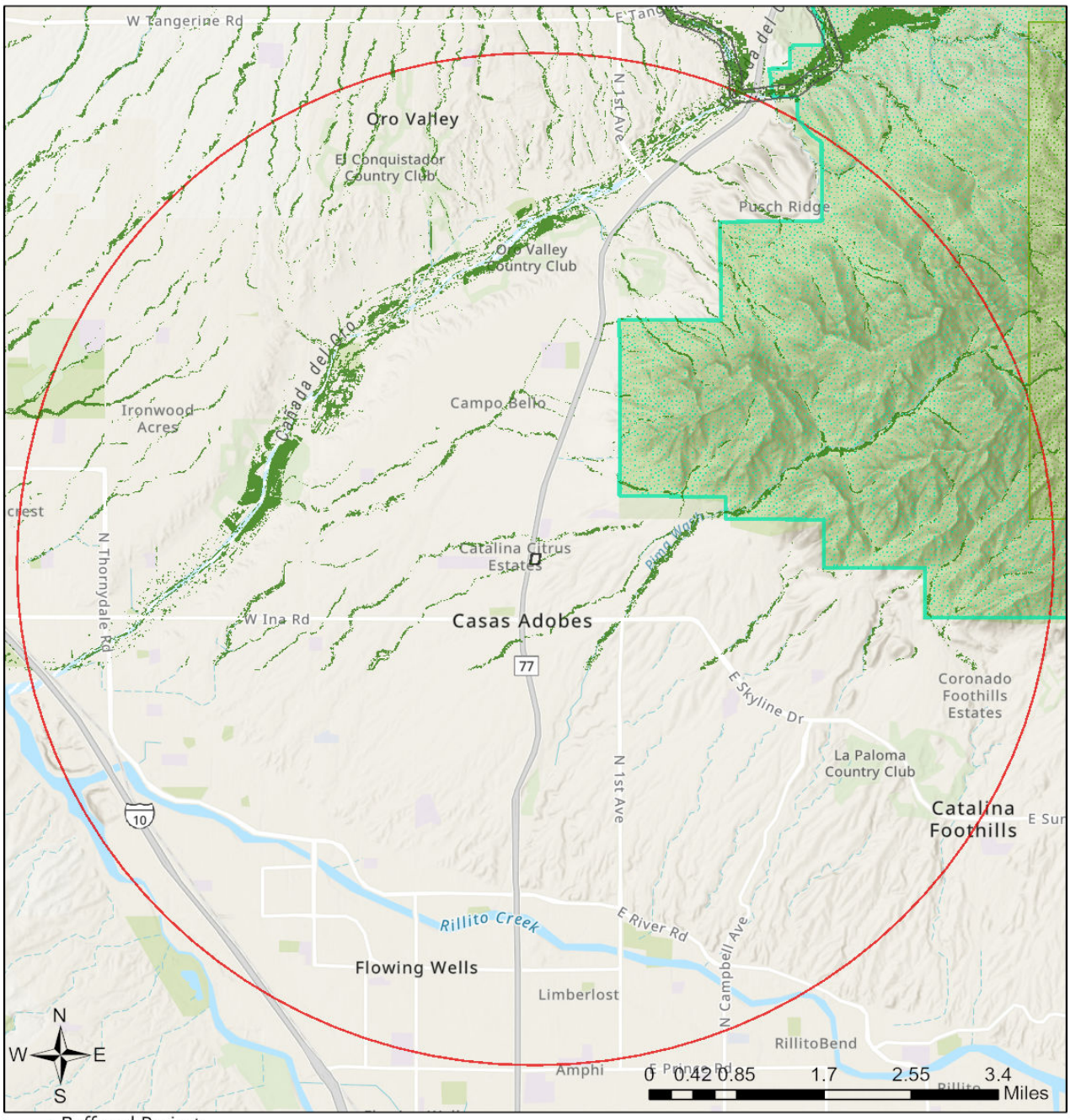
USGS Quad(s): TUCSON NORTH



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

Oro Valley Rezoning - LDD

Important Areas



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

Project Size (acres): 5.31

Lat/Long (DD): 32.3460 / -110.9752

County(s): Pima

AGFD Region(s): Tucson

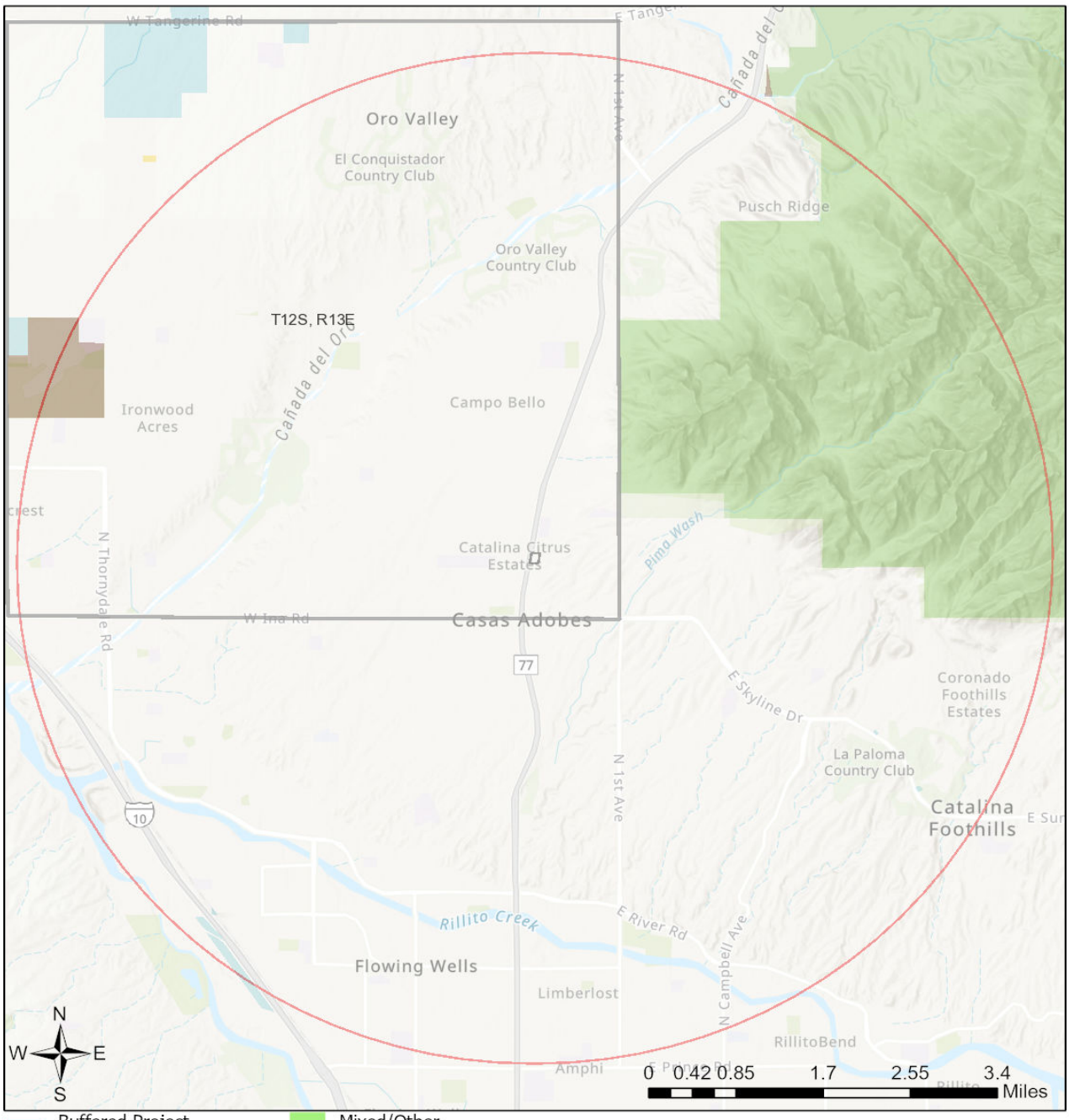
Township/Range(s): T12S, R13E

USGS Quad(s): TUCSON NORTH

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

Oro Valley Rezoning - LDD

Township/Ranges and Land Ownership



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

Project Size (acres): 5.31

Lat/Long (DD): 32.3460 / -110.9752

County(s): Pima

AGFD Region(s): Tucson

Township/Range(s): T12S, R13E

USGS Quad(s): TUCSON NORTH

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

Special Status Species Documented within 5 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Abutilon parishii	Pima Indian Mallow		S	S	SR	
Agave schottii var. treleasei	Trelease Agave		S		HS	
Ammospermophilus harrisii	Harris' Antelope Squirrel					2
Aquila chrysaetos	Golden Eagle	BGA		S		2
Aspidoscelis sonorae	Sonoran Spotted Whiptail					2
Aspidoscelis stictogrammus	Giant Spotted Whiptail		S			2
Auriparus flaviceps	Verdin					2
Bat Colony						
Calamospiza melanocorys	Lark Bunting					2
Calypte costae	Costa's Hummingbird					2
Campylorhynchus brunneicapillus	Cactus Wren					2
Cardinalis sinuatus	Pyrrhuloxia					2
Catharus guttatus	Hermit Thrush					2
Chaetodipus baileyi	Bailey's Pocket Mouse					2
Choeronycteris mexicana	Mexican Long-tongued Bat		S	S		2
Circus hudsonius	Northern Harrier					2
Colaptes chrysoides	Gilded Flicker			S		2
Columbina inca	Inca Dove					2
Crotalus cerberus	Arizona Black Rattlesnake					2
Crotalus tigris	Tiger Rattlesnake					2
Crotalus willardi willardi	Arizona Ridge-nosed Rattlesnake		S			1
Cynanthus latirostris	Broad-billed Hummingbird		S			2
Cyprinodon macularius	Desert Pupfish	LE		S		1
Danaus plexippus	Monarch	PT		S		
Falco mexicanus	Prairie Falcon					2
Falco peregrinus anatum	American Peregrine Falcon		S	S		1
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	LT	S	S		1
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Heloderma suspectum	Gila Monster					1
Incilius alvarius	Sonoran Desert Toad					2
Kinosternon sonoriense sonoriense	Desert Mud Turtle			S		2
Lanius ludovicianus	Loggerhead Shrike					2
Lasiurus xanthinus	Western Yellow Bat		S			2
Leptonycteris yerbabuenae	Lesser Long-nosed Bat			S		1
Macrotus californicus	California Leaf-nosed Bat			S		2
Mammillaria thornberi	Thornber Fishhook Cactus				SR	
Megascops kennicottii	Western Screech-owl					2
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolnii	Lincoln's Sparrow					2

Special Status Species Documented within 5 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Melozone aberti	Abert's Towhee		S			2
Micruroides euryxanthus	Sonoran Coralsnake					2
Muhlenbergia elongata	Sycamore Muhly		S			
Opuntia versicolor	Stag-horn Cholla				SR	
Parabuteo unicinctus	Harris's Hawk					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Poeciliopsis occidentalis occidentalis	Gila Topminnow	LE,UR		S		1
Progne subis hesperia	Desert Purple Martin			S		2
Rana yavapaiensis	Lowland Leopard Frog		S	S		1
Setophaga nigrescens	Black-throated Gray Warbler					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					2
Terrapene ornata	Ornate Box Turtle			S		1
Tumamoca macdougalii	Tumamoc Globeberry		S	S	SR	

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

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Riparian Area	Riparian Area					

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

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Ammospermophilus harrisii	Harris' Antelope Squirrel					2
Aquila chrysaetos	Golden Eagle	BGA		S		2
Asio otus	Long-eared Owl					2
Aspidoscelis sonorae	Sonoran Spotted Whiptail					2
Astur atricapillus	American Goshawk		S	S		2
Athene cunicularia hypugaea	Western Burrowing Owl		S	S		2
Auriparus flaviceps	Verdin					2
Buteo swainsoni	Swainson's Hawk					2
Buteogallus anthracinus	Common Black Hawk					2
Calypte costae	Costa's Hummingbird					2
Camptostoma imberbe	Northern Beardless-Tyrannulet		S			2
Campylorhynchus brunneicapillus	Cactus Wren					2

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Chaetodipus baileyi	Bailey's Pocket Mouse					2
Chilomeniscus cinctus	Variable Sandsnake					2
Choeronycteris mexicana	Mexican Long-tongued Bat		S	S		2
Coccyzus americanus	Yellow-billed Cuckoo (Western DPS)	LT	S	S		1
Colaptes chrysoides	Gilded Flicker			S		2
Columbina inca	Inca Dove					2
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat		S	S		1
Crotalus tigris	Tiger Rattlesnake					2
Empidonax wrightii	Gray Flycatcher					2
Falco mexicanus	Prairie Falcon					2
Falco peregrinus anatum	American Peregrine Falcon		S	S		1
Falco sparverius	American Kestrel					2
Glaucidium brasilianum cactorum	Cactus Ferruginous Pygmy-owl	LT	S	S		1
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Heloderma suspectum	Gila Monster					1
Icterus cucullatus	Hooded Oriole					2
Icterus parisorum	Scott's Oriole					2
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike					2
Lasiurus frantzii	Desert Red Bat		S			2
Lasiurus xanthinus	Western Yellow Bat		S			2
Leptonycteris yerbabuenae	Lesser Long-nosed Bat			S		1
Macrotus californicus	California Leaf-nosed Bat			S		2
Masticophis bilineatus	Sonoran Whipsnake					2
Megascops kennicottii	Western Screech-owl					2
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolnii	Lincoln's Sparrow					2
Micruroides euryxanthus	Sonoran Coralsnake					2
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Nyctinomops macrotis	Big Free-tailed Bat					2
Parabuteo unicinctus	Harris's Hawk					2
Passerculus sandwichensis	Savannah Sparrow					2
Perognathus amplus	Arizona Pocket Mouse					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Phyllorhynchus browni	Saddled Leaf-nosed Snake					2
Pooecetes gramineus	Vesper Sparrow					2
Progne subis hesperia	Desert Purple Martin			S		2
Rana yavapaiensis	Lowland Leopard Frog		S	S		1

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

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Sigmodon arizonae cienegae	Arizona Cotton Rat					2
Sonorella sabinoensis	Santa Catalina Talussnail					2
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					2
Troglodytes pacificus	Pacific Wren					2

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

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

Project Type: Habitat Conservation and Restoration, Land Use Planning

Project Type Recommendations:
Fence recommendations will be dependent upon the goals of the fence project and the wildlife species expected to be impacted by the project. The AZGFD's Wildlife Compatible Fencing Guidelines provide information on how fencing impacts wildlife, ways to design fencing to prevent wildlife entanglement and impalement, and to ensure wildlife movement is not restricted. Please refer to the AZGFD's Fencing Guidelines located on Wildlife Friendly Guidelines page, which is part of the Wildlife Planning page at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.
For wildlife friendly fencing, general guidelines for ensuring wildlife-friendly barbed-wire fences along roadways and other property/allotment boundaries include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep, or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). For projects that require chain link or other security/perimeter fence, leaving a 6–8-inch gap between the ground surface and bottom of the fence to allow for smaller wildlife species to move freely through the area and make use of any habitat within the project boundary.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and it is important to identify and conserve upland wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife species. Guidelines for many of these can be found at: https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/.

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

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

Within sensitive riparian areas consider livestock management activities that include rotational grazing and providing off-site water developments. Additionally, fencing can be an important tool to allow for wildlife permeability while excluding livestock from sensitive habitats. Please refer to the AZGFD's Fence Guidelines located at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/. In endangered species habitats, guidelines may be established in Recovery Plans https://www.fws.gov/office/arizona-ecological-services.

The AZGFD's Landowner Relations Program works with the state's private landowners to promote and encourage incorporation of habitat creation and improvement for a variety of wildlife species. There are various options under this program to partner with the AZGFD to enhance or restore wildlife habitat. To view specific program options and criteria, please refer to the following link: https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/cooperative-programs/landowner-relations/.

Water developments should be strategically placed in areas that are accessible to a variety of wildlife. The water surface area should be suitable for target species (e.g., bats require a greater area due to in-flight drinking). Incorporating aspects of the natural environment and shading can encourage use. To maintain water quality, water developments should be regularly cleaned of debris and flushed. Water should be available for wildlife year round, and escape ramps should be installed to allow for trapped wildlife to exit. The AZGFD requests coordination on the development of water sources for wildlife to discuss these considerations and any other factors that may need to be addressed.

Habitat and forage recommendations are community, location, and species specific. AZGFD recommends early coordination with the Project Evaluation Program (PEP@azgfd.gov) to determine site-specific recommendations.

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

Habitat restoration recommendations are dependent on habitat communities, target species, and other species located within the project area, site history, restoration goals, and treatment types. General project scoping should include defined project goals with measurable success criteria, a habitat restoration plan with adaptive management measures, post-project monitoring plans, and funding commitments. Prior to developing the habitat restoration plan, a site evaluation (e.g., soil conditions, local and watershed hydrological conditions and regimes) should be conducted along with pre-project fish and wildlife surveys to obtain baseline data for post-project evaluation and assessment of project impacts. The restoration plan should consider effects to habitat and wildlife at landscape scales and develop methods for site preparation and revegetation (plant species should be native to the area and based on current or expected site environmental conditions) that incorporate wildlife habitat features (e.g., retaining snags for roost sites). AZGFD recommends early coordination with AZGFD personnel on project designs. Contact information can be found at https://www.azgfd.com/Agency/Offices or email our Project Evaluation Program at PEP@azgfd.gov.

For mine closures or modifications, pre- and post-surveys/monitoring should be conducted to determine alternative access/exits to mines and to identify and/or minimize potential impacts to bat species. For further information when developing alternatives to mine closures, contact the AZGFD Bat Coordinator at the Main Office in Terrestrial Branch, https://www.azgfd.com/agency/offices or (602) 942-3000.

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

Project Location and/or Species Recommendations:
HDMS records indicate that one or more native plants listed on the **Arizona Native Plant Law and Antiquities Act** have been documented within the vicinity of your project area. Please contact:
Arizona Department of Agriculture
1688 W Adams St.
Phoenix, AZ 85007
Phone: 602.542.4373
https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf starts on page 44

HDMS records indicate that **Lesser Long-nosed Bats** have been documented within the vicinity of your project area. Please review the Lesser Long-nosed Bat Management Guidelines at: https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/FINALlecuyeHabitatGdln.pdf

HDMS records indicate that one or more **Listed, Proposed, or Candidate** species or **Critical Habitat** (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at https://www.fws.gov/office/arizona-ecological-services or:

Phoenix Main Office
9828 North 31st Avenue #C3
Phoenix, AZ 85051-2517
Phone: 602-242-0210
Fax: 602-242-2513

Tucson Sub-Office
201 N. Bonita Suite 141
Tucson, AZ 85745
Phone: 520-670-6144
Fax: 520-670-6155

Flagstaff Sub-Office
SW Forest Science Complex
2500 S. Pine Knoll Dr.
Flagstaff, AZ 86001
Phone: 928-556-2157
Fax: 928-556-2121

HDMS records indicate that **Peregrine Falcons** have been documented within the vicinity of your project area. Please review the Peregrine Falcon Management Guidelines at: https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/peregrineFalconConservGuidelines.pdf.

This review has identified **riparian areas** within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies *6.1.2.1* and *7.1.2.4*), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found at https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/. Further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.

HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/2014%20Tortoise%20handling%20guidelines.pdf.

Appendix C: Traffic Impact Analysis

[See next page.]