

**Special Exception Land Use Permit Application  
Notification Report**

**Harrison Substation  
9411 East Speedway Boulevard  
Tucson, Arizona**

August 21, 2015

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Notification Report**

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9411 East Speedway Boulevard  
Tucson, Arizona**

*Submitted to:*  
**City of Tucson**  
**Planning and Development Services Department**  
201 North Stone Avenue  
Tucson, Arizona 85701

*Prepared By:*  
**Tucson Electric Power**  
88 East Broadway  
Tucson, Arizona 85701  
(520) 884-3642

August 21, 2015

**TABLE OF CONTENTS**

1. **Pre-Application, Neighborhood, and Other Notification**..... 1  
    A. Pre-Application Meeting..... 1  
    B. Neighborhood Meeting ..... 1  
        1. Neighborhood Meeting ..... 1  
        2. Neighborhood Meeting Questions/Comments and Responses ..... 1  
    C. Other Notification ..... 8  
        1. COT Ward 2 Phone Calls and Emails..... 8

**TABLES**

Table 1. Harrison Substation Site Selection Matrix..... 3

**APPENDICES**

Appendix A. COT Pre-submittal Application Package .....A.1  
Appendix B. Neighborhood Meeting Documentation .....B.1

# **1. PRE-APPLICATION, NEIGHBORHOOD, AND OTHER NOTIFICATION**

## ***A. Pre-Application Meeting***

Tucson Electric Power (TEP) met with City of Tucson (COT) staff on April 22, 2015. TEP was provided with the COT's Pre-submittal Pre-application Review Packet (Appendix A).

In addition, TEP reviewed the rezoning requirements set forth in COT Ordinance No. 8312 and made every effort to satisfy the conditions set forth in the ordinance while still meeting TEP's design objectives. Since the proposed 10-foot-tall masonry wall around the proposed Harrison Substation is 33.16 feet from the north property line, a secondary 6-foot-tall masonry wall was determined unnecessary and would create a security risk for TEP. In addition, TEP was concerned that a 6-foot-tall masonry wall along the west and north property lines may create a safety issue and neighborhood nuisance by enclosing the 16-foot-wide alley within two block walls.

As a result, TEP requested a minor change to Rezoning Condition 1.D, which would provide a 20-foot-wide, drought-tolerant landscape buffer, including trees that will grow to a height of 20 feet at maturity, along the north and west property lines. In addition, TEP would provide enhanced landscaping in the retention/detention basin and along the access driveway off of Speedway Boulevard instead of the 10-foot-wide landscaping buffer with 6-foot-high decorative masonry wall. COT reviewed and agreed that the change was minor and could be administered as a Director's Decision (see Appendix A of the SELUP Application Package).

## ***B. Neighborhood Meeting***

### **1. Neighborhood Meeting**

TEP requested mailing labels from the COT on June 9, 2015, and mailed letters to 130 residences/businesses within the 300-foot notification area, as well as 14 letters to members of Neighborhood Associations within 1 mile of the project area, on July 9, 2015. Appendix B provides documentation related to the Neighborhood Meeting, including copies of mailing labels, a copy of the letter, the Neighborhood Mailing Certification, meeting materials, the meeting sign-in sheet, etc.

### **2. Neighborhood Meeting Questions/Comments and Responses**

Thirteen neighbors attended the meeting. Their comments and TEP's responses are listed below in Section 2.b. Some comments have been consolidated by source for ease of review. TEP "Follow-up" Responses are those added to the comments following the Neighborhood Meeting and later posted to the TEP website.

**a. Questions/Comments Received by Phone**

1. Phone call received from Mrs. Johnston, 9441 East Calle Eunice.

**Comment:** “The retention/detention basin will create a mosquito problem.”

**Response:** “The basin outlet provides positive drainage to the 6-inch water harvesting level and will drain the basin within 3 hours. The water harvesting will infiltrate/evaporate within 24 hours.”

**Comment:** Concerned about “...where the homeless people will go.”

**Response:** “TEP will ensure that the property is kept safe for neighboring residents. TEP will refer the homeless people to services available in Tucson that can assist them.”

**Comment:** “Why is the substation wall only 10 feet tall if the equipment is 14 feet tall?”

**Response:** “The equipment viewed at the 14-foot height is mainly wires, not solid objects. The remaining equipment that is taller than 14 feet consists of the lightning masts, transmission poles, and communication pole, which cannot be screened by a wall, given their heights. The photo simulations attached may help to demonstrate what the 14-foot-tall equipment would look like above the 10-foot-high wall.”

Mrs. Johnston also commented on alternative sites, noise, electromagnetic fields (EMFs), and lightning masts. The same responses were given to Mrs. Johnston as listed below in Section 2.b.

Additional information, including information on the Preliminary Development Plan, photo simulations, and EMFs was also mailed to Mrs. Johnston on July 27, 2015.

2. Phone call received from Angeline Harris, “neighbor”

**Comment:** Ms. Harris indicated that she had been unable to attend the meeting and wanted to know what had been discussed at the neighborhood meeting.

**Response:** TEP’s Renee Darling provided a brief overview of the information provided at the Neighborhood Meeting, directions on how to access additional information on the TEP website, and information on how to comment, including the name and address of the contact person for comments at the COT.

3. Phone call received from Timothy Brown, “across Harrison on Calle Eunice”

**Comment:** Mr. Brown indicated that he was unable to attend the Neighborhood Meeting and wanted to know what the project timeline was.

**Response:** The Special Exception Land Use Permit (SELUP) application is being prepared, and TEP will probably submit it mid-August. It is expected that the Public Hearing will be towards the end of September; the City will notify you of

the hearing date. TEP would start construction in 2019, and the substation would be in service in 2020.

***b. Questions/Comments Received at the Neighborhood Meeting***

**Comments:** A number of alternate locations for the substation were suggested during the meeting, including Sites A and C (see the Site Selection discussion on Page 2 of the SELUP Application Package), a site located on Pantano Road and Speedway Boulevard “next to the bank,” and a property on Houghton Road between Broadway Boulevard and 22<sup>nd</sup> Street.

**Response:** “The sites located further east on Speedway (Sites A and C) were reviewed. However, these parcels are zoned residential, have access constraints, and would cost more to construct. The other suggested sites are also outside of the load center and would not provide the needed reliability and contingencies that the preferred site offers.”

**TEP Follow-up Response:** The TEP site selection process initially evaluated 10 sites along the Speedway Boulevard corridor in proximity to the energy load center. Six sites were removed from the evaluation after initial examination because they were too small, not available, or located almost entirely within regulated riparian habitat. The remaining four sites were then assessed to determine the most suitable location for the new substation. The undeveloped parcel located at 9411 East Speedway Boulevard is the best alternative for TEP because it meets the majority of the selection criteria (Table 1).

**Table 1. Harrison Substation Site Selection Matrix**

Site Selection Criteria	A	B	C	D <sup>a</sup>
Location	NE Corner Speedway & Stoner Avenue	1275 North Bonanza Avenue	10400 East Speedway	9411 East Speedway
Proximity to Load Center	–	–	–	X
Reasonable Infrastructure Cost for Transmission/Distribution	–	–	–	X
Within Two Spans of the Existing 138kV Transmission Line	X	X	–	X
Vacant Land	X	X	X	X
Property Size Suitable	X	X	X	X
Minimal Environmental Impacts	X	–	–	X
Minimal Residential Impacts	–	X	–	–
<b>TOTAL</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>6</b>

<sup>a</sup> Site D is the parcel selected by TEP.

**Comments:** “I am concerned about sound coming from the substation, Will the substation be noisy? I’m 30 feet from the substation and don’t want it to be loud.”

**Response:** “The COT allowable decibel (dB) levels are 62 db at night and 70 db during the day at the property line (COT Code Section 16-31, Excessive Noise). The substation will not exceed the COT allowable dB levels at the property line. Prior to submitting the application, TEP will conduct a noise analysis to determine existing ambient noise levels. If required, TEP will conduct an additional noise analysis following construction and report the findings to the COT. In addition, the transformer (the primary source of noise) will be sited as far from residences as possible.”

**TEP Follow-up Response:** Of note, light traffic or a home refrigerator is equivalent to 50 dB (<http://www.noisehelp.com/noise-level-chart.html>). The electric transformer will be approximately 190 feet away from any residence.

**Comments:** A number of comments related to loss of wildlife, wildlife habitat, and general green space were made.

**Response:** “The substation must be built on a level surface, which will require civil work to prepare the site and adjust drainage. To maintain current hydrology, it will be necessary to create a retention/detention basin to manage water entering and exiting the parcel. In total, 4.21 of the 5.89 acres on-site will be affected. However, approximately 2 acres will be re-vegetated with landscape buffers and enhanced landscaping in the retention/detention basin, so in time it is expected that the types of wildlife currently using the site (birds, rabbits, snakes, mice, ground squirrels, etc.) will return to the area. In addition, TEP’s proposed use of the site, versus the formerly approved Harrison Plaza, will provide much more green space. The Harrison Plaza site was planned to consist primarily of buildings and pavement, with no green space, other than the limited perimeter landscaping.”

**Comment:** “What are the environmental impacts?”

**Response:** “A cultural resource study was completed and there are no known prehistoric or historic sites present. A Biological Evaluation was completed and there are no threatened or endangered species on-site. Prior to construction, however, TEP will coordinate with the U.S. Army Corps of Engineers (USACE) to obtain a permit (per Section 404 of the Federal Clean Water Act) to alter the wash and manage water entering and exiting the property.”

**Comment:** “How are you going to handle snakes when the property is graded?”

**Response:** “TEP will take appropriate, feasible, and safe measures to protect/relocate snakes that may be encountered. Of note, this may include working with a herpetologist currently under contract on other TEP projects.”

**Comments:** “Where are the transmission lines? What do the transmission poles look like? How many poles are on-site?”

**Response:** “The existing transmission line is located on the south side of Speedway Boulevard. The poles will look like those along the existing transmission line and in the photo simulations at the back of the room. [The poles

were also pointed to outside the window of the meeting location. TEP has subsequently placed photos of these poles on the TEP project website.] Two 95.5-foot-tall (the same height as existing poles) transmission poles will be placed on-site. There will also be a 100-foot-tall transmission pole placed in line with the existing transmission line (the turning structure). Furthermore, there will be the 70-foot-tall communication pole and six 60-foot-tall lightning masts.”

**Comment:** “What kind of impacts will there be to driving during construction?”

**Response:** “Similar to any construction project, TEP will adhere to all requirements for safety and prepare and adhere to a traffic safety plan.”

**Comments:** “How will the substation impact property values? Our neighborhood has very few ‘for-sale’ signs up for very long, how do you think it will be in five years?”

**Response:** “TEP has no record or information indicating that power substations either positively or negatively impact the values of surrounding properties. Property values are commonly tied to comparable property values and current market values in a given neighborhood. It is our understanding that appraisers do not consider substations when determining home values.”

**Comment:** “It looks like you have already done a lot of work designing this project, why are we just hearing about it now?”

**Response:** “Before TEP can hold a public meeting, COT requires a pre-application meeting. TEP is also required to show the public what will be built, that environmental studies have been completed, and that a Preliminary Development Plan is prepared. TEP chose to complete photo simulations prior to the Neighborhood Meeting in order to be able to show the public our plans and answer questions.”

**Comment:** “Why will it take so long to build?” (related to a construction start date in 2019).

**Response:** “TEP has other projects with higher construction priorities.”

**Comment:** “Who was notified of this project?”

**Response:** “A letter was sent out to about 150 residents/businesses in the vicinity of the proposed substation, as well as to neighborhood associations within 1 mile of the project.”

**Comments:** “Will the substation be unsightly, who will take care of the landscaping and graffiti on the wall?”

**Response:** “TEP has a maintenance group that regularly patrols substations. They visit the substations one or two times a month and address vegetation, graffiti, etc. Furthermore, if a problem is reported, TEP will respond within one week.”

**Comment:** “What existing substation in town would look like this one?”

**Response:** “The nearest substation that would look similar to this is on the east side of Pantano Road, south of Golf Links Road, in the industrial park.”

**TEP Follow-up Response:** Discussion following the meeting determined that the substation at Pantano Road, south of Golf Links Road, is not a neighborhood substation. The Roberts or Cienega Substations are neighborhood substations that would more closely resemble the Harrison Substation.

**Comment:** “What is the power going out of the substation?...Who is connected to it?...Will there be other improvements related to the power going out?...There are big poles on Harrison already, are they going to be the ones on-site?”

**Response:** “The power leaving the substation is distribution 13.8kV, and then it steps down to service homes and businesses. Most of the existing infrastructure in the area is not going to change, except maybe for some pole replacements (in kind). There are existing distribution getaways buried under Speedway Boulevard and Harrison Road, and the distribution getaways will also be underground on-site. Existing circuits will be cut into to add capacity to the area so that the system is robust. TEP has no need to drastically alter the existing infrastructure to accommodate this substation, which is one reason why the site is preferred over other alternatives.”

**Comment:** “What would you have done if this site wasn’t available to purchase?”

**Response:** “TEP would look at purchasing the second choice.”

**Comment:** “How many subs are located in residential neighborhoods?”

**Response:** “Many of TEP’s substations are located within residential neighborhoods.”

**Comment:** “How many transformers will be on this site?”

**Response:** “One 50–megavolt ampere (MVA) transformer will be installed at this time. TEP will be permitting the site for two 50-MVA transformers in order to provide for service to future customers. The second one may not be needed for 20 years.”

**Comment:** “We visited East Loop Substation and it is really loud. How come the noise level is allowed to be so high at East Loop?”

**Response:** “East Loop Substation is an older substation and is three times larger than the proposed Harrison Substation. East Loop has four transformers. Of note, its noise levels are within those allowed by COT. TEP has conducted noise analysis at East Loop and reported it to COT.”

**Comment:** “Will the substation be built as good as previously built substations?”  
“Why are newer substations quieter than older substations?”

**Response:** “There are a lot of reasons as to why this substation is being built just as well, if not better, than older substations, and things like the cooler cells and other equipment are designed to meet current standards.”

**Comment:** “What is our right as homeowner’s to petition against the substation?”

**Response:** “TEP does not have information about petitions. However, you have the right to submit comments to the COT Planning Department Director and the Zoning Examiner, as well as to speak at the Public Hearing.”

**Comment:** “You are going to have a 70-foot-tall communication pole, six lightning masts, and two transmission poles sticking up out of the ground (related to visual impacts)?”

**Response:** “Yes.”

**Comment:** “When do you plan on submitting this to the planning and zoning department?”

**Response:** “Probably the second week in August 2015.”

**Comment:** “Do you usually get the locations you pursue for a substation?”

**Response:** “Yes, because TEP undertakes a rigorous selection process to determine the most appropriate sites where the use is allowable and where the least amount of impacts as possible.”

**Comment:** “I’ve never lived next to a substation, will this cause issues with cell phones?”

**Response:** “No, the substation will not impact cell phones, radios, televisions, or other electrical devices.”

**Comment:** “If it is a rezoning, don’t we have more power?”

**Response:** “This site was already rezoned to commercial in 1986. The substation is an allowed use. The approval process is a SELUP. If there are significant issues brought up by the public, the zoning examiner can impose additional conditions or deny the permit.”

**Comment:** “Do you have access to the codes so we can review the conditions?”

**Response:** “Yes, we will post them on the Project website.” (<https://www.tep.com/projects/substation/harrison/>)

**Comment:** “How do the lightning masts affect the neighborhood?”

**Response:** “We do not know how they will affect the neighborhood. I cannot say that they will draw in lightning or not—they are designed to help protect the facilities from lightning.”

**TEP Follow-up Response:** The lightning masts are designed to protect substation equipment and discharge the lightning into the ground.

**Comment:** “I’ve heard noise, visual, environmental concerns, are there any other concerns we should know about?”

**Response:** “One concern often brought up at these meetings is EMFs. However, an EMF of 138kV is lower than most household appliances, such as microwaves, vacuums, and hairdryers.”

**Follow-up Comment at Meeting:** “But we don’t use those things 24/7 like the substation.”

**Follow-up Response at Meeting:** “True, however the EMF levels get weaker with distance, whether it be appliances or power lines, and an EMF of 138kV is low already.”

**TEP Follow-up Response:** For more information on EMFs, please see Appendix B.

### ***C. Other Notification***

#### **1. COT Ward 2 Phone Calls and Emails**

a. On Friday, May 22, 2015, Larry Lucero, Steven Eddy, and Renee Darling met with Katie Bolger (Ward 2 Chief of Staff) to discuss the proposed Harrison Substation. Topics included project details, purpose and need, site selection, the permitting process, and neighborhood outreach. No significant concerns or questions were raised by Ms. Bolger during the meeting.

b. On Monday, July 20, 2015, Steven Eddy called Katie Bolger to discuss the neighborhood meeting scheduled for July 22 and to confirm the Ward’s attendance. Ward 2 had not received any phone calls to date and confirmed that Ted Prezelski (Ward 2 Aide) would be attending. After the phone call, Steven Eddy sent Katie Bolger a Neighborhood Meeting notice and a COT mailing certification form.

c. On Wednesday, July 22, 2015, Steven Eddy spoke with Ted Prezelski about constituent phone calls and the neighborhood meeting. The Ward 2 office had only received one phone call to date from a Mrs. Johnston (9441 East Calle Eunice), who expressed concerns related to health effects from substations, impacts to property values, drainage, and mosquito abatement. Mrs. Johnston stated that she had been in contact with TEP regarding these concerns. Ted informed Steven that he would not be attending the neighborhood meeting due to a prior conflict, but would follow up after the meeting.

d. On Friday, July 24, 2015, TEP received an email from Odessa Draheim, Constituent Services, Ward 2, summarizing a phone call she received from Mrs. Johnston at 9441 East Calle Eunice. The email summary states:

“I am contacting you on behalf of my constituent Linda Johnson. She told me that she was not able to go to the public meeting and would like to share her feelings about the substation being planned at Harrison. She is concerned about Noise level of the Electric transformer. She said that there are so many empty spaces and wonders why this site was chosen. There are about 10 residences established at the cul-de-sac that she lives in and she is concerned about cancer risk for the small community there. She believes that the people in her neighborhood don't understand the gravity or what this transformer will be. She cited a 50' high lightning arrestor that will be exposed to the neighbors and wonders if this will set the desert on fire. She is upset that the wall is only 10' and the equipment towers to 14'. She also mentioned the retaining water for water and wonders if mosquitoes will be abated. She asked for specs to be sent and said that she was

promised by TEP, but never received this information. She is concerned about the homeless population in the wash and wonders where they will go? Ultimately, she is opposed to this plan and hopes it is not set in stone.”

**TEP Response to Odessa Draheim via email:** “Good morning Odessa, I spoke with Ms. Johnston and she relayed these same concerns to me. We just finished addressing all of the public comments, including hers, on Friday. I did send her an email last week and told her I was working on getting everything together to mail to her. I explained in the email that some of the figures were too large to email. I plan to send all of this information out to her today. Thank you. -Renee Darling”

**TEP Response to Mrs. Johnston via email:** “Please find attached a letter responding to your questions and concerns related to the Harrison Substation project. I also placed this letter in the mail today, along with copies of the photo simulations, Preliminary Development Plan, other meeting boards, and EMF information. Please let me know if you do not receive this package, or you have any additional questions or concerns. Thank you.”

**Mrs. Johnston’s Response to TEP email above:** “Thank you. I am leaving tomorrow for a two week camping trip in Yosemite, so I will not be able to see it til mid August. I believe I had told you that we were leaving. I will review the documents with great interest. After driving by what I believe to be a similar site that has been built by TEP, my concerns are even stronger than before. I just do not think that a residential neighborhood is the proper place for this type of project. I am really hoping that when I get back there will be an email from you saying that TEP has decided to put it elsewhere. -Linda Johnston”

**TEP Follow-up Email Response to Mrs. Johnston:** “I’m sorry it took so long. The photo simulations took longer than expected to finalize and then ended up too large to email. I also had to get answers to some of your questions. Here is the PDP [Preliminary Development Plan], it should be small enough for you to view. What was the location of the substation you visited? I may be able to tell you if it is similar or not.”

**Mrs. Johnston’s Response to TEP Follow-up Email:** “Well, the drawing shows exactly what I was afraid you were saying. I have started conversations with my councilman and intend to do whatever I can to stop the project. I do not have funds that would allow me to fight you on this, but as a neighbor to your proposal, I think it is a horrible idea. I would ask you to ask yourself how you would like this this close to your house. As for the facility that we went past, it is on Harrison between the school and 22nd St. I have to tell you that I was amazed that your comment about the noise would be no more than the current traffic. Do you realize that that means the noise will be double the traffic noise. Are you kidding me that you think this will not be a disturbance to the neighborhood? Would you like your traffic noise doubled?”

I am just very upset about the whole thing and I don't think that anything you say will change what I think because I think it is an awful thing to do to a neighborhood.

I do appreciate your efforts to change my mind, but so far, nothing has changed. As for the mosquitoes, if there is one little puddle or damp spot for a few days, there will be mosquitoes. I tell you this from experience from the Walgreens pond, so I am not just being annoying. If there is one mosquito in a crowd of 100 people it chooses me, so I have cause to be concerned. I will look for the package when I get home. Maybe something will convince me that it is a good thing. – Linda Johnston”

e. On July 31, 2015, TEP received an email from Odessa Draheim, Constituent Services, Ward 2, summarizing a phone call she received from Dale and Jane Schlak at 9508 East Calle Eunice.

**Comments:** “Dale and Jane went to the TEP substation meeting, and are against the substation at Harrison. They told me that they have heard that the substation could be a threat to wildlife and hope that rotting animal carcasses, of small animals that can get through the fence or burrow, will smell the place up. They are concerned about drainage issues and mosquito danger. There are new two story buildings and they believe the new residences will be able to see into the substation. They don't like the idea of a 19 foot pole towering above the neighborhood. They are worried about the neighbors that have to endure this station in their back yard.

They wonder about the economic impact and how this substation will affect the value of their homes. He told me that the new Mesquite subdivision's homes begin at 240 K. They realize the substation is necessary, but feel that this is not an ideal spot. Dale told me that he got the impression that all has been predetermined and this is a done deal. He believes that the meetings are simply a formality.

They hope that the process is fair. I cc our constituents so they know this issue is being addressed and so they can add any details that I missed.”

## **Appendix A. COT Pre-submittal Application Package**



T15 PRE 0029

**CITY OF TUCSON PLANNING AND DEVELOPMENT  
SERVICES DEPARTMENT  
REZONING/SPECIAL EXCEPTION  
PRESUBMITTAL PREAPPLICATION REVIEW**

CASE NUMBER: 4-21-15 9411 E Speedway Blvd.  
(MO-DAY-YEAR - Address)

APPLICANT NAME TUCSON ELECTRIC POWER CO.

ADDRESS 88 E. BROADWAY, HQW603 CITY TUCSON STATE AZ ZIP 85701

DAYTIME/MESSAGE PHONE: 520-884-3642 E-MAIL: RDARLING@TEP.COM

**EXISTING AND PROPOSED USE**

EXISTING USE: VACANT LOT PROPOSED USE (REQUIRED): 138 kV UTILITY SUBSTATION

PROPOSED N/A HEIGHT N/A # OF STORIES N/A FLOOR AREA OF NON-RES. DEV. N/A

**PROJECT LOCATION**

ADDRESS (IF ASSIGNED): 9411 E Speedway Blvd.

LOCATION (MAJOR CROSS STREETS): EAST SPEEDWAY BOULEVARD & NORTH HARRISON ROAD

PARCEL NUMBER: 133-04-035G TOWNSHIP 14 S RANGE 15 E SECTION 3 ZONE C-1

**PLAN DIRECTION**

ADOPTED PLAN (S): WRIGHTSTOWN NEIGHBORHOOD PLAN, Pantano East Area Plan(PEAP) and Plan Tucson

PLAN AMENDMENT REQUIRED BASED ON CONCEPT PRESENTED (SEE NOTES BELOW)

YES       NO       TO BE CONFIRMED LATER

PLAN SUPPORT BASED ON CONCEPT PRESENTED (SEE NOTES BELOW):

YES       NO       WILL DEPEND ON DESIGN

DESIGN COMPATIBILITY       ENVIRONMENTAL RESOURCE REPORT

REVIEWED BY: DB  
DATE: 4/21/15

**Background:** This proposal is for a special exception use in the C-1 commercial zone to allow a 138 kV utility substation. The site is at 9411 East Speedway Boulevard and is approximately 370 feet north of the Speedway Boulevard ROW and 43 feet west of the Harrison Road ROW. Access to the utility substation will be two 35' access drives, one from Speedway Boulevard and one from Harrison Road.

According to the Major Streets and Routes Plan, Speedway Boulevard is designated an Arterial Street and Harrison Road is designated a Arterial Street.

**Surrounding Zoning and Land Uses:**

The proposed utility substation special exception is planned on a vacant parcel located at 9411 East Speedway Boulevard in the C-1 commercial zone. Parcels located to the North and West are single-family residential land uses in the R-1 residential zone; to the east across Harrison Road is a single-family townhome land use in the C-1 commercial zone. The parcel to the south across Speedway Boulevard is a City of Tucson transit transfer station in the C-1 commercial zone. The nearest single-family residential home is located to the north approximately 31 feet from the proposed utility substation site.

**Land Use Policies:**

The *Pantano East Area Plan*, the *Wrightstown Neighborhood Plan*, and *Plan Tucson* provide land use guidance for this site. Generally, the *Plans* support the requested use when visual impacts, setbacks, and landscaping and buffering elements are addressed.

*Pantano East Area Plan*, Residential Policy 3, requests and states to ensure the compatibility of new development with existing land uses. *Wrightstown Neighborhood Plan* supports medium density residential, office and neighborhood commercial.

*Plan Tucson* identifies this area in the Future Growth Scenario Map as a “neighborhood center” category. The *Plan* supports neighborhood centers with mix of small businesses surrounded by housing and accessed internally and from nearby neighborhoods by pedestrians and bikes friendly streets and by transit. Furthermore, *Plan Tucson*, guidelines LT28.1.3 states that above-ground utilities and structures to be designed with improved appearances.

**Assessment:**

The applicant proposes a utility substation within a parcel zoned C-1, commercial zone. The proposed substation is located on the northern half of the L-shaped parcel. The proposed ground equipment will be enclosed by a wall approximately 180' X 350' and setback 30' from walls. Two proposed 35' access drives are shown from Harrison Road and Speedway Boulevard. A proposed detention/retention basin is located immediately to the west of the substation structure and is approximately 120'x 200'.

Staff acknowledges that it is difficult to disguise a 180' x 350' utility substation. The distance to the nearest housing unit is approximately thirty-one (31) feet and forty-three (43) feet from the Harrison Road ROW. Staff is concerned about the impact on neighboring residents. Staff recommends the special exception submittal include building elevations of existing building(s) and elevations of perimeter wall to document match in texture and color of the proposed ground equipment lease area wall enclosure. Mitigation measures supported by staff will include but not limited to; planted vegetated buffer, including trees, along the north, east and southern walls of the substation to help mitigate its visual impact. Any potential noise generated by ground equipment, including stand-by generators, will need to be addressed on the required Design Compatibility Report. Noise mitigation plan needs to address the issue of the residential subdivision immediately to the north of the site and to the west of the site. The full special exception submittal to address applicable policy compliance and will be subject to being consistent with the general direction of the applicable Plans. Staff





T15 PRE0029

Planning and Development Services Zoning Review  
REZONING PRESUBMITTAL

This preliminary review for code compliance is based only on the information provided on the plans provided. Alternations to the plans as they impact zoning issues will require additional review to insure compliance with the Zoning Code. Additional information provided on revised plans may also create further compliance questions.

Reviewed by: Peter McLaughlin Date: April 22, 2015 Phone: (520) 837-4898  
Applicant: Tucson Electric Power Co  
Address: 9411 E. Speedway  
T: 14S R: 15E S: 3 Existing Zoning: C-1 Proposed Zoning: \_\_\_\_\_  
Existing Use: vacant Proposed Use: 138kV utility substation  
Annexation Date: 5/10/72 Ordinance No.: 3839 Parcel No: 133-04-0356  
Rezoning History: C9-86-45 Effectuated 7/10/96

<input checked="" type="checkbox"/> Development Plan Required	<input checked="" type="checkbox"/> Special Exception Land Use	<input type="checkbox"/> FLD
<input type="checkbox"/> Tentative Plan Required	<input type="checkbox"/> Planned Area Development	<input type="checkbox"/> Plan Amendment
<input type="checkbox"/> Final Plat Required	<input type="checkbox"/> Commercial	
<input type="checkbox"/> New Project / Change of Use; Full LUC	<input type="checkbox"/> Recommend CDRC Pre Submittal Meeting	

SITE AREA / LOT SIZE TOTAL: \_\_\_\_\_ Sq. Ft.; 5.43 Acres  
 Proposed Principal Use: utility substation;  D.D. "\_\_\_\_\_"  
 Subject to Section: 4.9.11.A.1, .5 & .9 and 4.9.13.0  
 Min Lot / Site Size: \_\_\_\_\_;  F.A.R. Max: N/A;  Building Height Max: 30'  
 Lot Coverage Max: N/A;  Site Coverage allowed for Subdivision: N/A;  Density: N/A  
PERIMETER YARD BUILDING SETBACKS: (ST= Street) (HGT= Height of Structures) Perimeter Yard Indicator: \_\_\_\_\_  
Existing Adjacent Zones: N: R-1; W: R-1; S: MS&R; E: MS&R  
Required Setbacks per Adjacent Zones: N: 1 1/2 x Hgt; W: 1 1/2 x Hgt; S: Hgt; E: Hgt

Proposed Principal/Secondary Use: \_\_\_\_\_;  D.D. "\_\_\_\_\_"  
 Subject to Section: \_\_\_\_\_  
 Min Lot / Site Size: \_\_\_\_\_;  F.A.R. Max: \_\_\_\_\_;  Building Height Max: \_\_\_\_\_  
 Lot Coverage Max: \_\_\_\_\_;  Site Coverage allowed for Subdivision: \_\_\_\_\_;  Density: \_\_\_\_\_  
PERIMETER YARD BUILDING SETBACKS: (ST= Street) (HGT= Height of Structures) Perimeter Yard Indicator: \_\_\_\_\_  
Existing Adjacent Zones: N: \_\_\_\_\_; W: \_\_\_\_\_; S: \_\_\_\_\_; E: \_\_\_\_\_  
Required Setbacks per Adjacent Zones: N: \_\_\_\_\_; W: \_\_\_\_\_; S: \_\_\_\_\_; E: \_\_\_\_\_

APPLICABLE OVERLAY ZONES: <input type="checkbox"/> ERZ <input type="checkbox"/> HDZ <input type="checkbox"/> HPZ <input type="checkbox"/> SCZ <input type="checkbox"/> DRZ <input type="checkbox"/> GCZ <input type="checkbox"/> PAD-1
<input type="checkbox"/> PAD-2 <input type="checkbox"/> PAD-3 <input type="checkbox"/> PAD-4 <input type="checkbox"/> PAD-5 <input type="checkbox"/> AEZ <input type="checkbox"/> AHD <input type="checkbox"/> CUZ-1 <input type="checkbox"/> CUZ-2 <input type="checkbox"/> CUZ-3
<input type="checkbox"/> APZ-1 <input type="checkbox"/> APZ-2 <input type="checkbox"/> APZ-3 <input type="checkbox"/> APZ-4 <input type="checkbox"/> NCD-65 <input type="checkbox"/> NCD-70 <input type="checkbox"/> ADC DM <input type="checkbox"/> FLD <input type="checkbox"/> WASH
Comments: <u>MS&amp;R</u>

T15 PRE 0029

Planning and Development Services Zoning Review  
REZONING PRESUBMITTAL

( ) MAJOR STREETS AND ROUTES (MS&R) Plan:

Street Name: Speedway Blvd Future R/W Width: 120'

Street Name: Harrison Road Future R/W Width: 120'

( ) DEVELOPMENT AREA BUILDING SETBACKS FROM MAJOR STREETS or for streets within SUBDIVISION for all proposed structures per UDC 6.4.5.C.2

The greater of 21 Feet or the Height of the Structure from the back of: ( ) Existing Curb ( ) Future Curb

( ) Back of Sidewalk ( ) Outside edge travel or int. streets 140 – 1000 ADT New Sub.

( ) STREET PERIMETER BUILDING SETBACKS IN DEVELOPED AREAS for all proposed structures per UDC 6.4.5.C.1

The greater of 20 feet or one and half times the height of the structure from:

( ) Front Street Yard Property Line = \_\_\_\_\_ Ft; ( ) 10 Feet from side street property line.

ACCESS PROVISIONS, UDC 7.8, and Technical Standard 7

( ) Street access for vehicle traffic; ( ) Adjacent Street access for pedestrian traffic; ( ) On-Site pedestrian circulation system

( ) MOTOR VEHICLE/BICYCLE PARKING CALCULATIONS REQUIRED ( 1 space per 500 sqft GFA, with minimum of 2 spaces.

( ) Based on \_\_\_\_\_ Sq. Ft. / \_\_\_\_\_ per UDC \_\_\_\_\_ = \_\_\_\_\_ Spaces required; \_\_\_\_\_ Spaces Proposed;

( ) Use Classification(s): \_\_\_\_\_

( ) Bicycle Spaces required based on \_\_\_\_\_% of \_\_\_\_\_ Parking Spaces = \_\_\_\_\_ Spaces required; \_\_\_\_\_ Spaces Proposed;

\_\_\_\_\_ % Class I = \_\_\_\_\_ Spaces; & \_\_\_\_\_ % Class II = 0 Spaces

( ) Min 2 Spaces Required per UDC; ( ) All Class 2 if 50 or less motor vehicle parking spaces are provided per UDC

( ) Parking on both sides of the street; ( ); one space per unit in a common area evenly distributed throughout the subdivision

( ) OFF-STREET LOADING SPACES REQUIRED: (1,500 Sq. Ft. or greater in GFA, and if applicable outside use area)

( ) Based on GFA of \_\_\_\_\_ Sq. Ft. = \_\_\_\_\_ striped space(s) at \_\_\_\_\_ feet x \_\_\_\_\_ feet, per UDC table 7.5.5-A

( ) LANDSCAPE PLAN REQUIRED: UDC 7.6 & Technical Standard 5.

( ) Expansion Only ( ) Entire Site

( ) Trees for parking lots, 1 tree per 4 spaces required. (Each space located within 40' of a canopy tree)

( ) Street landscape border(s) \_\_\_\_\_

( ) Interior landscape border(s) \_\_\_\_\_

( ) Screening \_\_\_\_\_; ( ) Native Plant Preservation Plan \_\_\_\_\_

( ) Trails or Protected Riparian Areas; \_\_\_\_\_; Comments: \_\_\_\_\_

Contact the Landscape Section @ 837-4947 for specific information.

4.9.11.A.1 (Setback 20' from residential zones)

4.9.11.A.5 (No service or storage yards)

4.9.11.A.9 (within enclosed bldg or enclosed by wall no less than 6 feet high and no more than 10' high)

Review Rezoning Conditions for C9-86-45 to verify compliance with conditions and PDP.

DATE: April 20, 2015  
SUBJECT: TEP- Engineering Review  
LOCATION: 9411 E Speedway Blvd; T14S, R15E, SECTION 03  
REVIEWERS: Jason Green, CFM  
CASE #: T15PRE0029

SUBJECT: Engineering Division of Planning & Development Services Department has received and reviewed the proposed Special Exception presubmittal for the wireless communication facility.

The following information is specific to the subject parcel:

1. Total parcel area is 5.43 acres.
2. The parcel is located on the north side of Speedway Blvd to the west of Harrison Rd. The Parcel number is 133-04-035G.
3. The parcel is not impacted by a FEMA Special Flood Hazard Area (Panel 2306M); however it does fall within a City Of Tucson Local Flood Hazard of the Jasmine Wash.
4. The parcel is located adjacent to Jasmine Wash Watershed, which is a non-designated basin watershed.
5. If the disturbance of the parcel is greater than one acre a SWPPP will be required.
6. A drainage report is required with the development package submittal. The report must meet the requirements of Technical Standards Manual Sections 4-03 and 4-04. Verify if on-line detention/retention is allowed per the minimum requirements of the detention/retention manual. All flows of 100 cfs or more is required to delineate the floodplain limits and show possible encroachment due to the disturbance. An Environmental Resource Report (ERR) maybe required for any disturbance of regulated floodplain areas.
7. The required minimum 25-foot radii at all new driveway entrances per TSM Sec.10-01.3.2.C and Figure 6 are required. All unused portions of existing curb cuts will be required to be closed off per PC/COT Standard Detail for Public Improvement.

The following conditions might be requested:

1. Refer to the Administration Manual Section 2-06 for all development plan package submittal requirements. Also refer to UDC, Administration Manual (AM) Technical Standard Manual (TSM) for all requirements associated with this project.
2. Refer to UDC, Administration Manual (AM), and the Technical Standard Manual (TSM) for all requirements associated with this project.
3. Additional conditions might be required by TDOT and PDSO Engineering and Floodplain Review when the preliminary development plan is submitted.

Future comments maybe forth coming upon review of the development plan package. No special conditions are offered.

Jason Green, CFM  
Senior Engineer Associate  
Engineering Division  
Planning & Development Services Department



**PLANNING & DEVELOPMENT SERVICES**  
 201 N. Stone Avenue, 1st Floor Tucson, AZ 85701  
 Phone: 791-5550 Fax: 791-4340

**RECEIPT**

ACTIVITY #: T15PRE0029

FEES RECEIPT #: R1504733

Title:  
 Date: 04/14/2015

Online Trans #:  
 Time: 09:28 AM

Address:  
 9411 E SPEEDWAY BL TUC

Legal:  
 PTN SE4 SE4 SE4 LYG N & ADJ RD 5.88 AC SEC 3-14-15

Square Footage: 0  
 Composition Type: PREAPPLY  
 Activity Description:

Valuation: \$0.00  
 Construction Type:

Applicant: TUCSON ELECTRIC POWER CO.  
 88 E. BROADWAY BLVD.  
 TUCSON, AZ 85701

\*\*\*\*\*

PAID BY:

Type	Method	Description	Amount
Payment	Check	11600491	100.00

Notation:

FEES PAID:

ACCOUNT CODE	DESCRIPTION	CURRENT PMTS
001-174-8602-40	PLAN - REZONING	100.00

Issued by: EMORRIS1

TOTAL: 100.00

APA BALANCE:

Adopted by the  
Mayor and Council on:

JUN 20 1994

ORDINANCE NO. 8312

RELATING TO ZONING: AMENDING ZONING DISTRICT BOUNDARIES.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA AS  
FOLLOWS:

SECTION 1. The zoning district boundaries in the vicinity of the northwest corner of Speedway Boulevard and Harrison Road, are hereby amended from UR and SR to B-1 as shown on the attached map marked Ordinance No. 8312 upon issuance of a building permit for the construction of improvements in substantial compliance with the requirements set forth by the Mayor and Council on November 24, 1986, and March 28, 1994, if such issuance takes place on or after the effective date of this ordinance and before November 24, 1996.

SECTION 2. This ordinance becomes effective thirty (30) days after the date of adoption.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Tucson, Arizona, JUN 20 1994.

  
MAYOR

ATTEST:

  
CITY CLERK

APPROVED AS TO FORM:

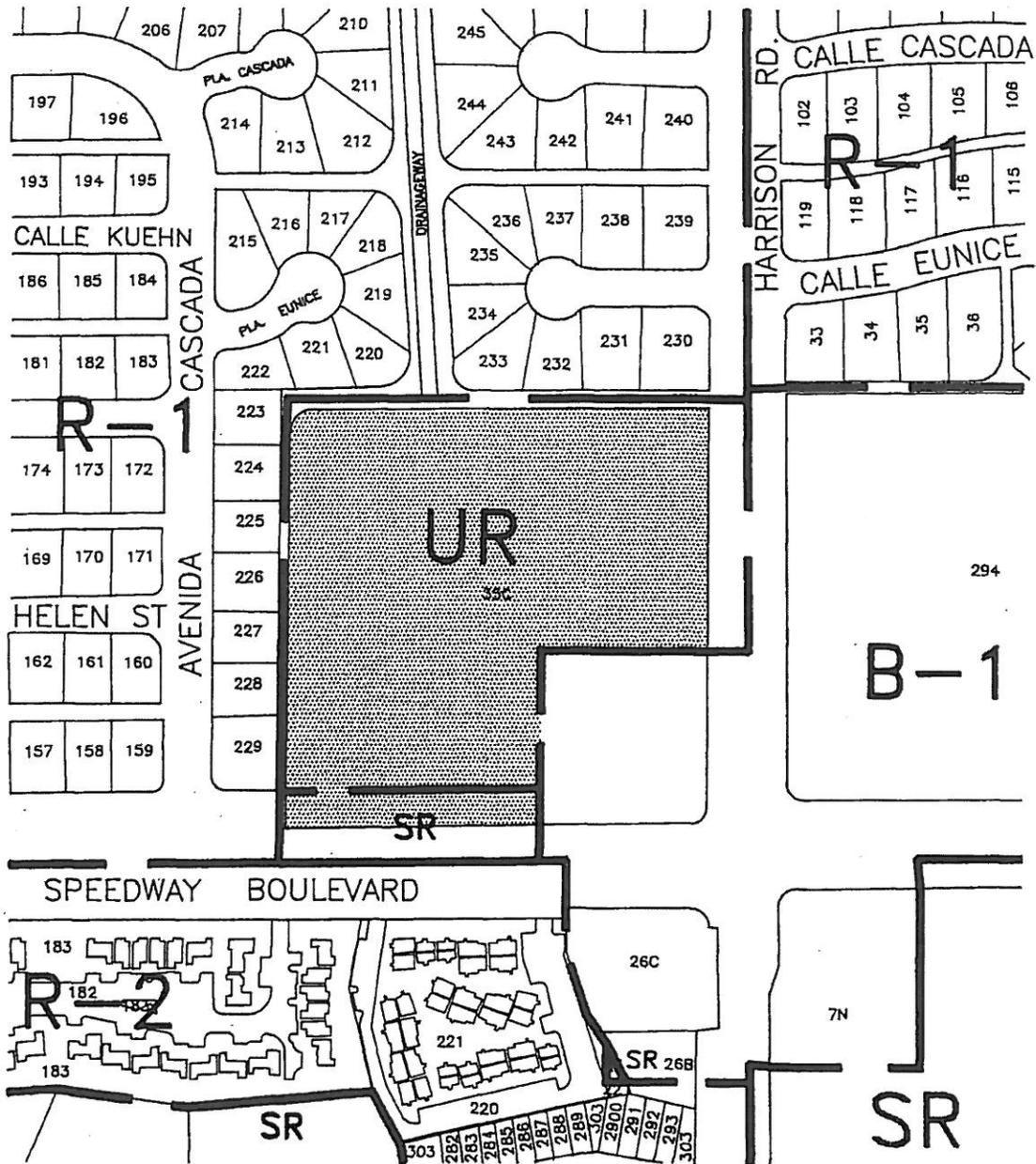
  
CITY ATTORNEY

REVIEWED BY:

  
CITY MANAGER

(C9-86-45 Mafi-Incorporated - Speedway Boulevard)

FMK



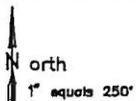
## ORDINANCE MAP

AREA OF REZONING REQUEST Which is Zoned UR, SR Will be Re-zoned to B-1  
 Upon Issuance of a Building Permit Before NOV. 24, 1996

Time Extension \_\_\_\_\_ By Ordinance \_\_\_\_\_

Time Extension \_\_\_\_\_ By Ordinance \_\_\_\_\_

Conditions Met \_\_\_\_\_ Building Permit Number \_\_\_\_\_



Legal Description A Portion of the SE 1/4 of the  
SE 1/4 of the SE 1/4 of Sec. 3, T.14S., R.15E.

*William D. [Signature]*  
 \_\_\_\_\_  
 Planning Director

**BASE MAP**  
 Sec. 3  
 T. 14 R. 15



Drawn by: \_\_\_\_\_  
 Initials KC  
 Date 6/3/94

Ordinance Number 8312  
 Rezoning Case Number C9-86-45  
 Amendment Number \_\_\_\_\_  
 Adoption Date JUN 20 1994

**GENERAL NOTES:**

- EXISTING ZONING IS: UR (7.47 AC), B-1(11.4 AC)  
PROPOSED ZONING: B-1
- GROSS AREA: 8.61 AC
- PROPOSED USE: SHOPPING CENTER (72,425 S.F.)
- SETBACKS: FRONT 20'  
SIDE 60' (BY ZONING COND.) 0' (STREETSIDE)  
REAR 60' BY REZONING COND.
- BUILDING HEIGHTS: ALLOWED -- 28' (BY ZONING CONDITION)  
THIS USE -- 28'
- THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS PLAN OR PLAN.
- ANY STRUCTURES OR VEGETATION WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL CONFORM TO STREET DEVELOPMENT STANDARD 3-010.
- EACH HANDICAP PARKING SPACE WILL HAVE:
  - PERMANENTLY POSTED METAL SIGN CONFORMING TO TUCSON CODE SECTION 20-222.
  - THE INTERNATIONAL HANDICAP SYMBOL PAINTED IN THE SPACE, AND
  - GRADE IN DISABLED PARKING SPACE AND ADJACENT DISABLED ACCESS AISLE SHALL NOT EXCEED 2%. NO RAMPS WITHIN THESE SPACES.
- ANY RELOCATION, MODIFICATION, ETC. OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- ON-SITE SANITARY SEWERS, EXCEPT PUBLIC SEWERS WITHIN PUBLIC SEWER EASEMENTS OR RIGHT-OF-WAY, WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITTAL OF PLUMBING OR BUILDING PLANS.
 

12. PARKING REQUIRED:	PHASE I	PHASE II
AUTO:	1,200 SF (15,525 SF)	284.5 SPACES (56,900)
H/C:	1/50	5.7 SPACES
BICYCLE: B2	6.1	22.8
50% CLASS I		
PARKING PROVIDED:		
AUTO:	88 SPACES	333 SPACES
H/C:	2 SPACES	7 SPACES
BICYCLE: (ACTUAL-35)	4 CLASS I	14 CLASS I
	4 CLASS II	14 CLASS II
- LOADING SPACES REQUIRED: PHASE I: 1, PHASE II: 3  
LOADING SPACES PROVIDED: 1, 5
- ALL PUBLIC ROADS AND DRAINAGE IMPROVEMENTS ADJACENT TO THIS SUBDIVISION WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. CONSTRUCTION PLANS WILL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
- ADDITIONAL FIRE HYDRANTS SHALL BE PROVIDED BY THE DEVELOPER AS REQUIRED BY THE FIRE CODE IN ACCORDANCE WITH C.O.T. STANDARDS.
- PROPOSED FIXTURE UNITS: PHASE I: 25, PHASE II: (ISOIEST.)
- THE REZONING WILL NOT BE EFFECTUATED UNTIL DEDICATION OF RIGHT-OF-WAY AS INDICATED ON THE DEVELOPMENT PLAN.
- OFF-SITE PUBLIC SANITARY SEWERS WILL BE DESIGNED AND CONSTRUCTED TO PIMA COUNTY WASTEWATER DEPARTMENT STANDARDS.
- ANY WASTEWATER DISCHARGED INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF THE INDUSTRIAL WASTE ORDINANCE (PIMA COUNTY ORDINANCE NO. 199-140, AS AMENDED).
- A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.

**ZONING CONDITIONS:**

- AN APPROVED DEVELOPMENT PLAN SUBMITTED IN ACCORDANCE WITH SECTION 23-409 OF THE TUCSON CODE, INCLUDING BUT NOT LIMITED TO:
  - A DRAINAGE REPORT;
  - CONCEPT GRADING PLAN;
  - A MINIMUM SIXTY FOOT BUILDING SETBACK ALONG THE NORTH AND WEST PROPERTY LINE;

d. A DECORATIVE MASONRY WALL AND DROUGHT-TOLERANT LANDSCAPING INCLUDING TREES THAT WILL GROW TO A HEIGHT OF TWENTY FEET AT MATURITY ALONG THE NORTH AND WEST PROPERTY LINES OF PHASE II.

THE PERIMETER SCREENWALL ALONG THE NORTH AND WEST BOUNDARIES OF PHASE II SHALL BE A MINIMUM HEIGHT OF 8 FEET. THIS PERIMETER SCREENWALL WILL NOT BE CONSTRUCTED WITH PHASE I OF THE PROJECT (I.E., THE FREE-STANDING PAD SITE AT THE IMMEDIATE NORTHWEST CORNER OF THE SPEEDWAY/HARRISON INTERSECTION), BUT SHALL BE CONSTRUCTED IN CONJUNCTION WITH PHASE II (I.E., THE BALANCE OF THE SHOPPING CENTER - SEE ATTACHED PHASING PLAN).

THE TREES PLACED AT THE NORTH AND WEST PERIMETER WALL (PHASE II) SHALL BE 15-20 GALLON OR 24-INCH BOX SIZE SO AS TO MITIGATE NOISE.

- A MINIMUM TEN FOOT WIDE LANDSCAPE STRIP WITH TREES THAT WILL GROW TO A HEIGHT OF TWENTY FEET AT MATURITY ALONG THE SOUTH AND EAST PROPERTY LINES.
- LANDSCAPING WITHIN THE PARKING AREAS AS SHOWN ON THE SUBMITTED CONCEPT PLAN.
- LIGHTING SHIELDED AND DIRECTED AWAY FROM ADJACENT RESIDENTIAL DEVELOPMENT.
- NO VEHICULAR ALLEY ACCESS.
- ALL PEDESTRIAN WALKWAYS AS SHOWN ON THE CONCEPT PLAN TO BE MINIMUM OF SIX FEET WIDE AND CONSTRUCTED OF COLORED CONCRETE.
- ONE STORY (TWENTY-EIGHT FEET) HEIGHT LIMITATION.

2) DETENTION/RETENTION AND A SEPARATE ON-SITE SET ASIDE AREA REQUIRED AS DETERMINED BY THE DRAINAGE REPORT.

3) RECORD A ONE-FOOT NO VEHICULAR ACCESS EASEMENT ALONG THE ALLEYS.

4) DEDICATION FOR SPEEDWAY BOULEVARD AND FOR HARRISON ROAD, INCLUDING INTERSECTION WIDENING FOR BOTH STREETS, PER THE MAJOR STREETS AND ROUTES PLAN, TOGETHER WITH A TWENTY-FOOT RADIUS SPANDREL AT THE STREET INTERSECTION.

5) DEDICATION OF DRAINAGE RIGHTS-OF-WAY ACCEPTABLE TO CITY ENGINEERING.

6) OWNER/DEVELOPER, AT OWN EXPENSE, SHALL PROVIDE STREET IMPROVEMENTS AS FOLLOWS:
 

- INSTALL UP TO TWELVE FEET OF PAVEMENT IN HARRISON ROAD, TO TOTAL THIRTY-SIX FEET IN WIDTH, FOR TURN LANE PROPOSED ALONG THE EXTENT OF THE TRACT, TOGETHER WITH APPROPRIATE TRANSITION TO THE NORTH.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR WIDENING SPEEDWAY BOULEVARD TO 46 FEET FOR THE ENTIRE FRONTAGE OF THIS PROPERTY WITH APPROPRIATE TRANSITIONS TO THE WEST.

7) OWNER/DEVELOPER SHALL AGREE TO PARTICIPATE IN A PAVING IMPROVEMENT DISTRICT FOR SPEEDWAY BOULEVARD FROM CAMINO SECO TO HARRISON ROAD, AND AGREE TO ACCEPT AN ASSESSMENT FOR TWENTY-FOUR FEET OF PAVEMENT, LIGHTING, AND THE NORTH CURB AND SIDEWALK ALONG THE EXTENT OF THE TRACT.

8) ADDITIONAL FIRE HYDRANTS WILL BE NECESSARY TO COMPLY WITH SECTION 10.30(C) OF THE TUCSON FIRE CODE.

9) ANY RELOCATION, MODIFICATION, ETC. OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

10) THE OWNER/DEVELOPER MAY PROCEED IN THE REZONING PROCESS BY FINALIZING THE CONDITIONS FOR THIS CASE, WITH A DEVELOPMENT PLAN APPROVAL BY THE COMMUNITY DESIGN REVIEW COMMITTEE (CDRC), ADOPTION OF AN ORDINANCE, BUILDING PERMITS MUST BE OBTAINED BY NOVEMBER 24, 1996.

ADDITIONAL CONDITIONS:  
PER MARCH 26, 1994 AMENDED CONCEPT PLAN

- LOADING ZONES AND DUMPSTERS FOR PHASE II SHALL BE LOCATED AWAY FROM THE PERIMETER WALLS AND PLACED IMMEDIATELY ADJACENT TO THE BUILDINGS AND AWAY FROM ADJACENT RESIDENTIAL DEVELOPMENT.
- LOADING ZONES FOR PHASE II SHALL BE ON THE DEVELOPMENT SIDE OF PERIMETER WALLS AND AWAY FROM ADJACENT RESIDENTIAL DEVELOPMENT.

**DEVELOPMENT PLAN FOR HARRISON PLAZA**

**NEIGHBORHOOD SHOPPING CENTER AT HARRISON AND SPEEDWAY**

- NO CURB CUT OR DRIVEWAY ENTRANCE INTO THE PROPOSED DEVELOPMENT SHALL BE LOCATED LESS THAN 250 FEET FROM THE CENTERLINE INTERSECTION OF SPEEDWAY BOULEVARD AND HARRISON ROAD.
- THE WESTERMOST CURB CUT ON SPEEDWAY AND NORTHERNMOST CURB CUT ON HARRISON (SAID CURB CUTS LOCATED IN THE PHASE II PORTION OF THE PROJECT) SHALL BE NARROWED TO THE CITY MINIMUM FOR TWO-WAY TRAFFIC (24 FEET) TO RESEMBLE A SERVICE DRIVE.
- IF THERE ARE PROPOSED CHANGES TO THE APPROVED CONCEPT PLAN WHICH ARE DETERMINED TO BE SUBSTANTIAL AND SIGNIFICANT BY THE PLANNING DIRECTOR, THE REQUEST SHALL BE DIRECTED BACK TO THE MAYOR AND COUNCIL FOR A PUBLIC HEARING ON THE PROPOSED CONCEPT PLAN CHANGES.

- THE PROPERTY SHALL BE USED FOR LAWFUL PURPOSES IN CONFORMANCE WITH ALL RESTRICTIONS IMPOSED BY ALL APPLICABLE GOVERNMENT LAWS, ORDINANCES, CODES AND REGULATIONS, AND NO USE OR OPERATION SHALL BE MADE, CONDUCTED OR PERMITTED ON OR WITH RESPECT TO ANY PORTION OF THE PROPERTY WHICH IS ILLEGAL. IN ADDITION, NO PORTION OF THE PROPERTY SHALL BE USED FOR A DISCOTHEQUE OR DANCE HALL, AMUSEMENT ARCADE, ADULT BOOK STORE, ADULT THEATER, ADULT AMUSEMENT FACILITY OR SIMILAR SHOP SELLING OR DISPLAYING SEXUALLY EXPLICIT OR PORNOGRAPHIC MATERIALS, PAWN SHOP, FLEA MARKET, SECOND HAND STORE, ARMY-NAVY OR GOVERNMENT SURPLUS STORE, MASSAGE PARLOR, JUNK YARD, AUTOMOBILE, TRUCK, OR TRAILER REPAIR, VETERINARY HOSPITAL, MORTUARY OR FUNERAL PARLOR, SLEEPING QUARTERS OR LODGING.
- THE DEVELOPMENT OF THE PHASE I PORTION OF THE PROJECT SHALL BE COMPLETED IN A SELF-SUFFICIENT FASHION, MEANING THAT PHASE I WILL CONTAIN ITS OWN DRAINAGE AND DETENTION FACILITIES SO THAT ON A STAND-ALONG BASIS PHASE I WILL MEET ALL APPLICABLE CITY REGULATIONS.

8) OWNER/DEVELOPER SHALL PROVIDE ADEQUATE DETENTION BASIN FACILITIES ON-SITE SUFFICIENT TO, AT A MINIMUM, INSURE THAT THERE IS NO INCREASE IN RUN-OFF EXITING THE DEVELOPED SITE; TO THE EXTENT POSSIBLE, THE DEVELOPER WILL ATTEMPT TO BRING ABOUT A REDUCTION IN THIS EXISTING RUN-OFF AS COMPARED TO THE EXISTING (UNDEVELOPED) CONDITION.

9) ANY RUN-OFF DISCHARGED FROM THE DEVELOPED SITE INTO THE EXISTING CHANNEL NORTH OF THE SITE SHALL BE DONE SO ONLY AT A VELOCITY WHICH IS EQUAL TO, OR LESS THAN, THE VELOCITY OF THE EXISTING FLOW. THE OWNER/DEVELOPER SHALL INSTALL ENERGY DISSIPATORS AND/OR OTHER OUTLET WORKS AS MAY BE NECESSARY TO CONTROL THE EXISTING FLOW'S VELOCITY IN BOTH PHASE I AND PHASE II. THE OWNER/DEVELOPER IS REQUIRED TO OBTAIN REVIEW AND APPROVAL BY THE CITY'S FLOODPLAIN SECTION PRIOR TO THE USE OF ANY SUCH DEVICES. SECURITY MEASURES, PER CITY OF TUCSON STANDARDS, ARE TO BE INSTALLED TO PREVENT PUBLIC ACCESS INTO ANY SUCH DRAINAGE DEVICES.

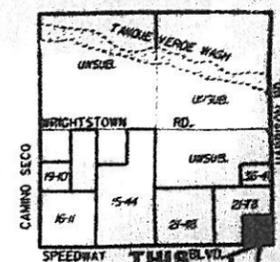
10) NO DELIVERIES TO THOSE ESTABLISHMENTS WITHIN PHASE II OF THE PROJECT (I.E., THOSE BUSINESSES SERVED BY THE REAR SERVICE DRIVE ALONG THE NORTH AND WEST BOUNDARIES) SHALL BE ALLOWED FROM 6:00 P.M. TO 7:00 A.M. NO SUCH LIMITATION WILL APPLY TO THE PHASE I PORTION OF THE PROJECT.

11) ALL ROOF-TOP MECHANICAL EQUIPMENT SUCH AS AIR CONDITIONERS, HEATING ELEMENTS, ETC. SHALL BE SCREENED FROM VIEW OF ADJACENT RESIDENTIAL NEIGHBORHOODS THROUGH THE USE OF PARAPETS OR SIMILAR ARCHITECTURAL FEATURES.

12) THE PROJECT SHALL STRICTLY ADHERE TO ALL APPLICABLE STATE OF ARIZONA REGULATIONS REGARDING THE HANDLING AND TRANSPLANTATION OF ENDANGERED AND SPECIAL-STATUS PLANT SPECIES. THE DEVELOPER SHALL ENGAGE THE STATE DEPARTMENT OF AGRICULTURE TO CONDUCT A FIELD SURVEY/INVENTORY OF THE PROPERTY AND RECEIVE ALL REQUISITE CLEARANCES AND APPROVALS FROM SAME PRIOR TO THE COMMENCEMENT OF ANY GRADING OR GROUND MODIFICATION ACTIVITIES.

13) THERE SHALL BE NO FAST-FOOD RESTAURANTS ALLOWED WITHIN THE SHOPPING CENTER. THE FREE-STANDING PAD SITES WILL BE ALLOWED TO CONTAIN SIT-DOWN RESTAURANTS AS WELL AS THOSE BUSINESSES SUCH AS DRY CLEANERS, PHOTO SERVICE, SHOPS, ETC. (OTHER THAN FAST-FOOD RESTAURANTS) WHICH INCORPORATE A DRIVE THRU FEATURE.

14) AN INTERIM SIX-FOOT CHAIN-LINK FENCE WILL BE PROVIDED AROUND THE PHASE I PORTION OF THE PROJECT TO PROHIBIT VEHICULAR ACCESS ONTO THE UNDEVELOPED PHASE II PORTION OF THE PROPERTY. THIS FENCE WILL BE PHYSICALLY LOCATED ON PHASE I PROPERTY WHICH IS IMMEDIATELY ADJACENT TO PHASE II AND WILL BE PROVIDED BY THE OWNER/DEVELOPER OF PHASE II. THE FENCE SHALL BE REMOVED WITH THE DEVELOPMENT OF PHASE II.



SCALE: 3" = 1 MILE

- THE DRIVEWAY ENTRANCES ON SPEEDWAY BOULEVARD AND HARRISON ROAD INTO THE PHASE I SITE SHALL UTILIZE 50-FOOT RADIUS CURB RETURNS TO CONNECT TO THE EXISTING STREETS.
- THE HOURS OF OPERATION FOR ALL BUSINESSES WITH PHASE II SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO MIDNIGHT. NO SUCH LIMITATION WILL APPLY TO THE PHASE I PORTION OF THE PROJECT.

**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 15 EAST, GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA, BEING A PORTION OF THAT PARCEL SHOWN AS "EXCLUDED" ON THE PLAT OF "MODEN HILLS EAST" AS RECORDED IN BOOK 2107 MAPS & PLATS AT PAGE 78 RECORDER'S OFFICE, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3;

THENCE ON A PLAT BEARING OF NORTH 89°29'21" WEST UPON THE SOUTH LINE OF SAID SECTION 3, 660.39 FEET;

THENCE NORTH 00°18'13" EAST, 600 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SPEEDWAY BOULEVARD AS DESCRIBED IN DOCKET 8634 AT PAGE 970, SAID POINT BEING ON THE WEST LINE OF SAID "EXCLUDED" PARCEL, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 00°18'13" EAST UPON SAID WEST LINE, 557.31 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID POINT BEING THE P.O.B. OF THAT PARCEL DESCRIBED IN DKT. 4022, PG. 264;

THENCE NORTHERLY AND EASTERLY UPON SAID WEST LINE UPON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 90°10'20", AN ARC DISTANCE OF 69.25 FEET TO THE NORTH LINE OF SAID "EXCLUDED" PARCEL;

THENCE SOUTH 89°31'27" EAST UPON SAID NORTH LINE, 585.85 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARRISON ROAD, BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 3;

THENCE SOUTH 00°16'06" WEST PARALLEL WITH SAID EAST LINE, 252.96 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE AS DESCRIBED IN SAID DOCKET 8634 AT PAGE 970;

THENCE SOUTH 03°25'11" WEST UPON SAID RIGHT-OF-WAY LINE, 29.06 FEET TO AN ANGLE POINT, SAID POINT BEING ON THE WEST LINE OF THAT RIGHT-OF-WAY ACQUISITION DESCRIBED IN DOCKET 8633 AT PAGE 384;

THENCE SOUTH 05°19'39" WEST UPON SAID RIGHT-OF-WAY, 35.40 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHERLY AND WESTERLY UPON SAID RIGHT-OF-WAY LINE, UPON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°10'00" FOR AN ARC DISTANCE OF 37.17 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SPEEDWAY BOULEVARD AS DESCRIBED IN SAID DOCKET 8634 AT PAGE 970;

THENCE NORTH 89°29'21" WEST UPON SAID NORTH RIGHT-OF-WAY LINE, 586.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 86,422.695 SQUARE FEET OR 1.984 ACRES, MORE OR LESS.



PER ARIZONA REVISED STATUTES

City of Tucson

7/21/94

**OWNERS:**

PHASE II: HARRISON PLAZA PARTNERSHIP  
c/o LUGITALARICO, JR.  
2525 E. CAMELBACK, SUITE 961  
PHOENIX, AZ 85016  
(602) 912-8855

PHASE I: EVERGREEN DEVCO, INC.  
c/o GREGG ALPERT  
1300 E. MISSOURI, SUITE B-100  
PHOENIX, AZ 85014  
(602) 263-886

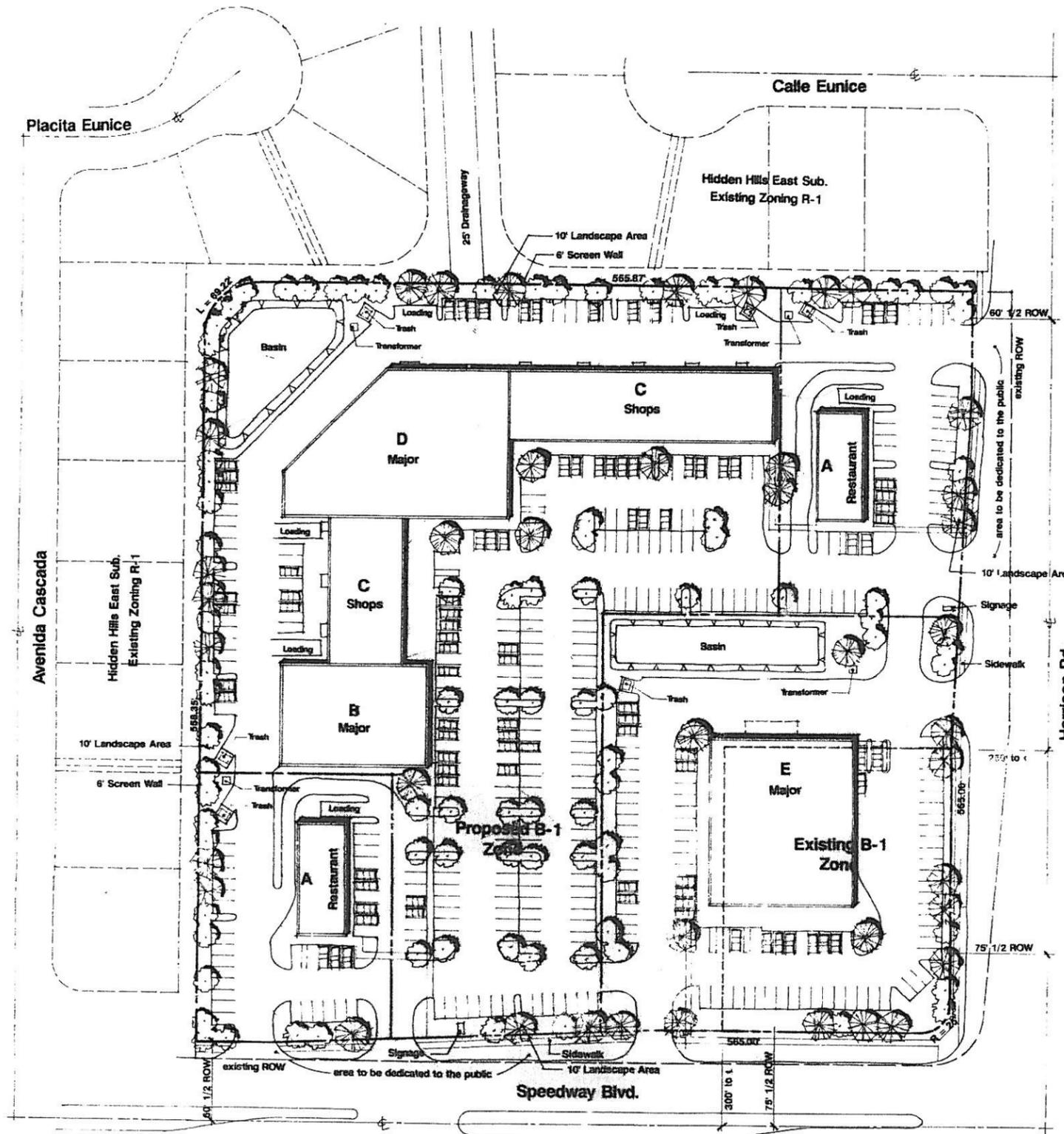
DEVELOPMENT PLAN APPROVED

SUBJECT TO CODP REQUIREMENTS

7/21/94

RICK ENGINEERING COMPANY 1001 East Green Road Suite 300 Tucson, AZ 85712-7100 (520) 795-0000	NO.	REVISION	PREPARED BY	DATE

# conceptual site plan revised



## SUMMARY

BUILDING	S.F.	PARKING REQ'D.
A Restaurants	7200	72
B Major	10,000	50
C Shops	19,200	96
D Major	18,500	93
E Major	15,525	78

Total: 70,425 S.F. 389 Spaces Required  
403 Spaces Provided

Existing B-1 Zone 0.9 ac.  
Proposed B-1 Zone (UR Existing) 7.1 ac.  
Site Area 8.0 ac.

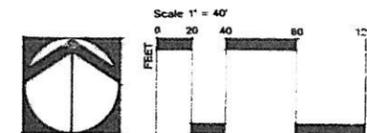
Existing B-1 Zone  
(Vacant)

Location Plan  
No Scale



## HARRISON PLAZA

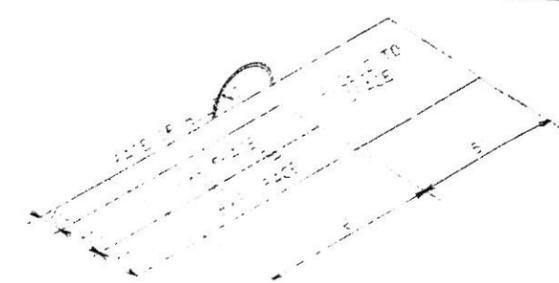
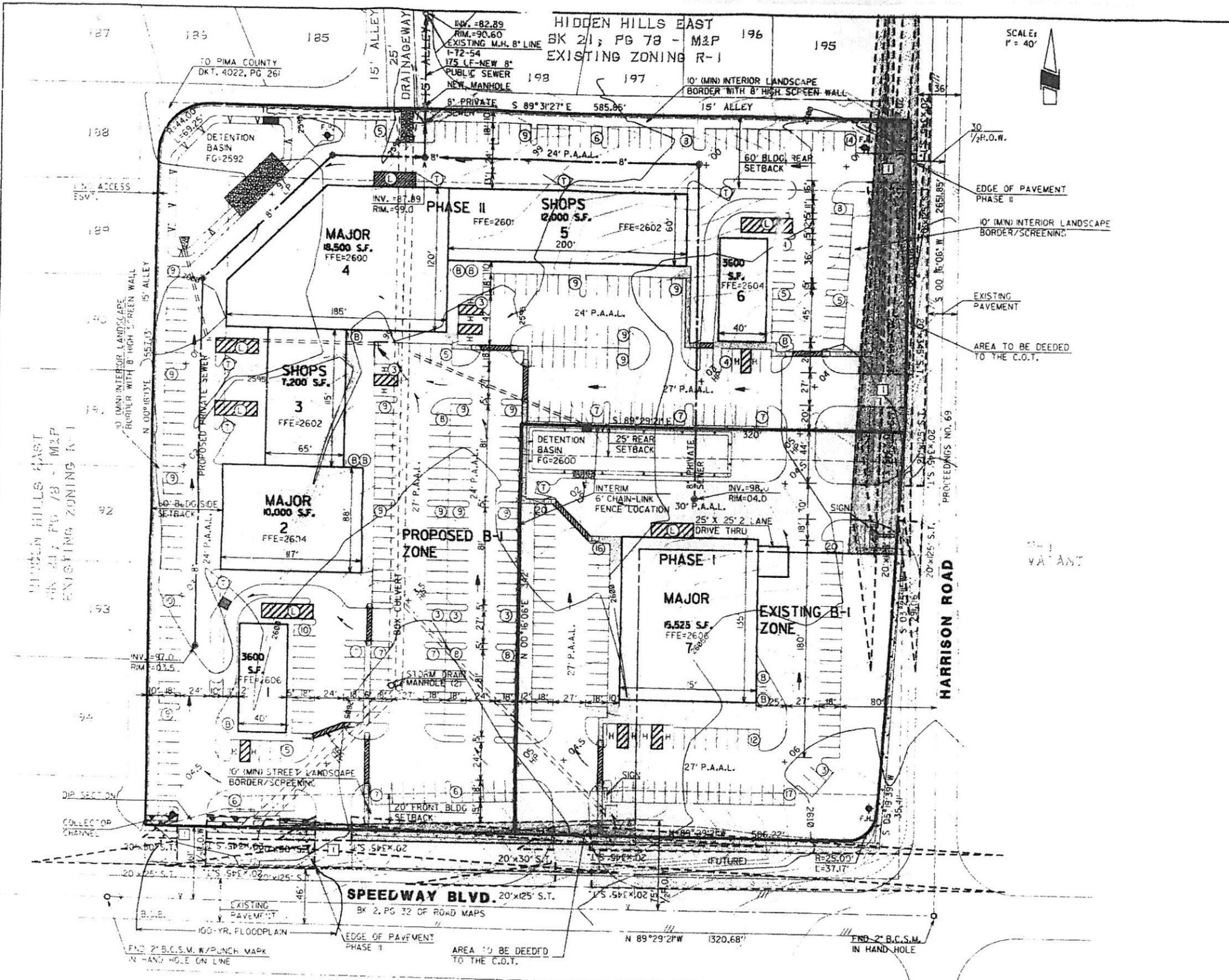
Neighborhood Shopping Center at Harrison and Speedway



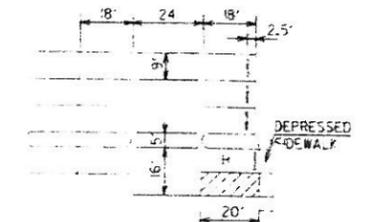
**RICK ENGINEERING COMPANY**  
North East Street  
Rochester, NY  
Telephone: 42-377-2700

REC JN 2255  
Date: 12/17/93

C 9-86-45



**BICYCLE PARKING CLASS II NTS**



**TYPICAL PARKING DETAIL NTS**



**LEGEND**

- END AS NOTED
- END OF REBAR L5 0046
- END OF REBAR L5 0047
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- ACCESSIBLE PARKING 3.00 TO 5.00
- ① ACCESSIBLE PARKING SPACES 9x8
- ② DRIVE LOADING SPACE
- ③ CLASS I BICYCLE SPACES AND CLASS II BICYCLE SPACES
- ④ 10' DIA. CUMBERBELL ENCLOSURE 6' DIA. TO DRIVE
- ▨ 6' WIDE COLLECTOR DRAIN RELAY ACCESS
- ZONING BOUNDARY
- ◆ FIRE HYDRANT
- PROPOSED DRIVE FOR PHASE I
- PROPOSED GRADE

*[Handwritten signature]*



**DEVELOPMENT PLAN FOR HARRISON PLAZA**

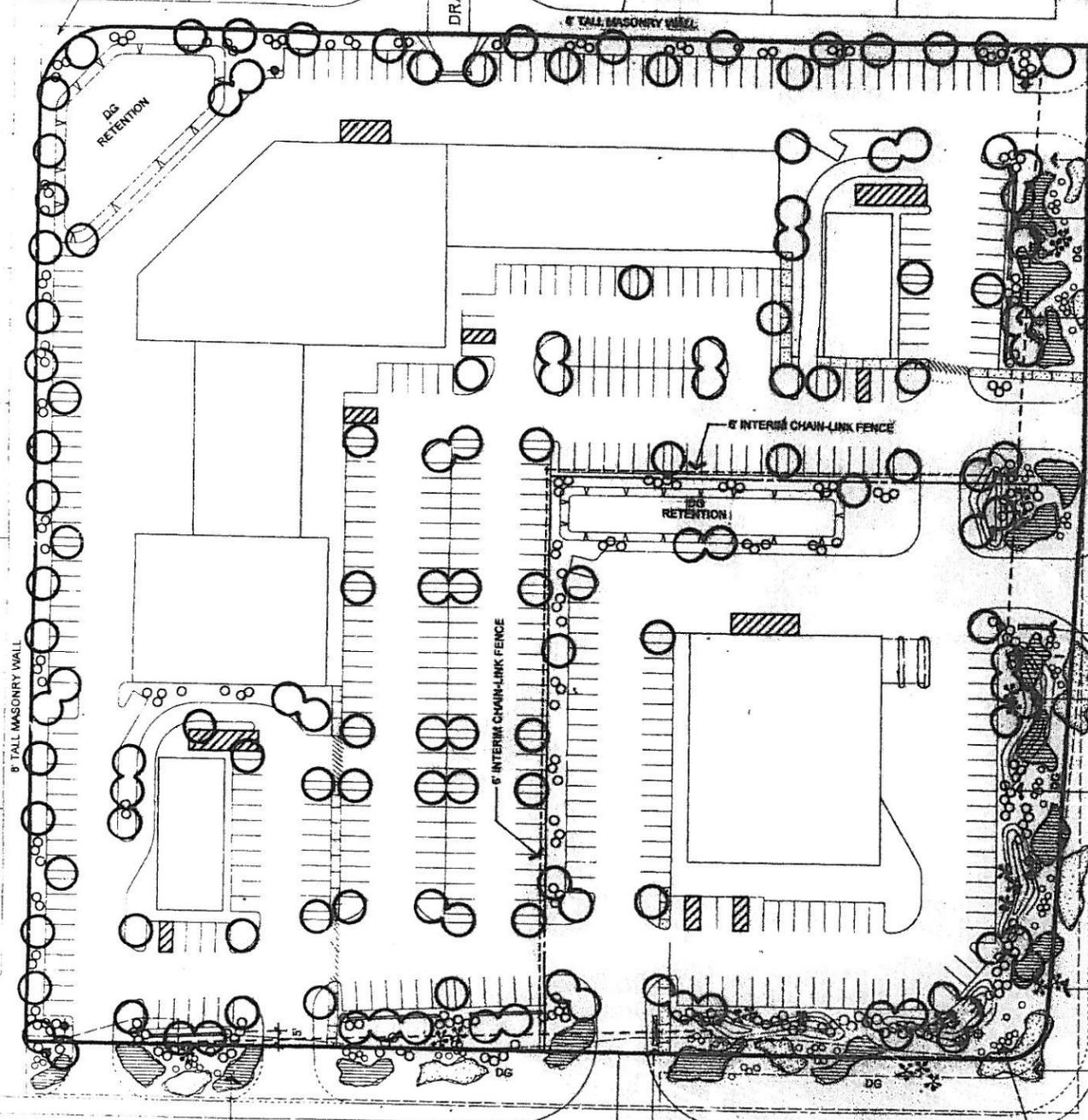
CD 9-56-484  
 9-75-4  
 2269 226901 5-1-84

<b>RICK ENGINEERING COMPANY</b> <small>100 S. GARDNER ST. SUITE 100        TULSA, OKLA. 74106</small>	NO.	REVISION	PREPARED BY	DATE

R-2 CONDOS      B-1 PARKING      B-1 VACANT

187 186 185 196 195  
 TO PIMA COUNTY DKT. 4027, PG 26  
 15' ALLEY DRAINAGEWAY 25' 15' ALLEY  
 HIDDEN HILLS EAST BK 21, PG 78 - M&P EXISTING ZONING R-1  
 198 197  
 6" TALL MASONRY WALL  
 SCALE: 1" = 40'

HIDDEN HILLS EAST BK 21, PG 78 - M&P EXISTING ZONING R-1



- DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS
- SCREENING  
30" TALL MASONRY WALL
- TREES 15 GALLON (SEE NOTES)  
PROSOPIS CHILENSIS  
CHILEAN MESQUITE  
CERCIDUM FLORIDUM  
BLUE PALM VERDE  
ACACIA SMALLII  
SWEET ACACIA
- MONUMENT SIGN
- SCREENING  
30" TALL BERM
- SCREENING SHRUB 5 GALLON  
NERIUM OLEANDER PETITTE PINK  
PETITTE OLEANDER  
LEUCOPHYLLUM FRUTESCENS  
GREEN CLOUD SAGE  
DODONEA VISCOSA  
HOP BUSH
- ACCENT SHRUB 5 GALLON  
CAESALPHIA MEXICANA  
YELLOW BIRD OF PARADISE
- GROUNDCOVER 1 GALLON  
CONVOLVULUS CNEORUM  
BUSH MORNING GLORY
- ACCENT 1 GALLON  
DASYLIRION WHEELERII  
DESERT SPOON  
HESPERALOE PARVIFLORA  
RED YUCCA



**LANDSCAPE NOTES:**  
 A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED TO PLANNING AND APPROVED PRIOR TO ANY GRADING PERMIT  
 DECOMPOSED GRANITE (DG) WILL BE PROVIDED WITHIN THE R.O.W.  
 FOR ALL PLANTINGS IN THE R.O.W. CITY ENGINEERING WILL BE CONTACTED FOR APPROVAL  
 ALL RETENTION AREAS WILL BE TOP-DRESSED WITH DECOMPOSED GRANITE AS DUST CONTROL  
 ALL ROOF-TOP MECHANICAL EQUIPMENT SUCH AS AIR CONDITIONERS HEATING ELEMENTS, ETC. SHALL BE SCREENED FROM VIEW OF ADJACENT RESIDENTIAL NEIGHBORHOODS THROUGH THE USE OF PARAPETS OR SIMILAR ARCHITECTURAL FEATURES  
 AN INTERIM 6" CHAIN-LINK FENCE WILL BE PROVIDED AROUND PHASE I TO PROHIBIT AUTO ACCESS TO THE UNDEVELOPED PHASE II  
 THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF TUCSON STANDARDS  
 THE GROUNDCOVERS AND SHRUBS WILL COVER MORE THAN 50% OF THE AREA AT A 2 YEARS GROWTH  
 ALL SHRUBS WILL BE A MINIMUM OF 5 GALLON  
 THE SCREEN WALLS WILL BE CONSTRUCTED OF CONCRETE MASONRY UNITS  
 ALL SHRUBS BEING USED FOR SCREENING PURPOSES WILL BE EVERGREEN AND MINIMUM 5 GALLON  
 TREES PLACED 33' O.C. OR EQUIV. GROUPINGS WILL BE PLACED AT ALL LANDSCAPE BORDERS  
 ALL NATIVE PLANT MATERIAL WITH A CALIPER OF 4" OR GREATER WILL BE SALVAGED AND RE-USED ON SITE AS REQUIRED BY STATE OF ARIZONA REGULATIONS  
 ALL LANDSCAPING AND SCREENING WILL COMPLY WITH THE SIGHT VISIBILITY REQUIREMENTS OF THE DEVELOPMENT STANDARDS 3-01.0  
 AN AUTOMATIC DRIP IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL PLANT MATERIAL  
 TREES PLACED AT THE NORTH AND WEST PERIMETER WALL (PHASE II) WILL BE 50% 15 GALLON, 50% 24" BOX AS TO MITIGATE NOISE  
 THERE WILL BE NO TURF ON THIS SITE

EAST SPEEDWAY  
BK 2, PG 32 OF ROAD MAPS

GROUNDCOVER 1 GALLON  
BACHARRIS CENTENNIAL  
CENTENNIAL BROOM

MONUMENT SIGN

HARRISON  
AND  
SPEEDWAY  
TUCSON, ARIZONA

TRICK ENGINEERING COMPANY

NO.	REVISION	PREPARED BY	DATE
1	PLANNING COMMENTS		10-1-2008

T.J. MOGENSEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
SUSAN DESIGN  
SCAPE PLANNING  
1000 N. GILBERT AVENUE  
TUCSON, ARIZONA 85710  
PH: 520-795-0000



**LEWIS  
AND  
ROCA**  
LAWYERS

Phoenix Office  
40 North Central Avenue  
Phoenix, Arizona 85004-4429  
Facsimile (602) 262-5747  
Telephone (602) 262-5311

Tucson Office  
One South Church Avenue Suite 700  
Tucson, Arizona 85704-1620  
Facsimile (602) 622-3088  
Telephone (602) 622-2090

A Partnership  
Including  
Professional  
Corporations  
ADA 811 204

Frank S. Bangs, Jr.  
(602) 622-2090

Our File Number  
31400-00801

December 5, 1994

Mr. Albert Elias  
Planning Department  
City of Tucson  
City Hall, 3rd Floor  
255 West Alameda  
Tucson, Arizona 85701

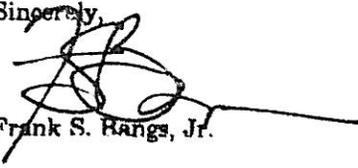
**Re: C9-86-45, Mafi, Inc. - Speedway; Letter of Understanding  
between Harrison Plaza Partnership and the Rosewood  
Estates III Homeowners Association**

Dear Albert:

You will recall that, in connection with the submittal of a development plan and adoption of a rezoning ordinance in the Mafi, Inc. - Speedway rezoning, the owner, Harrison Plaza Partnership, reached an agreement with the homeowners association for the Rosewood Estates III subdivision concerning maintenance to an improved drainageway located in the Rosewood Estates development. Although this agreement was not made one of the conditions of rezoning by Mayor and Council, we wish to provide a copy of this agreement to the City for its information and records.

Please call me if you have any questions.

Sincerely,

  
Frank S. Bangs, Jr.

FSB/clc

Enclosures

cc: Ms. Carol West  
Mr. James Menne  
Mr. Luigi Talarico



BEB02A41

Harrison Plaza Partnership  
2525 E. Camelback Rd., Suite 960  
Phoenix, Arizona 85016

November 10, 1994

Mr. James Menne, President  
Rosewood Estates III Homeowners Association  
9475 E. Calle Bolivar  
Tucson, Arizona 85715

Re: Letter of Understanding between Harrison Plaza Partnership and the  
Rosewood Estates III Homeowners Association on Maintenance to the  
Drainageway

Dear Mr. Menne:

This letter is intended to memorialize the understanding reached between Harrison Plaza Partnership ("HPP") and the Rosewood Estates III Homeowners Association (the "Association") regarding maintenance to be performed by HPP to an improved drainageway located in the Rosewood Estates development and owned by the Association (the "Drainageway").

#### BACKGROUND

HPP is the owner of approximately 7 acres of vacant land located at the northwest corner of Speedway Boulevard and Harrison Road in the City of Tucson (the "Property"). A portion of the Property located at the intersection was zoned B-1 by the City of Tucson upon annexation. This classification permits neighborhood commercial uses. In 1987, the City approved rezoning of the balance of the Property to B-1 for development as a neighborhood shopping center, in case C9-86-45, Mafi, Inc.--Speedway. The shopping center is to be developed in two phases, with Phase I consisting of a Walgreen's store at the intersection, along with parking landscaping and stormwater retention/detention areas. Construction of Phase I is planned to begin following the adoption of a rezoning ordinance for the Property. Construction of Phase II will begin as dictated by market demand for additional commercial uses at this location.

In connection with a public hearing conducted earlier this year on a requested change of concept plan, representatives of the Association expressed concern that development of the Property could exacerbate existing flooding problems experienced by the Association on the Drainageway as it passes through the Rosewood Estates development. In conformance with City floodplain regulations, HPP's development of the Property will not generate downstream flows in the Drainageway greater than those experienced under existing pre-development conditions.

BEE02781

However, HPP is willing to perform maintenance to the Drainageway in connection with the development of Phase II. This maintenance would remove obstructions to flow created by plant material, debris and sediment which has collected in the Drainageway where it passes through the Rosewood Estates development.

#### RESPONSIBILITIES OF HPP AND THE ASSOCIATION

1. HPP is obligated to perform maintenance on the Drainageway only if the Mayor and Council of the City of Tucson adopts an ordinance rezoning the Property from SR to B-1 and that ordinance becomes effective through the issuance of a building permit for construction in Phase I before November 24, 1996.

2. Prior to obtaining occupancy permits for Phase II development on the Property, HPP will perform, at its cost, maintenance on that portion of the Drainageway owned by the Association. The maintenance performed by HPP will be limited to the removal of plant material, debris and sediment in the channel of the Drainageway which reduces the capacity and impedes the flow of stormwaters in the Wash. The total cost to HPP of performing this maintenance will not exceed \$5,000.00.

3. HPP is under no obligation to perform this maintenance until the Association has obtained, at no cost to HPP, any permits or written approvals required by the City of Tucson for the performance of the maintenance. HPP will provide the Association with written notice of its readiness to perform the maintenance at least 30 days before HPP intends to perform the work. If the Association has failed to obtain the City's approval for the work within 20 days of the date of such notice by HPP, HPP's obligation to perform the maintenance under this letter of understanding will cease.

4. It is understood that HPP will receive no consideration for the performance of maintenance on the Drainageway, and the Association waives any liability HPP may have for damages suffered by the Association as the result of HPP's actions, except to extent such actions amount to gross negligence.

Harrison Plaza Partnership

By:   
Its: SEN. TRIN GROUP, INC.  
Dated: 11/17/88

# O'Rielly Ventures, Inc.

940 N. Finance Center Drive, Suite 290  
Tucson, Arizona 85710  
(520) 571-2210

October 21, 2010

**VIA E-MAIL**

Matthew Flick, P.E.  
Project Manager  
Planning & Development Services Department  
City of Tucson  
201 North Stone Avenue, 2nd Floor  
P. O. Box 27210  
Tucson, AZ 85726-7210

Re: 9411 E. Speedway Blvd

Dear Mr. Flick:

Thank you for meeting with me in my capacity as representative of Broadmont Associates Limited Partnership ("Broadmont"), the owner of the property surrounding the Walgreens store at the northwest corner of Speedway and Harrison (the "Property"). As you are aware, Broadmont has been working with the City of Tucson ("City") to determine how the road widening project currently being undertaken by the City on Speedway and Harrison, and the City's related request for easement access for construction of a drainage structure on the Property (the "City Works"), will impact drainage on the Property and in particular Broadmont's compliance with the City's Development Standard 9-06.

Pursuant to our meeting on September 22, 2010, we understand the City has determined that development by the Property owner within the 100-year floodplain for the purpose of conveying drainage through the Property (including all related activities described in the easement to be granted by Broadmont to the City), is considered "necessary development" for purposes of compliance with Development Standard 9-06. This determination permits Broadmont to channelize the drainage flowing under Speedway into a culvert, box culvert, channel, or other drainage structure, subject to all applicable regulations.

If this letter accurately reflects our agreement regarding this matter, please sign below.  
Thank you very much for your time and attention to this matter.

Sincerely,



Robert L. Draper

ACKNOWLEDGED AND AGREED TO this  
14<sup>th</sup> day of ~~October~~, 2010.  
*December*



---

Matthew Flick, Project Manager  
Planning & Development Services Department  
City of Tucson

cc: Keri Silvyn, Lewis & Roca, LLP

## **Appendix B. Neighborhood Meeting Documentation**

T 15 PRE 0053

### REQUEST FOR MAILING LABELS

Project Address 9411 E. Speedway Blvd.  
(Note: if this is a new address, please provide verification from Pima County Addressing)

Applicant/Agent Name Tucson Electric Power Cp. / Renee Darling

Mailing Address 88 E. Broadway Blvd., HQW603, Tucson, AZ 85701

Phone 884-3642

Renee Darling  
Applicant/Agent Signature

6/9/15  
Date

Please attach the following. Printouts and maps must be generated from the Pima County Assessor's Database. Department of Transportation information will not be accepted.

- Assessor's Property Inquiry Printout (APIQ) (one printout for each lot comprising the project site)
- Assessor's Block & Lot Map

#### THE FOLLOWING SECTIONS TO BE COMPLETED BY STAFF

LABELS ARE REQUESTED FOR THE FOLLOWING PROCESS:

- Environment Resource Zone
- Hillside Development Zone
- Design Development Option
- Design Development Option (Full Notice)
- Rezoning/SE
- WASH Ordinance
- Scenic Corridor Zone
- Board of Adjustment
- Other: \_\_\_\_\_

ZESE

#### PROCESSING FEE

\$220.00       Check Number: \_\_\_\_\_       Cash

Charge Account: \_\_\_\_\_

Date Received: \_\_\_\_\_ Date Due: \_\_\_\_\_

Requested By: \_\_\_\_\_ Due To: \_\_\_\_\_

Request to: JR \_\_\_\_\_ SM \_\_\_\_\_ Other \_\_\_\_\_

Comments/Special Notes: \_\_\_\_\_

ACTIVITY NUMBER: \_\_\_\_\_

Book-Map-Parcel: 133-04-035G

[Oblique Image](#)

Tax Year:

Tax Area: **0150**

**Property Address:**

<b>Street No</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>
9411	E	SPEEDWAY BL	Tucson

**Taxpayer Information:**

BROADMONT ASSOCIATES LP  
 940 N FINANCE CENTER DR STE 290  
 TUCSON AZ

**Property Description:**

PTN SE4 SE4 SE4 LYG N & ADJ RD 5.88 AC  
 SEC 3-14-15

85710- 1354

**Valuation Data:**

	2015			2016			
	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASSESSED VALUE
LAND FCV	Vacant/Ag/Golf (2)	\$896,375	16.0	\$143,420	Vacant/Ag/Golf (2)	\$1,024,428	\$153,664
IMPR FCV		\$0				\$0	
TOTAL FCV	Vacant/Ag/Golf (2)	\$896,375	16.0	\$143,420	Vacant/Ag/Golf (2)	\$1,024,428	\$153,664
LIMITED VALUE	Vacant/Ag/Golf (2)	\$896,375	16.0	\$143,420	Vacant/Ag/Golf (2)	\$941,194	\$141,179

**Property Information:**

Section: 3  
 Town: 14.0  
 Range: 15.0E  
 Map & Plat: /  
 Block:  
 Tract:  
 Rule B District: 8  
 Land Measure: 256107.00F  
 Group Code:  
 Census Tract: 4020  
Use Code: 0022 (VACANT COMMERCIAL URBAN NON-SUBDIVIDED )  
 File Id: 1  
 Date of Last Change: 4/15/2013

**Valuation Area:**

Condo Market: 91  
 DOR Market: 91  
 MFR Neighborhood: EAST\_SOUTHEAST  
 SFR Neighborhood: 01004901  
 SFR District: 8

**Supervisor District:**

(4) RAY CARROLL

**Recording Information:**

Sequence No.	Docket	Page	Date Recorded	Type
20102460339	13962	753	12/23/2010	DEED
20072330372	13194	1470	12/4/2007	
20061221142	12833	6333	6/26/2006	
20060830775	12794	4805	5/1/2006	
20060830776	12794	4811	5/1/2006	
20060830777	12794	4817	5/1/2006	
20060830778	12794	4822	5/1/2006	
20020240416	11730	949	2/5/2002	
20012000125	11655	260	10/16/2001	
20012000126	11655	268	10/16/2001	
20012000127	11655	276	10/16/2001	
20012000128	11655	283	10/16/2001	
	8025	2941	4/30/1987	

**Petition Information:**

Tax Year	Owner's Estimate	Petition
2016	\$500	<a href="#">link</a>
2015	\$500	
2014	\$500	
2013	\$500	

**Parcel Note:** Click to see/expand 3 note(s)

- Created: 7/25/2013 PETITION 2014 A LEVEL RULE A
- Modified: 7/25/2013
- Created: 5/31/2011 SPLIT 2011 BACK FROM SECTIONS BATCH # 18299
- Modified: 5/31/2011
- Created: 5/4/2011 2011-SPLIT OF 13304035E PER 13962-0753, BATCH 18299, AREA CALC PER (259197 MINUS





PDSD - Planning & Development Services Department

# PRO - Property Research Online

## Permit and Parcel Detail

Parcel Number: 133-04-035G

9411 E SPEEDWAY BL

[Map](#)

[Pima County Data](#)

- [Data Disclaimer](#)
- [About PRO](#)
- [Help](#)
- [New Search](#)
- [Advanced Search](#)
- [City User Login](#)
- [PDSD Home](#)

*Click on the links below to see more detail*

<b>Jurisdiction:</b>	Tucson
<b>City of Tucson Zoning:</b>	C-1
<b>Water Course:</b>	Washes
<b>Tucson Ward:</b>	Ward 2
<b>Tucson Impact Fee Benefit Area:</b>	East Impact Fee Benefit Area
<b>Flood Related Information:</b>	Flood Hazard Area
<b>Major Streets &amp; Routes:</b>	Arterial or Collector , Intersection Buffer

### Rezoning Cases

C9-86-45

Description: Mafi Incorporated - Speedway Boulevard

New Zone	Status	Status Date
B-1	Effectuated	7/10/96

[Associated Documents and Plans](#)

### Permits

9411 E SPEEDWAY BL

Entry date: 04/14/2015

Type: NEIGHBORHOOD NOTIFICATION

Description:

T15PRE0029  
Status: APPLIED

[Associated Documents and Plans](#)

9411 E SPEEDWAY BL

Entry date: 10/21/2014

Type: NEIGHBORHOOD NOTIFICATION

Description: labels

T14PRE0072  
Status: APPLIED

[Associated Documents and Plans](#)

9411 E SPEEDWAY BL

Entry date: 08/18/2006

Type:

Description:

T06RZ00063  
Status: PREAPPLY

[Associated Documents and Plans](#)

9411 E SPEEDWAY BL

Entry date: 01/10/1997

Type:

Description: HARRISON PLAZA

CD986-0045  
Status: CLOSED

[New Search](#)

[Advanced Search](#)

[Help](#)

**DATE:**

City of Tucson  
Planning & Development Services  
Rezoning Section  
201 North Stone Avenue  
PO Box 27210  
Tucson, AZ 85726-7210

**SUBJECT:** Neighborhood Mailing Certification

**ACTIVITY NUMBER:**

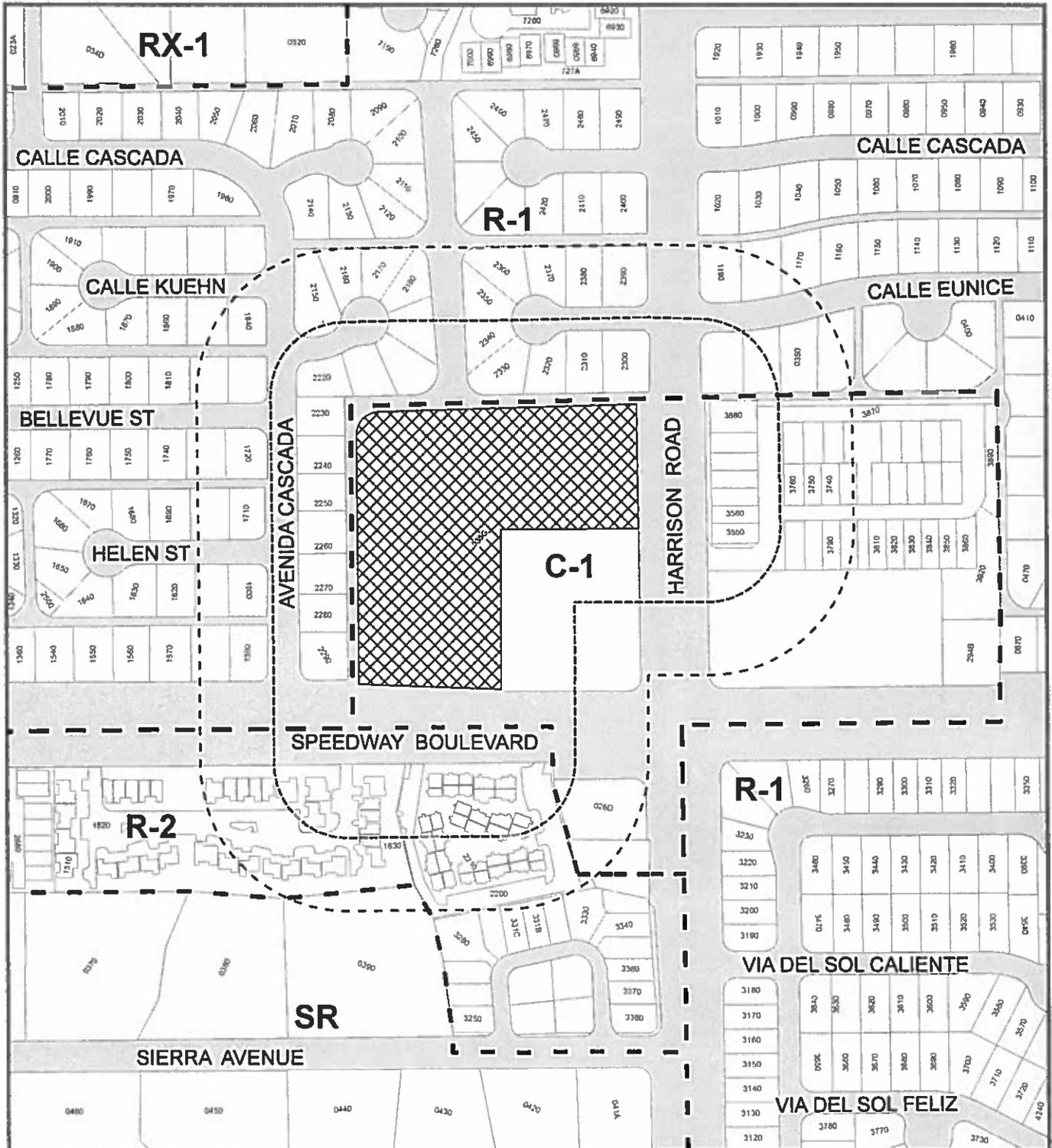
**PROJECT LOCATION:**

This serves to place on record the fact that on 7/8/15, Renee Daling,  
(date) (name)  
mailed notice of the 7/22/15 neighborhood meeting such that the notice was  
(date of meeting)  
received at least ten (10) days prior to the date of the meeting.

Signature: Renee Daling Date: 7/8/15

**Attachment:** copy of mailing labels

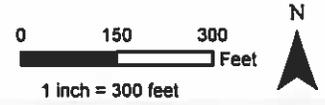
# T15PRE0053 Tucson Electric - Speedway Boulevard Z.E. Special Exception



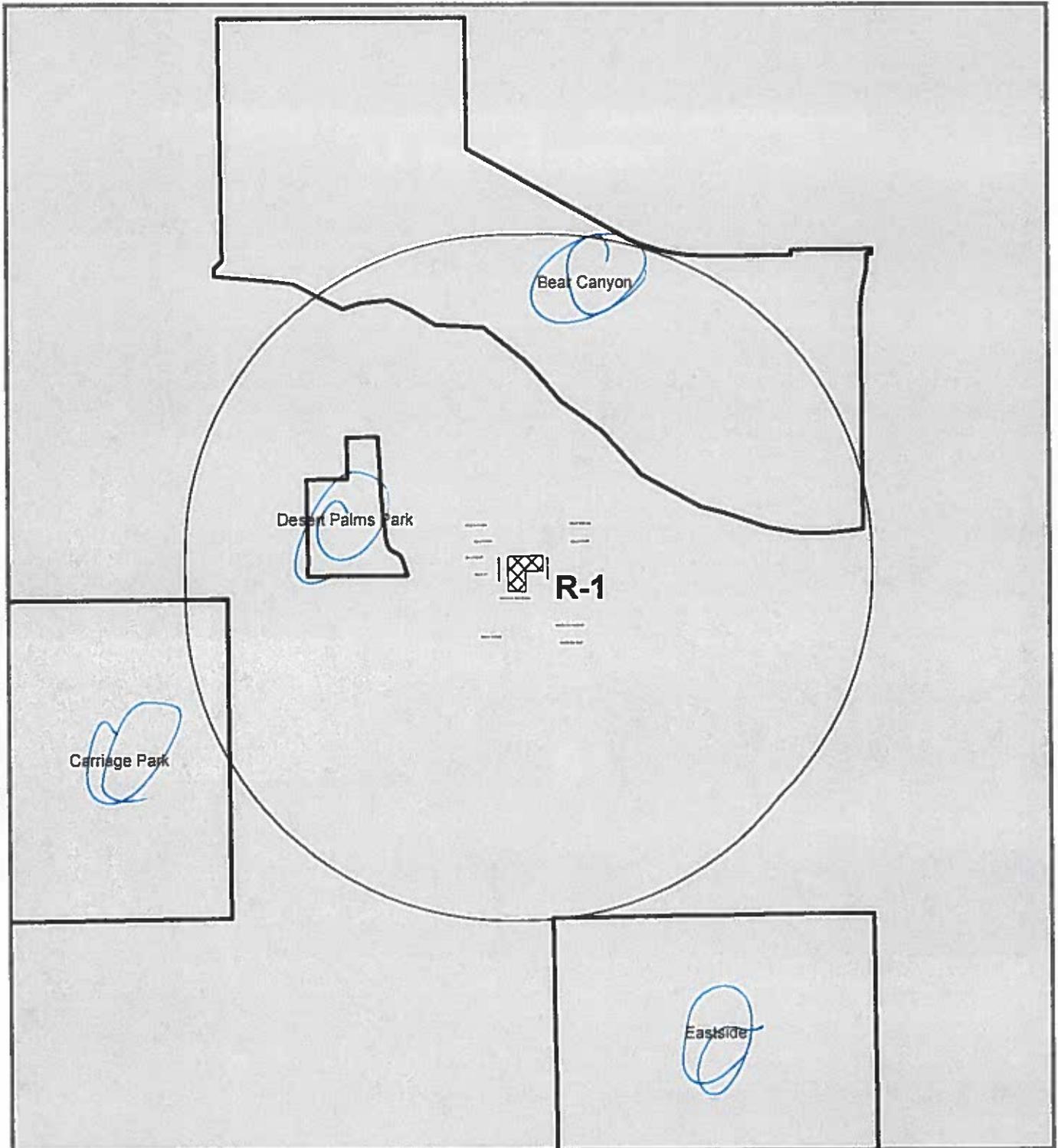
-  Area of Special Exception Request
-  150' Protest Area
-  300' Notification Area
-  Zone Boundaries
- C-1** Zoning of Requested Area



Address: 9411 E. Speedway Boulevard  
Base Maps: Sec.03 T.14 R.15  
Ward: 2



**T15PRE0053 Tucson Electric - Speedway Boulevard  
Z.E. Special Exception**



-  Area of Special Exception Request
-  150' Protest Area
-  300' Notification Area
-  Zone Boundaries
- C-1** Zoning of Requested Area



Address: 9411 E. Speedway Boulevard  
Base Maps: Sec.03 T.14 R.15  
Ward: 2

0 900  
 Feet  
 1 inch = 2,416.583333 feet 

133031170  
TRUMAN ROBERT WILLIAM  
9517 E CALLE EUNICE  
TUCSON AZ 85715

133031180  
WHITE JASON M & TIFFANY CP/RS  
9509 E CALLE EUNICE  
TUCSON AZ 85715

133031190  
CITRO ANTHONY JOSEPH III  
9501 E CALLE EUNICE  
TUCSON AZ 85715

133042390  
MC DERMOTT GREGG A  
9481 E CALLE EUNICE  
TUCSON AZ 85715

133042380  
PAROZ TERRY L  
9471 E CALLE EUNICE  
TUCSON AZ 85715

133042370  
HUBENY IVAN & JANA CP/RS  
9461 E CALLE EUNICE  
TUCSON AZ 85715

133042360  
BONDELL RICK & SUE T CP/RS  
6842 E FIELDSTONE LN  
TUCSON AZ 85750

133042170  
DOEPKE VERA  
9421 E PLACITA EUNICE  
TUCSON AZ 85715

133042180  
ARGRAVES MICHEAL & RANDY CP/RS  
9431 E PLACITA EUNICE  
TUCSON AZ 85715

133042160  
PRIEWE DAVID & CHRISTI JT/RS  
9411 E PLACITA EUNICE  
TUCSON AZ 85715

133042150  
LEWIS KEVIN SCOTT & FOX SUSAN JANE JT/RS  
9401 E PLACITA EUNICE  
TUCSON AZ 85715

133042350  
JOHNSTON JACK L & LINDA M JT/RS  
9441 E CALLE EUNICE  
TUCSON AZ 85715

133042190  
TREU DENNIS C & AMANDA JT/RS  
9432 E PLACITA EUNICE  
TUCSON AZ 85715

133041850  
LARKINS ROBERT E & STEPHANIE A JT/RS  
9342 E CALLE KUEHN  
TUCSON AZ 85715

133041840  
SWANSON BRIAN  
9352 E CALLE KUEHN  
TUCSON AZ 85715

133030360  
DANELLA ANTHONY P & SHEILA J CP/RS  
9524 E CALLE EUNICE  
TUCSON AZ 85715

133030350  
FAMILY LEASE LLC  
150 S CAMINO SECO STE 108  
TUCSON AZ 85710

133042340  
DICKIE LARRY R & BARBARA JT/RS  
9442 E CALLE EUNICE  
TUCSON AZ 85715

133030340  
SCHLAK DALE K & JANE S JT/RS  
9508 E CALLE EUNICE  
TUCSON AZ 85715

133042300  
FISHER ANNE L & MAY VIVIAN JT/RS  
9482 E CALLE EUNICE  
TUCSON AZ 85715

133042310  
KONDONIJAKOS GEORGE C & MARIA E CP/RS  
9472 E CALLE EUNICE  
TUCSON AZ 85715

133042320  
PORTER DONALD G & DIANE D  
9462 E CALLE EUNICE  
TUCSON AZ 85715

133030330  
EAGEN DICK G & WILMA L JT/RS  
9500 E CALLE EUNICE  
TUCSON AZ 85715

133042200  
VICKERS SCOTT & KATHRYN CP/RS  
9422 E PLACITA EUNICE  
TUCSON AZ 85715

133042330  
MC DOUGALD ROBERT S & ELIZABETH CP/RS  
9452 E CALLE EUNICE  
TUCSON AZ 85715

133042210  
BROWN ERIK M & RACHEL L CP/RS  
9412 E PLACITA EUNICE  
TUCSON AZ 85715

133042220  
BORGES SHERRY LIVING TR  
9402 E PLACITA EUNICE  
TUCSON AZ 85715

133041830  
BARLOW CYNTHIA C & THOMPSON ROBERT M  
CP/RS  
9351 E BELLEVUE ST  
TUCSON AZ 85715

133041820  
FISHER LEE WEBSTER & VIRGINIA RUTH JT/RS  
9341 E BELLEVUE ST  
TUCSON AZ 85715

133033940  
MESQUITES AT RIVERBEND HOA  
ATTN: PLATINUM MANAGEMENT INC  
PO BOX 17539  
TUCSON AZ 85731

13304035G  
BROADMONT ASSOCIATES LP  
940 N FINANCE CENTER DR STE 290  
TUCSON AZ 85710

133033630  
ESHER MELANIE S  
9565 E VENTASO CIR  
TUCSON AZ 85715

133033620  
GIORDANO PAGE BRIGGS LIVING TR  
9569 E VENTASO CIR  
TUCSON AZ 85715

133033610  
SHEA CHRISTINE A  
9573 E VENTASO CIR  
TUCSON AZ 85715

133041720  
FLANNERY JENNIFER L & CHRISTOPHER A CP/RS  
9352 E BELLEVUE ST  
TUCSON AZ 85715

133041730  
APPLEGATE RICHARD V & CHERYL S TR  
9342 E BELLEVUE ST  
TUCSON AZ 85715

133033600  
MILLER GARY & SUSAN A CP/RS  
9578 E VENTASO CIR  
TUCSON AZ 85715

133042240  
HERRING BRIAN KENNETH  
1202 N AVENIDA CASCADA  
TUCSON AZ 85715

133033590  
HAMMOND FRANCES C  
9580 E VENTASO CIR  
TUCSON AZ 85715

133033730  
HINMAN ZACHARY A  
9517 E VENTASO CIR  
TUCSON AZ

133033740  
TANCREDO SUSAN  
9513 E VENTASO CIR  
TUCSON AZ 85715

133033750  
DOMINGUEZ MARGUERITE NICOLE  
9509 E VENTASO CIR  
TUCSON AZ 85715

133033760  
CHO JOHN GYUWON & CHANVITAYAPONGS  
SONGSIRI CP/RS  
PO BOX 30127  
TUCSON AZ 85751

133033580  
GONZALES CORY & TIFFANY CP/RS  
9584 E VENTASO CIR  
TUCSON AZ 85715

133042250  
BUCHANAN GREGG E  
1140 N AVENIDA CASCADA  
TUCSON AZ 85715

133041710  
BUKHMANN RUDOLF V & ALINA CP/RS  
9351 E HELEN ST  
TUCSON AZ 85715

133041700  
HARRISON DENNIS J & CATHERINE M CP/RS  
9341 E HELEN ST  
TUCSON AZ 85715

133033570  
MORRIS JOHN J  
9590 E VENTASO CIR  
TUCSON AZ 85715

133033560  
FIDELITY NATIONAL TITLE TR 60284  
ATTN: OT ESCALANTE LLC  
PO BOX 14890  
TUCSON AZ 85732

133042260  
SURGEON RICHARD A & CINDY L CP/RS  
1130 N AVENIDA CASCADA  
TUCSON AZ

133033800  
JIM ASSET MANAGEMENT LLC  
6141 N POMONA RD  
TUCSON AZ 85704

133033790  
DAVIS ALAN L  
9512 E VENTASO CIR  
TUCSON AZ 85715

133033780  
PETROCCI PAUL L JR  
9508 E VENTASO CIR  
TUCSON AZ 85715

133033770  
GAYTAN EDNA LORENA ARVIZU  
9504 E VENTASO CIR  
TUCSON AZ 85715

133033550  
CHELSEA JAMES R & BOLIN ISA ARNELL CP/RS  
9600 E VENTASO CIR  
TUCSON AZ 85715

13304035H  
WEIGEL FAMILY  
ATTN: BARBARA WEIGEL TR  
343 SOQUEL AVE PMB 208  
SANTA CRUZ CA 95062

133042270  
JOYAL EDWARD J & DIANA J REVOC LIVING TR  
1120 N AVENIDA CASCADA  
TUCSON AZ 85715

133041610  
PAYNE-KAUTENBURGER PATRICIA A &  
KAUTENBURGER DAVID S CP/RS  
9340 E HELEN ST  
TUCSON AZ 85715

133041600  
KOBESSI ALI & MASON SARAH JT/RS  
9350 E HELEN ST  
TUCSON AZ 85715

133033950  
FIDELITY NATIONAL TITLE TR 30164  
ATTN: DON PERSELLIN  
3313 N CALLE TORTOSA  
TUCSON AZ 85750

133042280  
CAIN JAMES EDGAR & CAROL DARLENE JT/RS  
1110 N AVENIDA CASCADA  
TUCSON AZ 85715

133041590  
PUSKAR RUFINA  
7914 ACADEMY TRL NE  
ALBUQUERQUE NM 87109

133041580  
CHILTON MICHAEL W & SIMONE C TR 1/2 &  
CHILTON SIMONE C & MICHAEL W TR 1/2  
3533 RIDGEWAY DR SE  
TURNER OR 97392

133042290  
DIEHL GERALD F & LYNLEE J JT/RS  
1100 N AVENIDA CASCADA  
TUCSON AZ 85715

133332210  
CASA BONITA HOA INC  
ATTN: CARDINAL PROFESSIONAL MGMT  
PO BOX 27066  
TUCSON AZ 85726

133331830  
HARRISON ESTATES HOMEOWNERS ASSN  
PO BOX 31856  
TUCSON AZ 85751

133331880  
VAN BUSKIRK TERI  
9420 E SPEEDWAY BLVD  
TUCSON AZ 85710

133331860  
INDERMARK JUDY K & JOHN CP/RS  
9420 E SPEEDWAY BLVD UNIT 3  
TUCSON AZ 85710

133331840  
LAS OLAS PARTNERS  
9420 E SPEEDWAY BLVD UNIT 1  
TUCSON AZ 85710

133331920  
MOHR ROBERT WALTER  
9420 E SPEEDWAY BLVD UNIT 9  
TUCSON AZ 85710

133331900  
JONES KATHERINE E  
9420 E SPEEDWAY BLVD UNIT 7  
TUCSON AZ 85710

133331730  
OURAND BARBARA  
9350 E SPEEDWAY BLVD UNIT 25  
TUCSON AZ 85710

133331750  
WEISSMAN TOSHIE Y FAMILY TR  
9350 E SPEEDWAY BLVD UNIT 28  
TUCSON AZ 85710

133331760  
SMITH KENNETH R & SHARON R CP/RS  
9350 E SPEEDWAY BLVD UNIT 29  
TUCSON AZ 85710

133331770  
BRYAN STEPHEN J  
9350 E SPEEDWAY BLVD UNIT 30  
TUCSON AZ 85710

133331790  
ADAMS KAE DELORIS  
9350 E SPEEDWAY BLVD UNIT 32  
TUCSON AZ 85710

133331780  
SANTUCCI PHILLIP J  
9350 E SPEEDWAY BLVD UNIT 31  
TUCSON AZ 85710

133331800  
THORNTON KIEFER  
9350 E SPEEDWAY BLVD UNIT 33  
TUCSON AZ 85710

133331810  
MORGAN TYLER K  
5611 E BURNS ST  
TUCSON AZ 85711

13333026D  
CITY OF TUCSON REAL ESTATE DIVISION  
ATTN: PROPERTY MANAGMENT  
PO BOX 27210  
TUCSON AZ 85726

133331890  
WELCH WILLIAM ROBERT & FUNK JOAN  
ELIZABETH JT/RS  
9420 E SPEEDWAY BLVD UNIT 6  
TUCSON AZ 85710

133331870  
WARREN JOSEPH & SYLVIE CP/RS  
7554 E VIA CORNUCOPIA  
TUCSON AZ 85715

133331850  
MALLEKOOTE HELEN KAY  
9420 E SPEEDWAY BLVD UNIT 2  
TUCSON AZ 85710

133331910  
ROBOLD EVAN  
9245 E CORTE ARROYO ANTIGUO  
TUCSON AZ 85710

133331930  
BARISON JUDITH  
9420 E SPEEDWAY BLVD UNIT 10  
TUCSON AZ 85710

133331720  
OURAND WILLIAM C & BARBARA J JT/RS  
9350 E SPEEDWAY BLVD UNIT 25  
TUCSON AZ 85710

133331940  
MARTIN LENORA L  
9420 E SPEEDWAY BLVD UNIT 11  
TUCSON AZ 85710

133331740  
PALOMINO ROBERT J & PATRICIA E JT/RS  
9350 E SPEEDWAY BLVD UNIT 27  
TUCSON AZ 85710

133331960  
STANESIC DAVID M JR  
9420 E SPEEDWAY BLVD UNIT 13  
TUCSON AZ 85710

133331950  
KIMBALL STEVEN P & JANEEN J CP/RS  
6442 E CALLE BELLATRIX  
TUCSON AZ 85710

133332020  
GUZMAN GABRIEL  
9420 E SPEEDWAY BLVD UNIT 19  
TUCSON AZ 85710

133331990  
YAVELBERG ARTHUR  
9420 E SPEEDWAY BLVD UNIT 16  
TUCSON AZ 85710

133332040  
JONES CHONG C  
9420 E SPEEDWAY BLVD UNIT 21  
TUCSON AZ 85710

133332160  
THOMAS WALTER E & MARILYN J CP/RS  
9420 E SPEEDWAY BLVD UNIT 33  
TUCSON AZ 85710

133332070  
SAURO KATHERINE M  
9420 E SPEEDWAY BLVD UNIT 24  
TUCSON AZ 85710

133331620  
MORRIS JOHN J JR & CAROL A JT/RS  
105 GOLF VIEW DR  
LITTLE EGG HARBOR TWP NJ 08087

133331660  
LEWELLING EDWARD E  
9350 E SPEEDWAY BLVD UNIT 19  
TUCSON AZ 85710

133332190  
HOUSING & URBAN DEVELOPMENT  
ATTN: SANTA ANA HOC TOM ROSE  
34 CIVIC CENTER PLZ STE 7015  
SANTA ANA FEDERAL BUILDING  
SANTA ANA CA 92701

133331710  
STADIE HARRY  
9350 E SPEEDWAY BLVD UNIT 24  
TUCSON AZ 85710

133332000  
ROLL ROBERT W  
9420 E SPEEDWAY BLVD UNIT 17  
TUCSON AZ 85710

133331970  
FICKLE KELLY  
9420 E SPEEDWAY BLVD UNIT 14  
TUCSON AZ 85710

133332010  
HILTON TOM  
7075 E MESA GRANDE CT  
TUCSON AZ 85715

133331690  
STUBBS ZACHARY K  
9350 E SPEEDWAY BLVD UNIT 22  
TUCSON AZ 85710

133331680  
NICHOLS JAMES W & PHYLLIS J JT/RS  
9350 E SPEEDWAY BLVD UNIT 21  
TUCSON AZ 85710

133332060  
CAROCHI TERESA  
1552 PENDLETON DR  
HINESVILLE GA 31313

133331630  
SCRIVENER MITCHELL JAMES & EILEEN B  
JT/RS  
9350 E SPEEDWAY BLVD UNIT 16  
TUCSON AZ 85710

133331640  
GIBSON-HILTNER COSETTE L LIVING TR &  
HILTNER SYLVESTER J  
9350 E SPEEDWAY BLVD UNIT 17  
TUCSON AZ 85710

133331650  
SINATRA JOHN A & MILDRED R JT/RS  
9350 E SPEEDWAY BLVD UNIT 18  
TUCSON AZ 85710

133332030  
STALEY JOSHUA & STALEY VALERIA JT/RS  
9420 E SPEEDWAY BLVD UNIT 20  
TUCSON AZ 85710

133331980  
MILLER DEAN J & BLACKWELL JEAN ANN REVOC  
TR  
9240 E SIERRA ST  
TUCSON AZ 85710

133331700  
COWEN LEE R FAMILY TR  
ATTN: LEE R COWEN & KANDACE C COWEN TR  
5546 E CAMDEN ST  
TUCSON AZ 85712

133332050  
SMITH DEBRA A  
9420 E SPEEDWAY BLVD UNIT 22  
TUCSON AZ 85710

133330268  
HURTADO PROPERTIES LLC  
1051 N HARRISON RD  
TUCSON AZ 85748

133332180  
STRONG LILA M & DEUTERMANN KATY STEELE  
JT/RS  
9420 E SPEEDWAY BLVD UNIT 35  
TUCSON AZ 85710

133332140  
BOLIA LINDA M  
4422 N PASEO AQUIMURI  
TUCSON AZ 85750

133331670  
ANDREWS DOLORES A S & ANDREWS JAMES D  
JT/RS  
9350 E SPEEDWAY BLVD UNIT 20  
TUCSON AZ 85710

133332170  
MULLER ALBERT C & FITZPATRICK BARBARA H  
JT/RS  
9420 E SPEEDWAY BLVD UNIT 34  
TUCSON AZ 85710

133332120  
MILLER DEAN & BLACKWELL JEAN ANN REVOC  
TR  
9240 E SIERRA ST  
TUCSON AZ 85710

133332100  
CLEWLEY VAL & LYNETTE  
450 N DIJON CT  
TUCSON AZ 85748

133332150  
DORN JENIFER L  
9420 E SPEEDWAY BLVD UNIT 32  
TUCSON AZ 85710

133332130  
VARIN RAYMOND & GAIL CP/RS  
9740 E SUNBURST DR  
TUCSON AZ 85748

133332090  
SCHAAR SHIRLEY  
5349 W ROCKING CIRCLE ST  
TUCSON AZ 85713

133332110  
MILLER DEAN JAY & BLACKWELL JEAN ANN  
REVOC TR  
9240 E SIERRA ST  
TUCSON AZ 85710

133332080  
REES CYNTHIA A  
9420 E SPEEDWAY BLVD UNIT 25  
TUCSON AZ 85710

133330390  
LEWIS MICHAEL JOSEPH & CARRIE ANN LIVING  
TR  
745 N EVELYN AVE  
TUCSON AZ 85710

133333330  
RODRIGUEZ DARCI  
9473 E LILLY BAY LOOP  
TUCSON AZ 85710

133333320  
MC ELFRESH PHILLIP D & TRACEY K CP/RS  
9469 E LILLY BAY LOOP  
TUCSON AZ 85710

13333331B  
DAVIS SANDRA L  
9465 E LILLY BAY LOOP  
TUCSON AZ 85710

13333331C  
DENNING BRIAN L & BREANNA L CP/RS  
9461 E LILLY BAY LOOP  
TUCSON AZ 85710

133333290  
SHALAN ENTERPRISES LLC  
ATTN: RAPOPORT  
4515 ROMA CT  
MARINA DEL REY CA 90292

T15PRE0053 created 7/6/2015  
Expires 9/6/2015  
5 pages

Jonathan Rothschild 255 W. Alameda ST Tucson, AZ 85701	Lori Oien N.A.-Bear Canyon 1930 N. Bonanza Ave. Tucson, AZ 85749	Edward Messing N.A.-Bear Canyon 2450 N Tierra Verde Pl Tucson, AZ 85749	Heather Liber N.A.-Carrage Park 8611 E Colette St Tucson, AZ 85710	Michael Beach N.A.-Desert Palms Park 9024 E Bellevue Tucson, AZ 85715	Frank Salbego N.A.-Eastside 144 S Bonanza Ave Tucson, AZ 85748
William Wagner N.A.-Carrage Park 8261 E 3rd Pl Tucson, AZ 85710	Dina Rosengarten N.A.-Desert Palms Park 9024 E. Lee St. Tucson, AZ 85715	Betty Karkosky N.A.-Eastside 9542 E Catalina Hills Rd Tucson, AZ 85748	Paul Cunningham Ward 2 7575 E. Speedway Bl Tucson, AZ 85710	Aston Bloom N.A.-Eastside 88 S London Station Rd Tucson, AZ 85748	
James R. Burns N.A.-Bear Canyon 9892 E Forest Grove Loop Tucson, AZ 85749	Carolyn Bertschy N.A.-Carrage Park 502 N Kent Dr Tucson, AZ 85710	Ruth Elliot-Whitaker N.A.-Desert Palms Park 9015 E. Calle Boliver Tucson, AZ 85715			



Tucson Electric Power

HARRISON SUBSTATION PROJECT  
NEIGHBORHOOD MEETING  
July 22, 2015

	Name	Representing	Address	Phone Number	Email
1	Greg Buchanan	HE	1140 N AVENIDA CASCADE	886-5701	
2	Jill Fiorvance	ME	9828 E. Venturo Circle	271-6401	
3	Margaret Klyona	Mrsq. Riverbend	9544-7.1 Venturo Circle		
4	Bruce Nilson	DEEG	4625 E. Ft. Lowell	349-5646	
5	Mark SWEIKOWSKI	TEP	210 N. SARRUEN DR	290-4261	
6	Bob Tenor	EEG	309 N. Jorie Ave	505-9672	
7	Gene FISHER	SELF	4482 E. Calle Guico	527-885-1676	
8	Edward JOYCE	SELF	1120 N. Ave Casada	820-1828	
9	Dale SELLBY	SELF	9509 E. Calle Sunrise	848-2613	
10	DICK EA GEN	SELF	9500 E. CALLE EUNICE	733-7261	
11	Robert McKeagall	SELF	9452 E. Calle EUNICE	977-0073	
12	Ava Bustamante	TEP			
13	Jennifer DORN	SELF	9420 E SPEEDWAY	444-3087	
14	PAUL PETRECCI	SELF	9508 E Venturo Circle	520-9774334	
15	Jessica Mireli	SELF	9532 E. Venturo	907-4675	
16	MARY BURKE	TEP		401-9895	
17	Rebecca McCarthy	TEP		145-3568	
18	Rebecca Rodriguez	TEP			
19	SAM RUGEL	SELF	1673 N. Ovona	465-1099	
20	Dorothy SANDORAC	DEEG			
21	Mary Barry	Self	9241 E Speedway	298-7630	
22	Ronan DALLIN	TEP			
23	Rion BOWEN	TEP			
24					
25					
26					
27					
28					
29					



**WELCOME!**

**HARRISON SUBSTATION PROJECT**

**NEIGHBORHOOD MEETING**

**JULY 22, 2015**

**6:00-7:30 P.M.**



## HARRISON SUBSTATION PROJECT LOCATION

 Subject Parcel

**TEP**  
Tucson Electric Power

Land Resources



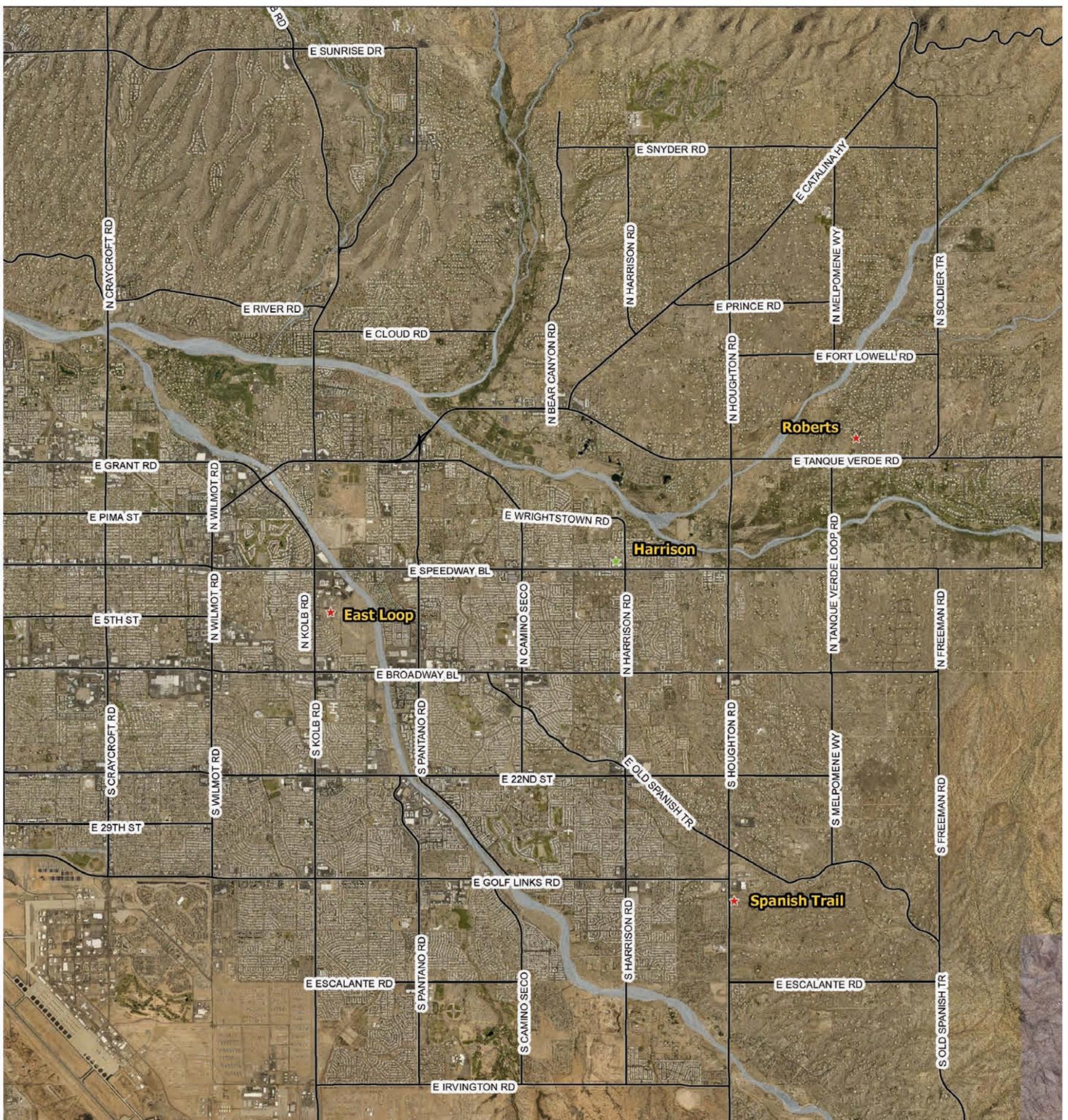
Data Sources:  
TEP  
Pima County  
Pima Association of Govt. Aerial

This map is for planning purposes only.  
TEP and UNS make no warranty  
of its accuracy.

# HARRISON SUBSTATION FACTS

## Why the Harrison Substation is needed:

- The three existing substations that serve the area (Roberts, East Loop, and Spanish Trail) are at or above capacity.
- Improve reliability and reduce outages.
- Provide for future growth in east metropolitan Tucson by adding additional capacity.
- The need for a substation in this area has been identified in TEP's 10-year Transmission Plan, filed with the Arizona Corporation Commission (ACC).





Aerial Photo: Google Earth 3/27/2014

<ul style="list-style-type: none"> <li><span style="border-bottom: 1px dashed black; width: 50px; display: inline-block;"></span> Subject Parcel APN: 133-04-035G</li> <li><span style="border-bottom: 2px solid red; width: 50px; display: inline-block;"></span> Existing 138 kV Transmission Line</li> <li><span style="border-bottom: 2px solid orange; width: 50px; display: inline-block;"></span> Proposed 138 kV Transmission Line</li> <li><span style="border-bottom: 2px solid black; width: 50px; display: inline-block;"></span> 10' Decorative Masonry Wall</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: red; font-size: 20px;">●</span> Existing 95.5' Tall 138 kV Transmission Structure</li> <li><span style="color: orange; font-size: 20px;">●</span> Proposed 95.5' Tall 138 kV Transmission Structure</li> <li><span style="color: green; font-size: 20px;">●</span> Proposed 95.5' Tall 138 kV Transmission Drop In Structure</li> <li><span style="color: blue; font-size: 20px;">●</span> Proposed 100' Tall 138 kV Transmission Structure</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: yellow; font-size: 20px;">⦿</span> Proposed 70' Tall Communications Pole</li> <li><span style="color: yellow; font-size: 20px;">⚡</span> Proposed 60' Tall Lightning Mast</li> <li><span style="color: blue; font-size: 20px;">~</span> Existing Jasmine Wash</li> </ul>	<p><b>north</b></p> <p>0' 40' 80' SCALE: 1" = 40'</p> <p>Data Sources: TEP EEC Wastland Resources Google Earth</p>
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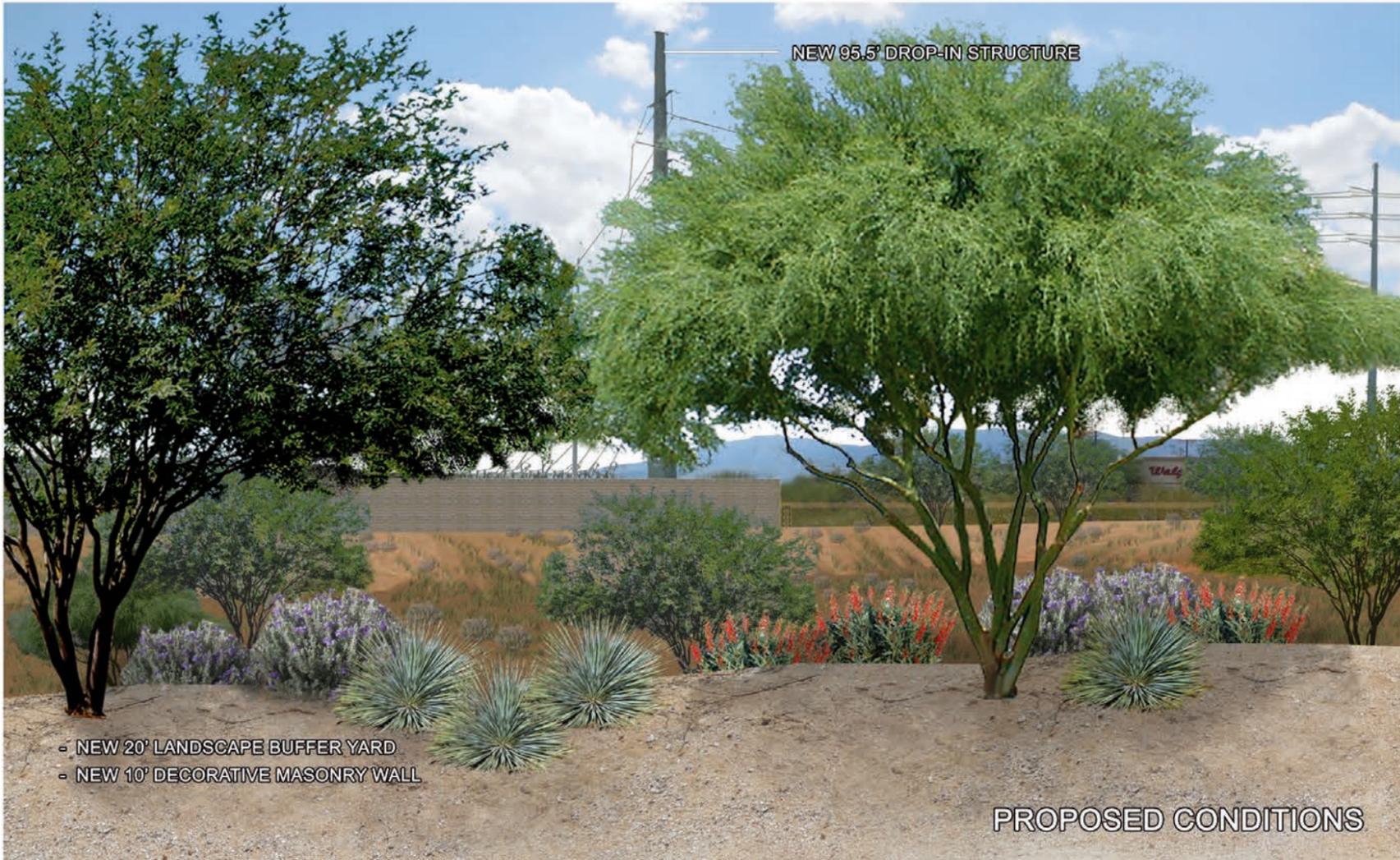
**HARRISON SUBSTATION- PROPOSED SITE PLAN**

**TEP**  
Tucson Electric Power  
This map is for planning purposes only. TEP and UNS Energy make no warranty of its accuracy.

# PROPOSED TEP HARRISON SUBSTATION PHOTO SIMULATION #1 LOOKING EAST



EXISTING CONDITIONS



NEW 95.5' DROP-IN STRUCTURE

- NEW 20' LANDSCAPE BUFFER YARD
- NEW 10' DECORATIVE MASONRY WALL

PROPOSED CONDITIONS

LANDSCAPE TREATMENT IS REPRESENTATIVE ONLY AND REFLECTS THE ANTICIPATED TYPE AND MATURITY OF LANDSCAPE PLANTING IN THIS PROPOSED DEVELOPMENT

# PROPOSED TEP HARRISON SUBSTATION PHOTO SIMULATION #2 LOOKING SOUTHEAST



EXISTING CONDITIONS



NEW 70' TALL  
COMMUNICATIONS POLE

NEW 60' TALL  
LIGHTNING MAST

NEW 95.5' TALL DROP IN STRUCTURE

- NEW 20' LANDSCAPE BUFFER YARD
- NEW RETENTION/DETENTION BASIN
- NEW 10' DECORATIVE MASONRY WALL

PROPOSED CONDITIONS

LANDSCAPE TREATMENT IS REPRESENTATIVE ONLY  
AND REFLECTS THE ANTICIPATED TYPE AND MATURITY  
OF LANDSCAPE PLANTING IN THIS PROPOSED DEVELOPMENT

# PROPOSED TEP HARRISON SUBSTATION PHOTO SIMULATION #3 LOOKING WEST



NEW 95.5' DROP-IN STRUCTURE

NEW 70' TALL COMMUNICATIONS POLE

NEW 60' TALL LIGHTNING MAST

NEW 20' LANDSCAPE BUFFER YARD

- NEW 10' LANDSCAPE BUFFER YARD
- NEW 10' DECORATIVE MASONRY WALL

LANDSCAPE TREATMENT IS REPRESENTATIVE ONLY AND REFLECTS THE ANTICIPATED TYPE AND MATURITY OF LANDSCAPE PLANTINGS IN THIS PROPOSED DEVELOPMENT

# PROPOSED TEP HARRISON SUBSTATION PHOTO SIMULATION #4 LOOKING NORTH



EXISTING CONDITIONS



NEW 95.5' TALL  
TRANSMISSION STRUCTURE

NEW 95.5' DROP-IN STRUCTURE

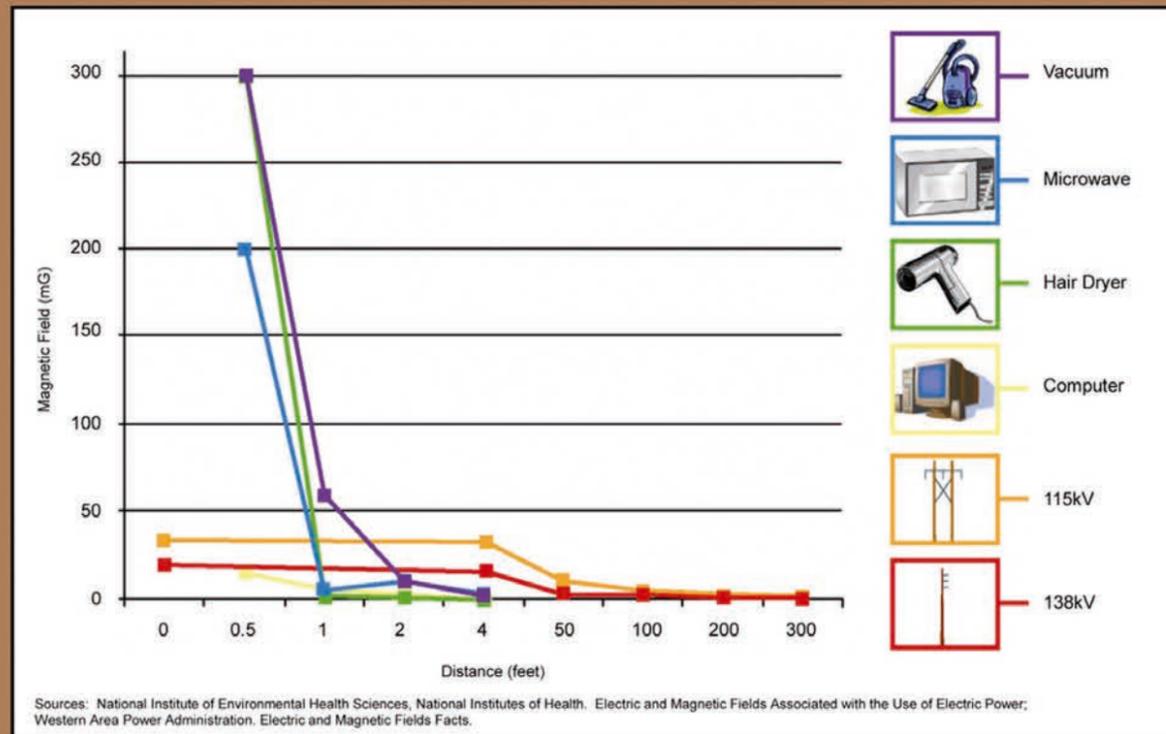
- NEW 10' WIDE LANDSCAPE BUFFER YARD
- NEW 10' DECORATIVE MASONRY WALL

PROPOSED CONDITIONS

LANDSCAPE TREATMENT IS REPRESENTATIVE ONLY  
AND REFLECTS THE ANTICIPATED TYPE AND MATURITY  
OF LANDSCAPE PLANTING IN THIS PROPOSED DEVELOPMENT

## ELECTROMAGNETIC FIELD (EMF)

Magnetic fields are forces which surround any electrical device such as power lines, electrical wiring, or electrical appliances.



### ELECTRIC FIELDS

- Produced by Voltage
- Increases in Strength as Voltage Increases
- Decreases in Strength with Distance
- Weakened by Walls, Roofs, and Vegetation

### MAGNETIC FIELDS

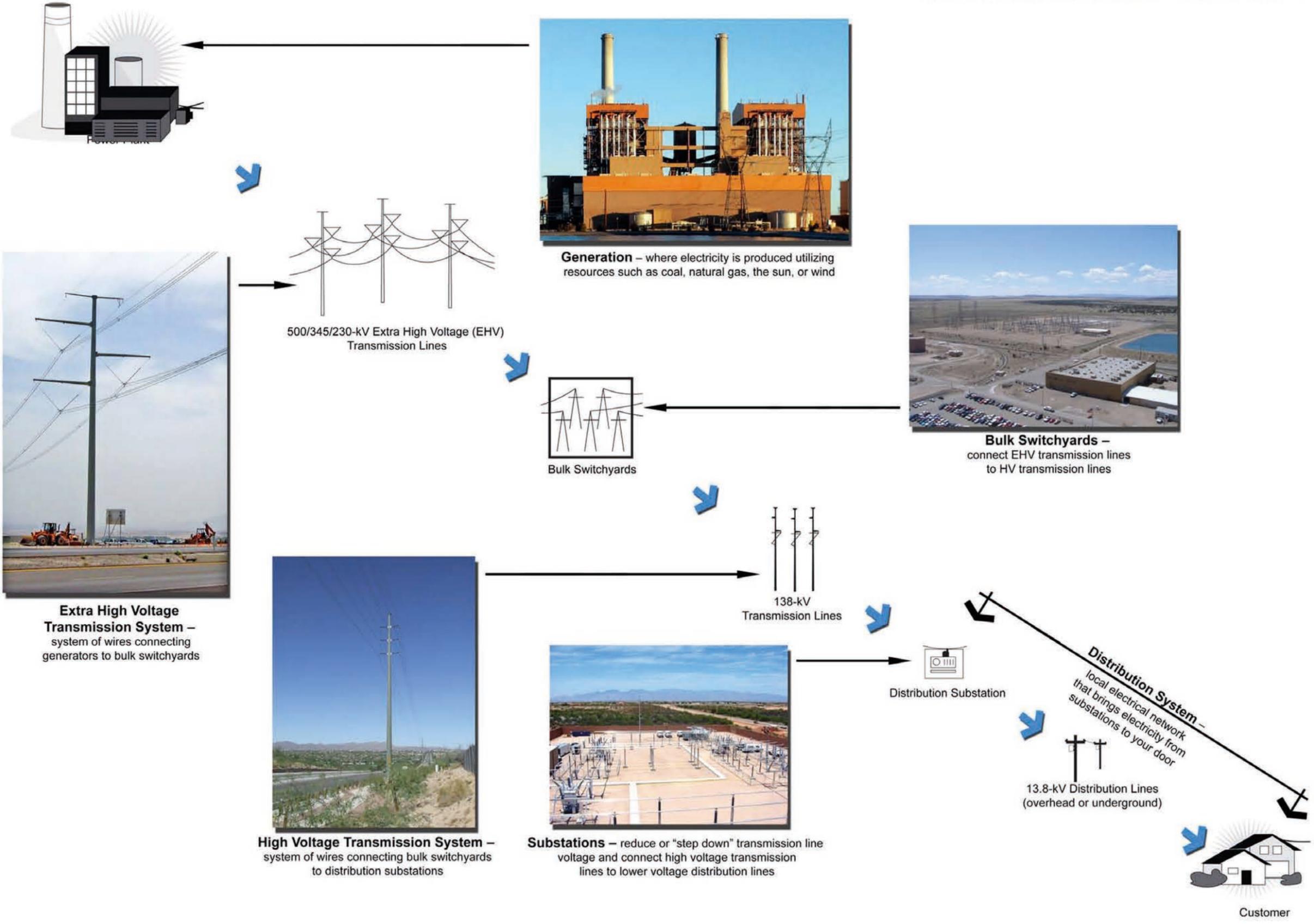
- Produced as Current Flows Through Wires or Electrical Devices
- Increases in Strength as Current Increases
- Decreases in Strength with Distance
- Obstacles do not Weaken Magnetic Field Strength

EMF information resources are available from:

- Environmental Health Information Services: <http://ehis.niehs.nih.gov/>
- California Department of Health Services, California EMF Program: <http://www.dhs.ca.gov/ps/deodc/ehib/emf/general.html>
- World Health Organization: <http://www.who.int/emf>
- Medical College of Wisconsin, Electromagnetic Fields and Human Health: <http://www.mcw.edu/gcrc/cop/powerlines-cancer-FAQ/toc.htm>

## PROPOSED TEP HARRISON SUBSTATION

# HOW ELECTRICITY GETS TO YOU



# PROPOSED TEP HARRISON SUBSTATION



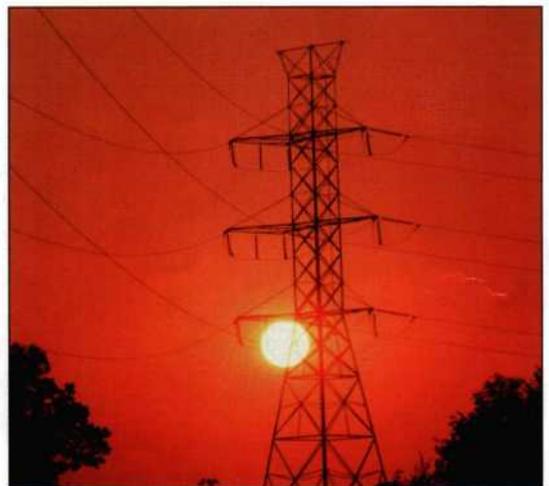
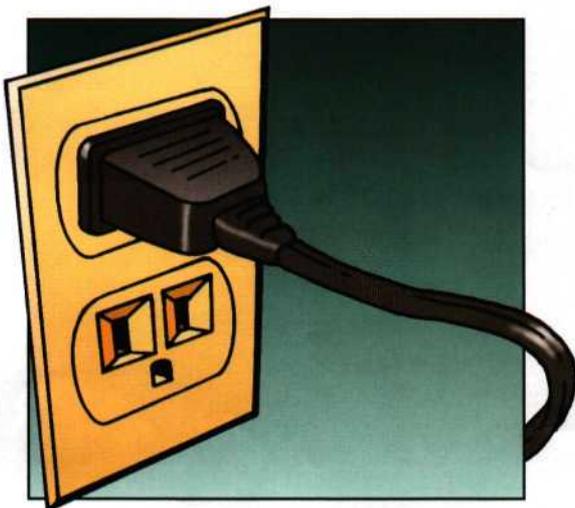


# Your Guide to Understanding



# EMF

Electric and Magnetic Fields





# Can EMFs Harm Your Health?

## No Simple Answers

In recent years, concerns have been raised about the possible health effects of **electric and magnetic fields (EMFs)** from appliances, home wiring, and power lines. Hundreds of studies on this subject have been done throughout the world, with results that are often hard to interpret and sometimes conflicting. While no one has proven that exposure to EMFs is harmful, many questions remain about how these fields — especially magnetic fields — might affect the human body.

## How This Booklet Can Help You

Until more is known about EMFs, your best course is to stay informed and, if you think it's necessary, to take reasonable steps to limit your exposure. This booklet provides easy-to-read information that will help you understand the controversy about EMFs, plus practical suggestions you can use if you want to reduce your exposure at home and at work.

### Glossary

You'll find the following words marked in boldface the first time they appear in the text.

**EMFs**—Electric and magnetic fields. In this booklet the term refers to fields from 60-Hertz power.

**Electricity**—A form of energy created by the flow of current or the presence of voltage.

**Current**—The movement of an electric charge.

**Voltage**—The potential strength of electricity, or how much pressure there is in a line to move electricity.

**Electric Fields**—Invisible fields of force created by electric voltage.

**Magnetic Fields**—Invisible fields of force created by electric current.

**Frequency**—The number of repetitions of an electric wave per second.

**60-Hertz Power**—The type of electric power that we use in North America, in which current alternates back and forth 60 times per second.

**Epidemiology**—A type of research that tries to find statistical links between the occurrence of specific diseases and people's exposure to possible causes.

**Some people are concerned about possible health effects of EMFs. Use this booklet to learn about the issue and what you can do.**



# What Do Your TV, Electric Blanket, and Neighborhood Power Lines Have In Common?

## Electricity...And More

Wherever you find electricity, you'll also find EMFs. You can't see them, but EMFs surround you in your home, school, and workplace, and on the streets of your city or town.

## Why Are People Concerned About EMFs?

During your daily activities, you are continually exposed to varying levels of EMFs. These fields are so weak you can't feel them. But by a yet unknown mechanism, these currents appear to cause a variety of small, short-term changes in cells during laboratory experiments. Concern focuses on whether these short-term changes can have effects on human health. Most researchers believe that if there is a risk of adverse health effects from EMFs, it is probably low, but more research is needed, especially on the potential effects of magnetic fields.

**EMFs are found everywhere there is electricity. Any risk of adverse health effects from EMFs is probably low, but more research is needed.**



# Natural Vs. Man-Made EMFs



## Fields Commonly Occur In Nature

You may already know about some of the electric and magnetic fields that occur in nature. The magnetic field of the earth, which guides a compass needle, is one. Static electricity is another. Fields are at work in your body, allowing messages to flow in your nervous system.

## Man-Made Fields Are Different

Most homes and businesses use 60-Hertz power, which alternates back and forth 60 times each second. This power produces EMFs that alternate at the same rate. This alternating motion makes EMFs different from natural fields which, like the compass needle, have a fixed direction. This difference may be one factor that could explain why EMFs may affect the body differently than natural fields.



**EMFs from 60-Hertz power move differently than natural fields, which could explain why they may have different effects on the body.**



# **EMFs Are Not Like Microwaves Or X-Rays**

## **EMFs Are Extremely Low Frequency (ELF)**

EMFs from 60-Hertz power have a much lower frequency, and therefore lower energy than microwaves or X-rays, although they are all forms of electromagnetic energy.

## **Microwaves Cause Heating**

When microwave energy passes through materials containing water, the energy is converted into heat and absorbed by the materials. This is how microwave ovens work.

## **X-Rays Can Break Molecules**

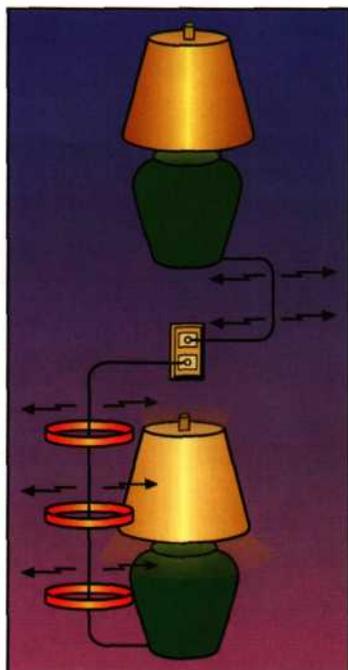
Because X-rays have enough energy to break apart the molecules that contain genes, excessive X-ray exposure can lead to mutations and cancer. While X-ray exposure has its risks, so do the conditions that X-rays are meant to diagnose. That's why you and your doctor should make careful judgments about when you have X-rays taken.

## **EMFs From Electricity Produce Different Physical Changes**

EMFs do not have enough energy to break apart molecules. And although EMFs can cause heating in substances, this heat is barely detectable. Normally occurring temperature changes in human cells are greater than the temperature changes EMFs can produce. Some laboratory studies have suggested EMFs may produce small changes in human cells, not by heating, but by other complex interactions that are yet to be understood.

**EMFs have a much lower frequency and energy than microwaves or X-rays, and do not have the same effects on the human body.**

# How The Two Types Of Fields Behave



*Although electric and magnetic fields often occur together, most of the recent concern about fields focuses on the possible health effects of magnetic fields only.*

## Electric Fields

Electric fields are created by **voltage**. Higher voltage produces stronger electric fields. You'll find an electric field near any electrical appliance that is plugged in, even if it is not operating. Electric fields are strongest close to their source.

## Magnetic Fields

Magnetic fields are created by **current**. Magnetic field strength increases with current, so you'll find a stronger magnetic field near an appliance when it runs on "high" rather than when it runs on "low." An appliance must be plugged in *and* operating to create a magnetic field. Magnetic fields are also strongest close to their source.

## Magnetic Fields Travel Through Objects

Electric fields are blocked by most objects, such as walls, buildings, and trees. However, magnetic fields pass through most objects. This is one reason why burying power lines will not necessarily eliminate magnetic fields, and why power lines can contribute to magnetic fields in homes.

**Electric fields are blocked by most objects, but magnetic fields are not.**

# Measuring EMFs

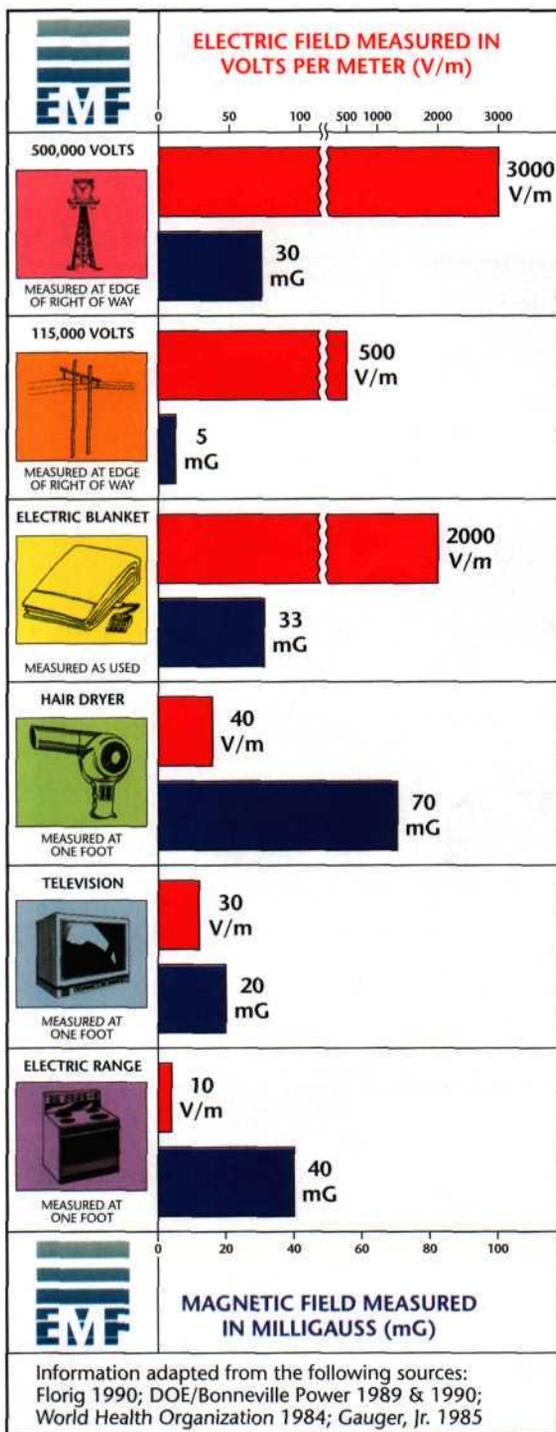
## Fields Decrease With Distance

EMF levels are higher close to their source and drop off rapidly with distance. In fact, EMF levels can be very high close to an appliance but virtually disappear at distances of 3 to 5 feet. This is one reason why you may be exposed to higher levels of EMFs from certain home appliances than from nearby power lines.

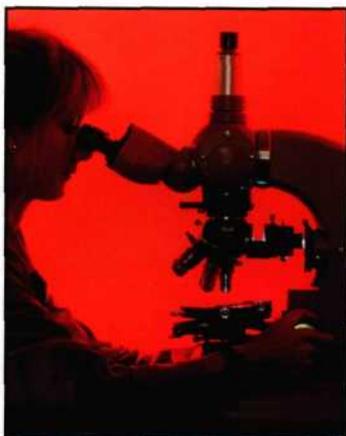
## What Do These Measurements Really Mean?

Although new technology has made it easier to measure EMFs, it is very difficult to relate EMF measurements to human exposure. Exposure levels may vary from moment to moment, depending on the current flow, the source of the fields, and a person's distance from the source. Interpreting measurements and setting guidelines for exposure levels is difficult. It's still unclear whether EMFs result in health effects, let alone whether such effects are related to stronger or weaker fields. It's also unclear whether brief, high-level fields from appliances such as hair dryers have more impact than continuous, lower-level fields from power lines, wiring, or other sources.

**EMF levels get weaker with distance, whether from appliances or power lines.**



# Understanding EMF Research

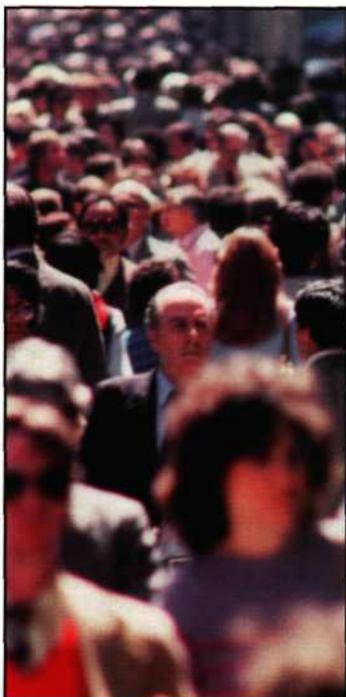


## Two Types Of Studies

Tens of millions of dollars are being spent worldwide on EMF research, and more conclusive information is expected in the next few years. To make sense of EMF research results, you must understand the strengths and limitations of the two most common types of EMF studies: laboratory studies and epidemiology.

### In The Laboratory

Laboratory studies primarily involve exposing cells, tissues, and animals to either electric or magnetic fields under a variety of controlled conditions. These studies allow researchers to closely control EMF exposure, and provide information about any small-scale changes EMFs may cause. Most concern to date focuses on the changes caused by magnetic fields. However, laboratory studies have not shown how these changes affect human health. Nor have they been able to precisely duplicate the types of EMF exposure that people experience throughout the day.



### In Real Life—Epidemiology

In EMF epidemiological studies, researchers try to establish whether there is a statistical association between selected groups of people with certain types of EMF exposure and certain kinds of disease. However, these types of studies cannot establish a clear cause-and-effect relationship between EMFs and disease. This is because real-life studies cannot rule out other possible explanations for health effects—such as people's diets and lifestyles—and because it is difficult to discover what people's past exposure to EMFs and other factors have been.

**Laboratory studies and epidemiology are the two main ways of studying the health effects of EMFs.**

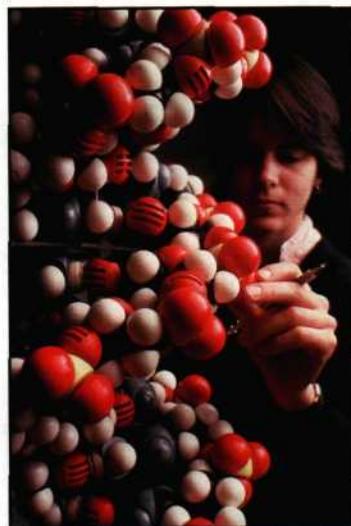
# Recent Study Results

## Laboratory Studies

Some laboratory studies have suggested that EMFs may cause small changes in cells' reproduction, rhythms, communication, and growth. Research is being done to confirm these results, and to determine how these changes occur and whether they have implications for human health.

## Studies Of Workers And Children

There have been numerous highly publicized epidemiological studies in the U.S. and Europe. These studies focused on two groups: workers in electrical occupations, and children. Several recent studies were designed to eliminate one of the weaknesses of earlier research by providing a better assessment of EMF levels. Many of these studies reported elevated risks of leukemia and some rare cancers among workers and among children whose homes were thought to have higher-than-average magnetic field levels; others reported no such association.



## Other Factors Might Play A Role

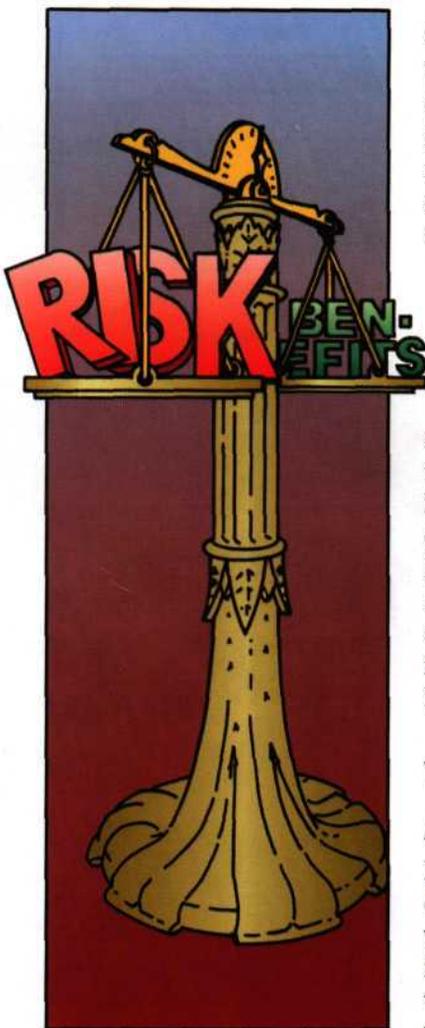
Increased cancer rates reported in EMF epidemiological studies could be caused by a number of factors, such as exposure to heavy traffic, air pollution, or chemicals. For instance, workers exposed to EMFs may also be exposed on the job to chemicals that could cause cancer. Study findings are uncertain in part, due, to the small sizes of the groups studied.

**Exposure to suspected high magnetic fields has been associated with increased cancer risks in some studies. A cause-and-effect link has not been proven.**

## Rate Your Risk

### Are There Health Risks?

There is as yet no universal agreement among researchers on answers to the key questions about possible EMF health risks. However, based on the research to date, many researchers believe that if EMFs are shown to cause health effects, the risk of these effects will probably be small compared to other daily risks.



### Understanding EMF Risk Statistics

Some recent European and American epidemiological studies report increased risk (1.5 to 4 times higher) of certain types of cancer for individuals exposed to suspected higher levels of EMFs than the general population. The cancers studied affect relatively small numbers of people. For example, in the U.S., leukemia affects about 1 in every 14,000 children under age 5 per year.\* A study that shows a leukemia risk that is 4 times higher would raise this figure to 4 children in 14,000 with higher-than-average EMF exposure.

### Voluntary Risks Are More Accepted

Individuals will typically accept great risks that they choose for themselves if they think the related benefits are worth it, but will reject even the slightest risks they feel are imposed on them. Daily activities for many people are statistically much more hazardous than the risks associated with EMF exposure. For example, in the U.S., more than 3 million people are killed or injured in motor vehicle accidents each year—but people continue to drive. Although the risks related to EMFs are small and unproven, people may be unwilling to accept those risks because they believe that their exposure is not a matter of choice.

**Statistics can help you understand how the possible risks of EMF exposure compare with the proven, voluntary risks you encounter in daily life.**

# What Is Your Best Response?

## Deciding What's Right For You

You face risks in life all the time and probably have your own ways of determining what actions are sensible. Do you ever jaywalk when it's convenient? Do you always spend the extra time it takes to buckle your seatbelt? How much time and money do you invest in fire safety around your home? Like these decisions, the EMF issue requires you to gather information, weigh the risks, and do what makes the most sense to you.

## Limit Exposure When It's Convenient

Until we have definite answers about possible health risks from EMFs, some people suggest that public agencies and individuals take sensible action to reduce EMF exposure. This means limiting exposure that can be easily and inexpensively avoided.

## A Matter Of Personal Responsibility

Several states have set guidelines for power line design and location. But because of the uncertainty surrounding the issue, most states and regulatory agencies recommend that further study occur before health-based standards are set—or high expenditures are made—to limit EMF levels from power lines and electrical equipment. In the absence of widespread government standards, it becomes a matter of personal responsibility to weigh the potential risks associated with EMFs and to determine your response.

**Deciding what action to take about EMFs requires you to gather information, weigh the potential risks, and do what makes sense to you.**





## What You Can Do— At Home



### Reduce Your Exposure

EMF studies have not scientifically shown a need to change the way people use electric appliances or equipment. But if you are concerned, you can take the following steps to reduce your EMF exposure.

### Your Appliances

Because EMF levels drop off rapidly with distance, you can reduce your exposure by not staying any closer to working appliances than is necessary. Consider increasing your distance from electric or microwave ovens while they're cooking, and from electric heaters when they're operating.

### Around The House

You may choose to increase your distance from the TV when it's on, and encourage your family members to do the same. If you use a personal computer, sit at arm's length from the screen. Hair dryers can create very high levels of EMFs, so consider using them less.

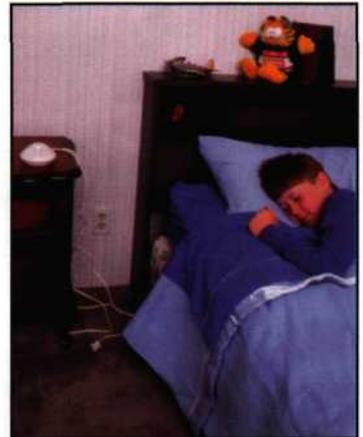
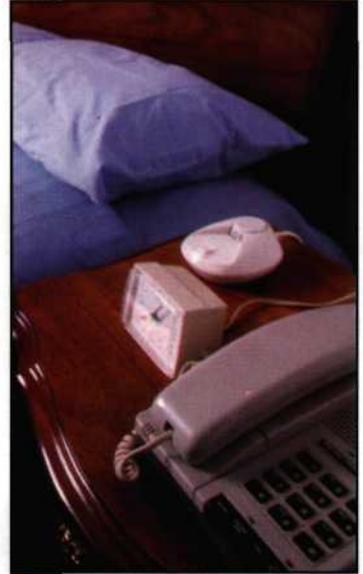
## Near The Bed

Motor-driven electric clocks produce higher levels of EMFs than other types of clocks. If you or your family members have motor-driven electric clocks in your bedrooms, you may choose to keep them away from your beds, or replace them with battery or wind-up clocks. If you keep a portable fan or a telephone answering machine in your bedroom, consider keeping it away from your bed as well.

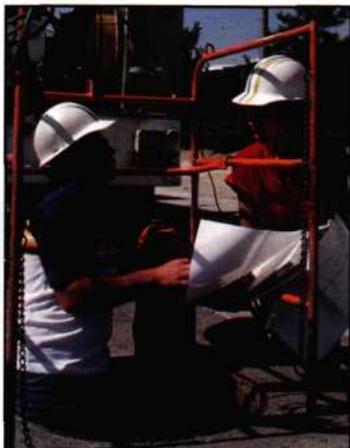
## Electric Blankets

Controversy exists about the effects of EMFs from electric blankets, especially on pregnant women. You might consider using them to pre-heat the bed and turning them off or unplugging them before going to sleep. If you have a waterbed, you could do the same thing with the heater. (Remember, the magnetic field goes away when an electrical device is turned off.)

**The best way to limit your EMF exposure at home is to become more aware of the way you use electrical appliances and to keep in mind the way EMFs—especially magnetic fields—behave.**



## What You Can Do— At Work



### **An Unresolved Issue**

Studies of EMFs in the workplace have not scientifically shown a need to change the way people work around electrical equipment. However, a few studies have reported differences in health risks for specific diseases among workers who are believed to have high EMF exposure (such as those who work on telephone and electric power lines). Studies that may resolve the issue have not been completed.

### **Staying Informed Makes Decisions Easier**

Whatever your work, you probably make an effort to stay informed about your company's safety guidelines and to do your job safely. In the same way, staying informed about the EMF issue will help you make sound decisions as more conclusive information becomes available.



### **Computers Are One Example**

For example, if you work with a computer, knowing that EMF levels are highest at the sides and back of most monitors and drop off sharply with distance can help you decide on sensible steps to take. Some people recommend that while working at a computer, you should sit at arm's length from your monitor and at least four feet away from the sides or back of any other nearby monitors. (Keep in mind that magnetic fields are not blocked by walls or cubicle partitions.)

**Information and common sense  
are your best tools for reducing  
EMF exposure at work.**



## Where You Find EMFs

- Electric and magnetic fields exist wherever there is electricity: in homes, schools, and workplaces, and near power lines.
- Electric fields are blocked by most objects, while magnetic fields pass through most objects.
- Electric fields exist near equipment when it is plugged in, but magnetic fields exist only when equipment is turned on.

## Concerns About Possible Health Effects

- Exposure to EMFs may produce changes in living cells under laboratory conditions, but research hasn't proven whether there may be any harm from these changes.
- Some epidemiological studies have reported a possible association between EMF exposure and cancer; however, no cause-and-effect relationship has been demonstrated.
- Research currently underway is expected to provide more concrete answers about possible health effects within the next few years.

## What You Can Do

- Until more is known, your best strategy is to stay informed and, if you think it's necessary, to limit your exposure when it's convenient and inexpensive as described in this booklet.
- Because EMFs very close to certain appliances can be higher than EMFs from power lines, you can reduce your exposure by changing the way you use electric appliances or equipment and by increasing your distance from them when they're operating.

This information is being provided to you as a courtesy. TEP did not participate in its preparation or publication, and therefore does not endorse or refute the findings contained therein.

*Tucson Electric Power Company*

Electricity is such an integral part of your life that you probably take it for granted. Yet recently, concerns have been raised about the possibility of adverse health effects from exposure to electric and magnetic fields (EMFs), which are found wherever there is electric power. **The EMF issue promises to be one of the most talked-about health issues of the 1990s.**

This booklet explains the controversy surrounding EMFs, and discusses these common questions:

**Why are people concerned about EMFs?**

**Where does EMF exposure come from?**

**Can EMFs cause cancer or other health problems?**

**How strong are the EMFs produced by home appliances?**

**Are there guidelines for exposure levels?**

**What can the scientific studies tell you?**

**How do you compare the possible risks associated with EMFs to other everyday risks?**

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If you still have questions about EMFs after reading this booklet, the following sources can provide more information:

Department of Engineering and Public Policy  
Carnegie Mellon University  
Pittsburgh, PA 15213  
(412) 268-2670

Human Health Dept.  
U.S. Environmental Protection Agency  
401 M Street SW  
Washington D.C. 20460  
(202) 260-5898

Public Information Center  
National Energy Information Center  
EI-231 Rm. 1 F-048  
1000 Independence Ave. SW  
Washington D.C. 20585  
(207) 586-8800

Pan American Health Organization  
525 23rd Street NW  
Washington D.C. 20037  
(207) 861-3200

Your Local Electric Utility Company

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The following professionals have reviewed this booklet for content and technical accuracy:

Bruce L. Brandt, Ph.D., National High Magnetic Field Laboratory, Florida State University

Scott T. Hannahs, Ph.D., Francis Bitter National Magnet Laboratory, M.I.T.

David E. Murrish, Ph.D., Department of Biology, Binghamton University (SUNY)

Indira Nair, Ph.D., Department of Engineering and Public Policy, Carnegie Mellon University

Dennis E. Showers, Ph.D., Director, Science, Math & Technology Center, SUNY College at Geneseo

Robert D. Stevenson, Ph.D., Department of Biology, University of Massachusetts at Boston

Michael G. Yost, Ph.D., Department of Environmental Health, University of Washington, School of Public Health

